



# PLANNING AND ZONING CASE CHECKLIST

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET  
ROCKWALL, TX 75087

P&Z CASE # Z2022-029 P&Z DATE July 12, 2022 CC DATE July 18, 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: \_\_\_\_\_

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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. 22022-029

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Corner of T.L. Townsend & Park Place Blvd.

SUBDIVISION Park Place

LOT

BLOCK

GENERAL LOCATION

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

CURRENT ZONING RO

CURRENT USE None

PROPOSED ZONING ~~48~~ change 48 to PD-59

PROPOSED USE Residential

ACREAGE \$ .913

LOTS [CURRENT] None

LOTS [PROPOSED] 4

- ☐ **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 Columbia Development

☐ APPLICANT Same

CONTACT PERSON Bill Bricker

CONTACT PERSON

ADDRESS 305 Park Place Blvd.

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE 972-722-2439

PHONE

E-MAIL bill@colventures.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

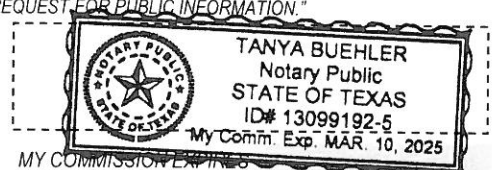
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF JUNE, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF June, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Charles W Bricker Jr*  
*Tanya Buehler*







Vicinity Map  
(Not to Scale)



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
U.E.	Utility Easement
D.E.	Drainage Easement
P.E.	Public Easement
OPR/ACT	Official Public Records Rockwall County, Texas
DR/ACT	Deed Records Rockwall County, Texas
PL/ACT	Plat Records Rockwall County, Texas
RR/ACT	Real Property Records Rockwall County, Texas
RR/ACT	Street Name Change

RENFRO STREET

TODD & WHITNEY ABBOTT  
VOL. 5297, PG. 313

RICHARD HARRIS SUBD. NO. 1  
CAB. B, SLIDE 339

RICHARD HARRIS SUBD. NO. 6  
CAB. B, SLIDE 340

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RENFRO PLACE SOUTH  
LOT 115  
CAB. E, SLIDE 179

CASE NO.:  
ZONING EXHIBIT  
AMENDED PD 59-PHASE 4  
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
COLUMBIA DEVELOPMENT COMPANY, LLC  
303 PARK PLACE BLVD.  
ROCKWALL, TEXAS 75087 972-722-2439  
info@columbiadev.com

Scale: 1" = 60'  
Date: June 13, 2022  
Checked By: J.A. OWENS  
P.C. Over/Spreading  
Technician: Bedford  
Job No. 668-001  
Drawn By: Bedford  
GF No.

303 N. Alamo Rd. • Rockwall, Texas 75087  
(972) 722-0225 • www.abedfordgroup.com info@abedfordgroup.com

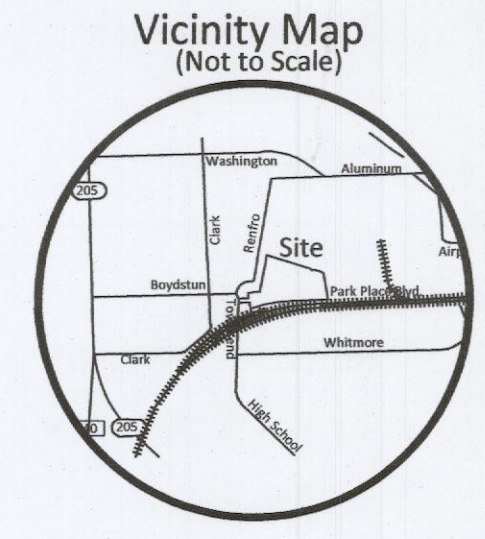
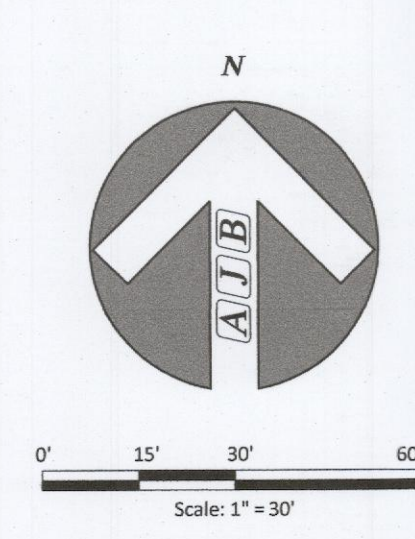
Bedford Group, Inc.  
Registered Professional Land Surveyors

