PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

WITHDRAWN

P&Z CASE #Z2022-027 P&Z DATE June 14, 2022 CC DATE June 20, 2022 Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE_____ HPAB DATE_____PARK BOARD DATE_____

Zoning Application
- ☐ Specific Use Permit
- ☑ Zoning Change
- ☐ PD Concept Plan
- ☐ PD Development Plan

Site Plan Application
- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Treescape Plan
- ☐ Photometric Plan
- ☐ Building Elevations
- ☐ Material Samples
- ☐ Color Rendering

Platting Application
- ☐ Master Plat
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Replat
- ☐ Administrative/Minor Plat
- ☐ Vacation Plat
- ☐ Landscape Plan
- ☐ Treescape Plan

HPAB Application
- ☐ Exhibit

Miscellaneous Application
- ☐ Variance/Exception Request

- ☐ Copy of Ordinance (ORD#_____)
- ☑ Applications
- ☐ Receipt
- ☑ Location Map
- ☑ HOA Map
- ☑ PON Map
- ☐ FLU Map
- ☐ Newspaper Public Notice
- ☐ 500-foot Buffer Public Notice
- ☐ Project Review
- ☐ Staff Report
- ☐ Correspondence
- ☐ Copy-all Plans Required
- ☐ Copy-Mark-Ups
- ☐ City Council Minutes – Laserfiche
- ☐ Minutes-Laserfiche
- ☐ Plat Filled Date_____
  - ☐ Cabinet #_____
  - ☐ Slide #_____

Notes:_____
_____
_____
_____
_____
_____

Zoning Map Updated_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ 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 [PLEASE PRINT]

ADDRESS	0000 S. John King Blvd and 0000 S Goliad St			
SUBDIVISION	WH Baird, A Johnson and JR Johnson Survey	LOT		BLOCK
GENERAL LOCATION	North and South of S John King Blvd and S Goliad St			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG - Agricultural District	CURRENT USE	Vacant Land
PROPOSED ZONING	PD - SF-10 and GR	PROPOSED USE	Single Family Residental and ~~Retail~~ Commercial GR
ACREAGE	+/- 543	LOTS [CURRENT]	N/A
LOTS [PROPOSED]	+/- 1270		

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

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

☐ OWNER	The Lofland Family	☑ APPLICANT	Skorburg Company
CONTACT PERSON	Bill Lofland	CONTACT PERSON	Adam Buczek
ADDRESS	105 E Kaufman	ADDRESS	8214 Westchester Dr
			Suite 900
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75225
PHONE	214-693-0120	PHONE	214-888-8843
E-MAIL	Bill_Lofland@juno.com	E-MAIL	abuczek@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 8,360 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18 *DAY OF* May *, 20* 22 *. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 *DAY OF* May *, 20* 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
HUMBERTO JOHNSON
Notary ID #132479174
My Commission Expires
May 15, 2024

MY COMMISSION EXPIRES 05/15/2024

WITHDRAWN

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

[ ] *PLAT TYPE.*

- [ ] *MINOR/AMENDING PLAT.*
- [ ] *MASTER PLAT.*
- [ ] *PRELIMINARY PLAT.*
- [ ] *FINAL PLAT.*
- [ ] *REPLAT.*
- [ ] *VACATION PLAT.*

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

[ ] *DIGITAL COPY OF THE PLAT.* The following is required with all plat submittals:

- [ ] *ONE (1) PDF COPY OF THE PLAT*
- [ ] *ONE (1) SURVEY BOUNDARY CLOSURE REPORT.*

** AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE*

[ ] *TREESCAPE PLAN [IF APPLICABLE].*

[ ] *LANDSCAPE PLAN [IF APPLICABLE].*

[ ] *APPLICATION AND APPLICATION FEE.*

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

[ ] *PLAN SET.* A plan set is composed of the following items (failure to submit all of the items required *shall constitute an incomplete application*):

- [ ] *SITE PLAN.*
- [ ] *LANDSCAPE PLAN.*
- [ ] *TREESCAPE PLAN.*
- [ ] *PHOTOMETRIC PLAN.*
- [ ] *BUILDING ELEVATIONS.*

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

[ ] *PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17").* See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than *11" x 17"* will *not* be accepted.

[ ] *VARIANCE REQUEST LETTER.* The letter must indicate the variance being requested, the reason for the variance, *and the two (2) required compensatory measures being offered to off-set the variance* in accordance with the requirements of the UDC.

[ ] *APPLICATION AND APPLICATION FEE.*

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

[ ] *LEGAL DESCRIPTION.* A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

[ ] *ZONING EXHIBIT OR CONCEPT PLAN.* A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

[ ] *LETTER OF EXPLANATION.* A letter from the applicant or property owner explaining the purpose of the zoning application.

[ ] *APPLICATION AND APPLICATION FEE.*

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.

WITHDRAWN

SKORBURG
COMPANY
Skorburg Company
8214 Westchester Dr., Ste.900
Dallas, TX 75225

May 20, 2022

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company respectfully requests that our project be taken to the June 7th, 2022 Planning and Zoning Commission Meeting (Work Session), the June 14th, 2022 Planning and Zoning Commission Meeting (Action Meeting), and subsequently the June 20th 2022 City Council Meeting. This project consists of ±540.33 Acres in the W.H. Baird, A. Johnson and J.R. Johnson Survey, City of Rockwall, Rockwall County, and generally located at the Northeast corner of and Southwest corner of John King Blvd and S. Goliad St (Highway 205).

The property is currently zoned AG. We are proposing a development of single-family detached residential homes on lots ranging from a minimum of 7,440 SF to 15,000 SF which equates to a maximum density of 2.36 units per acre (compliant with the comprehensive plan). Additionally, we are proposing approximately 36.4 Acres of Commercial at the intersection of John King and Goliad. This community will feature high quality homes featured in other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

This zoning request fully conforms to the City's Comprehensive Plan with no variances being requested. Over and above complying with the City's Comprehensive Plan, this ordinance also makes voluntary commitments to high quality construction materials such as a 90% minimum masonry requirement and enhanced garage doors. Additionally, this community will feature total open space of 21.5% (compliant with the 20% open space requirement), as well as an extensive list of amenities including:

- Two (2) complimentary amenity centers that will collectively feature a clubhouse, pavilion, a playground, multi-use court (e.g. pickle ball and basketball court), restrooms, swimming pool, and parking
- Enhanced entry monumentation
- Extensive HOA maintained trail system with high quality trail heads
- A proposed 16.5-acre contiguous tract of land to be dedicated to the City of Rockwall for a City Park that will add beauty, quality of life, and increase property values for future and existing residents of the surrounding area.

The 100' wide lots and proposed City Park have been deliberately located on the south side of the site to be visually compatible with the Oaks of Buffalo Way subdivision to the south. The 62' and 72' wide lots shall be intermixed in conformance with City's Comprehensive Plan with the sole exception being the westernmost pod of 62' wide lots located adjacent to Lake Rockwall Estates on the basis that this area requires two flood-plain crossings be constructed for access and is tucked behind a large open space and has little to no visibility from any perimeter of the property.

WITHDRAWN

We look forward to working with the City of Rockwall to once again to develop another gorgeous development.

Cordially Yours,

Adam Buczek, Development Partner
Skorburg Company

WITHDRAWN

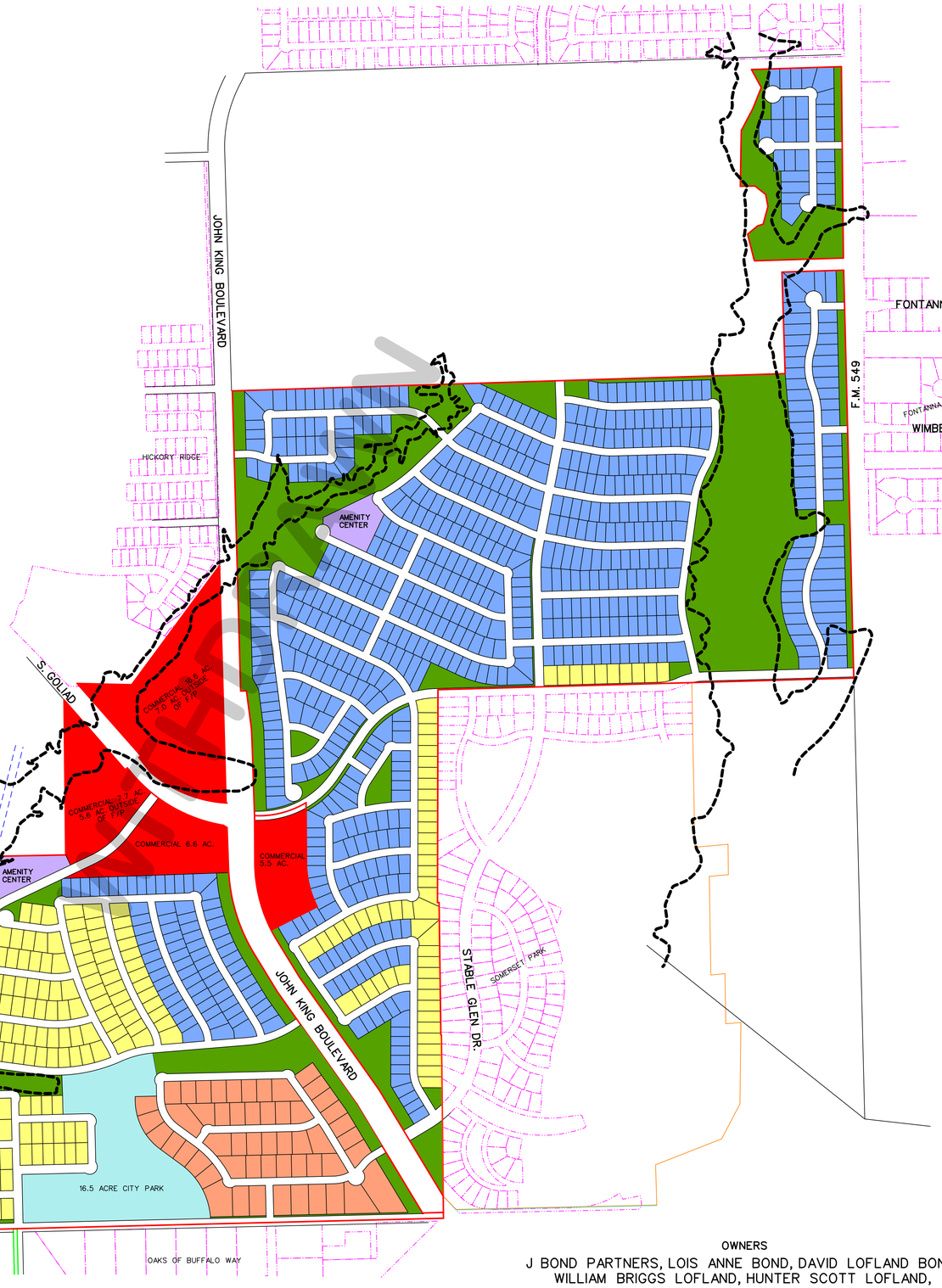
N

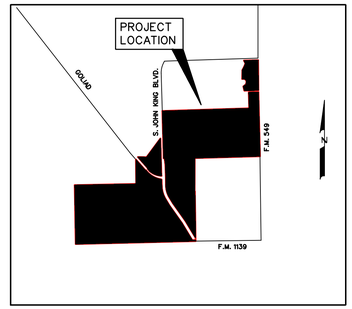
0 200 400 800
SCALE: 1" = 400'

LEGEND

TYPICAL LOT SIZES

- 62' X 125' - 906 LOTS
- 72' X 125' - 230 LOTS
- 100' X 150' - 53 LOTS
- OPEN SPACE - 143.63 Ac.
- AMENITY CENTER - 4.83 Ac.
- CITY PARK - 16.5 Ac.





LOCATION MAP
N.T.S.

RESIDENTIAL ACREAGE CALCULATIONS

GROSS ACRES	503.93
FLOOD PLAIN ACRES	72.82
HOA OPEN SPACE (NET OF FLOOD PLAIN)	51.00
CITY PARK ACRES	16.5
AMENITY CENTER ACRES	4.83
OPEN SPACE %	21.5%
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	108.74

COMMERCIAL ACREAGE CALCULATIONS

GROSS ACRES	36.4
FLOOD PLAIN ACRES	11.7

TOTAL ACRES	540.33
GROSS COMMERCIAL ACRES	36.4
GROSS RESIDENTIAL ACRES	503.93
TOTAL RESIDENTIAL LOTS	1189
RESIDENTIAL DENSITY	2.36
TOTAL FLOOD PLAIN ACRES	86.54
TOTAL OPEN SPACE ACRES	143.63

OWNERS

J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

CONCEPT PLAN
OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MAY 2022 SCALE 1" = 400'

 CASE NO. XXXX

N

0 100 200 400
SCALE: 1" = 200'

PRELIMINARY NOT FOR RECORDATION

DUSTY RIDGE DR.

JOHN KING BOULEVARD

COOLWOOD LN.

80' LANDSCAPE BUFFER 0.72 AC.

80' LANDSCAPE BUFFER

OPEN SPACE 17.01 AC. GROSS 12.07 AC. NET OUTSIDE F/P

AMENITY CENTER 2.00 AC.

OPEN SPACE 1.47 AC.

OPEN SPACE 2.12 AC. GROSS 0.94 AC. NET OUTSIDE

60' COLLECTOR

OPEN SPACE 0.76 AC.

OPEN SPACE 1.05 AC.

OPEN SPACE 0.32 AC.

MATCHLINE

MATCHLINE

SOMERSET PARK

40' LANDSCAPE BUFFER - 0.57 AC.

OPEN SPACE 7.88 AC. GROSS 2.31 AC. NET OUTSIDE F/P

40' LANDSCAPE BUFFER

40' LANDSCAPE BUFFER - 0.24 AC.

F.M. 549

FONTANNA BLVD.

40' LANDSCAPE BUFFER - 0.88 AC.

FONTANNA RANCH

WIMBERLY LANE

40' LANDSCAPE BUFFER

OPEN SPACE 1.89 AC.

OPEN SPACE 27.90 AC. GROSS 5.01 AC. NET OUTSIDE F/P

40' LANDSCAPE BUFFER

CONCEPT PLAN
OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MAY 2022 SCALE 1" = 200'

OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

N

0 100 200 400
SCALE: 1" = 200'

APPROX. LOCATION FLOOD PLAIN

S. GOLIAD

MATCHLINE

MATCHLINE

JOHN KING BOULEVARD

COMMERCIAL 16.6 AC.
7.0 AC. OUTSIDE OF F/P

COMMERCIAL 7.7 AC.
5.6 AC. OUTSIDE OF F/P

COMMERCIAL 6.6 AC.

COMMERCIAL 5.5 AC.

80' LANDSCAPE BUFFER

OPEN SPACE
1.03 AC.

OPEN SPACE
0.50 AC.

60' COLLECTOR

OPEN SPACE
0.84 AC.

AMENITY CENTER
2.83 AC.

OPEN SPACE
2.36 AC. GROSS
0.48 AC. NET
OUTSIDE F/P

60' COLLECTOR

OPEN SPACE
1.34 AC.

APPROX. LOCATION FLOOD PLAIN

OPEN SPACE
10.21 AC. GROSS
2.37 AC. NET
OUTSIDE F/P

OPEN SPACE - 0.30 AC.

OPEN SPACE - 0.30 AC.

80' LANDSCAPE BUFFER - 2.02 AC.

80' LANDSCAPE BUFFER

OPEN SPACE
3.82 AC.

OPEN SPACE
4.0 AC. GROSS
0.87 AC. NET
OUTSIDE F/P

OPEN SPACE
5.76 AC.

OPEN SPACE
33.02 AC. GROSS
3.01 AC. NET
OUTSIDE F/P

16.5 ACRE CITY PARK

60' COLLECTOR

OPEN SPACE - 0.33 AC.

OPEN SPACE - 0.33 AC.

OPEN SPACE - 0.68 AC.

80' LANDSCAPE BUFFER

OPEN SPACE
1.22 AC.

OPEN SPACE
0.08 AC.

LOFLAND CIRCLE

OAKS OF BUFFALO WAY

BEAR CLAW

STABLEGLEN DRIVE

SOMERSET PARK

WORKING DRAWING

CONCEPT PLAN
OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MAY 2022 SCALE 1" = 200'

OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 540.33-ACRE TRACT OF LAND IDENTIFIED AS TRACT 7 AND TRACT 7-2 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 125, TRACT 3 AND TRACT 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT 123 AND TRACT 3 AND TRACT 4 OF THE J. R. SURVEY, ABSTRACT 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Adam Buczek of the Skorburg Co. on behalf of David Bond of the Lofland Family for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District and Commercial (C) District land uses, on a 540.33-acre tract of land identified as Tract 7 and Tract 7-2 of the W. H. Baird Survey, Abstract No. 125, Tract 3 and Tract 3-1 of the A. Johnson Survey, Abstract 123 and Tract 3 and Tract 4 of the J. R. Survey, Abstract 128 City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

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

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

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

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall

identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision 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 ___ DAY OF _____, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading:

2nd Reading:

Exhibit 'A':
Legal Description

TRACT 1:

Being out of the Southeast part of the John R. Johnson Survey, Abstract No. 128, patent No. 649, volume 8, dated August 20, 1952, and described as follows:

BEGINNING at the Southeast corner of said survey; THENCE: West 914 varas;

THENCE: North 880 varas; THENCE: East 914 varas;

THENCE: South 880 varas to the place of beginning, containing 144 acres of land, more or less.

Being a portion of the Eastern part of a called 253-3/4 acres more or less part of the W. H. Baird survey of 634-1/2 acres, more particularly described as follows;

TRACT 2:

BEGINNING: at the N.E. Corner of the Abner Johnson survey:

THENCE: West 2220 varas a corner stake in prairie from which a Hackberry 8 in. in diameter bears S. 24 E. 25-1/2 varas a cluster of 5 hackberry trees bears S. 33-1/3 E. 27-1/2 varas;

THENCE: North 814 varas corner in prairie;

THENCE: East 2220 varas corner in prairie in West boundary line of the J. A. Ramsey 1280 survey; THENCE: South 814 varas to the place of beginning, containing 320 acres.

SAVE & EXCEPT:

A portion of the tract of land conveyed to Rockwall ISD in the Special Warranty Deed recorded on December 17, 2010 at Volume 6318, Page 219, Real Property Records, Rockwall County, Texas.

TRACT 3:

BEGINNING: at the NW corner of the Abner Johnson and a part of the Abner Johnson survey on the South line of the WH Baird 634-1/2 acre survey at corner post in prairie from which a cluster of willows on branch bears S. 65 E. 350 varas:

THENCE: South 633 varas to corner post in prairie on the West line of said Johnson survey;

THENCE: East 1900-8/10 varas to corner post in prairie on East line said Johnson survey;

THENCE: North 633 varas to corner post in prairie from which a lone Cottonwood bears South 6 West 250 varas;

THENCE: West 1900-8/10 varas to place of beginning, containing 213 acres out of the Johnson survey.

SAVE & EXCEPT:

0.8311 acres of land being more particularly described in Deed to the State of Texas, recorded August 5, 2020, under Clerk's File No. 20200000017659, Real Property Records, Rockwall County, Texas.

TRACT 4:

Being 72 acres of land out of the Abner Johnson Survey, more particularly described as follows:

BEGINNING: at the Northwest corner of the C. Spong, 120 acre tract out of said Johnson Survey; said corner being 759 varas North from the Southwest corner of the Abner Johnson Survey:

THENCE: East 678-2/10 varas to the Southwest corner of an 8 acre tract deeded by J. B. Hanley to W. B. Neville;

THENCE: North 212 varas to the Northwest corner of said 8 acre tract;

WITHDRAWN

THENCE: East 213 varas to the East line of a 200 acre tract deeded by C. L. Jones to K. S. Kennard;

THENCE: North 295-1/5 varas to the Northeast corner of said 200 acre tract;

THENCE: West 891-2/10 varas to the Northwest corner of said 200 acre tract; THENCE: South 507-1/5 varas to the place of BEGINNING.

SAVE & EXCEPT:

4.60 acres, more or less, described in a Right of Way Deed to the State of Texas, recorded November 12, 1935, at Volume 31, Page 513, Deed Records, Rockwall County, Texas.

TRACT 5:

All that certain tract of parcel of land situated in Rockwall County, Texas, a part of the Abner Johnson Survey, said tract being more particularly described as follows:

BEGINNING: at N.E. corner of original Chas Spong Tract (now N.L. Lofland) 2820 Feet west and 2127 feet North of the S.E. corner of said Abner Johnson Survey:

THENCE: West with fence 596 feet to a corner; THENCE: North 1-1/2 West 590 feet to corner in ravine;

THENCE: East with ravine 612 feet to corner in West line of Garvin tract; THENCE: South 589 feet to the beginning containing 8.12 acres of land.

TRACT 6:

A tract of land out of the Abner Johnson Survey, said tract being more particularly described as follows:

BEGINNING: at the SW corner of the Abner Johnson 640 survey:

THENCE: North 759-9/10 varas; THENCE: East 891-2/10 varas a stake; THENCE: South 759-9/10 varas;

THENCE: East 891-2/10 varas a stake; THENCE: South 759-9/10 varas;

THENCE: West with the South line of said Abner Johnson Survey 891-2/10 varas to the place of beginning, containing 120 acres of land.

SAVE & EXCEPT:

5.91 acres, more or less, described in a Right of Way Deed to the State of Texas, recorded November 12, 1935, at Volume 31, Page 515, Deed Records, Rockwall County, Texas.

AND SAVE & EXCEPT:

0.4992 acres of land being more particularly described in Deed to the State of Texas, recorded June 3, 2021, under Clerk's File No. 20210000015012, Real Property Records, Rockwall County, Texas.

AND SAVE & EXCEPT:

2.660 acres of land being more particularly described in Deed to the State of Texas, recorded June 7, 2021, under Clerk's File No. 20210000015171, Real Property Records, Rockwall County, Texas.

WITHDRAWN

Exhibit 'B':
Survey

WITHDRAWN

Exhibit 'C':
Concept Plan

WITHDRAWN

Density and Development Standards.

(1) *Permitted Uses*.

a. *Residential Uses.* Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the residential zoned portions of the *Subject Property*.

b. *Non-residential uses*. Non-residential uses shall be allowed only within the area designated as Commercial on the approved Concept Plan for the District, and are limited to those uses permitted of right or by special use permit for the (C) Commercial District subject to approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations, Article X, Section 2 of the Unified Development Code, and subject to approval of a Special Use Permit if required by the C District Regulations.

(2) *Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	62' x 120'	7,440 SF	906	*76.20%*
B	72' x 120'	8,640 SF	230	*19.34%*
C	100' x 150'	15,000 SF	53	*4.46%*
		Maximum Permitted Units:	*1189*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *2.36* dwelling units per gross acre of land; however, in no case should the proposed development exceed *1189* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
Minimum Lot Width (1)	62'	72'	100'
Minimum Lot Depth	120'	120'	150'
Minimum Lot Area	7,440 SF	8,640 SF	15,000 SF
Minimum Front Yard Setback (2), (5) & (6)	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) (2) & (5)	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'
Maximum Height (3)	36'	36'	36'
Minimum Rear Yard Setback (4)	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,200 SF	2,600 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%

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General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet.

(4) *Building Standards.* All development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, Stucco, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitous fiberboard in excess of 50% of the masonry requirement.

Examples of Cementitious Fiberboard

(b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors.* This development shall adhere to the following garage design and orientation requirements

(1) *Type 'A' Lots*. The *Type 'A' Lots* (*i.e. the blue lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings*

WORKING

into the garage in a 'J' configuration. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration. A maximum of 26.16% of these lots (*i.e. 237 Lots or 20.00% of the total lots*) shall be permitted to be oriented in a *flat-front entry configuration -- allowing the garage to be flush with the front façade of the primary structure* -- pending the front yard setback is increased to a minimum setback of 25-feet.

(2) *Type 'B' & 'C' Lots*. The *Type 'B' & 'C' Lots* (*i.e. yellow and peach colored lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Wood Garage Door

(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 3 & 4 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	62' x 120'	(1), (2), (3), (4)
B	72' x 120'	(1), (2), (3), (4)
C	100' x 120'	(1), (2), (3), (4)

WITHDRAWN

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or FM-549 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

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

Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

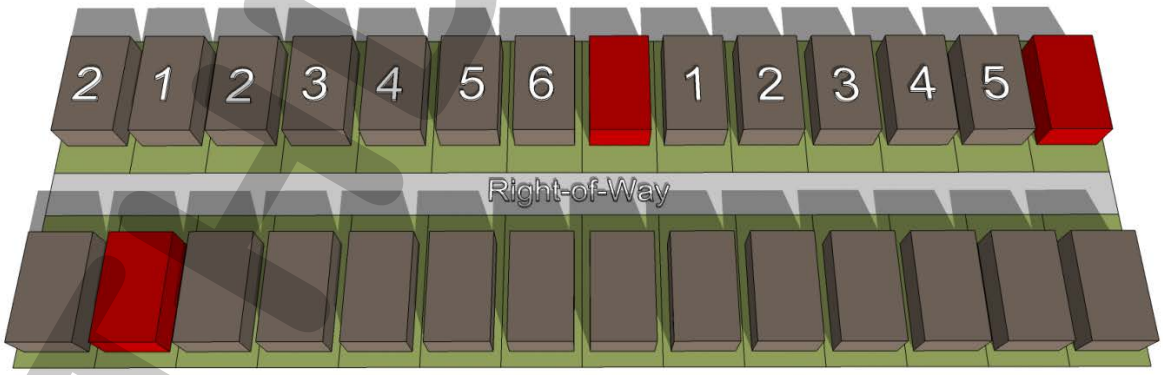
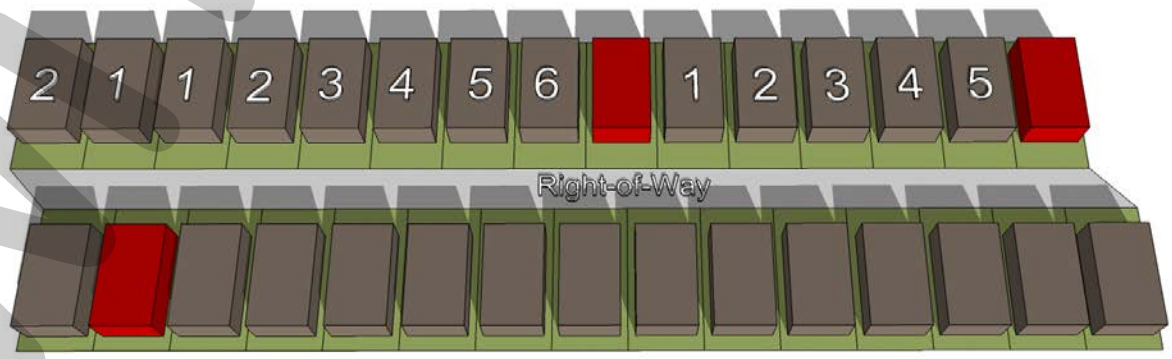


Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



WITHDRAWN

(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. S. John King Blvd, S. Goliad St and FM-549*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) Masonry Screening Walls. If masonry screening walls are required by the City to be installed along a common boundary line shared with any portion of the residential zoned property, such walls shall be constructed by the commercial developer when the commercial tract is developed. If any portion of the residential zoned property develops before an adjoining commercial zoned tract, the builders shall install either a temporary 6' tall wood fence or tubular steel fence along the common property line (subject to the City's preference) as homes are constructed which shall be replaced with a masonry screening wall (subject to City requirements) when the adjoining commercial tract is developed.

(7) *Landscape and Hardscape Standards*.

(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a

WITHDRAWN

minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (S. John King Blvd)*. A minimum of a 80-foot landscape buffer shall be provided along S. John King Blvd (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (S. Goliad St)*. A minimum of a 80-foot landscape buffer shall be provided along S. Goliad St (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer

(3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 40-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(4) *Landscape Buffers (Lofland Circle and Future Collectors)*. A minimum of a 10-foot landscape buffer shall be provided along Lofland Circle and along future collectors where lots do not front the collector. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning* --, a minimum of four (4) caliper inches in size, that will be planted on 10-foot centers along the entire northern property boundary. An alternative screening plan proposing the use of existing trees, for the area directly adjacent to northern property line, may be submitted by the developer with the PD Site Plan. This alternative plan can be approved at the discretion of the Planning and Zoning Commission upon a finding that the proposed plan will provide adequate screening that is equal to or exceeds the standards stated in this section.

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(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(e) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Streets*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 101.99-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'C'* of this ordinance. In addition, the following shall apply to the proposed open space and public park areas:

(a) *Public Park*. The development shall incorporate a minimum of a 16.5-acre contiguous tract of land to the City of Rockwall -- *identified as "City Park" in Exhibit 'C'* -- for the provision of a public park. The proposed dedication of land shall be in lieu of the required cash-in-lieu of land fees required by Article II, *Parkland Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances; however, the developer shall be required to pay the pro-rata equipment fees as required by the ordinance, which shall be used to amenitized the proposed public park. To accommodate the development, the City shall grant temporary grading and permanent drainage and detention easements as necessary to develop the residential portions of the property in accordance with City requirements. The City shall have the right to relocate said easements granted in connection with the

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residential development -- *at no cost to the residential developer* -- such that the City may develop the public park in accordance with the City's desired use. Performance of the obligations under this subparagraph shall be deemed fully to satisfy the City's open space requirements stipulated by the OURHometown Vision 2040 Comprehensive Plan.

(b) *Open Space*. All open space areas not dedicated as part of the public park (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

(13) *Amenity Centers*. Two (2) amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*. The two (2) amenity centers will collectively feature at a minimum between them a clubhouse, a pavilion, a playground, a multi-use court (e.g. pickle ball and basketball court), restrooms, a swimming pool, and parking.

(14) *Trails*. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed park.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. In addition, the HOA shall be responsible for maintaining any drainage areas on the public park that are necessary to provide sufficient stormwater detention for the residential lots. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ 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 [PLEASE PRINT]

ADDRESS	0000 S. John King Blvd and 0000 S Goliad St			
SUBDIVISION	WH Baird, A Johnson and JR Johnson Survey	LOT		BLOCK
GENERAL LOCATION	North and South of S John King Blvd and S Goliad St			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG - Agricultural District	CURRENT USE	Vacant Land
PROPOSED ZONING	PD - SF-10 and GR	PROPOSED USE	Single Family Residental and ~~Retail~~ Commercial GR
ACREAGE	+/- 543	LOTS [CURRENT]	N/A
LOTS [PROPOSED]	+/- 1270		

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

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

☐ OWNER	The Lofland Family	☑ APPLICANT	Skorburg Company
CONTACT PERSON	Bill Lofland	CONTACT PERSON	Adam Buczek
ADDRESS	105 E Kaufman	ADDRESS	8214 Westchester Dr
			Suite 900
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75225
PHONE	214-693-0120	PHONE	214-888-8843
E-MAIL	Bill_Lofland@juno.com	E-MAIL	abuczek@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 8,360 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18 *DAY OF* May *, 20* 22 *. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 *DAY OF* May *, 20* 22

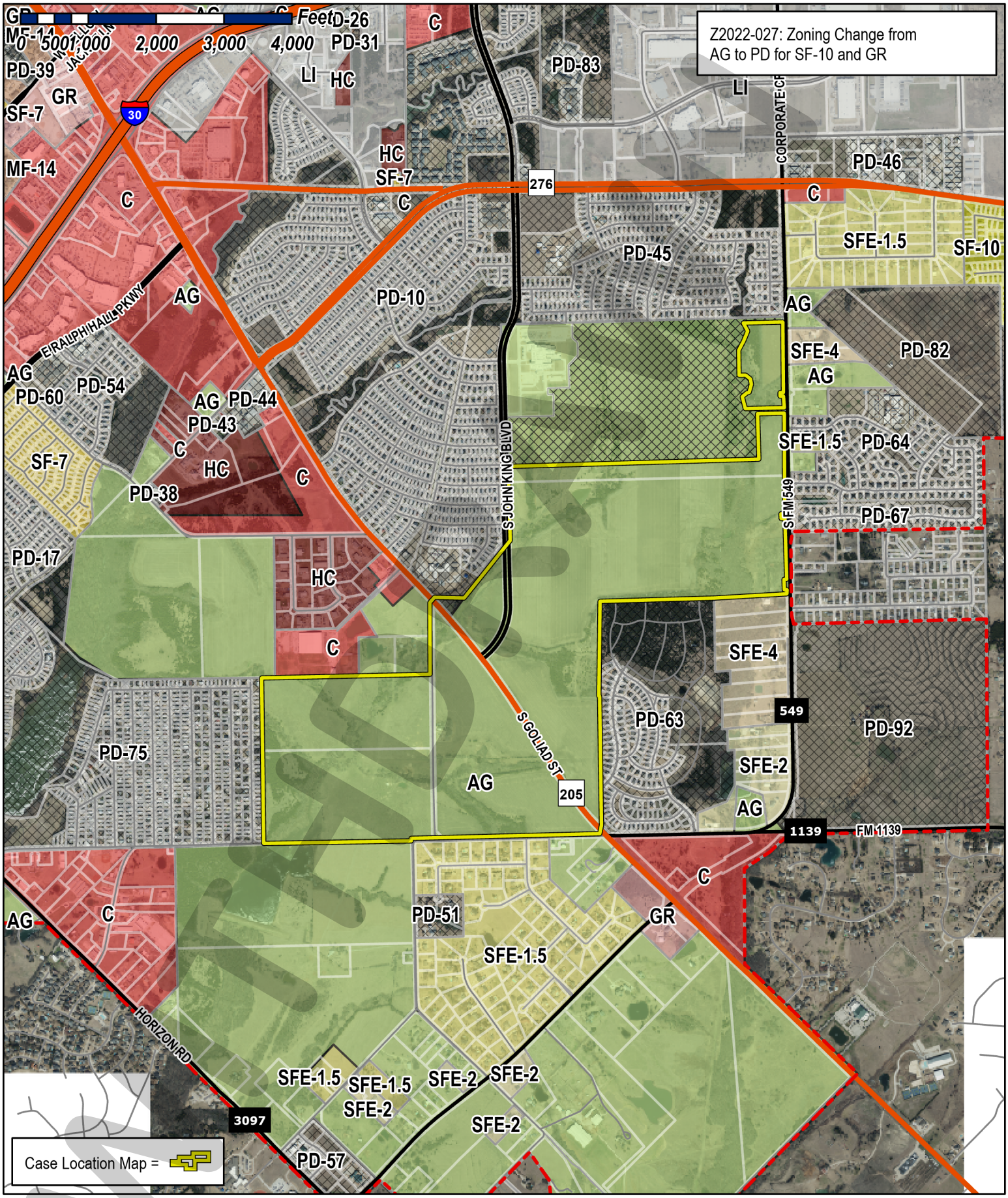
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
HUMBERTO JOHNSON
Notary ID #132479174
My Commission Expires
May 15, 2024

MY COMMISSION EXPIRES 05/15/2024

WITHDRAWN



City of Rockwall

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

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

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Rockwall, Texas 75087
(P): (972) 771-7745
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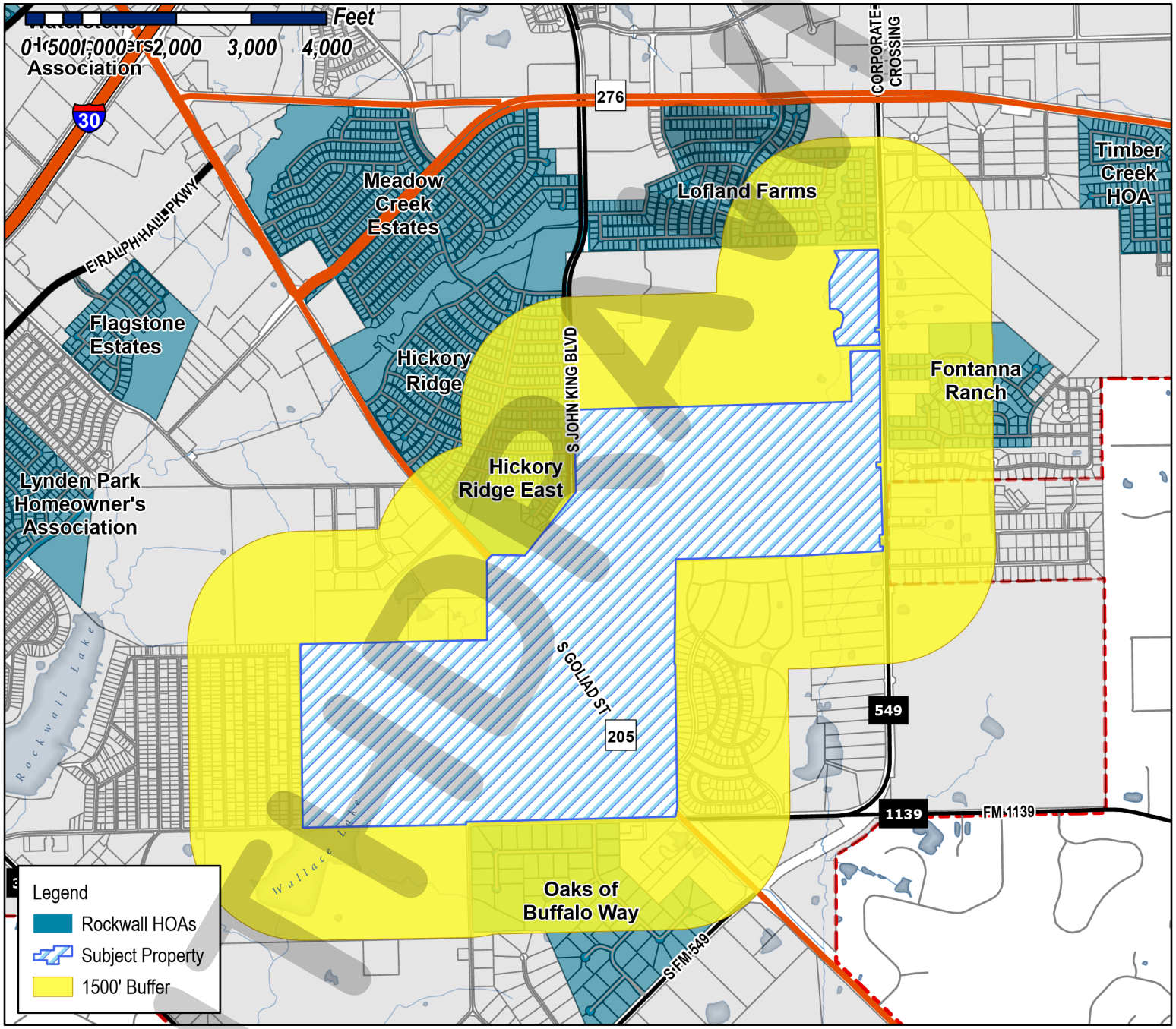
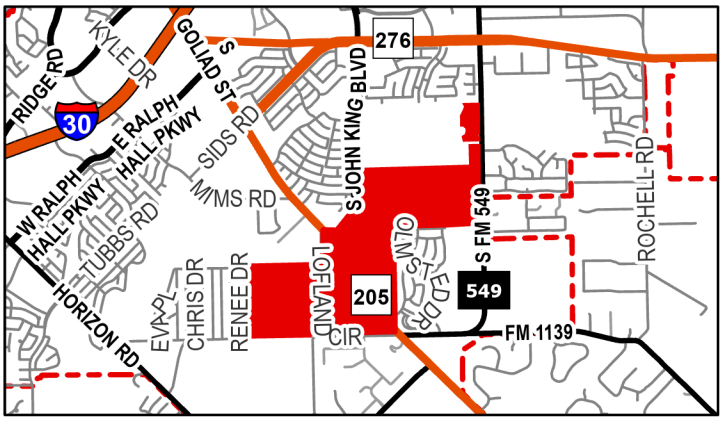


Case Number: Z2022-027
Case Name: Zoning Change from AG to PD for SF-10 and GR
Case Type: Zoning
Zoning: Agricultural
Case Address: Lofland Tract

Date Saved: 5/20/2022
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
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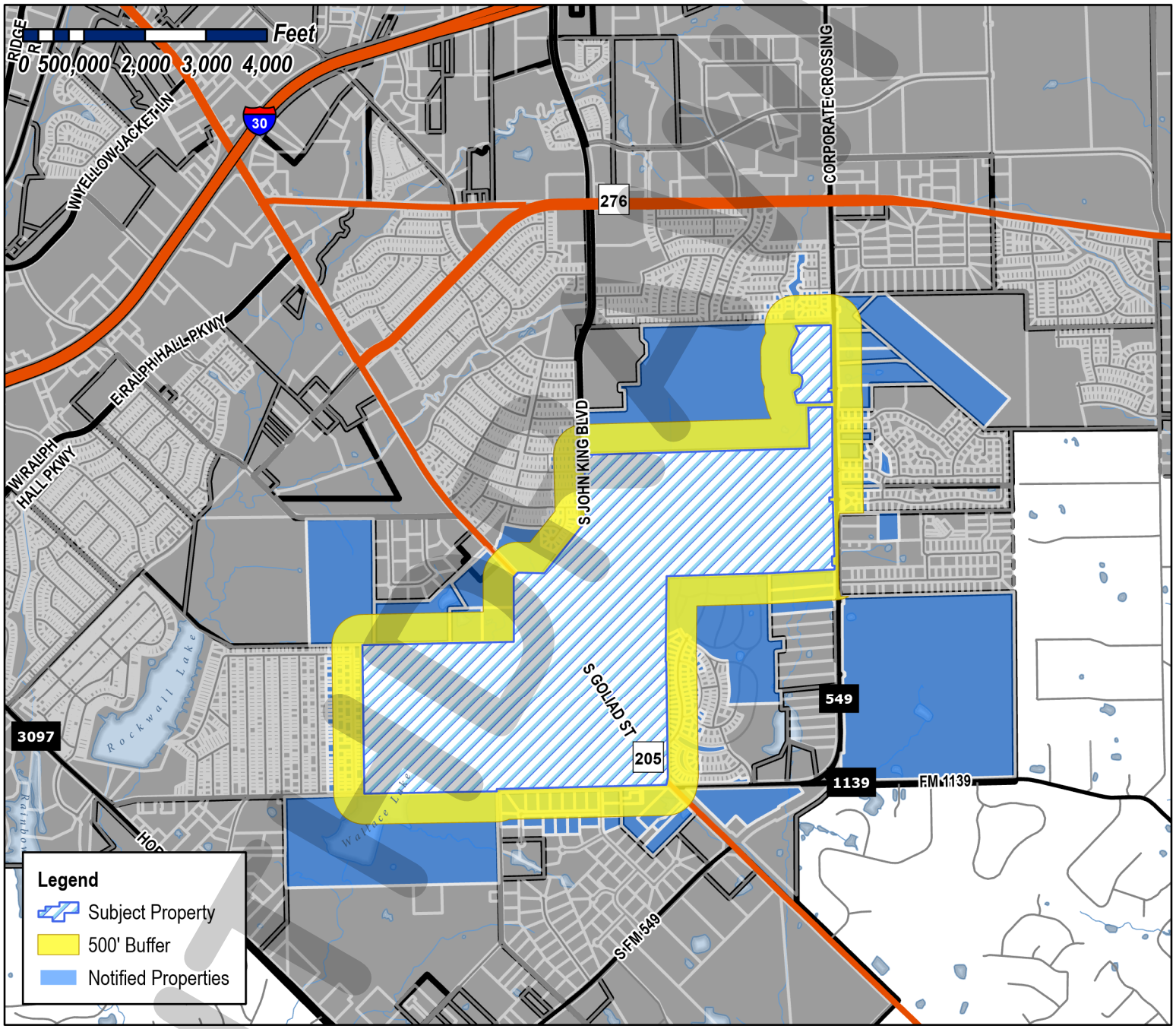
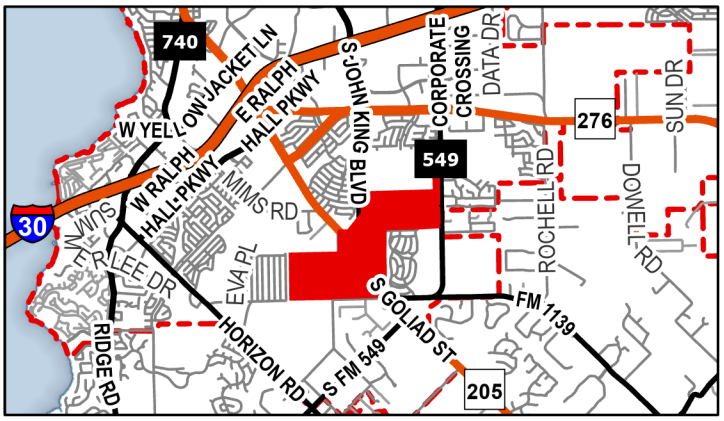


Case Number: Z2022-027
Case Name: Zoning Change from AG to PD for SF-10 and GR
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Lofland Tract

Date Saved: 5/24/2022
For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

SMARTT LOFLAND & BOND
1 CARMARTHEN CT
DALLAS, TX 75225

ROBINSON JEREMY A
10012 TISBURY DR
FRISCO, TX 75035

CAMP TASHIA AND DARROL
1002 HIGH COTTON LN
ROCKWALL, TX 75087

JDS & BHK PROPERTY MANAGEMENT FIRM LP
105 CLIPPER COURT
ROCKWALL, TX 75032

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

FLORES ALEJANDRO
1070 N BEN PAYNE RD
ROCKWALL, TX 75032

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

HP TEXAS I LLC
120 SOUTH REIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 75126

OLIVARES JAIME B & MARTINA G
1209 QUAIL DR
GARLAND, TX 75040

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75087

VASQUEZ FRANSISCO
125 NICOLE DR
ROCKWALL, TX 75032

ZILLOW HOMES PROPERTY TRUST
1301 SECOND AVE FL 31
SEATTLE, WA 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

VALDEZ JOSE G
1311 PRATO AVE
MCLENDON CHISHOLM, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

NELLER GARY K & HELEN COMEAU
148 HARVEST HILL DR
ROCKWALL, TX 75032

LAYZA LUIS &
RUBEN LUNA & JUDITH BARCELO & MINDY H
ZAMORA
1600 US HIGHWAY 80
MESQUITE, TX 75032

KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

IBARRA GABRIELA AND
EDUARDO OSORNIO
171 CRAWFORD LN
ROYSE CITY, TX 75189

WITHDRAWN

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

SRP SUB LLC
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD STE 230
DALLAS, TX 75252

CONTRERAS JOSE LUIS AND
JUANA DIAZ
1750 E FM 550
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

RODRIGUEZ FAMILY TRUST
JOSE DAVID & CYNTHIA MARIA RODRIGUEZ
TRUSTEES
1791 S FM 549
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

SOMERSET PARK COMMUNITY ASSOCIATION
INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI
1920 BROKEN LANCE LANE
ROCKWALL, TX 75032

SCHUETTE JASON & BARBARA
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER
193 ELVIS PRESLEY LN
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY
1940 BROKEN LANCE LN
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE
1950 BROKEN LANCE LN
ROCKWALL, TX 75032

INGRAM JAMES KENDELL
1957 S FM 549
ROCKWALL, TX 75032

ESTATE OF JEROME WENDELL INGRAM
C/O JAMES KENDELL INGRAM
1957 S FM 549
ROCKWALL, TX 75032

BLANKENSHIP TAV & DEBORAH
1990 BROKEN LANCE LN
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

MOORE JAMES S AND KATRINA D
2005 BROKEN LANCE LANE
ROCKWALL, TX 75032

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G
2020 BROKEN LANCE LN
ROCKWALL, TX 75032

HOOVER WILLIAM A AND TAMMY
2025 BROKEN LANCE LANE
ROCKWALL, TX 75032

WITHDRAWN

CURTIS PAMELA
2040 BROKEN LANCE LN
ROCKWALL, TX 75032

BAKER ALEXANDER AND
ARTEMIS LI
2045 BROKEN LANCE LN
ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY
2060 BROKEN LANCE LANE
ROCKWALL, TX 75032

HOLLOMAN JAMES AND KIM
2065 BROKEN LANCE LN
ROCKWALL, TX 75032

DRENTH HOWARD D AND TERESSA
2080 BROKEN LANE
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LN
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

BARRY CHRIS S
2140 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

LOPEZ JOSE CARMONA
221 NICOLE
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

DIGGS DAVID WILEY
2401 LOUDON ST WEST
ROCKWALL, TX 75032

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE
2405 LOUDON ST WEST
ROCKWALL, TX 75032

HEAD WILLIAM ROBERT AND KIMBERLY ANN
2406 LOUDON ST EAST
ROCKWALL, TX 75088

GIL ANNA AND JULIAN
2409 LOUDON STREET WEST
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

BOLDEN QUINTEN TIBERIUS AND
ALEXANDER NICHOLAS KUJAK
2417 LOUDON ST WEST
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND
ANGEL JAVIER SANCHEZ ROJAS
2419 LOUDON ST WEST
ROCKWALL, TX 75032

HUGHES BRYAN
2423 LOUDON ST WEST
ROCKWALL, TX 75032

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

DE LOS SANTOS CARLOS AND MARGOT
2501 LOUDON ST WEST
ROCKWALL, TX 75032

FURLONG FAMILY TRUST
2502 LONG COMMON NORTH
ROCKWALL, TX 75032

SIGNO FAMILY LIVING TRUST
GENARO A SIGNO AND JULITA R SIGNO-
TRUSTEES
2505 LOUDON STREET WEST
ROCKWALL, TX 75088

WITHDRAWN

JOSHI MAYURESH S AND
BINITA SINHA
2513 LOUDON ST WEST
ROCKWALL, TX 75088

ROSS SCOTT TRAVIS AND MEGAN
2517 LOUDON ST WEST
ROCKWALL, TX 75032

TAYLOR SHELLY A
2518 LONG COMMON NORTH
ROCKWALL, TX 75032

DENSON PATRICIA ANN
2521 LOUDON ST WEST
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003
JOSEPH C AND SHIZUKO BOCK-TRUSTEES
2601 LONG COMMON SOUTH
ROCKWALL, TX 75032

CRUZ DEBRA J
262 RENEE DR
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

BAKER CLARENCE JR
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

QUINLAN ROBERT JOHN AND TENA
2871 DEUTZ CT
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

RIVERA DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

4 HO LTD
3001 SAN MARCOS DRIVE
ROCKWALL, TX 75032

CRENSHAW JANET AND GERALD S
3005 SAN MARCOS DR
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F
3006 SAN MARCOS DRIVE
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE
3009 SAN MARCOS DRIVE
ROCKWALL, TX 75032

SHAWN WATTS 1993 IRREVOCABLE TRUST
SHAWN HORTON CARTER- TRUSTEE
3009 WIMBERLY LANE
ROCKWALL, TX 75032

WITHDRAWN

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

JONES KRISTINE KAYE AND
JOSE ENRIQUE FRESQUEZ
3010 SAN MARCOS DRIVE
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE
3010 WIMBERLEY LANE
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

DAWA DAWA AND
TENZIN LHAMO
3011 WIMBERLEY LANE
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

PASCHALL RONALD L AND TAMMY RENEE
3012 WIMBERLEY LANE
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD
3013 SAN MARCOS DRIVE
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY
3013 WIMBERLEY LN
ROCKWALL, TX 75087

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

RILEY CHRISTINE
3014 SAN MARCOS DRIVE
ROCKWALL, TX 75032

ZAZAKIS LAURA J AND JOHN
3014 WIMBERLEY LANE
ROCKWALL, TX 75032

PARKER LESLIE C AND LYNN
3015 WIMBERLEY LN
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN
ACOSTA MEJIA
303 RENEE DR
ROCKWALL, TX 75032

BOLES BRIAN L & SUZANNE M
3046 DUSTY RIDGE DR
ROCKWALL, TX 75032

WAKHARKAR SAKET AND GAURI
3054 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA
3061 DUSTY RIDGE DR
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

BIRDWELL GLENN R & BEVERLY J
3063 DEER RIDGE
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

STEWARD RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

WITHDRAWN

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

DAWSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS
3081 COOLWOOD LANE
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY
3083 MISTY RIDGE LN
ROCKWALL, TX 75032

TOWNSEND NINA
3084 MISTY RIDGE LN
ROCKWALL, TX 75032

CEVALLOS JASON & MARY
3086 LIMESTONE HILL LN
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

JARMAN EMMA
3091 MISTY RIDGE LN
ROCKWALL, TX 75032

DENNIS AMY L
3094 LIMESTONE HILL LN
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE
3099 MISTY RIDGE LN
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY
3100 COOLWOOD LN
ROCKWALL, TX 75032

REGGIA DANIELLE R
3100 MISTY RIDGE LN
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH
3102 LIMESTONE HILL LN
ROCKWALL, TX 75032

GARNER AMY
3105 MISTY RIDGE LN
ROCKWALL, TX 75032

OCHOA RENE
3107 COOLWOOD LANE
ROCKWALL, TX 75032

HAYES, LAGWENDA
3108 COOLWOOD LN
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A
3111 MISTY RIDGE LANE
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL
3117 MISTY RIDGE LANE
ROCKWALL, TX 75032

SANDERS MELISSA D & MATTHEW E
3119 COOLWOOD LN
ROCKWALL, TX 75032

TURNER JOHN MICHAEL & PATRICIA SUE
312 MYERS ROAD
HEATH, TX 75032

ESPARZA MARCO
312 RENEE
ROCKWALL, TX 75032

ESPARZA MARCO A
312 RENEE DR
ROCKWALL, TX 75032

VARGAS JOSE A
3124 COOLWOOD LN
ROCKWALL, TX 75032

KILPATRICK KERRY LYNN & JENNY LYNN
3125 MISTY RIDGE LN
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH
3158 LUCHENBACK TRL
ROCKWALL, TX 75032

WITHDRAWN

SAGNIBENE JOE AND LISA
3162 LUCKENBACH TRAIL
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ
321 PANOLA CT
ROYSE CITY, TX 75189

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

BRAGA GUILHERME CREDIDIO & YASMINI
RAMOS IZIDORO
327 NICOLE DRIVE
ROCKWALL, TX 75032

JIMENEZ RICARDO
330 RENEE DR
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

SWAIT TIFFANY
3402 POST OAK DR
ROCKWALL, TX 75032

MENDOZA MIGUEL
3410 POST OAK DR
ROCKWALL, TX 75032

WOODWARD CHERIE J
3426 POST OAK DR
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A
3434 POST OAK DRIVE
ROCKWALL, TX 75032

ANDERSON ERICKA RENEE
3442 POST OAK DR
ROCKWALL, TX 75032

BEAVERS SHIRLEY
3460 POST OAK DR
ROCKWALL, TX 75032

OROZCO ARMANDO
3465 POST OAK DR
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER
3469 POST OAK DRIVE
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA
3472 POST OAK DR
ROCKWALL, TX 75032

LEWIS REX STEPHEN
3473 POST OAK DR
ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N
3476 POST OAK DRIVE
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

ABBA INVESTMENT GROUP LLC
3606 CAVALIER DR
GARLAND, TX 75042

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 32563

MCLOUD JOY ANN
375 NICOLE DR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS
3813 OLMSTED DRIVE
ROCKWALL, TX 75032

MAH JEFFERY
3816 HASKELL CT
DALLAS, TX 75204

CASTILLO JOSE &
LUZ DELGAEDO
383 LAKESIDE DR
ROCKWALL, TX 75032

ROLDAN EMILY ELIZABETH AND IVAN
3901 STABLEGLEN DR
ROCKWALL, TX 75032

OSMUN DAVID CHARLES AND MARISHA
3902 STABLEGLEN DR
ROCKWALL, TX 75032

TORRES MARCUS ANTHONY AND AMANDA E
3905 STABLEGLEN AVE
ROCKWALL, TX 75032

WITHDRAWN

MATHEW RON KANNANTHANATHU AND
MARILYN TOMY
3906 STABLEGLEN DR
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE
3909 STABLEGLEN DRIVE
ROCKWALL, TX 75032

GILMORE CARA D
3910 STABLEGLEN DR
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE
3913 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING
TRUST
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES
3917 STABLEGLEN DRIVE
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS
395 NICOLE DR
ROCKWALL, TX 75087

SANCHEZ ARNULFO & ORALIA
398 NICOLE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE RD
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH
4001 STABLEGLEN DR
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING
CENTER
4002 STABLEGLEN DRIVE
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW
4003 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN
4006 STABLEGLEN DR
ROCKWALL, TX 75088

SANDERS DEJA AND
GERALD COLLINS III
4009 STABLEGLEN DRIVE
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY
4010 QUINCY STREET
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN
4010 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DUKE ROCHELLE
4013 OLMSTED DRIVE
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY
4013 STABLEGLEN DRIVE
ROCKWALL, TX 75088

JANDREW DUSTY R AND JUSTIN C
4014 QUINCY STREET
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE
4014 STABLEGLEN DR
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY
4017 OLMSTED DRIVE
ROCKWALL, TX 75032

RAMSBOTTOM DAVID BRADLEY AND DAWN
4018 QUINCY STREET
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON
4019 QUINCY STREET
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND
JESSICA GUAZZONE
4023 QUINCY ST
ROCKWALL, TX 75032

ROSS MEGAN ELIZABETH AND JAMES MATTHEW
4027 QUINCY STREET
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE
4101 QUINCY STREET
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE
4101 STABLEGLEN DRIVE
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE
4105 QUINCY STREET
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW
4105 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P
4106 STABLEGLEN DR
ROCKWALL, TX 75032

WITHDRAWN

DIVITTORIO ZEB ROBERT AND KELSEY LYNN
4110 STABLEGLEN DR
ROCKWALL, TX 75032

ROSOFF AMY LYNN
4111 QUINCY STREET
ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA
4113 STABLEGLEN DR
ROCKWALL, TX 75088

IRWIN MATTHEW LEE AND MYLIN NICOLE
4202 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A
4205 STABLEGLEN DR
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A
4206 STABLE GLEN DRIVE
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY ANN
4209 STABLEGLEN DR
ROCKWALL, TX 75032

THILE HUYEN AND
NAM TIEN NGO
421 NICOLE DRIVE
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS
4210 STABLEGLEN DRIVE
ROCKWALL, TX 75032

OCONNELL PETER JAMES AND MICHELLE ANN
4214 QUINCY ST
ROCKWALL, TX 75032

NIXON BRIAN & MICHELE
4215 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

RODRIGUEZ BRIAN
4230 TRILENE DR
GRAND PRAIRIE, TX 75052

LOPEZ SILVIA
430 RENEE DR
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE
4301 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH
4302 STABLEGLEN DRIVE
ROCKWALL, TX 75032

D R HORTON TEXAS LTD
4306 MILLER RD
ROWLETT, TX 75088

D R HORTON - TEXAS LTD
4306 MILLER RD STE A
ROWLETT, TX 75088

SIMUNEK FLOYD C AND KELLY M VERMEERSCH-SIMUNEK
4306 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE
4309 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MURRAY BRADY & JENNIFER
4310 STABLE GLEN DRIVE
ROCKWALL, TX 75032

RICHARDSON DANIELLE MARIE & THOMAS C II
4314 SELBORNE DRIVE
ROCKWALL, TX 75032

MILLIGAN BYRON PEYTON AND MELANIE BAILEY
4317 STABLEGLEN DR
ROCKWALL, TX 75032

POWELL SHEILA RENAY AND
KENDA DELYNN BROWN
4318 SELBORNE DRIVE
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

XU ZICAI
4509 PORTRAIT LANE
PLANO, TX 75032

WHEELER JANIS & KEVIN M
451 RENEE DR
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE
452 RENEE DR
ROCKWALL, TX 75032

YANEZ ALONSO TORRES
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

WITHDRAWN

CURTIS CHRISTOPHER LEE AND
BERT G CURTIS & PAMELA S CURTIS
4735 BEAR CLAW LANE
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E
4755 BEAR CLAW LANE
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE
4768 S STATE HWY 205
ROCKWALL, TX 75032

RISTER JOHN & CHRISTINE
4815 BEAR CLAW LANE
ROCKWALL, TX 75032

EBRAHIMI-SOHI OMID NAVID
5018 BRYAN STREET APT 204
DALLAS, TX 75206

LACAZE ALLISON KAY
503 NICOLE
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON
503 NICOLE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWLIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

DIAZ-ALMARAZ CARLOS OMAR
514 NICOLE DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA
523 NICOLE DR
ROCKWALL, TX 75032

PEREZ REYNA JUAN MARTIN
526 NICOLE
ROCKWALL, TX 75032

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

SHEPHERD PLACE HOMES INC
620 ROWLETT RD
GARLAND, TX 75043

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS'
ASSOCIATION INC
6750 HILLCREST PLAZA DRIVE SUITE 326
DALLAS, TX 75230

GONZALES BALTAZAR & LUZ MARIA ZUNIGA
C/O LAKE POINTE CHURCH
701 I-30
ROCKWALL, TX 75087

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN
7401 RODEO DR
DENTON, TX 76208

ESPARZA NORA
7723 GLENMERE TRAIL
SACHSE, TX 75048

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

COLUNGA MARIA CRISTINA
C/O BERNABE COLUNGA
807 N JOSEPHINE ST
ROYSE CITY, TX

RENNI CARMEL INVESTMENTS LLC
8140 WALNUT HILL LN SUITE 500
DALLAS, TX 75231

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75189

USCMF SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75032

TITLOW NICK AND ALYSSA
8913 BARTON CREEK
ROWLETT, TX 75089

WITHDRAWN

TAN JUDY AND
LAM KHANG DUY
914 FALCON TRAIL
MURPHY, TX 75094

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

BEDDER MANAGEMENT AUSTIN LLC
9901 BRODIE LANE SUITE 160-172
AUSTIN, TX 78748

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

MEADE JAMES W & ROBIN N
P. O. BOX 2107
ROCKWALL, TX 75087

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 75032

RCH WATER SUPPLY CORPORATION
PO BOX 2034
ROCKWALL, TX 75087

DRCE TRUST
PO BOX 2051
DEL MAR, CA 92014

CHINN DERRICK O
PO BOX 35011
LOS ANGELES, CA 90035

PROGRESS RESIDENTIAL BORROWER 4 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

WITHDRAWN

SKORBURG
COMPANY
Skorburg Company
8214 Westchester Dr., Ste.900
Dallas, TX 75225

May 20, 2022

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company respectfully requests that our project be taken to the June 7th, 2022 Planning and Zoning Commission Meeting (Work Session), the June 14th, 2022 Planning and Zoning Commission Meeting (Action Meeting), and subsequently the June 20th 2022 City Council Meeting. This project consists of ±540.33 Acres in the W.H. Baird, A. Johnson and J.R. Johnson Survey, City of Rockwall, Rockwall County, and generally located at the Northeast corner of and Southwest corner of John King Blvd and S. Goliad St (Highway 205).

The property is currently zoned AG. We are proposing a development of single-family detached residential homes on lots ranging from a minimum of 7,440 SF to 15,000 SF which equates to a maximum density of 2.36 units per acre (compliant with the comprehensive plan). Additionally, we are proposing approximately 36.4 Acres of Commercial at the intersection of John King and Goliad. This community will feature high quality homes featured in other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

This zoning request fully conforms to the City's Comprehensive Plan with no variances being requested. Over and above complying with the City's Comprehensive Plan, this ordinance also makes voluntary commitments to high quality construction materials such as a 90% minimum masonry requirement and enhanced garage doors. Additionally, this community will feature total open space of 21.5% (compliant with the 20% open space requirement), as well as an extensive list of amenities including:

- Two (2) complimentary amenity centers that will collectively feature a clubhouse, pavilion, a playground, multi-use court (e.g. pickle ball and basketball court), restrooms, swimming pool, and parking
- Enhanced entry monumentation
- Extensive HOA maintained trail system with high quality trail heads
- A proposed 16.5-acre contiguous tract of land to be dedicated to the City of Rockwall for a City Park that will add beauty, quality of life, and increase property values for future and existing residents of the surrounding area.

The 100' wide lots and proposed City Park have been deliberately located on the south side of the site to be visually compatible with the Oaks of Buffalo Way subdivision to the south. The 62' and 72' wide lots shall be intermixed in conformance with City's Comprehensive Plan with the sole exception being the westernmost pod of 62' wide lots located adjacent to Lake Rockwall Estates on the basis that this area requires two flood-plain crossings be constructed for access and is tucked behind a large open space and has little to no visibility from any perimeter of the property.

WITHDRAWN

We look forward to working with the City of Rockwall to once again to develop another gorgeous development.

Cordially Yours,

Adam Buczek, Development Partner
Skorburg Company

WITHDRAWN

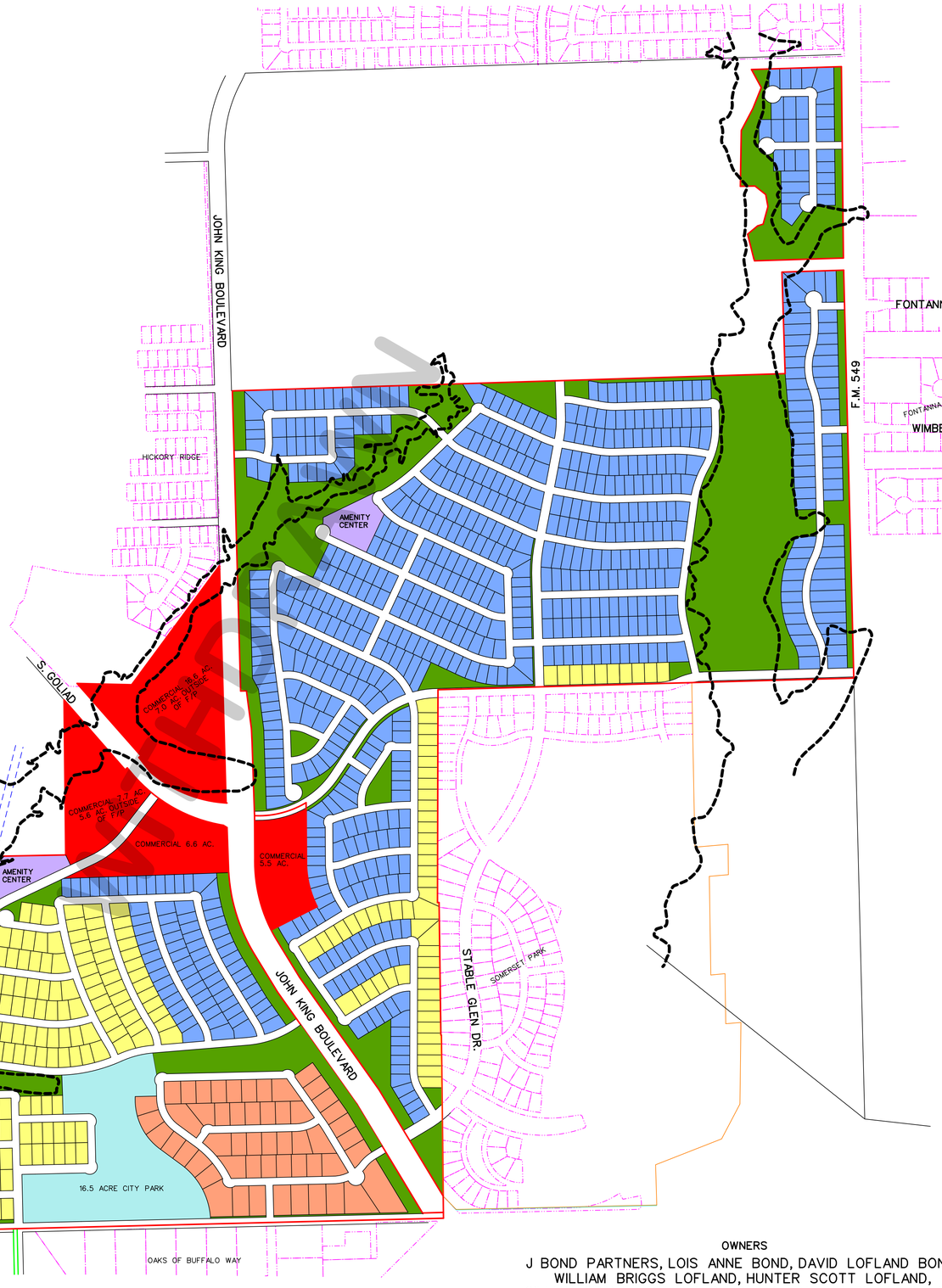
N

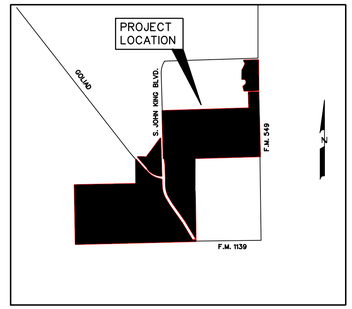
0 200 400 800
SCALE: 1" = 400'

LEGEND

TYPICAL LOT SIZES

- 62' X 125' - 906 LOTS
- 72' X 125' - 230 LOTS
- 100' X 150' - 53 LOTS
- OPEN SPACE - 143.63 Ac.
- AMENITY CENTER - 4.83 Ac.
- CITY PARK - 16.5 Ac.





LOCATION MAP
N.T.S.

RESIDENTIAL ACREAGE CALCULATIONS

GROSS ACRES	503.93
FLOOD PLAIN ACRES	72.82
HOA OPEN SPACE (NET OF FLOOD PLAIN)	51.00
CITY PARK ACRES	16.5
AMENITY CENTER ACRES	4.83
OPEN SPACE %	21.5%
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	108.74

COMMERCIAL ACREAGE CALCULATIONS

GROSS ACRES	36.4
FLOOD PLAIN ACRES	11.7

TOTAL ACRES	540.33
GROSS COMMERCIAL ACRES	36.4
GROSS RESIDENTIAL ACRES	503.93
TOTAL RESIDENTIAL LOTS	1189
RESIDENTIAL DENSITY	2.36
TOTAL FLOOD PLAIN ACRES	86.54
TOTAL OPEN SPACE ACRES	143.63

OWNERS

J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

CONCEPT PLAN
OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MAY 2022 SCALE 1" = 400'

 CASE NO. XXXX

N

0 100 200 400
SCALE: 1" = 200'

PRELIMINARY NOT FOR RECORDATION

DUSTY RIDGE DR.

JOHN KING BOULEVARD

COOLWOOD LN.

80' LANDSCAPE BUFFER 0.72 AC.

80' LANDSCAPE BUFFER

OPEN SPACE 17.01 AC. GROSS 12.07 AC. NET OUTSIDE F/P

AMENITY CENTER 2.00 AC.

OPEN SPACE 1.47 AC.

OPEN SPACE 2.12 AC. GROSS 0.94 AC. NET OUTSIDE

60' COLLECTOR

OPEN SPACE 0.76 AC.

OPEN SPACE 1.05 AC.

OPEN SPACE 0.32 AC.

MATCHLINE

MATCHLINE

SOMERSET PARK

40' LANDSCAPE BUFFER - 0.57 AC.

OPEN SPACE 7.88 AC. GROSS 2.31 AC. NET OUTSIDE F/P

40' LANDSCAPE BUFFER

40' LANDSCAPE BUFFER - 0.24 AC.

F.M. 549

FONTANNA BLVD.

40' LANDSCAPE BUFFER - 0.88 AC.

FONTANNA RANCH

WIMBERLY LANE

40' LANDSCAPE BUFFER

OPEN SPACE 1.89 AC.

OPEN SPACE 27.90 AC. GROSS 5.01 AC. NET OUTSIDE F/P

40' LANDSCAPE BUFFER

CONCEPT PLAN
OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MAY 2022 SCALE 1" = 200'

OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

N

0 100 200 400
SCALE: 1" = 200'

APPROX. LOCATION FLOOD PLAIN

S. GOLIAD

MATCHLINE

MATCHLINE

JOHN KING BOULEVARD

COMMERCIAL 16.6 AC.
7.0 AC. OUTSIDE OF F/P

COMMERCIAL 7.7 AC.
5.6 AC. OUTSIDE OF F/P

COMMERCIAL 6.6 AC.

COMMERCIAL 5.5 AC.

80' LANDSCAPE BUFFER

OPEN SPACE
1.03 AC.

OPEN SPACE
0.50 AC.

60' COLLECTOR

OPEN SPACE
0.84 AC.

AMENITY CENTER
2.83 AC.

OPEN SPACE
2.36 AC. GROSS
0.48 AC. NET
OUTSIDE F/P

60' COLLECTOR

OPEN SPACE
1.34 AC.

APPROX. LOCATION FLOOD PLAIN

OPEN SPACE
10.21 AC. GROSS
2.37 AC. NET
OUTSIDE F/P

OPEN SPACE - 0.30 AC.

OPEN SPACE - 0.30 AC.

80' LANDSCAPE BUFFER - 2.02 AC.

80' LANDSCAPE BUFFER

OPEN SPACE
3.82 AC.

OPEN SPACE
4.0 AC. GROSS
0.87 AC. NET
OUTSIDE F/P

OPEN SPACE
5.76 AC.

OPEN SPACE
33.02 AC. GROSS
3.01 AC. NET
OUTSIDE F/P

16.5 ACRE CITY PARK

60' COLLECTOR

OPEN SPACE - 0.33 AC.

OPEN SPACE - 0.33 AC.

OPEN SPACE - 0.68 AC.

80' LANDSCAPE BUFFER

OPEN SPACE
1.22 AC.

OPEN SPACE
0.08 AC.

LOFLAND CIRCLE

OAKS OF BUFFALO WAY

BEAR CLAW

STABLEGLEN DRIVE

SOMERSET PARK

WORKING DRAWING

CONCEPT PLAN
OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MAY 2022 SCALE 1" = 200'

OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 540.33-ACRE TRACT OF LAND IDENTIFIED AS TRACT 7 AND TRACT 7-2 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 125, TRACT 3 AND TRACT 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT 123 AND TRACT 3 AND TRACT 4 OF THE J. R. SURVEY, ABSTRACT 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Adam Buczek of the Skorburg Co. on behalf of David Bond of the Lofland Family for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District and Commercial (C) District land uses, on a 540.33-acre tract of land identified as Tract 7 and Tract 7-2 of the W. H. Baird Survey, Abstract No. 125, Tract 3 and Tract 3-1 of the A. Johnson Survey, Abstract 123 and Tract 3 and Tract 4 of the J. R. Survey, Abstract 128 City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

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

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

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

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall

identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision 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 ___ DAY OF _____, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading:

2nd Reading:

Exhibit 'A':
Legal Description

TRACT 1:

Being out of the Southeast part of the John R. Johnson Survey, Abstract No. 128, patent No. 649, volume 8, dated August 20, 1952, and described as follows:

BEGINNING at the Southeast corner of said survey; THENCE: West 914 varas;

THENCE: North 880 varas; THENCE: East 914 varas;

THENCE: South 880 varas to the place of beginning, containing 144 acres of land, more or less.

Being a portion of the Eastern part of a called 253-3/4 acres more or less part of the W. H. Baird survey of 634-1/2 acres, more particularly described as follows;

TRACT 2:

BEGINNING: at the N.E. Corner of the Abner Johnson survey:

THENCE: West 2220 varas a corner stake in prairie from which a Hackberry 8 in. in diameter bears S. 24 E. 25-1/2 varas a cluster of 5 hackberry trees bears S. 33-1/3 E. 27-1/2 varas;

THENCE: North 814 varas corner in prairie;

THENCE: East 2220 varas corner in prairie in West boundary line of the J. A. Ramsey 1280 survey; THENCE: South 814 varas to the place of beginning, containing 320 acres.

SAVE & EXCEPT:

A portion of the tract of land conveyed to Rockwall ISD in the Special Warranty Deed recorded on December 17, 2010 at Volume 6318, Page 219, Real Property Records, Rockwall County, Texas.

TRACT 3:

BEGINNING: at the NW corner of the Abner Johnson and a part of the Abner Johnson survey on the South line of the WH Baird 634-1/2 acre survey at corner post in prairie from which a cluster of willows on branch bears S. 65 E. 350 varas:

THENCE: South 633 varas to corner post in prairie on the West line of said Johnson survey;

THENCE: East 1900-8/10 varas to corner post in prairie on East line said Johnson survey;

THENCE: North 633 varas to corner post in prairie from which a lone Cottonwood bears South 6 West 250 varas;

THENCE: West 1900-8/10 varas to place of beginning, containing 213 acres out of the Johnson survey.

SAVE & EXCEPT:

0.8311 acres of land being more particularly described in Deed to the State of Texas, recorded August 5, 2020, under Clerk's File No. 20200000017659, Real Property Records, Rockwall County, Texas.

TRACT 4:

Being 72 acres of land out of the Abner Johnson Survey, more particularly described as follows:

BEGINNING: at the Northwest corner of the C. Spong, 120 acre tract out of said Johnson Survey; said corner being 759 varas North from the Southwest corner of the Abner Johnson Survey:

THENCE: East 678-2/10 varas to the Southwest corner of an 8 acre tract deeded by J. B. Hanley to W. B. Neville;

THENCE: North 212 varas to the Northwest corner of said 8 acre tract;

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THENCE: East 213 varas to the East line of a 200 acre tract deeded by C. L. Jones to K. S. Kennard;

THENCE: North 295-1/5 varas to the Northeast corner of said 200 acre tract;

THENCE: West 891-2/10 varas to the Northwest corner of said 200 acre tract; THENCE: South 507-1/5 varas to the place of BEGINNING.

SAVE & EXCEPT:

4.60 acres, more or less, described in a Right of Way Deed to the State of Texas, recorded November 12, 1935, at Volume 31, Page 513, Deed Records, Rockwall County, Texas.

TRACT 5:

All that certain tract of parcel of land situated in Rockwall County, Texas, a part of the Abner Johnson Survey, said tract being more particularly described as follows:

BEGINNING: at N.E. corner of original Chas Spong Tract (now N.L. Lofland) 2820 Feet west and 2127 feet North of the S.E. corner of said Abner Johnson Survey:

THENCE: West with fence 596 feet to a corner; THENCE: North 1-1/2 West 590 feet to corner in ravine;

THENCE: East with ravine 612 feet to corner in West line of Garvin tract; THENCE: South 589 feet to the beginning containing 8.12 acres of land.

TRACT 6:

A tract of land out of the Abner Johnson Survey, said tract being more particularly described as follows:

BEGINNING: at the SW corner of the Abner Johnson 640 survey:

THENCE: North 759-9/10 varas; THENCE: East 891-2/10 varas a stake; THENCE: South 759-9/10 varas;

THENCE: East 891-2/10 varas a stake; THENCE: South 759-9/10 varas;

THENCE: West with the South line of said Abner Johnson Survey 891-2/10 varas to the place of beginning, containing 120 acres of land.

SAVE & EXCEPT:

5.91 acres, more or less, described in a Right of Way Deed to the State of Texas, recorded November 12, 1935, at Volume 31, Page 515, Deed Records, Rockwall County, Texas.

AND SAVE & EXCEPT:

0.4992 acres of land being more particularly described in Deed to the State of Texas, recorded June 3, 2021, under Clerk's File No. 20210000015012, Real Property Records, Rockwall County, Texas.

AND SAVE & EXCEPT:

2.660 acres of land being more particularly described in Deed to the State of Texas, recorded June 7, 2021, under Clerk's File No. 20210000015171, Real Property Records, Rockwall County, Texas.

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Exhibit 'B':
Survey

WITHDRAWN

Exhibit 'C':
Concept Plan

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Density and Development Standards.

(1) *Permitted Uses*.

a. *Residential Uses.* Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the residential zoned portions of the *Subject Property*.

b. *Non-residential uses*. Non-residential uses shall be allowed only within the area designated as Commercial on the approved Concept Plan for the District, and are limited to those uses permitted of right or by special use permit for the (C) Commercial District subject to approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations, Article X, Section 2 of the Unified Development Code, and subject to approval of a Special Use Permit if required by the C District Regulations.

(2) *Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	62' x 120'	7,440 SF	906	*76.20%*
B	72' x 120'	8,640 SF	230	*19.34%*
C	100' x 150'	15,000 SF	53	*4.46%*
		Maximum Permitted Units:	*1189*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *2.36* dwelling units per gross acre of land; however, in no case should the proposed development exceed *1189* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
Minimum Lot Width (1)	62'	72'	100'
Minimum Lot Depth	120'	120'	150'
Minimum Lot Area	7,440 SF	8,640 SF	15,000 SF
Minimum Front Yard Setback (2), (5) & (6)	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) (2) & (5)	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'
Maximum Height (3)	36'	36'	36'
Minimum Rear Yard Setback (4)	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,200 SF	2,600 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%

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General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet.

(4) *Building Standards.* All development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, Stucco, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitous fiberboard in excess of 50% of the masonry requirement.

Examples of Cementitious Fiberboard

(b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors.* This development shall adhere to the following garage design and orientation requirements

(1) *Type 'A' Lots*. The *Type 'A' Lots* (*i.e. the blue lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings*

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into the garage in a 'J' configuration. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration. A maximum of 26.16% of these lots (*i.e. 237 Lots or 20.00% of the total lots*) shall be permitted to be oriented in a *flat-front entry configuration -- allowing the garage to be flush with the front façade of the primary structure* -- pending the front yard setback is increased to a minimum setback of 25-feet.

(2) *Type 'B' & 'C' Lots*. The *Type 'B' & 'C' Lots* (*i.e. yellow and peach colored lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Wood Garage Door

(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 3 & 4 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	62' x 120'	(1), (2), (3), (4)
B	72' x 120'	(1), (2), (3), (4)
C	100' x 120'	(1), (2), (3), (4)

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(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or FM-549 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

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

Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

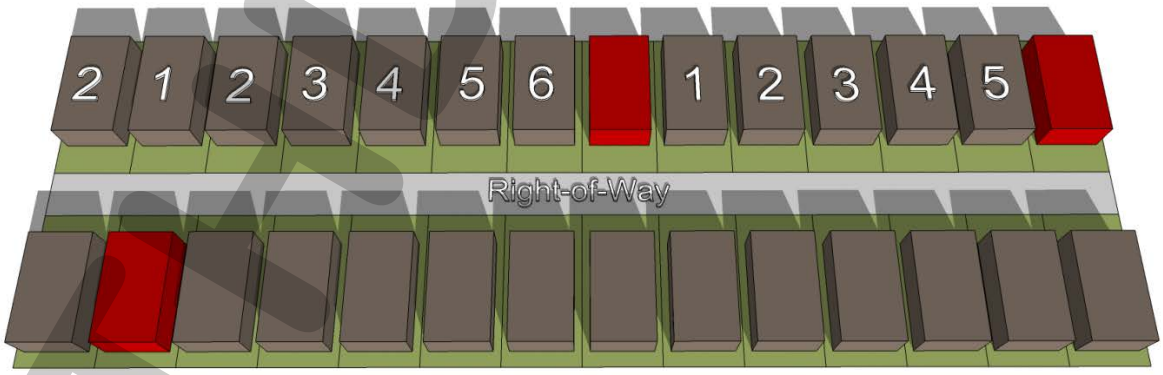
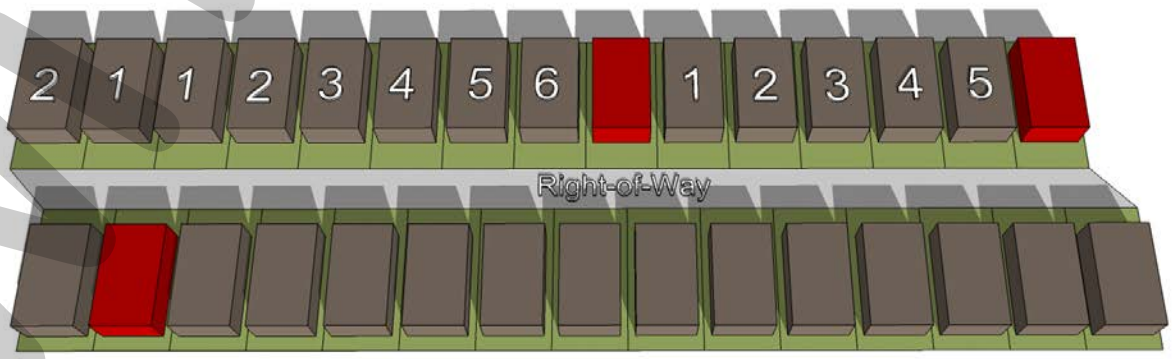


Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



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(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. S. John King Blvd, S. Goliad St and FM-549*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) Masonry Screening Walls. If masonry screening walls are required by the City to be installed along a common boundary line shared with any portion of the residential zoned property, such walls shall be constructed by the commercial developer when the commercial tract is developed. If any portion of the residential zoned property develops before an adjoining commercial zoned tract, the builders shall install either a temporary 6' tall wood fence or tubular steel fence along the common property line (subject to the City's preference) as homes are constructed which shall be replaced with a masonry screening wall (subject to City requirements) when the adjoining commercial tract is developed.

(7) *Landscape and Hardscape Standards*.

(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a

WITHDRAWN

minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (S. John King Blvd)*. A minimum of a 80-foot landscape buffer shall be provided along S. John King Blvd (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (S. Goliad St)*. A minimum of a 80-foot landscape buffer shall be provided along S. Goliad St (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer

(3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 40-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(4) *Landscape Buffers (Lofland Circle and Future Collectors)*. A minimum of a 10-foot landscape buffer shall be provided along Lofland Circle and along future collectors where lots do not front the collector. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning* --, a minimum of four (4) caliper inches in size, that will be planted on 10-foot centers along the entire northern property boundary. An alternative screening plan proposing the use of existing trees, for the area directly adjacent to northern property line, may be submitted by the developer with the PD Site Plan. This alternative plan can be approved at the discretion of the Planning and Zoning Commission upon a finding that the proposed plan will provide adequate screening that is equal to or exceeds the standards stated in this section.

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(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(e) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Streets*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 101.99-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'C'* of this ordinance. In addition, the following shall apply to the proposed open space and public park areas:

(a) *Public Park*. The development shall incorporate a minimum of a 16.5-acre contiguous tract of land to the City of Rockwall -- *identified as "City Park" in Exhibit 'C'* -- for the provision of a public park. The proposed dedication of land shall be in lieu of the required cash-in-lieu of land fees required by Article II, *Parkland Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances; however, the developer shall be required to pay the pro-rata equipment fees as required by the ordinance, which shall be used to amenitized the proposed public park. To accommodate the development, the City shall grant temporary grading and permanent drainage and detention easements as necessary to develop the residential portions of the property in accordance with City requirements. The City shall have the right to relocate said easements granted in connection with the

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residential development -- *at no cost to the residential developer* -- such that the City may develop the public park in accordance with the City's desired use. Performance of the obligations under this subparagraph shall be deemed fully to satisfy the City's open space requirements stipulated by the OURHometown Vision 2040 Comprehensive Plan.

(b) *Open Space*. All open space areas not dedicated as part of the public park (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

(13) *Amenity Centers*. Two (2) amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*. The two (2) amenity centers will collectively feature at a minimum between them a clubhouse, a pavilion, a playground, a multi-use court (e.g. pickle ball and basketball court), restrooms, a swimming pool, and parking.

(14) *Trails*. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed park.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. In addition, the HOA shall be responsible for maintaining any drainage areas on the public park that are necessary to provide sufficient stormwater detention for the residential lots. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

WITHDRAWN

PROJECT COMMENTS

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

DATE: 5/27/2022

PROJECT NUMBER:	Z2022-027	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Zoning Change (AG to PD) for the Lofland Tract	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

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

05/27/2022: Z2022-027; Zoning Change (AG to PD) for the Lofland Tract
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, and generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205].
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 (Z2022-027) in the lower right-hand corner of all pages on future submittals.
M.4 Please provide a survey of the subject property to be included in the ordinance. An updated legal description -- while not required -- would be helpful as the provided legal description does not use landmarks that currently exist.
I.5 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the South Central Residential District and the Southwest Residential District, and according to the Future Land Use Map contained within this document the subject property is designated for Low Density Residential and Commercial/Retail land uses. The proposed zoning request does conform to this designation and appears to conform to the district strategies for both the South Central Residential District and the Southwest Residential District; however, minor modifications to the boundaries of these designations may be necessary.
I.6 The District Strategies Map for the South Central Residential District shows that a Rest Stop/Trailblazer Pylon element is designated for the southeast corner of the future intersection of Lakes of Somerset Drive and S. Goliad Street. This could be moved to the northeast corner of the future intersection and the design could be integrated into the signage element for the neighborhood (e.g. similar to Breezy Hill, Saddle Star, or Rockwall Downes).
I.7 The OURHometown Vision 2040 Comprehensive Plan stipulates various goals for residential developments. The following aspects of the applicant's proposal either do not conform to or could better conform to the stated goals of the City's plan, and could be revised -- per staff's recommendations below the guidelines -- to bring the project closer to conformance with the plan:

(1) CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2). Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

UNOFFICIAL DRAFT

Staff's Response: The lots in the Oaks of Buffalo Way Subdivision are approximately 1.50-acres in size. A one (1) acre estate style lot product could be incorporated along Lofland Circle -- adjacent to the subdivision -- to better provide a transition of lots sizes to the 62' x 120' and 72' x 120' lots. At a minimum, the larger lot product (i.e. the 100' x 150' lots) should be provided along this entire adjacency.

(2) CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2). Existing development patterns and surrounding conditions (e.g. lot size, architectural style, public improvements, etc.) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

Staff's Response: The development uses cul-de-sacs and a grid layout for the street network. This development should mirror the street network established by the Somerset Park Subdivision, which uses an interconnected street network, no cul-de-sacs, and curvilinear streets. In addition, the development should use similar architectural styles (i.e. Traditional Neighborhood Design principles, gingerbread or farmhouse architectural styles/material mixes, etc.) to create a consistent development theme throughout this area.

(3) CH. 8; Section 2.02; Goal #1 | Policy #2 (Page 8-2). Large residential developments and master planned communities should require differing residential home types, lot sizes, and land uses in the overall development plan.

Staff's Response: Consider incorporating an 82' x 120' lot product that can be intermixed throughout the development to off-set the number of 62' x 120' and 72' x 120' lots.

(4) CH. 8; Section 2.02; Goal #1 | Policy #4 (Page 8-2). Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.

Staff's Response: The lot sizes should be intermixed throughout the development to avoid homogenous pods of one (1) lot product. This is less important adjacent to the eastern boundaries of the subject property where the 62' x 120' lot product may provide an acceptable transition. In addition, this is not necessary adjacent to major roadways and existing subdivision where the larger 100' x 150' lot product is preferable.

(5) CH. 8; Section 2.02; Goal #1 | Policy #5 (Page 8-2). Residential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes.

Staff's Response: The smaller 62' x 120' lots should be adjacent to the public parks.

(6) CH. 8; Section 2.02; Goal #1 | Policy #6 (Page 8-2). The residential development process should include consideration for the way in which residential and non-residential lots are laid out, and adjacency and accessibility to parks and open spaces should be optimized.

Staff's Response: A preliminary trail layout should be incorporated into the concept plan showing the connectivity in the subdivision and the proposed commercial spaces, and how various lots will access the public park(s) and public schools (north of the subject property).

(7) CH. 8; Section 2.02; Goal #3 | Policy #2 (Page 8-2). Public parks should be established per the Parks, Recreation & Open Space Master Plan to ensure that all residential communities have access to high quality recreational park amenities.

Staff's Response: Currently, Park District No. 14 & 12 are divided by the present alignment of SH-205. This means that the subject property is situated within two (2) park districts. Currently, neither park district has an 11-acre public park. Per the concept plan, a public park is being proposed for Park District No. 12. An additional public park could be added to the concept plan intended to serve Park District No. 14. In addition, the public park shown for Park District No. 12 should be readjusted to the west side of the gas line easement with the future alignment of the Minor Collector being adjusted to the east side of the gas line easement. This will allow for a contiguous public park that can potentially be extended into the Blackland Prairie.

(8) CH. 8; Section 2.02; Goal #4 | Policy #2 (Page 8-3). Use berms and buffers to transition land uses as opposed to walls. This creates a natural transition in which trails can be incorporated to connect residential areas with non-residential areas.

Staff's Response: A minimum of a 50-foot landscape buffer should be incorporated between the residential and commercial properties. Within this buffer a berm and three (3) tiered screening should be provided.

WITHDRAWN

(9) CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3). To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

Staff's Response: Homes should adjacent to the public parks and/or open space should face onto the public park and/or open space and be accessible by a single-loaded street. Currently, the plan does not meet this requirement.

(10) CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3). Design neighborhoods utilizing the Housing Tree Model … A method of laying out single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.

Staff's Response: The larger 100' x 150' lots should be located adjacent to John King Boulevard, SH-205, and FM-549. Along FM-549, an alternate product of 80' x 120' could be used to meet this requirement.

M.8 Based on the submitted Concept Plan, please make the following corrections and resubmit the updated plan by June 7, 2022:

(1) Open Space. The minimum open space required for this development is 108.978-acres (i.e. 544.89 [Gross Acreage] x 20.00%). Currently, the plan shows the provision of 108.74-acres of open spaces. Please adjust the open space to incorporate an addition 0.238-acres to meet the 20.00% requirement.
(2) Open Space Proximity Requirements. The Unified Development Code (UDC) requires that all residential lots less than 12,000 SF be within 800-feet of a park or open space. Please provide a separate exhibit that demonstrate that conformance to this requirement.
(3) Landscape Buffers. Please show the required 50-foot landscape buffers adjacent to all commercial properties on the concept plan.

M.9 Please review the attached draft ordinance prior to the May 31, 2022 Planning & Zoning Commission meeting, and provide staff with your markups by June 7, 2022. Please carefully read through this document as staff has incorporated changes from what was originally submitted.
I.10 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.11 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: - Half of Lofland Circle to be built
- See about adding street connection to property to the north.
- An HOA Lot/Drainage easement to be placed along the north property line of the RISE property and the west property line of Lake Rockwall Estates to collect offsite drainage before entering lots.
- Extend Sanitary Sewer to West property line of Lake Rockwall Estates for future sewer extension into property.

The following items are informational for the engineering design phase.
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 including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Gas Line/Easement crosses site - Letter of Permission to cross/build over.

WITHDRAWN

Drainage Items:
- Flood/Detention Study required (must pay retainer to City before review).
- Waters of the US and Wetlands Determination for all creeks.
- Must show and meet erosion hazard setback for all creeks/streams. Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- No detention in 100yr flood plain and no walls allowed in detention ponds
- Detention not to be placed in City owned land/parks
- Detention is required. Post-Development C value is by zoning.
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No Lot to lot drainage allowed.
- An HOA Lot/Drainage easement to be placed along the north property line of the RISE property and the west property line of Lake Rockwall Estates to collect offsite drainage before entering lots.
- Must have written permission release from NRCS regarding their easement around the Lofland lake and possible construction encroachment.

Water and Wastewater Items:
- Infrastructure Study is required. Fees required.
- Loop 8-inch Water Line on site
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Show 1.5 acres dedication to City for future water tower site at Stableglen Dr. and Mercers Colony Ave.
- Possibility of two elevated water tank needed to support development in both pressure plans. Infrastructure study to determine.
- Must construct waterlines per the Master Water Plan. (plan attached).
- Must construct sewer lines per the Master Sewer Plan. (plan attached).
- Lift Station upgrades to ultimate buildout (Somerset LS, FM 3097 #1 LS, FM 3097 #2 LS) prior to any building permits
- Sewer Pro-ratas (FM 3097 - $432.74/acre, Somerset - $545.38/acre)
- Provide corridor for City of Heath 24-inch water transmission line that run north-south along Lofland Circle. No fencing, structures, trees, etc over line and easement. Will need to get with City of Heath on required separation distances and easement size they require.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
Extend Sanitary Sewer to West property line of Lake Rockwall Estates for future sewer extension into property.

Roadway Paving Items:
- Sidewalk must be installed along roadways.
- Traffic Impact Analysis study required.
- Must construct John King (65' ROW, 45' paving) from S Goliad to FM 549.
- Must construct a minimum of 24' of Lofland Circle (60' ROW, 41' paving) from S Goliad to curve.
- Must construct Lakes Somerset Dr (60' ROW, 41' paving) from John King to FM 549.
- Must construct Stableglen Dr (60' ROW, 41' paving) from Goliad to development to the north.
- All roadways adjacent to City Park to be 60' ROW & 41' paving.

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

WITHDRAWN

FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	05/27/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	05/27/2022	N/A

No Comments

WITHDRAWN

N

0 200 400 800
SCALE: 1" = 400'

LEGEND

TYPICAL LOT SIZES

- 62' X 125' - 906 LOTS
- 72' X 125' - 230 LOTS
- 100' X 150' - 53 LOTS
- OPEN SPACE - 143.63 Ac.
- AMENITY CENTER - 4.83 Ac.
- CITY PARK - 16.5 Ac.

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JOHN KING BOULEVARD

F.M. 549

HICKORY RIDGE

AMENITY CENTER

S. GOLIAD

COMMERCIAL 18.4 AC. 7.0 AC. OUTSIDE OF F/P

COMMERCIAL 7.7 AC. 5.6 AC. OUTSIDE OF F/P

COMMERCIAL 6.6 AC.

COMMERCIAL 5.5 AC.

AMENITY CENTER

JOHN KING BOULEVARD

STABLE GLEN DR.

SOMERSET PARK

16.5 ACRE CITY PARK

OAKS OF BUFFALO WAY

OWNERS

J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLA
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOF
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

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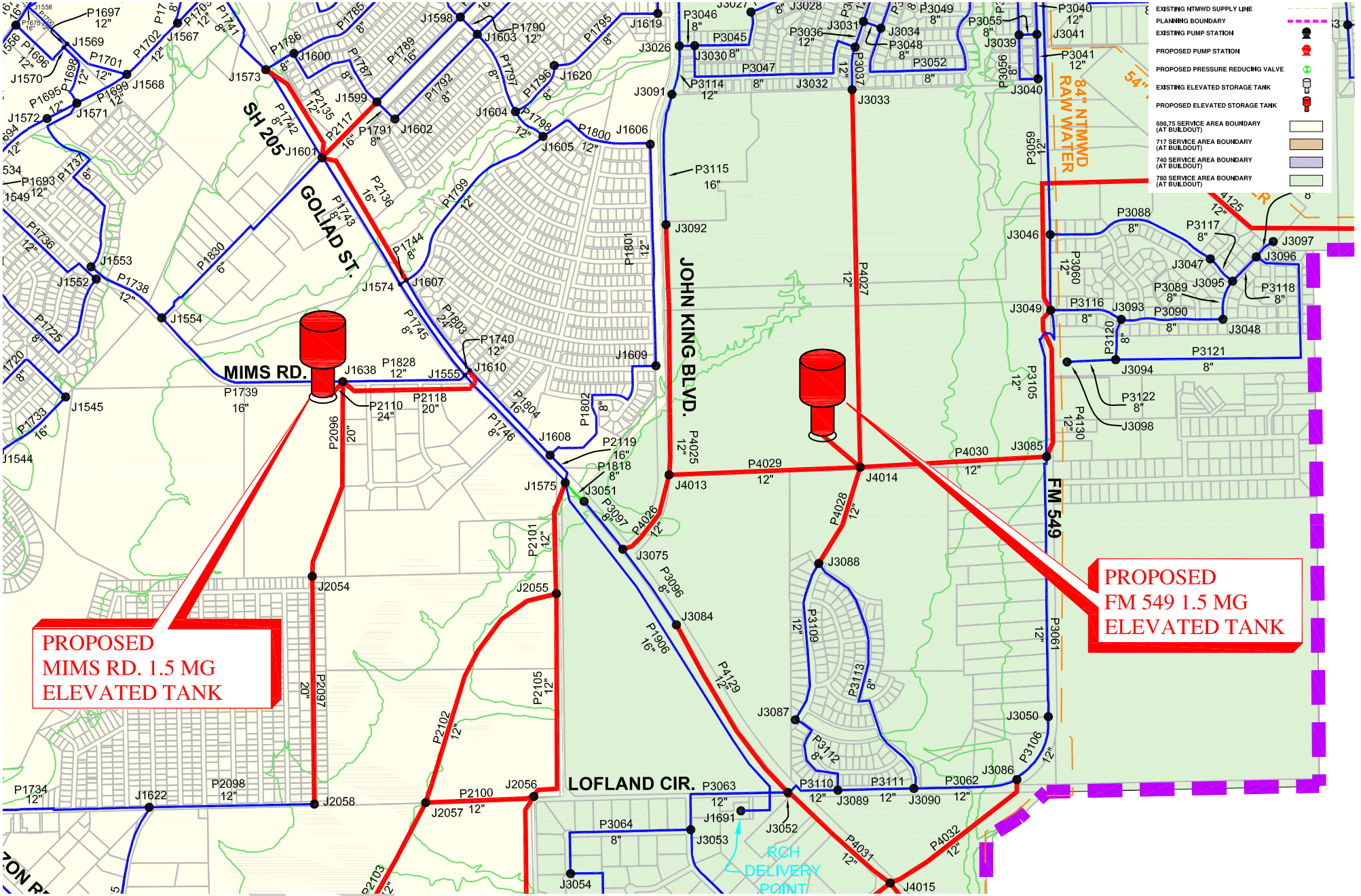
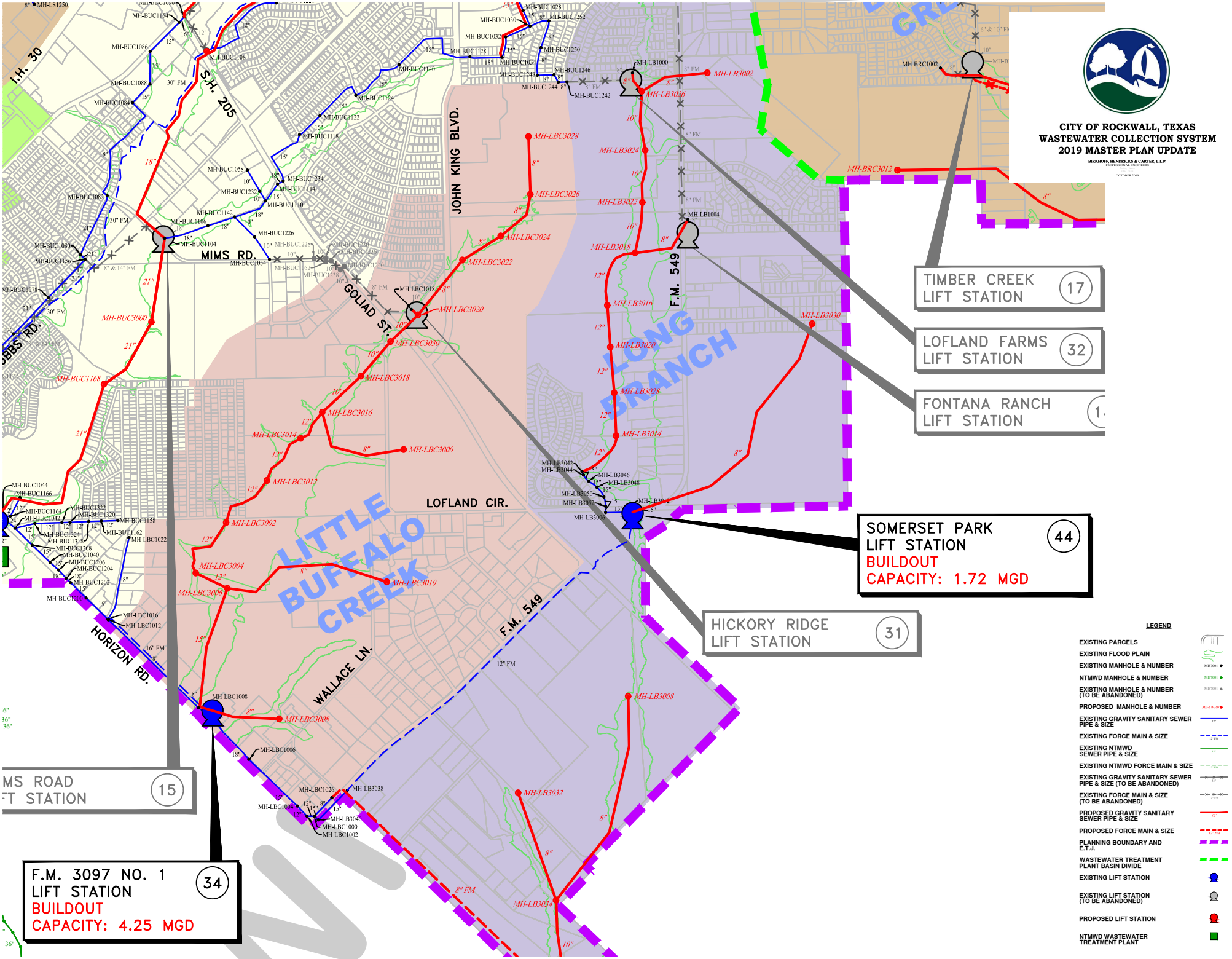
CITY OF ROCKWALL, TEXAS
WATER DISTRIBUTION SYSTEM
MASTER PLAN

BIRKHOFF, HENDRICKS & CARTER, L.L.P.




CITY OF ROCKWALL, TEXAS
WASTEWATER COLLECTION SYSTEM
2019 MASTER PLAN UPDATE
BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
OCTOBER 2019
I.H. 30
S.H. 205
JOHN KING BLVD.
MIMS RD.
GOLIAD ST.
F.M. 549
LOFLAND CIR.
WALLACE LN.
HORIZON RD.
LITTLE BUFFALO CREEK
LONG BRANCH
TIMBER CREEK LIFT STATION 17
LOFLAND FARMS LIFT STATION 32
FONTANA RANCH LIFT STATION
SOMERSET PARK LIFT STATION 44
BUILDOUT
CAPACITY: 1.72 MGD
HICKORY RIDGE LIFT STATION 31
F.M. 3097 NO. 1 LIFT STATION 34
BUILDOUT
CAPACITY: 4.25 MGD
MS ROAD FT STATION 15
LEGEND
EXISTING PARCELS
EXISTING FLOOD PLAIN
EXISTING MANHOLE & NUMBER
NTMWD MANHOLE & NUMBER
EXISTING MANHOLE & NUMBER (TO BE ABANDONED)
PROPOSED MANHOLE & NUMBER
EXISTING GRAVITY SANITARY SEWER PIPE & SIZE
EXISTING FORCE MAIN & SIZE
EXISTING NTMWD SEWER PIPE & SIZE
EXISTING NTMWD FORCE MAIN & SIZE
EXISTING GRAVITY SANITARY SEWER PIPE & SIZE (TO BE ABANDONED)
EXISTING FORCE MAIN & SIZE (TO BE ABANDONED)
PROPOSED GRAVITY SANITARY SEWER PIPE & SIZE
PROPOSED FORCE MAIN & SIZE
PLANNING BOUNDARY AND E.T.J.
WASTEWATER TREATMENT PLANT BASIN DIVIDE
EXISTING LIFT STATION
EXISTING LIFT STATION (TO BE ABANDONED)
PROPOSED LIFT STATION
NTMWD WASTEWATER TREATMENT PLANT

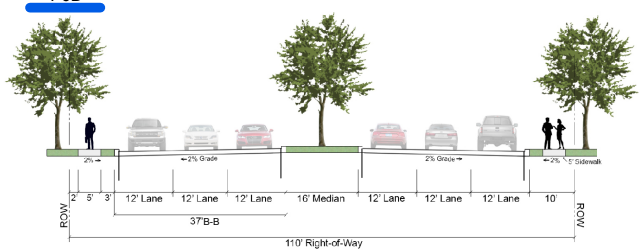
MASTER THOROUGHFARE PLAN

COMPREHENSIVE PLAN 04 | INFRASTRUCTURE

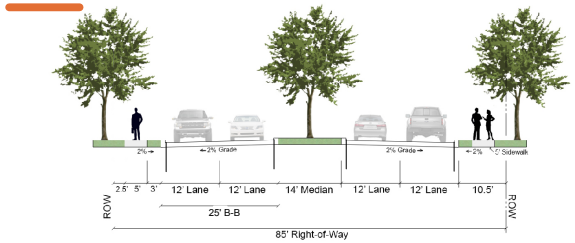
TYPICAL CROSS SECTIONS

** TxDOT 4D and TxDOT 6D cross sections will require 120' of right-of-way or as specified by TxDOT**
See 2040 Comprehensive Plan for P3U

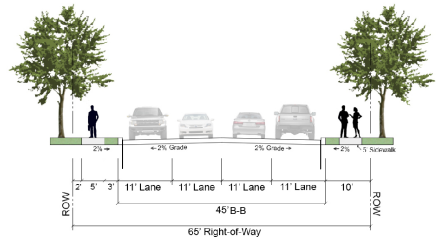
P6D



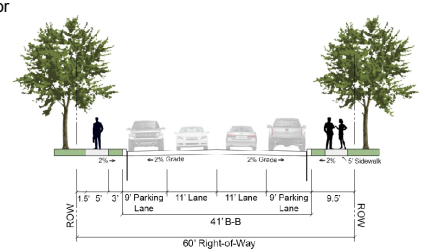
M4D



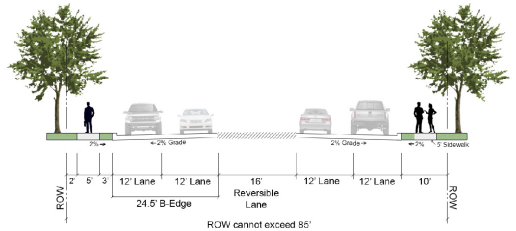
M4U

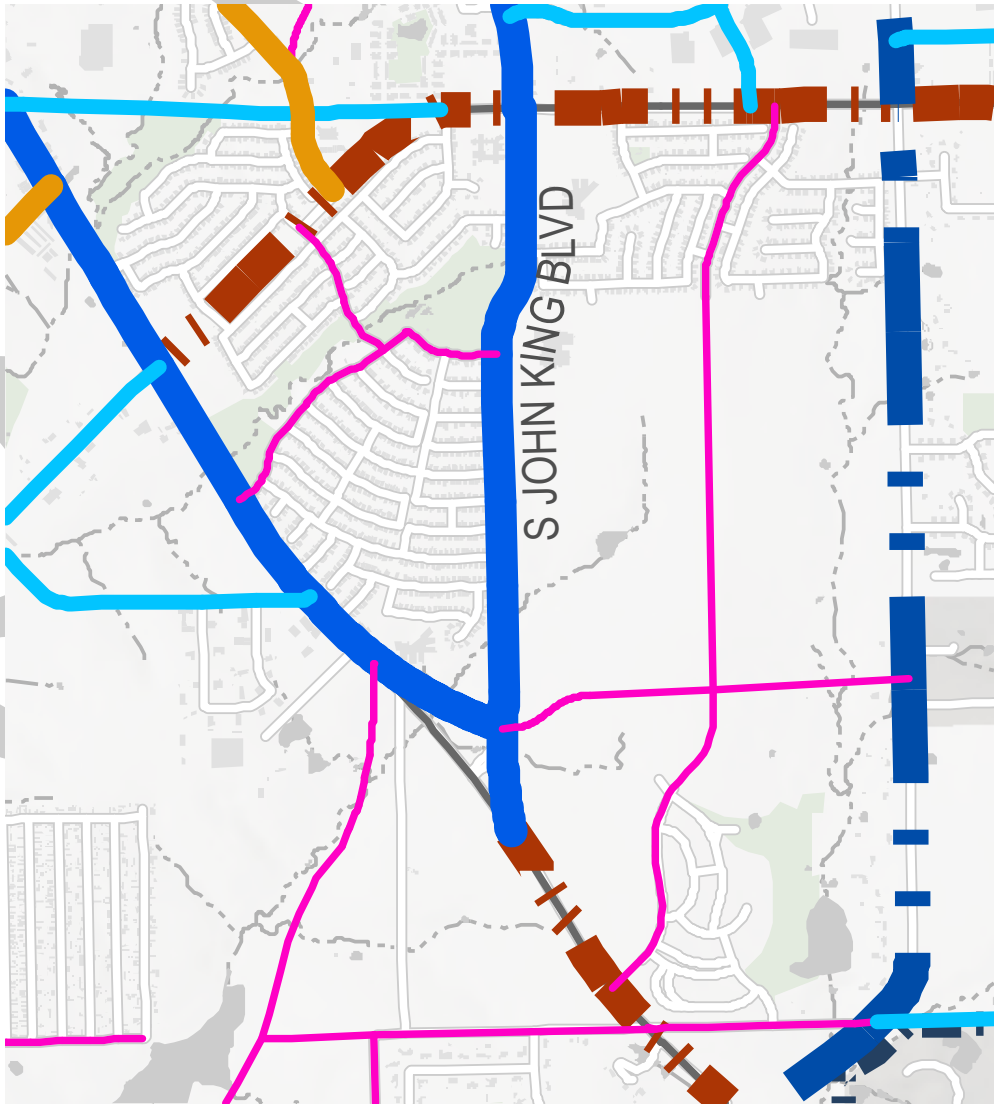


Minor Collector



M4U-M



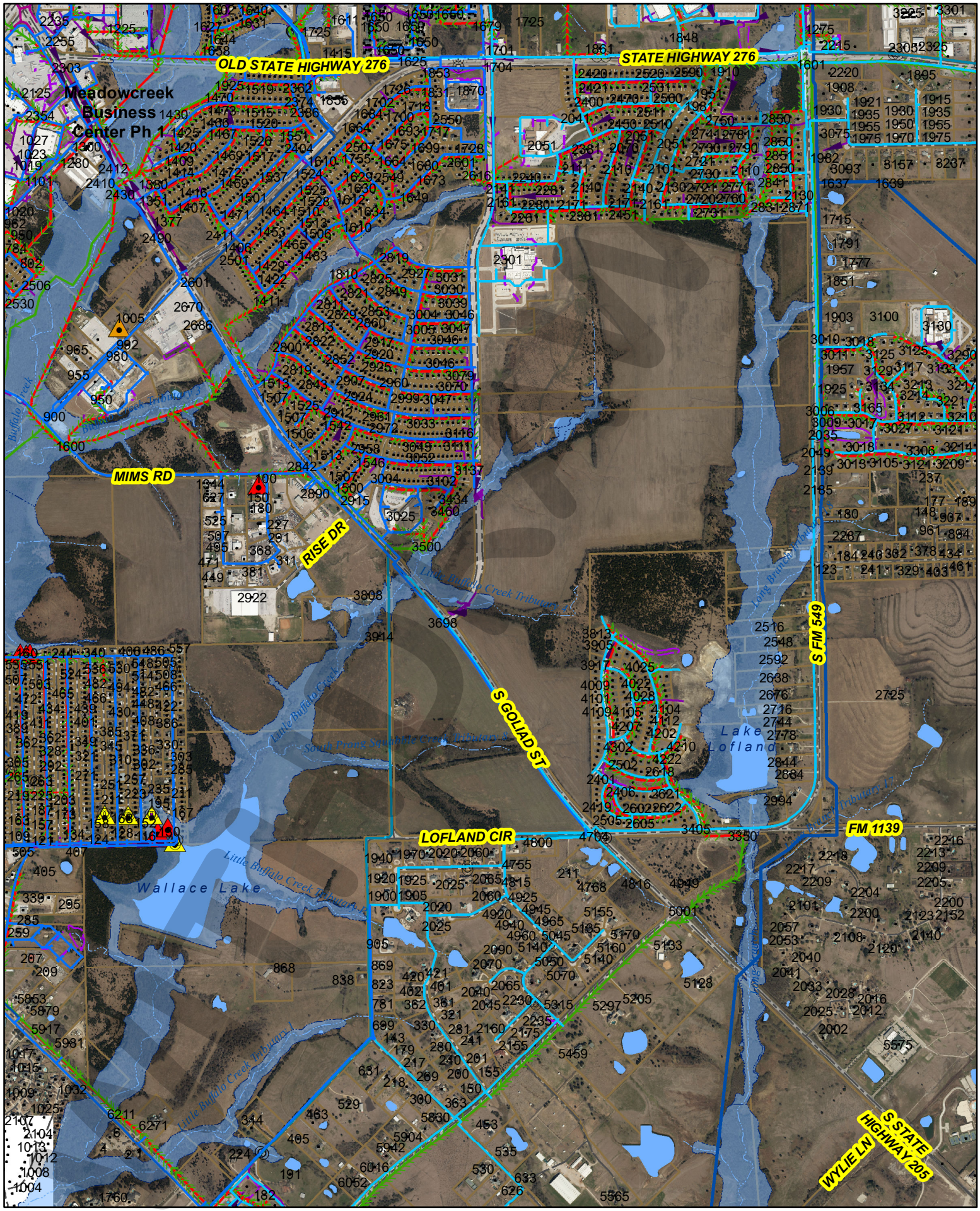


ROADWAY CLASS

- County
- M4D
- M4U
- M4U-M
- Minor
- Outer Loop
- P3U
- P6D
- TxDOT4D
- TxDOT6D

MAP LEGEND

- County Boundary
- Planning Boundary (ETJ)
- Rockwall City Limits



City of Rockwall

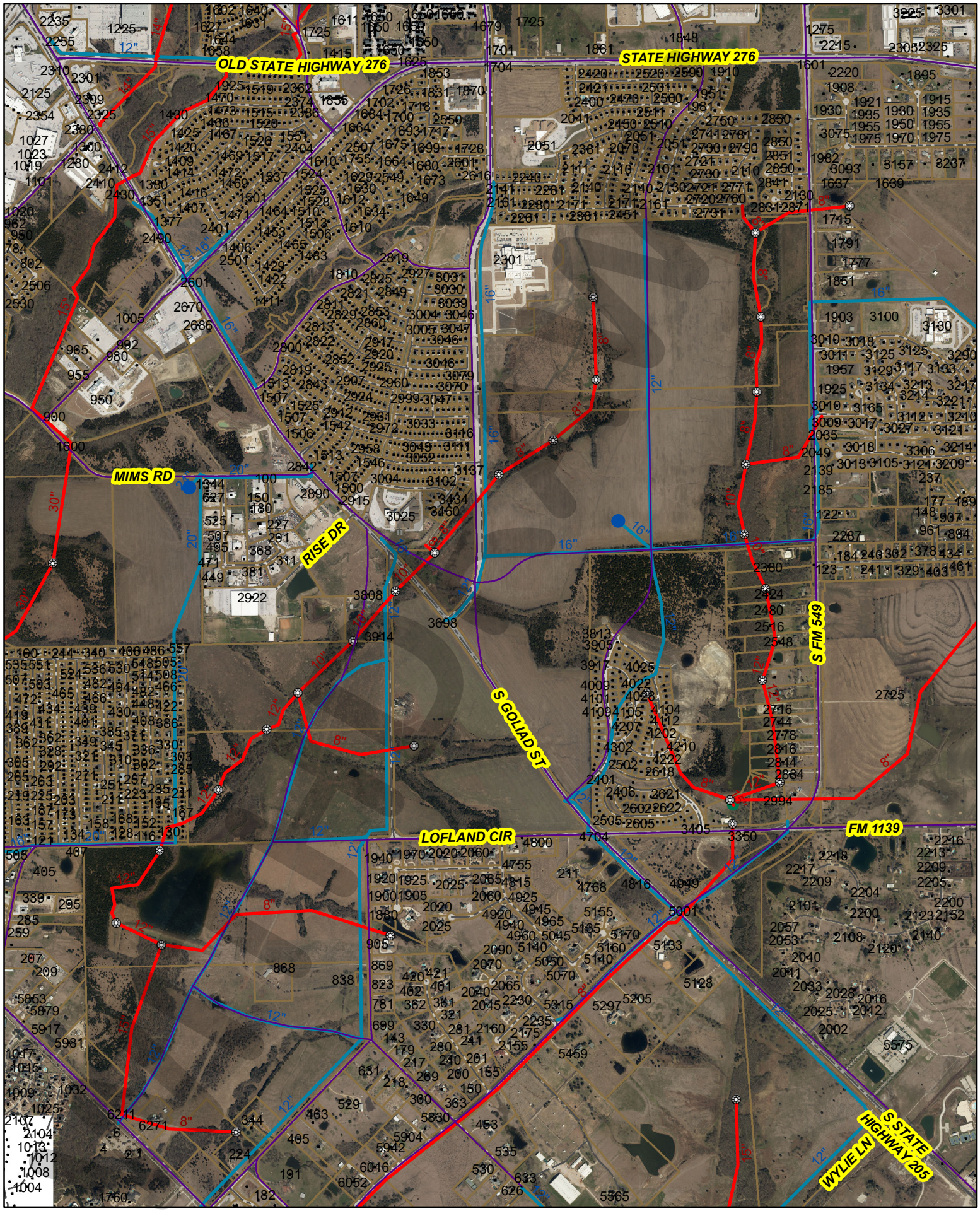
N W E S

0 520 1,040 Feet

CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS
1 inch = 1,500 feet
Date: 11/3/2021

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

Approximate Utility Locations



City of Rockwall

0 520 1,040 Feet

CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS

1 inch = 1,500 feet

Date: 11/3/2021

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Master Plans

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ 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 [PLEASE PRINT]

ADDRESS	0000 S. John King Blvd and 0000 S Goliad St			
SUBDIVISION	WH Baird, A Johnson and JR Johnson Survey	LOT		BLOCK
GENERAL LOCATION	North and South of S John King Blvd and S Goliad St			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG - Agricultural District	CURRENT USE	Vacant Land
PROPOSED ZONING	PD - SF-10 and GR	PROPOSED USE	Single Family Residental and ~~Retail~~ Commercial GR
ACREAGE	+/- 543	LOTS [CURRENT]	N/A
LOTS [PROPOSED]	+/- 1270		

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

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

☐ OWNER	The Lofland Family	☑ APPLICANT	Skorburg Company
CONTACT PERSON	Bill Lofland	CONTACT PERSON	Adam Buczek
ADDRESS	105 E Kaufman	ADDRESS	8214 Westchester Dr
			Suite 900
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75225
PHONE	214-693-0120	PHONE	214-888-8843
E-MAIL	Bill_Lofland@juno.com	E-MAIL	abuczek@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 8,360 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18 *DAY OF* May *, 20* 22 *. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 *DAY OF* May *, 20* 22

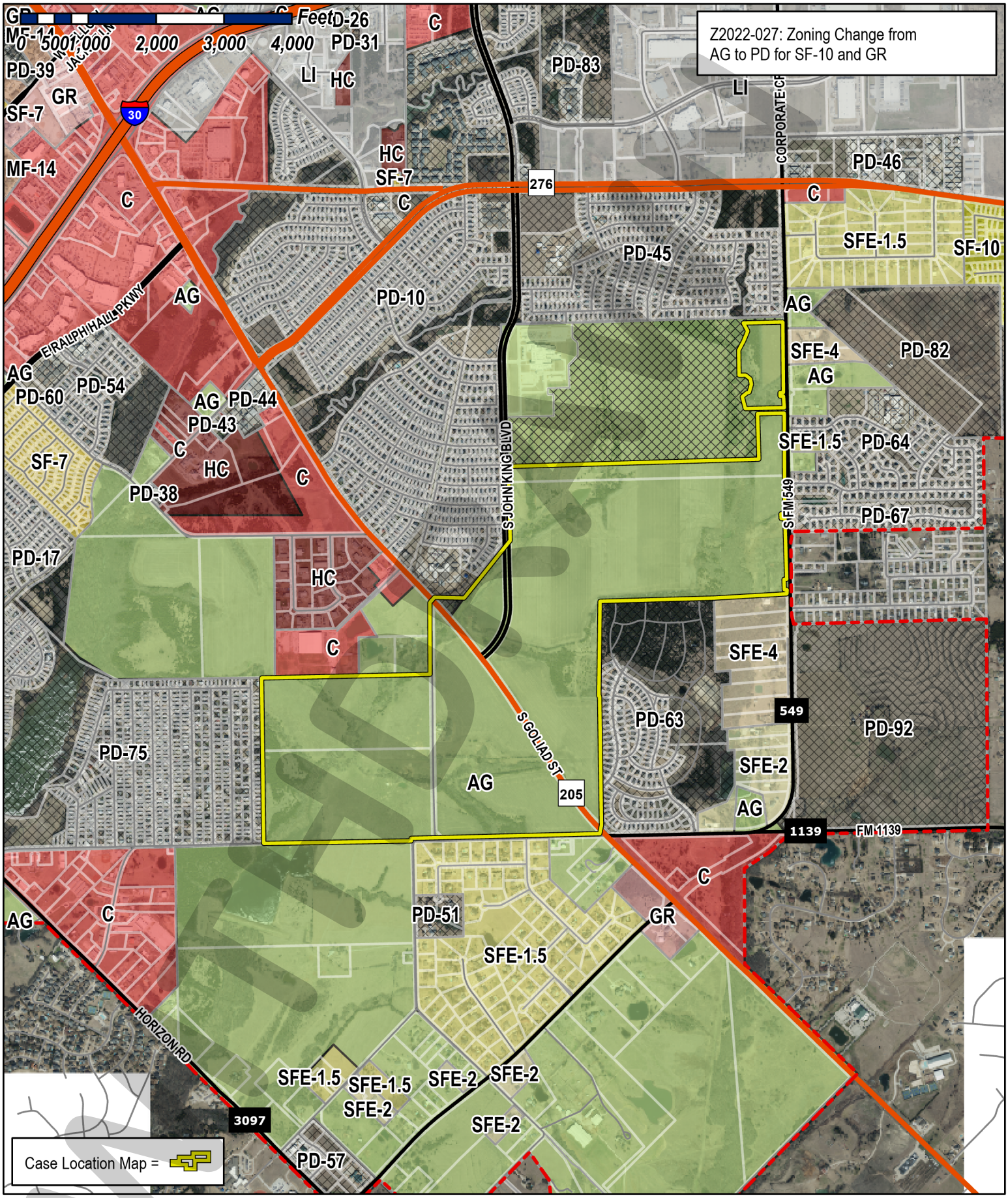
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
HUMBERTO JOHNSON
Notary ID #132479174
My Commission Expires
May 15, 2024

MY COMMISSION EXPIRES 05/15/2024

WITHDRAWN



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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385 S. Goliad Street
Rockwall, Texas 75087
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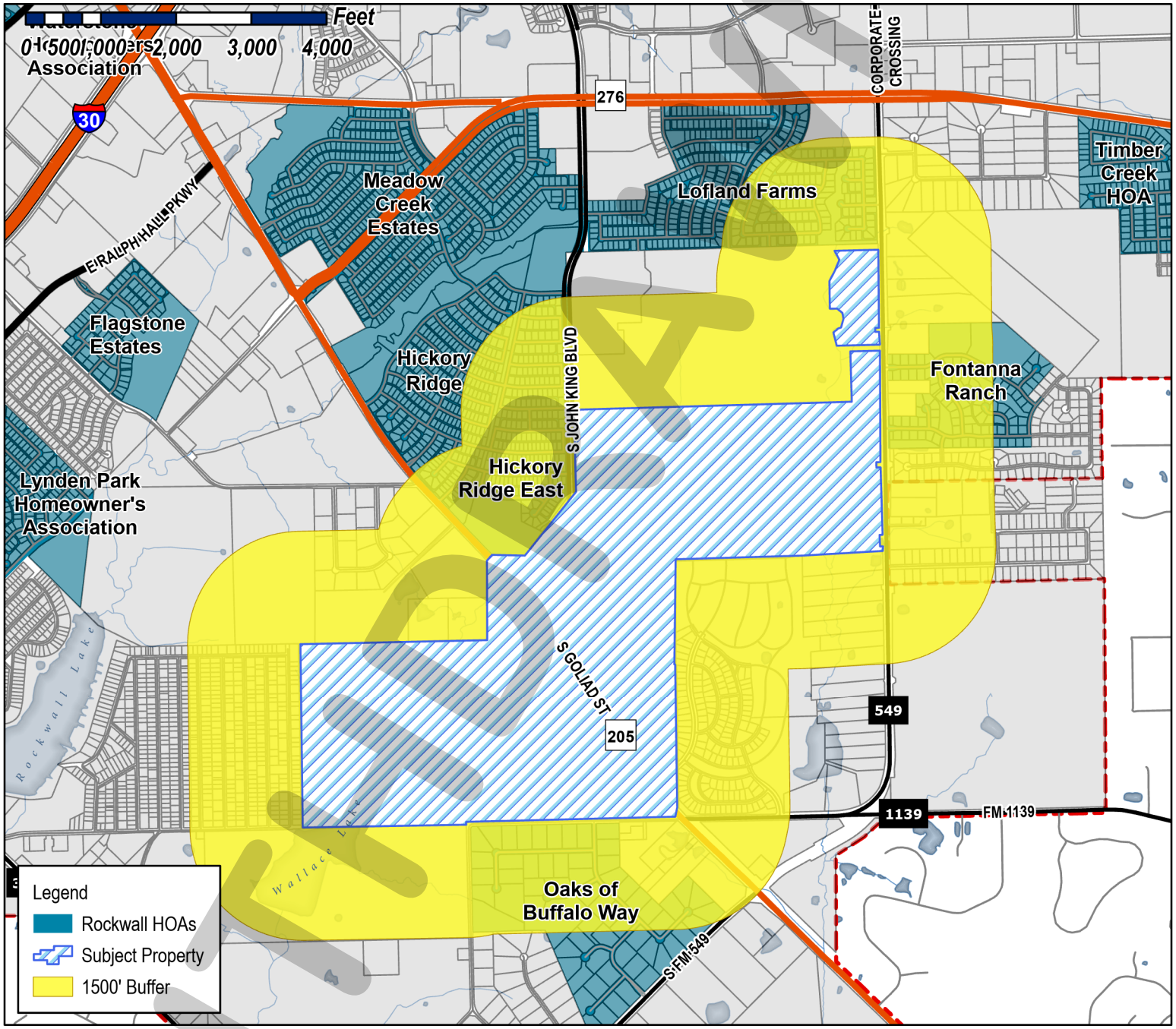
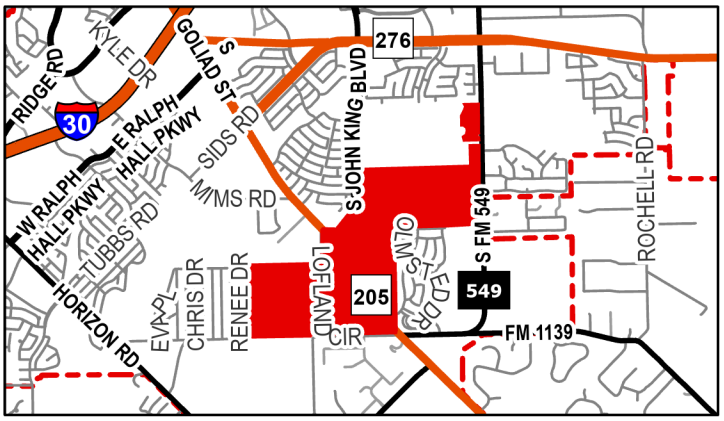


Case Number: Z2022-027
Case Name: Zoning Change from AG to PD for SF-10 and GR
Case Type: Zoning
Zoning: Agricultural
Case Address: Lofland Tract

Date Saved: 5/20/2022
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
(P): (972) 771-7745
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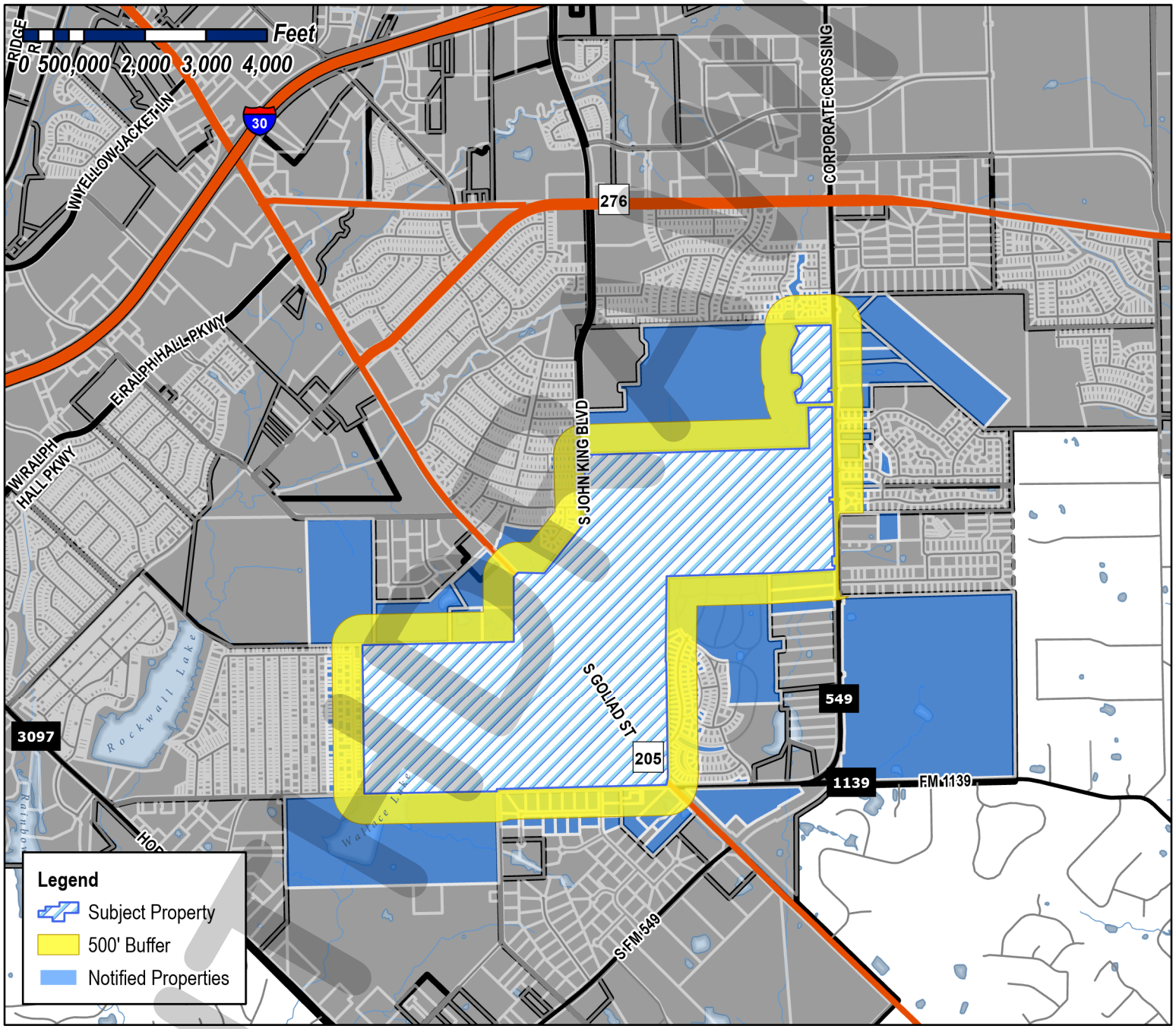
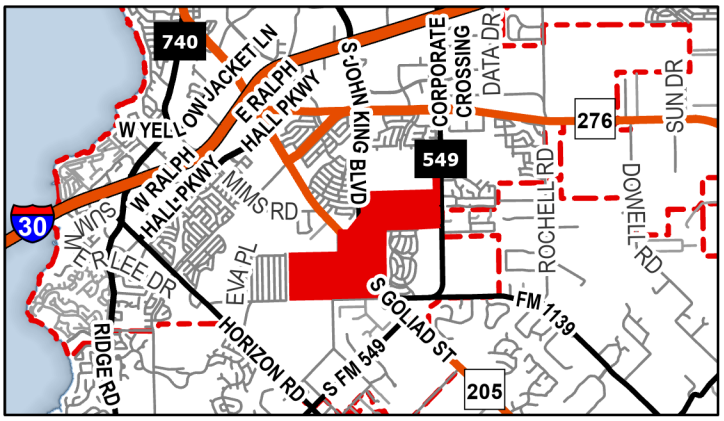


Case Number: Z2022-027
Case Name: Zoning Change from AG to PD for SF-10 and GR
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Lofland Tract

Date Saved: 5/24/2022
For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

SMARTT LOFLAND & BOND
1 CARMARTHEN CT
DALLAS, TX 75225

ROBINSON JEREMY A
10012 TISBURY DR
FRISCO, TX 75035

CAMP TASHIA AND DARROL
1002 HIGH COTTON LN
ROCKWALL, TX 75087

JDS & BHK PROPERTY MANAGEMENT FIRM LP
105 CLIPPER COURT
ROCKWALL, TX 75032

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

FLORES ALEJANDRO
1070 N BEN PAYNE RD
ROCKWALL, TX 75032

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

HP TEXAS I LLC
120 SOUTH REIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 75126

OLIVARES JAIME B & MARTINA G
1209 QUAIL DR
GARLAND, TX 75040

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75087

VASQUEZ FRANSISCO
125 NICOLE DR
ROCKWALL, TX 75032

ZILLOW HOMES PROPERTY TRUST
1301 SECOND AVE FL 31
SEATTLE, WA 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

VALDEZ JOSE G
1311 PRATO AVE
MCLENDON CHISHOLM, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

NELLER GARY K & HELEN COMEAU
148 HARVEST HILL DR
ROCKWALL, TX 75032

LAYZA LUIS &
RUBEN LUNA & JUDITH BARCELO & MINDY H
ZAMORA
1600 US HIGHWAY 80
MESQUITE, TX 75032

KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

IBARRA GABRIELA AND
EDUARDO OSORNIO
171 CRAWFORD LN
ROYSE CITY, TX 75189

WITHDRAWN

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

SRP SUB LLC
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD STE 230
DALLAS, TX 75252

CONTRERAS JOSE LUIS AND
JUANA DIAZ
1750 E FM 550
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

RODRIGUEZ FAMILY TRUST
JOSE DAVID & CYNTHIA MARIA RODRIGUEZ
TRUSTEES
1791 S FM 549
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

SOMERSET PARK COMMUNITY ASSOCIATION
INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI
1920 BROKEN LANCE LANE
ROCKWALL, TX 75032

SCHUETTE JASON & BARBARA
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER
193 ELVIS PRESLEY LN
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY
1940 BROKEN LANCE LN
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE
1950 BROKEN LANCE LN
ROCKWALL, TX 75032

INGRAM JAMES KENDELL
1957 S FM 549
ROCKWALL, TX 75032

ESTATE OF JEROME WENDELL INGRAM
C/O JAMES KENDELL INGRAM
1957 S FM 549
ROCKWALL, TX 75032

BLANKENSHIP TAV & DEBORAH
1990 BROKEN LANCE LN
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

MOORE JAMES S AND KATRINA D
2005 BROKEN LANCE LANE
ROCKWALL, TX 75032

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G
2020 BROKEN LANCE LN
ROCKWALL, TX 75032

HOOVER WILLIAM A AND TAMMY
2025 BROKEN LANCE LANE
ROCKWALL, TX 75032

WITHDRAWN

CURTIS PAMELA
2040 BROKEN LANCE LN
ROCKWALL, TX 75032

BAKER ALEXANDER AND
ARTEMIS LI
2045 BROKEN LANCE LN
ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY
2060 BROKEN LANCE LANE
ROCKWALL, TX 75032

HOLLOMAN JAMES AND KIM
2065 BROKEN LANCE LN
ROCKWALL, TX 75032

DRENTH HOWARD D AND TERESSA
2080 BROKEN LANE
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LN
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

BARRY CHRIS S
2140 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

LOPEZ JOSE CARMONA
221 NICOLE
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

DIGGS DAVID WILEY
2401 LOUDON ST WEST
ROCKWALL, TX 75032

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE
2405 LOUDON ST WEST
ROCKWALL, TX 75032

HEAD WILLIAM ROBERT AND KIMBERLY ANN
2406 LOUDON ST EAST
ROCKWALL, TX 75088

GIL ANNA AND JULIAN
2409 LOUDON STREET WEST
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

BOLDEN QUINTEN TIBERIUS AND
ALEXANDER NICHOLAS KUJAK
2417 LOUDON ST WEST
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND
ANGEL JAVIER SANCHEZ ROJAS
2419 LOUDON ST WEST
ROCKWALL, TX 75032

HUGHES BRYAN
2423 LOUDON ST WEST
ROCKWALL, TX 75032

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

DE LOS SANTOS CARLOS AND MARGOT
2501 LOUDON ST WEST
ROCKWALL, TX 75032

FURLONG FAMILY TRUST
2502 LONG COMMON NORTH
ROCKWALL, TX 75032

SIGNO FAMILY LIVING TRUST
GENARO A SIGNO AND JULITA R SIGNO-
TRUSTEES
2505 LOUDON STREET WEST
ROCKWALL, TX 75088

WITHDRAWN

JOSHI MAYURESH S AND
BINITA SINHA
2513 LOUDON ST WEST
ROCKWALL, TX 75088

ROSS SCOTT TRAVIS AND MEGAN
2517 LOUDON ST WEST
ROCKWALL, TX 75032

TAYLOR SHELLY A
2518 LONG COMMON NORTH
ROCKWALL, TX 75032

DENSON PATRICIA ANN
2521 LOUDON ST WEST
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003
JOSEPH C AND SHIZUKO BOCK-TRUSTEES
2601 LONG COMMON SOUTH
ROCKWALL, TX 75032

CRUZ DEBRA J
262 RENEE DR
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

BAKER CLARENCE JR
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

QUINLAN ROBERT JOHN AND TENA
2871 DEUTZ CT
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

RIVERA DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

4 HO LTD
3001 SAN MARCOS DRIVE
ROCKWALL, TX 75032

CRENSHAW JANET AND GERALD S
3005 SAN MARCOS DR
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F
3006 SAN MARCOS DRIVE
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE
3009 SAN MARCOS DRIVE
ROCKWALL, TX 75032

SHAWN WATTS 1993 IRREVOCABLE TRUST
SHAWN HORTON CARTER- TRUSTEE
3009 WIMBERLY LANE
ROCKWALL, TX 75032

WITHDRAWN

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

JONES KRISTINE KAYE AND
JOSE ENRIQUE FRESQUEZ
3010 SAN MARCOS DRIVE
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE
3010 WIMBERLEY LANE
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

DAWA DAWA AND
TENZIN LHAMO
3011 WIMBERLEY LANE
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

PASCHALL RONALD L AND TAMMY RENEE
3012 WIMBERLEY LANE
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD
3013 SAN MARCOS DRIVE
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY
3013 WIMBERLEY LN
ROCKWALL, TX 75087

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

RILEY CHRISTINE
3014 SAN MARCOS DRIVE
ROCKWALL, TX 75032

ZAZAKIS LAURA J AND JOHN
3014 WIMBERLEY LANE
ROCKWALL, TX 75032

PARKER LESLIE C AND LYNN
3015 WIMBERLEY LN
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN
ACOSTA MEJIA
303 RENEE DR
ROCKWALL, TX 75032

BOLES BRIAN L & SUZANNE M
3046 DUSTY RIDGE DR
ROCKWALL, TX 75032

WAKHARKAR SAKET AND GAURI
3054 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA
3061 DUSTY RIDGE DR
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

BIRDWELL GLENN R & BEVERLY J
3063 DEER RIDGE
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

STEWARD RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

WITHDRAWN

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

DAWSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS
3081 COOLWOOD LANE
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY
3083 MISTY RIDGE LN
ROCKWALL, TX 75032

TOWNSEND NINA
3084 MISTY RIDGE LN
ROCKWALL, TX 75032

CEVALLOS JASON & MARY
3086 LIMESTONE HILL LN
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

JARMAN EMMA
3091 MISTY RIDGE LN
ROCKWALL, TX 75032

DENNIS AMY L
3094 LIMESTONE HILL LN
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE
3099 MISTY RIDGE LN
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY
3100 COOLWOOD LN
ROCKWALL, TX 75032

REGGIA DANIELLE R
3100 MISTY RIDGE LN
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH
3102 LIMESTONE HILL LN
ROCKWALL, TX 75032

GARNER AMY
3105 MISTY RIDGE LN
ROCKWALL, TX 75032

OCHOA RENE
3107 COOLWOOD LANE
ROCKWALL, TX 75032

HAYES, LAGWENDA
3108 COOLWOOD LN
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A
3111 MISTY RIDGE LANE
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL
3117 MISTY RIDGE LANE
ROCKWALL, TX 75032

SANDERS MELISSA D & MATTHEW E
3119 COOLWOOD LN
ROCKWALL, TX 75032

TURNER JOHN MICHAEL & PATRICIA SUE
312 MYERS ROAD
HEATH, TX 75032

ESPARZA MARCO
312 RENEE
ROCKWALL, TX 75032

ESPARZA MARCO A
312 RENEE DR
ROCKWALL, TX 75032

VARGAS JOSE A
3124 COOLWOOD LN
ROCKWALL, TX 75032

KILPATRICK KERRY LYNN & JENNY LYNN
3125 MISTY RIDGE LN
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH
3158 LUCHENBACK TRL
ROCKWALL, TX 75032

WITHDRAWN

SAGNIBENE JOE AND LISA
3162 LUCKENBACH TRAIL
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ
321 PANOLA CT
ROYSE CITY, TX 75189

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

BRAGA GUILHERME CREDIDIO & YASMINI
RAMOS IZIDORO
327 NICOLE DRIVE
ROCKWALL, TX 75032

JIMENEZ RICARDO
330 RENEE DR
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

SWAIT TIFFANY
3402 POST OAK DR
ROCKWALL, TX 75032

MENDOZA MIGUEL
3410 POST OAK DR
ROCKWALL, TX 75032

WOODWARD CHERIE J
3426 POST OAK DR
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A
3434 POST OAK DRIVE
ROCKWALL, TX 75032

ANDERSON ERICKA RENEE
3442 POST OAK DR
ROCKWALL, TX 75032

BEAVERS SHIRLEY
3460 POST OAK DR
ROCKWALL, TX 75032

OROZCO ARMANDO
3465 POST OAK DR
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER
3469 POST OAK DRIVE
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA
3472 POST OAK DR
ROCKWALL, TX 75032

LEWIS REX STEPHEN
3473 POST OAK DR
ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N
3476 POST OAK DRIVE
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

ABBA INVESTMENT GROUP LLC
3606 CAVALIER DR
GARLAND, TX 75042

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 32563

MCLOUD JOY ANN
375 NICOLE DR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS
3813 OLMSTED DRIVE
ROCKWALL, TX 75032

MAH JEFFERY
3816 HASKELL CT
DALLAS, TX 75204

CASTILLO JOSE &
LUZ DELGAEDO
383 LAKESIDE DR
ROCKWALL, TX 75032

ROLDAN EMILY ELIZABETH AND IVAN
3901 STABLEGLEN DR
ROCKWALL, TX 75032

OSMUN DAVID CHARLES AND MARISHA
3902 STABLEGLEN DR
ROCKWALL, TX 75032

TORRES MARCUS ANTHONY AND AMANDA E
3905 STABLEGLEN AVE
ROCKWALL, TX 75032

WITHDRAWN

MATHEW RON KANNANTHANATHU AND
MARILYN TOMY
3906 STABLEGLEN DR
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE
3909 STABLEGLEN DRIVE
ROCKWALL, TX 75032

GILMORE CARA D
3910 STABLEGLEN DR
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE
3913 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING
TRUST
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES
3917 STABLEGLEN DRIVE
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS
395 NICOLE DR
ROCKWALL, TX 75087

SANCHEZ ARNULFO & ORALIA
398 NICOLE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE RD
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH
4001 STABLEGLEN DR
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING
CENTER
4002 STABLEGLEN DRIVE
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW
4003 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN
4006 STABLEGLEN DR
ROCKWALL, TX 75088

SANDERS DEJA AND
GERALD COLLINS III
4009 STABLEGLEN DRIVE
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY
4010 QUINCY STREET
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN
4010 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DUKE ROCHELLE
4013 OLMSTED DRIVE
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY
4013 STABLEGLEN DRIVE
ROCKWALL, TX 75088

JANDREW DUSTY R AND JUSTIN C
4014 QUINCY STREET
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE
4014 STABLEGLEN DR
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY
4017 OLMSTED DRIVE
ROCKWALL, TX 75032

RAMSBOTTOM DAVID BRADLEY AND DAWN
4018 QUINCY STREET
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON
4019 QUINCY STREET
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND
JESSICA GUAZZONE
4023 QUINCY ST
ROCKWALL, TX 75032

ROSS MEGAN ELIZABETH AND JAMES MATTHEW
4027 QUINCY STREET
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE
4101 QUINCY STREET
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE
4101 STABLEGLEN DRIVE
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE
4105 QUINCY STREET
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW
4105 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P
4106 STABLEGLEN DR
ROCKWALL, TX 75032

WITHDRAWN

DIVITTORIO ZEB ROBERT AND KELSEY LYNN
4110 STABLEGLEN DR
ROCKWALL, TX 75032

ROSOFF AMY LYNN
4111 QUINCY STREET
ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA
4113 STABLEGLEN DR
ROCKWALL, TX 75088

IRWIN MATTHEW LEE AND MYLIN NICOLE
4202 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A
4205 STABLEGLEN DR
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A
4206 STABLE GLEN DRIVE
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY ANN
4209 STABLEGLEN DR
ROCKWALL, TX 75032

THILE HUYEN AND
NAM TIEN NGO
421 NICOLE DRIVE
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS
4210 STABLEGLEN DRIVE
ROCKWALL, TX 75032

OCONNELL PETER JAMES AND MICHELLE ANN
4214 QUINCY ST
ROCKWALL, TX 75032

NIXON BRIAN & MICHELE
4215 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

RODRIGUEZ BRIAN
4230 TRILENE DR
GRAND PRAIRIE, TX 75052

LOPEZ SILVIA
430 RENEE DR
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE
4301 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH
4302 STABLEGLEN DRIVE
ROCKWALL, TX 75032

D R HORTON TEXAS LTD
4306 MILLER RD
ROWLETT, TX 75088

D R HORTON - TEXAS LTD
4306 MILLER RD STE A
ROWLETT, TX 75088

SIMUNEK FLOYD C AND KELLY M VERMEERSCH-SIMUNEK
4306 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE
4309 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MURRAY BRADY & JENNIFER
4310 STABLE GLEN DRIVE
ROCKWALL, TX 75032

RICHARDSON DANIELLE MARIE & THOMAS C II
4314 SELBORNE DRIVE
ROCKWALL, TX 75032

MILLIGAN BYRON PEYTON AND MELANIE BAILEY
4317 STABLEGLEN DR
ROCKWALL, TX 75032

POWELL SHEILA RENAY AND
KENDA DELYNN BROWN
4318 SELBORNE DRIVE
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

XU ZICAI
4509 PORTRAIT LANE
PLANO, TX 75032

WHEELER JANIS & KEVIN M
451 RENEE DR
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE
452 RENEE DR
ROCKWALL, TX 75032

YANEZ ALONSO TORRES
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

WITHDRAWN

CURTIS CHRISTOPHER LEE AND
BERT G CURTIS & PAMELA S CURTIS
4735 BEAR CLAW LANE
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E
4755 BEAR CLAW LANE
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE
4768 S STATE HWY 205
ROCKWALL, TX 75032

RISTER JOHN & CHRISTINE
4815 BEAR CLAW LANE
ROCKWALL, TX 75032

EBRAHIMI-SOHI OMID NAVID
5018 BRYAN STREET APT 204
DALLAS, TX 75206

LACAZE ALLISON KAY
503 NICOLE
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON
503 NICOLE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWLIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

DIAZ-ALMARAZ CARLOS OMAR
514 NICOLE DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA
523 NICOLE DR
ROCKWALL, TX 75032

PEREZ REYNA JUAN MARTIN
526 NICOLE
ROCKWALL, TX 75032

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

SHEPHERD PLACE HOMES INC
620 ROWLETT RD
GARLAND, TX 75043

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS'
ASSOCIATION INC
6750 HILLCREST PLAZA DRIVE SUITE 326
DALLAS, TX 75230

GONZALES BALTAZAR & LUZ MARIA ZUNIGA
C/O LAKE POINTE CHURCH
701 I-30
ROCKWALL, TX 75087

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN
7401 RODEO DR
DENTON, TX 76208

ESPARZA NORA
7723 GLENMERE TRAIL
SACHSE, TX 75048

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

COLUNGA MARIA CRISTINA
C/O BERNABE COLUNGA
807 N JOSEPHINE ST
ROYSE CITY, TX

RENNI CARMEL INVESTMENTS LLC
8140 WALNUT HILL LN SUITE 500
DALLAS, TX 75231

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75189

USCMF SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75032

TITLOW NICK AND ALYSSA
8913 BARTON CREEK
ROWLETT, TX 75089

WITHDRAWN

TAN JUDY AND
LAM KHANG DUY
914 FALCON TRAIL
MURPHY, TX 75094

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

BEDDER MANAGEMENT AUSTIN LLC
9901 BRODIE LANE SUITE 160-172
AUSTIN, TX 78748

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

MEADE JAMES W & ROBIN N
P. O. BOX 2107
ROCKWALL, TX 75087

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 75032

RCH WATER SUPPLY CORPORATION
PO BOX 2034
ROCKWALL, TX 75087

DRCE TRUST
PO BOX 2051
DEL MAR, CA 92014

CHINN DERRICK O
PO BOX 35011
LOS ANGELES, CA 90035

PROGRESS RESIDENTIAL BORROWER 4 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

WITHDRAWN

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

WITHDRAWN

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. Z2022-028: Zoning Change from AG to PD for SF and C

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-028: Zoning Change from AG to PD for SF and C

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

SKORBURG
COMPANY
Skorburg Company
8214 Westchester Dr., Ste.900
Dallas, TX 75225

May 20, 2022

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company respectfully requests that our project be taken to the June 7th, 2022 Planning and Zoning Commission Meeting (Work Session), the June 14th, 2022 Planning and Zoning Commission Meeting (Action Meeting), and subsequently the June 20th 2022 City Council Meeting. This project consists of ±540.33 Acres in the W.H. Baird, A. Johnson and J.R. Johnson Survey, City of Rockwall, Rockwall County, and generally located at the Northeast corner of and Southwest corner of John King Blvd and S. Goliad St (Highway 205).