TBPLS REG10118200

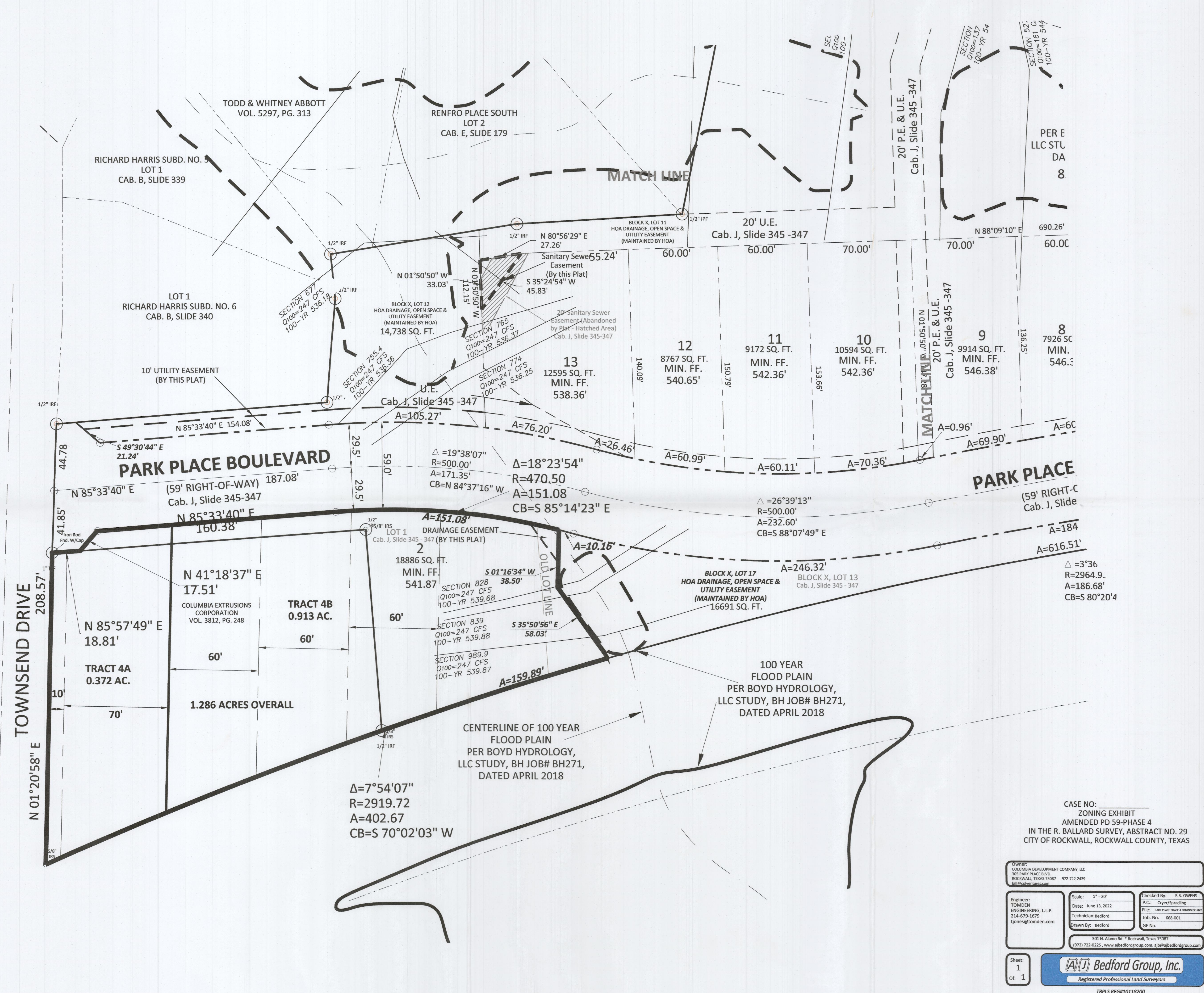
Engineer:  
TODD ENGINEERING, L.L.P.  
214-679-1679  
tjones@todden.com