The property is currently zoned AG. We are proposing a development of single-family detached residential homes on lots ranging from a minimum of 7,440 SF to 15,000 SF which equates to a maximum density of 2.36 units per acre (compliant with the comprehensive plan). Additionally, we are proposing approximately 36.4 Acres of Commercial at the intersection of John King and Goliad. This community will feature high quality homes featured in other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

This zoning request fully conforms to the City's Comprehensive Plan with no variances being requested. Over and above complying with the City's Comprehensive Plan, this ordinance also makes voluntary commitments to high quality construction materials such as a 90% minimum masonry requirement and enhanced garage doors. Additionally, this community will feature total open space of 21.5% (compliant with the 20% open space requirement), as well as an extensive list of amenities including:

- Two (2) complimentary amenity centers that will collectively feature a clubhouse, pavilion, a playground, multi-use court (e.g. pickle ball and basketball court), restrooms, swimming pool, and parking
- Enhanced entry monumentation
- Extensive HOA maintained trail system with high quality trail heads
- A proposed 16.5-acre contiguous tract of land to be dedicated to the City of Rockwall for a City Park that will add beauty, quality of life, and increase property values for future and existing residents of the surrounding area.

The 100' wide lots and proposed City Park have been deliberately located on the south side of the site to be visually compatible with the Oaks of Buffalo Way subdivision to the south. The 62' and 72' wide lots shall be intermixed in conformance with City's Comprehensive Plan with the sole exception being the westernmost pod of 62' wide lots located adjacent to Lake Rockwall Estates on the basis that this area requires two flood-plain crossings be constructed for access and is tucked behind a large open space and has little to no visibility from any perimeter of the property.

WITHDRAWN

We look forward to working with the City of Rockwall to once again to develop another gorgeous development.

Cordially Yours,

Adam Buczek, Development Partner
Skorburg Company

WITHDRAWN

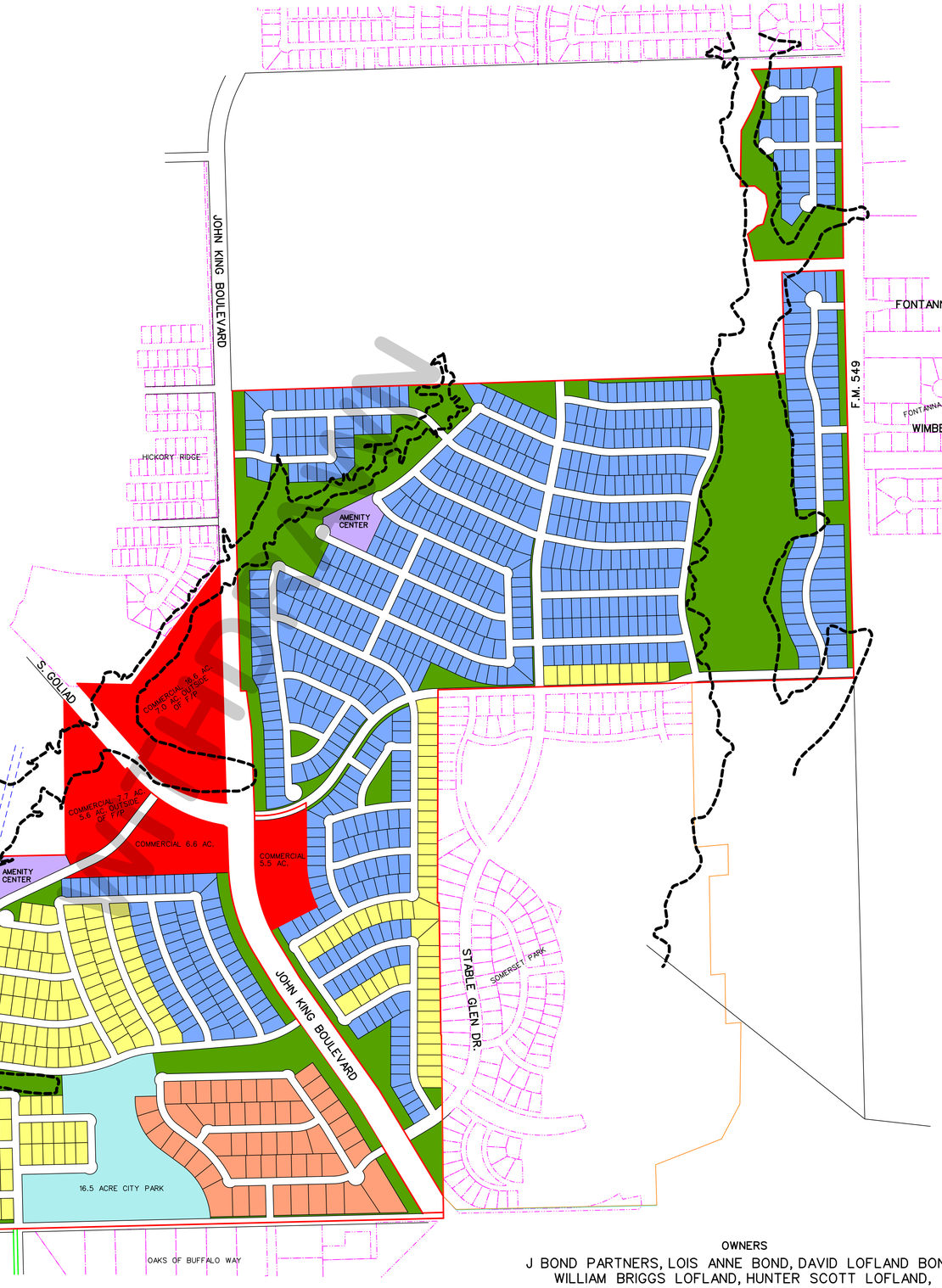
N

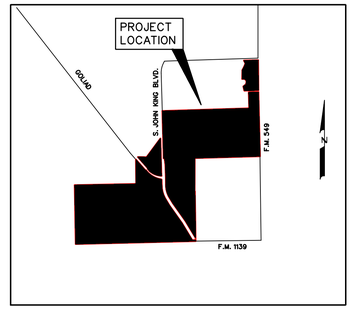
0 200 400 800
SCALE: 1" = 400'

LEGEND

TYPICAL LOT SIZES

- 62' X 125' - 906 LOTS
- 72' X 125' - 230 LOTS
- 100' X 150' - 53 LOTS
- OPEN SPACE - 143.63 Ac.
- AMENITY CENTER - 4.83 Ac.
- CITY PARK - 16.5 Ac.





LOCATION MAP
N.T.S.

RESIDENTIAL ACREAGE CALCULATIONS

GROSS ACRES	503.93
FLOOD PLAIN ACRES	72.82
HOA OPEN SPACE (NET OF FLOOD PLAIN)	51.00
CITY PARK ACRES	16.5
AMENITY CENTER ACRES	4.83
OPEN SPACE %	21.5%
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	108.74

COMMERCIAL ACREAGE CALCULATIONS

GROSS ACRES	36.4
FLOOD PLAIN ACRES	11.7

TOTAL ACRES	540.33
GROSS COMMERCIAL ACRES	36.4
GROSS RESIDENTIAL ACRES	503.93
TOTAL RESIDENTIAL LOTS	1189
RESIDENTIAL DENSITY	2.36
TOTAL FLOOD PLAIN ACRES	86.54
TOTAL OPEN SPACE ACRES	143.63

OWNERS

J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

CONCEPT PLAN
OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MAY 2022 SCALE 1" = 400'

 CASE NO. XXXX

N

0 100 200 400
SCALE: 1" = 200'

PRELIMINARY NOT FOR RECORDATION

DUSTY RIDGE DR.

JOHN KING BOULEVARD

COOLWOOD LN.

80' LANDSCAPE BUFFER 0.72 AC.

80' LANDSCAPE BUFFER

OPEN SPACE 17.01 AC. GROSS 12.07 AC. NET OUTSIDE F/P

AMENITY CENTER 2.00 AC.

OPEN SPACE 1.47 AC.

OPEN SPACE 2.12 AC. GROSS 0.94 AC. NET OUTSIDE

60' COLLECTOR

OPEN SPACE 0.76 AC.

OPEN SPACE 1.05 AC.

OPEN SPACE 0.32 AC.

MATCHLINE

MATCHLINE

SOMERSET PARK

40' LANDSCAPE BUFFER - 0.57 AC.

OPEN SPACE 7.88 AC. GROSS 2.31 AC. NET OUTSIDE F/P

40' LANDSCAPE BUFFER

40' LANDSCAPE BUFFER - 0.24 AC.

F.M. 549

FONTANNA BLVD.

40' LANDSCAPE BUFFER - 0.88 AC.

FONTANNA RANCH

WIMBERLY LANE

40' LANDSCAPE BUFFER

OPEN SPACE 1.89 AC.

OPEN SPACE 27.90 AC. GROSS 5.01 AC. NET OUTSIDE F/P

40' LANDSCAPE BUFFER

CONCEPT PLAN
OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MAY 2022 SCALE 1" = 200'

OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

N

0 100 200 400
SCALE: 1" = 200'

APPROX. LOCATION FLOOD PLAIN

S. GOLIAD

MATCHLINE

MATCHLINE

JOHN KING BOULEVARD

COMMERCIAL 16.6 AC.
7.0 AC. OUTSIDE OF F/P

COMMERCIAL 7.7 AC.
5.6 AC. OUTSIDE OF F/P

COMMERCIAL 6.6 AC.

COMMERCIAL 5.5 AC.

80' LANDSCAPE BUFFER

OPEN SPACE
1.03 AC.

OPEN SPACE
0.50 AC.

60' COLLECTOR

OPEN SPACE
0.84 AC.

AMENITY CENTER
2.83 AC.

OPEN SPACE
2.36 AC. GROSS
0.48 AC. NET
OUTSIDE F/P

60' COLLECTOR

OPEN SPACE
1.34 AC.

APPROX. LOCATION FLOOD PLAIN

OPEN SPACE
10.21 AC. GROSS
2.37 AC. NET
OUTSIDE F/P

OPEN SPACE - 0.30 AC.

OPEN SPACE - 0.30 AC.

80' LANDSCAPE BUFFER - 2.02 AC.

80' LANDSCAPE BUFFER

OPEN SPACE
3.82 AC.

OPEN SPACE
4.0 AC. GROSS
0.87 AC. NET
OUTSIDE F/P

OPEN SPACE
5.76 AC.

OPEN SPACE
33.02 AC. GROSS
3.01 AC. NET
OUTSIDE F/P

16.5 ACRE CITY PARK

60' COLLECTOR

OPEN SPACE - 0.33 AC.

OPEN SPACE - 0.33 AC.

OPEN SPACE - 0.68 AC.

80' LANDSCAPE BUFFER

OPEN SPACE
1.22 AC.

OPEN SPACE
0.08 AC.

LOFLAND CIRCLE

OAKS OF BUFFALO WAY

BEAR CLAW

STABLEGLEN DRIVE

SOMERSET PARK

WORKING DRAWING

CONCEPT PLAN
OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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Density and Development Standards.

(1) *Permitted Uses*.

a. *Residential Uses.* Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the residential zoned portions of the *Subject Property*.

b. *Non-residential uses*. Non-residential uses shall be allowed only within the area designated as Commercial on the approved Concept Plan for the District, and are limited to those uses permitted of right or by special use permit for the (C) Commercial District subject to approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations, Article X, Section 2 of the Unified Development Code, and subject to approval of a Special Use Permit if required by the C District Regulations.

(2) *Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	62' x 120'	7,440 SF	906	*76.20%*
B	72' x 120'	8,640 SF	230	*19.34%*
C	100' x 150'	15,000 SF	53	*4.46%*
		Maximum Permitted Units:	*1189*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *2.36* dwelling units per gross acre of land; however, in no case should the proposed development exceed *1189* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
Minimum Lot Width (1)	62'	72'	100'
Minimum Lot Depth	120'	120'	150'
Minimum Lot Area	7,440 SF	8,640 SF	15,000 SF
Minimum Front Yard Setback (2), (5) & (6)	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) (2) & (5)	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'
Maximum Height (3)	36'	36'	36'
Minimum Rear Yard Setback (4)	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,200 SF	2,600 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%

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General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet.

(4) *Building Standards.* All development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, Stucco, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitous fiberboard in excess of 50% of the masonry requirement.

Examples of Cementitious Fiberboard

(b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors.* This development shall adhere to the following garage design and orientation requirements

(1) *Type 'A' Lots*. The *Type 'A' Lots* (*i.e. the blue lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings*

WORKING

into the garage in a 'J' configuration. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration. A maximum of 26.16% of these lots (*i.e. 237 Lots or 20.00% of the total lots*) shall be permitted to be oriented in a *flat-front entry configuration -- allowing the garage to be flush with the front façade of the primary structure* -- pending the front yard setback is increased to a minimum setback of 25-feet.

(2) *Type 'B' & 'C' Lots*. The *Type 'B' & 'C' Lots* (*i.e. yellow and peach colored lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Wood Garage Door

(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 3 & 4 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	62' x 120'	(1), (2), (3), (4)
B	72' x 120'	(1), (2), (3), (4)
C	100' x 120'	(1), (2), (3), (4)

WITHDRAWN

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or FM-549 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

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

Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

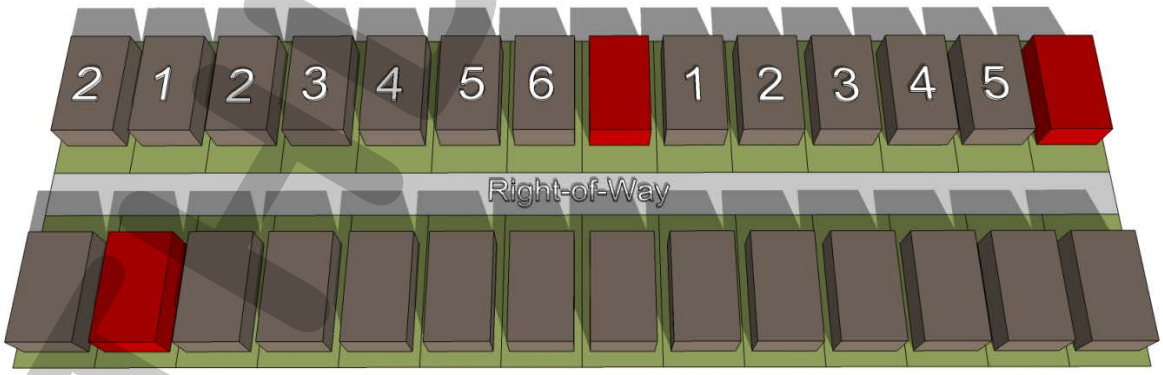
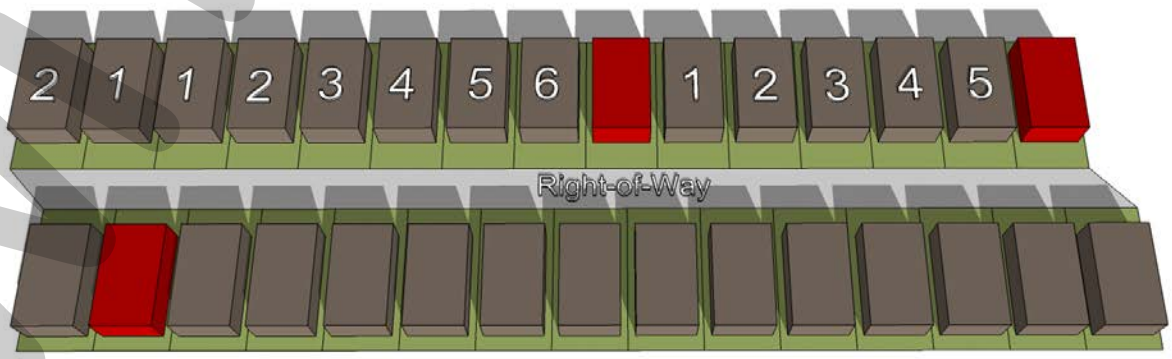


Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



WITHDRAWN

(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. S. John King Blvd, S. Goliad St and FM-549*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) Masonry Screening Walls. If masonry screening walls are required by the City to be installed along a common boundary line shared with any portion of the residential zoned property, such walls shall be constructed by the commercial developer when the commercial tract is developed. If any portion of the residential zoned property develops before an adjoining commercial zoned tract, the builders shall install either a temporary 6' tall wood fence or tubular steel fence along the common property line (subject to the City's preference) as homes are constructed which shall be replaced with a masonry screening wall (subject to City requirements) when the adjoining commercial tract is developed.

(7) *Landscape and Hardscape Standards*.

(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a

WITHDRAWN

minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (S. John King Blvd)*. A minimum of a 80-foot landscape buffer shall be provided along S. John King Blvd (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (S. Goliad St)*. A minimum of a 80-foot landscape buffer shall be provided along S. Goliad St (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer

(3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 40-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(4) *Landscape Buffers (Lofland Circle and Future Collectors)*. A minimum of a 10-foot landscape buffer shall be provided along Lofland Circle and along future collectors where lots do not front the collector. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning* --, a minimum of four (4) caliper inches in size, that will be planted on 10-foot centers along the entire northern property boundary. An alternative screening plan proposing the use of existing trees, for the area directly adjacent to northern property line, may be submitted by the developer with the PD Site Plan. This alternative plan can be approved at the discretion of the Planning and Zoning Commission upon a finding that the proposed plan will provide adequate screening that is equal to or exceeds the standards stated in this section.

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(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(e) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Streets*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 101.99-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'C'* of this ordinance. In addition, the following shall apply to the proposed open space and public park areas:

(a) *Public Park*. The development shall incorporate a minimum of a 16.5-acre contiguous tract of land to the City of Rockwall -- *identified as "City Park" in Exhibit 'C'* -- for the provision of a public park. The proposed dedication of land shall be in lieu of the required cash-in-lieu of land fees required by Article II, *Parkland Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances; however, the developer shall be required to pay the pro-rata equipment fees as required by the ordinance, which shall be used to amenitized the proposed public park. To accommodate the development, the City shall grant temporary grading and permanent drainage and detention easements as necessary to develop the residential portions of the property in accordance with City requirements. The City shall have the right to relocate said easements granted in connection with the

WITHDRAWN

residential development -- *at no cost to the residential developer* -- such that the City may develop the public park in accordance with the City's desired use. Performance of the obligations under this subparagraph shall be deemed fully to satisfy the City's open space requirements stipulated by the OURHometown Vision 2040 Comprehensive Plan.

(b) *Open Space*. All open space areas not dedicated as part of the public park (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

(13) *Amenity Centers*. Two (2) amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*. The two (2) amenity centers will collectively feature at a minimum between them a clubhouse, a pavilion, a playground, a multi-use court (e.g. pickle ball and basketball court), restrooms, a swimming pool, and parking.

(14) *Trails*. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed park.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. In addition, the HOA shall be responsible for maintaining any drainage areas on the public park that are necessary to provide sufficient stormwater detention for the residential lots. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

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05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

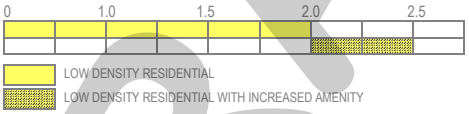
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

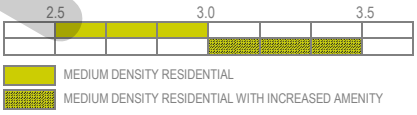
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

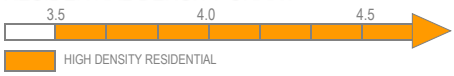
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

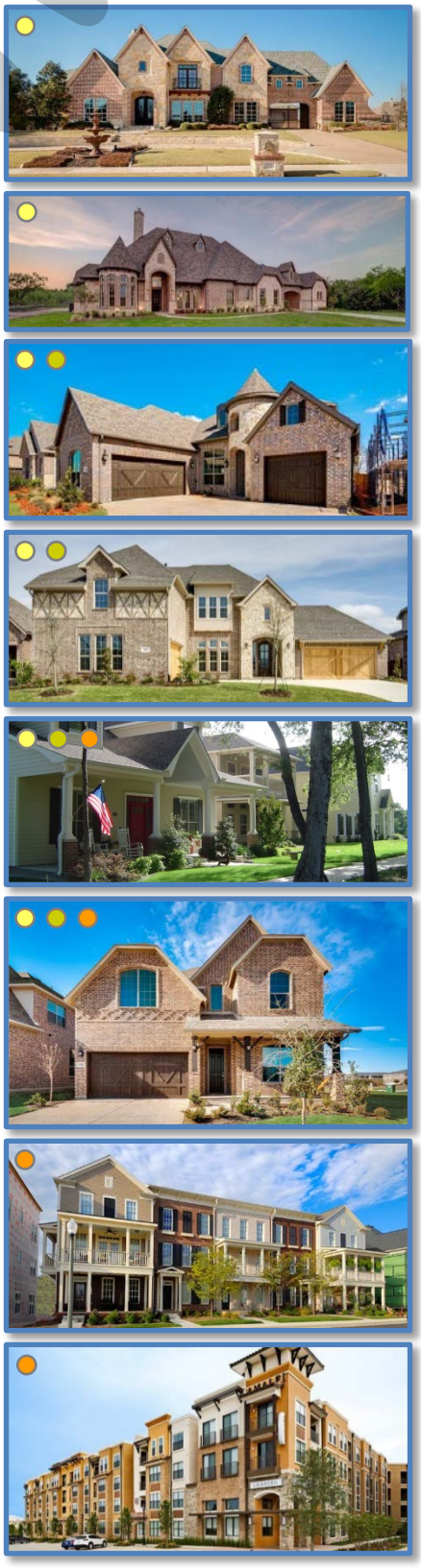
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



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01.02 COMMERCIAL

COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
2. *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Shops at Stone Creek
2. Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [*SH-205*]
3. Walmart Neighborhood Market Shopping Center

COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
2. *Secondary Land Uses:* Warehouse and Outside Storage
3. *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

1. Areas Adjacent to National Drive
2. Areas Adjacent to Sids Road

BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (*e.g. restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
2. *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
3. *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Trend Tower

WITHDRAWN

16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

POINTS OF REFERENCE

A. Meadow Creek Estates Subdivision
B. Hickory Ridge Subdivision
C. Lofland Farms Subdivision
D. RISD's Career Academy
E. Somerset Park Subdivision
F. Sterling Farms Subdivision
G. Fontanna Ranch Subdivision
H. Timber Creek Subdivision

LAND USE PALETTES

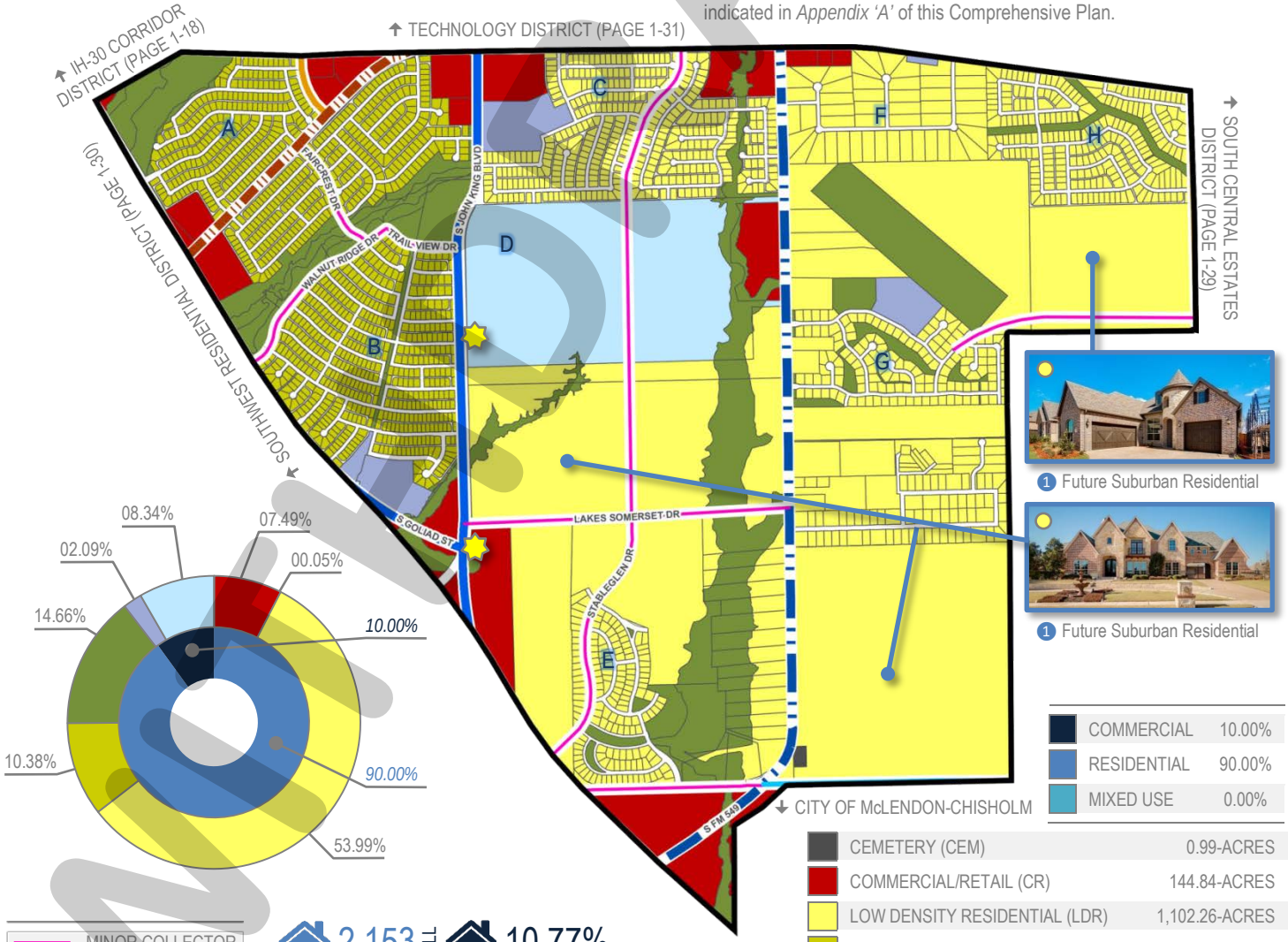
Current Land Use
Future Land Use

John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
2. *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



COMMERCIAL	10.00%
RESIDENTIAL	90.00%
MIXED USE	0.00%

CEMETERY (CEM)	0.99-ACRES
COMMERCIAL/RETAIL (CR)	144.84-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,102.26-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	200.85-ACRES
PARKS AND OPEN SPACE (OS)	283.44-ACRES
PUBLIC (P)	40.36-ACRES
QUASI-PUBLIC (QP)	161.33-ACRES

MINOR COLLECTOR
M4D
M4U
TXDOT 4D
TXDOT 6D

	CURRENT	% OF ROCKWALL	BUILD OUT
	2,153	10.77%	3,757
	5	0.28%	
	6,911	11.61%	12,060

NOT FINAL

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

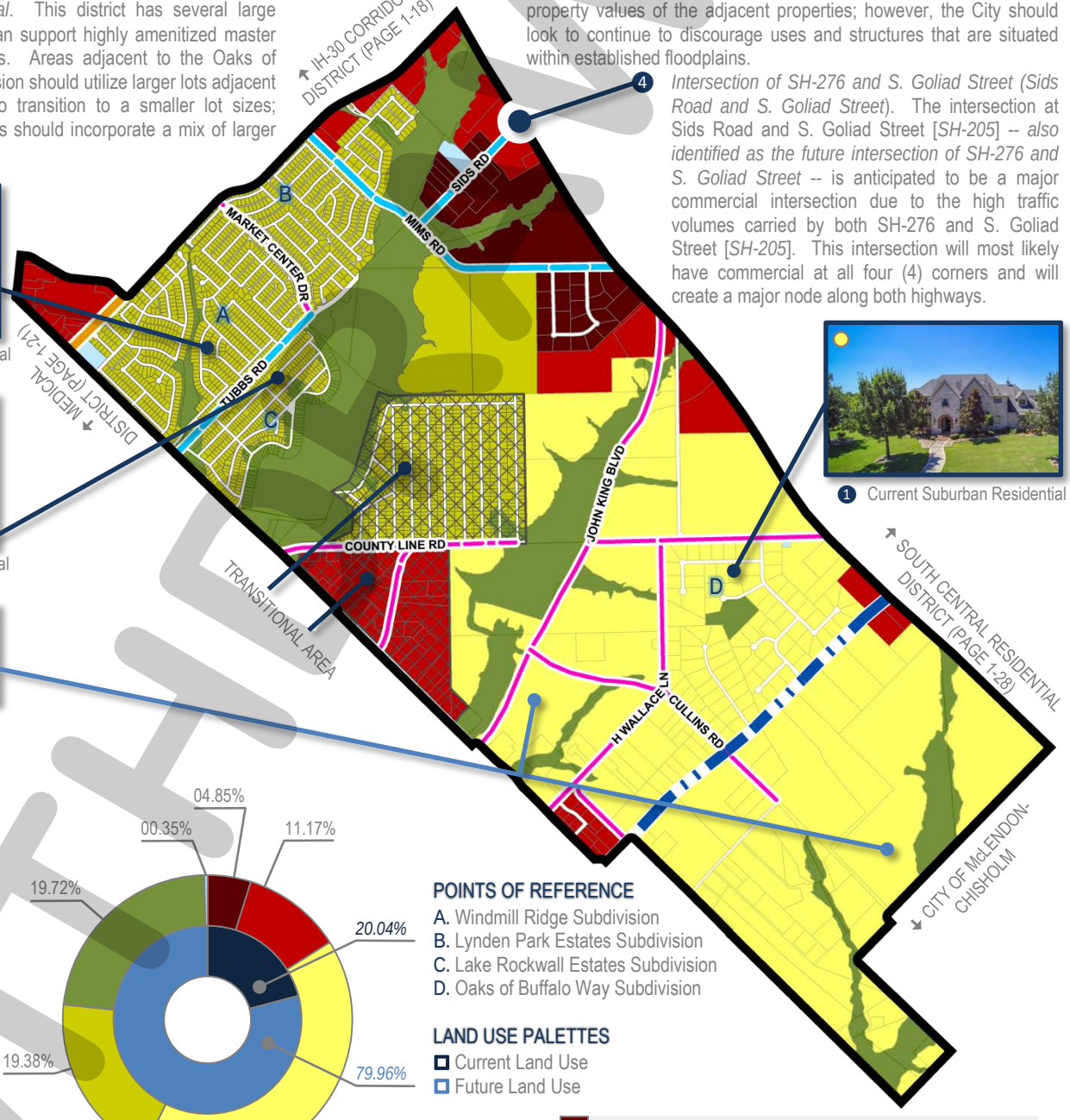
4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.

1 Current Suburban Residential

1 Current Suburban Residential

1 Future Suburban Residential

1 Current Suburban Residential

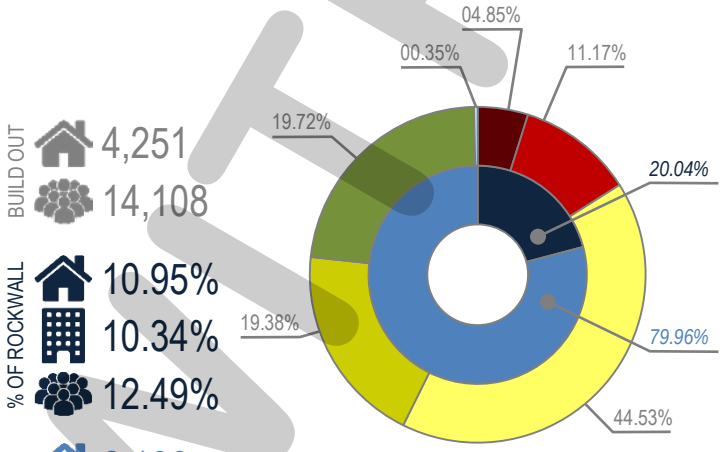


POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

LAND USE PALETTES

Current Land Use
Future Land Use



BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437

COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR
M4D
M4U
TXDOT 4D

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

WITHDRAWN

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 544.89-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 3 & 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT NO. 123; TRACTS 7 & 7-2 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25; AND TRACTS 3 & 4 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Adam Buczek of the Skorburg Co. on behalf of David Bond of the Lofland Family for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and General Retail (GR) District land uses, on a 544.89-acre tract of land identified Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

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

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

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amended zoning classification for the *Subject Property*;

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

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property* -- *prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan depicted in Exhibit 'C' of this ordinance* -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That residential development on the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall

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identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF JULY, 2022.

_____

Kevin Fowler, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

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1st Reading: *June 20, 2022*

2nd Reading: *July 5, 2022*

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Exhibit 'A':
Legal Description

TRACT 1

BEING out of the Southeast part of the John R. Johnson Survey, Abstract No. 128, *Patent No. 649, Volume 8*, dated August 20, 1952, and described as follows:

BEGINNING at the Southeast corner of said survey;

THENCE West 914 varas;
THENCE North 880 varas;
THENCE East 914 varas;
THENCE South 880 varas to the place of beginning, containing 144-acres of land, more or less.

BEING a portion of the Eastern part of a called 253.75-acres more or less part of the W. H. Baird survey of 634.50-acres, more particularly described as follows;

TRACT 2

BEGINNING at the N.E. Corner of the Abner Johnson survey:

THENCE West 2,220 varas a corner stake in prairie from which a Hackberry eight (8) inch in diameter bears *S. 24 E. 25-1/2* varas a cluster of five (5) hackberry trees bears *S. 33-1/3 E. 27-1/2* varas;
THENCE North 814 varas corner in prairie;
THENCE East 2220 varas corner in prairie in west boundary line of the J. A. Ramsey 1280 survey;
THENCE South 814 varas to the place of beginning, containing 320 acres.

SAVE & EXCEPT

A portion of the tract of land conveyed to Rockwall ISD in the Special Warranty Deed recorded on December 17, 2010 at *Volume 6318, Page 219*, Real Property Records, Rockwall County, Texas.

TRACT 3

BEGINNING at the NW corner of the Abner Johnson and a part of the Abner Johnson survey on the south line of the WH Baird 634.50-acre survey at corner post in prairie from which a cluster of willows on branch bears *S. 65 E. 350* varas:

THENCE South 633 varas to corner post in prairie on the west line of said Johnson survey;
THENCE East 1,900.80 varas to corner post in prairie on east line said Johnson survey;
THENCE North 633 varas to corner post in prairie from which a lone Cottonwood bears South 6 West 250 varas;
THENCE West 1,900.80 varas to place of beginning, containing 213-acres out of the Johnson survey.

SAVE & EXCEPT

A 0.8311-acre tract of land being more particularly described in *Deed to the State of Texas*, recorded August 5, 2020, under *Clerk's File No. 20200000017659*, Real Property Records, Rockwall County, Texas.

TRACT 4

BEING 72-acres of land out of the Abner Johnson Survey, more particularly described as follows:

BEGINNING at the Northwest corner of the C. Spong, 120-acre tract out of said Johnson Survey; said corner being 759 varas North from the Southwest corner of the Abner Johnson Survey:

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THENCE East 678.20 varas to the Southwest corner of an eight (8) acre tract deeded by J. B. Hanley to W. B. Neville;

THENCE North 212 varas to the Northwest corner of said eight (8) acre tract;
THENCE East 213 varas to the East line of a 200-acre tract deeded by C. L. Jones to K. S. Kennard;
THENCE North 295.20 varas to the Northeast corner of said 200-acre tract;
THENCE West 891.20 varas to the Northwest corner of said 200-acre tract;
THENCE South 507.20 varas to the place of *BEGINNING*.

SAVE & EXCEPT

4.60-acres, more or less, described in a *Right of Way Deed* to the State of Texas, recorded November 12, 1935, at *Volume 31, Page 513*, Deed Records, Rockwall County, Texas.

TRACT 5

All that certain tract of parcel of land situated in Rockwall County, Texas, a part of the Abner Johnson Survey, said tract being more particularly described as follows:

BEGINNING at NE corner of original Chas Spong Tract (*now N.L. Lofland*) 2820-Feet west and 2,127-feet North of the SE corner of said Abner Johnson Survey:

THENCE West with fence 596-feet to a corner;
THENCE North 1.50 West 590-feet to corner in ravine;
THENCE East with ravine 612-feet to corner in West line of Garvin tract;
THENCE South 589-feet to the beginning containing 8.12-acres of land.

TRACT 6

A tract of land out of the Abner Johnson Survey, said tract being more particularly described as follows:

BEGINNING at the SW corner of the Abner Johnson 640 survey:

THENCE North 759.90 varas;
THENCE East 891.20 varas a stake;
THENCE South 759.90 varas;
THENCE East 891.20 varas a stake;
THENCE South 759.90 varas;
THENCE West with the south line of said Abner Johnson Survey 891.20 varas to the place of beginning, containing 120-acres of land.

SAVE & EXCEPT

A 5.91-acre, more or less, tract of land described in a *Right of Way Deed* to the State of Texas, recorded November 12, 1935, at *Volume 31, Page 515*, Deed Records, Rockwall County, Texas.

SAVE & EXCEPT

A 0.4992-acre tract of land being more particularly described in *Deed to the State of Texas*, recorded June 3, 2021, under *Clerk's File No. 20210000015012*, Real Property Records, Rockwall County, Texas.

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Exhibit 'A':
Legal Description

SAVE & EXCEPT

A 2.660-acre tract of land being more particularly described in *Deed to the State of Texas*, recorded June 7, 2021, under *Clerk's File No. 20210000015171*, Real Property Records, Rockwall County, Texas.

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ORDINANCE
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Exhibit 'B':
Survey

SURVEY

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ORDINANCE
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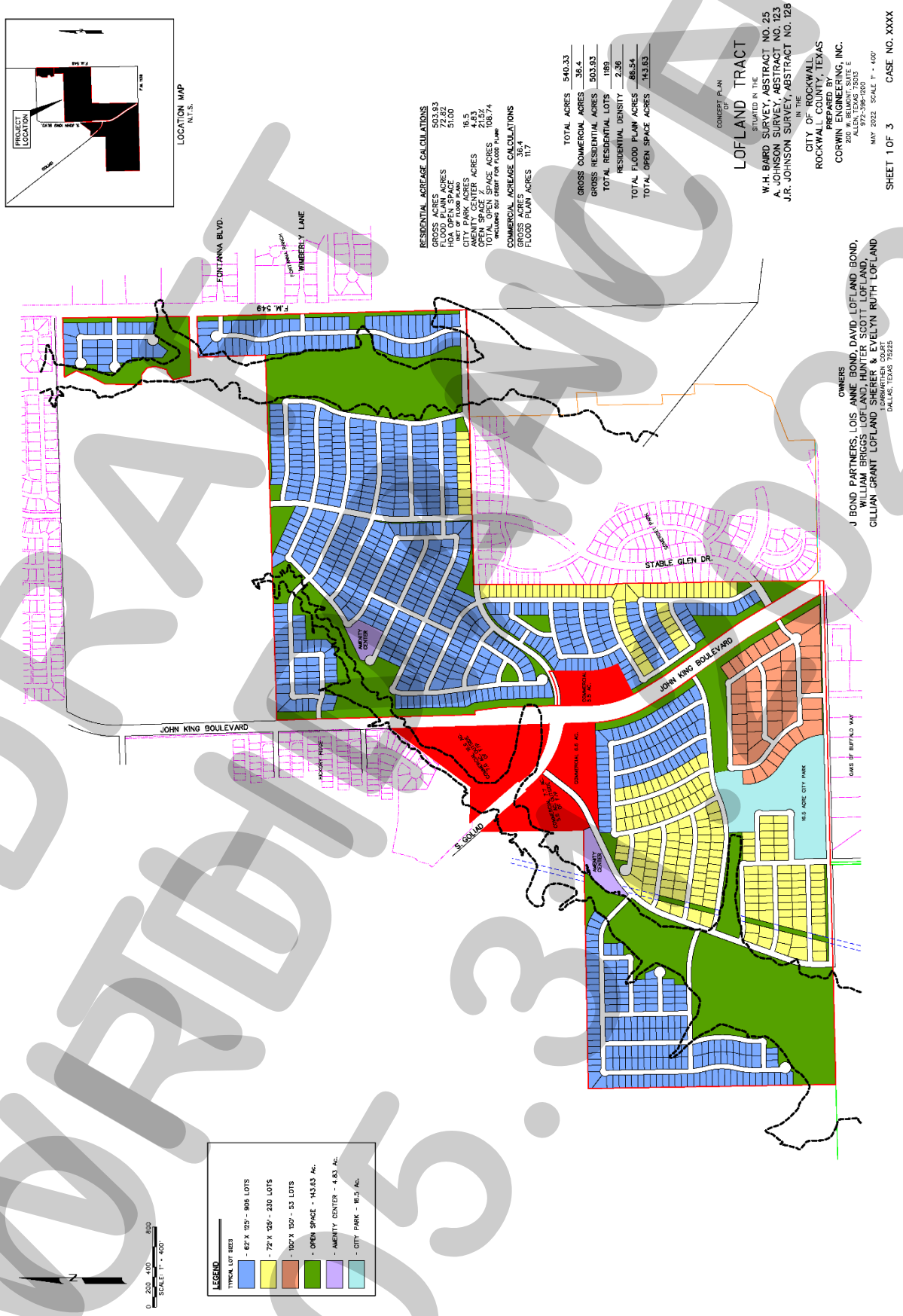
Exhibit 'C':
Concept Plan



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05.31.2022

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ☑ Animal Boarding/Kennel without Outside Pens
- ☑ Animal Hospital or Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Commercial Parking Garage
- ☑ Residence Hotel
- ☑ Motel
- ☑ Cemetery/Mausoleum
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Emergency Ground Ambulance Services
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Temporary Carnival, Circus, or Amusement
- ☑ Portable Beverage Service Facility
- ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses
- ☑ Copy Center
- ☑ Garden Supply/Plant Nursery
- ☑ Self Service Laundromat
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ Self Service Car Wash
- ☑ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Antenna Dish
- ☑ Commercial Freestanding Antenna
- ☑ Helipad

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05.31.2022

☑ Railroad Yard or Shop
☑ Transit Passenger Facility

(2) *Residential Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	62' x 120'	7,440 SF	906	76.20%
B	72' x 120'	8,640 SF	230	19.34%
C	100' x 150'	15,000 SF	53	04.46%
		Maximum Permitted Units:	*1,189*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.85* dwelling units per gross acre of land; however, in no case should the proposed development exceed *489* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
Minimum Lot Width [1]	62'	72'	100'
Minimum Lot Depth	120'	120'	150'
Minimum Lot Area (SF)	7,440 SF	8,640 SF	15,000 SF
Minimum Front Yard Setback [2] & [5]	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'
Maximum Height [3]	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,200 SF	2,600 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*.

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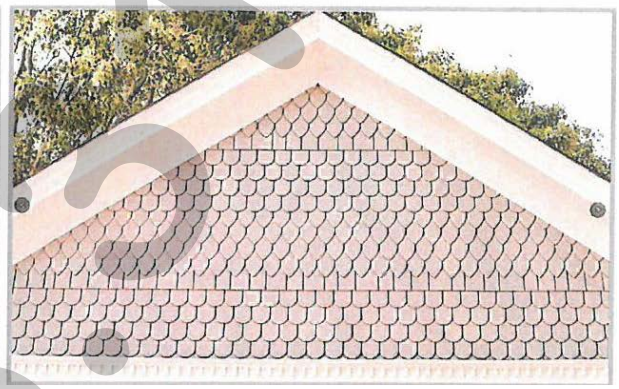
A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the General (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a General Retail (GR) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(4) *Building Standards for Residential.* All residential development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

Examples of Cementitious Fiberboard



(b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

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(c) *Garage Orientation and Garage Doors.* This development shall adhere to the following garage design standards and orientation requirements:

(1) *Type 'A' Lots*. The *Type 'A' Lots* (*i.e. the blue lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration. A maximum of 19.93% of these lots (*i.e. 237 Lots*) shall be permitted to be oriented in a *flat-front entry configuration -- allowing the garage to be flush with the front façade of the primary structure* -- pending the front yard setback is increased to a minimum setback of 25-feet.

(2) *Type 'B' & 'C' Lots*. The *Type 'B' & 'C' Lots* (*i.e. yellow and peach colored lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Wood Garage Door

(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 3 & 4 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*

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Exhibit 'D':
Density and Development Standards

A	62' x 120'	(1), (2), (3), (4)
B	72' x 120'	(1), (2), (3), (4)
C	100' x 150'	(1), (2), (3), (4)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

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

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Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

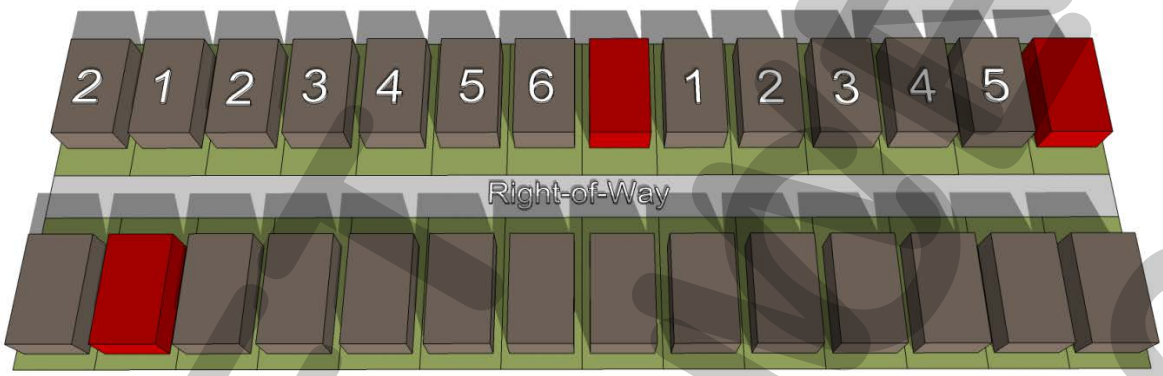

Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.

(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

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(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.

(7) *Landscape and Hardscape Standards*.

(a) *Landscape.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (John King Boulevard)*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to John King Boulevard shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.

(2) *Landscape Buffer and Sidewalks (S. Goliad Street [SH-205])*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard and S. Goliad Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 80-foot landscape buffer.

(3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 40-foot landscape buffer shall be provided along FM-549 for the residential property (*outside of and*

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beyond any required right-of-way dedication), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 40-foot landscape buffer. All residential lots backing to FM-549 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.

(4) *Landscape Buffer and Sidewalks (Minor Collectors and Lofland Circle)*. A minimum of a ten (10) foot landscape buffer shall be provided along all *Minor Collectors* and Lofland Circle where residential lots do not front the *Minor Collector* or Lofland Circle. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning* --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers along the entire adjacency. A meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(5) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous *built-up* berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

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(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space/Public Park*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 108.978-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. In addition, the following shall apply to the proposed open space and public park areas:

(a) *Public Park*. The development shall incorporate a minimum of a 16.50-acre contiguous tract of land, which will be dedicated to the City of Rockwall -- *identified as "City Park" in Exhibit 'C'* -- for the provision of a public park. The proposed dedication of land shall be in lieu of the required cash-in-lieu of land fees for the residential lots on the southwest side of John King Boulevard required by Article II, *Parkland Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances; however, the developer shall be required to pay the pro-rata equipment fees for all residential lots and cash-in-lieu of land fees for the residential lots northeast of John King Boulevard as required by ordinance. The pro-rata equipment fees for the lots on the southwest side of John King Boulevard shall be used to amenitized the proposed public park. To accommodate the development, the City shall grant temporary grading as necessary to develop the residential portions of the property in accordance with City requirements.

(b) *Open Space*. All open space areas not dedicated as part of the public park (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

(13) *Amenity Center*. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*.

(14) *Trails*. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed park

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(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	June 14, 2022
SUBJECT:	Z2022-027; *Zoning Change (AG to PD) for the Lofland Tract*

The applicant -- *Adam Buczek of the Skorburg Company* -- has requested that the Planning and Zoning Commission postpone the public hearing for *Case No. Z2022-027* to the *June 28, 2022* Planning and Zoning Commission Work Session meeting (*see attached applicant's letter*). The purpose of this request is to allow the applicant time to refine the concept plan and to meet with the adjacent neighborhoods. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) [*Article 11; UDC*] may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required." This means that the applicant will not be able to postpone or table the case beyond the *July 12, 2022* Planning and Zoning Commission meeting without holding a public hearing. Should the Planning and Zoning Commission have any questions staff and the applicant will be available at the *June 14, 2022* Planning and Zoning Commission meeting.

WITHDRAWN

Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Tuesday, June 7, 2022 10:54 AM
To: Miller, Ryan
Cc: John Arnold; Kevin Harrell
Subject: Skorburg Company request to table at the June 14, 2022 Planning & Zoning Commission Meeting

Ryan,

On behalf of Skorburg Company's pending zoning request on the Lofland Tract, please accept this e-mail as our respectful request of the Planning & Zoning Commission to allow us to table our agenda item from the current upcoming June 14th P&Z Meeting to the next available Planning & Zoning Commission meeting. As I indicated to the Commission while at the podium at last week's work session, we owed it to our property owner to submit when we did to get the ball rolling but knew that our submittal would need some additional work to comply with certain City requirements / preferences. However, we do have time under our contract with the property owner to table as we are requesting.

On an additional note, we started reaching out to neighbors early last week, and have received some feedback. While we've incorporated some of that feedback received already, some neighbors have expressed that they'd like to hold off on providing their feedback until they receive a more refined / updated concept plan from us (and have time to look it over). We will be resubmitting our revised PD and site plan today, but granting us this request to table will give us adequate time to complete our dialogue with those neighbors, while also giving staff time to provide us with any potential additional feedback / comments to our updated plan before P&Z takes action with a vote on our zoning request.

Please let me know if you have any questions. Thank you.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

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WITHDRAWN

CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	June 20, 2022
SUBJECT:	Z2022-027; *Zoning Change (AG to PD) for the Lofland Tract*

On June 14, 2022, the Planning and Zoning Commission announced a postponement of *Case No. Z2022-027* to the *June 28, 2022* Planning and Zoning Commission Work Session meeting (*see attached applicant's letter*). The purpose of this request is to allow the applicant time to refine the concept plan and to meet with the adjacent neighborhoods. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) [*Article 11; UDC*] may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required." This means the City Council will need to announce the new public hearing date of *July 5, 2022* and no further action or motions are required. Should the City Council have any questions staff and the applicant will be available at the *June 20, 2022* City Council meeting.

WITHDRAWN

Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Tuesday, June 7, 2022 10:54 AM
To: Miller, Ryan
Cc: John Arnold; Kevin Harrell
Subject: Skorburg Company request to table at the June 14, 2022 Planning & Zoning Commission Meeting

Ryan,

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Please let me know if you have any questions. Thank you.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	June 28, 2022
APPLICANT:	Adam Buczek; *Skorburg Company*
CASE NUMBER:	Z2022-027; *Zoning Change (AG to PD) for the Lofland Tract*

UNDRAWN

SUMMARY

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed into the City by *Ordinance No.'s 86-37, 98-20, & 99-33* between May 19, 1986 and August 30, 1999. At the time of annexation, the subject property was zoned Agricultural (AG) District. There have been no changes to the zoning designation since annexation, and the property has remained vacant since annexation.

PURPOSE

On May 20, 2022, the applicant -- *Adam Buczek of the Skorburg Company* -- submitted a new application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 1,146-lot single-family, residential subdivision that will consist of four (4) lot sizes (*i.e. [A] 575, 62' x 120' lots; [B] 413, 72' x 120' lots; [C] 65, 82' x 120' lots; and [D] 93, 100' x 150' lots*), and approximately 42.90-acres of land zoned for limited General Retail (GR) District land uses.

ADJACENT LAND USES AND ACCESS

The subject property is generally located north and south of SH-205 (*S. Goliad Street*); with the northside being bounded by John King Boulevard, SH-205 (*S. Goliad Street*), FM-549, and property owned by the Rockwall Independ School District (RISD), and the southside being bounded by SH-205 (*S. Goliad Street*), Lofland Circle, and the Lake Rockwall Estates Subdivision. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a ~173.00-acre tract of land (*i.e. Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition*), zoned Planned Development District 95 (PD-95) for Neighborhood Services (NS) District land uses, owned by the Rockwall Independent School District (RISD). Situated on this property is the *Rockwall College and Career Academy (CCA)*. Beyond this is the Lofland Farms Subdivision, which is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is Lofland Circle, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is the Oaks of Buffalo Way Subdivision, which is zoned Single-Family Estate 1.5 (SFE-1.5) District. Also, south of the subject

property is the Somerset Park Subdivision, which is zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the Somerset Park Subdivision, which is zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses. Also, east of the subject property is FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT], four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is the Hickory Ridge Subdivision, which is zoned Planned Development District 10 (PD-10) for Single-Family 6 (SF-6), Single-Family 7 (SF-7) and Single-Family 8.4 (SF-8.4) District land uses. Also, west of the subject property is the Lake Rockwall Estates Subdivision, which is zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 544.89-acre subject property will incorporate *commercial* and *residential* land uses. This includes ~42.90-acres of land dedicated to limited General Retail (GR) District land uses and ~501.99-acres of land consisting of 1,146 residential lots, two (2) public parks, and private open space. The proposed 1,146 single-family residential lots will consist of five (5) lot types: [*1*] 575 *Type 'A'* lots that are a minimum of 62' x 120', [*2*] 413 *Type 'B'* lots that are a minimum of 72' x 120', [*3*] 65 *Type 'C'* lots that are a minimum of 82' x 120', and [*4*] 93 *Type 'D'* lots that are a minimum of 100' x 150'. This translates to a gross density of *2.10* dwelling units per acre for the total development (*i.e. 2.28 dwelling units per acre less the ~42.90-acre tract of land designated for limited General Retail [GR] District land uses*). The minimum dwelling unit size (*i.e. air-condition space*) will range from 2,200 SF to 2,800 SF. With regard to the proposed housing product, staff has incorporated the upgraded anti-monotony standards and masonry requirements into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry (*with a minimum of 85% masonry on each façade*); however, the Planned Development District ordinance will also incorporate provisions that allow up to 80% cementitous fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread -- similar to what is allowed in the Somerset Park Subdivision*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	62' x 120'	7,440 SF	575	50.17%
B	72' x 120'	8,640 SF	413	36.04%
C	82' x 120'	9,840 SF	65	05.67%
D	100' x 150'	15,000 SF	93	08.12%
		MAXIMUM PERMITTED UNITS:	*1,146*	*100.00%*

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ►	*A*	*B*	*C*	*D*
MINIMUM LOT WIDTH (1)	62'	72'	82'	100'
MINIMUM LOT DEPTH	120'	120'	150'	150'
MINIMUM LOT AREA (SF)	7,440 SF	8,640 SF	9,840 SF	15,000 SF
MINIMUM FRONT YARD SETBACK (2) & (5)	20'	20'	20'	20'
MINIMUM SIDE YARD SETBACK	6'	6'	6'	6'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET) (2) & (5)	20'	20'	20'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	25'	25'	25'	25'
MAXIMUM HEIGHT (3)	36'	36'	36'	36'
MINIMUM REAR YARD SETBACK (4)	10'	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) [AIR-CONDITIONED SPACE]	2,200 SF	2,600 SF	2,600 SF	2,800 SF
MAXIMUM LOT COVERAGE	65%	65%	65%	65%

WITHDRAWN

GENERAL NOTES:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

The proposed concept plan shows that the development will consist of 43.50-acres of private open space, a 4.28-acres of amenity center (*which includes two [2] amenity centers*), and two (2) public parks consisting of 27.10-acres. This -- *with the 88.80-acres of floodplain and the 3.50-acres of buffers for the commercial areas* -- represents a total of 167.18-acres of open space and which translates to 22.53% (*i.e. [88.80-acres of floodplain/2] + 43.50 + 4.28 + 27.10 + 3.50 = 122.78-acres/544.89-acres gross = 22.53%*) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (*or 108.978-acres*) by 02.53% (*or ~13.802-acres*). In addition, the proposed development will incorporate a minimum of an 80-foot landscape buffer with a ten (10) meandering trail for all residential adjacency to John King Boulevard and SH-205. The concept plan also depicts the provision of a six (6) foot trail that will be provided throughout the development to connect the future residential lots with the private open spaces and public parks. Staff should also note that the applicant has consented to incorporating a 40-foot landscape buffer, with a berm, and evergreen trees on ten (10) foot centers along the adjacency with the Oaks of Buffalo Way Subdivision along Lofland Circle. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

With regard to the proposed ~42.90-acres designated for limited General Retail (GR) District land uses, staff has identified all of the land uses within the General Retail (GR) District that would be inconsistent with residential adjacency and specifically prohibited the land uses in the Planned Development District ordinance. Staff has also incorporated language in the Planned Development District ordinance requiring a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees, and [3] a row of canopy trees on 20-foot centers*) to be situated between the *commercial* and *residential* land uses. Along SH-205, FM-549, and John King Boulevard a landscape buffer meeting the *General Overlay District Standards* has been required.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) *Roadways*. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct portions of Stable Glen, Mercer's Colony Avenue, and Lofland Circle. All of these roadways are identified as *Minor Collectors*, which require a minimum of 60-feet of right-of-way with a 41-foot *back-to-back* concrete street. The unnamed street extending from SH-205 (*S. Goliad Street*) to the future extension of Lofland Circle (*i.e. labeled as Street 'A' on the concept plan*) is required to be a minimum of a 65-foot right-of-way with a 45-foot *back-to-back* concrete street.

(2) *Water*. The applicant has submitted an *Infrastructure Study* that is currently being reviewed by the City's water/wastewater consultant. The findings from this study will determine the water infrastructure necessary to adequately serve the subject property. Staff should note that the applicant has indicated on the concept plan the dedication of a ~1.47-acre *Water Tower Site*, which would be utilized as a future water tower site for the *780 Pressure Zone*.

(3) *Wastewater*. The applicant has submitted an *Infrastructure Study* that is currently being reviewed by the City's water/wastewater consultant. The findings from this study will determine the wastewater infrastructure necessary to adequately serve the subject property.

(4) *Drainage*. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds on the subject property.

WITHDRAWN

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

(1) *Alleyways*. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete…" The code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." [*Page 14; Section 2.11 of the Standards of Design and Construction Manual*]

(2) *Garage Configuration*. Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing* [*or traditional swing*] garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 80.01% *J-Swing* or *Traditional Swing* garages and 19.99% *Flat Front Entry* garages (*or a total of 299 Lots*). As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations in the form of decorative wood doors or wood overlays on insulated metal doors with carriage style hardware. In addition, the applicant has consented to increasing the front yard building setback on all *Flat Front Entry* garages from 20-feet to 25-feet.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Residential District* and the *Southwest Residential District* and is primarily designated for *Low Density Residential* land uses. The plan defines *Low Density Residential* land uses as "… residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses …" In addition, the Comprehensive Plan defines increased amenity as, "… developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In this case the applicant is proposing a total density of *2.10* dwelling units per acre (*or 2.28 dwelling units per acre less the ~42.90-acre tract of land designated for commercial*). In addition, the applicant is proposing to incorporate two (2) amenities centers on 4.28-acres of land, six (6) foot walking trails, a ten (10) foot hike and bike trail along John King Boulevard, a trail head/rest stop for the trail along John King Boulevard, and two (2) public park totaling 27.10-acres. Based on this the applicant's request appears to be in conformance with the *Low Density Residential* designation indicated for the subject property; however, the proposed ~42.90-acres of land that is designated for limited General Retail (GR) District land uses represents a reduction of ~26.20-acres in the area designated for *Commercial/Retail* land uses within the *South Central Residential District*, and this reduction will require the City Council to change the Future Land Use Plan from a *Commercial/Retail* land use designation to a *Low Density Residential* designation. Should the City Council choose to approve this case, staff has included a condition of approval that would make the required changes to the Future Land Use Map.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types*); however, staff has identified the following non-conformities on the original concept plan and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.
BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

WITHDRAWN

(1) CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2). Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

Staff Response: The lots in the Oaks of Buffalo Way Subdivision are approximately 1.50-acres in size. A one (1) acre estate style lot product could be incorporated along Lofland Circle -- *adjacent to the subdivision* -- to better provide a transition of lots sizes to the 62' x 120' and 72' x 120' lots. *The applicant has incorporated the larger Type 'D' lots along Lofland Circle, which does provide a better transition than the Type 'A' and Type 'B' lots that were in the original concept plan; however, a larger estate lot product would appear to be provide a better transition in this area.*

(2) CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2). Existing development patterns and surrounding conditions (*e.g. lot size, architectural style, public improvements, etc.*) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

Staff Response: The development uses cul-de-sacs and a grid layout for the street network. This development should mirror the street network established by the Somerset Park Subdivision, which uses an interconnected street network, no cul-de-sacs, and curvilinear streets. In addition, the development should use similar architectural styles (*i.e. Traditional Neighborhood Design principles, gingerbread or farmhouse architectural styles/material mixes, etc.*) to create a consistent development theme throughout this area. *The applicant has incorporated standards in the proposed Planned Development District ordinance that would allow Traditional Neighborhood Design principals, and gingerbread or farmhouse architectural styles/material mixes. In addition, the applicant has removed all cul-de-sacs from the plan, and provided connections from the adjacent Somerset Park Subdivision.*

(3) CH. 8; Section 2.02; Goal #1 | Policy #5 (Page 8-2). Residential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes.

Staff Response: The smaller *Type 'A'* lots should be located adjacent to and fronting towards the proposed parks. *The applicant has partially conformed to this requirement on the eastside of SH-205 (S. Goliad Street); however, has chosen to side the larger Type 'B' and Type 'C' lots to the proposed public park on the west side of SH-205. The applicant has claimed that due to grade issues they are unable to front the homes onto the public park.*

(4) CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3). To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

Staff Response: Homes adjacent to the public parks and/or open space should face onto the public park and/or open space and be accessible by a single-loaded street. Currently, the plan could do a better job of facing homes onto public parks and open spaces as opposed to siding the homes towards these open spaces. *The applicant has claimed that due to grade issues they are unable to front the homes onto the public park.*

(5) CH. 08 | Sec. 02.02 | Goal 01; Policy 4: Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in development that propose clusters of smaller lots.

Staff Response: Homogenous pods of lots should be avoided except where called for by the Comprehensive Plan (*e.g. smaller lots fronting on to parks and larger lots being arranged towards the outside of the development*). *The applicant has provided changes to mix lot types throughout various phases. There does remain a homogenous pod of the Type 'D' Lots adjacent to the Oaks of Buffalo Way Subdivision; however, the applicant has stated that this is to provide a transition of lots from the subdivision into the proposed development.*

(6) CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3). Design neighborhoods utilizing the *Housing Tree Model* … A method of laying out single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.

WITHDRAWN

Staff Response: The concept plan should be rearranged so that larger lots (*i.e. Type 'D' lots*) are adjacent to John King Boulevard and SH-205 (*S. Goliad Street*). In addition, the lots adjacent to FM-549 should be changed to utilize a larger lot product (*i.e. Type 'C' lots*). This will reduce the number of lots backing to these roadways and bring the plan better into conformance with the *Housing Tree Model*. *The applicant has changed the lots adjacent to John King Boulevard, SH-205, and FM-549 in accordance with staff's suggestions.*

(7) *CH. 08 | Sec. 02.03 | Goal 03; Policy 3*: In cases where *Flat Front Entry* garages (*i.e. even with the front façade of the primary structure*) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, *Flat Front Entry* garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff Response: If *a Flat Front Entry* garage configuration is proposed it should be limited to 20.00% and incorporate a 25-foot front yard building setback. *The applicant has chosen to request 19.99% Flat Front Entry garages and 80.01% J-Swing or Traditional Swing garages, and has consented to upgraded garage door requirements. In addition, the applicant has incorporated a requirement stipulating that all properties with a Flat Front Entry garage will require a 25-foot front yard building setback.*

Taking into account the applicant's concept plan, proposed density, and development standards, the request does appear to generally conform with the majority of the OURHometown Vision 2040 Comprehensive Plan and the Unified Development Code (UDC); however, the changes to the Future Land Use Map, the non-conformities to the OURHometown Vision 2040 Comprehensive Plan (*listed above*), and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 24, 2022, staff mailed 312 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hickory Ridge East, Lofland Farms, Fontanna Ranch, and the Oaks of Buffalo Way Homeowner's Associations (HOAs), which is 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 32 responses from property owners inside the City limits and 32 responses from people outside of the City limits. These responses were as follows:

Responses Inside of the City Limits

(1) One (1) response from the City's online *Zoning and Specific Use Input Form* from one (1) property owner within the 500-foot notification buffer in favor of the applicant's request.
(2) One (1) property owner notification from one (1) property owner within the 500-foot notification buffer in favor of the applicant's request.
(3) Eight (8) property owner notifications from eight (8) property owners within the 500-foot notification buffer in opposition to the applicant's request.
(4) Six (6) emails from six (6) property owners within the 500-foot notification buffer in opposition to the applicant's request.
(5) 11 responses from the City's online *Zoning and Specific Use Input Form* from 11 property owners inside the 500-foot notification buffer in opposition to the applicant's request.
(6) Four (4) responses from the City's online *Zoning and Specific Use Input Form* from four (4) property owners outside of the 500-foot notification buffer in opposition to the applicant's request.
(7) One (1) property owner notification from one (1) property owner outside of the 500-foot notification buffer in opposition to the applicant's request.

Responses Outside of the City Limits

(1) *Fate*. One (1) responses from the City's online *Zoning and Specific Use Input Form* from one (1) person in the City of Fate opposed to the applicant's request.
(2) *McClendon-Chisolm*. Three (3) responses from the City's online *Zoning and Specific Use Input Form* from three (3) people in the City of McClendon-Chisolm opposed to the applicant's request.

WITHDRAWN

(3) *Rockwall County*. 28 responses from the City's online *Zoning and Specific Use Input Form* and emails from 28 people in Rockwall County opposed to the applicant's request.

CONDITIONS OF APPROVAL

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

(1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.

(2) By approving this *Zoning Amendment*, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of a ~26.20-acre tract of land from a *Commercial/Retail* designation to a *Low Density Residential* designation.

(3) A *PD Development Plan* for the ~42.90-acre tracts of *Commercial* land will be required prior to site plan. This *PD Development Plan* will be required to delineate the required pedestrian connectivity between the *Residential* and *Commercial* land uses.