Sheet  
1  
Of 1





LEGEND  
IRF Iron Rod Found  
IRS Iron Rod Set  
U.E. Utility Easement  
D.E. Drainage Easement  
P.E. Pedestrian Easement  
C.P.R. Official Public Records Rockwall County, Texas  
D.R.C.T. Deed Records Rockwall County, Texas  
P.R.C.T. Plat Records Rockwall County, Texas  
R.P.R.C.T. Real Property Records Rockwall County, Texas  
S.N.C. Street Name Change



CASE NO:  
ZONING EXHIBIT  
AMENDED PD 59-PHASE 4  
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:  
COLUMBIA DEVELOPMENT COMPANY, LLC  
300 PARK PLACE BLVD.  
ROCKWALL, TEXAS 75087 972-722-2439  
info@columbiadev.com

Engineer:  
TOMDEN  
ENGINEERING, L.L.P.  
214-679-1679  
tjones@tomden.com

Scale: 1" = 30'  
Date: June 13, 2022  
Technician: Bedford  
Drawn By: Bedford

Checked By: F.R. OWENS  
P.C.: Crayer/Spreading  
Title: PLAT RECORDING EXHIBIT  
Job No. 668-001  
GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087  
(972) 722-0225, www.abedfordgroup.com, ajb@abedfordgroup.com

Sheet:  
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Of: 1

**Bedford Group, Inc.**  
Registered Professional Land Surveyors  
TBPLS REG#10118200

N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\Park Place\Phase 4 ZONING EXHIBIT (2022-06-09).dwg, AMENDING PLAT PAGES 24-36, 6/14/2022 1:47:49 PM



## FIELD NOTE DESCRIPTION

BEING a 1.286 acre tract of land located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas and being a portion of a 0.582 acre tract of land and also a portion of Block E of Park Place West Phase III Addition according to the amending Plat recorded in Book J, Page 345, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a iron rod with cap found for corner and being located in the east line of Townsend Drive and being located in the south line of Park Place Boulevard (59' Wide);

THENCE along the south line of said Park Place Boulevard as follows:

NORTH 85°57'49" EAST a distance of 18.81 feet to a point for corner;

NORTH 41°18'37" EAST a distance of 17.51 feet to a point for corner;

NORTH 85°33'40" EAST a distance of 160.38/ feet to a point for corner and being the beginning of a curve to the right with a radius of 470.50 feet and a chord bearing of SOUTH 85°14'23" EAST;

ALONG said curve to the right through a central angle of 18°23'54" feet and a arc length of 151.08 feet to a point for corner in Block X, Lot 17 of said Park Place West Phase III;

THENCE ALONG the west line of said Block X, Lot 17 as follows:

SOUTH 01°16'34" WEST a distance of 38.50 feet to a point for corner;

SOUTH 35°50'56" EAST a distance of 58.03 feet to a point for corner located in the south line of said 1.286 acre tract and being the beginning of a curve to the left with a radius of 2919.72 feet and a chord bearing of SOUTH 70°02'03" WEST;

ALONG said curve to the left through a central angle of 7°54'07" for an arc length of 402.67 feet to a 5/8 inch iron rod found for corner and being located in the east line of said Townsend Drive;

THENCE NORTH 01°20'58" EAST a distance of 208.57 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.286 acres or 56,003 square feet of land more or less.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22022-029

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
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- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Corner of T.L. Townsend & Park Place Blvd.

SUBDIVISION Park Place

LOT

BLOCK

GENERAL LOCATION

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

CURRENT ZONING RO

CURRENT USE None

PROPOSED ZONING ~~48~~ change 48 to PD-59

PROPOSED USE Residential

ACREAGE \$ .913

LOTS [CURRENT] None

LOTS [PROPOSED] 4

- ☐ **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 Columbia Development

☐ APPLICANT Same

CONTACT PERSON Bill Bricker

CONTACT PERSON

ADDRESS 305 Park Place Blvd.