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

WITHDRAWN

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ 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 [PLEASE PRINT]

ADDRESS	0000 S. John King Blvd and 0000 S Goliad St			
SUBDIVISION	WH Baird, A Johnson and JR Johnson Survey	LOT		BLOCK
GENERAL LOCATION	North and South of S John King Blvd and S Goliad St			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG - Agricultural District	CURRENT USE	Vacant Land
PROPOSED ZONING	PD - SF-10 and GR	PROPOSED USE	Single Family Residental and ~~Retail~~ Commercial GR
ACREAGE	+/- 543	LOTS [CURRENT]	N/A
LOTS [PROPOSED]	+/- 1270		

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

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

☐ OWNER	The Lofland Family	☑ APPLICANT	Skorburg Company
CONTACT PERSON	Bill Lofland	CONTACT PERSON	Adam Buczek
ADDRESS	105 E Kaufman	ADDRESS	8214 Westchester Dr
			Suite 900
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75225
PHONE	214-693-0120	PHONE	214-888-8843
E-MAIL	Bill_Lofland@juno.com	E-MAIL	abuczek@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 8,360 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18 *DAY OF* May *, 20* 22 *. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 *DAY OF* May *, 20* 22

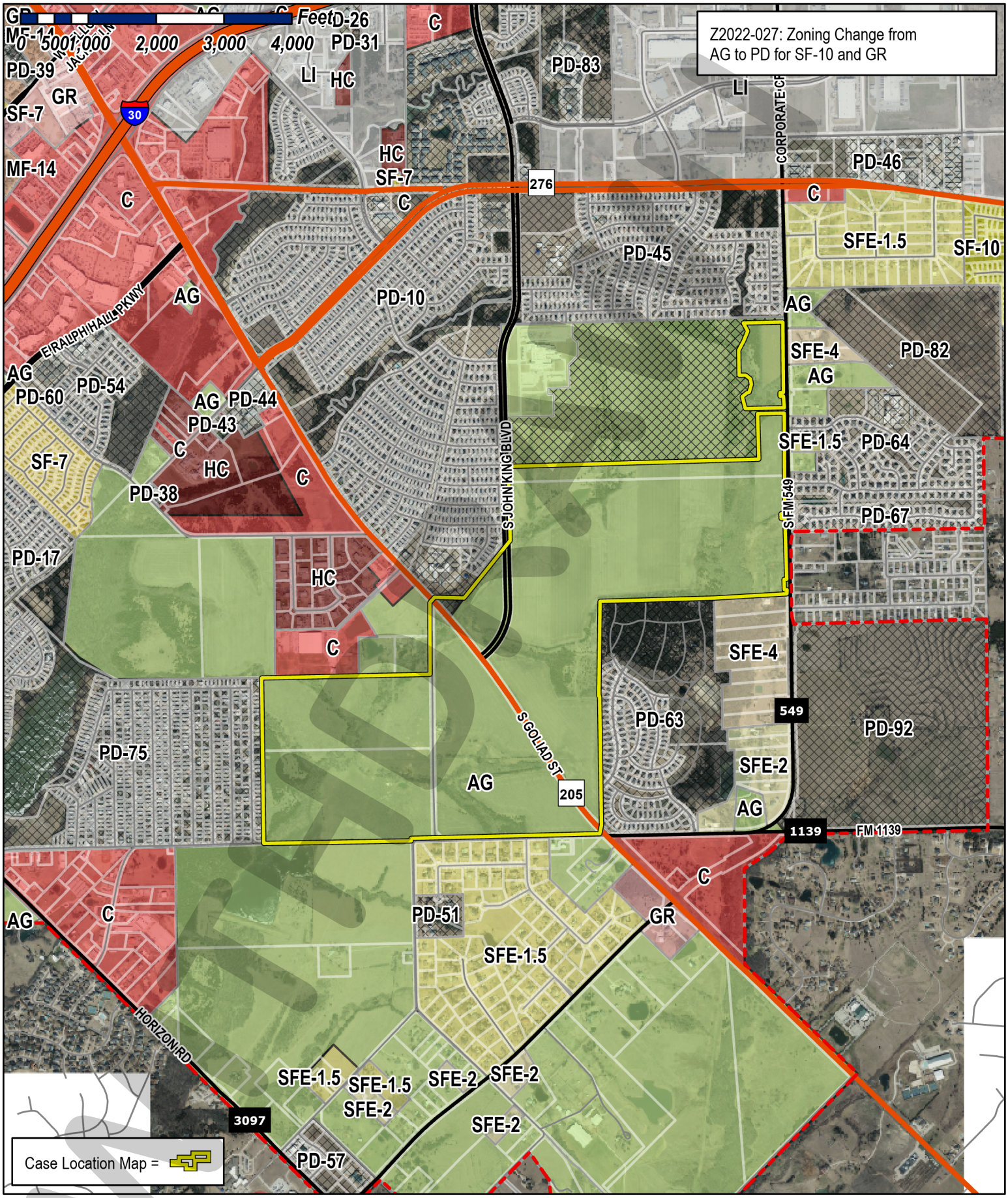
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
HUMBERTO JOHNSON
Notary ID #132479174
My Commission Expires
May 15, 2024

MY COMMISSION EXPIRES 05/15/2024

WITHDRAWN



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
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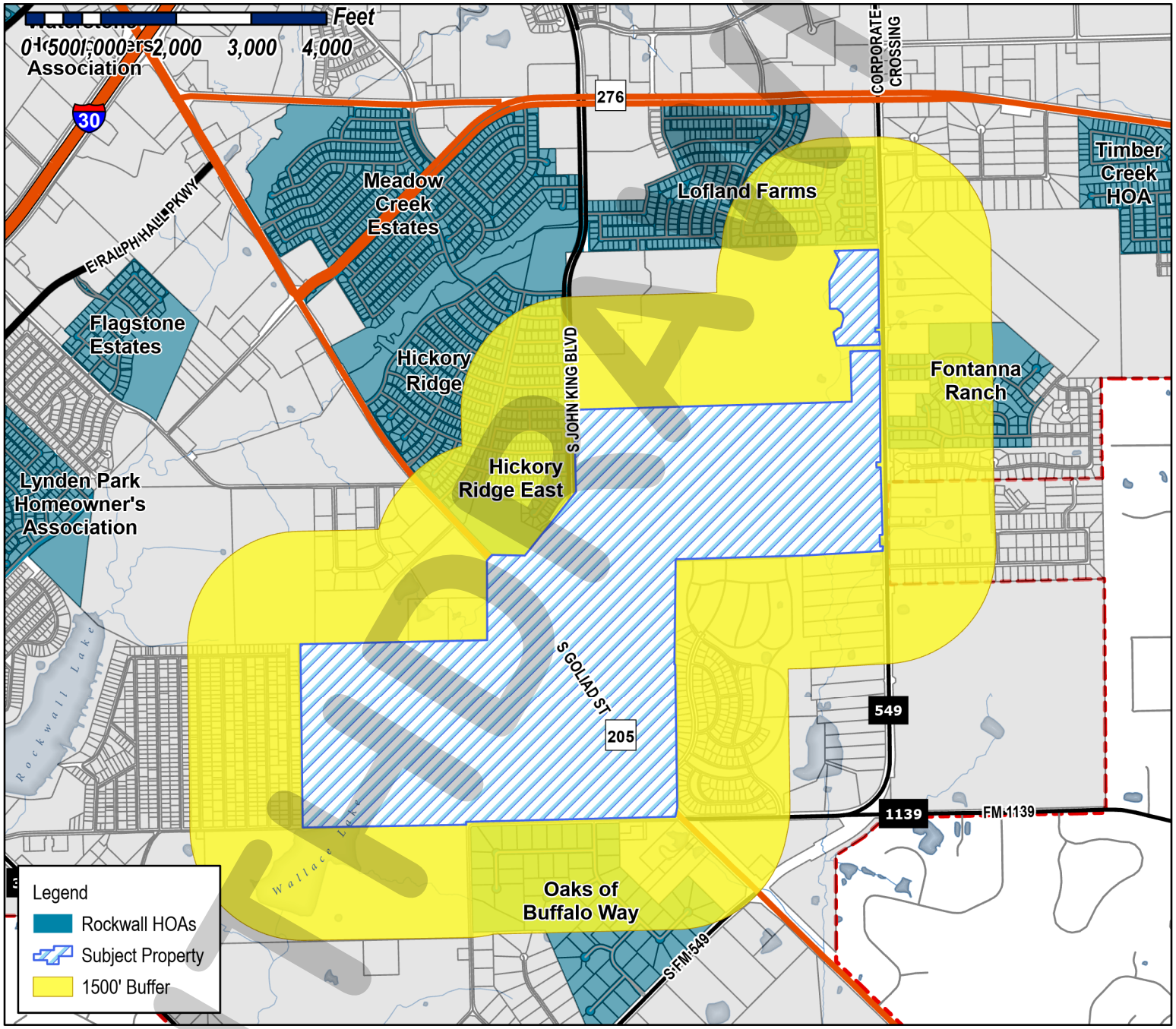
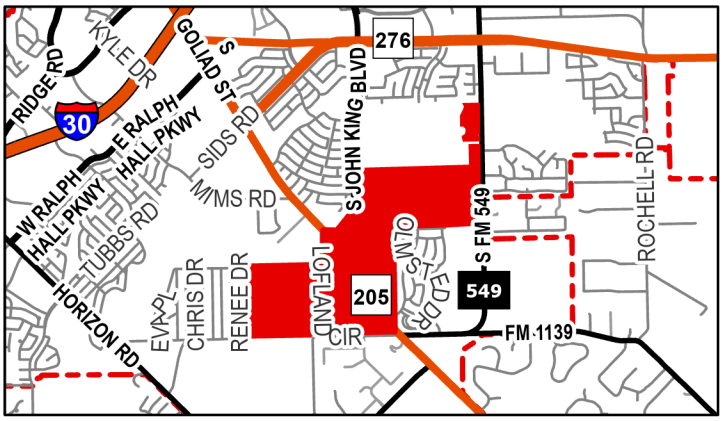


Case Number: Z2022-027
Case Name: Zoning Change from AG to PD for SF-10 and GR
Case Type: Zoning
Zoning: Agricultural
Case Address: Lofland Tract

Date Saved: 5/20/2022
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Ross, Bethany
Sent: Friday, May 27, 2022 9:36 AM
To: hromatka@hotmail.com; s.gantt@sbbmanagement.com; dbmeyer@cmamanagement.com; Justini@ymail.com; jcomerford@principal-mgmt.com; mdoemeny@principal-mgmt.com; jimbrown@jamesmbrownpartners.com; oaksofbwpres@gmail.com
Subject: Neighborhood Notification Program [Z2022-027]
Attachments: Public Notice (05.20.2020).pdf; HOA Map (05.20.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 3, 2022*. The Planning and Zoning Commission will hold a public hearing on *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*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-027 Zoning Change (AG to PD) for the Lofland Tract
Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], 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

WITHDRAWN

City of Rockwall

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Rockwall, Texas 75087
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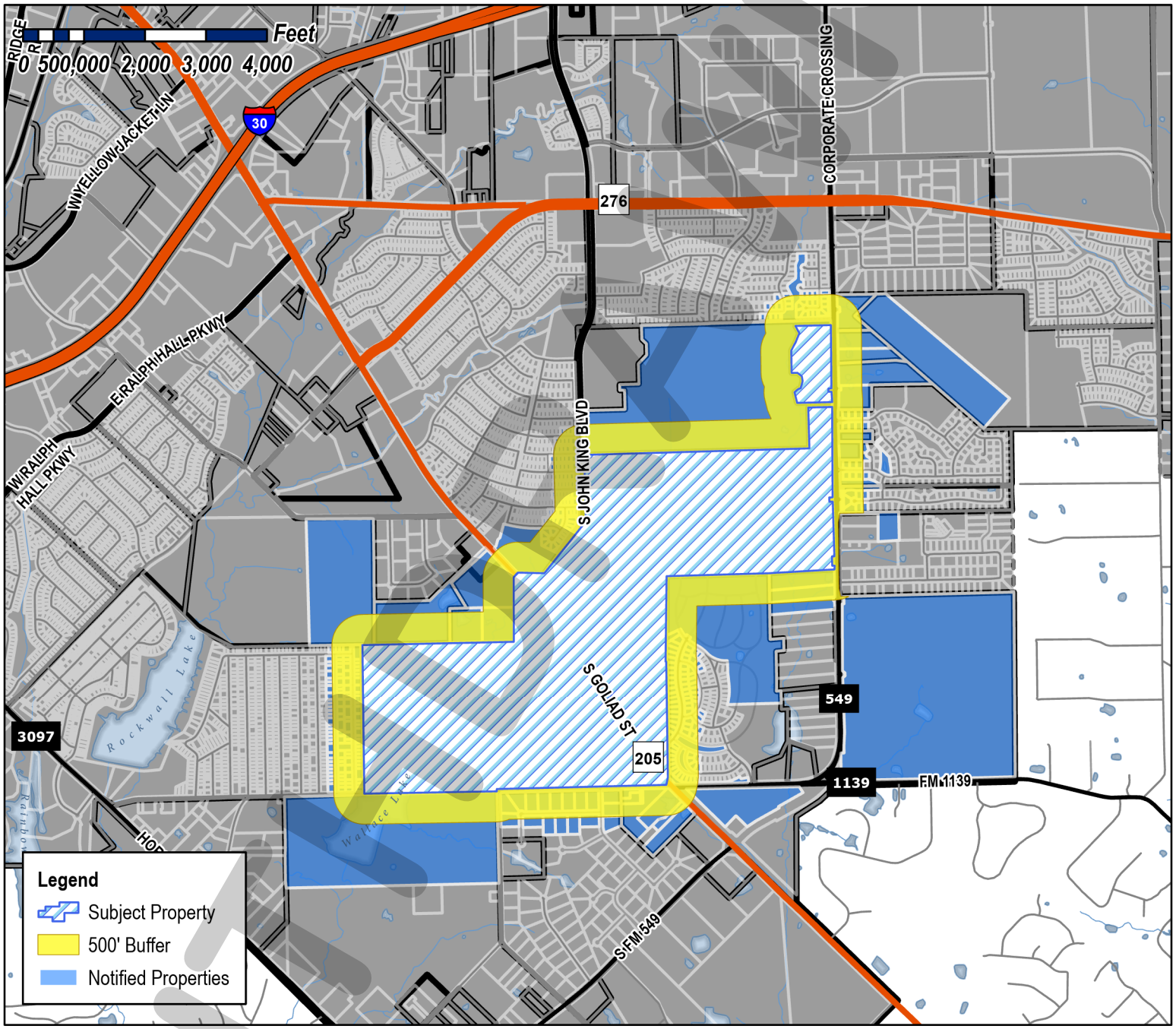
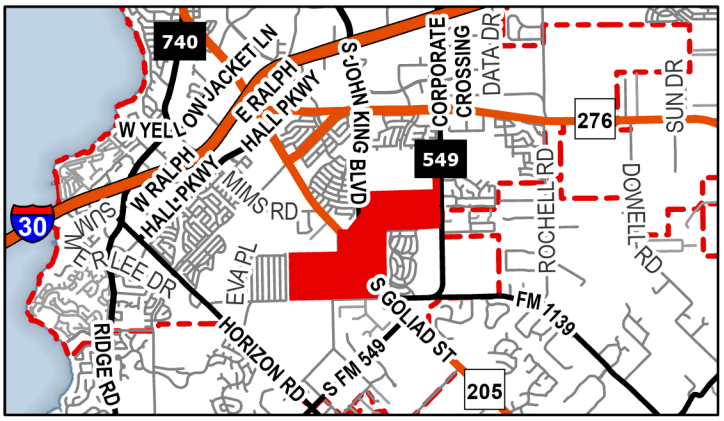


Case Number: Z2022-027
Case Name: Zoning Change from AG to PD for SF-10 and GR
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Lofland Tract

Date Saved: 5/24/2022
For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

SMARTT LOFLAND & BOND
1 CARMARTHEN CT
DALLAS, TX 75225

ROBINSON JEREMY A
10012 TISBURY DR
FRISCO, TX 75035

CAMP TASHIA AND DARROL
1002 HIGH COTTON LN
ROCKWALL, TX 75087

JDS & BHK PROPERTY MANAGEMENT FIRM LP
105 CLIPPER COURT
ROCKWALL, TX 75032

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

FLORES ALEJANDRO
1070 N BEN PAYNE RD
ROCKWALL, TX 75032

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

HP TEXAS I LLC
120 SOUTH REIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 75126

OLIVARES JAIME B & MARTINA G
1209 QUAIL DR
GARLAND, TX 75040

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75087

VASQUEZ FRANSISCO
125 NICOLE DR
ROCKWALL, TX 75032

ZILLOW HOMES PROPERTY TRUST
1301 SECOND AVE FL 31
SEATTLE, WA 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

VALDEZ JOSE G
1311 PRATO AVE
MCLENDON CHISHOLM, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

NELLER GARY K & HELEN COMEAU
148 HARVEST HILL DR
ROCKWALL, TX 75032

LAYZA LUIS &
RUBEN LUNA & JUDITH BARCELO & MINDY H
ZAMORA
1600 US HIGHWAY 80
MESQUITE, TX 75032

KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

IBARRA GABRIELA AND
EDUARDO OSORNIO
171 CRAWFORD LN
ROYSE CITY, TX 75189

WITHDRAWN

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

SRP SUB LLC
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD STE 230
DALLAS, TX 75252

CONTRERAS JOSE LUIS AND
JUANA DIAZ
1750 E FM 550
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

RODRIGUEZ FAMILY TRUST
JOSE DAVID & CYNTHIA MARIA RODRIGUEZ
TRUSTEES
1791 S FM 549
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

SOMERSET PARK COMMUNITY ASSOCIATION
INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI
1920 BROKEN LANCE LANE
ROCKWALL, TX 75032

SCHUETTE JASON & BARBARA
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER
193 ELVIS PRESLEY LN
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY
1940 BROKEN LANCE LN
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE
1950 BROKEN LANCE LN
ROCKWALL, TX 75032

INGRAM JAMES KENDELL
1957 S FM 549
ROCKWALL, TX 75032

ESTATE OF JEROME WENDELL INGRAM
C/O JAMES KENDELL INGRAM
1957 S FM 549
ROCKWALL, TX 75032

BLANKENSHIP TAV & DEBORAH
1990 BROKEN LANCE LN
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

MOORE JAMES S AND KATRINA D
2005 BROKEN LANCE LANE
ROCKWALL, TX 75032

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G
2020 BROKEN LANCE LN
ROCKWALL, TX 75032

HOOVER WILLIAM A AND TAMMY
2025 BROKEN LANCE LANE
ROCKWALL, TX 75032

WITHDRAWN

CURTIS PAMELA
2040 BROKEN LANCE LN
ROCKWALL, TX 75032

BAKER ALEXANDER AND
ARTEMIS LI
2045 BROKEN LANCE LN
ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY
2060 BROKEN LANCE LANE
ROCKWALL, TX 75032

HOLLOMAN JAMES AND KIM
2065 BROKEN LANCE LN
ROCKWALL, TX 75032

DRENTH HOWARD D AND TERESSA
2080 BROKEN LANE
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LN
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

BARRY CHRIS S
2140 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

LOPEZ JOSE CARMONA
221 NICOLE
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

DIGGS DAVID WILEY
2401 LOUDON ST WEST
ROCKWALL, TX 75032

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE
2405 LOUDON ST WEST
ROCKWALL, TX 75032

HEAD WILLIAM ROBERT AND KIMBERLY ANN
2406 LOUDON ST EAST
ROCKWALL, TX 75088

GIL ANNA AND JULIAN
2409 LOUDON STREET WEST
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

BOLDEN QUINTEN TIBERIUS AND
ALEXANDER NICHOLAS KUJAK
2417 LOUDON ST WEST
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND
ANGEL JAVIER SANCHEZ ROJAS
2419 LOUDON ST WEST
ROCKWALL, TX 75032

HUGHES BRYAN
2423 LOUDON ST WEST
ROCKWALL, TX 75032

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

DE LOS SANTOS CARLOS AND MARGOT
2501 LOUDON ST WEST
ROCKWALL, TX 75032

FURLONG FAMILY TRUST
2502 LONG COMMON NORTH
ROCKWALL, TX 75032

SIGNO FAMILY LIVING TRUST
GENARO A SIGNO AND JULITA R SIGNO-
TRUSTEES
2505 LOUDON STREET WEST
ROCKWALL, TX 75088

WITHDRAWN

JOSHI MAYURESH S AND
BINITA SINHA
2513 LOUDON ST WEST
ROCKWALL, TX 75088

ROSS SCOTT TRAVIS AND MEGAN
2517 LOUDON ST WEST
ROCKWALL, TX 75032

TAYLOR SHELLY A
2518 LONG COMMON NORTH
ROCKWALL, TX 75032

DENSON PATRICIA ANN
2521 LOUDON ST WEST
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003
JOSEPH C AND SHIZUKO BOCK-TRUSTEES
2601 LONG COMMON SOUTH
ROCKWALL, TX 75032

CRUZ DEBRA J
262 RENEE DR
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

BAKER CLARENCE JR
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

QUINLAN ROBERT JOHN AND TENA
2871 DEUTZ CT
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

RIVERA DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

4 HO LTD
3001 SAN MARCOS DRIVE
ROCKWALL, TX 75032

CRENSHAW JANET AND GERALD S
3005 SAN MARCOS DR
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F
3006 SAN MARCOS DRIVE
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE
3009 SAN MARCOS DRIVE
ROCKWALL, TX 75032

SHAWN WATTS 1993 IRREVOCABLE TRUST
SHAWN HORTON CARTER- TRUSTEE
3009 WIMBERLY LANE
ROCKWALL, TX 75032

WITHDRAWN

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

JONES KRISTINE KAYE AND
JOSE ENRIQUE FRESQUEZ
3010 SAN MARCOS DRIVE
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE
3010 WIMBERLEY LANE
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

DAWA DAWA AND
TENZIN LHAMO
3011 WIMBERLEY LANE
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

PASCHALL RONALD L AND TAMMY RENEE
3012 WIMBERLEY LANE
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD
3013 SAN MARCOS DRIVE
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY
3013 WIMBERLEY LN
ROCKWALL, TX 75087

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

RILEY CHRISTINE
3014 SAN MARCOS DRIVE
ROCKWALL, TX 75032

ZAZAKIS LAURA J AND JOHN
3014 WIMBERLEY LANE
ROCKWALL, TX 75032

PARKER LESLIE C AND LYNN
3015 WIMBERLEY LN
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN
ACOSTA MEJIA
303 RENEE DR
ROCKWALL, TX 75032

BOLES BRIAN L & SUZANNE M
3046 DUSTY RIDGE DR
ROCKWALL, TX 75032

WAKHARKAR SAKET AND GAURI
3054 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA
3061 DUSTY RIDGE DR
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

BIRDWELL GLENN R & BEVERLY J
3063 DEER RIDGE
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

STEWARD RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

WITHDRAWN

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

DAWSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS
3081 COOLWOOD LANE
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY
3083 MISTY RIDGE LN
ROCKWALL, TX 75032

TOWNSEND NINA
3084 MISTY RIDGE LN
ROCKWALL, TX 75032

CEVALLOS JASON & MARY
3086 LIMESTONE HILL LN
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

JARMAN EMMA
3091 MISTY RIDGE LN
ROCKWALL, TX 75032

DENNIS AMY L
3094 LIMESTONE HILL LN
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE
3099 MISTY RIDGE LN
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY
3100 COOLWOOD LN
ROCKWALL, TX 75032

REGGIA DANIELLE R
3100 MISTY RIDGE LN
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH
3102 LIMESTONE HILL LN
ROCKWALL, TX 75032

GARNER AMY
3105 MISTY RIDGE LN
ROCKWALL, TX 75032

OCHOA RENE
3107 COOLWOOD LANE
ROCKWALL, TX 75032

HAYES, LAGWENDA
3108 COOLWOOD LN
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A
3111 MISTY RIDGE LANE
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL
3117 MISTY RIDGE LANE
ROCKWALL, TX 75032

SANDERS MELISSA D & MATTHEW E
3119 COOLWOOD LN
ROCKWALL, TX 75032

TURNER JOHN MICHAEL & PATRICIA SUE
312 MYERS ROAD
HEATH, TX 75032

ESPARZA MARCO
312 RENEE
ROCKWALL, TX 75032

ESPARZA MARCO A
312 RENEE DR
ROCKWALL, TX 75032

VARGAS JOSE A
3124 COOLWOOD LN
ROCKWALL, TX 75032

KILPATRICK KERRY LYNN & JENNY LYNN
3125 MISTY RIDGE LN
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH
3158 LUCHENBACK TRL
ROCKWALL, TX 75032

WITHDRAWN

SAGNIBENE JOE AND LISA
3162 LUCKENBACH TRAIL
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ
321 PANOLA CT
ROYSE CITY, TX 75189

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

BRAGA GUILHERME CREDIDIO & YASMINI
RAMOS IZIDORO
327 NICOLE DRIVE
ROCKWALL, TX 75032

JIMENEZ RICARDO
330 RENEE DR
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

SWAIT TIFFANY
3402 POST OAK DR
ROCKWALL, TX 75032

MENDOZA MIGUEL
3410 POST OAK DR
ROCKWALL, TX 75032

WOODWARD CHERIE J
3426 POST OAK DR
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A
3434 POST OAK DRIVE
ROCKWALL, TX 75032

ANDERSON ERICKA RENEE
3442 POST OAK DR
ROCKWALL, TX 75032

BEAVERS SHIRLEY
3460 POST OAK DR
ROCKWALL, TX 75032

OROZCO ARMANDO
3465 POST OAK DR
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER
3469 POST OAK DRIVE
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA
3472 POST OAK DR
ROCKWALL, TX 75032

LEWIS REX STEPHEN
3473 POST OAK DR
ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N
3476 POST OAK DRIVE
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

ABBA INVESTMENT GROUP LLC
3606 CAVALIER DR
GARLAND, TX 75042

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 32563

MCLOUD JOY ANN
375 NICOLE DR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS
3813 OLMSTED DRIVE
ROCKWALL, TX 75032

MAH JEFFERY
3816 HASKELL CT
DALLAS, TX 75204

CASTILLO JOSE &
LUZ DELGAEDO
383 LAKESIDE DR
ROCKWALL, TX 75032

ROLDAN EMILY ELIZABETH AND IVAN
3901 STABLEGLEN DR
ROCKWALL, TX 75032

OSMUN DAVID CHARLES AND MARISHA
3902 STABLEGLEN DR
ROCKWALL, TX 75032

TORRES MARCUS ANTHONY AND AMANDA E
3905 STABLEGLEN AVE
ROCKWALL, TX 75032

WITHDRAWN

MATHEW RON KANNANTHANATHU AND
MARILYN TOMY
3906 STABLEGLEN DR
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE
3909 STABLEGLEN DRIVE
ROCKWALL, TX 75032

GILMORE CARA D
3910 STABLEGLEN DR
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE
3913 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING
TRUST
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES
3917 STABLEGLEN DRIVE
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS
395 NICOLE DR
ROCKWALL, TX 75087

SANCHEZ ARNULFO & ORALIA
398 NICOLE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE RD
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH
4001 STABLEGLEN DR
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING
CENTER
4002 STABLEGLEN DRIVE
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW
4003 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN
4006 STABLEGLEN DR
ROCKWALL, TX 75088

SANDERS DEJA AND
GERALD COLLINS III
4009 STABLEGLEN DRIVE
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY
4010 QUINCY STREET
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN
4010 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DUKE ROCHELLE
4013 OLMSTED DRIVE
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY
4013 STABLEGLEN DRIVE
ROCKWALL, TX 75088

JANDREW DUSTY R AND JUSTIN C
4014 QUINCY STREET
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE
4014 STABLEGLEN DR
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY
4017 OLMSTED DRIVE
ROCKWALL, TX 75032

RAMSBOTTOM DAVID BRADLEY AND DAWN
4018 QUINCY STREET
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON
4019 QUINCY STREET
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND
JESSICA GUAZZONE
4023 QUINCY ST
ROCKWALL, TX 75032

ROSS MEGAN ELIZABETH AND JAMES MATTHEW
4027 QUINCY STREET
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE
4101 QUINCY STREET
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE
4101 STABLEGLEN DRIVE
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE
4105 QUINCY STREET
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW
4105 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P
4106 STABLEGLEN DR
ROCKWALL, TX 75032

WITHDRAWN

DIVITTORIO ZEB ROBERT AND KELSEY LYNN
4110 STABLEGLEN DR
ROCKWALL, TX 75032

ROSOFF AMY LYNN
4111 QUINCY STREET
ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA
4113 STABLEGLEN DR
ROCKWALL, TX 75088

IRWIN MATTHEW LEE AND MYLIN NICOLE
4202 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A
4205 STABLEGLEN DR
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A
4206 STABLE GLEN DRIVE
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY ANN
4209 STABLEGLEN DR
ROCKWALL, TX 75032

THILE HUYEN AND
NAM TIEN NGO
421 NICOLE DRIVE
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS
4210 STABLEGLEN DRIVE
ROCKWALL, TX 75032

OCONNELL PETER JAMES AND MICHELLE ANN
4214 QUINCY ST
ROCKWALL, TX 75032

NIXON BRIAN & MICHELE
4215 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

RODRIGUEZ BRIAN
4230 TRILENE DR
GRAND PRAIRIE, TX 75052

LOPEZ SILVIA
430 RENEE DR
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE
4301 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH
4302 STABLEGLEN DRIVE
ROCKWALL, TX 75032

D R HORTON TEXAS LTD
4306 MILLER RD
ROWLETT, TX 75088

D R HORTON - TEXAS LTD
4306 MILLER RD STE A
ROWLETT, TX 75088

SIMUNEK FLOYD C AND KELLY M VERMEERSCH-SIMUNEK
4306 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE
4309 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MURRAY BRADY & JENNIFER
4310 STABLE GLEN DRIVE
ROCKWALL, TX 75032

RICHARDSON DANIELLE MARIE & THOMAS C II
4314 SELBORNE DRIVE
ROCKWALL, TX 75032

MILLIGAN BYRON PEYTON AND MELANIE BAILEY
4317 STABLEGLEN DR
ROCKWALL, TX 75032

POWELL SHEILA RENAY AND
KENDA DELYNN BROWN
4318 SELBORNE DRIVE
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

XU ZICAI
4509 PORTRAIT LANE
PLANO, TX 75032

WHEELER JANIS & KEVIN M
451 RENEE DR
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE
452 RENEE DR
ROCKWALL, TX 75032

YANEZ ALONSO TORRES
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

WITHDRAWN

CURTIS CHRISTOPHER LEE AND
BERT G CURTIS & PAMELA S CURTIS
4735 BEAR CLAW LANE
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E
4755 BEAR CLAW LANE
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE
4768 S STATE HWY 205
ROCKWALL, TX 75032

RISTER JOHN & CHRISTINE
4815 BEAR CLAW LANE
ROCKWALL, TX 75032

EBRAHIMI-SOHI OMID NAVID
5018 BRYAN STREET APT 204
DALLAS, TX 75206

LACAZE ALLISON KAY
503 NICOLE
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON
503 NICOLE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWLIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

DIAZ-ALMARAZ CARLOS OMAR
514 NICOLE DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA
523 NICOLE DR
ROCKWALL, TX 75032

PEREZ REYNA JUAN MARTIN
526 NICOLE
ROCKWALL, TX 75032

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

SHEPHERD PLACE HOMES INC
620 ROWLETT RD
GARLAND, TX 75043

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS'
ASSOCIATION INC
6750 HILLCREST PLAZA DRIVE SUITE 326
DALLAS, TX 75230

GONZALES BALTAZAR & LUZ MARIA ZUNIGA
C/O LAKE POINTE CHURCH
701 I-30
ROCKWALL, TX 75087

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN
7401 RODEO DR
DENTON, TX 76208

ESPARZA NORA
7723 GLENMERE TRAIL
SACHSE, TX 75048

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

COLUNGA MARIA CRISTINA
C/O BERNABE COLUNGA
807 N JOSEPHINE ST
ROYSE CITY, TX

RENNI CARMEL INVESTMENTS LLC
8140 WALNUT HILL LN SUITE 500
DALLAS, TX 75231

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75189

USCMF SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75032

TITLOW NICK AND ALYSSA
8913 BARTON CREEK
ROWLETT, TX 75089

WITHDRAWN

TAN JUDY AND
LAM KHANG DUY
914 FALCON TRAIL
MURPHY, TX 75094

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

BEDDER MANAGEMENT AUSTIN LLC
9901 BRODIE LANE SUITE 160-172
AUSTIN, TX 78748

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

MEADE JAMES W & ROBIN N
P. O. BOX 2107
ROCKWALL, TX 75087

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 75032

RCH WATER SUPPLY CORPORATION
PO BOX 2034
ROCKWALL, TX 75087

DRCE TRUST
PO BOX 2051
DEL MAR, CA 92014

CHINN DERRICK O
PO BOX 35011
LOS ANGELES, CA 90035

PROGRESS RESIDENTIAL BORROWER 4 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

WITHDRAWN

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

WITHDRAWN

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. Z2022-028: Zoning Change from AG to PD for SF and C

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-028: Zoning Change from AG to PD for SF and C

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

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

Respondent Information

Please provide your information.

First Name *

Michael

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Wallace

Address *

6271 Horizon Road

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

RECEIVED
JUN 0 2 2022

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. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tract 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tract 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tract 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

Good for the City and Overall Area.

Name:

Address:

SHEPHERD PLACE HOMES, INC.
DBA ROBBIE HALE HOMES
972-475-1100
10527 CHURCH RD #201
DALLAS, TX 75238-2224

Robbie Lee Hale, Pres

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

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tract 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tract 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tract 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], 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.

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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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

1) Character of the proposed development is inconsistent with the surroundings. It is too dense.
2) The infrastructure to access I-30 is insufficient and will be for years. The associated construction traffic will be a nuissance.

Name: Alexander Baker

Address: 2045 Broken Lance Ln, Rockwall, TX 75032

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

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Complete Opposition! We are already jam packed out here!

Respondent Information

Please provide your information.

First Name *

Chris

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Curtis

Address *

4735 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

TO: RYAN MILLER, ROCKWALL PLANNING AND ZONING DEPARTMENT

FROM: Christine and John Rister

PROPERTY OWNED: 4815 Bear Claw Ln, Rockwall, Texas 75032

DATE: June 10, 2022

RE: Lofland Tract– Case No. Z2022-027 – Requested Zoning Change from AG to PD (SF10)

We are **OPPOSED** to this zoning change for the following reasons:

1. The proposed density of the proposed development seeks to add over 1000+ new homes in the area that is bound by SH205, John King Blvd and Lofland Circle. This would increase the horrific traffic that already exists into and out of the area which notably is at a capacity that far exceeds the amount for which the roads were constructed. Indeed, the addition of the homes located north of FM549 and east of SH205 has already rendered the roads impassible at certain times of day. Often SH205 is backed up for well over a mile trying to navigate the FM549 and SH205 intersection and the SH205 and John King intersection. In fact, at times, the traffic on FM549 in either direction is often backed up so much that it makes it impossible to get out of our neighborhood (Oaks of Buffalo Way) and often takes 15-20 minutes to get through the FM549 and SH205 intersection. The addition of almost 2000 more cars is not sustainable in the current configuration. The increase of traffic is not limited to the immediate area around where the new development is proposed, it will have a rippling effect across Rockwall city and county. Furthermore, the infrastructure lacks the capacity for the increase in units. Traffic on all of the main thoroughfares is already at capacity. Interstate 30 is backed up for miles daily going in and out of Rockwall. All of the main roads, such as Horizon, Ridge, Goliad are constantly backed up.

2. Separately, what about the other infrastructure? Are the developers going to provide new fire and police buildings? This is just one of many developments that is under consideration by the City. The other development which is on the south side of our subdivision is even worse (see Case No. Z2021-057). This development proposes to build over 450 new homes. Between the two developments, if both approved, would make it impossible to leave our home to go anywhere and would destroy the community that is Rockwall. Rockwall residents do not want to become another Frisco or McKinney.

3. The schools in the area are maxed out. The middle school (Cain) that would service the students is already well beyond capacity with all classes ranging from 600-700 students per grade. The high school that would serve the area is similarly over capacity. The current freshman class alone is over 770 students. I am sure the elementary schools have similar issues. Though there is a bond that was passed, there is no current relief for the overcrowding of our classrooms. Adding 1000 new households will only exasperate the problem.

WITHDRAWN

4. There is already a sufficient number of small lot homes in the area (see SH205/FM549 DR Horton Development). Similar to the issues that arose when prior properties in the area (i.e., the Wallace Property) sought to change zoning, the planned subdivision is not consistent with the surrounding area homes and frankly is not needed and cannot be accommodated until the infrastructure is first changed.

While I understand that development is inevitable, cramming 1000+ new homes and the accompanying traffic and persons into an already over-crowded area without the proper infrastructure to get those persons in and out of the new development and without the proper room in schools to educate those persons is contrary to the best interest of Rockwall.

Christine and John Rister

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Gamez, Angelica

From: Danielle Reggia <[redacted]>
Sent: Tuesday, May 31, 2022 2:10 PM
To: Planning
Subject: CaseNo. Z2022-027 Zoning Change

Danielle Reggia
3100 Misty Ridge Ln
Rockwall, 75032

I am opposed to the request for reasons listed below:

Rockwall needs no more subdivisions without widening SH205 first. This will only cause more of a traffic nightmare on SH205.DO NOT DO IT!!!!!!! Think before building, Rockwall traffic is becoming out of control due to zoning and planning stupidity!

Danielle Reggia

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

From: [redacted]
To: Miller, Ryan; Planning
Date: Wednesday, June 15, 2022 6:12:29 PM

Good Evening Mr Miller.

I am writing to oppose the request as planned currently. While the plan is conforming, it is lacking in key measures that will allow me to support the plan.
These are the following:

1. There are homes in what appears to be the floodplain. While flooding is unlikely, the amount of water that flows towards / through this property is substantial and needs to be properly mitigated. I request a study from the Army Corps of Engineers furnished by the developer that shows that the development will not flood existing adjacent properties.
2. As Planned, there appear to be no access points to the greenspace (Trailheads) from Fontanna Ranch. As this development shares both the entrances along 549 with Fontanna Ranch it would help to have access to the trails from our neighborhood to present a cohesive greenspace on the south side.
3. Assuming that this plan requires infrastructure upgrades (Water tower, pumping stations, etc) they need to be roughly indicated on the plan.
4. Parks / greenspace (Trails and Trail heads) in this fine city are always built in the last phase. I compel the city / developer to make the park and trails / trailheads start in phase 1.

Thanks,

David

David & Mary Schoen
3006 San Marcos Drive
Rockwall, Texas 75032

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

From: [redacted]
To: Planning
Subject: Case Z2022-027
Date: Wednesday, June 8, 2022 12:44:14 PM

David Dunn
2841 Haymaker Dr
Rockwall, TX 75032

I am opposed to the zoning change

Rockwall is growing way too fast for the infrastructure in place. The streets are already overcrowded with traffic most any time of the day. The current construction of new homes, apartments and businesses are already going to impact our electric, water, sewage capacity. We do not need anymore construction. Thanks and best regards, Dave and Yese Dunn

---

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WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

The roads, 205 and 549, cannot handle the current traffic. Adding this many houses at this intersection would make it nearly impossible to commute or run errands.

Respondent Information

Please provide your information.

First Name *

David

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Osmun

Address *

3902 Stableglen Drive

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Respondent Information

Please provide your information.

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

First Name *

Dusty

Last Name *

Jandrew

Address *

4014 Quincy St

City *

Rockwall

State *

TX

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

AGAINST DEVELOPMENT OF LOFLAND FARM DEVELOPMENT NEXT TO THE OAKS OF BUFALLO WAY DEVELOPMENT

Respondent Information

Please provide your information.

First Name *

GREGG

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

PODLESKI

Address *

1950 BROKEN LANCE LANE

City *

ROCKWALL

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

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- ( ) Other: .....

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

SEE ENCLOSED

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

CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

DRAFT

Ross, Bethany

From: [redacted]
[redacted]
Sunday, June 12, 2022 6:15 PM
To: Planning
Subject: Z2022-027: Zoning Change from AG to PD for sF-10 and GR

Ladies and Gentlemen:

Re: Z2022-027: Zoning Change from AG to PD for sF-10 and GR

My wife and I are vehemently opposed to the request for zoning change. Our home backs up to the road Lofland Cir and the farm property. We are in the buffer zone in the HOA Oaks of Buffalo Way.
Our reasons for our objection are listed below.

1. The traffic is already worsening daily without any additional developments. The roads were not intended to accommodate the existing traffic burden but even if widened would not be designed to accommodate the additional burden.
2. Our property value will decrease substantially with the view and the proximity of the planned development.
3. When we purchased the property it was as far out of the city noise and lights as we could get without actually leaving the city.
4. The schools are already over loaded and cannot accept the addition surge of students that will come with the developments.

Other considerations:

The city has benefited with high taxes on the property value which has skyrocketed in recent years. The city will continue to benefit from the higher taxes if the zoning change is denied.

When a citizen moves into the city it is understood that the city will act on their fiduciary responsibility to help those citizens thrive, not just to consider lining the city coffers at all costs.

Thank you in advance for your consideration

Gregory S. and Sandra G. Delk
2020 Broken Lance Ln
Rockwall TX 75032

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CITY OF ROCKWALL - INSIDE THE 500' NOTIFICATION BUFFER

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and SR

Please place a check mark on the appropriate line below:

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

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

Traffic is already a huge problem on 205 & 549. I feel this would make it worse, at least until roads are completed

Name: Hoyt Armstrong

Address: 4001 Stableglen Rd Rockwall TX 75032

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

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

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Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Roads! Seriously Rockwall Co is a mess. 205 is a mess. This should matter.

Respondent Information

Please provide your information.

First Name *

Jacqueline

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Galloway

Address *

3913 Stableglen Drive

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other _____

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

The proposed # of homes are more than the roads (even with widened 205) and schools can support. In addition, the value of our properties in the adjoining neighborhoods will greatly decrease. The proposed plan is not consistent with the properties that brought my family to Rockwall / Heath, and we will leave the area if this goes forward.

Name: James S. Moore

Address: 2005 Broken Lance Lane, Rockwall, TX 75032

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

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DRAFT

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Not enough roadway for the amount of traffic now ! To many accidents as it is

Respondent Information

Please provide your information.

First Name *

Janice

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Walker

Address *

1777 S FM 549

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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PLEASE RETURN THE BELOW FORM

CITY OF ROCKWALL: INSIDE THE 500' NOTIFICATION BUFFER

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

Traffic on this end of 205 is very congested most of the day, especially during school hours with students coming and going to Keene Burton. The Stableglen connection may help, but 549 & 205 both need widening and much longer turning lanes. Traffic backs up and it can be difficult leaving Somerset park! Alternates needed!

Name: Jennifer Brady Murray

Address: 4310 Stableglen Dr; Rockwall, TX 75032

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

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PLEASE RETURN THE BELOW FORM

CITY OF ROCKWALL - INSIDE THE 500' NOTIFICATION BUFFER

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

IT WOULD NEGATIVELY IMPACT THE QUALITY OF LIFE FOR MY FAMILY, REDUCE OUR PROPERTY VALUE, IMPEDE ON OUR VIEW OF SUNSETS, INCREASE POPULATION, TRAFFIC, AND STRESS TO OUR BELOVED CITY. KEEP ROCKWALL COUNTRY LIVING!

Name: JOEL PETERSEN

Address: 4309 STABLEGLEN DR. ROCKWALL, TX 75032

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

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Too much traffic and high density units. Area is too congested now.

Respondent Information

Please provide your information.

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

First Name *

Karen

Last Name *

Archibald

Address *

4003 Stableglen Drive

City *

Rockwall

State *

Texas

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zip Code *

75032

Email Address *

[redacted]

Phone Number

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

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- ( ) I saw a zoning sign on the property
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- (•) My neighbors told me about the request
- ( ) Other: _____

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

Since HWY 276 was closed off to 205 it has become increasingly difficult to get to town. With the addition of 700+ new homes comes 1400+ more vehicles in the area creating more congestion + delays. Construction has been ongoing for years in this area, we should not have to put up with more before we return to normal. Possibility of ↑ crime. Habitat to wildlife, has been and will be, diminished. Rockwall needs to stop gobbling up land for housing. Leave some green space.

Name: LYNN PARKER

Address: 3015 WIMBERLEY LANE. ROCKWALL TX 75032.

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

DRAFT

Ross, Bethany

From: M Bader <[redacted]>
Sent: Thursday, June 16, 2022 9:50 PM
To: Planning
Subject: Case No. Z2022-027

Attention Ryan Miller,

We are OPPOSED to the request for zoning change from AG to PD for SF-10 and GR regarding Case No. Z2022-027. We understand consideration for expansion of the city regarding residential properties; however high density housing development does not conform to current neighboring developments already in existence around the proposed site. Our residence has estate lots of considerable size at 1.5 acres each with custom homes compared to the proposed high density lots with standardized modeling. The volume of homes will impact existing infrastructure including and predominantly the roadways, both state owned and those controlled by the city, emergency services, and overwhelm the already bursting school system. Additionally the lot size variance will create a degradation of our property values impacting the entire region. Especially when taking into consideration that additional zoning changes are presently under request neighboring our development and throughout Rockwall County in close proximity to the city boundaries which will adversely impact those critical infrastructures.

Again, we are OPPOSED to the request for zoning change in Case No. Z2022-027.

Markus and Kimberly Bader
1940 Broken Lance Ln
Rockwall, TX 75032

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Overcrowding, traffic issues, beautiful land that will be destroyed.

Respondent Information

Please provide your information.

First Name *

Megan

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Ross

Address *

4027 Quincy st

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

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- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

Ross, Bethany

From: Murtaza Shah <[redacted]>
Sent: Saturday, June 11, 2022 6:22 PM
To: Planning
Subject: Murtaza Shah, 4755 bear claw ln rockwall, TX 75032, Case#Z2022-027

Hi,

I am providing the below feedback in regards to this zoning change:

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

1. There will be a considerable amount of increase in traffic on 205 which is already congested.
2. Possible decrease in our property house values.

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WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

No infrastructure now for existing residents.

Respondent Information

Please provide your information.

First Name *

Robin

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Baley

Address *

5135 Bear Claw Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: .....

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WITHDRAWN

PLEASE RETURN THE B... CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

Traffic on 205 is already awful. It will be much worse if this is approved. Area becoming too dense to quick.

Name: Rochelle Duke

Address: 4013 Olmsted Drive, Rockwall, TX 75032

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

THORA

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

For this specific plan there are far too many 60ft lots. The distribution is lopsided towards small cramped lots. If the distribution were to to include more 70ft and 100ft lots I would be in favor of this proposal.

Respondent Information

Please provide your information.

First Name *

Ryan

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Bettevy

Address *

4010 Quincy St.

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Current roadways are already congested and this change would bring more vehicle traffic than can be accommodated. Additional development will overburden electric, water, police and fire. We are already being told to conserve electricity and to expect blackouts. This change does not reflect the direction we want Rockwall to take.

Respondent Information

Please provide your information.

First Name *

Susan

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Bobie

Address *

3917 Stableglen Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Our streets can't handle the extra traffic. We don't have the school system for it. Areas with houses so close together tend to have a quick decline in quality of neighborhood. This plan will do away with the small charm feel that Rockwall still has. Im vehemently opposed to this!

Respondent Information

Please provide your information.

First Name *

Aztlan

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Torres

Address *

4031 Blythe St.

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

CITY OF ROCKWALL, OUTSIDE THE 500' NOTIFICATION BUFFER

Please place a check mark on the appropriate line below:

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

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

We strongly oppose this development due to the infrastructure of South Rockwall including but not limited to lack of Principal and Minor Arterials, Collectors, Public & Private Schools, Police & Fire services, and facilities.

Name: Dan & Karen Brecheen

Address: 1880 Broken Lance Lane Rockwall TX 75032

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

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Roads cannot support. Density is inconsistent with surrounding neighborhoods. No plan for schools.

Respondent Information

Please provide your information.

First Name *

Matt

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Scott

Address *

4925 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

[redacted]

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Former council member.

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CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

I live In the area and do not want the traffic increase

Respondent Information

Please provide your information.

First Name *

Nicole

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Johnson

Address *

4050 Blythe St

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z-2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

No more growth until the roads are built to handle it.

Respondent Information

Please provide your information.

First Name *

Pail

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Jacobs

Address *

4047 Olmsted Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

WITHDRAWN

Case Number *

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

Z2022-028 and Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Rockwall county and city don't have the infrastructure in place to handle all this growth. It appears people within the city council are not doing this for the people they were elected to serve. I'm sure some of not all on the city council are getting some kind of kickback for them to be allowing this to occur. Time to see which council members are for this and work to vote them out.

Respondent Information

Please provide your information.

First Name *

Edward

Last Name *

Tena

Address *

507 La Grange Dr

City *

Fate

State *

Tx

Zip Code *

75087

Email Address *

[redacted]

Phone Number

WITHDRAWN

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: People in the community

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WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027 & z2202-028

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

I live 2.1 miles from Springer elementary. We have 3 sons. It takes over 20 minutes to get them to school with the current traffic. With this many houses and no infrastructure it's going to double if not triple the time it takes to drive down the road. Not only that but emergency vehicles can't get through this intersection in a timely manor due to traffic. Please reconsider this at least until we have a 4 or more lane highway with turn lanes etc.

Respondent Information

Please provide your information.

First Name *

Chelsea

WITHDRAWN

Last Name *

Acree

Address *

772 Kensington drive

City *

Mclendon chisholm

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-27 and Z2022-28

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

The infrastructure in Rockwall can not support this many new homes. Traffic on 205 is already horrendous and the single grocery store in Rockwall (South of I30) can't handle the customers they have. It's a shame that I have to drive to Fate to find a good grocery store and Plano for decent restaurants build the infrastructure first! Get an HEB here and some non chain restaurants.

Respondent Information

Please provide your information.

First Name *

Daryl

WITHDRAWN

Last Name *

Hersch

Address *

905 Campton Court

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Jenessia Cunningham

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

We need infrastructure before anymore homes are considered. Traffic is horrendous and the schools can't be built quickly enough. We moved here for open spaces and education. Developers only care about lining their pockets not what impact they have on the community.

Respondent Information

Please provide your information.

First Name *

Jenessia

WITHDRAWN

Last Name *

Cunningham

Address *

836 Abington Way

City *

Mclendon-Chisolm

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Facebook

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WITHDRAWN

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Traffic towards 30 & Business 80 from 205 is congested as is. Turning on 205 from Pullen during rush hours or the weekend is also a NIGHTMARE.

Respondent Information

Please provide your information.

First Name *

Amber

WITHDRAWN

Last Name *

Peoples

Address *

1370 Pullen Rd

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

Lee, Henry

From: Amber Sims <[redacted]>
Sent: Tuesday, May 24, 2022 5:47 AM
To: Planning
Subject: Z2022-027 & Z2022-028

I'm writing to address my concerns regarding the captioned zone change case numbers.

First & foremost, traffic towards 30 & Business 80 from 205 is congested as is. Turning on 205 from Pullen Road during rush hours or the weekend is also a NIGHTMARE. It literally takes us 30 minutes to drive about 5 miles on 205 to our son's YMCA swim team practice at 4 in the afternoon.

In addition, the portion of Pullen Road we live off of is "maintained" by Rockwall County, however, it's current condition is horrid. Blind spots galore. There's absolutely zero drainage whatsoever, and most importantly - no warning signs advising drivers of the ditches they will be falling into if they swerve off the road. No guardrails to prevent this from happening either. The electric poles have shifted and the road is now above our home due to poor maintenance & lack of proper drainage which is more than likely what has caused our home to have foundation issues.

We can't even get AT&T or Suddenlink internet where we are and pay $200/month for satellite 5G internet (only) with NextLink.

So, in summary, it would be completely irresponsible of this committee to allow these zone changes for housing developments - providing new residents with new everything (roads, drainage, etc.) when their current hardworking, Rockwall taxpayers aren't being taken care of.

Amber Sims-Peoples
Commercial Risk Solutions
([redacted]

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WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Our schools and roadways are not able to handle this growth.

Respondent Information

Please provide your information.

First Name *

Ashlee

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Lum

Address *

1505 twin circle ct.

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

This will cause even more disruption to the current road issues. We moved out this far to get away from major development like this. We do not support this at all.

Respondent Information

Please provide your information.

First Name *

Bethany

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Kempfe

Address *

1500 sterling ridge ct

City *

Rockwall

State *

tX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

2500 homes is cramming to many families in an area not prepared for it. The roads can't handle what we already have and the schools are reaching their limits. We need to focus on the right kind of growth, quality over quantity. Surrounding cities are focused on cramming in as many roof tops as possible creating crowded roads and schools. Not to mention "starter homes" become rentals which never goes well.

Respondent Information

Please provide your information.

First Name *

Brenda

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Prewitt

Address *

2620 Wincrest dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

ROCKWALL COUNTY

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

We don't have enough roads, grocery stores or schools for these homes. Rockwall wasn't built for this kind of congestion. Our crime rates will go up and quality of living will go down.

Respondent Information

Please provide your information.

First Name *

Derek

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Morgan

Address *

1410 Wheelers Way

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Respondent Information

Please provide your information.

First Name *

Eben

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Burns

Address *

2025 Hodges Lake Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other _____

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ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

The infrastructure does not support additional housing. Highway 205 allows 1 lane in either direction and has significant back ups. There are multiple farms on this road which separates the city from the county. Those living in the county do not wish to live a city lifestyle with overcrowded roads, small lots of lands, heavy population and disintegration of farms.

Respondent Information

Please provide your information.

First Name *

Frabkt

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Merlino

Address *

2410 Wincrest Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

ROCKWALL COUNTY

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

This is a really bad idea. So much wrong with this. I didn't move to Rockwall to live like I'm in Dallas.

Respondent Information

Please provide your information.

First Name *

Ghost Star

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Morgan

Address *

1410 Wheelers Way

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other _____

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Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

We do not have the roads for the increased population.

Respondent Information

Please provide your information.

First Name *

Gladys

WITHDRAWN

Last Name *

Cavallo

Address *

520 Antler Circle

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Currently needed infrastructure changes including roadways, schools, water treatment capacity, sewer and water transmission support must come first before any new significant development takes place. Rockwall is not designed to support such extreme growth. And for those already living or commuting through this area, their lives would be negatively impacted if this was rezoned.

Respondent Information

Please provide your information.

First Name *

Grant

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Holmes

Address *

1420 Wheelers Way

City *

Rockwall

State *

Texas

Zip Code *

76032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other Commute through area and children attend school near request area

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail
- ( ) I read about the request on the City's website
- (•) I saw a zoning sign on the property
- ( ) I read about the request in the Rockwall Herald Banner
- ( ) My neighbors told me about the request
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

A subdivision like this in this area would cripple and already congested traffic pattern making it almost impossible to get into Rockwall from the south with any expediency.

Respondent Information

Please provide your information.

First Name *

Kerry

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Andersen

Address *

1450 Ashley Ct

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Social Media

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Our city infrastructure cannot support more high density home lots.

Respondent Information

Please provide your information.

First Name *

Kristin

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Dunn

Address *

2170 Lake Estates

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

ROCKWALL COUNTY

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ◉ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ○ Other: _____

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Respondent Information

Please provide your information.

First Name *

Lindsay

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Weir

Address *

2225 Lake Estates Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Infrastructure cannot support this subdivision

Respondent Information

Please provide your information.

First Name *

Losa

WITHDRAWN

Last Name *

Reeves

Address *

1400 Windpointe

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Too large a development. Traffic in this area is already a nightmare with no foreseeable changes being made by the County or city of Rockwall in the near future. Everyone who travels past this area in AM or PM traffic is already waiting in traffic for 30 to 40 minutes to travel the one lane either way on 205. This would make southbound traffic backup well into Rockwall and Northbound into Rockwall even worse than the 3/4 mile it is today. A betteruse would be to zone it commercial and bring in some more venues for food stores, shopping choices etc. i thinkRockwall needs an experienced city planner & group that understands how to grow a successful city.

Respondent Information

Please provide your information.

WITHDRAWN

ROCKWALL COUNTY

First Name *

Margaret

Last Name *

Resquer

Address *

1140 Amber Way

City *

Rockwall

State *

Texas

Zip Code *

75032

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Live off 548 and must use 205 or 276 for entry into Rockwall daily. Its a nightmare!

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Saw the sign, neighborhood discussions,

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

The city, our roads, it's schools and it's infrastructure cannot hold or support an additional zoning of 2000 more dwellings. The traffic is already horrendous, the elementary's are over populated, and the city wait times are unbelievable anywhere you go.

Respondent Information

Please provide your information.

First Name *

Megan

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Elrod

Address *

2445 Wincrest Dr.

City *

Rockwall

State *

TX

Zip Code *

75032

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I drive 205 multiple times a day from I30 to the far south side of Rockwall near 548. The roads cannot hold - new development of 2000 additional dwellings. Neither can the schools.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Overcrowding in schools and roads will be a major problem if any large developments come up before roads are widened and there are plans and funds for new schools to accommodate new homes

Respondent Information

Please provide your information.

First Name *

Melissa

WITHDRAWN

ROCKWALL COUNTY

Last Name *

English

Address *

500 Antler Circle

City *

Rickwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Traffic is already terrible on 205, can't support population explosion.

Respondent Information

Please provide your information.

First Name *

Michael

WITHDRAWN

Last Name *

Thompson

Address *

1500 Wheelers Way

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

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WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Too dense for existing roads and infrastructure.

Respondent Information

Please provide your information.

First Name *

Michelle

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Thompson

Address *

1500 Wheelers Way

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Respondent Information

Please provide your information.

First Name *

Natalie

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Burns

Address *

2025 Hodges Lake Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other _____

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Google Forms

WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Key infrastructure is not currently in place to support the additional burden of adding homes in this area. Roads in this area are already backed up regularly due to the expansion with unplanned infrastructure updates. Adding homes will only add burden to an area that was poorly planned.

Respondent Information

Please provide your information.

First Name *

Rebecca

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Vos

Address *

1530 Bell Haven Ct

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z20222-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Too many houses in Rockwall. Want to maintain the environment and seclusion that this city provides. DON'T want to increase the Rockwall population.

Respondent Information

Please provide your information.

First Name *

Stacie

WITHDRAWN

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

We already have a water shortage in the summers and the traffic is utterly ridiculous. I would like to spend money locally but we now order everything we possibly can from Amazon because the traffic in Rockwall is just not worth the frustration.

Respondent Information

Please provide your information.

First Name *

Stacey

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Keeling

Address *

1405 Ashley Court

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

ROCKWALL COUNTY

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

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WITHDRAWN

ROCKWALL COUNTY

Last Name *

Skinner

Address *

2260 Lake Estates Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other _____

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WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Keep Rockwall rural. Our roadways cannot handle the traffic as it is. And we don't need housing on small lots!

Respondent Information

Please provide your information.

First Name *

Susan

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Jacobs

Address *

1505 Sterling Ridge Ct

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other I pass through this intersection on my way north

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website
- ( ) I saw a zoning sign on the property
- ( ) I read about the request in the Rockwall Herald Banner
- (•) My neighbors told me about the request
- ( ) Other:

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Google Forms

WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Traffic is already abysmal on the 205/549 lights, and to add this many homes and trips per day to an already severely strained area is ridiculous. Rockwall city & county along with TXDOT need to address the traffic needs of the SOUTH ROCKWALL county before any further expansion.

Respondent Information

Please provide your information.

First Name *

Tara

WITHDRAWN

Last Name *

Edwards

Address *

500 Hideaway Ct

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: a resident who has no other way to get to town other than this heavily traffic area.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other:

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Google Forms

WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Lack of infrastructure

Respondent Information

Please provide your information.

First Name *

Wayne

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Wiley

Address *

2235 Hodges Lake

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other _____

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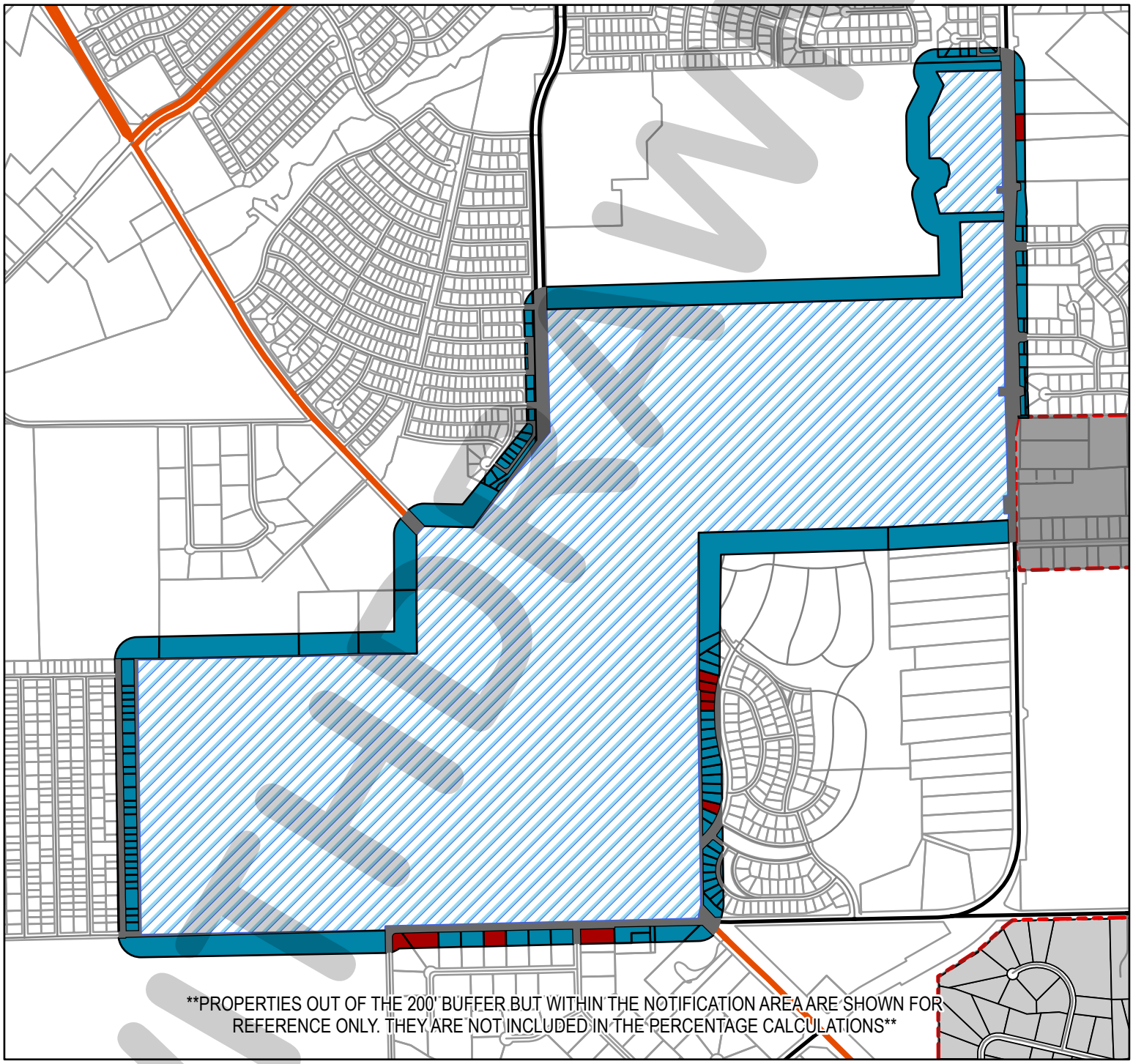
Google Forms

WITHDRAWN

City of Rockwall

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

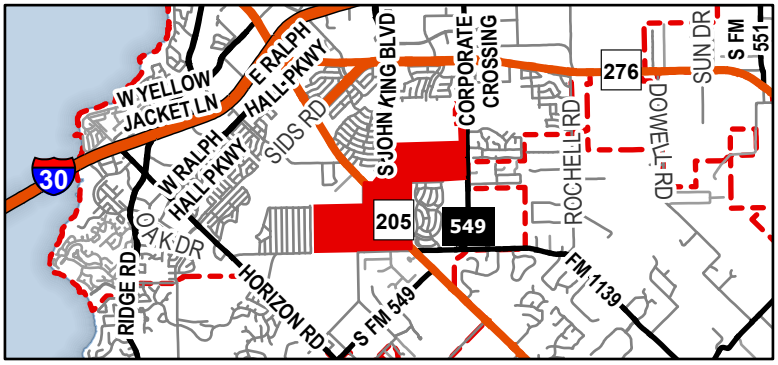
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



PROPERTIES OUT OF THE 200' BUFFER BUT WITHIN THE NOTIFICATION AREA ARE SHOWN FOR REFERENCE ONLY. THEY ARE NOT INCLUDED IN THE PERCENTAGE CALCULATIONS

Z2022-027 Zoning Change (AG to PD) for the Lofland Tract

- Subject Property
- NO RESPONSE 75.87% (106.41 Acres)
- ROW 20.62% (28.93 Acres)
- FOR 0% (0 Acres)
- AGAINST 3.49% (4.90 Acres)



Legend

Date Created: 6/24/2022

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

SKORBURG
COMPANY
Skorburg Company
8214 Westchester Dr., Ste.900
Dallas, TX 75225

May 20, 2022

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company respectfully requests that our project be taken to the June 7th, 2022 Planning and Zoning Commission Meeting (Work Session), the June 14th, 2022 Planning and Zoning Commission Meeting (Action Meeting), and subsequently the June 20th 2022 City Council Meeting. This project consists of ±540.33 Acres in the W.H. Baird, A. Johnson and J.R. Johnson Survey, City of Rockwall, Rockwall County, and generally located at the Northeast corner of and Southwest corner of John King Blvd and S. Goliad St (Highway 205).

The property is currently zoned AG. We are proposing a development of single-family detached residential homes on lots ranging from a minimum of 7,440 SF to 15,000 SF which equates to a maximum density of 2.36 units per acre (compliant with the comprehensive plan). Additionally, we are proposing approximately 36.4 Acres of Commercial at the intersection of John King and Goliad. This community will feature high quality homes featured in other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

This zoning request fully conforms to the City's Comprehensive Plan with no variances being requested. Over and above complying with the City's Comprehensive Plan, this ordinance also makes voluntary commitments to high quality construction materials such as a 90% minimum masonry requirement and enhanced garage doors. Additionally, this community will feature total open space of 21.5% (compliant with the 20% open space requirement), as well as an extensive list of amenities including:

- Two (2) complimentary amenity centers that will collectively feature a clubhouse, pavilion, a playground, multi-use court (e.g. pickle ball and basketball court), restrooms, swimming pool, and parking
- Enhanced entry monumentation
- Extensive HOA maintained trail system with high quality trail heads
- A proposed 16.5-acre contiguous tract of land to be dedicated to the City of Rockwall for a City Park that will add beauty, quality of life, and increase property values for future and existing residents of the surrounding area.

The 100' wide lots and proposed City Park have been deliberately located on the south side of the site to be visually compatible with the Oaks of Buffalo Way subdivision to the south. The 62' and 72' wide lots shall be intermixed in conformance with City's Comprehensive Plan with the sole exception being the westernmost pod of 62' wide lots located adjacent to Lake Rockwall Estates on the basis that this area requires two flood-plain crossings be constructed for access and is tucked behind a large open space and has little to no visibility from any perimeter of the property.

WITHDRAWN

We look forward to working with the City of Rockwall to once again to develop another gorgeous development.

Cordially Yours,

Adam Buczek, Development Partner
Skorburg Company

WITHDRAWN

LEGEND

TYPICAL LOT SIZES

- 62' X 120' - 575 LOTS
- 72' X 120' - 413 LOTS
- 82' X 120' - 65 LOTS
- 100' X 150' - 93 LOTS
- OPEN SPACE - 122.57 Ac.
- AMENITY CENTER - 4.28 Ac.
- CITY PARK - 27.1 Ac.

RESIDENTIAL ACREAGE CALCULATIONS

GROSS ACRES	506.21
FLOOD PLAIN ACRES	80.01
HOA OPEN SPACE (NET OF FLOOD PLAIN)	43.5
CITY PARK ACRES	27.1
AMENITY CENTER ACRES	4.28
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	106.35

COMMERCIAL ACREAGE CALCULATIONS

GROSS ACRES	50.25
FLOOD PLAIN ACRES	13.82
OPEN SPACE BUFFER ACRES (NET OF FLOOD PLAIN)	3.5
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	4.42

TOTAL ACREAGE CALCULATIONS

TOTAL ACRES	544.89
GROSS FLOOD PLAIN ACRES	88.8
TOTAL RESIDENTIAL LOTS	1146
GROSS RESIDENTIAL DENSITY	2.10
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	110.57
TOTAL OPEN SPACE PERCENTAGE (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	20.3%

OWNERS

J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

CONCEPT PLAN
OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2022 SCALE 1" = 400'

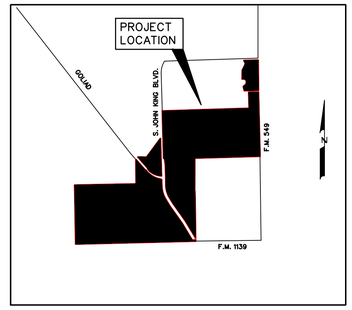
SHEET 1 OF 3 CASE NO. XXXX

REPRESENTATIVE PRIMARY ENTRY MONUMENT

REPRESENTATIVE BERM ALONG LOFLAND CIRCLE

REPRESENTATIVE SECONDARY ENTRY MONUMENT

REPRESENTATIVE TRAIL HEAD



LOCATION MAP
N.T.S.

LEGEND

TYPICAL LOT SIZES

- 62' X 120' - 575 LOTS
- 72' X 120' - 413 LOTS
- 82' X 120' - 65 LOTS
- 100' X 150' - 93 LOTS
- OPEN SPACE - 122.57 Ac.
- AMENITY CENTER - 4.28 Ac.
- CITY PARK - 27.1 Ac.

RESIDENTIAL ACREAGE CALCULATIONS

GROSS ACRES	506.21
FLOOD PLAIN ACRES	80.01
HOA OPEN SPACE (NET OF FLOOD PLAIN)	43.5
CITY PARK ACRES	27.1
AMENITY CENTER ACRES	4.28
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	106.35

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FLOOD PLAIN ACRES	13.82
OPEN SPACE BUFFER ACRES (NET OF FLOOD PLAIN)	3.5
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TOTAL ACREAGE CALCULATIONS

TOTAL ACRES	544.89
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TOTAL RESIDENTIAL LOTS	1146
GROSS RESIDENTIAL DENSITY	2.10
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	110.57
TOTAL OPEN SPACE PERCENTAGE (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	20.3%

CONCEPT PLAN
OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2022 SCALE 1" = 400'

OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

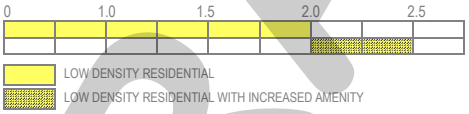
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

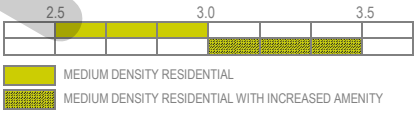
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

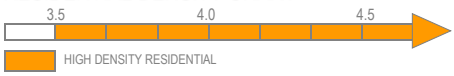
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

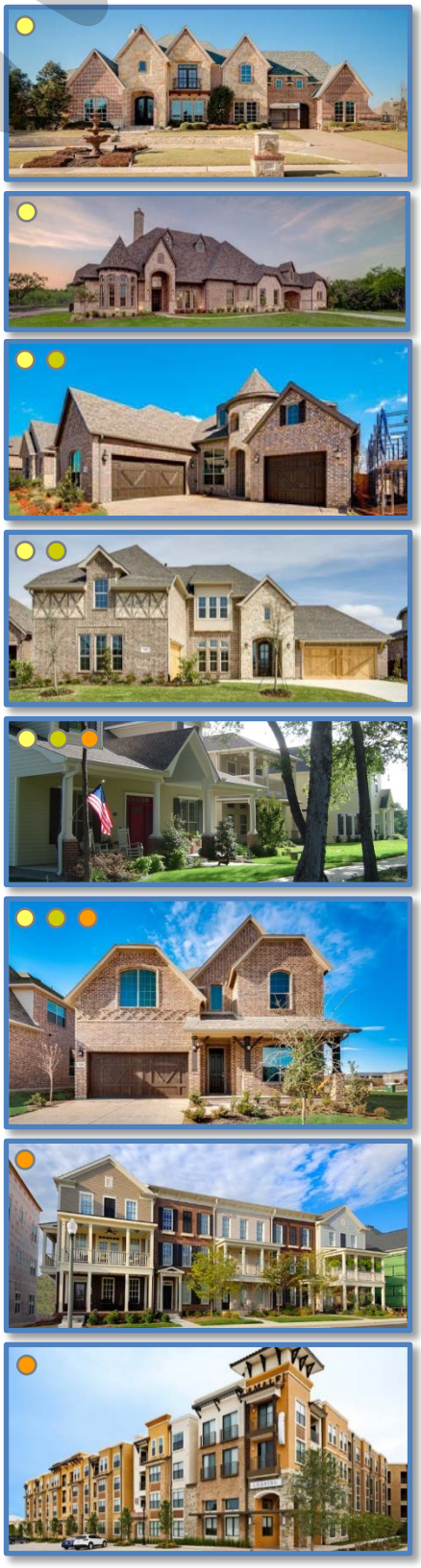
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



UNDRAWN

01.02 COMMERCIAL

COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
2. *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Shops at Stone Creek
2. Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [*SH-205*]
3. Walmart Neighborhood Market Shopping Center

COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
2. *Secondary Land Uses:* Warehouse and Outside Storage
3. *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

1. Areas Adjacent to National Drive
2. Areas Adjacent to Sids Road

BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (*e.g. restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
2. *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
3. *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Trend Tower

WITHDRAWN

16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

POINTS OF REFERENCE

A. Meadow Creek Estates Subdivision
B. Hickory Ridge Subdivision
C. Lofland Farms Subdivision
D. RISD's Career Academy
E. Somerset Park Subdivision
F. Sterling Farms Subdivision
G. Fontanna Ranch Subdivision
H. Timber Creek Subdivision

LAND USE PALETTES

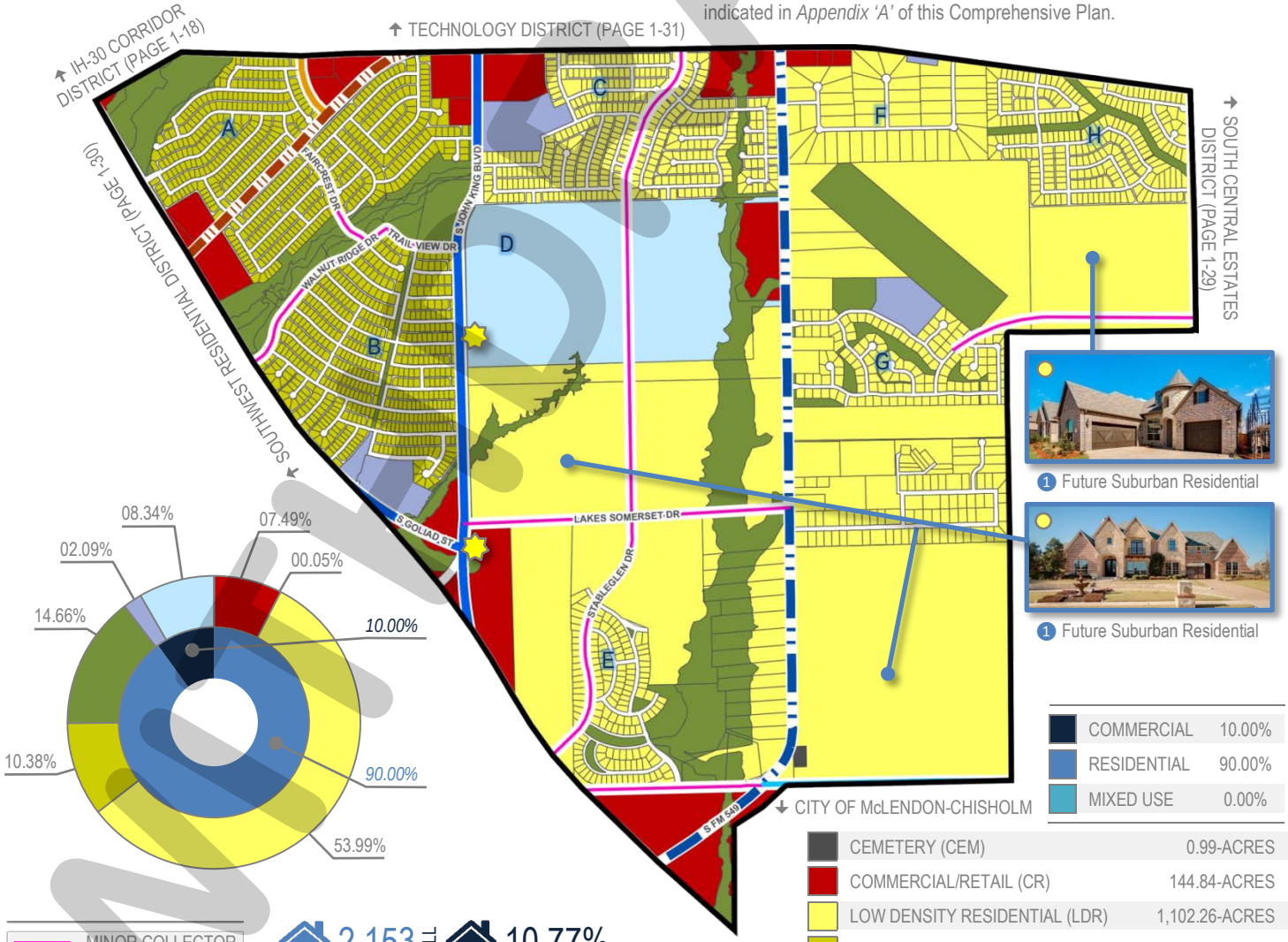
Current Land Use
Future Land Use

John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
2. *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



COMMERCIAL	10.00%
RESIDENTIAL	90.00%
MIXED USE	0.00%

CEMETERY (CEM)	0.99-ACRES
COMMERCIAL/RETAIL (CR)	144.84-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,102.26-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	200.85-ACRES
PARKS AND OPEN SPACE (OS)	283.44-ACRES
PUBLIC (P)	40.36-ACRES
QUASI-PUBLIC (QP)	161.33-ACRES

MINOR COLLECTOR
M4D
M4U
TXDOT 4D
TXDOT 6D

	CURRENT	% OF ROCKWALL	BUILD OUT
	2,153	10.77%	3,757
	5	0.28%	
	6,911	11.61%	12,060

NOT FINAL

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

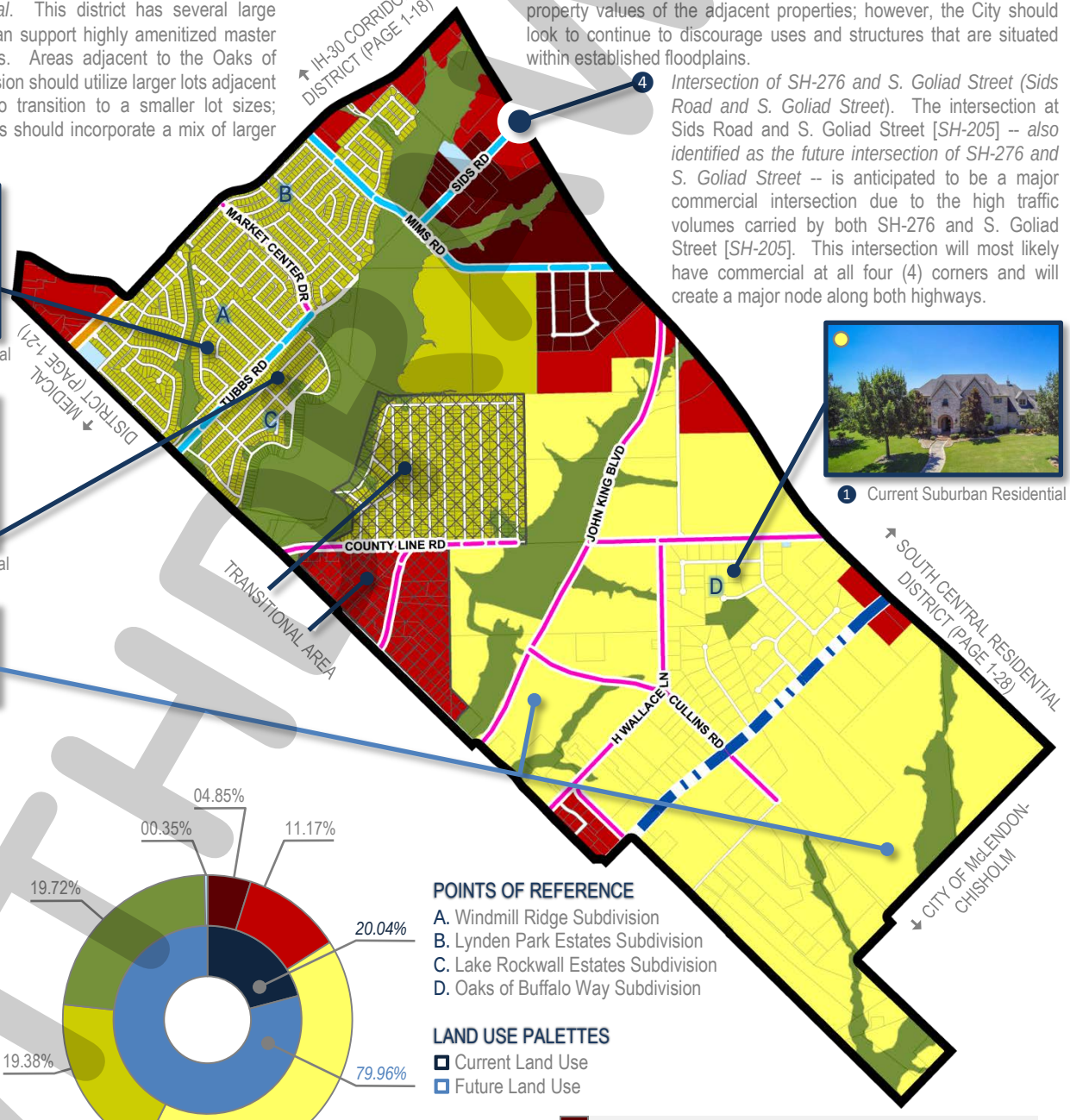
4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.