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE 972-722-2439

PHONE

E-MAIL bill@colventures.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

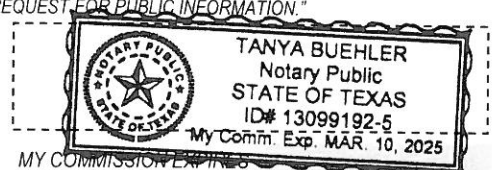
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF JUNE, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF June, 2022

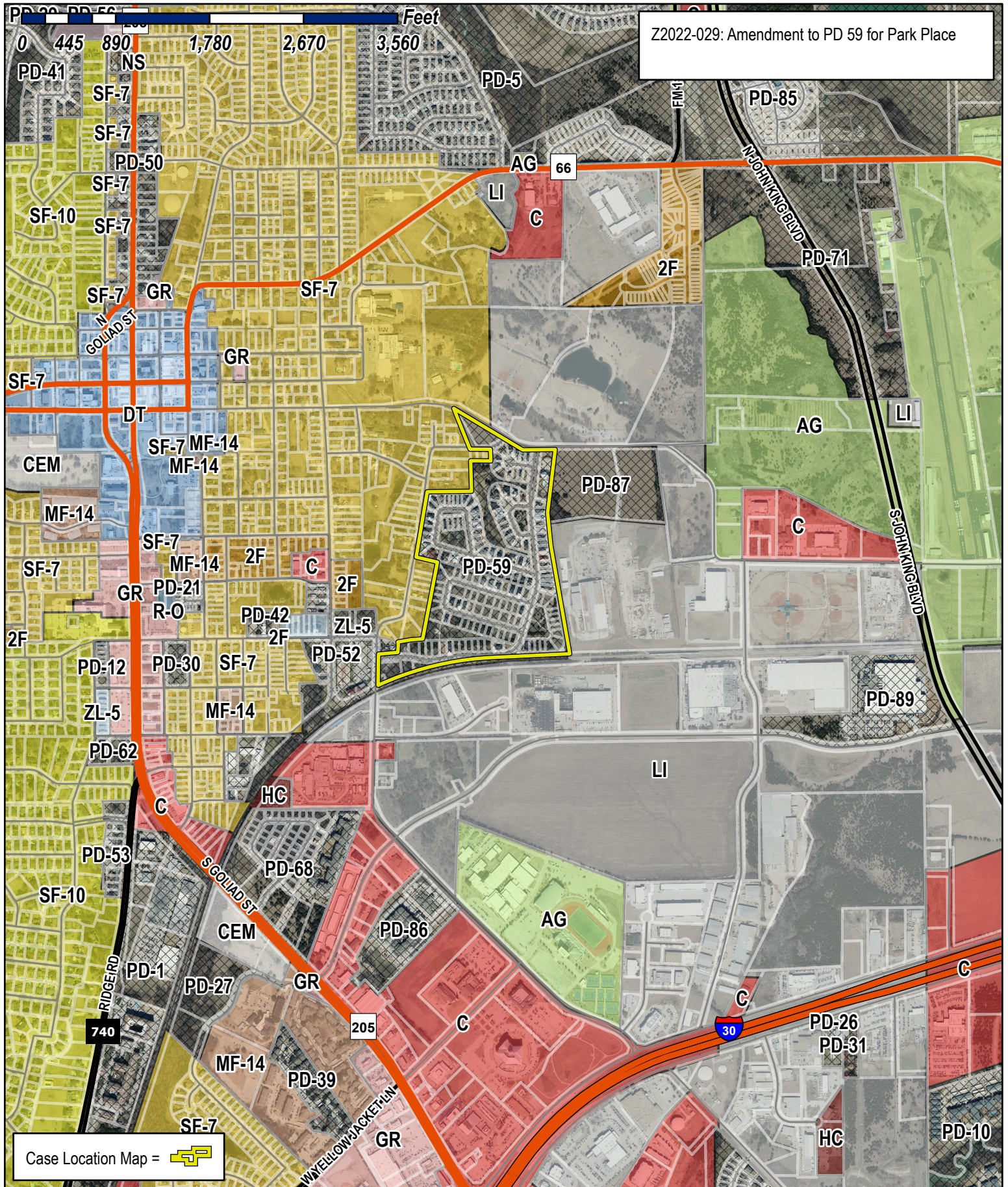
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Charles W Bricker Jr*  
*Tanya Buehler*