1 Current Suburban Residential

1 Current Suburban Residential

1 Future Suburban Residential

1 Current Suburban Residential

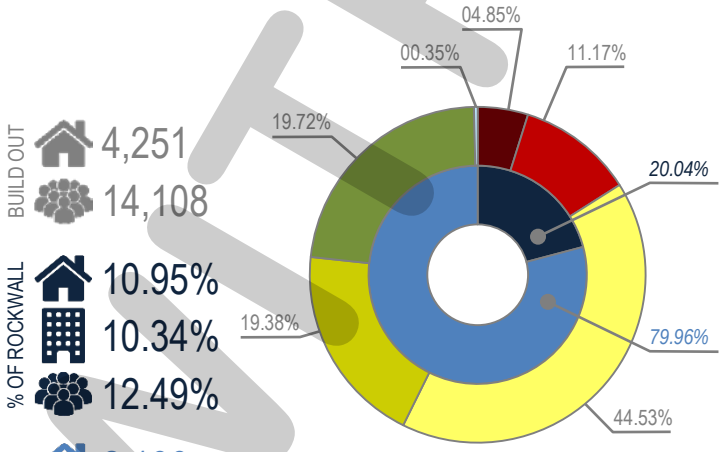


POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

LAND USE PALETTES

Current Land Use
Future Land Use



BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437

COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR
M4D
M4U
TXDOT 4D

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

WITHDRAWN

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 544.89-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 3 & 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT NO. 123; TRACTS 7 & 7-2 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25; AND TRACTS 3 & 4 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Adam Buczek of the Skorburg Co. on behalf of David Bond of the Lofland Family for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and General Retail (GR) District land uses, on a 544.89-acre tract of land identified Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

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

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

DRAFT 06.21.22

amended zoning classification for the *Subject Property*;

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

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property* -- *prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan depicted in Exhibit 'C' of this ordinance* -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That residential development on the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall

DRAFT ORDINANCE 08.23.2022

identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF JULY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 06.28.2022

1st Reading: *July 5, 2022*

2nd Reading: *July 18, 2022*

DRAFT
ORDINANCE
06.28.2022

Exhibit 'A':
Legal Description

TRACT 1

BEING out of the Southeast part of the John R. Johnson Survey, Abstract No. 128, *Patent No. 649, Volume 8*, dated August 20, 1952, and described as follows:

BEGINNING at the Southeast corner of said survey;

THENCE West 914 varas;
THENCE North 880 varas;
THENCE East 914 varas;
THENCE South 880 varas to the place of beginning, containing 144-acres of land, more or less.

BEING a portion of the Eastern part of a called 253.75-acres more or less part of the W. H. Baird survey of 634.50-acres, more particularly described as follows;

TRACT 2

BEGINNING at the N.E. Corner of the Abner Johnson survey:

THENCE West 2,220 varas a corner stake in prairie from which a Hackberry eight (8) inch in diameter bears *S. 24 E. 25-1/2* varas a cluster of five (5) hackberry trees bears *S. 33-1/3 E. 27-1/2* varas;
THENCE North 814 varas corner in prairie;
THENCE East 2220 varas corner in prairie in west boundary line of the J. A. Ramsey 1280 survey;
THENCE South 814 varas to the place of beginning, containing 320 acres.

SAVE & EXCEPT

A portion of the tract of land conveyed to Rockwall ISD in the Special Warranty Deed recorded on December 17, 2010 at *Volume 6318, Page 219*, Real Property Records, Rockwall County, Texas.

TRACT 3

BEGINNING at the NW corner of the Abner Johnson and a part of the Abner Johnson survey on the south line of the WH Baird 634.50-acre survey at corner post in prairie from which a cluster of willows on branch bears *S. 65 E. 350* varas:

THENCE South 633 varas to corner post in prairie on the west line of said Johnson survey;
THENCE East 1,900.80 varas to corner post in prairie on east line said Johnson survey;
THENCE North 633 varas to corner post in prairie from which a lone Cottonwood bears South 6 West 250 varas;
THENCE West 1,900.80 varas to place of beginning, containing 213-acres out of the Johnson survey.

SAVE & EXCEPT

A 0.8311-acre tract of land being more particularly described in *Deed to the State of Texas*, recorded August 5, 2020, under *Clerk's File No. 20200000017659*, Real Property Records, Rockwall County, Texas.

TRACT 4

BEING 72-acres of land out of the Abner Johnson Survey, more particularly described as follows:

BEGINNING at the Northwest corner of the C. Spong, 120-acre tract out of said Johnson Survey; said corner being 759 varas North from the Southwest corner of the Abner Johnson Survey:

DRAFT ORDINANCE 06.28.2022

THENCE East 678.20 varas to the Southwest corner of an eight (8) acre tract deeded by J. B. Hanley to W. B. Neville;

THENCE North 212 varas to the Northwest corner of said eight (8) acre tract;
THENCE East 213 varas to the East line of a 200-acre tract deeded by C. L. Jones to K. S. Kennard;
THENCE North 295.20 varas to the Northeast corner of said 200-acre tract;
THENCE West 891.20 varas to the Northwest corner of said 200-acre tract;
THENCE South 507.20 varas to the place of *BEGINNING*.

SAVE & EXCEPT

4.60-acres, more or less, described in a *Right of Way Deed* to the State of Texas, recorded November 12, 1935, at *Volume 31, Page 513*, Deed Records, Rockwall County, Texas.

TRACT 5

All that certain tract of parcel of land situated in Rockwall County, Texas, a part of the Abner Johnson Survey, said tract being more particularly described as follows:

BEGINNING at NE corner of original Chas Spong Tract (*now N.L. Lofland*) 2820-Feet west and 2,127-feet North of the SE corner of said Abner Johnson Survey:

THENCE West with fence 596-feet to a corner;
THENCE North 1.50 West 590-feet to corner in ravine;
THENCE East with ravine 612-feet to corner in West line of Garvin tract;
THENCE South 589-feet to the beginning containing 8.12-acres of land.

TRACT 6

A tract of land out of the Abner Johnson Survey, said tract being more particularly described as follows:

BEGINNING at the SW corner of the Abner Johnson 640 survey:

THENCE North 759.90 varas;
THENCE East 891.20 varas a stake;
THENCE South 759.90 varas;
THENCE East 891.20 varas a stake;
THENCE South 759.90 varas;
THENCE West with the south line of said Abner Johnson Survey 891.20 varas to the place of beginning, containing 120-acres of land.

SAVE & EXCEPT

A 5.91-acre, more or less, tract of land described in a *Right of Way Deed* to the State of Texas, recorded November 12, 1935, at *Volume 31, Page 515*, Deed Records, Rockwall County, Texas.

SAVE & EXCEPT

A 0.4992-acre tract of land being more particularly described in *Deed to the State of Texas*, recorded June 3, 2021, under *Clerk's File No. 20210000015012*, Real Property Records, Rockwall County, Texas.

DRAFT ORDINANCE 06.28.2022

Exhibit 'A':
Legal Description

SAVE & EXCEPT

A 2.660-acre tract of land being more particularly described in *Deed to the State of Texas*, recorded June 7, 2021, under *Clerk's File No. 20210000015171*, Real Property Records, Rockwall County, Texas.

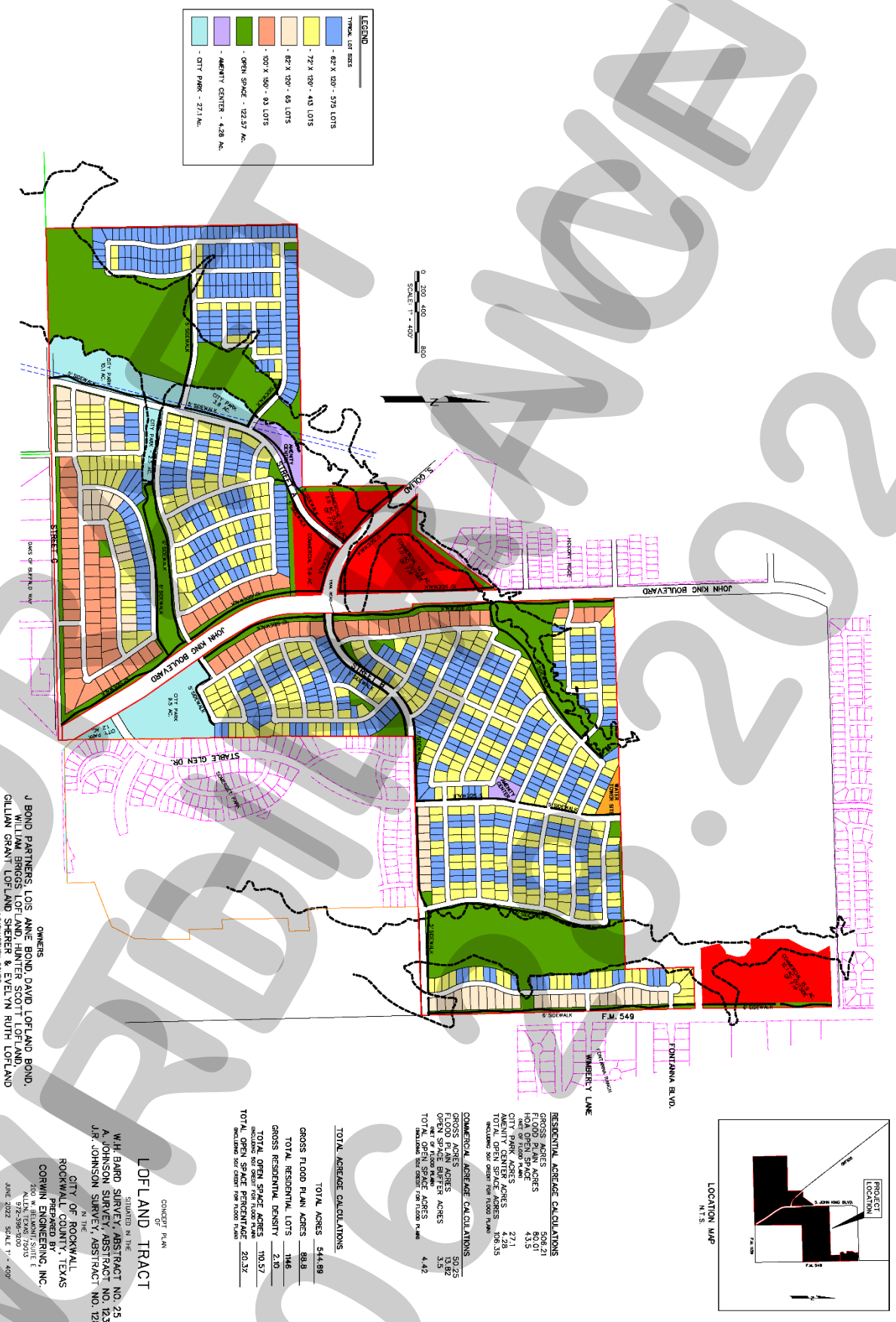
DRAFT
ORDINANCE
06.28.2022

Exhibit 'B':
Survey

SURVEY

DRAFT
ORDINANCE
06.28.2022

Exhibit 'C':
Concept Plan



OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND, WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND, GILLIAN GRANT LOFLAND, SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

RESIDENTIAL ACREAGE CALCULATIONS

GROSS ACRES	506.21
HOA OPEN SPACE (NET OF FLOOD PLAIN)	43.5
CITY PARK ACRES	27.1
AMENITY CENTER ACRES	4.28
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	106.35

COMMERCIAL ACREAGE CALCULATIONS

GROSS ACRES	50.25
FLOOD PLAIN ACRES	13.82
OPEN SPACE ACRES (NET OF FLOOD PLAIN)	3.5
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	4.42

TOTAL ACREAGE CALCULATIONS

TOTAL ACRES	544.89
GROSS FLOOD PLAIN ACRES	88.8
TOTAL RESIDENTIAL LOTS	1146
GROSS RESIDENTIAL DENSITY	2.10
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	110.57
TOTAL OPEN SPACE PERCENTAGE (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	20.3%

CONCEPT PLAN
OF
LOFLAND TRACT
SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY:
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972) 727-7592
JUNE 2022 SCALE: 1" = 400'
SHEET 1 OF 3 CASE NO. XXXX

DRAFT 06.13.2022

Exhibit 'C':
Concept Plan

OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND, WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND, GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CAMARTHEN COURT
DALLAS, TEXAS 75225

CONCEPT PLAN OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 E. BELMONT STREET, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2022 SCALE: 1" = 400'

SHEET 1 OF 3 CASE NO. XXXX

RESIDENTIAL ACREAGE CALCULATIONS

GROSS ACRES	506.21
FLOOD PLAIN ACRES	60.01
NET OF FLOOD PLAIN	43.3
CITY PARK ACRES	27.1
AMENITY CENTER ACRES	12.83
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	182.35

COMMERCIAL ACREAGE CALCULATIONS

GROSS ACRES	50.25
FLOOD PLAIN ACRES	13.82
OPEN SPACE BUFFER ACRES	3.5
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	4.42

TOTAL ACREAGE CALCULATIONS

TOTAL ACRES	544.89
GROSS FLOOD PLAIN ACRES	68.8
TOTAL RESIDENTIAL LOTS	1146
GROSS RESIDENTIAL DENSITY	2.10
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	110.57
TOTAL OPEN SPACE PERCENTAGE (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	20.37

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Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ☑ Animal Boarding/Kennel without Outside Pens
- ☑ Animal Hospital or Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Commercial Parking Garage
- ☑ Residence Hotel
- ☑ Motel
- ☑ Cemetery/Mausoleum
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Emergency Ground Ambulance Services
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Temporary Carnival, Circus, or Amusement
- ☑ Portable Beverage Service Facility
- ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses
- ☑ Copy Center
- ☑ Garden Supply/Plant Nursery
- ☑ Self Service Laundromat
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ Self Service Car Wash
- ☑ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Antenna Dish
- ☑ Commercial Freestanding Antenna
- ☑ Helipad

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☑ Railroad Yard or Shop
☑ Transit Passenger Facility

(2) *Residential Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	62' x 120'	7,440 SF	575	50.17%
B	72' x 120'	8,640 SF	413	36.04%
C	82' x 120'	9,840 SF	65	05.67%
D	100' x 150'	15,000 SF	93	08.12%
		Maximum Permitted Units:	*1,146*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *2.15* dwelling units per gross acre of land; however, in no case should the proposed development exceed *1,146* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***
Minimum Lot Width [1]	62'	72'	82'	100'
Minimum Lot Depth	120'	120'	150'	150'
Minimum Lot Area (SF)	7,440 SF	8,640 SF	9,840 SF	15,000 SF
Minimum Front Yard Setback [2] & [5]	20'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	20'	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'	25'
Maximum Height [3]	36'	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,200 SF	2,600 SF	2,600 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%	65%

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet

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for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a General Retail (GR) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(4) *Building Standards for Residential.* All residential development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

Examples of Cementitious Fiberboard

(b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

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(c) *Garage Orientation and Garage Doors.* This development shall adhere to the following garage design standards and orientation requirements:

(1) *Type 'A' Lots*. The *Type 'A' Lots* (*i.e. the blue lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration. A maximum of 19.99% of all lots (*i.e. 229 Lots*) shall be permitted to be oriented in a *flat-front entry configuration -- allowing the garage to be flush with the front façade of the primary structure* -- pending the front yard setback is increased to a minimum setback of 25-feet.

(2) *Type 'B', 'C', & 'D' Lots*. The *Type 'B', 'C', & 'D' Lots* (*i.e. yellow, beige, and peach colored lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Wood Garage Door

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(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 3 & 4 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	62' x 120'	(1), (2), (3), (4)
B	72' x 120'	(1), (2), (3), (4)
C	82' x 120'	(1), (2), (3), (4)
D	100' x 150'	(1), (2), (3), (4)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

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

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Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

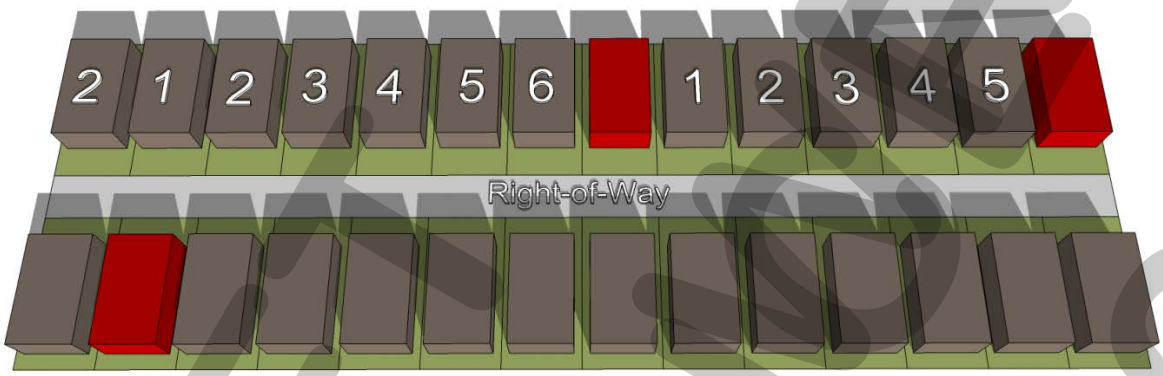

Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.

(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

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(d) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.

(7) *Landscape and Hardscape Standards*.

(a) *Landscape.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (John King Boulevard)*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to John King Boulevard shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

(2) *Landscape Buffer and Sidewalks (S. Goliad Street [SH-205])*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard and S. Goliad Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 80-foot landscape buffer.

(3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 40-foot landscape buffer shall be provided along FM-549 for the residential property (*outside of and*

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beyond any required right-of-way dedication), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 40-foot landscape buffer. All residential lots backing to FM-549 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.

(4) *Landscape Buffer and Sidewalks (Minor Collectors)*. A minimum of a ten (10) foot landscape buffer shall be provided along all *Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning* --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers along the entire adjacency. A meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(5) *Landscape Buffer and Sidewalks (Lofland Circle)*. A minimum of a 40-foot landscape buffer shall be provided along Lofland Circle across from the existing residential lots in the Oaks of Buffalo Way subdivision after which point the landscape buffer may be reduced to ten (10) feet. The segment of landscape buffer that is required to be 40-feet wide shall incorporate a minimum of a 48-inch berm and a five (5) foot meandering sidewalk along the entire landscape buffer. The entire landscape buffer along Lofland Circle shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers.

(6) *Commercial Landscape Buffer (Adjacent to Residential Properties*). A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous *built-up* berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

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(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space/Public Park*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 108.978-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. In addition, the following shall apply to the proposed open space and public park areas:

(a) *Public Park*. The development shall incorporate a minimum of two (2) public parks, which will be dedicated to the City of Rockwall -- *identified as "City Park" in Exhibit 'C', which collectively consist of ~27.10-acres including 16.4-acres west of John King Boulevard and 10.70-acres east of John King Boulevard* -- for the provision of a public park. The proposed dedications of land shall be in lieu of the required cash-in-lieu of land fees for the residential lots on both sides of John King Boulevard as required by Article II, *Parkland Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The pro-rata equipment fees for the lots on both sides of John King Boulevard shall be used to provide amenity to the proposed public parks. To accommodate the development, the City shall grant temporary grading easements as necessary to develop the residential portions of the property in accordance with City requirements at no cost to the developer.

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(b) *Open Space*. All open space areas not dedicated as part of the public park (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

(13) *Amenity Center*. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*. The two (2) amenity centers will collectively feature at a minimum between them an enclosed clubhouse, a pavilion, a playground, a multi-use court (*e.g. pickle ball and basketball court*), restrooms, a swimming pool and parking lot.

(14) *Trails*. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed parks.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

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CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	July 5, 2022
SUBJECT:	Z2022-027; *Zoning Change (AG to PD) for the Lofland Tract*

On June 28, 2022, the Planning and Zoning Commission held a public hearing on *Case No. Z2022-027*, and approved a motion to continue the public hearing to the *July 12, 2022* Planning and Zoning Commission Work Session meeting (*see attached applicant's letter*). The purpose of this request is to allow the applicant time to refine the concept plan to account for recent findings that include: [*1*] a 24-inch water line that was discovered in the existing right-of-way of Lofland Circle, and [*2*] the discovery of wetlands area adjacent to Lofland Circle. Both of these issues require changes to the proposed concept plan. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) [*Article 11; UDC*] may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required." This means the City Council will need to announce the new public hearing date of *July 18, 2022* and no further action or motions are required. Should the City Council have any questions staff and the applicant will be available at the *July 5, 2022* City Council meeting.

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	July 12, 2022
SUBJECT:	Z2022-027; *Zoning Change (AG to PD) for the Lofland Tract*

The applicant -- *Adam Buczek of the Skorburg Company* -- has requested that the Planning and Zoning Commission postpone the public hearing for *Case No. Z2022-027* to the *July 26, 2022* Planning and Zoning Commission Work Session meeting (*see attached applicant's letter*). The purpose of this request is to allow the applicant time to refine the concept plan to account for issues identified with wetland's determination study. For the Planning and Zoning Commission's review the applicant has provided the final Water Delineation Map that shows the additional areas identified. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) [*Article 11; UDC*] may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required." This means that the applicant will not be able to postpone or table the case beyond the *July 12, 2022* Planning and Zoning Commission meeting without holding a public hearing. Should the Planning and Zoning Commission have any questions staff and the applicant will be available at the *June 14, 2022* Planning and Zoning Commission meeting.

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Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Wednesday, July 6, 2022 1:27 PM
To: Miller, Ryan
Cc: John Arnold; JR Johnson; Mike Gavin; Warren Corwin; Chase Finch (cfinch@corwinengineering.com); Kevin Harrell
Subject: Lofland Tract request to table to July 26th meeting (or next available meeting)
Attachments: IES_FINAL WF MAP_7-1-22.pdf; IES_Definition Notes to WF MAP_7-6-22 (Lofland Tract).pdf

Importance: High

Ryan,

On behalf of Skorburg Company's pending zoning request on the Lofland Tract (which the P&Z Commission granted our request to continue the public hearing at the upcoming July 12th P&Z Meeting), please accept this e-mail as our respectful request of the Planning & Zoning Commission to allow us to table our agenda item from the current upcoming July 12th P&Z Meeting to continue the public hearing at the next scheduled Planning & Zoning Commission meeting (which I believe is July 26).

As I showed the Commission at last week's public hearing, we discovered the day before the meeting two (2) major issues that had a material impact on our site plan: (1) a determination that a tributary was a Water of U.S. feature that impacted the estate lots near the Oaks at Buffalo Way, and (2) our surveyor discovered at 24" water line running through the property that was not of record in the title nor shown on any existing surveys (and the Lofland Family was also unaware).

On top of these 2 issues, over the course of last few days, our environmental consultant finished analyzing the balance of the Lofland Tract and found several additional jurisdictional areas of Waters of U.S. on the property based on the recently changed (August 2021) laws. We've been engaged in discussions with him through this morning to make sure we understand the regulations such that our new layout will conform and comply with the government regulations.

I've attached to this e-mail the consultant's final water feature delineation map as well as a zoom-in legend with summary notes beside each of the water feature types that impact our layout. You can see from these exhibits the substantial amount of rework that is needed to ensure our site plan complies with the Waters of U.S. regulations as well as make sure to incorporate changes based on the direction from the P&Z Commission (i.e. lower density) and additional neighbor input.

Please let me know if you need anything else to submit this request for the P&Z Commission's consideration. I will be present at next week's meeting in case the P&Z Commission wishes to ask me any questions or take any other action that requires my attendance. Thank you.

Best Regards,

Adam J. Buczek
President
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
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WITHDRAWN

Figure 5. Aquatic Features Identified Within Survey Area
Lofland Farms

County: Rockwall
State: Texas
Date map created: 07 / 01 / 2022
Source: (c) 2009 Microsoft Corporation
and its data suppliers; ESRI 10.6
Exported at 24in by 36in

Survey Area

Aquatic Features that meet a Definition of a Water of the United States

- Impoundment
- Tributary, Ephemeral
- Tributary, Intermittent
- Tributary, Perennial
- Wetland

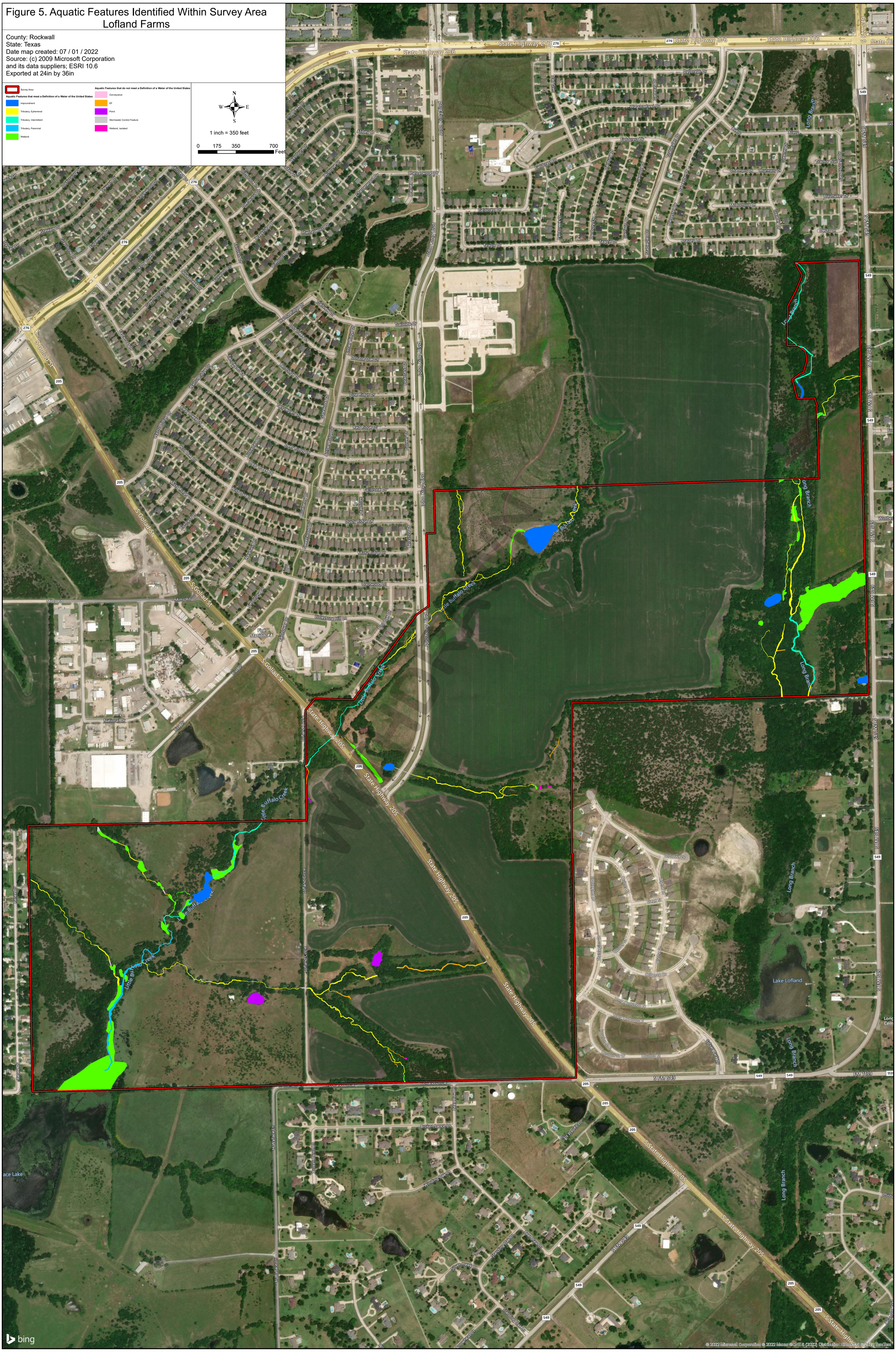
Aquatic Features that do not meet a Definition of a Water of the United States

- Conveyance
- EF
- Pond
- Stormwater Control Feature
- Wetland, Isolated

N
W E
S

1 inch = 350 feet

0 175 350 700 Feet



LOFLAND TRACT WATERS OF U.S. LEGEND

GS 7/6/22

Figure 5. Aquatic Features Identified Within Survey Area
Lofland Farms

County: Rockwall
State: Texas
Date map created: 07 / 01 / 2022
Source: (c) 2009 Microsoft Corporation and its data suppliers; ESRI 10.6
Exported at 24in by 36in

GENERAL NOTES:

(1) THESE ARE PROTECTED WATERS UNDER THE "CLEAN WATER ACT".

(2) THESE FEATURES MAY BE CROSSED WITH ROADS PROVIDED: (1) EACH CROSSING DISTURBS LESS THAN 1/10 OF AN ACRE & (2) THE DESIGN & # OF ROAD CROSSINGS IS NOT EGREGIOUSLY OBVIOUS THAT THE RULES ARE BEING CIRCUMVENTED IN SPITE OF MAJOR IMPACT TO THE FEATURE(S). NO PERMIT SUBMITTAL TO THE U.S. CORPS OF ENGINEERS IS REQUIRED PROVIDED THESE THRESHOLDS ARE SATISFIED. ALSO, NO LOTS/HOUSES MAY BE WITHIN THESE FEATURES.

(3) ANY DISTURBANCE REQUIRES A 404 PERMIT FROM THE ARMY CORPS OF ENGINEERS, & IS NOT WORTH THE COST/RISK & EFFORT.

Survey Area

Aquatic Features that meet a Definition of a Water of the United States

(1)
(2) Impoundment — A POND THAT HAS A DAM ON A CREEK. HOW THE DAM WAS BUILT DOES NOT MATTER.
(2) Tributary, Ephemeral — LINEAR CHANNEL. CARRIES WATER ONLY WHEN IT RAINS.
(2) Tributary, Intermittent — LINEAR CHANNEL. CARRIES WATER SEASONALLY.
(2) Tributary, Perennial — LINEAR CHANNEL. CARRIES WATER YEAR-ROUND.
(3) Wetland — HAS CONNECTIVITY TO A TRIBUTARY OR IMPOUNDMENT.

Aquatic Features that do not meet a Definition of a Water of the United States

Conveyance
EF
Pond
Stormwater Control Feature
Wetland, Isolated

N
W E
S

1 inch = 350 feet

0 175 350 700
Feet

WITHDRAWN

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	July 12, 2022
APPLICANT:	Adam Buczek; *Skorburg Company*
CASE NUMBER:	Z2022-027; *Zoning Change (AG to PD) for the Lofland Tract*

UNDRAWN

SUMMARY

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed into the City by *Ordinance No.'s 86-37, 98-20, & 99-33* between May 19, 1986 and August 30, 1999. At the time of annexation, the subject property was zoned Agricultural (AG) District. There have been no changes to the zoning designation since annexation, and the property has remained vacant since annexation.

PURPOSE

On May 20, 2022, the applicant -- *Adam Buczek of the Skorburg Company* -- submitted a new application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 1,146-lot single-family, residential subdivision that will consist of four (4) lot sizes (*i.e. [A] 592, 62' x 120' lots; [B] 407, 72' x 120' lots; [C] 54, 82' x 120' lots; and [D] 102, 100' x 150' lots*), and approximately 42.90-acres of land zoned for limited General Retail (GR) District land uses.

ADJACENT LAND USES AND ACCESS

The subject property is generally located north and south of SH-205 (*S. Goliad Street*); with the northside being bounded by John King Boulevard, SH-205 (*S. Goliad Street*), FM-549, and property owned by the Rockwall Independ School District (RISD), and the southside being bounded by SH-205 (*S. Goliad Street*), Lofland Circle, and the Lake Rockwall Estates Subdivision. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a ~173.00-acre tract of land (*i.e. Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition*), zoned Planned Development District 95 (PD-95) for Neighborhood Services (NS) District land uses, owned by the Rockwall Independent School District (RISD). Situated on this property is the *Rockwall College and Career Academy (CCA)*. Beyond this is the Lofland Farms Subdivision, which is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is Lofland Circle, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is the Oaks of Buffalo Way Subdivision, which is zoned Single-Family Estate 1.5 (SFE-1.5) District. Also, south of the subject

property is the Somerset Park Subdivision, which is zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the Somerset Park Subdivision, which is zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses. Also, east of the subject property is FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT], four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is the Hickory Ridge Subdivision, which is zoned Planned Development District 10 (PD-10) for Single-Family 6 (SF-6), Single-Family 7 (SF-7) and Single-Family 8.4 (SF-8.4) District land uses. Also, west of the subject property is the Lake Rockwall Estates Subdivision, which is zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 544.89-acre subject property will incorporate *commercial* and *residential* land uses. This includes ~42.90-acres of land dedicated to limited General Retail (GR) District land uses and ~501.99-acres of land consisting of 1,155 residential lots, two (2) public parks, and private open space. The proposed 1,155 single-family residential lots will consist of five (5) lot types: [*1*] 592 *Type 'A'* lots that are a minimum of 62' x 120', [*2*] 407 *Type 'B'* lots that are a minimum of 72' x 120', [*3*] 54 *Type 'C'* lots that are a minimum of 82' x 120', and [*4*] 102 *Type 'D'* lots that are a minimum of 100' x 150'. This translates to a gross density of *2.12* dwelling units per acre for the total development (*i.e. 2.30 dwelling units per acre less the ~42.90-acre tract of land designated for limited General Retail [GR] District land uses*). The minimum dwelling unit size (*i.e. air-condition space*) will range from 2,200 SF to 3,000 SF. With regard to the proposed housing product, staff has incorporated the upgraded anti-monotony standards and masonry requirements into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry (*with a minimum of 85% masonry on each façade*); however, the Planned Development District ordinance will also incorporate provisions that allow up to 80% cementitous fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread -- similar to what is allowed in the Somerset Park Subdivision*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

LOT TYPE	*MINIMUM LOT SIZE (FT)*	*MINIMUM LOT SIZE (SF)*	*DWELLING UNITS (#)*	*DWELLING UNITS (%)*
A	62' x 120'	7,440 SF	592	51.26%
B	72' x 120'	8,640 SF	407	35.24%
C	82' x 120'	9,840 SF	54	04.67%
D	100' x 150'	15,000 SF	102	08.83%
		MAXIMUM PERMITTED UNITS:	*1,155*	*100.00%*

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ►	*A*	*B*	*C*	*D*
MINIMUM LOT WIDTH (1)	62'	72'	82'	100'
MINIMUM LOT DEPTH	120'	120'	150'	150'
MINIMUM LOT AREA (SF)	7,440 SF	8,640 SF	9,840 SF	15,000 SF
MINIMUM FRONT YARD SETBACK (2) & (5)	20'	20'	20'	20'
MINIMUM SIDE YARD SETBACK	6'	6'	6'	6'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET) (2) & (5)	20'	20'	20'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	25'	25'	25'	25'
MAXIMUM HEIGHT (3)	36'	36'	36'	36'
MINIMUM REAR YARD SETBACK (4)	10'	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) [AIR-CONDITIONED SPACE]	2,200 SF	2,600 SF	2,600 SF	3,000 SF
MAXIMUM LOT COVERAGE	65%	65%	65%	65%

GENERAL NOTES:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

The proposed concept plan shows that the development will consist of 48.10-acres of private open space, a 4.28-acres of amenity center (*which includes two [2] amenity centers*), and two (2) public parks consisting of 27.30-acres. This -- *with the 88.80-acres of floodplain and the 3.50-acres of buffers for the commercial areas* -- represents a total of 171.98-acres of open space and which translates to 23.41% (*i.e. [88.80-acres of floodplain/2] + 48.10 + 4.28 + 27.30 + 3.50 = 127.58-acres/544.89-acres gross = 23.41%*) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (*or 108.978-acres*) by 03.41% (*or ~18.58-acres*). In addition, the proposed development will incorporate a minimum of an 80-foot landscape buffer with a ten (10) meandering trail for all residential adjacency to John King Boulevard and SH-205. The concept plan also depicts the provision of a six (6) foot trail that will be provided throughout the development to connect the future residential lots with the private open spaces and public parks. Staff should also note that the applicant has consented to incorporating a 50-foot landscape buffer, with a berm, and evergreen trees on ten (10) foot centers along the adjacency with the Oaks of Buffalo Way Subdivision along Lofland Circle. In addition, the applicant has rearranged the roadways to prohibit access to Lofland Circle. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

With regard to the proposed ~42.90-acres designated for limited General Retail (GR) District land uses, staff has identified all of the land uses within the General Retail (GR) District that would be inconsistent with residential adjacency and specifically prohibited the land uses in the Planned Development District ordinance. Staff has also incorporated language in the Planned Development District ordinance requiring a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees, and [3] a row of canopy trees on 20-foot centers*) to be situated between the *commercial* and *residential* land uses. Along SH-205, FM-549, and John King Boulevard a landscape buffer meeting the *General Overlay District Standards* has been required.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) *Roadways*. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct portions of Stable Glen, Mercer's Colony Avenue, and Lofland Circle. All of these roadways are identified as *Minor Collectors*, which require a minimum of 60-feet of right-of-way with a 41-foot *back-to-back* concrete street. With regard to Lofland Circle, the applicant is request to not pave this roadway since the development will not be taking access off of this roadway. In lieu of paving this roadway, the applicant is proposing to resurface and restripe this roadway, and move the *Minor Collect* north to the street labeled as *Street 'C'* on the *Concept Plan*. The unnamed street extending from SH-205 (*S. Goliad Street*) to the future extension of Lofland Circle (*i.e. labeled as Street 'A' on the concept plan*) is required to be a minimum of a 65-foot right-of-way with a 45-foot *back-to-back* concrete street.

(2) *Water*. The applicant has submitted an *Infrastructure Study* that is currently being reviewed by the City's water/wastewater consultant. The findings from this study will determine the water infrastructure necessary to adequately serve the subject property. Staff should note that the applicant has indicated on the concept plan the dedication of a ~1.47-acre *Water Tower Site*, which would be utilized as a future water tower site for the *780 Pressure Zone*.

(3) *Wastewater*. The applicant has submitted an *Infrastructure Study* that is currently being reviewed by the City's water/wastewater consultant. The findings from this study will determine the wastewater infrastructure necessary to adequately serve the subject property.

WITHDRAWN

(4) *Drainage*. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds on the subject property.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

(1) *Alleyways*. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete…" The code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." [*Page 14; Section 2.11 of the Standards of Design and Construction Manual*]

(2) *Garage Configuration*. Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing* [*or traditional swing*] garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 80.01% *J-Swing* or *Traditional Swing* garages and 19.99% *Flat Front Entry* garages (*or a total of 299 Lots*). As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations in the form of decorative wood doors or wood overlays on insulated metal doors with carriage style hardware. In addition, the applicant has consented to increasing the front yard building setback on all *Flat Front Entry* garages from 20-feet to 25-feet.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Residential District* and the *Southwest Residential District* and is primarily designated for *Low Density Residential* land uses. The plan defines *Low Density Residential* land uses as "… residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses …" In addition, the Comprehensive Plan defines increased amenity as, "… developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In this case the applicant is proposing a total density of *2.10* dwelling units per acre (*or 2.28 dwelling units per acre less the ~42.90-acre tract of land designated for commercial*). In addition, the applicant is proposing to incorporate two (2) amenities centers on 4.28-acres of land, six (6) foot walking trails, a ten (10) foot hike and bike trail along John King Boulevard, a trail head/rest stop for the trail along John King Boulevard, and two (2) public park totaling 27.10-acres. Based on this the applicant's request appears to be in conformance with the *Low Density Residential* designation indicated for the subject property; however, the proposed ~42.90-acres of land that is designated for limited General Retail (GR) District land uses represents a reduction of ~26.20-acres in the area designated for *Commercial/Retail* land uses within the *South Central Residential District*, and this reduction will require the City Council to change the Future Land Use Plan from a *Commercial/Retail* land use designation to a *Low Density Residential* designation. Should the City Council choose to approve this case, staff has included a condition of approval that would make the required changes to the Future Land Use Map.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types*); however, staff has identified the following non-conformities on the original concept plan and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

WITHDRAWN

BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

(1) *CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2)*. Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

Staff Response: The lots in the Oaks of Buffalo Way Subdivision are approximately 1.50-acres in size. A one (1) acre estate style lot product could be incorporated along Lofland Circle -- *adjacent to the subdivision* -- to better provide a transition of lots sizes to the 62' x 120' and 72' x 120' lots. *The applicant has incorporated the larger Type 'D' lots along Lofland Circle, which does provide a better transition than the Type 'A' and Type 'B' lots that were in the original concept plan; however, a larger estate lot product would appear to be provide a better transition in this area.*

(2) *CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2)*. Existing development patterns and surrounding conditions (*e.g. lot size, architectural style, public improvements, etc.*) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

Staff Response: The development uses cul-de-sacs and a grid layout for the street network. This development should mirror the street network established by the Somerset Park Subdivision, which uses an interconnected street network, no cul-de-sacs, and curvilinear streets. In addition, the development should use similar architectural styles (*i.e. Traditional Neighborhood Design principles, gingerbread or farmhouse architectural styles/material mixes, etc.*) to create a consistent development theme throughout this area. *The applicant has incorporated standards in the proposed Planned Development District ordinance that would allow Traditional Neighborhood Design principals, and gingerbread or farmhouse architectural styles/material mixes. In addition, the applicant has removed all cul-de-sacs from the plan, and provided connections from the adjacent Somerset Park Subdivision.*

(3) *CH. 8; Section 2.02; Goal #1 | Policy #5 (Page 8-2)*. Residential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes.

Staff Response: The smaller *Type 'A'* lots should be located adjacent to and fronting towards the proposed parks. *The applicant has partially conformed to this requirement on the eastside of SH-205 (S. Goliad Street); however, has chosen to side the larger Type 'B' and Type 'C' lots to the proposed public park on the west side of SH-205. The applicant has claimed that due to grade issues they are unable to front the homes onto the public park.*

(4) *CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3)*. To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

Staff Response: Homes adjacent to the public parks and/or open space should face onto the public park and/or open space and be accessible by a single-loaded street. Currently, the plan could do a better job of facing homes onto public parks and open spaces as opposed to siding the homes towards these open spaces. *The applicant has claimed that due to grade issues they are unable to front the homes onto the public park.*

(5) *CH. 08 | Sec. 02.02 | Goal 01; Policy 4*: Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in development that propose clusters of smaller lots.

Staff Response: Homogenous pods of lots should be avoided except where called for by the Comprehensive Plan (*e.g. smaller lots fronting on to parks and larger lots being arranged towards the outside of the development*). *The applicant has provided changes to mix lot types throughout various phases. There does remain a homogenous pod of the Type 'D' Lots adjacent to the Oaks of Buffalo Way Subdivision; however, the applicant has stated that this is to provide a transition of lots from the subdivision into the proposed development.*

WITHDRAWN

(6) CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3). Design neighborhoods utilizing the *Housing Tree Model* … A method of laying out single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.

Staff Response: The concept plan should be rearranged so that larger lots (*i.e. Type 'D' lots*) are adjacent to John King Boulevard and SH-205 (*S. Goliad Street*). In addition, the lots adjacent to FM-549 should be changed to utilize a larger lot product (*i.e. Type 'C' lots*). This will reduce the number of lots backing to these roadways and bring the plan better into conformance with the *Housing Tree Model*. *The applicant has changed the lots adjacent to John King Boulevard, SH-205, and FM-549 in accordance with staff's suggestions.*

(7) CH. 08 | Sec. 02.03 | Goal 03; Policy 3: In cases where *Flat Front Entry* garages (*i.e. even with the front façade of the primary structure*) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, *Flat Front Entry* garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff Response: If *a Flat Front Entry* garage configuration is proposed it should be limited to 20.00% and incorporate a 25-foot front yard building setback. *The applicant has chosen to request 19.99% Flat Front Entry garages and 80.01% J-Swing or Traditional Swing garages, and has consented to upgraded garage door requirements. In addition, the applicant has incorporated a requirement stipulating that all properties with a Flat Front Entry garage will require a 25-foot front yard building setback.*

Taking into account the applicant's concept plan, proposed density, and development standards, the request does appear to generally conform with the majority of the OURHometown Vision 2040 Comprehensive Plan and the Unified Development Code (UDC); however, the changes to the Future Land Use Map, the non-conformities to the OURHometown Vision 2040 Comprehensive Plan (*listed above*), and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 24, 2022, staff mailed 312 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hickory Ridge East, Lofland Farms, Fontanna Ranch, and the Oaks of Buffalo Way Homeowner's Associations (HOAs), which is 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 38 responses from property owners inside the City limits and 33 responses from people outside of the City limits. These responses were as follows:

Responses Inside of the City Limits

(1) One (1) response from the City's online *Zoning and Specific Use Input Form* from one (1) property owner within the 500-foot notification buffer in favor of the applicant's request.
(2) Two (2) property owner notifications from two (2) property owners within the 500-foot notification buffer in favor of the applicant's request.
(3) One (1) email from one (1) property owner within the 500-foot notification buffer in favor of the applicant's request.
(4) Eight (8) property owner notifications from eight (2) property owners within the 500-foot notification buffer in opposition to the applicant's request.
(5) Seven (7) emails from seven (7) property owners within the 500-foot notification buffer in opposition to the applicant's request.
(6) 13 responses from the City's online *Zoning and Specific Use Input Form* from 13 property owners inside the 500-foot notification buffer in opposition to the applicant's request.
(7) Four (4) responses from the City's online *Zoning and Specific Use Input Form* from four (4) property owners outside of the 500-foot notification buffer in opposition to the applicant's request.
(8) One (1) property owner notification from one (1) property owner outside of the 500-foot notification buffer in opposition to the applicant's request.
(9) One (1) letter from one (1) property owner outside the 500-foot notification buffer in opposition to the applicant's request.

WITHDRAWN

Responses Outside of the City Limits

(1) *Fate*. One (1) responses from the City's online *Zoning and Specific Use Input Form* from one (1) person in the City of Fate opposed to the applicant's request.

(2) *McClendon-Chisolm*. Four (4) responses from the City's online *Zoning and Specific Use Input Form* from four (4) people in the City of McClendon-Chisolm opposed to the applicant's request.

(3) *Rockwall County*. 28 responses from the City's online *Zoning and Specific Use Input Form* and emails from 28 people in Rockwall County opposed to the applicant's request.

CONDITIONS OF APPROVAL

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

(1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.

(2) By approving this *Zoning Amendment*, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of a ~26.20-acre tract of land from a *Commercial/Retail* designation to a *Low Density Residential* designation.

(3) A *PD Development Plan* for the ~42.90-acre tracts of *Commercial* land will be required prior to site plan. This *PD Development Plan* will be required to delineate the required pedestrian connectivity between the *Residential* and *Commercial* land uses.

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

WITHDRAWN

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ 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 [PLEASE PRINT]

ADDRESS	0000 S. John King Blvd and 0000 S Goliad St			
SUBDIVISION	WH Baird, A Johnson and JR Johnson Survey	LOT		BLOCK
GENERAL LOCATION	North and South of S John King Blvd and S Goliad St			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG - Agricultural District	CURRENT USE	Vacant Land
PROPOSED ZONING	PD - SF-10 and GR	PROPOSED USE	Single Family Residental and ~~Retail~~ Commercial GR
ACREAGE	+/- 543	LOTS [CURRENT]	N/A
LOTS [PROPOSED]	+/- 1270		

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

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

☐ OWNER	The Lofland Family	☑ APPLICANT	Skorburg Company
CONTACT PERSON	Bill Lofland	CONTACT PERSON	Adam Buczek
ADDRESS	105 E Kaufman	ADDRESS	8214 Westchester Dr
			Suite 900
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75225
PHONE	214-693-0120	PHONE	214-888-8843
E-MAIL	Bill_Lofland@juno.com	E-MAIL	abuczek@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 8,360 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18 *DAY OF* May *, 20* 22 *. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 *DAY OF* May *, 20* 22

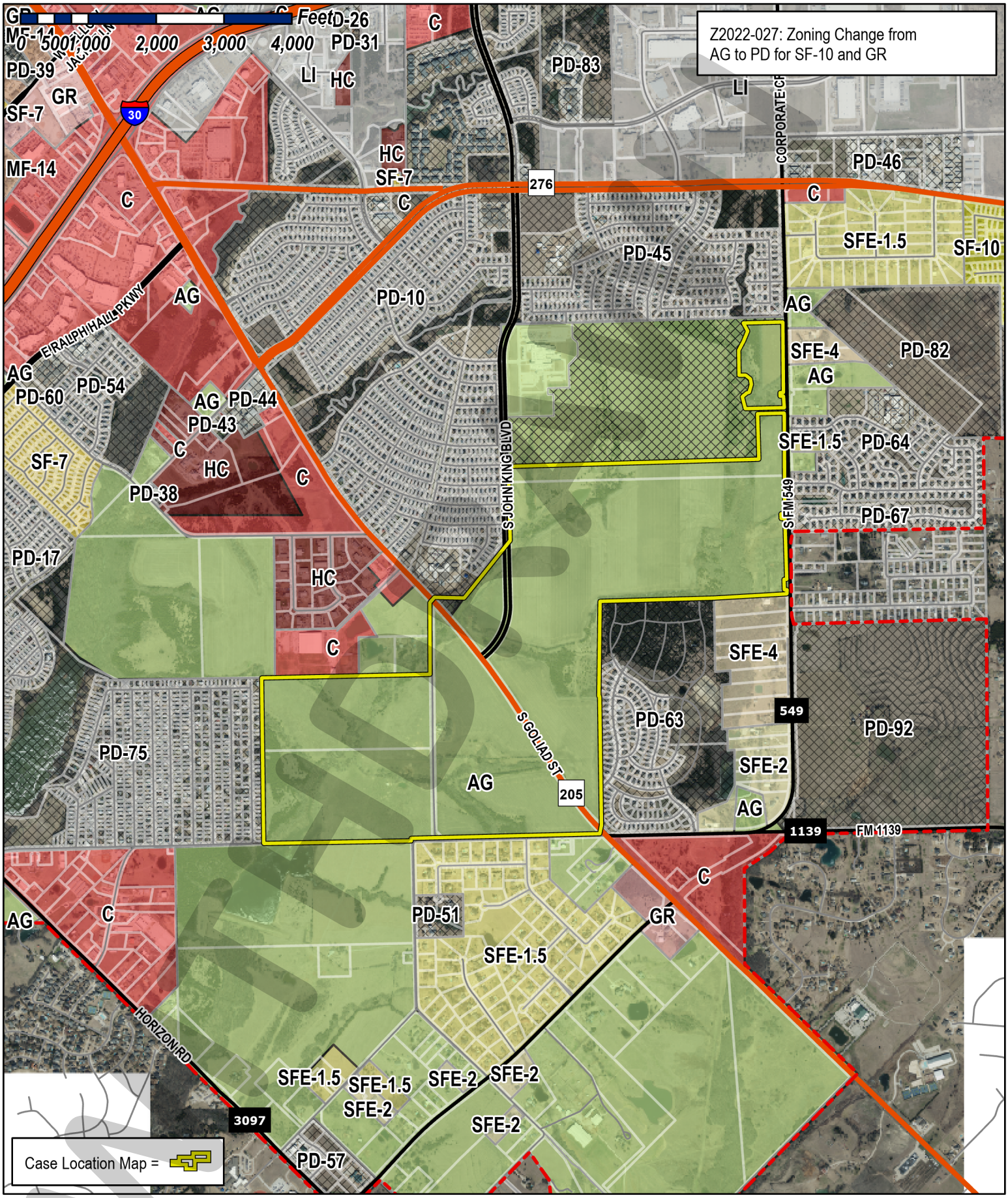
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
HUMBERTO JOHNSON
Notary ID #132479174
My Commission Expires
May 15, 2024

MY COMMISSION EXPIRES 05/15/2024

WITHDRAWN



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
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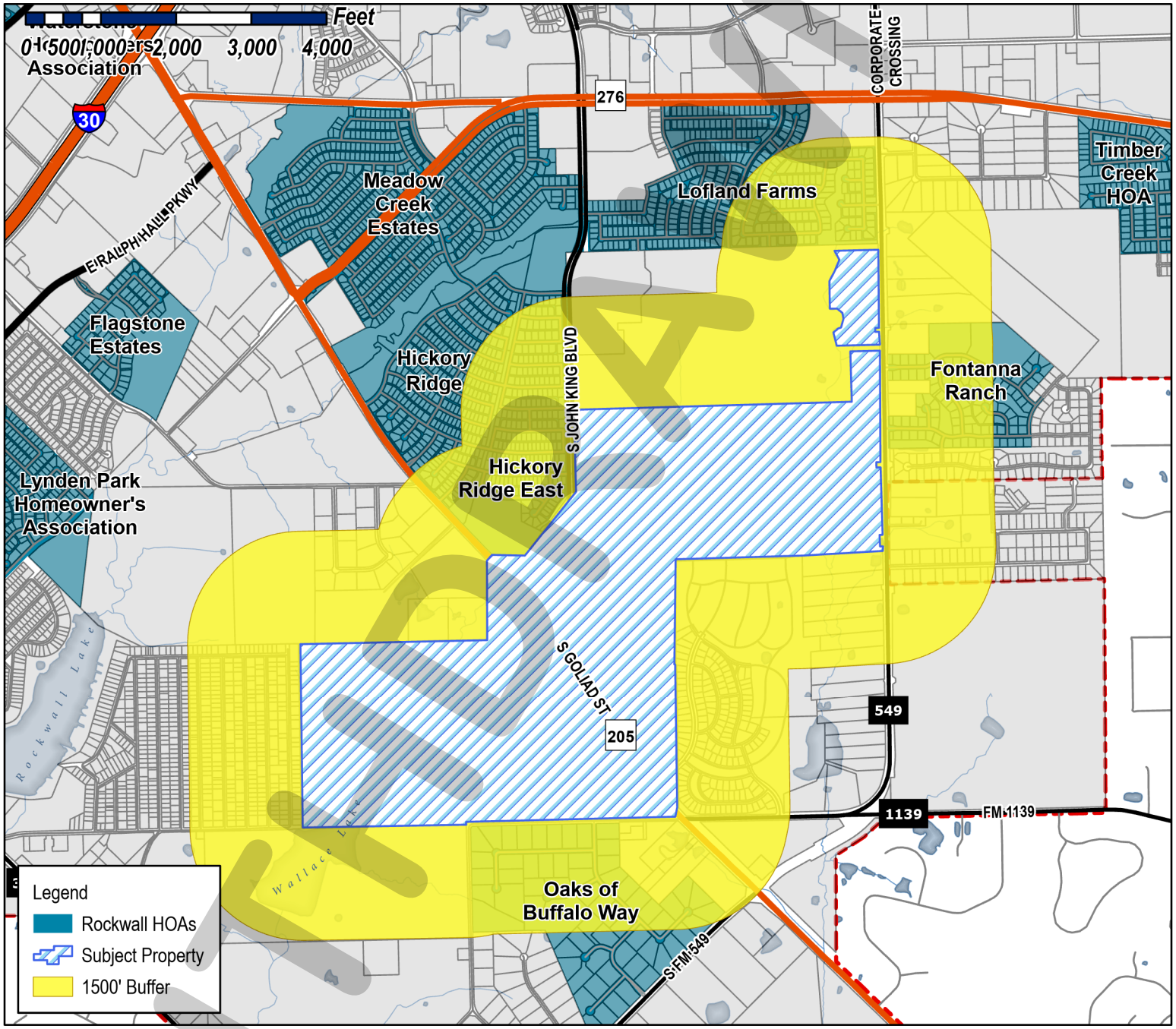
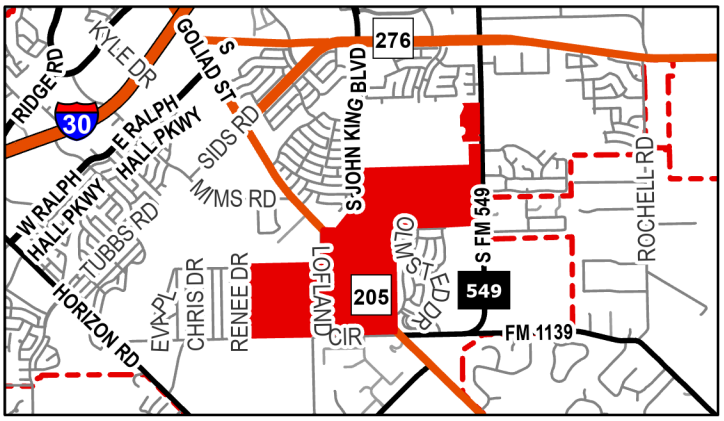


Case Number: Z2022-027
Case Name: Zoning Change from AG to PD for SF-10 and GR
Case Type: Zoning
Zoning: Agricultural
Case Address: Lofland Tract

Date Saved: 5/20/2022
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Ross, Bethany
Sent: Friday, May 27, 2022 9:36 AM
To: hromatka@hotmail.com; s.gantt@sbbmanagement.com; dbmeyer@cmamanagement.com; Justini@ymail.com; jcomerford@principal-mgmt.com; mdoemeny@principal-mgmt.com; jimbrown@jamesmbrownpartners.com; oaksofbwpres@gmail.com
Subject: Neighborhood Notification Program [Z2022-027]
Attachments: Public Notice (05.20.2020).pdf; HOA Map (05.20.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 3, 2022*. The Planning and Zoning Commission will hold a public hearing on *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*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-027 Zoning Change (AG to PD) for the Lofland Tract
Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], 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

WITHDRAWN

City of Rockwall

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

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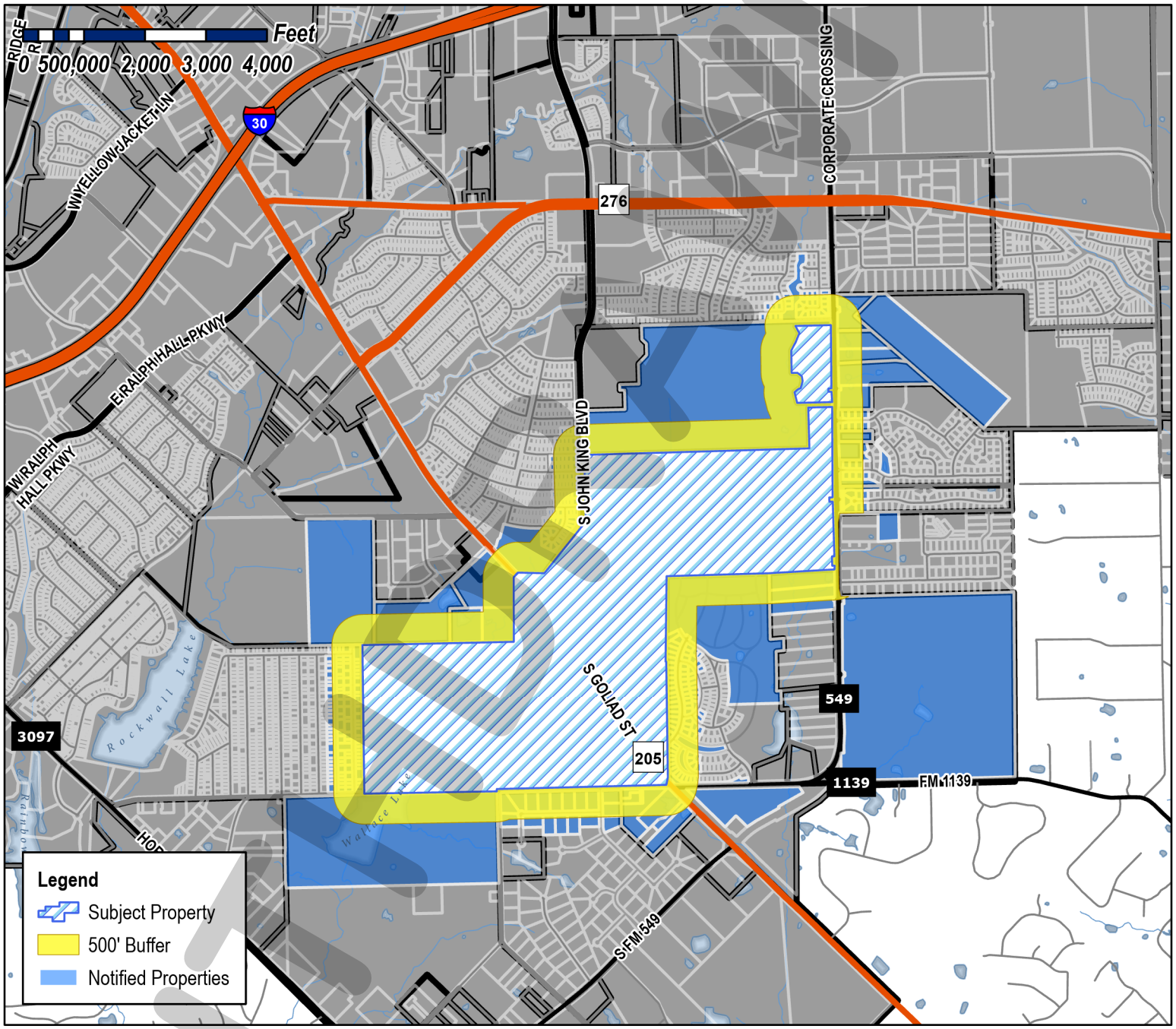
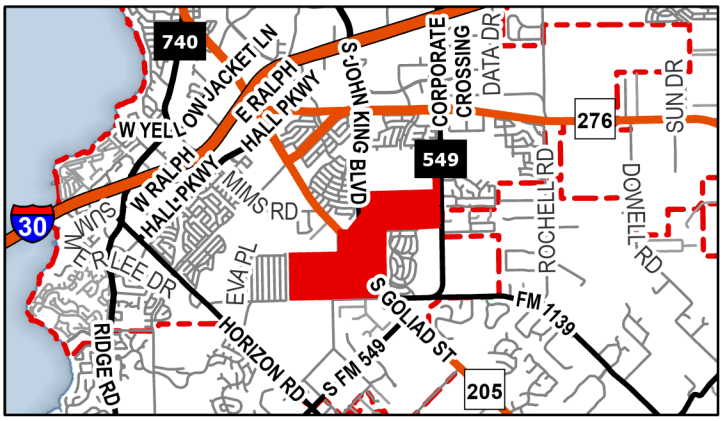


Case Number: Z2022-027
Case Name: Zoning Change from AG to PD for SF-10 and GR
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Lofland Tract

Date Saved: 5/24/2022
For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

SMARTT LOFLAND & BOND
1 CARMARTHEN CT
DALLAS, TX 75225

ROBINSON JEREMY A
10012 TISBURY DR
FRISCO, TX 75035

CAMP TASHIA AND DARROL
1002 HIGH COTTON LN
ROCKWALL, TX 75087

JDS & BHK PROPERTY MANAGEMENT FIRM LP
105 CLIPPER COURT
ROCKWALL, TX 75032

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

FLORES ALEJANDRO
1070 N BEN PAYNE RD
ROCKWALL, TX 75032

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

HP TEXAS I LLC
120 SOUTH REIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 75126

OLIVARES JAIME B & MARTINA G
1209 QUAIL DR
GARLAND, TX 75040

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75087

VASQUEZ FRANSISCO
125 NICOLE DR
ROCKWALL, TX 75032

ZILLOW HOMES PROPERTY TRUST
1301 SECOND AVE FL 31
SEATTLE, WA 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

VALDEZ JOSE G
1311 PRATO AVE
MCLENDON CHISHOLM, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

NELLER GARY K & HELEN COMEAU
148 HARVEST HILL DR
ROCKWALL, TX 75032

LAYZA LUIS &
RUBEN LUNA & JUDITH BARCELO & MINDY H
ZAMORA
1600 US HIGHWAY 80
MESQUITE, TX 75032

KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

IBARRA GABRIELA AND
EDUARDO OSORNIO
171 CRAWFORD LN
ROYSE CITY, TX 75189

WITHDRAWN

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

SRP SUB LLC
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD STE 230
DALLAS, TX 75252

CONTRERAS JOSE LUIS AND
JUANA DIAZ
1750 E FM 550
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

RODRIGUEZ FAMILY TRUST
JOSE DAVID & CYNTHIA MARIA RODRIGUEZ
TRUSTEES
1791 S FM 549
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

SOMERSET PARK COMMUNITY ASSOCIATION
INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI
1920 BROKEN LANCE LANE
ROCKWALL, TX 75032

SCHUETTE JASON & BARBARA
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER
193 ELVIS PRESLEY LN
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY
1940 BROKEN LANCE LN
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE
1950 BROKEN LANCE LN
ROCKWALL, TX 75032

INGRAM JAMES KENDELL
1957 S FM 549
ROCKWALL, TX 75032

ESTATE OF JEROME WENDELL INGRAM
C/O JAMES KENDELL INGRAM
1957 S FM 549
ROCKWALL, TX 75032

BLANKENSHIP TAV & DEBORAH
1990 BROKEN LANCE LN
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

MOORE JAMES S AND KATRINA D
2005 BROKEN LANCE LANE
ROCKWALL, TX 75032

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G
2020 BROKEN LANCE LN
ROCKWALL, TX 75032

HOOVER WILLIAM A AND TAMMY
2025 BROKEN LANCE LANE
ROCKWALL, TX 75032

WITHDRAWN

CURTIS PAMELA
2040 BROKEN LANCE LN
ROCKWALL, TX 75032

BAKER ALEXANDER AND
ARTEMIS LI
2045 BROKEN LANCE LN
ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY
2060 BROKEN LANCE LANE
ROCKWALL, TX 75032

HOLLOMAN JAMES AND KIM
2065 BROKEN LANCE LN
ROCKWALL, TX 75032

DRENTH HOWARD D AND TERESSA
2080 BROKEN LANE
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LN
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

BARRY CHRIS S
2140 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

LOPEZ JOSE CARMONA
221 NICOLE
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

DIGGS DAVID WILEY
2401 LOUDON ST WEST
ROCKWALL, TX 75032

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE
2405 LOUDON ST WEST
ROCKWALL, TX 75032

HEAD WILLIAM ROBERT AND KIMBERLY ANN
2406 LOUDON ST EAST
ROCKWALL, TX 75088

GIL ANNA AND JULIAN
2409 LOUDON STREET WEST
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

BOLDEN QUINTEN TIBERIUS AND
ALEXANDER NICHOLAS KUJAK
2417 LOUDON ST WEST
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND
ANGEL JAVIER SANCHEZ ROJAS
2419 LOUDON ST WEST
ROCKWALL, TX 75032

HUGHES BRYAN
2423 LOUDON ST WEST
ROCKWALL, TX 75032

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

DE LOS SANTOS CARLOS AND MARGOT
2501 LOUDON ST WEST
ROCKWALL, TX 75032

FURLONG FAMILY TRUST
2502 LONG COMMON NORTH
ROCKWALL, TX 75032

SIGNO FAMILY LIVING TRUST
GENARO A SIGNO AND JULITA R SIGNO-
TRUSTEES
2505 LOUDON STREET WEST
ROCKWALL, TX 75088

WITHDRAWN

JOSHI MAYURESH S AND
BINITA SINHA
2513 LOUDON ST WEST
ROCKWALL, TX 75088

ROSS SCOTT TRAVIS AND MEGAN
2517 LOUDON ST WEST
ROCKWALL, TX 75032

TAYLOR SHELLY A
2518 LONG COMMON NORTH
ROCKWALL, TX 75032

DENSON PATRICIA ANN
2521 LOUDON ST WEST
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003
JOSEPH C AND SHIZUKO BOCK-TRUSTEES
2601 LONG COMMON SOUTH
ROCKWALL, TX 75032

CRUZ DEBRA J
262 RENEE DR
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

BAKER CLARENCE JR
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

QUINLAN ROBERT JOHN AND TENA
2871 DEUTZ CT
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

RIVERA DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

4 HO LTD
3001 SAN MARCOS DRIVE
ROCKWALL, TX 75032

CRENSHAW JANET AND GERALD S
3005 SAN MARCOS DR
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F
3006 SAN MARCOS DRIVE
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE
3009 SAN MARCOS DRIVE
ROCKWALL, TX 75032

SHAWN WATTS 1993 IRREVOCABLE TRUST
SHAWN HORTON CARTER- TRUSTEE
3009 WIMBERLY LANE
ROCKWALL, TX 75032

WITHDRAWN

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

JONES KRISTINE KAYE AND
JOSE ENRIQUE FRESQUEZ
3010 SAN MARCOS DRIVE
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE
3010 WIMBERLEY LANE
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

DAWA DAWA AND
TENZIN LHAMO
3011 WIMBERLEY LANE
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

PASCHALL RONALD L AND TAMMY RENEE
3012 WIMBERLEY LANE
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD
3013 SAN MARCOS DRIVE
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY
3013 WIMBERLEY LN
ROCKWALL, TX 75087

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

RILEY CHRISTINE
3014 SAN MARCOS DRIVE
ROCKWALL, TX 75032

ZAZAKIS LAURA J AND JOHN
3014 WIMBERLEY LANE
ROCKWALL, TX 75032

PARKER LESLIE C AND LYNN
3015 WIMBERLEY LN
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN
ACOSTA MEJIA
303 RENEE DR
ROCKWALL, TX 75032

BOLES BRIAN L & SUZANNE M
3046 DUSTY RIDGE DR
ROCKWALL, TX 75032

WAKHARKAR SAKET AND GAURI
3054 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA
3061 DUSTY RIDGE DR
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

BIRDWELL GLENN R & BEVERLY J
3063 DEER RIDGE
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

STEWARD RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

WITHDRAWN

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

DAWSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS
3081 COOLWOOD LANE
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY
3083 MISTY RIDGE LN
ROCKWALL, TX 75032

TOWNSEND NINA
3084 MISTY RIDGE LN
ROCKWALL, TX 75032

CEVALLOS JASON & MARY
3086 LIMESTONE HILL LN
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

JARMAN EMMA
3091 MISTY RIDGE LN
ROCKWALL, TX 75032

DENNIS AMY L
3094 LIMESTONE HILL LN
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE
3099 MISTY RIDGE LN
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY
3100 COOLWOOD LN
ROCKWALL, TX 75032

REGGIA DANIELLE R
3100 MISTY RIDGE LN
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH
3102 LIMESTONE HILL LN
ROCKWALL, TX 75032

GARNER AMY
3105 MISTY RIDGE LN
ROCKWALL, TX 75032

OCHOA RENE
3107 COOLWOOD LANE
ROCKWALL, TX 75032

HAYES, LAGWENDA
3108 COOLWOOD LN
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A
3111 MISTY RIDGE LANE
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL
3117 MISTY RIDGE LANE
ROCKWALL, TX 75032

SANDERS MELISSA D & MATTHEW E
3119 COOLWOOD LN
ROCKWALL, TX 75032

TURNER JOHN MICHAEL & PATRICIA SUE
312 MYERS ROAD
HEATH, TX 75032

ESPARZA MARCO
312 RENEE
ROCKWALL, TX 75032

ESPARZA MARCO A
312 RENEE DR
ROCKWALL, TX 75032

VARGAS JOSE A
3124 COOLWOOD LN
ROCKWALL, TX 75032

KILPATRICK KERRY LYNN & JENNY LYNN
3125 MISTY RIDGE LN
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH
3158 LUCHENBACK TRL
ROCKWALL, TX 75032

WITHDRAWN

SAGNIBENE JOE AND LISA
3162 LUCKENBACH TRAIL
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ
321 PANOLA CT
ROYSE CITY, TX 75189

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

BRAGA GUILHERME CREDIDIO & YASMINI
RAMOS IZIDORO
327 NICOLE DRIVE
ROCKWALL, TX 75032

JIMENEZ RICARDO
330 RENEE DR
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

SWAIT TIFFANY
3402 POST OAK DR
ROCKWALL, TX 75032

MENDOZA MIGUEL
3410 POST OAK DR
ROCKWALL, TX 75032

WOODWARD CHERIE J
3426 POST OAK DR
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A
3434 POST OAK DRIVE
ROCKWALL, TX 75032

ANDERSON ERICKA RENEE
3442 POST OAK DR
ROCKWALL, TX 75032

BEAVERS SHIRLEY
3460 POST OAK DR
ROCKWALL, TX 75032

OROZCO ARMANDO
3465 POST OAK DR
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER
3469 POST OAK DRIVE
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA
3472 POST OAK DR
ROCKWALL, TX 75032

LEWIS REX STEPHEN
3473 POST OAK DR
ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N
3476 POST OAK DRIVE
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

ABBA INVESTMENT GROUP LLC
3606 CAVALIER DR
GARLAND, TX 75042

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 32563

MCLOUD JOY ANN
375 NICOLE DR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS
3813 OLMSTED DRIVE
ROCKWALL, TX 75032

MAH JEFFERY
3816 HASKELL CT
DALLAS, TX 75204

CASTILLO JOSE &
LUZ DELGAEDO
383 LAKESIDE DR
ROCKWALL, TX 75032

ROLDAN EMILY ELIZABETH AND IVAN
3901 STABLEGLEN DR
ROCKWALL, TX 75032

OSMUN DAVID CHARLES AND MARISHA
3902 STABLEGLEN DR
ROCKWALL, TX 75032

TORRES MARCUS ANTHONY AND AMANDA E
3905 STABLEGLEN AVE
ROCKWALL, TX 75032

WITHDRAWN

MATHEW RON KANNANTHANATHU AND
MARILYN TOMY
3906 STABLEGLEN DR
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE
3909 STABLEGLEN DRIVE
ROCKWALL, TX 75032

GILMORE CARA D
3910 STABLEGLEN DR
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE
3913 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING
TRUST
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES
3917 STABLEGLEN DRIVE
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS
395 NICOLE DR
ROCKWALL, TX 75087

SANCHEZ ARNULFO & ORALIA
398 NICOLE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE RD
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH
4001 STABLEGLEN DR
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING
CENTER
4002 STABLEGLEN DRIVE
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW
4003 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN
4006 STABLEGLEN DR
ROCKWALL, TX 75088

SANDERS DEJA AND
GERALD COLLINS III
4009 STABLEGLEN DRIVE
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY
4010 QUINCY STREET
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN
4010 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DUKE ROCHELLE
4013 OLMSTED DRIVE
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY
4013 STABLEGLEN DRIVE
ROCKWALL, TX 75088

JANDREW DUSTY R AND JUSTIN C
4014 QUINCY STREET
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE
4014 STABLEGLEN DR
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY
4017 OLMSTED DRIVE
ROCKWALL, TX 75032

RAMSBOTTOM DAVID BRADLEY AND DAWN
4018 QUINCY STREET
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON
4019 QUINCY STREET
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND
JESSICA GUAZZONE
4023 QUINCY ST
ROCKWALL, TX 75032

ROSS MEGAN ELIZABETH AND JAMES MATTHEW
4027 QUINCY STREET
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE
4101 QUINCY STREET
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE
4101 STABLEGLEN DRIVE
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE
4105 QUINCY STREET
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW
4105 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P
4106 STABLEGLEN DR
ROCKWALL, TX 75032

WITHDRAWN

DIVITTORIO ZEB ROBERT AND KELSEY LYNN
4110 STABLEGLEN DR
ROCKWALL, TX 75032

ROSOFF AMY LYNN
4111 QUINCY STREET
ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA
4113 STABLEGLEN DR
ROCKWALL, TX 75088

IRWIN MATTHEW LEE AND MYLIN NICOLE
4202 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A
4205 STABLEGLEN DR
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A
4206 STABLE GLEN DRIVE
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY ANN
4209 STABLEGLEN DR
ROCKWALL, TX 75032

THILE HUYEN AND
NAM TIEN NGO
421 NICOLE DRIVE
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS
4210 STABLEGLEN DRIVE
ROCKWALL, TX 75032

OCONNELL PETER JAMES AND MICHELLE ANN
4214 QUINCY ST
ROCKWALL, TX 75032

NIXON BRIAN & MICHELE
4215 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

RODRIGUEZ BRIAN
4230 TRILENE DR
GRAND PRAIRIE, TX 75052

LOPEZ SILVIA
430 RENEE DR
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE
4301 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH
4302 STABLEGLEN DRIVE
ROCKWALL, TX 75032

D R HORTON TEXAS LTD
4306 MILLER RD
ROWLETT, TX 75088

D R HORTON - TEXAS LTD
4306 MILLER RD STE A
ROWLETT, TX 75088

SIMUNEK FLOYD C AND KELLY M VERMEERSCH-SIMUNEK
4306 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE
4309 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MURRAY BRADY & JENNIFER
4310 STABLE GLEN DRIVE
ROCKWALL, TX 75032

RICHARDSON DANIELLE MARIE & THOMAS C II
4314 SELBORNE DRIVE
ROCKWALL, TX 75032

MILLIGAN BYRON PEYTON AND MELANIE BAILEY
4317 STABLEGLEN DR
ROCKWALL, TX 75032

POWELL SHEILA RENAY AND
KENDA DELYNN BROWN
4318 SELBORNE DRIVE
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

XU ZICAI
4509 PORTRAIT LANE
PLANO, TX 75032

WHEELER JANIS & KEVIN M
451 RENEE DR
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE
452 RENEE DR
ROCKWALL, TX 75032

YANEZ ALONSO TORRES
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

WITHDRAWN

CURTIS CHRISTOPHER LEE AND
BERT G CURTIS & PAMELA S CURTIS
4735 BEAR CLAW LANE
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E
4755 BEAR CLAW LANE
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE
4768 S STATE HWY 205
ROCKWALL, TX 75032

RISTER JOHN & CHRISTINE
4815 BEAR CLAW LANE
ROCKWALL, TX 75032

EBRAHIMI-SOHI OMID NAVID
5018 BRYAN STREET APT 204
DALLAS, TX 75206

LACAZE ALLISON KAY
503 NICOLE
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON
503 NICOLE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWLIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

DIAZ-ALMARAZ CARLOS OMAR
514 NICOLE DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA
523 NICOLE DR
ROCKWALL, TX 75032

PEREZ REYNA JUAN MARTIN
526 NICOLE
ROCKWALL, TX 75032

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

SHEPHERD PLACE HOMES INC
620 ROWLETT RD
GARLAND, TX 75043

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS'
ASSOCIATION INC
6750 HILLCREST PLAZA DRIVE SUITE 326
DALLAS, TX 75230

GONZALES BALTAZAR & LUZ MARIA ZUNIGA
C/O LAKE POINTE CHURCH
701 I-30
ROCKWALL, TX 75087

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN
7401 RODEO DR
DENTON, TX 76208

ESPARZA NORA
7723 GLENMERE TRAIL
SACHSE, TX 75048

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

COLUNGA MARIA CRISTINA
C/O BERNABE COLUNGA
807 N JOSEPHINE ST
ROYSE CITY, TX

RENNI CARMEL INVESTMENTS LLC
8140 WALNUT HILL LN SUITE 500
DALLAS, TX 75231

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75189

USCMF SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75032

TITLOW NICK AND ALYSSA
8913 BARTON CREEK
ROWLETT, TX 75089

WITHDRAWN

TAN JUDY AND
LAM KHANG DUY
914 FALCON TRAIL
MURPHY, TX 75094

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

BEDDER MANAGEMENT AUSTIN LLC
9901 BRODIE LANE SUITE 160-172
AUSTIN, TX 78748

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

MEADE JAMES W & ROBIN N
P. O. BOX 2107
ROCKWALL, TX 75087

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 75032

RCH WATER SUPPLY CORPORATION
PO BOX 2034
ROCKWALL, TX 75087

DRCE TRUST
PO BOX 2051
DEL MAR, CA 92014

CHINN DERRICK O
PO BOX 35011
LOS ANGELES, CA 90035

PROGRESS RESIDENTIAL BORROWER 4 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

WITHDRAWN

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

WITHDRAWN

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. Z2022-028: Zoning Change from AG to PD for SF and C

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-028: Zoning Change from AG to PD for SF and C

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

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

Respondent Information

Please provide your information.

First Name *

Michael

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Wallace

Address *

6271 Horizon Road

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

RECEIVED
JUN 0 2 2022

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. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tract 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tract 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tract 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

Good for the City and Overall Area.

Name:

Address:

SHEPHERD PLACE HOMES, INC.
DBA ROBBIE HALE HOMES
972-475-1100
10527 CHURCH RD #201
DALLAS, TX 75238-2224

Robbie Lee Hale, Pres

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

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Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

1) Character of the proposed development is inconsistent with the surroundings. It is too dense.
2) The infrastructure to access I-30 is insufficient and will be for years. The associated construction traffic will be a nuissance.

Name: Alexander Baker

Address: 2045 Broken Lance Ln, Rockwall, TX 75032

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

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Complete Opposition! We are already jam packed out here!

Respondent Information

Please provide your information.

First Name *

Chris

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Curtis

Address *

4735 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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TO: RYAN MILLER, ROCKWALL PLANNING AND ZONING DEPARTMENT

FROM: Christine and John Rister

PROPERTY OWNED: 4815 Bear Claw Ln, Rockwall, Texas 75032

DATE: June 10, 2022

RE: Lofland Tract– Case No. Z2022-027 – Requested Zoning Change from AG to PD (SF10)

We are **OPPOSED** to this zoning change for the following reasons:

1. The proposed density of the proposed development seeks to add over 1000+ new homes in the area that is bound by SH205, John King Blvd and Lofland Circle. This would increase the horrific traffic that already exists into and out of the area which notably is at a capacity that far exceeds the amount for which the roads were constructed. Indeed, the addition of the homes located north of FM549 and east of SH205 has already rendered the roads impassible at certain times of day. Often SH205 is backed up for well over a mile trying to navigate the FM549 and SH205 intersection and the SH205 and John King intersection. In fact, at times, the traffic on FM549 in either direction is often backed up so much that it makes it impossible to get out of our neighborhood (Oaks of Buffalo Way) and often takes 15-20 minutes to get through the FM549 and SH205 intersection. The addition of almost 2000 more cars is not sustainable in the current configuration. The increase of traffic is not limited to the immediate area around where the new development is proposed, it will have a rippling effect across Rockwall city and county. Furthermore, the infrastructure lacks the capacity for the increase in units. Traffic on all of the main thoroughfares is already at capacity. Interstate 30 is backed up for miles daily going in and out of Rockwall. All of the main roads, such as Horizon, Ridge, Goliad are constantly backed up.

2. Separately, what about the other infrastructure? Are the developers going to provide new fire and police buildings? This is just one of many developments that is under consideration by the City. The other development which is on the south side of our subdivision is even worse (see Case No. Z2021-057). This development proposes to build over 450 new homes. Between the two developments, if both approved, would make it impossible to leave our home to go anywhere and would destroy the community that is Rockwall. Rockwall residents do not want to become another Frisco or McKinney.

3. The schools in the area are maxed out. The middle school (Cain) that would service the students is already well beyond capacity with all classes ranging from 600-700 students per grade. The high school that would serve the area is similarly over capacity. The current freshman class alone is over 770 students. I am sure the elementary schools have similar issues. Though there is a bond that was passed, there is no current relief for the overcrowding of our classrooms. Adding 1000 new households will only exasperate the problem.

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4. There is already a sufficient number of small lot homes in the area (see SH205/FM549 DR Horton Development). Similar to the issues that arose when prior properties in the area (i.e., the Wallace Property) sought to change zoning, the planned subdivision is not consistent with the surrounding area homes and frankly is not needed and cannot be accommodated until the infrastructure is first changed.

While I understand that development is inevitable, cramming 1000+ new homes and the accompanying traffic and persons into an already over-crowded area without the proper infrastructure to get those persons in and out of the new development and without the proper room in schools to educate those persons is contrary to the best interest of Rockwall.

Christine and John Rister

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Gamez, Angelica

From: Danielle Reggia <[redacted]>
Sent: Tuesday, May 31, 2022 2:10 PM
To: Planning
Subject: CaseNo. Z2022-027 Zoning Change

Danielle Reggia
3100 Misty Ridge Ln
Rockwall, 75032

I am opposed to the request for reasons listed below:

Rockwall needs no more subdivisions without widening SH205 first. This will only cause more of a traffic nightmare on SH205.DO NOT DO IT!!!!!!! Think before building, Rockwall traffic is becoming out of control due to zoning and planning stupidity!

Danielle Reggia

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From: [redacted]
To: Miller, Ryan; Planning
Date: Wednesday, June 15, 2022 6:12:29 PM

Good Evening Mr Miller.

I am writing to oppose the request as planned currently. While the plan is conforming, it is lacking in key measures that will allow me to support the plan.
These are the following:

1. There are homes in what appears to be the floodplain. While flooding is unlikely, the amount of water that flows towards / through this property is substantial and needs to be properly mitigated. I request a study from the Army Corps of Engineers furnished by the developer that shows that the development will not flood existing adjacent properties.
2. As Planned, there appear to be no access points to the greenspace (Trailheads) from Fontanna Ranch. As this development shares both the entrances along 549 with Fontanna Ranch it would help to have access to the trails from our neighborhood to present a cohesive greenspace on the south side.
3. Assuming that this plan requires infrastructure upgrades (Water tower, pumping stations, etc) they need to be roughly indicated on the plan.
4. Parks / greenspace (Trails and Trail heads) in this fine city are always built in the last phase. I compel the city / developer to make the park and trails / trailheads start in phase 1.

Thanks,

David

David & Mary Schoen
3006 San Marcos Drive
Rockwall, Texas 75032

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From: [redacted]
To: Planning
Subject: Case Z2022-027
Date: Wednesday, June 8, 2022 12:44:14 PM

David Dunn
2841 Haymaker Dr
Rockwall, TX 75032

I am opposed to the zoning change

Rockwall is growing way too fast for the infrastructure in place. The streets are already overcrowded with traffic most any time of the day. The current construction of new homes, apartments and businesses are already going to impact our electric, water, sewage capacity. We do not need anymore construction. Thanks and best regards, Dave and Yese Dunn

---

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

The roads, 205 and 549, cannot handle the current traffic. Adding this many houses at this intersection would make it nearly impossible to commute or run errands.

Respondent Information

Please provide your information.

First Name *

David

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Osmun

Address *

3902 Stableglen Drive

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Respondent Information

Please provide your information.

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

First Name *

Dusty

Last Name *

Jandrew

Address *

4014 Quincy St

City *

Rockwall

State *

TX

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

Please check all that apply: *

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- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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Z2022-027

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

AGAINST DEVELOPMENT OF LOFLAND FARM DEVELOPMENT NEXT TO THE OAKS OF BUFALLO WAY DEVELOPMENT

Respondent Information

Please provide your information.

First Name *

GREGG

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

PODLESKI

Address *

1950 BROKEN LANCE LANE

City *

ROCKWALL

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

SEE ENCLOSED

Name:

Address:

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

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CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

DRAFT

Ross, Bethany

From: [redacted]
[redacted]
Sunday, June 12, 2022 6:15 PM
To: Planning
Subject: Z2022-027: Zoning Change from AG to PD for sF-10 and GR

Ladies and Gentlemen:

Re: Z2022-027: Zoning Change from AG to PD for sF-10 and GR

My wife and I are vehemently opposed to the request for zoning change. Our home backs up to the road Lofland Cir and the farm property. We are in the buffer zone in the HOA Oaks of Buffalo Way.
Our reasons for our objection are listed below.

1. The traffic is already worsening daily without any additional developments. The roads were not intended to accommodate the existing traffic burden but even if widened would not be designed to accommodate the additional burden.
2. Our property value will decrease substantially with the view and the proximity of the planned development.
3. When we purchased the property it was as far out of the city noise and lights as we could get without actually leaving the city.
4. The schools are already over loaded and cannot accept the addition surge of students that will come with the developments.

Other considerations:

The city has benefited with high taxes on the property value which has skyrocketed in recent years. The city will continue to benefit from the higher taxes if the zoning change is denied.

When a citizen moves into the city it is understood that the city will act on their fiduciary responsibility to help those citizens thrive, not just to consider lining the city coffers at all costs.

Thank you in advance for your consideration

Gregory S. and Sandra G. Delk
2020 Broken Lance Ln
Rockwall TX 75032

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CITY OF ROCKWALL - INSIDE THE 500' NOTIFICATION BUFFER

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and SR

Please place a check mark on the appropriate line below:

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

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

Traffic is already a huge problem on 205 & 549. I feel this would make it worse, at least until roads are completed

Name: Hoyt Armstrong

Address: 4001 Stableglen Rd Rockwall TX 75032

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

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Roads! Seriously Rockwall Co is a mess. 205 is a mess. This should matter.

Respondent Information

Please provide your information.

First Name *

Jacqueline

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Galloway

Address *

3913 Stableglen Drive

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

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Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other: _____

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- ( ) Other _____

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Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

The proposed # of homes are more than the roads (even with widened 205) and schools can support. In addition, the value of our properties in the adjoining neighborhoods will greatly decrease. The proposed plan is not consistent with the properties that brought my family to Rockwall / Heath, and we will leave the area if this goes forward.

Name: James S. Moore

Address: 2005 Broken Lance Lane, Rockwall, TX 75032

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Not enough roadway for the amount of traffic now ! To many accidents as it is

Respondent Information

Please provide your information.

First Name *

Janice

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Walker

Address *

1777 S FM 549

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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PLEASE RETURN THE BELOW FORM

CITY OF ROCKWALL: INSIDE THE 500' NOTIFICATION BUFFER

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

Traffic on this end of 205 is very congested most of the day, especially during school hours with students coming and going to Keene Burton. The Stableglen connection may help, but 549 & 205 both need widening and much longer turning lanes. Traffic backs up and it can be difficult leaving Somerset park! Alternates needed!

Name: Jennifer Brady Murray

Address: 4310 Stableglen Dr; Rockwall, TX 75032

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

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

PLEASE RETURN THE BELOW FORM

CITY OF ROCKWALL - INSIDE THE 500' NOTIFICATION BUFFER

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

IT WOULD NEGATIVELY IMPACT THE QUALITY OF LIFE FOR MY FAMILY, REDUCE OUR PROPERTY VALUE, IMPEDE ON OUR VIEW OF SUNSETS, INCREASE POPULATION, TRAFFIC, AND STRESS TO OUR BELOVED CITY. KEEP ROCKWALL COUNTRY LIVING!

Name: JOEL PETERSEN

Address: 4309 STABLEGLEN DR. ROCKWALL, TX 75032

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

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Too much traffic and high density units. Area is too congested now.

Respondent Information

Please provide your information.

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

First Name *

Karen

Last Name *

Archibald

Address *

4003 Stableglen Drive

City *

Rockwall

State *

Texas

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zip Code *

75032

Email Address *

[redacted]

Phone Number

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website
- ( ) I saw a zoning sign on the property
- ( ) I read about the request in the Rockwall Herald Banner
- (•) My neighbors told me about the request
- ( ) Other: _____

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

Since HWY 276 was closed off to 205 it has become increasingly difficult to get to town. With the addition of 700+ new homes comes 1400+ more vehicles in the area creating more congestion + delays. Construction has been ongoing for years in this area, we should not have to put up with more before we return to normal. Possibility of ↑ crime. Habitat to wildlife, has been and will be, diminished. Rockwall needs to stop gobbling up land for housing. Leave some green space.

Name: LYNN PARKER

Address: 3015 WIMBERLEY LANE. ROCKWALL TX 75032.

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

DRAFT

Ross, Bethany

From: M Bader <[redacted]>
Sent: Thursday, June 16, 2022 9:50 PM
To: Planning
Subject: Case No. Z2022-027

Attention Ryan Miller,

We are OPPOSED to the request for zoning change from AG to PD for SF-10 and GR regarding Case No. Z2022-027. We understand consideration for expansion of the city regarding residential properties; however high density housing development does not conform to current neighboring developments already in existence around the proposed site. Our residence has estate lots of considerable size at 1.5 acres each with custom homes compared to the proposed high density lots with standardized modeling. The volume of homes will impact existing infrastructure including and predominantly the roadways, both state owned and those controlled by the city, emergency services, and overwhelm the already bursting school system. Additionally the lot size variance will create a degradation of our property values impacting the entire region. Especially when taking into consideration that additional zoning changes are presently under request neighboring our development and throughout Rockwall County in close proximity to the city boundaries which will adversely impact those critical infrastructures.

Again, we are OPPOSED to the request for zoning change in Case No. Z2022-027.

Markus and Kimberly Bader
1940 Broken Lance Ln
Rockwall, TX 75032

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Overcrowding, traffic issues, beautiful land that will be destroyed.

Respondent Information

Please provide your information.

First Name *

Megan

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Ross

Address *

4027 Quincy st

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Ross, Bethany

From: Murtaza Shah <[redacted]>
Sent: Saturday, June 11, 2022 6:22 PM
To: Planning
Subject: Murtaza Shah, 4755 bear claw ln rockwall, TX 75032, Case#Z2022-027

Hi,

I am providing the below feedback in regards to this zoning change:

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

1. There will be a considerable amount of increase in traffic on 205 which is already congested.
2. Possible decrease in our property house values.

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

No infrastructure now for existing residents.

Respondent Information

Please provide your information.

First Name *

Robin

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Baley

Address *

5135 Bear Claw Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: .....

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PLEASE RETURN THE B... CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

Traffic on 205 is already awful. It will be much worse if this is approved. Area becoming too dense to quick.

Name: Rochelle Duke

Address: 4013 Olmsted Drive, Rockwall, TX 75032

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

THORA

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

For this specific plan there are far too many 60ft lots. The distribution is lopsided towards small cramped lots. If the distribution were to to include more 70ft and 100ft lots I would be in favor of this proposal.

Respondent Information

Please provide your information.

First Name *

Ryan

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Bettevy

Address *

4010 Quincy St.

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Current roadways are already congested and this change would bring more vehicle traffic than can be accommodated. Additional development will overburden electric, water, police and fire. We are already being told to conserve electricity and to expect blackouts. This change does not reflect the direction we want Rockwall to take.

Respondent Information

Please provide your information.

First Name *

Susan

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Bobie

Address *

3917 Stableglen Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Our streets can't handle the extra traffic. We don't have the school system for it. Areas with houses so close together tend to have a quick decline in quality of neighborhood. This plan will do away with the small charm feel that Rockwall still has. Im vehemently opposed to this!

Respondent Information

Please provide your information.

First Name *

Aztlan

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Torres

Address *

4031 Blythe St.

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

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- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

CITY OF ROCKWALL, OUTSIDE THE 500' NOTIFICATION BUFFER

Please place a check mark on the appropriate line below:

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

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

We strongly oppose this development due to the infrastructure of South Rockwall including but not limited to lack of Principal and Minor Arterials, Collectors, Public & Private Schools, Police & Fire services, and facilities.

Name: Dan & Karen Brecheen

Address: 1880 Broken Lance Lane Rockwall TX 75032

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

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CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Roads cannot support. Density is inconsistent with surrounding neighborhoods. No plan for schools.

Respondent Information

Please provide your information.

First Name *

Matt

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Scott

Address *

4925 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

[redacted]

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Former council member.

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CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

I live In the area and do not want the traffic increase

Respondent Information

Please provide your information.

First Name *

Nicole

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Johnson

Address *

4050 Blythe St

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z-2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

No more growth until the roads are built to handle it.

Respondent Information

Please provide your information.

First Name *

Pail

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Jacobs

Address *

4047 Olmsted Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

WITHDRAWN

Case Number *

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

Z2022-028 and Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Rockwall county and city don't have the infrastructure in place to handle all this growth. It appears people within the city council are not doing this for the people they were elected to serve. I'm sure some of not all on the city council are getting some kind of kickback for them to be allowing this to occur. Time to see which council members are for this and work to vote them out.

Respondent Information

Please provide your information.

First Name *

Edward

Last Name *

Tena

Address *

507 La Grange Dr

City *

Fate

State *

Tx

Zip Code *

75087

Email Address *

[redacted]

Phone Number

WITHDRAWN

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: People in the community

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WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027 & z2202-028

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

I live 2.1 miles from Springer elementary. We have 3 sons. It takes over 20 minutes to get them to school with the current traffic. With this many houses and no infrastructure it's going to double if not triple the time it takes to drive down the road. Not only that but emergency vehicles can't get through this intersection in a timely manor due to traffic. Please reconsider this at least until we have a 4 or more lane highway with turn lanes etc.

Respondent Information

Please provide your information.

First Name *

Chelsea

WITHDRAWN

Last Name *

Acree

Address *

772 Kensington drive

City *

Mclendon chisholm

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-27 and Z2022-28

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

The infrastructure in Rockwall can not support this many new homes. Traffic on 205 is already horrendous and the single grocery store in Rockwall (South of I30) can't handle the customers they have. It's a shame that I have to drive to Fate to find a good grocery store and Plano for decent restaurants build the infrastructure first! Get an HEB here and some non chain restaurants.

Respondent Information

Please provide your information.

First Name *

Daryl

WITHDRAWN

Last Name *

Hersch

Address *

905 Campton Court

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Jenessia Cunningham

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

We need infrastructure before anymore homes are considered. Traffic is horrendous and the schools can't be built quickly enough. We moved here for open spaces and education. Developers only care about lining their pockets not what impact they have on the community.

Respondent Information

Please provide your information.

First Name *

Jenessia

WITHDRAWN

Last Name *

Cunningham

Address *

836 Abington Way

City *

Mclendon-Chisolm

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) My neighbors told me about the request.
- (•) Other: Facebook

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WITHDRAWN

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Traffic towards 30 & Business 80 from 205 is congested as is. Turning on 205 from Pullen during rush hours or the weekend is also a NIGHTMARE.

Respondent Information

Please provide your information.

First Name *

Amber

WITHDRAWN

Last Name *

Peoples

Address *

1370 Pullen Rd

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

Lee, Henry

From: Amber Sims <[redacted]>
Sent: Tuesday, May 24, 2022 5:47 AM
To: Planning
Subject: Z2022-027 & Z2022-028

I'm writing to address my concerns regarding the captioned zone change case numbers.

First & foremost, traffic towards 30 & Business 80 from 205 is congested as is. Turning on 205 from Pullen Road during rush hours or the weekend is also a NIGHTMARE. It literally takes us 30 minutes to drive about 5 miles on 205 to our son's YMCA swim team practice at 4 in the afternoon.

In addition, the portion of Pullen Road we live off of is "maintained" by Rockwall County, however, it's current condition is horrid. Blind spots galore. There's absolutely zero drainage whatsoever, and most importantly - no warning signs advising drivers of the ditches they will be falling into if they swerve off the road. No guardrails to prevent this from happening either. The electric poles have shifted and the road is now above our home due to poor maintenance & lack of proper drainage which is more than likely what has caused our home to have foundation issues.

We can't even get AT&T or Suddenlink internet where we are and pay $200/month for satellite 5G internet (only) with NextLink.

So, in summary, it would be completely irresponsible of this committee to allow these zone changes for housing developments - providing new residents with new everything (roads, drainage, etc.) when their current hardworking, Rockwall taxpayers aren't being taken care of.

Amber Sims-Peoples
Commercial Risk Solutions
([redacted]

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WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Our schools and roadways are not able to handle this growth.

Respondent Information

Please provide your information.

First Name *

Ashlee

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Lum

Address *

1505 twin circle ct.

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

ROCKWALL COUNTY

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- (•) My neighbors told me about the request.
- ( ) Other: _____

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ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

This will cause even more disruption to the current road issues. We moved out this far to get away from major development like this. We do not support this at all.

Respondent Information

Please provide your information.

First Name *

Bethany

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Kempfe

Address *

1500 sterling ridge ct

City *

Rockwall

State *

tX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) Other: _____

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Case Number *

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

2500 homes is cramming to many families in an area not prepared for it. The roads can't handle what we already have and the schools are reaching their limits. We need to focus on the right kind of growth, quality over quantity. Surrounding cities are focused on cramming in as many roof tops as possible creating crowded roads and schools. Not to mention "starter homes" become rentals which never goes well.

Respondent Information

Please provide your information.

First Name *

Brenda

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Prewitt

Address *

2620 Wincrest dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

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- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

ROCKWALL COUNTY

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- ◉ My neighbors told me about the request.
- ○ Other: .....

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WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

We don't have enough roads, grocery stores or schools for these homes. Rockwall wasn't built for this kind of congestion. Our crime rates will go up and quality of living will go down.

Respondent Information

Please provide your information.

First Name *

Derek

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Morgan

Address *

1410 Wheelers Way

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

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- ( ) Other _____

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Respondent Information

Please provide your information.

First Name *

Eben

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Burns

Address *

2025 Hodges Lake Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

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ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

The infrastructure does not support additional housing. Highway 205 allows 1 lane in either direction and has significant back ups. There are multiple farms on this road which separates the city from the county. Those living in the county do not wish to live a city lifestyle with overcrowded roads, small lots of lands, heavy population and disintegration of farms.

Respondent Information

Please provide your information.

First Name *

Frabkt

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Merlino

Address *

2410 Wincrest Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

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- [ ] Other:

WITHDRAWN

ROCKWALL COUNTY

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

This is a really bad idea. So much wrong with this. I didn't move to Rockwall to live like I'm in Dallas.

Respondent Information

Please provide your information.

First Name *

Ghost Star

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Morgan

Address *

1410 Wheelers Way

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

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- [ ] Other: _____

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- ( ) Other _____

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

We do not have the roads for the increased population.

Respondent Information

Please provide your information.

First Name *

Gladys

WITHDRAWN

Last Name *

Cavallo

Address *

520 Antler Circle

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

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- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Currently needed infrastructure changes including roadways, schools, water treatment capacity, sewer and water transmission support must come first before any new significant development takes place. Rockwall is not designed to support such extreme growth. And for those already living or commuting through this area, their lives would be negatively impacted if this was rezoned.

Respondent Information

Please provide your information.

First Name *

Grant

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Holmes

Address *

1420 Wheelers Way

City *

Rockwall

State *

Texas

Zip Code *

76032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

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- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other Commute through area and children attend school near request area

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- (•) I saw a zoning sign on the property
- ( ) I read about the request in the Rockwall Herald Banner
- ( ) My neighbors told me about the request
- ( ) Other: _____

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

A subdivision like this in this area would cripple and already congested traffic pattern making it almost impossible to get into Rockwall from the south with any expediency.

Respondent Information

Please provide your information.

First Name *

Kerry

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Andersen

Address *

1450 Ashley Ct

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

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- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Social Media

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Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Our city infrastructure cannot support more high density home lots.

Respondent Information

Please provide your information.

First Name *

Kristin

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Dunn

Address *

2170 Lake Estates

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

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- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

ROCKWALL COUNTY

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- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ○ Other: _____

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Respondent Information

Please provide your information.

First Name *

Lindsay

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Weir

Address *

2225 Lake Estates Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Infrastructure cannot support this subdivision

Respondent Information

Please provide your information.

First Name *

Losa

WITHDRAWN

Last Name *

Reeves

Address *

1400 Windpointe

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Too large a development. Traffic in this area is already a nightmare with no foreseeable changes being made by the County or city of Rockwall in the near future. Everyone who travels past this area in AM or PM traffic is already waiting in traffic for 30 to 40 minutes to travel the one lane either way on 205. This would make southbound traffic backup well into Rockwall and Northbound into Rockwall even worse than the 3/4 mile it is today. A betteruse would be to zone it commercial and bring in some more venues for food stores, shopping choices etc. i thinkRockwall needs an experienced city planner & group that understands how to grow a successful city.

Respondent Information

Please provide your information.

WITHDRAWN

ROCKWALL COUNTY

First Name *

Margaret

Last Name *

Resquer

Address *

1140 Amber Way

City *

Rockwall

State *

Texas

Zip Code *

75032

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Live off 548 and must use 205 or 276 for entry into Rockwall daily. Its a nightmare!

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Saw the sign, neighborhood discussions,

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Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

The city, our roads, it's schools and it's infrastructure cannot hold or support an additional zoning of 2000 more dwellings. The traffic is already horrendous, the elementary's are over populated, and the city wait times are unbelievable anywhere you go.

Respondent Information

Please provide your information.

First Name *

Megan

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Elrod

Address *

2445 Wincrest Dr.

City *

Rockwall

State *

TX

Zip Code *

75032

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I drive 205 multiple times a day from I30 to the far south side of Rockwall near 548. The roads cannot hold - new development of 2000 additional dwellings. Neither can the schools.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Overcrowding in schools and roads will be a major problem if any large developments come up before roads are widened and there are plans and funds for new schools to accommodate new homes

Respondent Information

Please provide your information.

First Name *

Melissa

WITHDRAWN

ROCKWALL COUNTY

Last Name *

English

Address *

500 Antler Circle

City *

Rickwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

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- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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Case Number *

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Traffic is already terrible on 205, can't support population explosion.

Respondent Information

Please provide your information.

First Name *

Michael

WITHDRAWN

Last Name *

Thompson

Address *

1500 Wheelers Way

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Too dense for existing roads and infrastructure.

Respondent Information

Please provide your information.

First Name *

Michelle

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Thompson

Address *

1500 Wheelers Way

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Respondent Information

Please provide your information.

First Name *

Natalie

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Burns

Address *

2025 Hodges Lake Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other _____

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Case Number *

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Key infrastructure is not currently in place to support the additional burden of adding homes in this area. Roads in this area are already backed up regularly due to the expansion with unplanned infrastructure updates. Adding homes will only add burden to an area that was poorly planned.

Respondent Information

Please provide your information.

First Name *

Rebecca

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Vos

Address *

1530 Bell Haven Ct

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z20222-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Too many houses in Rockwall. Want to maintain the environment and seclusion that this city provides. DON'T want to increase the Rockwall population.

Respondent Information

Please provide your information.

First Name *

Stacie

WITHDRAWN

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

We already have a water shortage in the summers and the traffic is utterly ridiculous. I would like to spend money locally but we now order everything we possibly can from Amazon because the traffic in Rockwall is just not worth the frustration.

Respondent Information

Please provide your information.

First Name *

Stacey

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Keeling

Address *

1405 Ashley Court

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

ROCKWALL COUNTY

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

ROCKWALL COUNTY

Last Name *

Skinner

Address *

2260 Lake Estates Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Keep Rockwall rural. Our roadways cannot handle the traffic as it is. And we don't need housing on small lots!

Respondent Information

Please provide your information.

First Name *

Susan

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Jacobs

Address *

1505 Sterling Ridge Ct

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other I pass through this intersection on my way north

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property
- ( ) I read about the request in the Rockwall Herald Banner
- (•) My neighbors told me about the request
- ( ) Other:

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Google Forms

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Traffic is already abysmal on the 205/549 lights, and to add this many homes and trips per day to an already severely strained area is ridiculous. Rockwall city & county along with TXDOT need to address the traffic needs of the SOUTH ROCKWALL county before any further expansion.

Respondent Information

Please provide your information.

First Name *

Tara

WITHDRAWN

Last Name *

Edwards

Address *

500 Hideaway Ct

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: a resident who has no other way to get to town other than this heavily traffic area.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other:

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Google Forms

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Lack of infrastructure

Respondent Information

Please provide your information.

First Name *

Wayne

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Wiley

Address *

2235 Hodges Lake

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other _____

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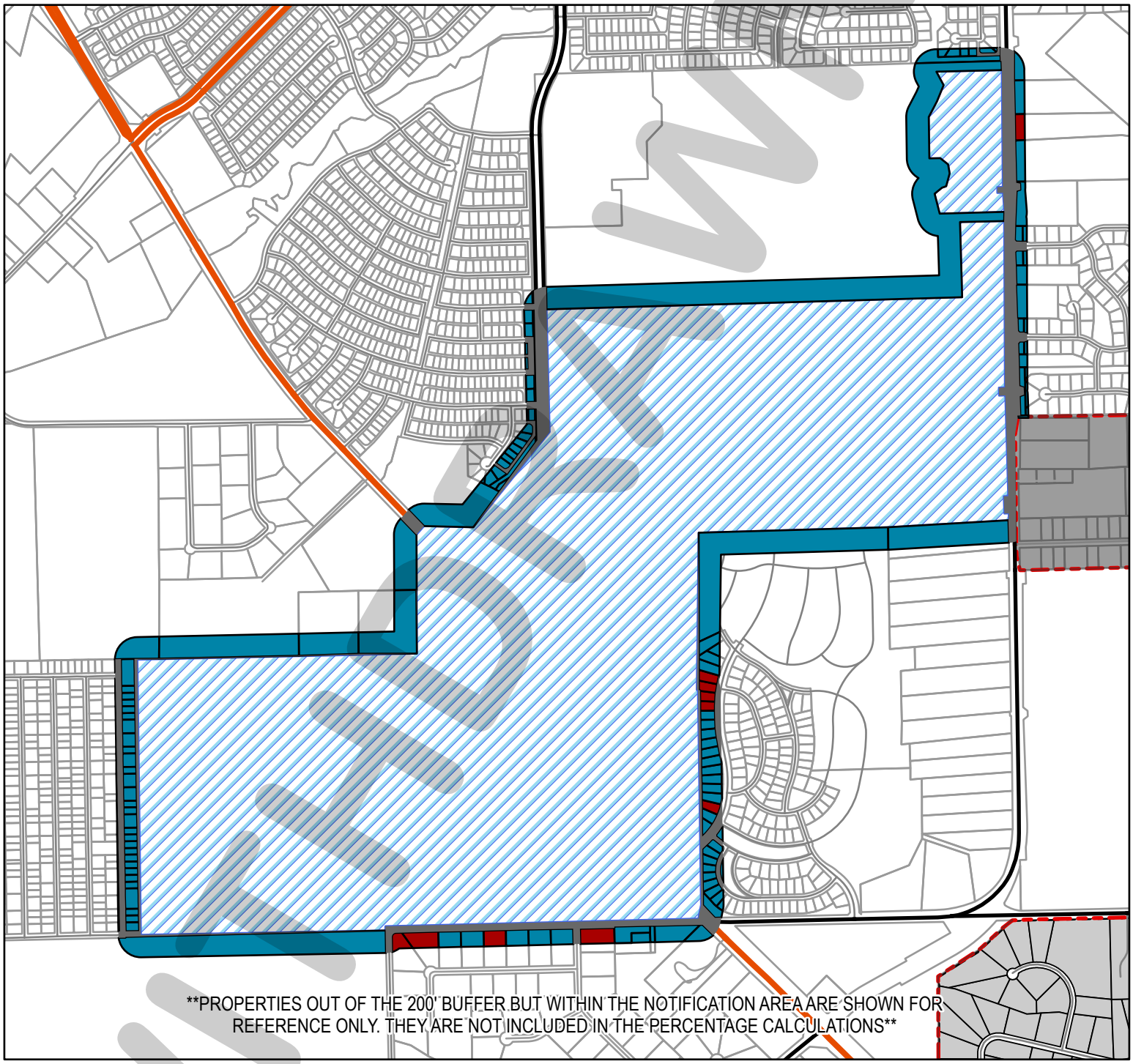
Google Forms

WITHDRAWN

City of Rockwall

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

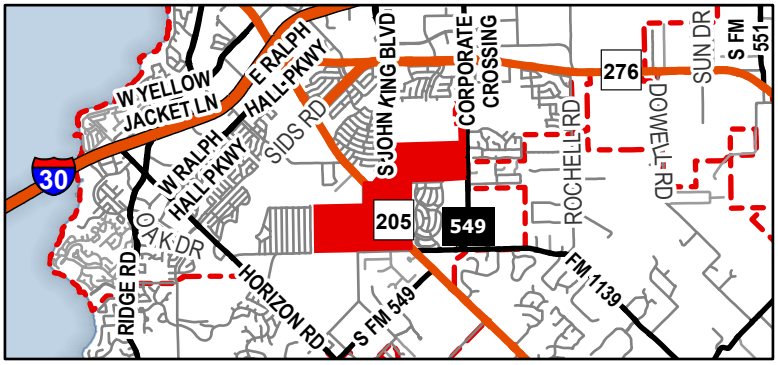
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



PROPERTIES OUT OF THE 200' BUFFER BUT WITHIN THE NOTIFICATION AREA ARE SHOWN FOR REFERENCE ONLY. THEY ARE NOT INCLUDED IN THE PERCENTAGE CALCULATIONS

Z2022-027 Zoning Change (AG to PD) for the Lofland Tract

- Subject Property
- NO RESPONSE 75.87% (106.41 Acres)
- ROW 20.62% (28.93 Acres)
- FOR 0% (0 Acres)
- AGAINST 3.49% (4.90 Acres)



Legend

Date Created: 6/24/2022

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

SKORBURG
COMPANY
Skorburg Company
8214 Westchester Dr., Ste.900
Dallas, TX 75225

May 20, 2022

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company respectfully requests that our project be taken to the June 7th, 2022 Planning and Zoning Commission Meeting (Work Session), the June 14th, 2022 Planning and Zoning Commission Meeting (Action Meeting), and subsequently the June 20th 2022 City Council Meeting. This project consists of ±540.33 Acres in the W.H. Baird, A. Johnson and J.R. Johnson Survey, City of Rockwall, Rockwall County, and generally located at the Northeast corner of and Southwest corner of John King Blvd and S. Goliad St (Highway 205).

The property is currently zoned AG. We are proposing a development of single-family detached residential homes on lots ranging from a minimum of 7,440 SF to 15,000 SF which equates to a maximum density of 2.36 units per acre (compliant with the comprehensive plan). Additionally, we are proposing approximately 36.4 Acres of Commercial at the intersection of John King and Goliad. This community will feature high quality homes featured in other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

This zoning request fully conforms to the City's Comprehensive Plan with no variances being requested. Over and above complying with the City's Comprehensive Plan, this ordinance also makes voluntary commitments to high quality construction materials such as a 90% minimum masonry requirement and enhanced garage doors. Additionally, this community will feature total open space of 21.5% (compliant with the 20% open space requirement), as well as an extensive list of amenities including:

- Two (2) complimentary amenity centers that will collectively feature a clubhouse, pavilion, a playground, multi-use court (e.g. pickle ball and basketball court), restrooms, swimming pool, and parking
- Enhanced entry monumentation
- Extensive HOA maintained trail system with high quality trail heads
- A proposed 16.5-acre contiguous tract of land to be dedicated to the City of Rockwall for a City Park that will add beauty, quality of life, and increase property values for future and existing residents of the surrounding area.

The 100' wide lots and proposed City Park have been deliberately located on the south side of the site to be visually compatible with the Oaks of Buffalo Way subdivision to the south. The 62' and 72' wide lots shall be intermixed in conformance with City's Comprehensive Plan with the sole exception being the westernmost pod of 62' wide lots located adjacent to Lake Rockwall Estates on the basis that this area requires two flood-plain crossings be constructed for access and is tucked behind a large open space and has little to no visibility from any perimeter of the property.

WITHDRAWN

We look forward to working with the City of Rockwall to once again to develop another gorgeous development.

Cordially Yours,

Adam Buczek, Development Partner
Skorburg Company

WITHDRAWN

LEGEND

TYPICAL LOT SIZES

- 62' X 120' - 575 LOTS
- 72' X 120' - 413 LOTS
- 82' X 120' - 65 LOTS
- 100' X 150' - 93 LOTS
- OPEN SPACE - 122.57 Ac.
- AMENITY CENTER - 4.28 Ac.
- CITY PARK - 27.1 Ac.

RESIDENTIAL ACREAGE CALCULATIONS

GROSS ACRES	506.21
FLOOD PLAIN ACRES	80.01
HOA OPEN SPACE (NET OF FLOOD PLAIN)	43.5
CITY PARK ACRES	27.1
AMENITY CENTER ACRES	4.28
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	106.35

COMMERCIAL ACREAGE CALCULATIONS

GROSS ACRES	50.25
FLOOD PLAIN ACRES	13.82
OPEN SPACE BUFFER ACRES (NET OF FLOOD PLAIN)	3.5
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	4.42

TOTAL ACREAGE CALCULATIONS

TOTAL ACRES	544.89
GROSS FLOOD PLAIN ACRES	88.8
TOTAL RESIDENTIAL LOTS	1146
GROSS RESIDENTIAL DENSITY	2.10
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	110.57
TOTAL OPEN SPACE PERCENTAGE (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	20.3%

OWNERS

J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

CONCEPT PLAN
OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2022 SCALE 1" = 400'

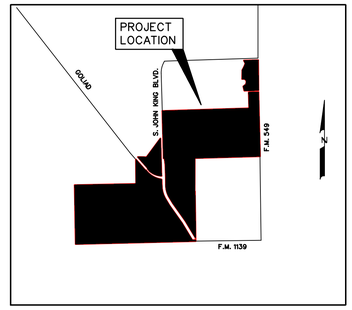
SHEET 1 OF 3 CASE NO. XXXX

REPRESENTATIVE PRIMARY ENTRY MONUMENT

REPRESENTATIVE BERM ALONG LOFLAND CIRCLE

REPRESENTATIVE SECONDARY ENTRY MONUMENT

REPRESENTATIVE TRAIL HEAD



LOCATION MAP
N.T.S.

LEGEND

TYPICAL LOT SIZES

- 62' X 120' - 575 LOTS
- 72' X 120' - 413 LOTS
- 82' X 120' - 65 LOTS
- 100' X 150' - 93 LOTS
- OPEN SPACE - 122.57 Ac.
- AMENITY CENTER - 4.28 Ac.
- CITY PARK - 27.1 Ac.

RESIDENTIAL ACREAGE CALCULATIONS

GROSS ACRES	506.21
FLOOD PLAIN ACRES	80.01
HOA OPEN SPACE (NET OF FLOOD PLAIN)	43.5
CITY PARK ACRES	27.1
AMENITY CENTER ACRES	4.28
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	106.35

COMMERCIAL ACREAGE CALCULATIONS

GROSS ACRES	50.25
FLOOD PLAIN ACRES	13.82
OPEN SPACE BUFFER ACRES (NET OF FLOOD PLAIN)	3.5
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	4.42

TOTAL ACREAGE CALCULATIONS

TOTAL ACRES	544.89
GROSS FLOOD PLAIN ACRES	88.8
TOTAL RESIDENTIAL LOTS	1146
GROSS RESIDENTIAL DENSITY	2.10
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	110.57
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OF

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1 CARMARTHEN COURT
DALLAS, TEXAS 75225

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

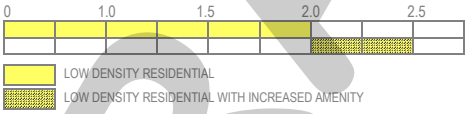
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

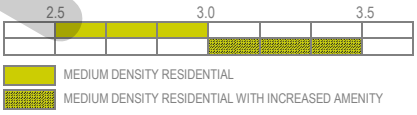
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

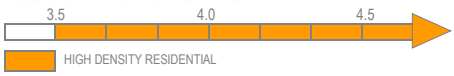
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

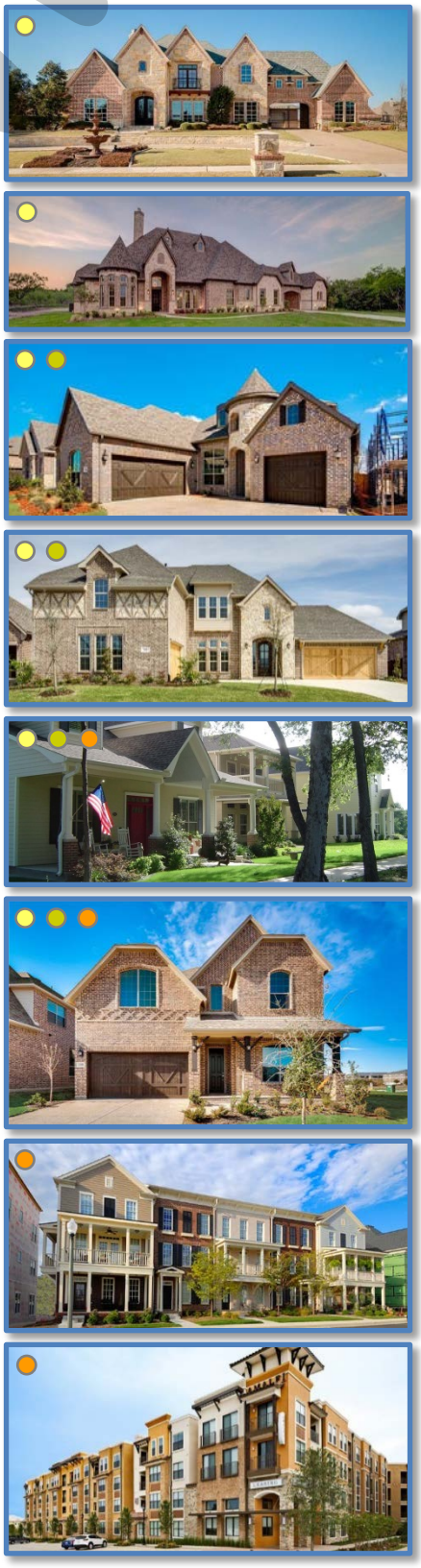
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



UNDRAWN

01.02 COMMERCIAL

COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
2. *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Shops at Stone Creek
2. Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [*SH-205*]
3. Walmart Neighborhood Market Shopping Center

COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
2. *Secondary Land Uses:* Warehouse and Outside Storage
3. *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

1. Areas Adjacent to National Drive
2. Areas Adjacent to Sids Road

BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (*e.g. restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
2. *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
3. *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Trend Tower

WITHDRAWN

16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

POINTS OF REFERENCE

A. Meadow Creek Estates Subdivision
B. Hickory Ridge Subdivision
C. Lofland Farms Subdivision
D. RISD's Career Academy
E. Somerset Park Subdivision
F. Sterling Farms Subdivision
G. Fontanna Ranch Subdivision
H. Timber Creek Subdivision

LAND USE PALETTES

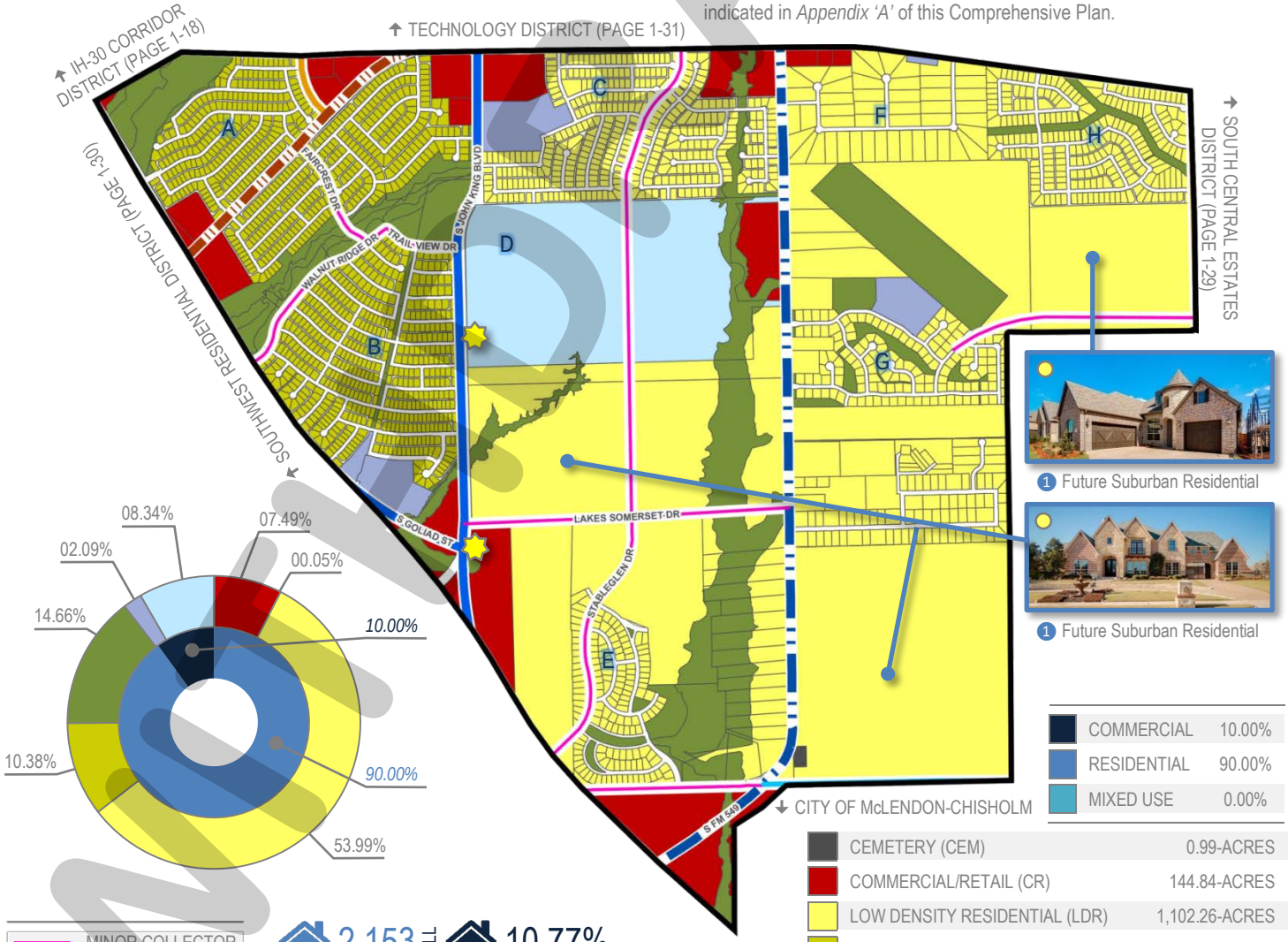
Current Land Use
Future Land Use

John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
2. *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



COMMERCIAL	10.00%
RESIDENTIAL	90.00%
MIXED USE	0.00%

CEMETERY (CEM)	0.99-ACRES
COMMERCIAL/RETAIL (CR)	144.84-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,102.26-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	200.85-ACRES
PARKS AND OPEN SPACE (OS)	283.44-ACRES
PUBLIC (P)	40.36-ACRES
QUASI-PUBLIC (QP)	161.33-ACRES

MINOR COLLECTOR
M4D
M4U
TXDOT 4D
TXDOT 6D

	CURRENT	% OF ROCKWALL	BUILD OUT
	2,153	10.77%	3,757
	5	0.28%	
	6,911	11.61%	12,060

NOT FINAL

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

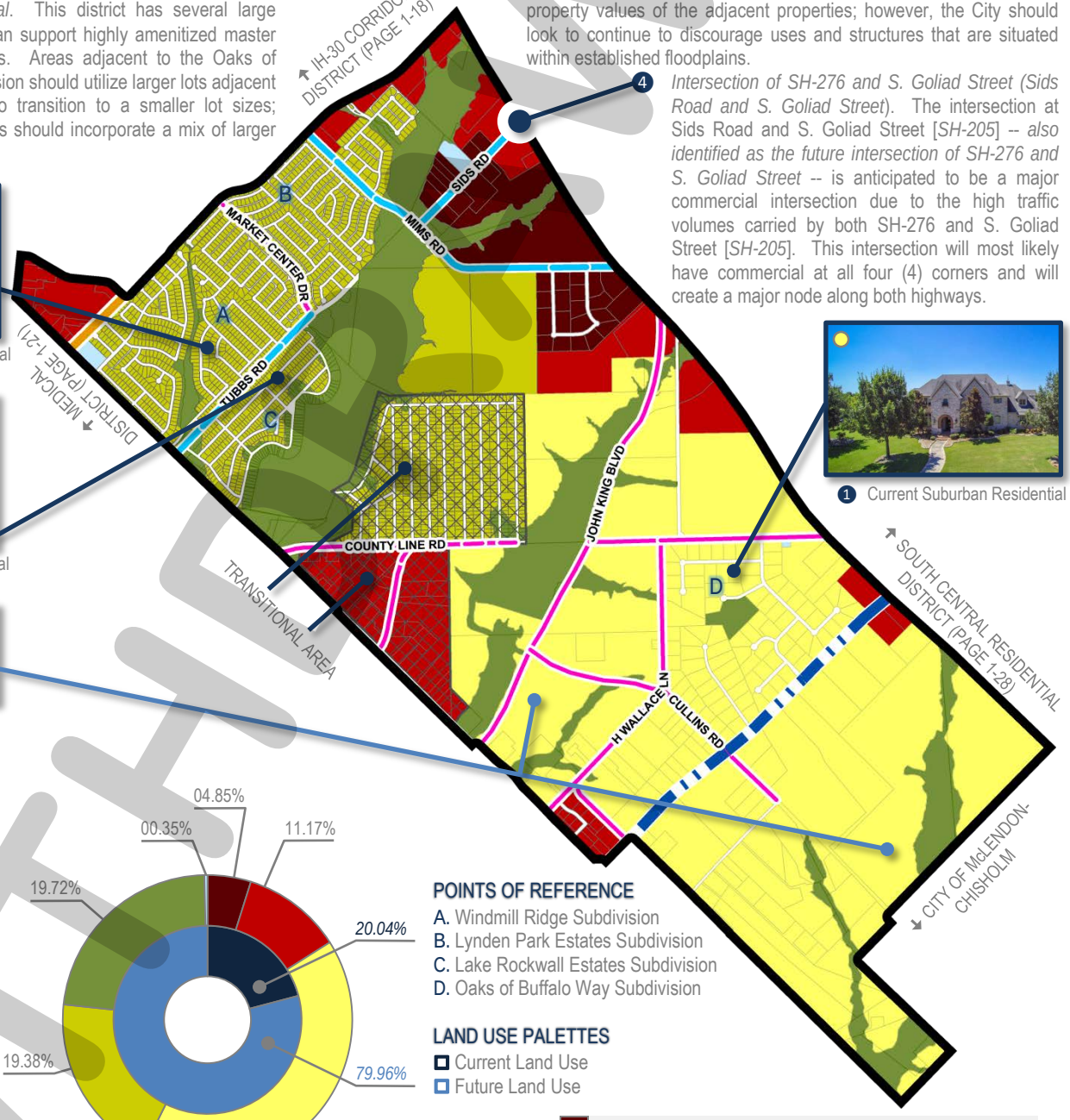
4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.

1 Current Suburban Residential

1 Current Suburban Residential

1 Future Suburban Residential

1 Current Suburban Residential

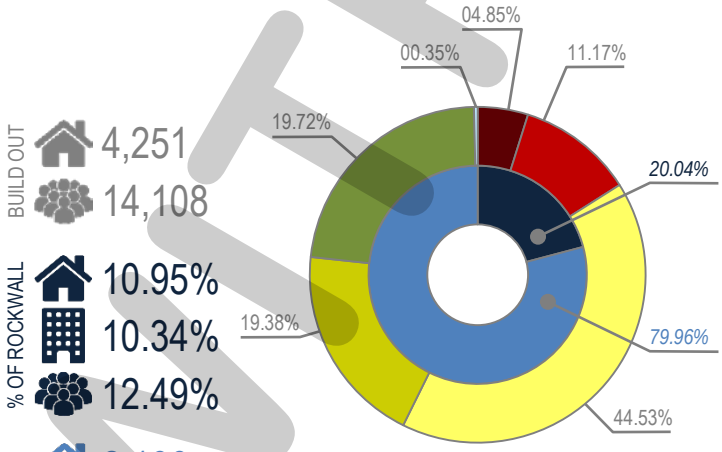


POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

LAND USE PALETTES

Current Land Use
Future Land Use



BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437

COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR
M4D
M4U
TXDOT 4D

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

WITHDRAWN

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 544.89-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 3 & 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT NO. 123; TRACTS 7 & 7-2 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25; AND TRACTS 3 & 4 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Adam Buczek of the Skorburg Co. on behalf of David Bond of the Lofland Family for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and General Retail (GR) District land uses, on a 544.89-acre tract of land identified Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

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

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

DRAFT 10.13.2022

amended zoning classification for the *Subject Property*;

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

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property* -- *prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan depicted in Exhibit 'C' of this ordinance* -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That residential development on the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall

DRAFT ORDINANCE 01.24.2022

identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF JULY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 07.12.2022

1st Reading: *July 5, 2022*

2nd Reading: *July 18, 2022*

DRAFT
ORDINANCE
07.12.2022

Exhibit 'A':
Legal Description

TRACT 1

BEING out of the Southeast part of the John R. Johnson Survey, Abstract No. 128, *Patent No. 649, Volume 8*, dated August 20, 1952, and described as follows:

BEGINNING at the Southeast corner of said survey;

THENCE West 914 varas;
THENCE North 880 varas;
THENCE East 914 varas;
THENCE South 880 varas to the place of beginning, containing 144-acres of land, more or less.

BEING a portion of the Eastern part of a called 253.75-acres more or less part of the W. H. Baird survey of 634.50-acres, more particularly described as follows;

TRACT 2

BEGINNING at the N.E. Corner of the Abner Johnson survey:

THENCE West 2,220 varas a corner stake in prairie from which a Hackberry eight (8) inch in diameter bears *S. 24 E. 25-1/2* varas a cluster of five (5) hackberry trees bears *S. 33-1/3 E. 27-1/2* varas;
THENCE North 814 varas corner in prairie;
THENCE East 2220 varas corner in prairie in west boundary line of the J. A. Ramsey 1280 survey;
THENCE South 814 varas to the place of beginning, containing 320 acres.

SAVE & EXCEPT

A portion of the tract of land conveyed to Rockwall ISD in the Special Warranty Deed recorded on December 17, 2010 at *Volume 6318, Page 219*, Real Property Records, Rockwall County, Texas.

TRACT 3

BEGINNING at the NW corner of the Abner Johnson and a part of the Abner Johnson survey on the south line of the WH Baird 634.50-acre survey at corner post in prairie from which a cluster of willows on branch bears *S. 65 E. 350* varas:

THENCE South 633 varas to corner post in prairie on the west line of said Johnson survey;
THENCE East 1,900.80 varas to corner post in prairie on east line said Johnson survey;
THENCE North 633 varas to corner post in prairie from which a lone Cottonwood bears South 6 West 250 varas;
THENCE West 1,900.80 varas to place of beginning, containing 213-acres out of the Johnson survey.

SAVE & EXCEPT

A 0.8311-acre tract of land being more particularly described in *Deed to the State of Texas*, recorded August 5, 2020, under *Clerk's File No. 20200000017659*, Real Property Records, Rockwall County, Texas.

TRACT 4

BEING 72-acres of land out of the Abner Johnson Survey, more particularly described as follows:

BEGINNING at the Northwest corner of the C. Spong, 120-acre tract out of said Johnson Survey; said corner being 759 varas North from the Southwest corner of the Abner Johnson Survey:

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THENCE East 678.20 varas to the Southwest corner of an eight (8) acre tract deeded by J. B. Hanley to W. B. Neville;

THENCE North 212 varas to the Northwest corner of said eight (8) acre tract;
THENCE East 213 varas to the East line of a 200-acre tract deeded by C. L. Jones to K. S. Kennard;
THENCE North 295.20 varas to the Northeast corner of said 200-acre tract;
THENCE West 891.20 varas to the Northwest corner of said 200-acre tract;
THENCE South 507.20 varas to the place of *BEGINNING*.

SAVE & EXCEPT

4.60-acres, more or less, described in a *Right of Way Deed* to the State of Texas, recorded November 12, 1935, at *Volume 31, Page 513*, Deed Records, Rockwall County, Texas.

TRACT 5

All that certain tract of parcel of land situated in Rockwall County, Texas, a part of the Abner Johnson Survey, said tract being more particularly described as follows:

BEGINNING at NE corner of original Chas Spong Tract (*now N.L. Lofland*) 2820-Feet west and 2,127-feet North of the SE corner of said Abner Johnson Survey:

THENCE West with fence 596-feet to a corner;
THENCE North 1.50 West 590-feet to corner in ravine;
THENCE East with ravine 612-feet to corner in West line of Garvin tract;
THENCE South 589-feet to the beginning containing 8.12-acres of land.

TRACT 6

A tract of land out of the Abner Johnson Survey, said tract being more particularly described as follows:

BEGINNING at the SW corner of the Abner Johnson 640 survey:

THENCE North 759.90 varas;
THENCE East 891.20 varas a stake;
THENCE South 759.90 varas;
THENCE East 891.20 varas a stake;
THENCE South 759.90 varas;
THENCE West with the south line of said Abner Johnson Survey 891.20 varas to the place of beginning, containing 120-acres of land.

SAVE & EXCEPT

A 5.91-acre, more or less, tract of land described in a *Right of Way Deed* to the State of Texas, recorded November 12, 1935, at *Volume 31, Page 515*, Deed Records, Rockwall County, Texas.

SAVE & EXCEPT

A 0.4992-acre tract of land being more particularly described in *Deed to the State of Texas*, recorded June 3, 2021, under *Clerk's File No. 20210000015012*, Real Property Records, Rockwall County, Texas.

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Exhibit 'A':
Legal Description

SAVE & EXCEPT

A 2.660-acre tract of land being more particularly described in *Deed to the State of Texas*, recorded June 7, 2021, under *Clerk's File No. 20210000015171*, Real Property Records, Rockwall County, Texas.

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Exhibit 'B':
Survey

SURVEY

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Exhibit 'C':
Concept Plan

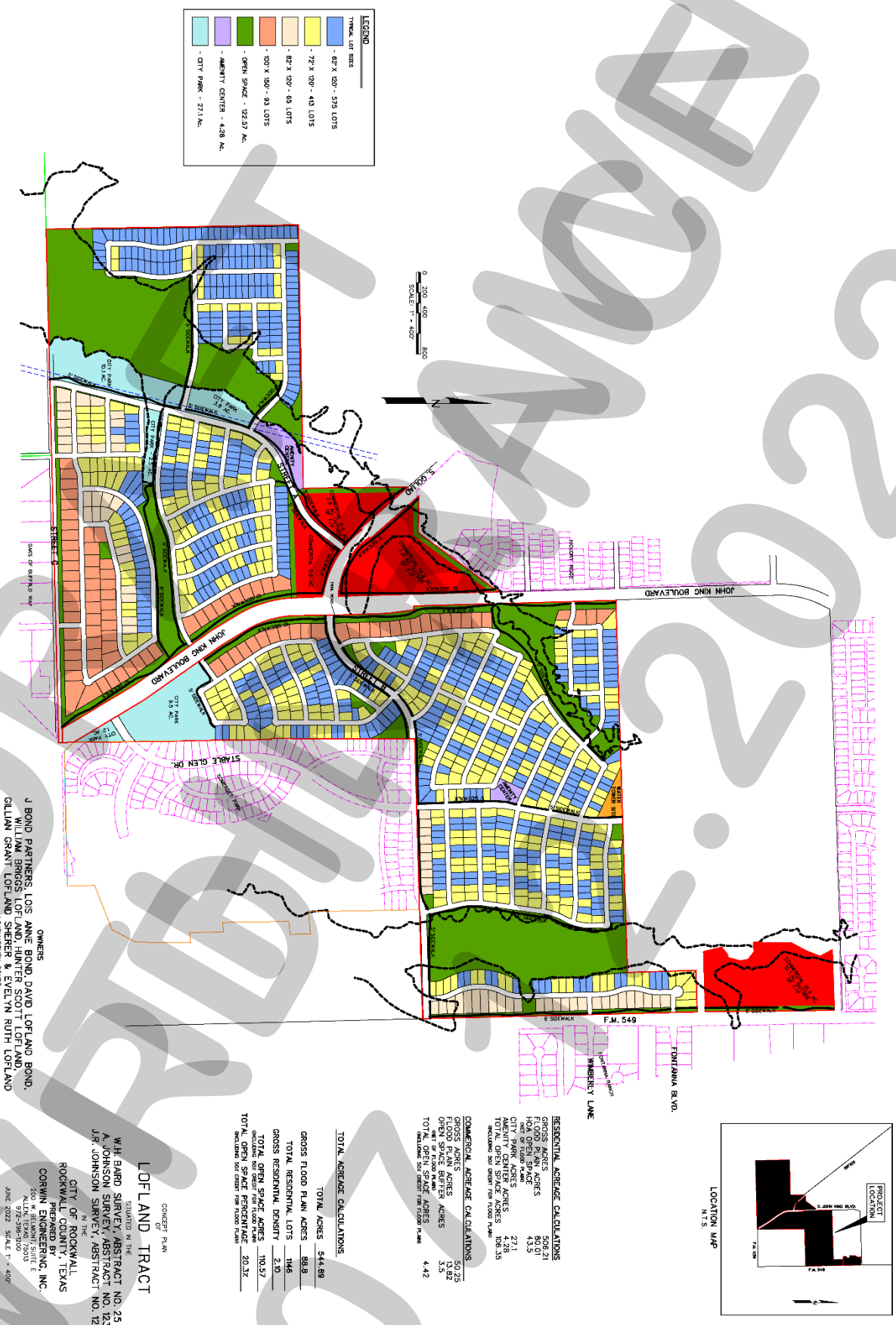

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Exhibit 'C':
Concept Plan

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ☑ Animal Boarding/Kennel without Outside Pens
- ☑ Animal Hospital or Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Commercial Parking Garage
- ☑ Residence Hotel
- ☑ Motel
- ☑ Cemetery/Mausoleum
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Emergency Ground Ambulance Services
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Temporary Carnival, Circus, or Amusement
- ☑ Portable Beverage Service Facility
- ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses
- ☑ Copy Center
- ☑ Garden Supply/Plant Nursery
- ☑ Self Service Laundromat
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ Self Service Car Wash
- ☑ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Antenna Dish
- ☑ Commercial Freestanding Antenna
- ☑ Helipad

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☑ Railroad Yard or Shop
☑ Transit Passenger Facility

(2) *Residential Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	62' x 120'	7,440 SF	575	50.17%
B	72' x 120'	8,640 SF	413	36.04%
C	82' x 120'	9,840 SF	65	05.67%
D	100' x 150'	15,000 SF	93	08.12%
		Maximum Permitted Units:	*1,146*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *2.15* dwelling units per gross acre of land; however, in no case should the proposed development exceed *1,146* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***
Minimum Lot Width [1]	62'	72'	82'	100'
Minimum Lot Depth	120'	120'	150'	150'
Minimum Lot Area (SF)	7,440 SF	8,640 SF	9,840 SF	15,000 SF
Minimum Front Yard Setback [2] & [5]	20'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	20'	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'	25'
Maximum Height [3]	36'	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,200 SF	2,600 SF	2,600 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%	65%

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet

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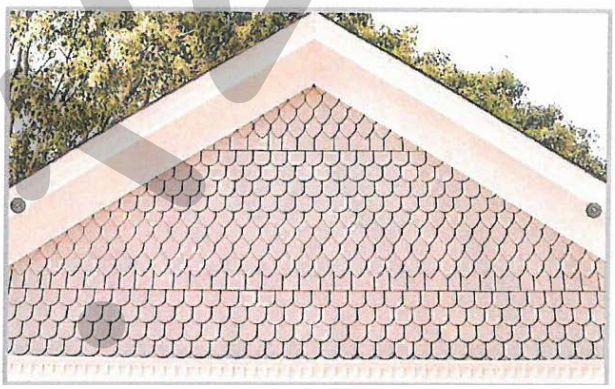
for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a General Retail (GR) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(4) *Building Standards for Residential.* All residential development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

Examples of Cementitious Fiberboard



(b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

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(c) *Garage Orientation and Garage Doors.* This development shall adhere to the following garage design standards and orientation requirements:

(1) *Type 'A' Lots*. The *Type 'A' Lots* (*i.e. the blue lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration. A maximum of 19.99% of all lots (*i.e. 229 Lots*) shall be permitted to be oriented in a *flat-front entry configuration -- allowing the garage to be flush with the front façade of the primary structure* -- pending the front yard setback is increased to a minimum setback of 25-feet.