## City of Rockwall

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

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



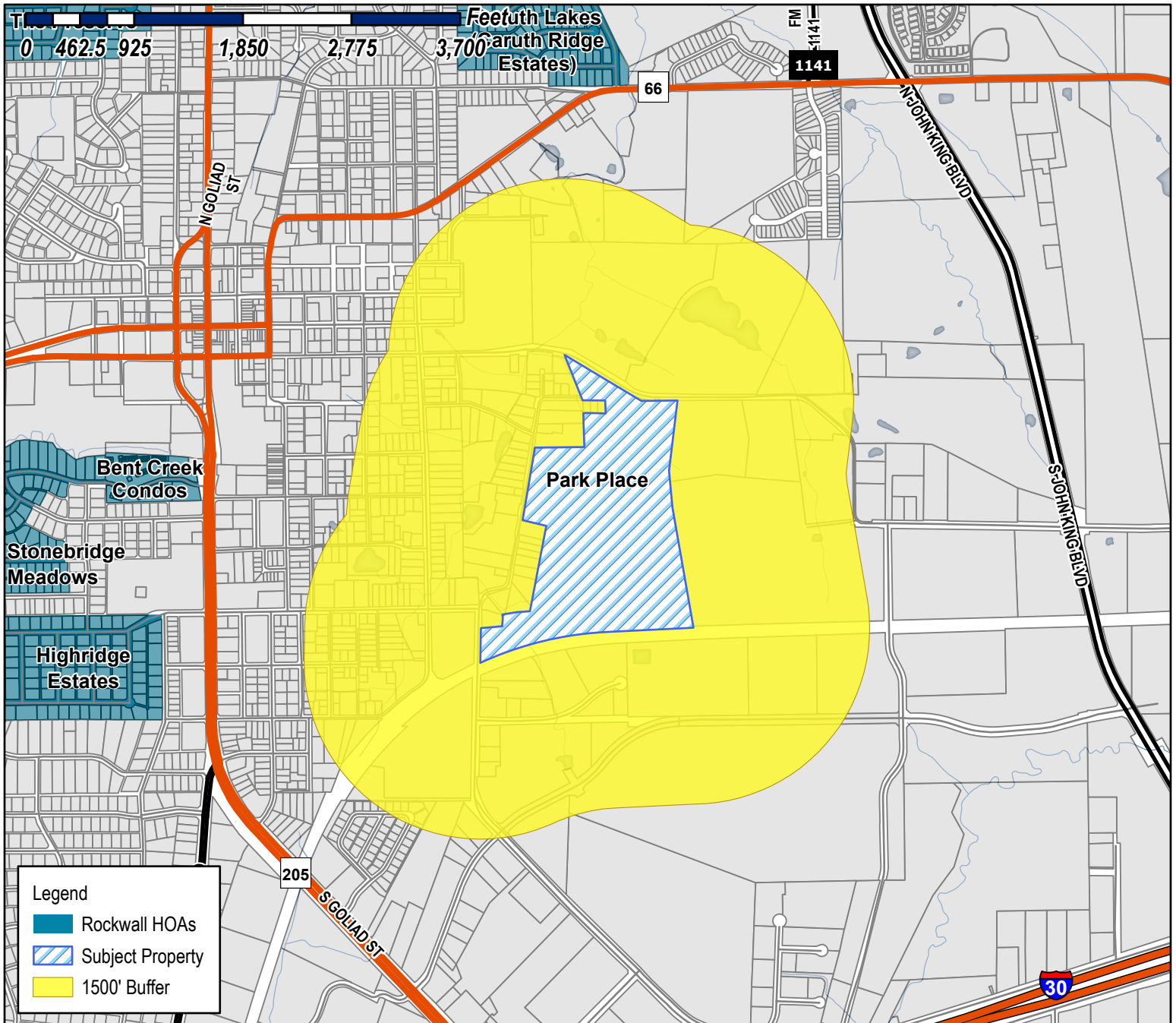




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2022-029  
**Case Name:** Amendment to PD-59 for Park Place  
**Case Type:** Zoning  
**Zoning:** Planned Development District 59 (PD-59)  
**Case Address:** Park Place Subdivision

**Date Saved:** 6/15/2022

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

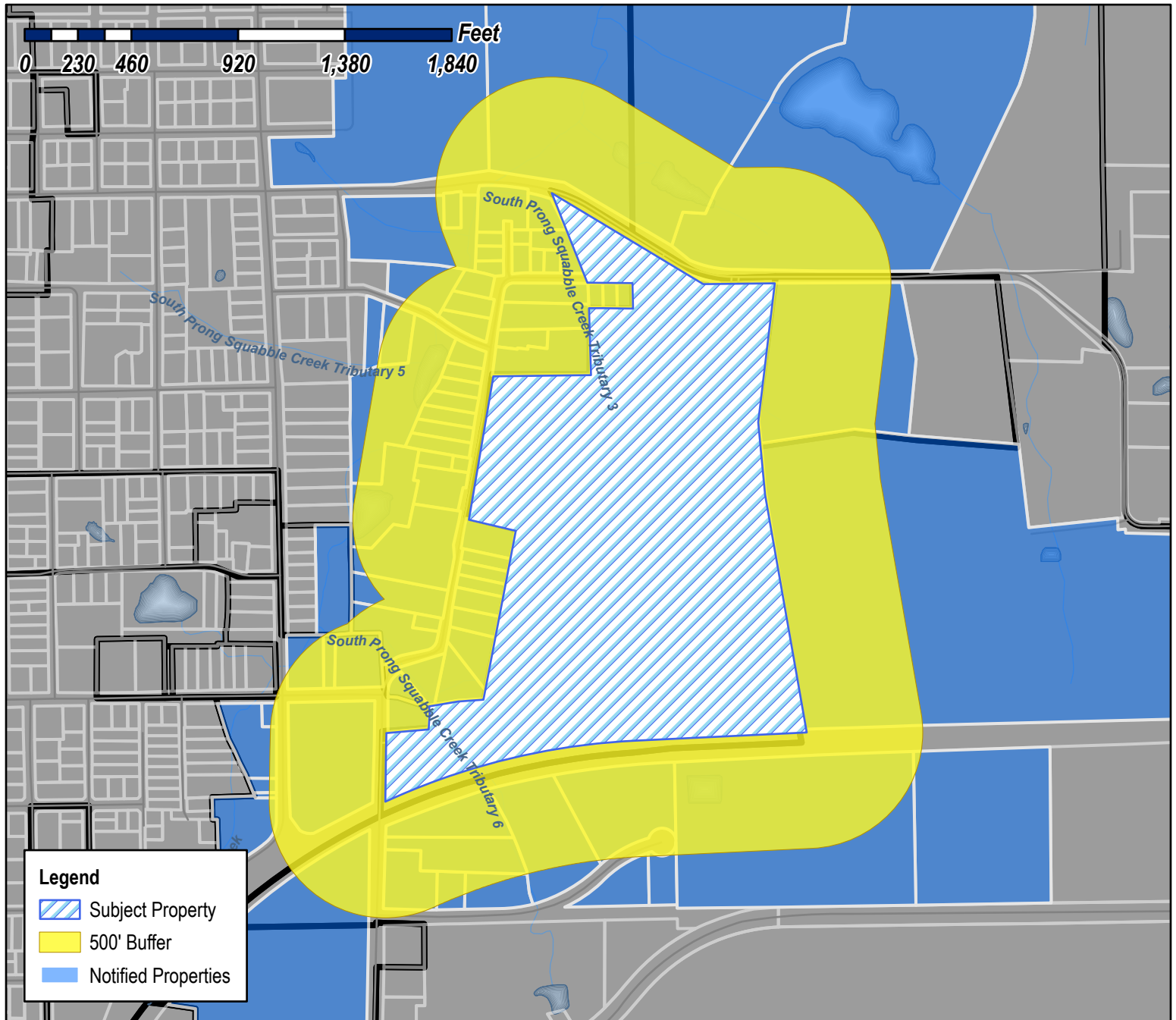




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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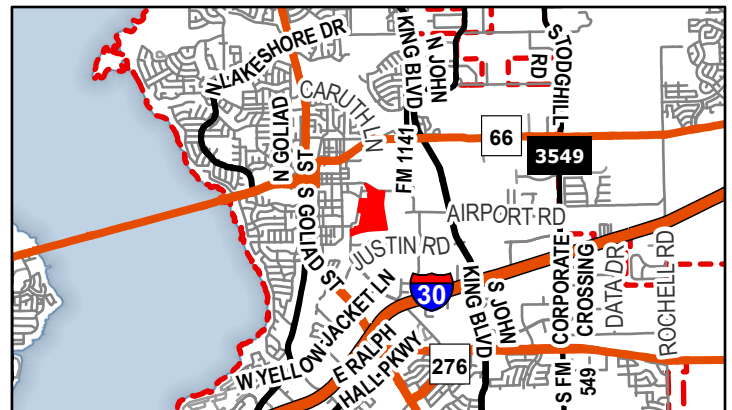
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For Questions on this Case Call (972) 771-7745



PLUNKETT NEIL F AND GAYLA A  
1000 BOW ST  
ROCKWALL, TX 75087

DUKE JERI L  
1001 ST. CHARLES CT  
ROCKWALL, TX 75087

LADD JESSE & TAMMY  
1001 MICHAEL GARDENS  
ROCKWALL, TX 75087

JONES COLLINS BRUCE & JERALDINE C  
1002 BOW ST.  
ROCKWALL, TX 75081

TENNEY LYNN H III AND CHRISTINE L  
1002 IVY LN  
ROCKWALL, TX 75087

LAKEVIEW SUMMIT PROPERTIES LLC  
1002 ST CHARLES CT  
ROCKWALL, TX 75087

BREWER ROBERT AND GAYLE  
1004 MICHAEL GARDENS  
ROCKWALL, TX 75087

MILLER MARION F  
1005 BOW ST  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1006 BOW ST  
ROCKWALL, TX 75087

MOSELEY TIM AND MELISSA  
1007 MICHAEL GARDENS  
ROCKWALL, TX 75087

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

BRIDGES SANDRA DAVIS  
1008 IVY LANE  
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA  
1008 SAINT CHARLES CT  
ROCKWALL, TX 75087

LUTES GREGORY AND SUSAN  
1009 BOW ST  
ROCKWALL, TX 75087

MISHLER MICHAEL L AND RHONDA  
1009 IVY LN  
ROCKWALL, TX 75087

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

DANIELS JERRY RONALD AND TANA SCHUBERT  
1011 MICHAEL GARDENS  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1012 MICHAEL GARDENS  