(2) *Type 'B', 'C', & 'D' Lots*. The *Type 'B', 'C', & 'D' Lots* (*i.e. yellow, beige, and peach colored lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Wood Garage Door

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(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 3 & 4 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	62' x 120'	(1), (2), (3), (4)
B	72' x 120'	(1), (2), (3), (4)
C	82' x 120'	(1), (2), (3), (4)
D	100' x 150'	(1), (2), (3), (4)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

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

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Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

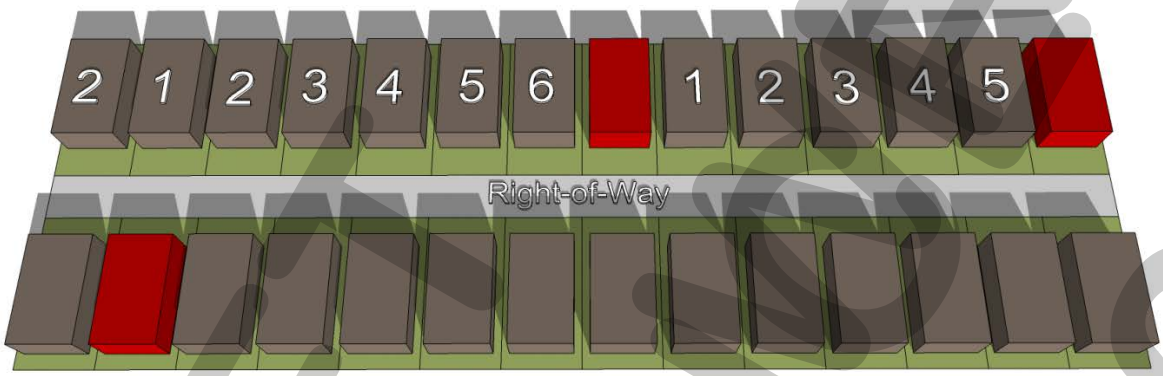

Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.

(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

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(d) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.

(7) *Landscape and Hardscape Standards*.

(a) *Landscape.* Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (John King Boulevard)*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to John King Boulevard shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

(2) *Landscape Buffer and Sidewalks (S. Goliad Street [SH-205])*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard and S. Goliad Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 80-foot landscape buffer.

(3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 40-foot landscape buffer shall be provided along FM-549 for the residential property (*outside of and*

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beyond any required right-of-way dedication), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 40-foot landscape buffer. All residential lots backing to FM-549 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.

(4) *Landscape Buffer and Sidewalks (Minor Collectors)*. A minimum of a ten (10) foot landscape buffer shall be provided along all *Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning* --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers along the entire adjacency. A meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(5) *Landscape Buffer and Sidewalks (Lofland Circle)*. A minimum of a 40-foot landscape buffer shall be provided along Lofland Circle across from the existing residential lots in the Oaks of Buffalo Way subdivision after which point the landscape buffer may be reduced to ten (10) feet. The segment of landscape buffer that is required to be 40-feet wide shall incorporate a minimum of a 48-inch berm and a five (5) foot meandering sidewalk along the entire landscape buffer. The entire landscape buffer along Lofland Circle shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers.

(6) *Commercial Landscape Buffer (Adjacent to Residential Properties*). A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous *built-up* berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

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(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space/Public Park*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 108.978-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. In addition, the following shall apply to the proposed open space and public park areas:

(a) *Public Park*. The development shall incorporate a minimum of two (2) public parks, which will be dedicated to the City of Rockwall -- *identified as "City Park" in Exhibit 'C', which collectively consist of ~27.10-acres including 16.4-acres west of John King Boulevard and 10.70-acres east of John King Boulevard* -- for the provision of a public park. The proposed dedications of land shall be in lieu of the required cash-in-lieu of land fees for the residential lots on both sides of John King Boulevard as required by Article II, *Parkland Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The pro-rata equipment fees for the lots on both sides of John King Boulevard shall be used to provide amenity to the proposed public parks. To accommodate the development, the City shall grant temporary grading easements as necessary to develop the residential portions of the property in accordance with City requirements at no cost to the developer.

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(b) *Open Space*. All open space areas not dedicated as part of the public park (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

(13) *Amenity Center*. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*. The two (2) amenity centers will collectively feature at a minimum between them an enclosed clubhouse, a pavilion, a playground, a multi-use court (*e.g. pickle ball and basketball court*), restrooms, a swimming pool and parking lot.

(14) *Trails*. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed parks.

(15) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(16) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(17) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

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07.12.22

CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	July 18, 2022
SUBJECT:	Z2022-027; *Zoning Change (AG to PD) for the Lofland Tract*

On July 12, 2022, the Planning and Zoning Commission held a public hearing on *Case No. Z2022-027*, and approved a motion to continue the public hearing to the *July 26, 2022* Planning and Zoning Commission Work Session meeting (*see attached applicant's letter*). The purpose of this request is to allow the applicant time to refine the concept plan to account for recent findings that include: [*1*] a 24-inch water line that was discovered in the existing right-of-way of Lofland Circle, and [*2*] the discovery of wetlands area adjacent to Lofland Circle. Both of these issues require changes to the proposed concept plan. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) [*Article 11; UDC*] may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required." This means the City Council will need to announce the new public hearing date of *August 1, 2022* and no further action or motions are required. Should the City Council have any questions staff and the applicant will be available at the *July 18, 2022* City Council meeting.

WITHDRAWN

Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Wednesday, July 6, 2022 1:27 PM
To: Miller, Ryan
Cc: John Arnold; JR Johnson; Mike Gavin; Warren Corwin; Chase Finch (cfinch@corwinengineering.com); Kevin Harrell
Subject: Lofland Tract request to table to July 26th meeting (or next available meeting)
Attachments: IES_FINAL WF MAP_7-1-22.pdf; IES_Definition Notes to WF MAP_7-6-22 (Lofland Tract).pdf

Importance: High

Ryan,

On behalf of Skorburg Company's pending zoning request on the Lofland Tract (which the P&Z Commission granted our request to continue the public hearing at the upcoming July 12th P&Z Meeting), please accept this e-mail as our respectful request of the Planning & Zoning Commission to allow us to table our agenda item from the current upcoming July 12th P&Z Meeting to continue the public hearing at the next scheduled Planning & Zoning Commission meeting (which I believe is July 26).

As I showed the Commission at last week's public hearing, we discovered the day before the meeting two (2) major issues that had a material impact on our site plan: (1) a determination that a tributary was a Water of U.S. feature that impacted the estate lots near the Oaks at Buffalo Way, and (2) our surveyor discovered at 24" water line running through the property that was not of record in the title nor shown on any existing surveys (and the Lofland Family was also unaware).

On top of these 2 issues, over the course of last few days, our environmental consultant finished analyzing the balance of the Lofland Tract and found several additional jurisdictional areas of Waters of U.S. on the property based on the recently changed (August 2021) laws. We've been engaged in discussions with him through this morning to make sure we understand the regulations such that our new layout will conform and comply with the government regulations.

I've attached to this e-mail the consultant's final water feature delineation map as well as a zoom-in legend with summary notes beside each of the water feature types that impact our layout. You can see from these exhibits the substantial amount of rework that is needed to ensure our site plan complies with the Waters of U.S. regulations as well as make sure to incorporate changes based on the direction from the P&Z Commission (i.e. lower density) and additional neighbor input.

Please let me know if you need anything else to submit this request for the P&Z Commission's consideration. I will be present at next week's meeting in case the P&Z Commission wishes to ask me any questions or take any other action that requires my attendance. Thank you.

Best Regards,

Adam J. Buczek
President
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

WITHDRAWN

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WITHDRAWN

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	July 26, 2022
SUBJECT:	Z2022-027; *Zoning Change (AG to PD) for the Lofland Tract*

On July 25, 2022, the applicant -- *Adam Buczek of the Skorburg Company* -- sent an email to staff requesting to withdraw *Case No. Z2022-027*. According to the applicant, the purpose of the withdrawal request is to allow the applicant time to collaborate with the property owners concerning the discovery of a Natural Resources Conservation Service (NRCS) easement that materially impacts the current layout for the subdivision. The applicant also states that it is their intent to resubmit a request in the future. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means the Planning and Zoning Commission will need to vote on the applicant's request to withdraw. Should the Planning and Zoning Commission have any questions staff will be available at the *July 26, 2022* meeting.

WITHDRAWN

Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Monday, July 25, 2022 11:54 AM
To: Miller, Ryan; Lee, Henry
Cc: John Arnold; Warren Corwin; Chase Finch (cfinch@corwinengineering.com); Kevin Harrell
Subject: Request to withdraw zoning change request Case No. Z2022-027 (Lofland Tract) from 7/26/22 P&Z Meeting agenda
Attachments: BMT Letter - 7-22-22.pdf

Importance: High

Ryan / Henry,

Please accept this email as Skorburg Company's formal request to withdraw our zoning application for Case No. Z2022-027 (the Lofland Tract) due to our discovery late last week of an NRCS easement that materially impacts our lot count on our revised / updated concept plan that we were planning to present at tomorrow night's meeting for the Lofland Tract. This easement was missed by the title company (as evidence per their attached apology letter).

Subject to collaboration from our landowner, we hope to have the opportunity to submit a new/revised zoning request for the property within the next couple of months.

Please let me know if you need anything else from us to process this request. Thanks.

Best Regards,

Adam J. Buczek
President
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

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WITHDRAWN

BENCHMARK
TITLE

2007 Randall Street
Dallas, Texas 75201
214-485-8660 Direct Phone
214-485-8698 Fax
agarza@bmktitle.com

WITHDRAWN

July 22, 2022

VIA ELECTRONIC TRANSMISSION

Bryan Holland
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 990
Dallas, Texas 75225

RE: Benchmark Title's File No. PL22-32033

Dear Brian:

Due to the old date of acquisition, August 19, 1939, when N. L. Lofland and wife Annie Lofland, acquired multiple tracts in Rockwall County, Benchmark Title asked its underwriter, Chicago Title Insurance Company, to search and examine the old title. A copy of an easement recorded in Volume 51, Page 99, has now been provided to us by Skorburg Retail Corporation wherein this easement was not reflected in our Commitment for Title Insurance. My initial review of the easement is this document should have been reflected in the title work provided by Chicago Title's production center, and therefore, should have been reflected on the title commitment last issued by Benchmark Title on June 27, 2022.

The omission of this easement has been brought to the attention of the production center who provided the title work as well to Fidelity Title, the parent company of Chicago Title, for its investigation.

It is very unfortunate this easement was not reflected in the title work provided. Benchmark Title is reissuing its commitment to reflect this easement. We extremely regret the inconvenience this matter has caused the parties to the transaction.

If you would like to discuss this matter further, I can reach on my direct dial, 214-485-8660, or on my cell, 214-538-3018. You may also send me an email at agarza@bmktitle.com.

Sincerely,

Ann Garza
SVP/Chief Title Officer

/ag

cc: Ben Murphy, President — Via Electronic Transmission
Tammy Russell, Commercial Escrow Officer — Via Electronic Transmission

WITHDRAWN

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	July 12, 2022
APPLICANT:	Adam Buczek; *Skorburg Company*
CASE NUMBER:	Z2022-027; *Zoning Change (AG to PD) for the Lofland Tract*

SUMMARY

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed into the City by *Ordinance No.'s 86-37, 98-20, & 99-33* between May 19, 1986 and August 30, 1999. At the time of annexation, the subject property was zoned Agricultural (AG) District. There have been no changes to the zoning designation since annexation, and the property has remained vacant since annexation.

PURPOSE

On May 20, 2022, the applicant -- *Adam Buczek of the Skorburg Company* -- submitted a new application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 1,146-lot single-family, residential subdivision that will consist of four (4) lot sizes (*i.e. [A] 629, 62' x 120' lots; [B] 306, 72' x 120' lots; [C] 35, 82' x 120' lots; and [D] 97, 100' x 150' lots*), and approximately 42.90-acres of land zoned for limited General Retail (GR) District land uses.

ADJACENT LAND USES AND ACCESS

The subject property is generally located north and south of SH-205 (*S. Goliad Street*); with the northside being bounded by John King Boulevard, SH-205 (*S. Goliad Street*), FM-549, and property owned by the Rockwall Independ School District (RISD), and the southside being bounded by SH-205 (*S. Goliad Street*), Lofland Circle, and the Lake Rockwall Estates Subdivision. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a ~173.00-acre tract of land (*i.e. Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition*), zoned Planned Development District 95 (PD-95) for Neighborhood Services (NS) District land uses, owned by the Rockwall Independent School District (RISD). Situated on this property is the *Rockwall College and Career Academy (CCA)*. Beyond this is the Lofland Farms Subdivision, which is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is Lofland Circle, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is the Oaks of Buffalo Way Subdivision, which is zoned Single-Family Estate 1.5 (SFE-1.5) District. Also, south of the subject

NOT DRAWN

property is the Somerset Park Subdivision, which is zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the Somerset Park Subdivision, which is zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses. Also, east of the subject property is FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT], four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is the Hickory Ridge Subdivision, which is zoned Planned Development District 10 (PD-10) for Single-Family 6 (SF-6), Single-Family 7 (SF-7) and Single-Family 8.4 (SF-8.4) District land uses. Also, west of the subject property is the Lake Rockwall Estates Subdivision, which is zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 544.89-acre subject property will incorporate *commercial* and *residential* land uses. This includes ~46.60-acres of land dedicated to limited General Retail (GR) District land uses and ~498.29-acres of land consisting of 1,081 residential lots, two (2) public parks, and private open space. The proposed 1,081 single-family residential lots will consist of five (5) lot types: [*1*] 618 *Type 'A'* lots that are a minimum of 62' x 120', [*2*] 306*Type 'B'* lots that are a minimum of 72' x 120', [*3*] 54 *Type 'C'* lots that are a minimum of 82' x 120', and [*4*] 103 *Type 'D'* lots that are a minimum of 100' x 150'. This translates to a gross density of *1.984* dwelling units per acre for the total development (*i.e. 2.17 dwelling units per acre less the ~46.60-acre tract of land designated for limited General Retail [GR] District land uses*). The minimum dwelling unit size (*i.e. air-condition space*) will range from 2,200 SF to 3,000 SF. With regard to the proposed housing product, staff has incorporated the upgraded anti-monotony standards and masonry requirements into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry (*with a minimum of 85% masonry on each façade*); however, the Planned Development District ordinance will also incorporate provisions that allow up to 80% cementitous fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread -- similar to what is allowed in the Somerset Park Subdivision*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	62' x 120'	7,440 SF	618	57.17%
B	72' x 120'	8,640 SF	306	28.31%
C	82' x 120'	9,840 SF	54	4.99%
D	100' x 150'	15,000 SF	103	9.53%
		MAXIMUM PERMITTED UNITS:	*1,081*	*100.00%*

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ►	***A***	***B***	***C***	***D***
MINIMUM LOT WIDTH (1)	62'	72'	82'	100'
MINIMUM LOT DEPTH	120'	120'	120'	150'
MINIMUM LOT AREA (SF)	7,440 SF	8,640 SF	9,840 SF	15,000 SF
MINIMUM FRONT YARD SETBACK (2) & (5)	20'	20'	20'	20'
MINIMUM SIDE YARD SETBACK	6'	6'	6'	6'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET) (2) & (5)	20'	20'	20'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	25'	25'	25'	25'
MAXIMUM HEIGHT (3)	36'	36'	36'	36'
MINIMUM REAR YARD SETBACK (4)	10'	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) [AIR-CONDITIONED SPACE]	2,200 SF	2,600 SF	2,600 SF	3,000 SF
MAXIMUM LOT COVERAGE	65%	65%	65%	65%

GENERAL NOTES:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

The proposed concept plan shows that the development will consist of 64.90-acres of private open space, a 3.30-acres of amenity center (*which includes two [2] amenity centers*), and two (2) public parks consisting of 21.00-acres. This -- *with the 76.21-acres of floodplain and the 5.2-acres of buffers for the commercial areas* -- represents a total of 138.86-acres of open space and which translates to 25.40% (*i.e. [76.21-acres of floodplain/2] + 64.90+ 3.30+ 21.00+ 11.55= 138.86-acres/544.89-acres gross = 25.48%*) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (*or 108.978-acres*) by 05.48% (*or ~29.872-acres*). In addition, the proposed development will incorporate a minimum of an 80-foot landscape buffer with a ten (10) meandering trail for all residential adjacency to John King Boulevard and SH-205. The concept plan also depicts the provision of a six (6) foot trail that will be provided throughout the development to connect the future residential lots with the private open spaces and public parks. Staff should also note that the applicant has consented to incorporating a 50-foot landscape buffer, with a berm, and evergreen trees on ten (10) foot centers along the adjacency with the Oaks of Buffalo Way Subdivision along Lofland Circle. In addition, the applicant has rearranged the roadways to prohibit access to Lofland Circle. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

With regard to the proposed ~42.90-acres designated for limited General Retail (GR) District land uses, staff has identified all of the land uses within the General Retail (GR) District that would be inconsistent with residential adjacency and specifically prohibited the land uses in the Planned Development District ordinance. Staff has also incorporated language in the Planned Development District ordinance requiring a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees, and [3] a row of canopy trees on 20-foot centers*) to be situated between the *commercial* and *residential* land uses. Along SH-205, FM-549, and John King Boulevard a landscape buffer meeting the *General Overlay District Standards* has been required.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) *Roadways*. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct portions of Stable Glen, Mercer's Colony Avenue, and Lofland Circle. All of these roadways are identified as *Minor Collectors*, which require a minimum of 60-feet of right-of-way with a 41-foot *back-to-back* concrete street. With regard to Lofland Circle, the applicant is request to not pave this roadway since the development will not be taking access off of this roadway. In lieu of paving this roadway, the applicant is proposing to resurface and restripe this roadway, and move the *Minor Collect* north to the street labeled as *Street 'C'* on the *Concept Plan*. The unnamed street extending from SH-205 (*S. Goliad Street*) to the future extension of Lofland Circle (*i.e. labeled as Street 'A' on the concept plan*) is required to be a minimum of a 65-foot right-of-way with a 45-foot *back-to-back* concrete street.

(2) *Water*. The applicant has submitted an *Infrastructure Study* that is currently being reviewed by the City's water/wastewater consultant. The findings from this study will determine the water infrastructure necessary to adequately serve the subject property. Staff should note that the applicant has indicated on the concept plan the dedication of a ~1.47-acre *Water Tower Site*, which would be utilized as a future water tower site for the *780 Pressure Zone*.

(3) *Wastewater*. The applicant has submitted an *Infrastructure Study* that is currently being reviewed by the City's water/wastewater consultant. The findings from this study will determine the wastewater infrastructure necessary to adequately serve the subject property.

WITHDRAWN

(4) *Drainage*. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds on the subject property.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

(1) *Alleyways*. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete…" The code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." [*Page 14; Section 2.11 of the Standards of Design and Construction Manual*]

(2) *Garage Configuration*. Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing* [*or traditional swing*] garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 80.01% *J-Swing* or *Traditional Swing* garages and 19.96% *Flat Front Entry* garages (*or a total of 213 Lots*). As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations in the form of decorative wood doors or wood overlays on insulated metal doors with carriage style hardware. In addition, the applicant has consented to increasing the front yard building setback on all *Flat Front Entry* garages from 20-feet to 25-feet.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Residential District* and the *Southwest Residential District* and is primarily designated for *Low Density Residential* land uses. The plan defines *Low Density Residential* land uses as "… residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses …" In addition, the Comprehensive Plan defines increased amenity as, "… developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In this case the applicant is proposing a total density of *1.96* dwelling units per acre (*or 2.12 dwelling units per acre less the ~42.90-acre tract of land designated for commercial*). In addition, the applicant is proposing to incorporate two (2) amenities centers on 3.30-acres of land, six (6) foot walking trails, a ten (10) foot hike and bike trail along John King Boulevard, a trail head/rest stop for the trail along John King Boulevard, and two (2) public park totaling 21.00-acres. Based on this the applicant's request appears to be in conformance with the *Low Density Residential* designation indicated for the subject property; however, the proposed ~42.90-acres of land that is designated for limited General Retail (GR) District land uses represents a reduction of ~22.50-acres in the area designated for *Commercial/Retail* land uses within the *South Central Residential District*, and this reduction will require the City Council to change the Future Land Use Plan from a *Commercial/Retail* land use designation to a *Low Density Residential* designation. Should the City Council choose to approve this case, staff has included a condition of approval that would make the required changes to the Future Land Use Map.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types*); however, staff has identified the following non-conformities on the original concept plan and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

WITHDRAWN

BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

(1) *CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2)*. Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

Staff Response: The lots in the Oaks of Buffalo Way Subdivision are approximately 1.50-acres in size. A one (1) acre estate style lot product could be incorporated along Lofland Circle -- *adjacent to the subdivision* -- to better provide a transition of lots sizes to the 62' x 120' and 72' x 120' lots. *The applicant has incorporated the larger Type 'D' lots along Lofland Circle, which does provide a better transition than the Type 'A' and Type 'B' lots that were in the original concept plan; however, a larger estate lot product would appear to be provide a better transition in this area. In addition, the Type 'D' lots do not extend all the way along Lofland Circle and the applicant has incorporated smaller Type 'C' lots in this area.*

(2) *CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2)*. Existing development patterns and surrounding conditions (*e.g. lot size, architectural style, public improvements, etc.*) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

Staff Response: The development uses cul-de-sacs and a grid layout for the street network. This development should mirror the street network established by the Somerset Park Subdivision, which uses an interconnected street network, no cul-de-sacs, and curvilinear streets. In addition, the development should use similar architectural styles (*i.e. Traditional Neighborhood Design principles, gingerbread or farmhouse architectural styles/material mixes, etc.*) to create a consistent development theme throughout this area. *The applicant has incorporated standards in the proposed Planned Development District ordinance that would allow Traditional Neighborhood Design principals, and gingerbread or farmhouse architectural styles/material mixes. In addition, the applicant has removed all cul-de-sacs from the plan, and provided connections from the adjacent Somerset Park Subdivision.*

(3) *CH. 8; Section 2.02; Goal #1 | Policy #5 (Page 8-2)*. Residential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes.

Staff Response: The smaller *Type 'A'* lots should be located adjacent to and fronting towards the proposed parks. *The applicant has partially conformed to this requirement on the eastside of SH-205 (S. Goliad Street); however, has chosen to side the larger Type 'B' and Type 'C' lots to the proposed public park on the west side of SH-205. The applicant has claimed that due to grade issues they are unable to front the homes onto the public park.*

(4) *CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3)*. To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

Staff Response: Homes adjacent to the public parks and/or open space should face onto the public park and/or open space and be accessible by a single-loaded street. Currently, the plan could do a better job of facing homes onto public parks and open spaces as opposed to siding the homes towards these open spaces. *The applicant has claimed that due to grade issues they are unable to front the homes onto the public park.*

(5) *CH. 08 | Sec. 02.02 | Goal 01; Policy 4*: Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in development that propose clusters of smaller lots.

Staff Response: Homogenous pods of lots should be avoided except where called for by the Comprehensive Plan (*e.g. smaller lots fronting on to parks and larger lots being arranged towards the outside of the development*). *The applicant has provided changes to mix lot types throughout various phases. There does remain a homogenous pod of the Type 'D' Lots adjacent to the Oaks of Buffalo Way Subdivision; however, the applicant has stated that this is to provide a transition of lots from the subdivision into the proposed development.*

WITHDRAWN

(6) CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3). Design neighborhoods utilizing the *Housing Tree Model* … A method of laying out single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.

Staff Response: The concept plan should be rearranged so that larger lots (*i.e. Type 'D' lots*) are adjacent to John King Boulevard and SH-205 (*S. Goliad Street*). In addition, the lots adjacent to FM-549 should be changed to utilize a larger lot product (*i.e. Type 'C' lots*). This will reduce the number of lots backing to these roadways and bring the plan better into conformance with the ***Housing Tree Model***. *The applicant has changed the lots adjacent to John King Boulevard, SH-205, and FM-549 in accordance with staff's suggestions.*

(7) CH. 08 | Sec. 02.03 | Goal 03; Policy 3: In cases where *Flat Front Entry* garages (*i.e. even with the front façade of the primary structure*) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, *Flat Front Entry* garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff Response: If *a Flat Front Entry* garage configuration is proposed it should be limited to 20.00% and incorporate a 25-foot front yard building setback. *The applicant has chosen to request 19.99% Flat Front Entry garages and 80.01% J-Swing or Traditional Swing garages, and has consented to upgraded garage door requirements. In addition, the applicant has incorporated a requirement stipulating that all properties with a Flat Front Entry garage will require a 25-foot front yard building setback.*

Taking into account the applicant's concept plan, proposed density, and development standards, the request does appear to generally conform with the majority of the OURHometown Vision 2040 Comprehensive Plan and the Unified Development Code (UDC); however, the changes to the Future Land Use Map, the non-conformities to the OURHometown Vision 2040 Comprehensive Plan (*listed above*), and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 24, 2022, staff mailed 312 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hickory Ridge East, Lofland Farms, Fontanna Ranch, and the Oaks of Buffalo Way Homeowner's Associations (HOAs), which is 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 38 responses from property owners inside the City limits and 33 responses from people outside of the City limits. These responses were as follows:

Responses Inside of the City Limits

(1) One (1) response from the City's online *Zoning and Specific Use Input Form* from one (1) property owner within the 500-foot notification buffer in favor of the applicant's request.
(2) Three (3) property owner notifications from three (3) property owners within the 500-foot notification buffer in favor of the applicant's request.
(3) One (1) email from one (1) property owner within the 500-foot notification buffer in favor of the applicant's request.
(4) Nine (9) property owner notifications from nine (9) property owners within the 500-foot notification buffer in opposition to the applicant's request.
(5) Seven (7) emails from seven (7) property owners within the 500-foot notification buffer in opposition to the applicant's request.
(6) 13 responses from the City's online *Zoning and Specific Use Input Form* from 13 property owners inside the 500-foot notification buffer in opposition to the applicant's request.
(7) Four (4) responses from the City's online *Zoning and Specific Use Input Form* from four (4) property owners outside of the 500-foot notification buffer in opposition to the applicant's request.
(8) One (1) property owner notification from one (1) property owner outside of the 500-foot notification buffer in opposition to the applicant's request.
(9) One (1) letter from one (1) property owner outside the 500-foot notification buffer in opposition to the applicant's request.

WITHDRAWN

Responses Outside of the City Limits

(1) *Fate*. One (1) responses from the City's online *Zoning and Specific Use Input Form* from one (1) person in the City of Fate opposed to the applicant's request.

(2) *McClendon-Chisolm*. Four (4) responses from the City's online *Zoning and Specific Use Input Form* from four (4) people in the City of McClendon-Chisolm opposed to the applicant's request.

(3) *Rockwall County*. 28 responses from the City's online *Zoning and Specific Use Input Form* and emails from 28 people in Rockwall County opposed to the applicant's request.

CONDITIONS OF APPROVAL

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

(1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.

(2) By approving this *Zoning Amendment*, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of a ~26.20-acre tract of land from a *Commercial/Retail* designation to a *Low Density Residential* designation.

(3) A *PD Development Plan* for the ~42.90-acre tracts of *Commercial* land will be required prior to site plan. This *PD Development Plan* will be required to delineate the required pedestrian connectivity between the *Residential* and *Commercial* land uses.

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

WITHDRAWN

Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Wednesday, July 6, 2022 1:27 PM
To: Miller, Ryan
Cc: John Arnold; JR Johnson; Mike Gavin; Warren Corwin; Chase Finch (cfinch@corwinengineering.com); Kevin Harrell
Subject: Lofland Tract request to table to July 26th meeting (or next available meeting)
Attachments: IES_FINAL WF MAP_7-1-22.pdf; IES_Definition Notes to WF MAP_7-6-22 (Lofland Tract).pdf

Importance: High

Ryan,

On behalf of Skorburg Company's pending zoning request on the Lofland Tract (which the P&Z Commission granted our request to continue the public hearing at the upcoming July 12th P&Z Meeting), please accept this e-mail as our respectful request of the Planning & Zoning Commission to allow us to table our agenda item from the current upcoming July 12th P&Z Meeting to continue the public hearing at the next scheduled Planning & Zoning Commission meeting (which I believe is July 26).

As I showed the Commission at last week's public hearing, we discovered the day before the meeting two (2) major issues that had a material impact on our site plan: (1) a determination that a tributary was a Water of U.S. feature that impacted the estate lots near the Oaks at Buffalo Way, and (2) our surveyor discovered at 24" water line running through the property that was not of record in the title nor shown on any existing surveys (and the Lofland Family was also unaware).

On top of these 2 issues, over the course of last few days, our environmental consultant finished analyzing the balance of the Lofland Tract and found several additional jurisdictional areas of Waters of U.S. on the property based on the recently changed (August 2021) laws. We've been engaged in discussions with him through this morning to make sure we understand the regulations such that our new layout will conform and comply with the government regulations.

I've attached to this e-mail the consultant's final water feature delineation map as well as a zoom-in legend with summary notes beside each of the water feature types that impact our layout. You can see from these exhibits the substantial amount of rework that is needed to ensure our site plan complies with the Waters of U.S. regulations as well as make sure to incorporate changes based on the direction from the P&Z Commission (i.e. lower density) and additional neighbor input.

Please let me know if you need anything else to submit this request for the P&Z Commission's consideration. I will be present at next week's meeting in case the P&Z Commission wishes to ask me any questions or take any other action that requires my attendance. Thank you.

Best Regards,

Adam J. Buczek
President
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

WITHDRAWN

Figure 5. Aquatic Features Identified Within Survey Area
Lofland Farms

County: Rockwall
State: Texas
Date map created: 07 / 01 / 2022
Source: (c) 2009 Microsoft Corporation
and its data suppliers; ESRI 10.6
Exported at 24in by 36in

Survey Area

Aquatic Features that meet a Definition of a Water of the United States

- Impoundment
- Tributary, Ephemeral
- Tributary, Intermittent
- Tributary, Perennial
- Wetland

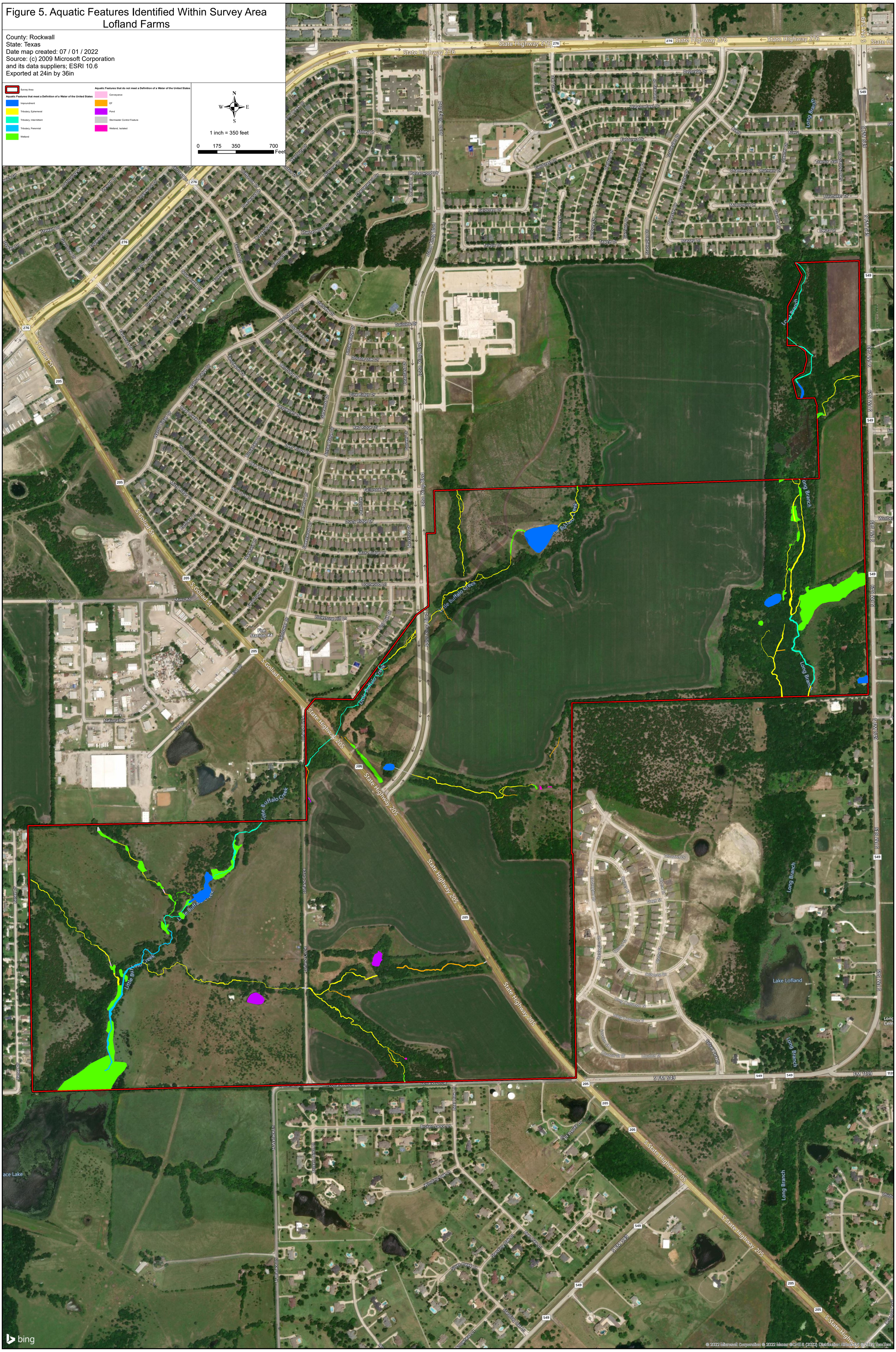
Aquatic Features that do not meet a Definition of a Water of the United States

- Conveyance
- EF
- Pond
- Stormwater Control Feature
- Wetland, Isolated

N
W E
S

1 inch = 350 feet

0 175 350 700 Feet



LOFLAND TRACT WATERS OF U.S. LEGEND

GS 7/6/22

Figure 5. Aquatic Features Identified Within Survey Area
Lofland Farms

County: Rockwall
State: Texas
Date map created: 07 / 01 / 2022
Source: (c) 2009 Microsoft Corporation and its data suppliers; ESRI 10.6
Exported at 24in by 36in

GENERAL NOTES:

(1) THESE ARE PROTECTED WATERS UNDER THE "CLEAN WATER ACT".

(2) THESE FEATURES MAY BE CROSSED WITH ROADS PROVIDED: (1) EACH CROSSING DISTURBS LESS THAN 1/10 OF AN ACRE & (2) THE DESIGN & # OF ROAD CROSSINGS IS NOT EGREGIOUSLY OBVIOUS THAT THE RULES ARE BEING CIRCUMVENTED IN SPITE OF MAJOR IMPACT TO THE FEATURE(S). NO PERMIT SUBMITTAL TO THE U.S. CORPS OF ENGINEERS IS REQUIRED PROVIDED THESE THRESHOLDS ARE SATISFIED. ALSO, NO LOTS/HOUSES MAY BE WITHIN THESE FEATURES.

(3) ANY DISTURBANCE REQUIRES A 404 PERMIT FROM THE ARMY CORPS OF ENGINEERS, & IS NOT WORTH THE COST/RISK & EFFORT.

Survey Area

Aquatic Features that meet a Definition of a Water of the United States

(1)
(2) Impoundment — A POND THAT HAS A DAM ON A CREEK. HOW THE DAM WAS BUILT DOES NOT MATTER.
(2) Tributary, Ephemeral — LINEAR CHANNEL. CARRIES WATER ONLY WHEN IT RAINS.
(2) Tributary, Intermittent — LINEAR CHANNEL. CARRIES WATER SEASONALLY.
(2) Tributary, Perennial — LINEAR CHANNEL. CARRIES WATER YEAR-ROUND.
(3) Wetland — HAS CONNECTIVITY TO A TRIBUTARY OR IMPOUNDMENT.

Aquatic Features that do not meet a Definition of a Water of the United States

Conveyance
EF
Pond
Stormwater Control Feature
Wetland, Isolated

N
W E
S

1 inch = 350 feet

0 175 350 700
Feet

WITHDRAWN

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ 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 [PLEASE PRINT]

ADDRESS	0000 S. John King Blvd and 0000 S Goliad St			
SUBDIVISION	WH Baird, A Johnson and JR Johnson Survey	LOT		BLOCK
GENERAL LOCATION	North and South of S John King Blvd and S Goliad St			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG - Agricultural District	CURRENT USE	Vacant Land
PROPOSED ZONING	PD - SF-10 and GR	PROPOSED USE	Single Family Residental and ~~Retail~~ Commercial GR
ACREAGE	+/- 543	LOTS [CURRENT]	N/A
LOTS [PROPOSED]	+/- 1270		

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

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

☐ OWNER	The Lofland Family	☑ APPLICANT	Skorburg Company
CONTACT PERSON	Bill Lofland	CONTACT PERSON	Adam Buczek
ADDRESS	105 E Kaufman	ADDRESS	8214 Westchester Dr
			Suite 900
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75225
PHONE	214-693-0120	PHONE	214-888-8843
E-MAIL	Bill_Lofland@juno.com	E-MAIL	abuczek@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 8,360 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18 *DAY OF* May *, 20* 22 *. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 *DAY OF* May *, 20* 22

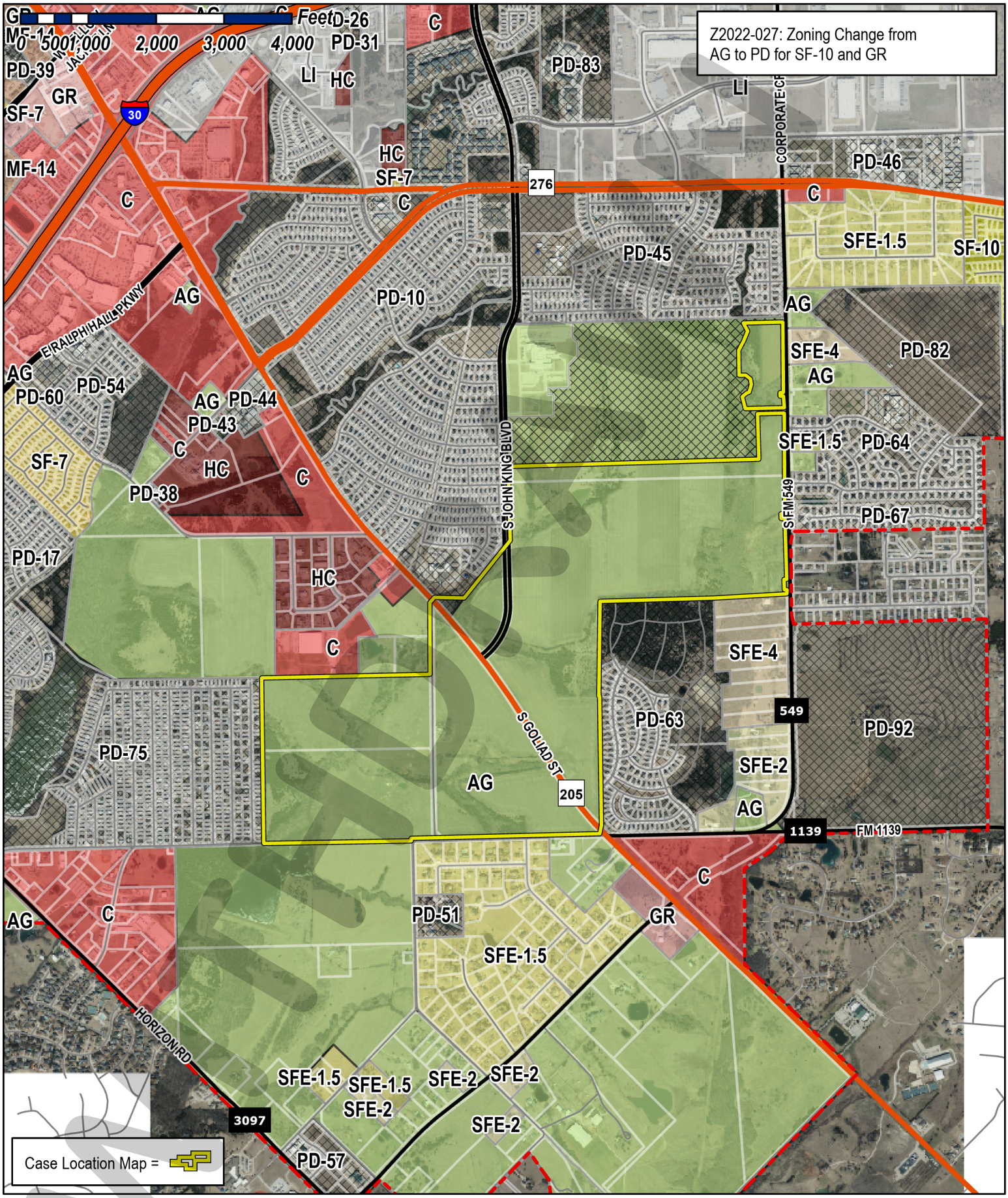
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
HUMBERTO JOHNSON
Notary ID #132479174
My Commission Expires
May 15, 2024

MY COMMISSION EXPIRES 05/15/2024

WITHDRAWN



City of Rockwall

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

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

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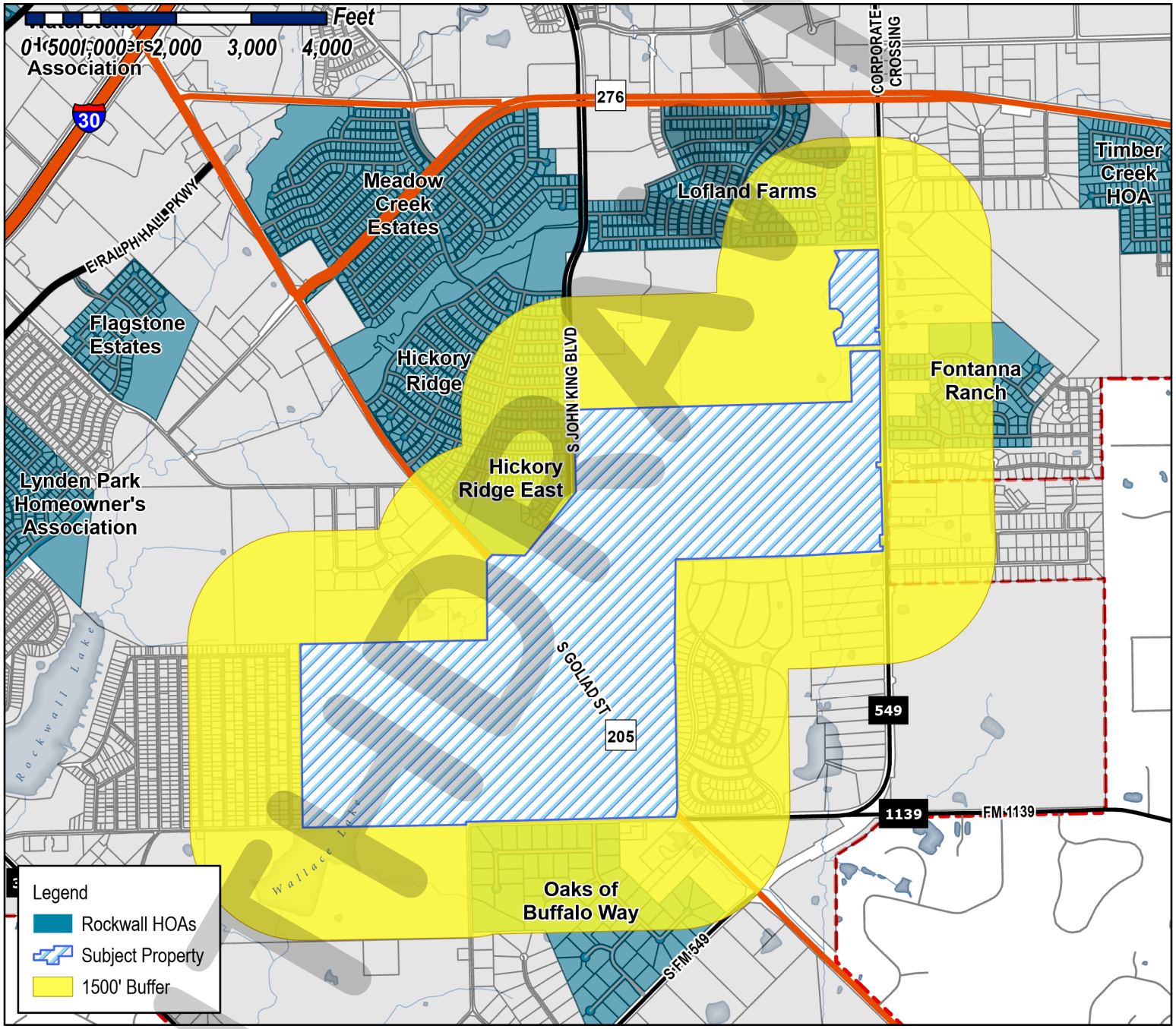
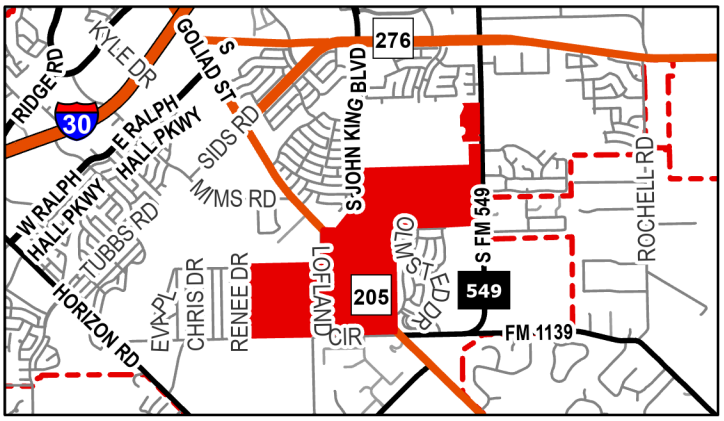


Case Number: Z2022-027
Case Name: Zoning Change from AG to PD for SF-10 and GR
Case Type: Zoning
Zoning: Agricultural
Case Address: Lofland Tract

Date Saved: 5/20/2022
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Ross, Bethany
Sent: Friday, May 27, 2022 9:36 AM
To: hromatka@hotmail.com; s.gantt@sbbmanagement.com; dbmeyer@cmamanagement.com; Justini@ymail.com; jcomerford@principal-mgmt.com; mdoemeny@principal-mgmt.com; jimbrown@jamesmbrownpartners.com; oaksofbwpres@gmail.com
Subject: Neighborhood Notification Program [Z2022-027]
Attachments: Public Notice (05.20.2020).pdf; HOA Map (05.20.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 3, 2022*. The Planning and Zoning Commission will hold a public hearing on *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*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-027 Zoning Change (AG to PD) for the Lofland Tract
Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], 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

WITHDRAWN

City of Rockwall

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

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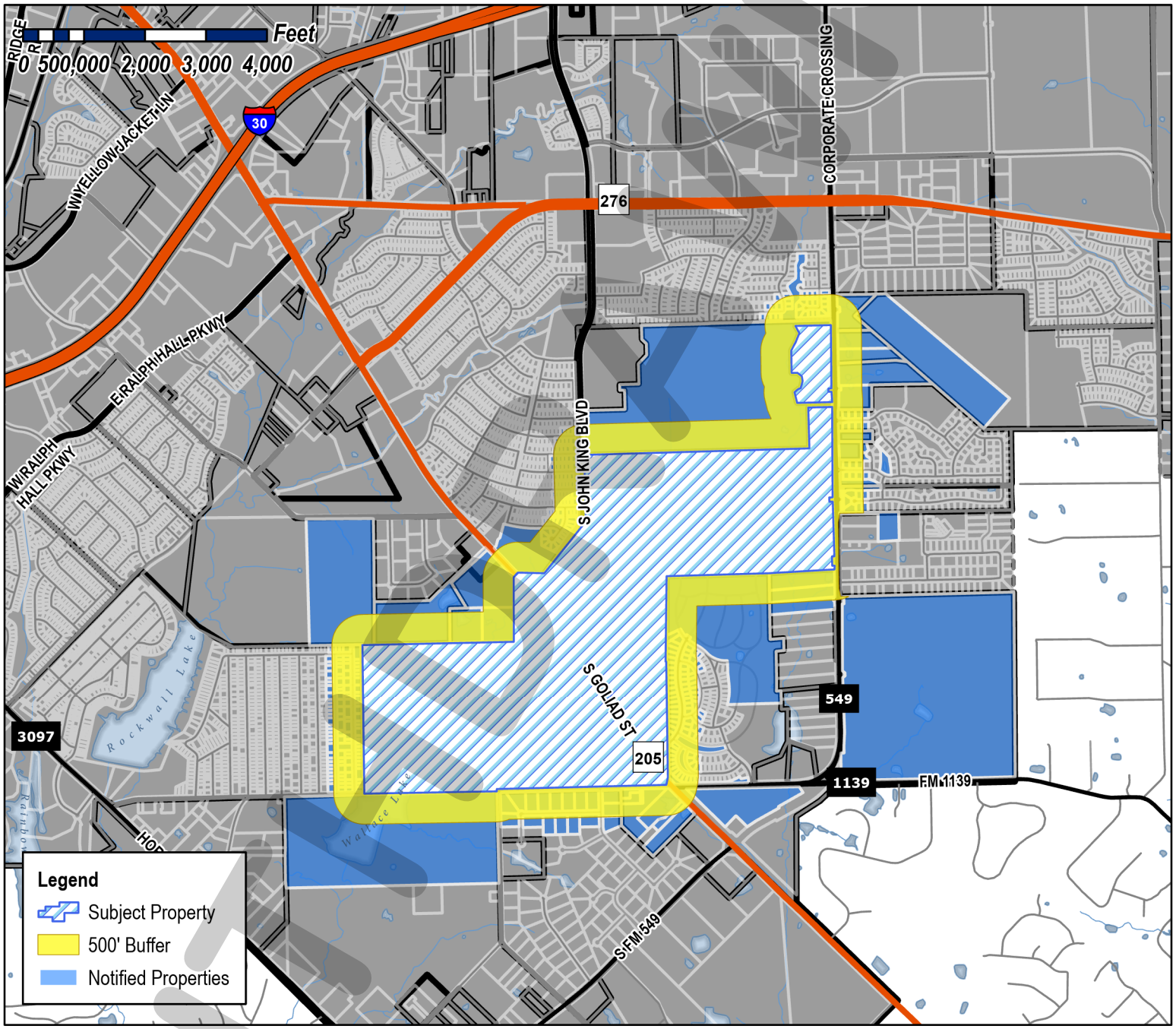
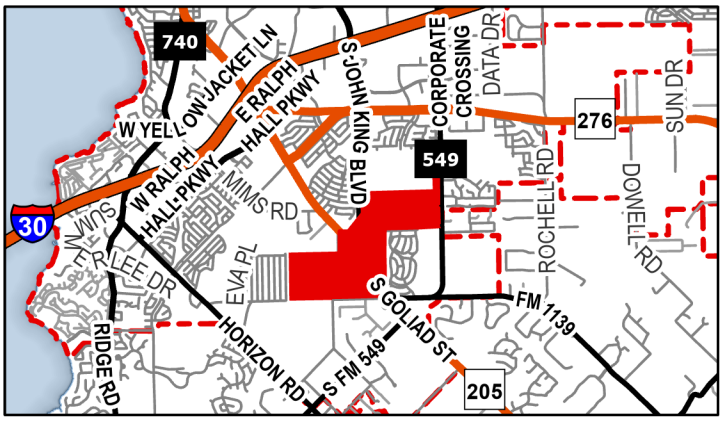


Case Number: Z2022-027
Case Name: Zoning Change from AG to PD for SF-10 and GR
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Lofland Tract

Date Saved: 5/24/2022
For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

SMARTT LOFLAND & BOND
1 CARMARTHEN CT
DALLAS, TX 75225

ROBINSON JEREMY A
10012 TISBURY DR
FRISCO, TX 75035

CAMP TASHIA AND DARROL
1002 HIGH COTTON LN
ROCKWALL, TX 75087

JDS & BHK PROPERTY MANAGEMENT FIRM LP
105 CLIPPER COURT
ROCKWALL, TX 75032

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

FLORES ALEJANDRO
1070 N BEN PAYNE RD
ROCKWALL, TX 75032

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

HP TEXAS I LLC
120 SOUTH REIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 75126

OLIVARES JAIME B & MARTINA G
1209 QUAIL DR
GARLAND, TX 75040

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75087

VASQUEZ FRANSISCO
125 NICOLE DR
ROCKWALL, TX 75032

ZILLOW HOMES PROPERTY TRUST
1301 SECOND AVE FL 31
SEATTLE, WA 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

VALDEZ JOSE G
1311 PRATO AVE
MCLENDON CHISHOLM, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

NELLER GARY K & HELEN COMEAU
148 HARVEST HILL DR
ROCKWALL, TX 75032

LAYZA LUIS &
RUBEN LUNA & JUDITH BARCELO & MINDY H
ZAMORA
1600 US HIGHWAY 80
MESQUITE, TX 75032

KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

IBARRA GABRIELA AND
EDUARDO OSORNIO
171 CRAWFORD LN
ROYSE CITY, TX 75189

WITHDRAWN

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

SRP SUB LLC
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD STE 230
DALLAS, TX 75252

CONTRERAS JOSE LUIS AND
JUANA DIAZ
1750 E FM 550
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

RODRIGUEZ FAMILY TRUST
JOSE DAVID & CYNTHIA MARIA RODRIGUEZ
TRUSTEES
1791 S FM 549
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

SOMERSET PARK COMMUNITY ASSOCIATION
INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI
1920 BROKEN LANCE LANE
ROCKWALL, TX 75032

SCHUETTE JASON & BARBARA
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER
193 ELVIS PRESLEY LN
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY
1940 BROKEN LANCE LN
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE
1950 BROKEN LANCE LN
ROCKWALL, TX 75032

INGRAM JAMES KENDELL
1957 S FM 549
ROCKWALL, TX 75032

ESTATE OF JEROME WENDELL INGRAM
C/O JAMES KENDELL INGRAM
1957 S FM 549
ROCKWALL, TX 75032

BLANKENSHIP TAV & DEBORAH
1990 BROKEN LANCE LN
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

MOORE JAMES S AND KATRINA D
2005 BROKEN LANCE LANE
ROCKWALL, TX 75032

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G
2020 BROKEN LANCE LN
ROCKWALL, TX 75032

HOOVER WILLIAM A AND TAMMY
2025 BROKEN LANCE LANE
ROCKWALL, TX 75032

WITHDRAWN

CURTIS PAMELA
2040 BROKEN LANCE LN
ROCKWALL, TX 75032

BAKER ALEXANDER AND
ARTEMIS LI
2045 BROKEN LANCE LN
ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY
2060 BROKEN LANCE LANE
ROCKWALL, TX 75032

HOLLOMAN JAMES AND KIM
2065 BROKEN LANCE LN
ROCKWALL, TX 75032

DRENTH HOWARD D AND TERESSA
2080 BROKEN LANE
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LN
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

BARRY CHRIS S
2140 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

LOPEZ JOSE CARMONA
221 NICOLE
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

DIGGS DAVID WILEY
2401 LOUDON ST WEST
ROCKWALL, TX 75032

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE
2405 LOUDON ST WEST
ROCKWALL, TX 75032

HEAD WILLIAM ROBERT AND KIMBERLY ANN
2406 LOUDON ST EAST
ROCKWALL, TX 75088

GIL ANNA AND JULIAN
2409 LOUDON STREET WEST
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

BOLDEN QUINTEN TIBERIUS AND
ALEXANDER NICHOLAS KUJAK
2417 LOUDON ST WEST
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND
ANGEL JAVIER SANCHEZ ROJAS
2419 LOUDON ST WEST
ROCKWALL, TX 75032

HUGHES BRYAN
2423 LOUDON ST WEST
ROCKWALL, TX 75032

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

DE LOS SANTOS CARLOS AND MARGOT
2501 LOUDON ST WEST
ROCKWALL, TX 75032

FURLONG FAMILY TRUST
2502 LONG COMMON NORTH
ROCKWALL, TX 75032

SIGNO FAMILY LIVING TRUST
GENARO A SIGNO AND JULITA R SIGNO-
TRUSTEES
2505 LOUDON STREET WEST
ROCKWALL, TX 75088

WITHDRAWN

JOSHI MAYURESH S AND
BINITA SINHA
2513 LOUDON ST WEST
ROCKWALL, TX 75088

ROSS SCOTT TRAVIS AND MEGAN
2517 LOUDON ST WEST
ROCKWALL, TX 75032

TAYLOR SHELLY A
2518 LONG COMMON NORTH
ROCKWALL, TX 75032

DENSON PATRICIA ANN
2521 LOUDON ST WEST
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003
JOSEPH C AND SHIZUKO BOCK-TRUSTEES
2601 LONG COMMON SOUTH
ROCKWALL, TX 75032

CRUZ DEBRA J
262 RENEE DR
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

BAKER CLARENCE JR
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

QUINLAN ROBERT JOHN AND TENA
2871 DEUTZ CT
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

RIVERA DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

4 HO LTD
3001 SAN MARCOS DRIVE
ROCKWALL, TX 75032

CRENSHAW JANET AND GERALD S
3005 SAN MARCOS DR
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F
3006 SAN MARCOS DRIVE
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE
3009 SAN MARCOS DRIVE
ROCKWALL, TX 75032

SHAWN WATTS 1993 IRREVOCABLE TRUST
SHAWN HORTON CARTER- TRUSTEE
3009 WIMBERLY LANE
ROCKWALL, TX 75032

WITHDRAWN

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

JONES KRISTINE KAYE AND
JOSE ENRIQUE FRESQUEZ
3010 SAN MARCOS DRIVE
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE
3010 WIMBERLEY LANE
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

DAWA DAWA AND
TENZIN LHAMO
3011 WIMBERLEY LANE
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

PASCHALL RONALD L AND TAMMY RENEE
3012 WIMBERLEY LANE
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD
3013 SAN MARCOS DRIVE
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY
3013 WIMBERLEY LN
ROCKWALL, TX 75087

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

RILEY CHRISTINE
3014 SAN MARCOS DRIVE
ROCKWALL, TX 75032

ZAZAKIS LAURA J AND JOHN
3014 WIMBERLEY LANE
ROCKWALL, TX 75032

PARKER LESLIE C AND LYNN
3015 WIMBERLEY LN
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN
ACOSTA MEJIA
303 RENEE DR
ROCKWALL, TX 75032

BOLES BRIAN L & SUZANNE M
3046 DUSTY RIDGE DR
ROCKWALL, TX 75032

WAKHARKAR SAKET AND GAURI
3054 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA
3061 DUSTY RIDGE DR
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

BIRDWELL GLENN R & BEVERLY J
3063 DEER RIDGE
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

STEWARD RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

WITHDRAWN

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

DAWSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS
3081 COOLWOOD LANE
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY
3083 MISTY RIDGE LN
ROCKWALL, TX 75032

TOWNSEND NINA
3084 MISTY RIDGE LN
ROCKWALL, TX 75032

CEVALLOS JASON & MARY
3086 LIMESTONE HILL LN
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

JARMAN EMMA
3091 MISTY RIDGE LN
ROCKWALL, TX 75032

DENNIS AMY L
3094 LIMESTONE HILL LN
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE
3099 MISTY RIDGE LN
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY
3100 COOLWOOD LN
ROCKWALL, TX 75032

REGGIA DANIELLE R
3100 MISTY RIDGE LN
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH
3102 LIMESTONE HILL LN
ROCKWALL, TX 75032

GARNER AMY
3105 MISTY RIDGE LN
ROCKWALL, TX 75032

OCHOA RENE
3107 COOLWOOD LANE
ROCKWALL, TX 75032

HAYES, LAGWENDA
3108 COOLWOOD LN
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A
3111 MISTY RIDGE LANE
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL
3117 MISTY RIDGE LANE
ROCKWALL, TX 75032

SANDERS MELISSA D & MATTHEW E
3119 COOLWOOD LN
ROCKWALL, TX 75032

TURNER JOHN MICHAEL & PATRICIA SUE
312 MYERS ROAD
HEATH, TX 75032

ESPARZA MARCO
312 RENEE
ROCKWALL, TX 75032

ESPARZA MARCO A
312 RENEE DR
ROCKWALL, TX 75032

VARGAS JOSE A
3124 COOLWOOD LN
ROCKWALL, TX 75032

KILPATRICK KERRY LYNN & JENNY LYNN
3125 MISTY RIDGE LN
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH
3158 LUCHENBACK TRL
ROCKWALL, TX 75032

WITHDRAWN

SAGNIBENE JOE AND LISA
3162 LUCKENBACH TRAIL
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ
321 PANOLA CT
ROYSE CITY, TX 75189

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

BRAGA GUILHERME CREDIDIO & YASMINI
RAMOS IZIDORO
327 NICOLE DRIVE
ROCKWALL, TX 75032

JIMENEZ RICARDO
330 RENEE DR
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

SWAIT TIFFANY
3402 POST OAK DR
ROCKWALL, TX 75032

MENDOZA MIGUEL
3410 POST OAK DR
ROCKWALL, TX 75032

WOODWARD CHERIE J
3426 POST OAK DR
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A
3434 POST OAK DRIVE
ROCKWALL, TX 75032

ANDERSON ERICKA RENEE
3442 POST OAK DR
ROCKWALL, TX 75032

BEAVERS SHIRLEY
3460 POST OAK DR
ROCKWALL, TX 75032

OROZCO ARMANDO
3465 POST OAK DR
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER
3469 POST OAK DRIVE
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA
3472 POST OAK DR
ROCKWALL, TX 75032

LEWIS REX STEPHEN
3473 POST OAK DR
ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N
3476 POST OAK DRIVE
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

ABBA INVESTMENT GROUP LLC
3606 CAVALIER DR
GARLAND, TX 75042

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 32563

MCLOUD JOY ANN
375 NICOLE DR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS
3813 OLMSTED DRIVE
ROCKWALL, TX 75032

MAH JEFFERY
3816 HASKELL CT
DALLAS, TX 75204

CASTILLO JOSE &
LUZ DELGAEDO
383 LAKESIDE DR
ROCKWALL, TX 75032

ROLDAN EMILY ELIZABETH AND IVAN
3901 STABLEGLEN DR
ROCKWALL, TX 75032

OSMUN DAVID CHARLES AND MARISHA
3902 STABLEGLEN DR
ROCKWALL, TX 75032

TORRES MARCUS ANTHONY AND AMANDA E
3905 STABLEGLEN AVE
ROCKWALL, TX 75032

WITHDRAWN

MATHEW RON KANNANTHANATHU AND
MARILYN TOMY
3906 STABLEGLEN DR
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE
3909 STABLEGLEN DRIVE
ROCKWALL, TX 75032

GILMORE CARA D
3910 STABLEGLEN DR
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE
3913 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING
TRUST
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES
3917 STABLEGLEN DRIVE
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS
395 NICOLE DR
ROCKWALL, TX 75087

SANCHEZ ARNULFO & ORALIA
398 NICOLE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE RD
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH
4001 STABLEGLEN DR
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING
CENTER
4002 STABLEGLEN DRIVE
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW
4003 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN
4006 STABLEGLEN DR
ROCKWALL, TX 75088

SANDERS DEJA AND
GERALD COLLINS III
4009 STABLEGLEN DRIVE
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY
4010 QUINCY STREET
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN
4010 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DUKE ROCHELLE
4013 OLMSTED DRIVE
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY
4013 STABLEGLEN DRIVE
ROCKWALL, TX 75088

JANDREW DUSTY R AND JUSTIN C
4014 QUINCY STREET
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE
4014 STABLEGLEN DR
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY
4017 OLMSTED DRIVE
ROCKWALL, TX 75032

RAMSBOTTOM DAVID BRADLEY AND DAWN
4018 QUINCY STREET
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON
4019 QUINCY STREET
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND
JESSICA GUAZZONE
4023 QUINCY ST
ROCKWALL, TX 75032

ROSS MEGAN ELIZABETH AND JAMES MATTHEW
4027 QUINCY STREET
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE
4101 QUINCY STREET
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE
4101 STABLEGLEN DRIVE
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE
4105 QUINCY STREET
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW
4105 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P
4106 STABLEGLEN DR
ROCKWALL, TX 75032

WITHDRAWN

DIVITTORIO ZEB ROBERT AND KELSEY LYNN
4110 STABLEGLEN DR
ROCKWALL, TX 75032

ROSOFF AMY LYNN
4111 QUINCY STREET
ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA
4113 STABLEGLEN DR
ROCKWALL, TX 75088

IRWIN MATTHEW LEE AND MYLIN NICOLE
4202 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A
4205 STABLEGLEN DR
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A
4206 STABLE GLEN DRIVE
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY ANN
4209 STABLEGLEN DR
ROCKWALL, TX 75032

THILE HUYEN AND
NAM TIEN NGO
421 NICOLE DRIVE
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS
4210 STABLEGLEN DRIVE
ROCKWALL, TX 75032

OCONNELL PETER JAMES AND MICHELLE ANN
4214 QUINCY ST
ROCKWALL, TX 75032

NIXON BRIAN & MICHELE
4215 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

RODRIGUEZ BRIAN
4230 TRILENE DR
GRAND PRAIRIE, TX 75052

LOPEZ SILVIA
430 RENEE DR
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE
4301 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH
4302 STABLEGLEN DRIVE
ROCKWALL, TX 75032

D R HORTON TEXAS LTD
4306 MILLER RD
ROWLETT, TX 75088

D R HORTON - TEXAS LTD
4306 MILLER RD STE A
ROWLETT, TX 75088

SIMUNEK FLOYD C AND KELLY M VERMEERSCH-SIMUNEK
4306 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE
4309 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MURRAY BRADY & JENNIFER
4310 STABLE GLEN DRIVE
ROCKWALL, TX 75032

RICHARDSON DANIELLE MARIE & THOMAS C II
4314 SELBORNE DRIVE
ROCKWALL, TX 75032

MILLIGAN BYRON PEYTON AND MELANIE BAILEY
4317 STABLEGLEN DR
ROCKWALL, TX 75032

POWELL SHEILA RENAY AND
KENDA DELYNN BROWN
4318 SELBORNE DRIVE
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

XU ZICAI
4509 PORTRAIT LANE
PLANO, TX 75032

WHEELER JANIS & KEVIN M
451 RENEE DR
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE
452 RENEE DR
ROCKWALL, TX 75032

YANEZ ALONSO TORRES
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

WITHDRAWN

CURTIS CHRISTOPHER LEE AND
BERT G CURTIS & PAMELA S CURTIS
4735 BEAR CLAW LANE
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E
4755 BEAR CLAW LANE
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE
4768 S STATE HWY 205
ROCKWALL, TX 75032

RISTER JOHN & CHRISTINE
4815 BEAR CLAW LANE
ROCKWALL, TX 75032

EBRAHIMI-SOHI OMID NAVID
5018 BRYAN STREET APT 204
DALLAS, TX 75206

LACAZE ALLISON KAY
503 NICOLE
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON
503 NICOLE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWLIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

DIAZ-ALMARAZ CARLOS OMAR
514 NICOLE DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA
523 NICOLE DR
ROCKWALL, TX 75032

PEREZ REYNA JUAN MARTIN
526 NICOLE
ROCKWALL, TX 75032

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

SHEPHERD PLACE HOMES INC
620 ROWLETT RD
GARLAND, TX 75043

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS'
ASSOCIATION INC
6750 HILLCREST PLAZA DRIVE SUITE 326
DALLAS, TX 75230

GONZALES BALTAZAR & LUZ MARIA ZUNIGA
C/O LAKE POINTE CHURCH
701 I-30
ROCKWALL, TX 75087

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN
7401 RODEO DR
DENTON, TX 76208

ESPARZA NORA
7723 GLENMERE TRAIL
SACHSE, TX 75048

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

COLUNGA MARIA CRISTINA
C/O BERNABE COLUNGA
807 N JOSEPHINE ST
ROYSE CITY, TX

RENNI CARMEL INVESTMENTS LLC
8140 WALNUT HILL LN SUITE 500
DALLAS, TX 75231

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75189

USCMF SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75032

TITLOW NICK AND ALYSSA
8913 BARTON CREEK
ROWLETT, TX 75089

WITHDRAWN

TAN JUDY AND
LAM KHANG DUY
914 FALCON TRAIL
MURPHY, TX 75094

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

BEDDER MANAGEMENT AUSTIN LLC
9901 BRODIE LANE SUITE 160-172
AUSTIN, TX 78748

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

MEADE JAMES W & ROBIN N
P. O. BOX 2107
ROCKWALL, TX 75087

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 75032

RCH WATER SUPPLY CORPORATION
PO BOX 2034
ROCKWALL, TX 75087

DRCE TRUST
PO BOX 2051
DEL MAR, CA 92014

CHINN DERRICK O
PO BOX 35011
LOS ANGELES, CA 90035

PROGRESS RESIDENTIAL BORROWER 4 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

WITHDRAWN

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

WITHDRAWN

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. Z2022-028: Zoning Change from AG to PD for SF and C

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-028: Zoning Change from AG to PD for SF and C

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

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

Respondent Information

Please provide your information.

First Name *

Michael

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Wallace

Address *

6271 Horizon Road

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

RECEIVED
JUN 0 2 2022

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. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tract 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tract 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tract 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], 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.

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Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

Good for the City and Overall Area.

Name:

Address:

SHEPHERD PLACE HOMES, INC.
DBA ROBBIE HALE HOMES
972-475-1100
10527 CHURCH RD #201
DALLAS, TX 75238-2224

Robbie Lee Hale, Pres

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

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

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Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tract 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tract 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tract 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

1) Character of the proposed development is inconsistent with the surroundings. It is too dense.
2) The infrastructure to access I-30 is insufficient and will be for years. The associated construction traffic will be a nuissance.

Name: Alexander Baker

Address: 2045 Broken Lance Ln, Rockwall, TX 75032

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

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Complete Opposition! We are already jam packed out here!

Respondent Information

Please provide your information.

First Name *

Chris

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Curtis

Address *

4735 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

TO: RYAN MILLER, ROCKWALL PLANNING AND ZONING DEPARTMENT

FROM: Christine and John Rister

PROPERTY OWNED: 4815 Bear Claw Ln, Rockwall, Texas 75032

DATE: June 10, 2022

RE: Lofland Tract– Case No. Z2022-027 – Requested Zoning Change from AG to PD (SF10)

We are **OPPOSED** to this zoning change for the following reasons:

1. The proposed density of the proposed development seeks to add over 1000+ new homes in the area that is bound by SH205, John King Blvd and Lofland Circle. This would increase the horrific traffic that already exists into and out of the area which notably is at a capacity that far exceeds the amount for which the roads were constructed. Indeed, the addition of the homes located north of FM549 and east of SH205 has already rendered the roads impassible at certain times of day. Often SH205 is backed up for well over a mile trying to navigate the FM549 and SH205 intersection and the SH205 and John King intersection. In fact, at times, the traffic on FM549 in either direction is often backed up so much that it makes it impossible to get out of our neighborhood (Oaks of Buffalo Way) and often takes 15-20 minutes to get through the FM549 and SH205 intersection. The addition of almost 2000 more cars is not sustainable in the current configuration. The increase of traffic is not limited to the immediate area around where the new development is proposed, it will have a rippling effect across Rockwall city and county. Furthermore, the infrastructure lacks the capacity for the increase in units. Traffic on all of the main thoroughfares is already at capacity. Interstate 30 is backed up for miles daily going in and out of Rockwall. All of the main roads, such as Horizon, Ridge, Goliad are constantly backed up.

2. Separately, what about the other infrastructure? Are the developers going to provide new fire and police buildings? This is just one of many developments that is under consideration by the City. The other development which is on the south side of our subdivision is even worse (see Case No. Z2021-057). This development proposes to build over 450 new homes. Between the two developments, if both approved, would make it impossible to leave our home to go anywhere and would destroy the community that is Rockwall. Rockwall residents do not want to become another Frisco or McKinney.

3. The schools in the area are maxed out. The middle school (Cain) that would service the students is already well beyond capacity with all classes ranging from 600-700 students per grade. The high school that would serve the area is similarly over capacity. The current freshman class alone is over 770 students. I am sure the elementary schools have similar issues. Though there is a bond that was passed, there is no current relief for the overcrowding of our classrooms. Adding 1000 new households will only exasperate the problem.

WITHDRAWN

4. There is already a sufficient number of small lot homes in the area (see SH205/FM549 DR Horton Development). Similar to the issues that arose when prior properties in the area (i.e., the Wallace Property) sought to change zoning, the planned subdivision is not consistent with the surrounding area homes and frankly is not needed and cannot be accommodated until the infrastructure is first changed.

While I understand that development is inevitable, cramming 1000+ new homes and the accompanying traffic and persons into an already over-crowded area without the proper infrastructure to get those persons in and out of the new development and without the proper room in schools to educate those persons is contrary to the best interest of Rockwall.

Christine and John Rister

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Gamez, Angelica

From: Danielle Reggia <[redacted]>
Sent: Tuesday, May 31, 2022 2:10 PM
To: Planning
Subject: CaseNo. Z2022-027 Zoning Change

Danielle Reggia
3100 Misty Ridge Ln
Rockwall, 75032

I am opposed to the request for reasons listed below:

Rockwall needs no more subdivisions without widening SH205 first. This will only cause more of a traffic nightmare on SH205.DO NOT DO IT!!!!!!! Think before building, Rockwall traffic is becoming out of control due to zoning and planning stupidity!

Danielle Reggia

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WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

From: [redacted]
To: Miller, Ryan; Planning
Date: Wednesday, June 15, 2022 6:12:29 PM

Good Evening Mr Miller.

I am writing to oppose the request as planned currently. While the plan is conforming, it is lacking in key measures that will allow me to support the plan.
These are the following:

1. There are homes in what appears to be the floodplain. While flooding is unlikely, the amount of water that flows towards / through this property is substantial and needs to be properly mitigated. I request a study from the Army Corps of Engineers furnished by the developer that shows that the development will not flood existing adjacent properties.
2. As Planned, there appear to be no access points to the greenspace (Trailheads) from Fontanna Ranch. As this development shares both the entrances along 549 with Fontanna Ranch it would help to have access to the trails from our neighborhood to present a cohesive greenspace on the south side.
3. Assuming that this plan requires infrastructure upgrades (Water tower, pumping stations, etc) they need to be roughly indicated on the plan.
4. Parks / greenspace (Trails and Trail heads) in this fine city are always built in the last phase. I compel the city / developer to make the park and trails / trailheads start in phase 1.

Thanks,

David

David & Mary Schoen
3006 San Marcos Drive
Rockwall, Texas 75032

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WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

From: [redacted]
To: Planning
Subject: Case Z2022-027
Date: Wednesday, June 8, 2022 12:44:14 PM

David Dunn
2841 Haymaker Dr
Rockwall, TX 75032

I am opposed to the zoning change

Rockwall is growing way too fast for the infrastructure in place. The streets are already overcrowded with traffic most any time of the day. The current construction of new homes, apartments and businesses are already going to impact our electric, water, sewage capacity. We do not need anymore construction. Thanks and best regards, Dave and Yese Dunn

---

This email was scanned by Bitdefender

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

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

The roads, 205 and 549, cannot handle the current traffic. Adding this many houses at this intersection would make it nearly impossible to commute or run errands.

Respondent Information

Please provide your information.

First Name *

David

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Osmun

Address *

3902 Stableglen Drive

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

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Case Number *

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Respondent Information

Please provide your information.

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

First Name *

Dusty

Last Name *

Jandrew

Address *

4014 Quincy St

City *

Rockwall

State *

TX

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

AGAINST DEVELOPMENT OF LOFLAND FARM DEVELOPMENT NEXT TO THE OAKS OF BUFALLO WAY DEVELOPMENT

Respondent Information

Please provide your information.

First Name *

GREGG

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

PODLESKI

Address *

1950 BROKEN LANCE LANE

City *

ROCKWALL

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

SEE ENCLOSED

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

CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

DRAFT

Ross, Bethany

From: [redacted]
[redacted]
Sunday, June 12, 2022 6:15 PM
To: Planning
Subject: Z2022-027: Zoning Change from AG to PD for sF-10 and GR

Ladies and Gentlemen:

Re: Z2022-027: Zoning Change from AG to PD for sF-10 and GR

My wife and I are vehemently opposed to the request for zoning change. Our home backs up to the road Lofland Cir and the farm property. We are in the buffer zone in the HOA Oaks of Buffalo Way.
Our reasons for our objection are listed below.

1. The traffic is already worsening daily without any additional developments. The roads were not intended to accommodate the existing traffic burden but even if widened would not be designed to accommodate the additional burden.
2. Our property value will decrease substantially with the view and the proximity of the planned development.
3. When we purchased the property it was as far out of the city noise and lights as we could get without actually leaving the city.
4. The schools are already over loaded and cannot accept the addition surge of students that will come with the developments.

Other considerations:

The city has benefited with high taxes on the property value which has skyrocketed in recent years. The city will continue to benefit from the higher taxes if the zoning change is denied.

When a citizen moves into the city it is understood that the city will act on their fiduciary responsibility to help those citizens thrive, not just to consider lining the city coffers at all costs.

Thank you in advance for your consideration

Gregory S. and Sandra G. Delk
2020 Broken Lance Ln
Rockwall TX 75032

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PLEASE RETURN THE BELOW FORM

CITY OF ROCKWALL - INSIDE THE 500' NOTIFICATION BUFFER

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and SR

Please place a check mark on the appropriate line below:

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

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

Traffic is already a huge problem on 205 & 549. I feel this would make it worse, at least until roads are completed

Name: Hoyt Armstrong

Address: 4001 Stableglen Rd Rockwall TX 75032

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

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Roads! Seriously Rockwall Co is a mess. 205 is a mess. This should matter.

Respondent Information

Please provide your information.

First Name *

Jacqueline

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Galloway

Address *

3913 Stableglen Drive

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other _____

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PLEASE RETURN THE BOTTOM PORTION OF THIS NOTICE

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

The proposed # of homes are more than the roads (even with widened 205) and schools can support. In addition, the value of our properties in the adjoining neighborhoods will greatly decrease. The proposed plan is not consistent with the properties that brought my family to Rockwall / Heath, and we will leave the area if this goes forward.

Name: James S. Moore

Address: 2005 Broken Lance Lane, Rockwall, TX 75032

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

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DRAFT

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Not enough roadway for the amount of traffic now ! To many accidents as it is

Respondent Information

Please provide your information.

First Name *

Janice

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Walker

Address *

1777 S FM 549

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

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- ( ) Other: _____

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PLEASE RETURN THE BELOW FORM

CITY OF ROCKWALL: INSIDE THE 500' NOTIFICATION BUFFER

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

Traffic on this end of 205 is very congested most of the day, especially during school hours with students coming and going to Keene Burton. The Stablegien connection may help, but 549 & 205 both need widening and much longer turning lanes. Traffic backs up and it can be difficult leaving Somerset park! Alternates needed!

Name: Jennifer Brady Murray

Address: 4310 Stablegien Dr, Rockwall, TX 75032

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

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CITY OF ROCKWALL - INSIDE THE 500' NOTIFICATION BUFFER

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

IT WOULD NEGATIVELY IMPACT THE QUALITY OF LIFE FOR MY FAMILY, REDUCE OUR PROPERTY VALUE, IMPEDE ON OUR VIEW OF SUNSETS, INCREASE POPULATION, TRAFFIC, AND STRESS TO OUR BELOVED CITY. KEEP ROCKWALL COUNTRY LIVING!

Name: JOEL PETERSEN

Address: 4309 STABLEGLEN DR. ROCKWALL, TX 75032

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

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Too much traffic and high density units. Area is too congested now.

Respondent Information

Please provide your information.

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

First Name *

Karen

Last Name *

Archibald

Address *

4003 Stableglen Drive

City *

Rockwall

State *

Texas

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zip Code *

75032

Email Address *

[redacted]

Phone Number

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ( ) Other: _____

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

Since HWY 276 was closed off to 205 it has become increasingly difficult to get to town. With the addition of 700+ new homes comes 1400+ more vehicles in the area creating more congestion + delays. Construction has been ongoing for years in this area, we should not have to put up with more before we return to normal. Possibility of ↑ crime. Habitat to wildlife, has been and will be, diminished. Rockwall needs to stop gobbling up land for housing. Leave some green space.

Name: LYNN PARKER

Address: 3015 WIMBERLEY LANE. ROCKWALL TX 75032.

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

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DRAFT

Ross, Bethany

From: M Bader <[redacted]>
Sent: Thursday, June 16, 2022 9:50 PM
To: Planning
Subject: Case No. Z2022-027

Attention Ryan Miller,

We are OPPOSED to the request for zoning change from AG to PD for SF-10 and GR regarding Case No. Z2022-027. We understand consideration for expansion of the city regarding residential properties; however high density housing development does not conform to current neighboring developments already in existence around the proposed site. Our residence has estate lots of considerable size at 1.5 acres each with custom homes compared to the proposed high density lots with standardized modeling. The volume of homes will impact existing infrastructure including and predominantly the roadways, both state owned and those controlled by the city, emergency services, and overwhelm the already bursting school system. Additionally the lot size variance will create a degradation of our property values impacting the entire region. Especially when taking into consideration that additional zoning changes are presently under request neighboring our development and throughout Rockwall County in close proximity to the city boundaries which will adversely impact those critical infrastructures.

Again, we are OPPOSED to the request for zoning change in Case No. Z2022-027.

Markus and Kimberly Bader
1940 Broken Lance Ln
Rockwall, TX 75032

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Overcrowding, traffic issues, beautiful land that will be destroyed.

Respondent Information

Please provide your information.

First Name *

Megan

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Ross

Address *

4027 Quincy st

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

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- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Ross, Bethany

From: Murtaza Shah <[redacted]>
Sent: Saturday, June 11, 2022 6:22 PM
To: Planning
Subject: Murtaza Shah, 4755 bear claw ln rockwall, TX 75032, Case#Z2022-027

Hi,

I am providing the below feedback in regards to this zoning change:

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

1. There will be a considerable amount of increase in traffic on 205 which is already congested.
2. Possible decrease in our property house values.

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CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

No infrastructure now for existing residents.

Respondent Information

Please provide your information.

First Name *

Robin

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Baley

Address *

5135 Bear Claw Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

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- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: .....

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PLEASE RETURN THE B... CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

Please place a check mark on the appropriate line below:

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

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

Traffic on 205 is already awful. It will be much worse if this is approved. Area becoming too dense to quick.

Name: Rochelle Duke

Address: 4013 Olmsted Drive, Rockwall, TX 75032

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

THORA

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

For this specific plan there are far too many 60ft lots. The distribution is lopsided towards small cramped lots. If the distribution were to to include more 70ft and 100ft lots I would be in favor of this proposal.

Respondent Information

Please provide your information.

First Name *

Ryan

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Bettevy

Address *

4010 Quincy St.

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) Other: _____

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Case Number *

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Current roadways are already congested and this change would bring more vehicle traffic than can be accommodated. Additional development will overburden electric, water, police and fire. We are already being told to conserve electricity and to expect blackouts. This change does not reflect the direction we want Rockwall to take.

Respondent Information

Please provide your information.

First Name *

Susan

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Bobie

Address *

3917 Stableglen Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; INSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Our streets can't handle the extra traffic. We don't have the school system for it. Areas with houses so close together tend to have a quick decline in quality of neighborhood. This plan will do away with the small charm feel that Rockwall still has. Im vehemently opposed to this!

Respondent Information

Please provide your information.

First Name *

Aztlan

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Torres

Address *

4031 Blythe St.

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

PLEASE RETURN THE BELOW FORM

Case No. Z2022-027: Zoning Change from AG to PD for SF-10 and GR

CITY OF ROCKWALL, OUTSIDE THE 500' NOTIFICATION BUFFER

Please place a check mark on the appropriate line below:

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

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

We strongly oppose this development due to the infrastructure of South Rockwall including but not limited to lack of Principal and Minor Arterials, Collectors, Public & Private Schools, Police & Fire services, and facilities.

Name: Dan & Karen Brecheen

Address: 1880 Broken Lance Lane Rockwall TX 75032

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

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Roads cannot support. Density is inconsistent with surrounding neighborhoods. No plan for schools.

Respondent Information

Please provide your information.

First Name *

Matt

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Scott

Address *

4925 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

[redacted]

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Former council member.

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CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

I live In the area and do not want the traffic increase

Respondent Information

Please provide your information.

First Name *

Nicole

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Johnson

Address *

4050 Blythe St

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Zoning & Specific Use Permit Input Form

Case Number *

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

Z-2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

No more growth until the roads are built to handle it.

Respondent Information

Please provide your information.

First Name *

Pail

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Last Name *

Jacobs

Address *

4047 Olmsted Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

CITY OF ROCKWALL; OUTSIDE THE 500' NOTIFICATION BUFFER

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

WITHDRAWN

Case Number *

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

Z2022-028 and Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Rockwall county and city don't have the infrastructure in place to handle all this growth. It appears people within the city council are not doing this for the people they were elected to serve. I'm sure some of not all on the city council are getting some kind of kickback for them to be allowing this to occur. Time to see which council members are for this and work to vote them out.

Respondent Information

Please provide your information.

First Name *

Edward

Last Name *

Tena

Address *

507 La Grange Dr

City *

Fate

State *

Tx

Zip Code *

75087

Email Address *

[redacted]

Phone Number

WITHDRAWN

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: People in the community

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WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027 & z2202-028

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

I live 2.1 miles from Springer elementary. We have 3 sons. It takes over 20 minutes to get them to school with the current traffic. With this many houses and no infrastructure it's going to double if not triple the time it takes to drive down the road. Not only that but emergency vehicles can't get through this intersection in a timely manor due to traffic. Please reconsider this at least until we have a 4 or more lane highway with turn lanes etc.

Respondent Information

Please provide your information.

First Name *

Chelsea

WITHDRAWN

Last Name *

Acree

Address *

772 Kensington drive

City *

Mclendon chisholm

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-27 and Z2022-28

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

The infrastructure in Rockwall can not support this many new homes. Traffic on 205 is already horrendous and the single grocery store in Rockwall (South of I30) can't handle the customers they have. It's a shame that I have to drive to Fate to find a good grocery store and Plano for decent restaurants build the infrastructure first! Get an HEB here and some non chain restaurants.

Respondent Information

Please provide your information.

First Name *

Daryl

WITHDRAWN

Last Name *

Hersch

Address *

905 Campton Court

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Jenessia Cunningham

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

We need infrastructure before anymore homes are considered. Traffic is horrendous and the schools can't be built quickly enough. We moved here for open spaces and education. Developers only care about lining their pockets not what impact they have on the community.

Respondent Information

Please provide your information.

First Name *

Jenessia

WITHDRAWN

Last Name *

Cunningham

Address *

836 Abington Way

City *

Mclendon-Chisolm

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Facebook

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WITHDRAWN

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Traffic towards 30 & Business 80 from 205 is congested as is. Turning on 205 from Pullen during rush hours or the weekend is also a NIGHTMARE.

Respondent Information

Please provide your information.

First Name *

Amber

WITHDRAWN

Last Name *

Peoples

Address *

1370 Pullen Rd

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

Lee, Henry

From: Amber Sims <[redacted]>
Sent: Tuesday, May 24, 2022 5:47 AM
To: Planning
Subject: Z2022-027 & Z2022-028

I'm writing to address my concerns regarding the captioned zone change case numbers.

First & foremost, traffic towards 30 & Business 80 from 205 is congested as is. Turning on 205 from Pullen Road during rush hours or the weekend is also a NIGHTMARE. It literally takes us 30 minutes to drive about 5 miles on 205 to our son's YMCA swim team practice at 4 in the afternoon.

In addition, the portion of Pullen Road we live off of is "maintained" by Rockwall County, however, it's current condition is horrid. Blind spots galore. There's absolutely zero drainage whatsoever, and most importantly - no warning signs advising drivers of the ditches they will be falling into if they swerve off the road. No guardrails to prevent this from happening either. The electric poles have shifted and the road is now above our home due to poor maintenance & lack of proper drainage which is more than likely what has caused our home to have foundation issues.

We can't even get AT&T or Suddenlink internet where we are and pay $200/month for satellite 5G internet (only) with NextLink.

So, in summary, it would be completely irresponsible of this committee to allow these zone changes for housing developments - providing new residents with new everything (roads, drainage, etc.) when their current hardworking, Rockwall taxpayers aren't being taken care of.

Amber Sims-Peoples
Commercial Risk Solutions
([redacted]

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WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Our schools and roadways are not able to handle this growth.

Respondent Information

Please provide your information.

First Name *

Ashlee

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Lum

Address *

1505 twin circle ct.

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

This will cause even more disruption to the current road issues. We moved out this far to get away from major development like this. We do not support this at all.

Respondent Information

Please provide your information.

First Name *

Bethany

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Kempfe

Address *

1500 sterling ridge ct

City *

Rockwall

State *

tX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

2500 homes is cramming to many families in an area not prepared for it. The roads can't handle what we already have and the schools are reaching their limits. We need to focus on the right kind of growth, quality over quantity. Surrounding cities are focused on cramming in as many roof tops as possible creating crowded roads and schools. Not to mention "starter homes" become rentals which never goes well.

Respondent Information

Please provide your information.

First Name *

Brenda

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Prewitt

Address *

2620 Wincrest dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

ROCKWALL COUNTY

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
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- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

We don't have enough roads, grocery stores or schools for these homes. Rockwall wasn't built for this kind of congestion. Our crime rates will go up and quality of living will go down.

Respondent Information

Please provide your information.

First Name *

Derek

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Morgan

Address *

1410 Wheelers Way

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other: _____

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- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Respondent Information

Please provide your information.

First Name *

Eben

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Burns

Address *

2025 Hodges Lake Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) Other _____

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ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

The infrastructure does not support additional housing. Highway 205 allows 1 lane in either direction and has significant back ups. There are multiple farms on this road which separates the city from the county. Those living in the county do not wish to live a city lifestyle with overcrowded roads, small lots of lands, heavy population and disintegration of farms.

Respondent Information

Please provide your information.

First Name *

Frabkt

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Merlino

Address *

2410 Wincrest Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

ROCKWALL COUNTY

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

This is a really bad idea. So much wrong with this. I didn't move to Rockwall to live like I'm in Dallas.

Respondent Information

Please provide your information.

First Name *

Ghost Star

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Morgan

Address *

1410 Wheelers Way

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other _____

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WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

We do not have the roads for the increased population.

Respondent Information

Please provide your information.

First Name *

Gladys

WITHDRAWN

Last Name *

Cavallo

Address *

520 Antler Circle

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Currently needed infrastructure changes including roadways, schools, water treatment capacity, sewer and water transmission support must come first before any new significant development takes place. Rockwall is not designed to support such extreme growth. And for those already living or commuting through this area, their lives would be negatively impacted if this was rezoned.

Respondent Information

Please provide your information.

First Name *

Grant

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Holmes

Address *

1420 Wheelers Way

City *

Rockwall

State *

Texas

Zip Code *

76032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other Commute through area and children attend school near request area

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail
- ( ) I read about the request on the City's website
- (•) I saw a zoning sign on the property
- ( ) I read about the request in the Rockwall Herald Banner
- ( ) My neighbors told me about the request
- ( ) Other: _____

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Google Forms

WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

A subdivision like this in this area would cripple and already congested traffic pattern making it almost impossible to get into Rockwall from the south with any expediency.

Respondent Information

Please provide your information.

First Name *

Kerry

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Andersen

Address *

1450 Ashley Ct

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Social Media

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Our city infrastructure cannot support more high density home lots.

Respondent Information

Please provide your information.

First Name *

Kristin

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Dunn

Address *

2170 Lake Estates

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

ROCKWALL COUNTY

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ◉ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ○ Other: _____

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WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Respondent Information

Please provide your information.

First Name *

Lindsay

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Weir

Address *

2225 Lake Estates Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Infrastructure cannot support this subdivision

Respondent Information

Please provide your information.

First Name *

Losa

WITHDRAWN

Last Name *

Reeves

Address *

1400 Windpointe

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Too large a development. Traffic in this area is already a nightmare with no foreseeable changes being made by the County or city of Rockwall in the near future. Everyone who travels past this area in AM or PM traffic is already waiting in traffic for 30 to 40 minutes to travel the one lane either way on 205. This would make southbound traffic backup well into Rockwall and Northbound into Rockwall even worse than the 3/4 mile it is today. A betteruse would be to zone it commercial and bring in some more venues for food stores, shopping choices etc. i thinkRockwall needs an experienced city planner & group that understands how to grow a successful city.

Respondent Information

Please provide your information.

WITHDRAWN

ROCKWALL COUNTY

First Name *

Margaret

Last Name *

Resquer

Address *

1140 Amber Way

City *

Rockwall

State *

Texas

Zip Code *

75032

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Live off 548 and must use 205 or 276 for entry into Rockwall daily. Its a nightmare!

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Saw the sign, neighborhood discussions,

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

The city, our roads, it's schools and it's infrastructure cannot hold or support an additional zoning of 2000 more dwellings. The traffic is already horrendous, the elementary's are over populated, and the city wait times are unbelievable anywhere you go.

Respondent Information

Please provide your information.

First Name *

Megan

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Elrod

Address *

2445 Wincrest Dr.

City *

Rockwall

State *

TX

Zip Code *

75032

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I drive 205 multiple times a day from I30 to the far south side of Rockwall near 548. The roads cannot hold - new development of 2000 additional dwellings. Neither can the schools.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Overcrowding in schools and roads will be a major problem if any large developments come up before roads are widened and there are plans and funds for new schools to accommodate new homes

Respondent Information

Please provide your information.

First Name *

Melissa

WITHDRAWN

ROCKWALL COUNTY

Last Name *

English

Address *

500 Antler Circle

City *

Rickwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) Other: _____

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Case Number *

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Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Traffic is already terrible on 205, can't support population explosion.

Respondent Information

Please provide your information.

First Name *

Michael

WITHDRAWN

Last Name *

Thompson

Address *

1500 Wheelers Way

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- ( ) I received a property owner notification in the mail.
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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Too dense for existing roads and infrastructure.

Respondent Information

Please provide your information.

First Name *

Michelle

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Thompson

Address *

1500 Wheelers Way

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Respondent Information

Please provide your information.

First Name *

Natalie

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Burns

Address *

2025 Hodges Lake Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other _____

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Key infrastructure is not currently in place to support the additional burden of adding homes in this area. Roads in this area are already backed up regularly due to the expansion with unplanned infrastructure updates. Adding homes will only add burden to an area that was poorly planned.

Respondent Information

Please provide your information.

First Name *

Rebecca

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Vos

Address *

1530 Bell Haven Ct

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z20222-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Too many houses in Rockwall. Want to maintain the environment and seclusion that this city provides. DON'T want to increase the Rockwall population.

Respondent Information

Please provide your information.

First Name *

Stacie

WITHDRAWN

ROCKWALL COUNTY

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

We already have a water shortage in the summers and the traffic is utterly ridiculous. I would like to spend money locally but we now order everything we possibly can from Amazon because the traffic in Rockwall is just not worth the frustration.

Respondent Information

Please provide your information.

First Name *

Stacey

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Keeling

Address *

1405 Ashley Court

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

WITHDRAWN

ROCKWALL COUNTY

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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WITHDRAWN

ROCKWALL COUNTY

Last Name *

Skinner

Address *

2260 Lake Estates Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other _____

This content is neither created nor endorsed by Google.

Google Forms

WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Keep Rockwall rural. Our roadways cannot handle the traffic as it is. And we don't need housing on small lots!

Respondent Information

Please provide your information.

First Name *

Susan

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Jacobs

Address *

1505 Sterling Ridge Ct

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other I pass through this intersection on my way north

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail
- ( ) I read about the request on the City's website
- ( ) I saw a zoning sign on the property
- ( ) I read about the request in the Rockwall Herald Banner
- (•) My neighbors told me about the request
- ( ) Other:

This content is neither created nor endorsed by Google

Google Forms

WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Traffic is already abysmal on the 205/549 lights, and to add this many homes and trips per day to an already severely strained area is ridiculous. Rockwall city & county along with TXDOT need to address the traffic needs of the SOUTH ROCKWALL county before any further expansion.

Respondent Information

Please provide your information.

First Name *

Tara

WITHDRAWN

Last Name *

Edwards

Address *

500 Hideaway Ct

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

[redacted]

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: a resident who has no other way to get to town other than this heavily traffic area.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other:

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Google Forms

WITHDRAWN

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2022-027

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Lack of infrastructure

Respondent Information

Please provide your information.

First Name *

Wayne

WITHDRAWN

ROCKWALL COUNTY

Last Name *

Wiley

Address *

2235 Hodges Lake

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

[redacted]

Phone Number

WITHDRAWN

ROCKWALL COUNTY

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other _____

This content is neither created nor endorsed by Google.

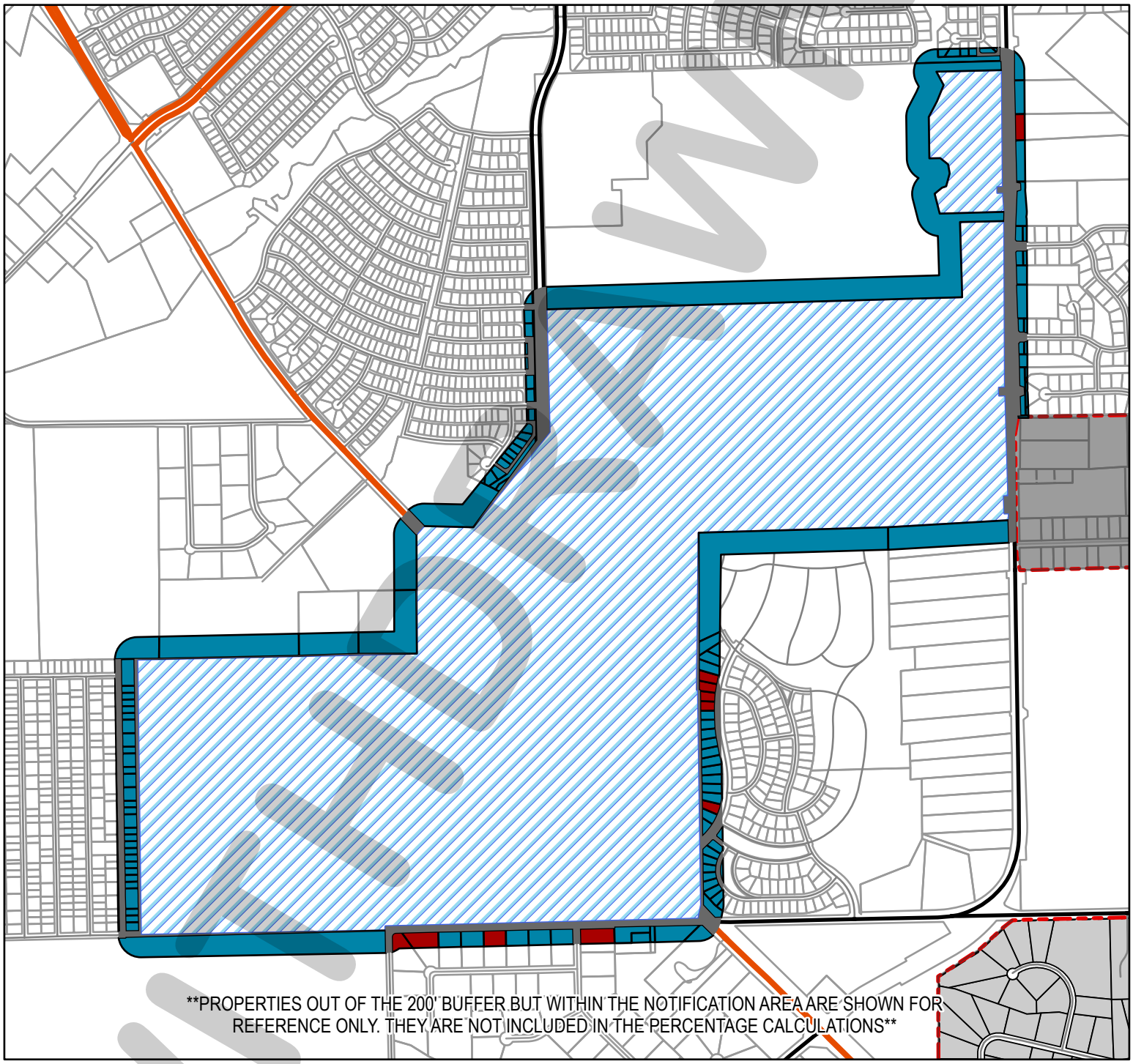
Google Forms

WITHDRAWN

City of Rockwall

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

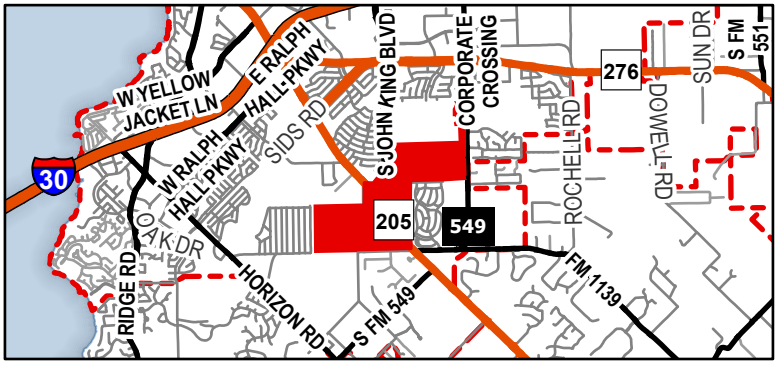
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



PROPERTIES OUT OF THE 200' BUFFER BUT WITHIN THE NOTIFICATION AREA ARE SHOWN FOR REFERENCE ONLY. THEY ARE NOT INCLUDED IN THE PERCENTAGE CALCULATIONS

Z2022-027 Zoning Change (AG to PD) for the Lofland Tract

- Subject Property
- NO RESPONSE 75.87% (106.41 Acres)
- ROW 20.62% (28.93 Acres)
- FOR 0% (0 Acres)
- AGAINST 3.49% (4.90 Acres)



Legend

Date Created: 6/24/2022

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

SKORBURG
COMPANY
Skorburg Company
8214 Westchester Dr., Ste.900
Dallas, TX 75225

May 20, 2022

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company respectfully requests that our project be taken to the June 7th, 2022 Planning and Zoning Commission Meeting (Work Session), the June 14th, 2022 Planning and Zoning Commission Meeting (Action Meeting), and subsequently the June 20th 2022 City Council Meeting. This project consists of ±540.33 Acres in the W.H. Baird, A. Johnson and J.R. Johnson Survey, City of Rockwall, Rockwall County, and generally located at the Northeast corner of and Southwest corner of John King Blvd and S. Goliad St (Highway 205).

The property is currently zoned AG. We are proposing a development of single-family detached residential homes on lots ranging from a minimum of 7,440 SF to 15,000 SF which equates to a maximum density of 2.36 units per acre (compliant with the comprehensive plan). Additionally, we are proposing approximately 36.4 Acres of Commercial at the intersection of John King and Goliad. This community will feature high quality homes featured in other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

This zoning request fully conforms to the City's Comprehensive Plan with no variances being requested. Over and above complying with the City's Comprehensive Plan, this ordinance also makes voluntary commitments to high quality construction materials such as a 90% minimum masonry requirement and enhanced garage doors. Additionally, this community will feature total open space of 21.5% (compliant with the 20% open space requirement), as well as an extensive list of amenities including:

- Two (2) complimentary amenity centers that will collectively feature a clubhouse, pavilion, a playground, multi-use court (e.g. pickle ball and basketball court), restrooms, swimming pool, and parking
- Enhanced entry monumentation
- Extensive HOA maintained trail system with high quality trail heads
- A proposed 16.5-acre contiguous tract of land to be dedicated to the City of Rockwall for a City Park that will add beauty, quality of life, and increase property values for future and existing residents of the surrounding area.

The 100' wide lots and proposed City Park have been deliberately located on the south side of the site to be visually compatible with the Oaks of Buffalo Way subdivision to the south. The 62' and 72' wide lots shall be intermixed in conformance with City's Comprehensive Plan with the sole exception being the westernmost pod of 62' wide lots located adjacent to Lake Rockwall Estates on the basis that this area requires two flood-plain crossings be constructed for access and is tucked behind a large open space and has little to no visibility from any perimeter of the property.

WITHDRAWN

We look forward to working with the City of Rockwall to once again to develop another gorgeous development.

Cordially Yours,

Adam Buczek, Development Partner
Skorburg Company

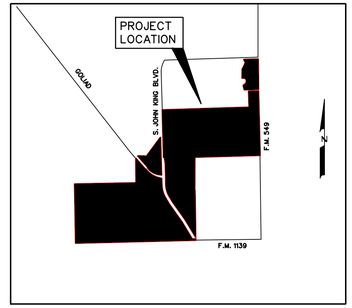
WITHDRAWN

(A) REPRESENTATIVE PRIMARY ENTRY MONUMENT

(B) REPRESENTATIVE BERM ALONG LOFLAND CIRCLE

(C) REPRESENTATIVE SECONDARY ENTRY MONUMENT

(D) REPRESENTATIVE TRAIL HEAD



LOCATION MAP
N.T.S.

LEGEND

TYPICAL LOT SIZES

- 62' X 120' - 618 LOTS
- 72' X 120' - 306 LOTS
- 82' X 120' - 54 LOTS
- 100' X 150' - 103 LOTS
- OPEN SPACE - 141.11 Ac.
- AMENITY CENTER - 3.3 Ac.
- CITY PARK - 21.0 Ac.
- WATER TOWER - 1.5 Ac.

DEVELOPER TO PLANT EVERGREEN TREES AS NEEDED EVERY 10' TO CREATE A SOLID LIVING SCREEN.

LOFLAND CIRCLE WILL BE RESURFACED WHEN THE CONTIGUOUS PROPERTY IS DEVELOPED.

RESIDENTIAL ACREAGE CALCULATIONS

GROSS ACRES	498.29
FLOOD PLAIN ACRES	76.21
HOA OPEN SPACE (NET OF FLOOD PLAIN)	64.90
CITY PARK ACRES	21.0
AMENITY CENTER ACRES	3.3
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	127.30

COMMERCIAL ACREAGE CALCULATIONS

GROSS ACRES	46.6
FLOOD PLAIN ACRES	12.7
OPEN SPACE BUFFER ACRES (NET OF FLOOD PLAIN)	5.2
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	11.55

TOTAL ACREAGE CALCULATIONS

TOTAL ACRES	544.89
GROSS FLOOD PLAIN ACRES	88.91
TOTAL RESIDENTIAL LOTS	1081
GROSS RESIDENTIAL DENSITY	1.984
TOTAL OPEN SPACE ACRES (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	138.85
TOTAL OPEN SPACE PERCENTAGE (INCLUDING 50% CREDIT FOR FLOOD PLAIN)	25.4%

OWNERS

J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND, WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND, GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

CONCEPT PLAN
OF

LOFLAND TRACT

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JUNE 2022 SCALE 1" = 400'

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

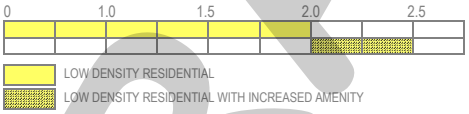
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

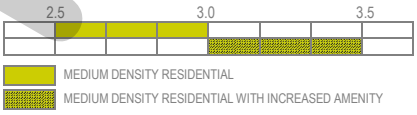
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

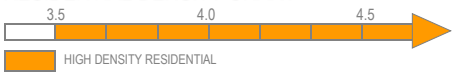
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

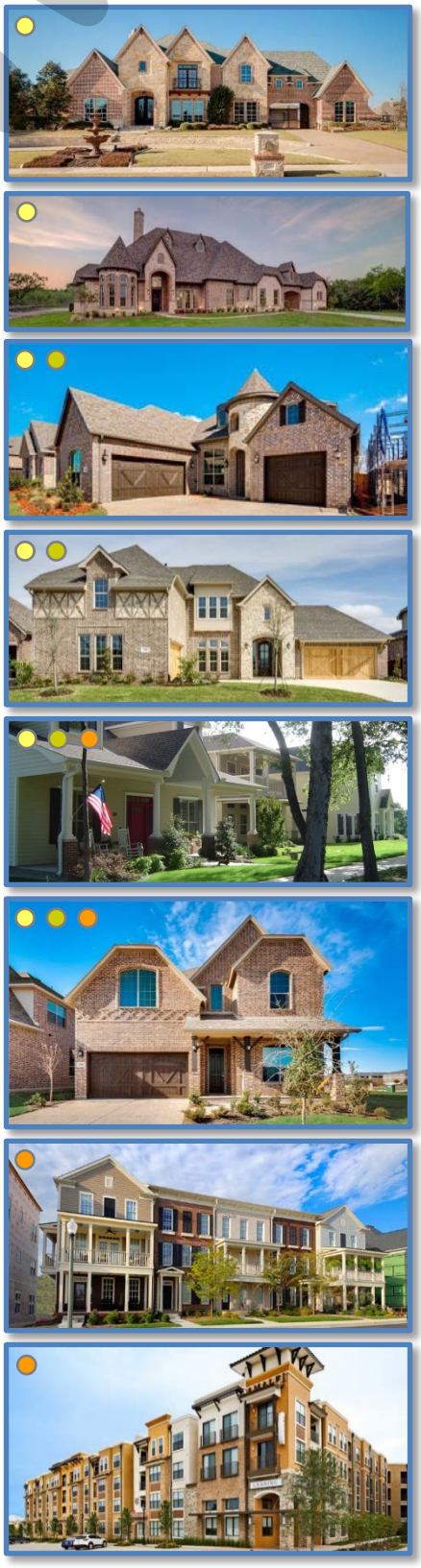
EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY



UNDRAWN

01.02 COMMERCIAL

COMMERCIAL/RETAIL (CR)

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
2. *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Shops at Stone Creek
2. Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [*SH-205*]
3. Walmart Neighborhood Market Shopping Center

COMMERCIAL/INDUSTRIAL (CI)

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
2. *Secondary Land Uses:* Warehouse and Outside Storage
3. *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

1. Areas Adjacent to National Drive
2. Areas Adjacent to Sids Road

BUSINESS CENTERS (BC)

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (*e.g. restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
2. *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
3. *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Trend Tower

WITHDRAWN

16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

POINTS OF REFERENCE

A. Meadow Creek Estates Subdivision
B. Hickory Ridge Subdivision
C. Lofland Farms Subdivision
D. RISD's Career Academy
E. Somerset Park Subdivision
F. Sterling Farms Subdivision
G. Fontanna Ranch Subdivision
H. Timber Creek Subdivision

LAND USE PALETTES

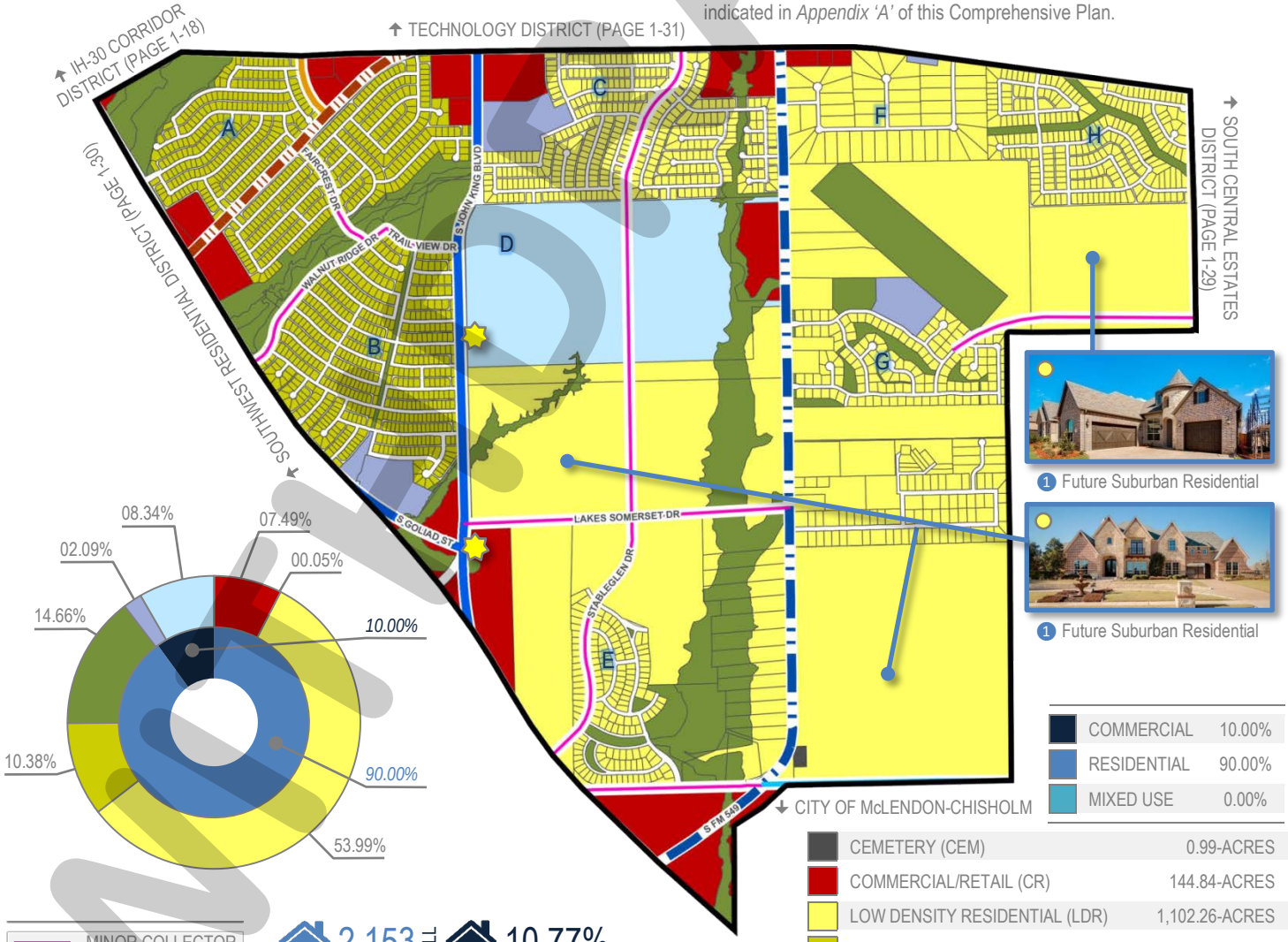
Current Land Use
Future Land Use

John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
2. *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



COMMERCIAL	10.00%
RESIDENTIAL	90.00%
MIXED USE	0.00%

CEMETERY (CEM)	0.99-ACRES
COMMERCIAL/RETAIL (CR)	144.84-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,102.26-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	200.85-ACRES
PARKS AND OPEN SPACE (OS)	283.44-ACRES
PUBLIC (P)	40.36-ACRES
QUASI-PUBLIC (QP)	161.33-ACRES

MINOR COLLECTOR
M4D
M4U
TXDOT 4D
TXDOT 6D

	CURRENT	% OF ROCKWALL	BUILD OUT
	2,153	10.77%	3,757
	5	0.28%	
	6,911	11.61%	12,060

NOT FINAL

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

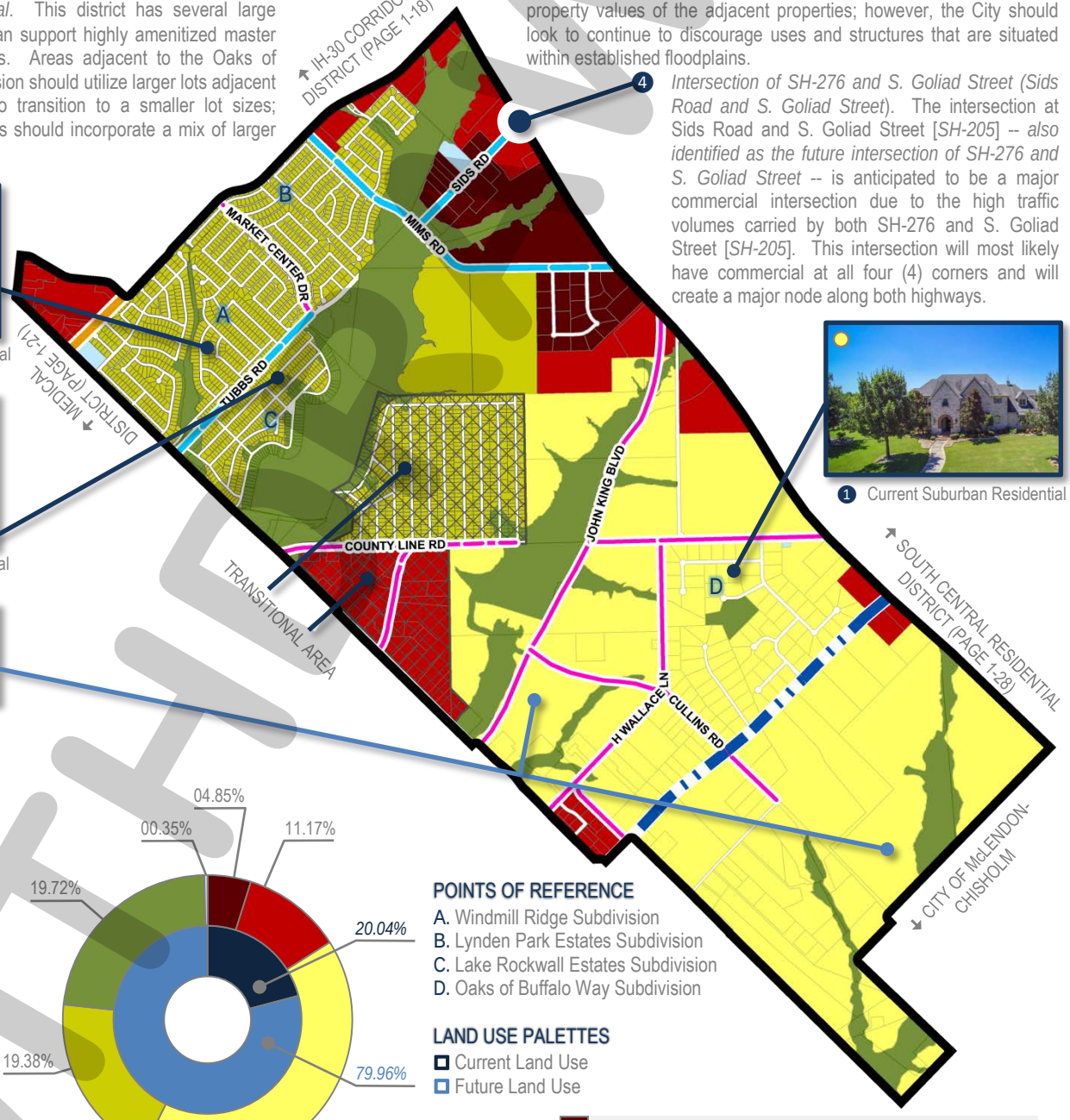
4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.

1 Current Suburban Residential

1 Current Suburban Residential

1 Future Suburban Residential

1 Current Suburban Residential

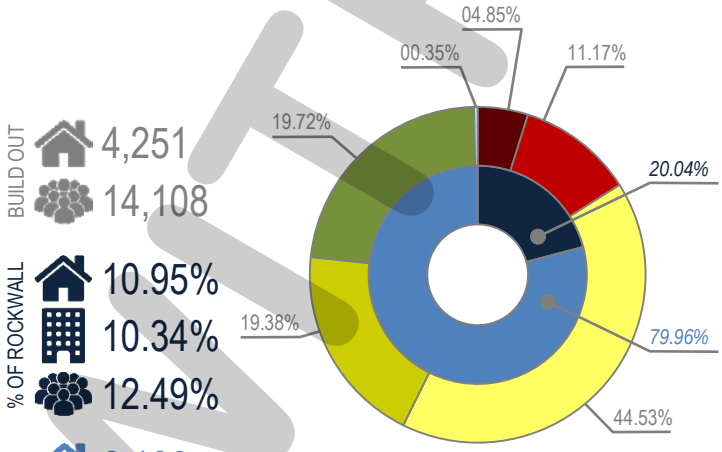


POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

LAND USE PALETTES

Current Land Use
Future Land Use



BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437

COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR
M4D
M4U
TXDOT 4D

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

WITHDRAWN

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, *BEING* A 544.89-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 3 & 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT NO. 123; TRACTS 7 & 7-2 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25; AND TRACTS 3 & 4 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Adam Buczek of the Skorburg Co. on behalf of David Bond of the Lofland Family for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and General Retail (GR) District land uses, on a 544.89-acre tract of land identified Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

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

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

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amended zoning classification for the *Subject Property*;

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

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property -- prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan depicted in Exhibit 'C' of this ordinance* -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That residential development on the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall

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identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 6. That commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 15TH DAY OF AUGUST, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

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1st Reading: *August 1, 2022*

2nd Reading: *August 15, 2022*

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Exhibit 'A':
Legal Description

BOUNDARY 1

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found at the northwest corner of a called 139.308-acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308-acre tract, at a distance of 973.07-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01-feet to a ½-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57-feet;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90-feet;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10-feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03-feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99-feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 55 degrees 23 minutes 36 seconds West, continuing with the northeast line of said SH 205, a distance of 19.60-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 06 degrees 20 minutes 55 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 1,275.25-feet (Chord Bearing North 34 degrees 13 minutes 17 seconds West - 1,274.59-feet), to the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93-feet and a central angle of 52 degrees 52 minutes 54 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 927.51-feet (Chord Bearing North 24 degrees 59 minutes 44 seconds East - 894.94-feet), to the point of tangency;

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35-feet to a ½-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00-acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00-acre tract, a distance of 3,696.05-feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54-feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00-acre tract, a distance of 669.62-feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00-acre tract, a distance of 393.66-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16-feet;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97-feet;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00-feet;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16-feet;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00-feet;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71-feet to a ½-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308-acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308-acre tract, a

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distance of 1,672.69-feet to the *POINT OF BEGINNING* and containing 268.2965-acres of land.

BOUNDARY 2

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120-acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.)., part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60-acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05-acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598-acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72-acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72-acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81-feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01-feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29-feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East 116.29-feet);

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tagent curve to the right, having a radius of 11,389.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95-feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East 496.91-feet);

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 08 degrees 54 minutes 51 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,775.05-feet (Chord Bearing South 35 degrees 28 minutes 22 seconds East 1,773.26-feet) to a point from which a found 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap bears North 55 degrees 23 minutes 36 seconds East, a distance of 2.26-feet;

THENCE South 55 degrees 23 minutes 36 seconds West, continuing with the southwest line of said SH 205, a distance of 44.21-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 299.87-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56-feet to a point on a non-tangent curve to the left, having a radius of 5,105.59-feet

and a central angle of 12 degrees 47 minutes 28 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.82-feet (Chord Bearing South 38 degrees 03 minutes 30 seconds East 1,137.45-feet) to the south line of said Lofland 72-acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72-acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42-feet passing the southwest corner of said Lofland 72-acre tract and the southeast corner of said Lofland 60-acre tract, continuing with the south line of said Lofland 60-acre tract and the north line of said Lofland Circle, a total distance of 2,789.02-feet to the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60-acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98-feet to the southwest corner of said Lofland 60-acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60-acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25-feet to the northwest corner of said Lofland 60-acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60-acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28-feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60-acre tract and the south line of said Lazya & Luna Real Estate, LLC tract, a distance of 1,232.98-feet to a ½-inch iron rod found at the southeast corner of Lazya & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60-acre tract and the south line of said Forrest tract, a total distance of 2,545.43-feet to the southeast corner of said Forrest tract, being in the west line of said Lofland 72-acre tract;

THENCE North 01 degree 05 minutes 11 seconds West, with the west line of said Lofland 72-acre tract and the east line of said Forrest tract, a distance of 571.91-feet to the *POINT OF BEGINNING* and containing 242.8992-acres of land.

<u>BOUNDARY 3</u>

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 20200000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.C.T.), being in an interior south line of a called 173.00-acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No, 2010-00443616 O.P.R.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85-feet;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a

distance of 50.00-feet;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00-feet;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12-feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74-feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00-acre tract;

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76-feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00-acre tract and generally along said creek, a distance of 15.83-feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60-feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13-feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44-feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88-feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55-feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30-feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61-feet;

THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60-feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10-feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77-feet;

THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42-feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01-feet to the *POINT OF BEGINNING* and containing 16.89-acres of land.

<u>BOUNDARY 4</u>

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

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Exhibit 'A':
Legal Description

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93-feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60-feet to the point of curvature of a curve to the right, having a radius of 894.93-feet and a central angle of 52 degrees 46 minutes 14 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 824.25 (Chord Bearing South 24 degrees 56 minutes 28 seconds West 795.42-feet), to the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 01 degree 59 minutes 12 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the left, an arc distance of 399.07-feet (Chord Bearing North 38 degrees 56 minutes 12 seconds West 399.05-feet);

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00-feet the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05-feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West 503.01-feet);

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00-feet to the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75-feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West 161.75-feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed ½-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86-feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07-feet to the southernmost southeast corner of said Hickory Ridge Phase Four;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17-feet to the *POINT OF BEGINNING* and containing 15.5866-acres of land.

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Exhibit 'B':
Survey

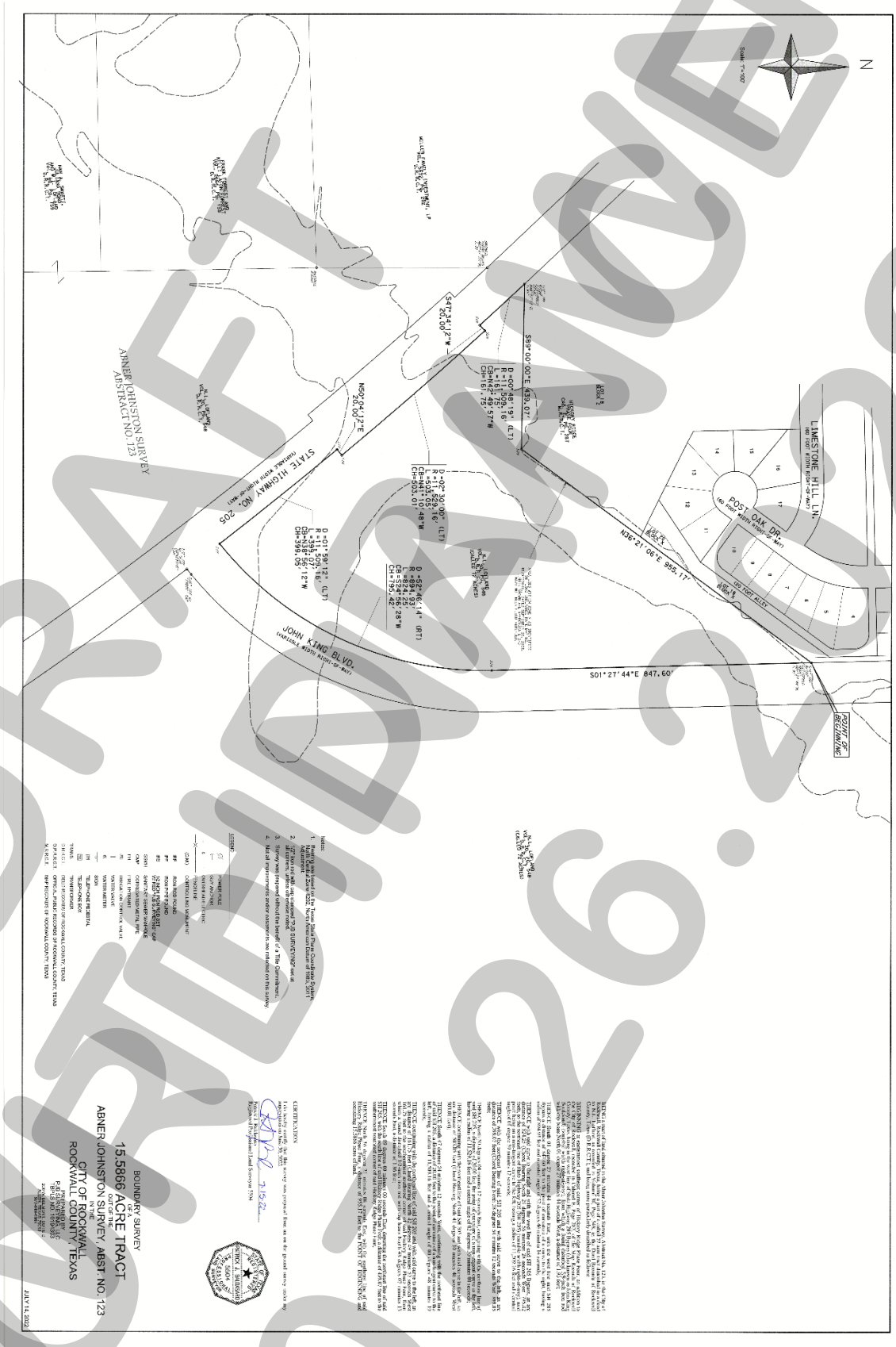

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Exhibit 'B':
Survey

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Exhibit 'B':

Survey

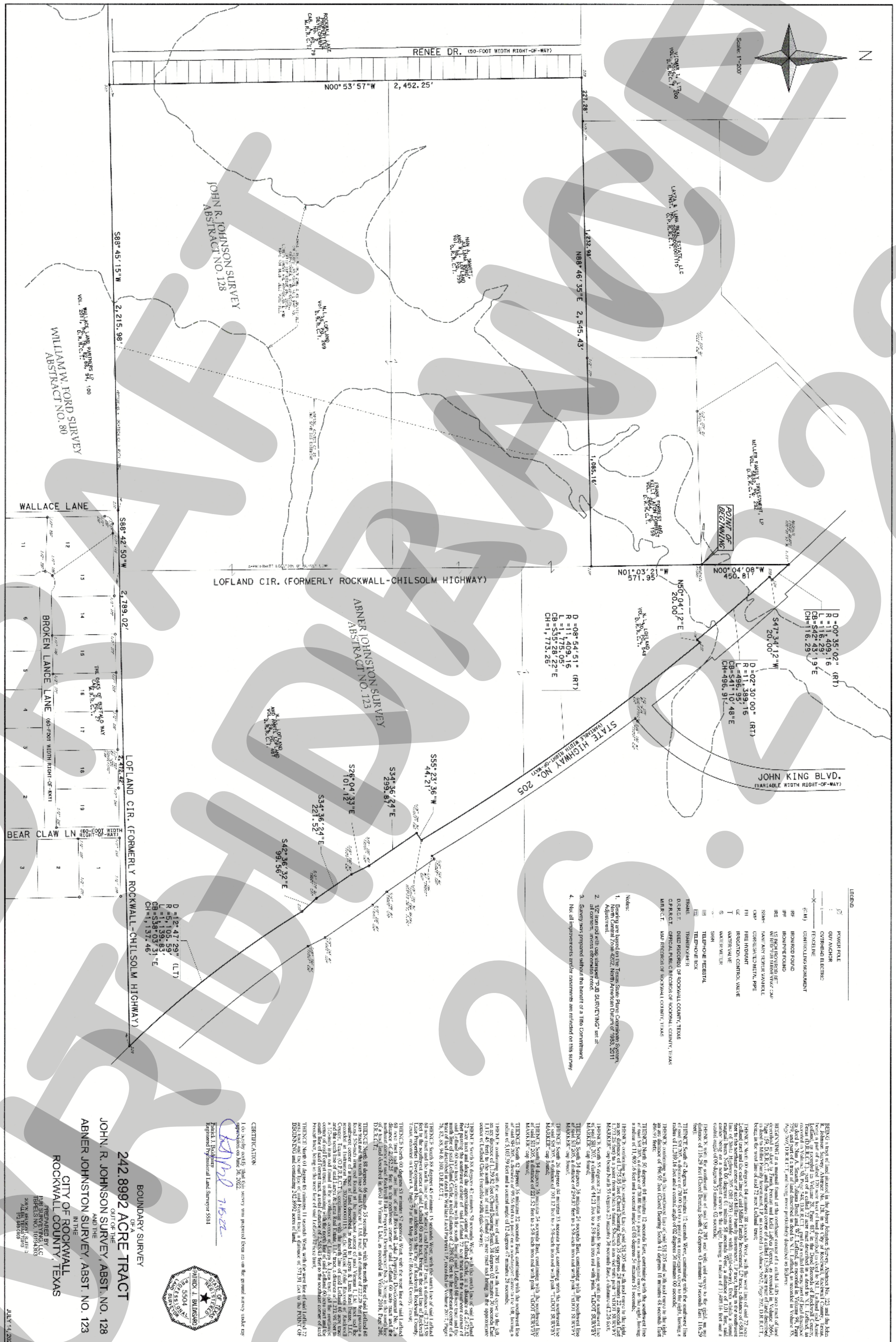

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Exhibit 'B':
Survey

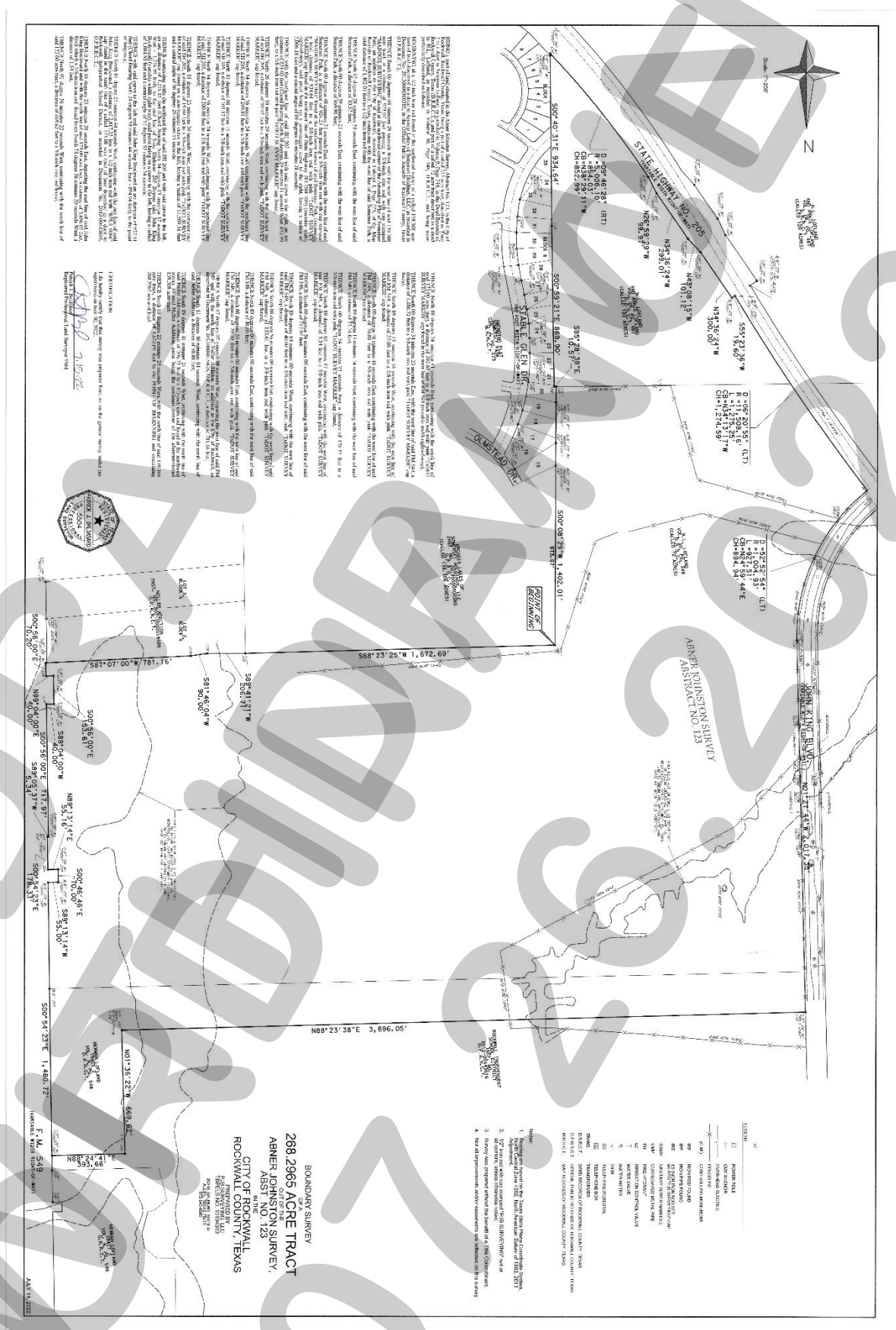

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Exhibit 'C':
Concept Plan

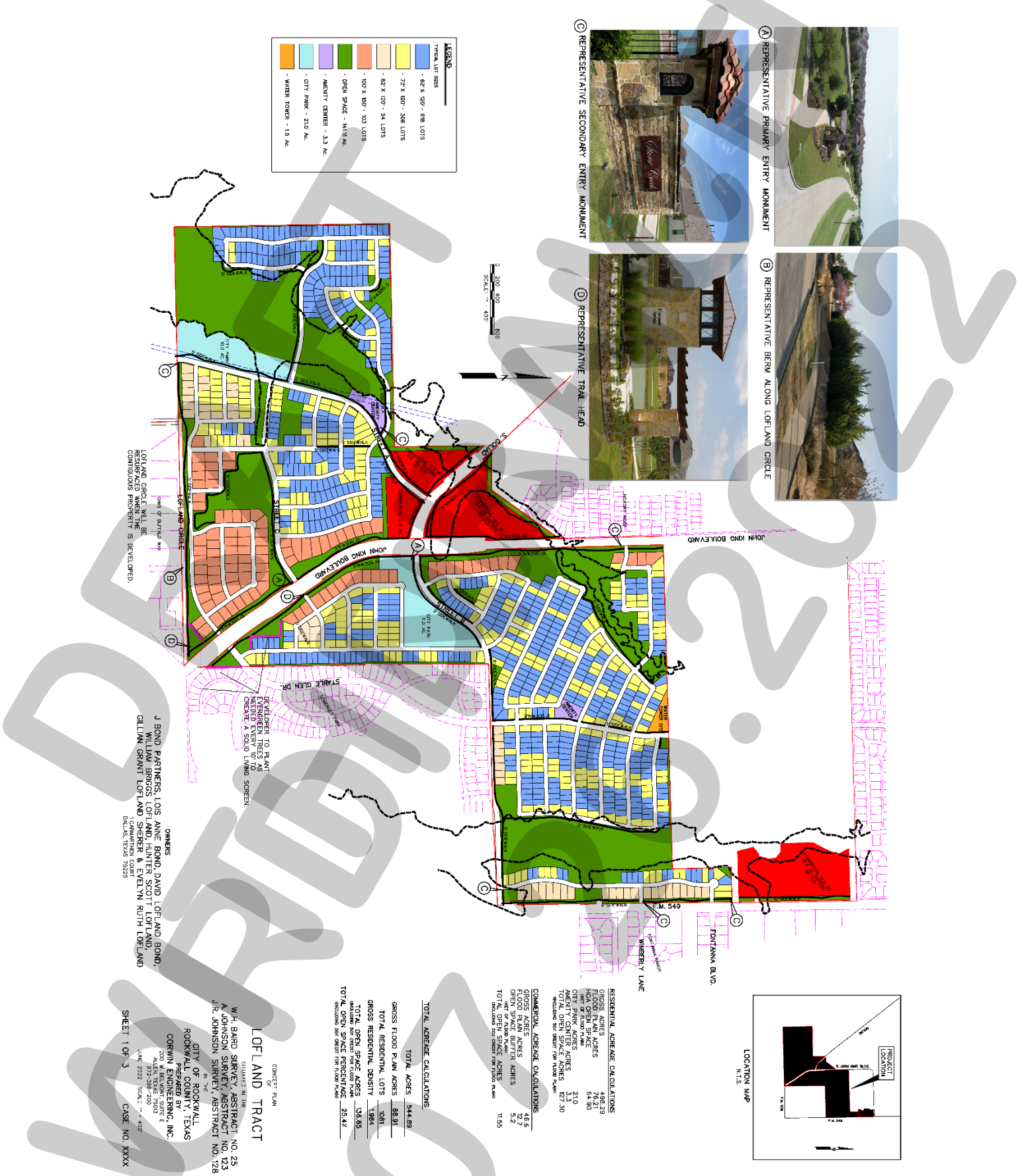

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Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ☑ Animal Boarding/Kennel without Outside Pens
- ☑ Animal Hospital or Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Commercial Parking Garage
- ☑ Residence Hotel
- ☑ Motel
- ☑ Cemetery/Mausoleum
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Emergency Ground Ambulance Services
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Temporary Carnival, Circus, or Amusement
- ☑ Portable Beverage Service Facility
- ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses
- ☑ Copy Center
- ☑ Garden Supply/Plant Nursery
- ☑ Self Service Laundromat
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ Self Service Car Wash
- ☑ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Antenna Dish
- ☑ Commercial Freestanding Antenna
- ☑ Helipad

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☑ Railroad Yard or Shop
☑ Transit Passenger Facility

(2) *Residential Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	62' x 120'	7,440 SF	618	57.17%
B	72' x 120'	8,640 SF	306	28.31%
C	82' x 120'	9,840 SF	54	4.99%
D	100' x 150'	15,000 SF	103	9.53%
		Maximum Permitted Units:	*1,081*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.984* dwelling units per gross acre of land; however, in no case should the proposed development exceed *1,081* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***
Minimum Lot Width [1]	62'	72'	82'	100'
Minimum Lot Depth	120'	120'	120'	150'
Minimum Lot Area (SF)	7,440 SF	8,640 SF	9,840 SF	15,000 SF
Minimum Front Yard Setback [2] & [5]	20'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	20'	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'	25'
Maximum Height [3]	36'	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,200 SF	2,600 SF	2,600 SF	3,000 SF
Maximum Lot Coverage	65%	65%	65%	65%

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet

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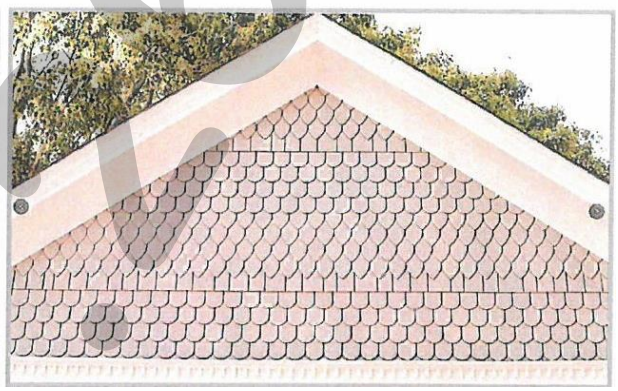
for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a General Retail (GR) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(4) *Building Standards for Residential.* All residential development shall adhere to the following building standards:

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitous fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

Examples of Cementitious Fiberboard



(b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

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(c) *Garage Orientation and Garage Doors.* This development shall adhere to the following garage design standards and orientation requirements:

(1) *Type 'A' Lots*. The *Type 'A' Lots* (*i.e. the blue lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration. A maximum of 20.00% of all lots (*i.e. 123 Lots*) shall be permitted to be oriented in a *flat-front entry configuration -- allowing the garage to be flush with the front façade of the primary structure* -- pending the front yard setback is increased to a minimum setback of 25-feet.

(2) *Type 'B' & 'C' Lots*. The *Type 'B' & 'C' Lots* (*i.e. yellow and beige colored lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

(3) *Type 'D' Lots*. The *Type 'D' Lots* (*i.e. peach colored lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is *required* to be situated behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration (*i.e. a minimum of a three [3] car garage is required on all Type 'D' Lots*).

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Wood Garage Door

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(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 3 & 4 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	62' x 120'	(1), (2), (3), (4)
B	72' x 120'	(1), (2), (3), (4)
C	82' x 120'	(1), (2), (3), (4)
D	100' x 150'	(1), (2), (3), (4)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

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

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Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

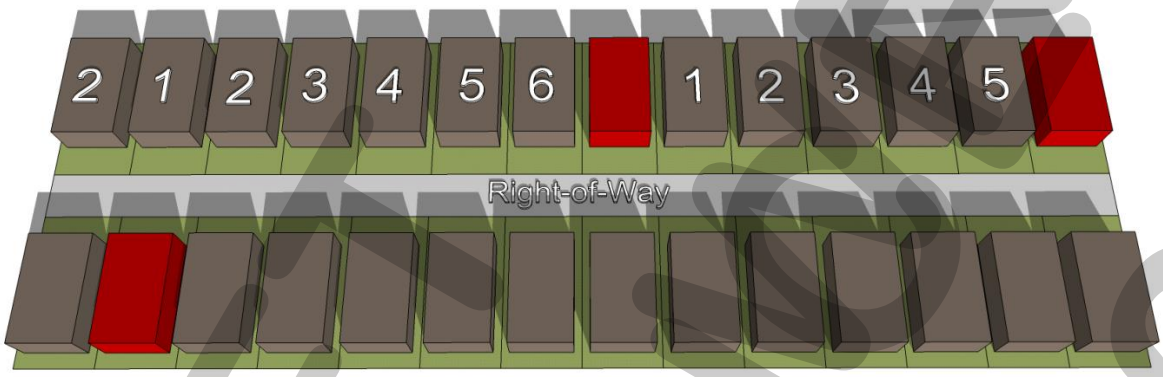

Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.

(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

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(d) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.

(7) *Landscape and Hardscape Standards*.

(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (John King Boulevard)*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to John King Boulevard shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

(2) *Landscape Buffer and Sidewalks (S. Goliad Street [SH-205])*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard and S. Goliad Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 80-foot landscape buffer.

(3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 40-foot landscape buffer shall be provided along FM-549 for the residential property (*outside of and*

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beyond any required right-of-way dedication), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 40-foot landscape buffer. All residential lots backing to FM-549 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.

(4) *Landscape Buffer and Sidewalks (Minor Collectors)*. A minimum of a ten (10) foot landscape buffer shall be provided along all *Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning* --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers along the entire adjacency. A meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(5) *Landscape Buffer and Sidewalks (Lofland Circle)*. A minimum of a 50-foot landscape buffer shall be provided along Lofland Circle across from the existing residential lots in the Oaks of Buffalo Way subdivision after which point the landscape buffer may be reduced to ten (10) feet. The segment of landscape buffer that is required to be 50-feet wide shall incorporate a minimum of a 48-inch berm and a five (5) foot meandering sidewalk along the entire landscape buffer. The entire landscape buffer along Lofland Circle shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers.

(6) *Commercial Landscape Buffer (Adjacent to Residential Properties*). A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous *built-up* berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(7) *Landscape Screening in the Western Triangle South of Stable Glen Drive (Adjacent to the Somerset Park Subdivision*). In order to create a solid living screen adjacent to the homes in the Somerset Park Subdivision that will back to the proposed open space on the west side of SH-205 (*i.e. south of Stable Glen Drive*) a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan --*, a minimum of four (4) caliper inches in size, will be planted on ten (10) foot centers along the entire adjacency.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees

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shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(9) *Lofland Circle Access and Improvements*. No direct access to Lofland Circle shall be provided from the subdivision. Lofland Circle shall be resurfaced and restriped by the developer when development contiguous to the roadway commences.

(10) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(11) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.

(12) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(13) *Open Space/Public Park*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 108.978-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. In addition, the following shall apply to the proposed open space and public park areas:

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(a) *Public Park*. The development shall incorporate a minimum of two (2) public parks, which will be dedicated to the City of Rockwall -- *identified as "City Park" in Exhibit 'C', which collectively consist of ~21.00-acres including 10.00-acres west of John King Boulevard and 11.00-acres east of John King Boulevard* -- for the provision of a public park. The proposed dedications of land shall be in lieu of the required cash-in-lieu of land fees for the residential lots on both sides of John King Boulevard as required by Article II, *Parkland Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The pro-rata equipment fees for the lots on both sides of John King Boulevard shall be used to provide amenity to the proposed public parks. To accommodate the development, the City shall grant temporary grading easements as necessary to develop the residential portions of the property in accordance with City requirements at no cost to the developer.

(b) *Open Space*. All open space areas not dedicated as part of the public park (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

(14) *Amenity Center*. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*. The two (2) amenity centers will collectively feature at a minimum between them an enclosed clubhouse, a pavilion, a playground, a multi-use court (*e.g. pickle ball and basketball court*), restrooms, a swimming pool and parking lot.

(15) *Trails*. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed parks.

(16) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(17) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(18) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

DRAFT
WORKING
07.26.2022

Ross, Bethany

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Monday, July 25, 2022 11:54 AM
To: Miller, Ryan; Lee, Henry
Cc: John Arnold; Warren Corwin; Chase Finch (cfinch@corwinengineering.com); Kevin Harrell
Subject: Request to withdraw zoning change request Case No. Z2022-027 (Lofland Tract) from 7/26/22 P&Z Meeting agenda
Attachments: BMT Letter - 7-22-22.pdf

Importance: High

Ryan / Henry,

Please accept this email as Skorburg Company's formal request to withdraw our zoning application for Case No. Z2022-027 (the Lofland Tract) due to our discovery late last week of an NRCS easement that materially impacts our lot count on our revised / updated concept plan that we were planning to present at tomorrow night's meeting for the Lofland Tract. This easement was missed by the title company (as evidence per their attached apology letter).

Subject to collaboration from our landowner, we hope to have the opportunity to submit a new/revised zoning request for the property within the next couple of months.

Please let me know if you need anything else from us to process this request. Thanks.

Best Regards,

Adam J. Buczek
President
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

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WITHDRAWN