ROCKWALL, TX 75087

STEWART ROBIN  
1013 BOW STREET  
ROCKWALL, TX 75204

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

PODINA HERB AND LAURA  
1014 SAINT CHARLES CT  
ROCKWALL, TX 75087

MANZ CHARLES & CHRISTAL  
1014 BOW ST  
ROCKWALL, TX 75087

BUCKNER DANA RENEE  
1015 IVY LN  
ROCKWALL, TX 75087

JONES RONALD AND MARILYN  
1015 MICHAEL GARDENS  
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA  
1015 ST CHARLES CT  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1016 MICHAEL GARDENS  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1017 BOWS T  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1018 BOW ST  
ROCKWALL, TX 75087

DEVINE FAMILY TRUST  
RUTH C DEVINE- TRUSTEE  
1019 MICHAEL GARDENS  
ROCKWALL, TX 75087

ARCHER ADAM AND SHAUNA  
1020 IVY LANE  
ROCKWALL, TX 75087

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

DAVIS SHAUNTE AND JACOB  
1021 IVY LN  
ROCKWALL, TX 75087

YODER KARL AND  
GLORIA FIELD  
1021 CALM CREST DR  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1022 BOW ST  
ROCKWALL, TX 75087

TAYLOR TIMOTHY DAVID AND  
JUDY HELENE DUBREUIL  
1023 ST THOMAS COURT  
ROCKWALL, TX 75087

CANO OSCAR AND NANCY  
1025 MICHAEL GARDENS  
ROCKWALL, TX 75087

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

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

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

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1026 BOW ST  
ROCKWALL, TX 75087

RIPP KEEGAN V AND NICOLA M  
1027 IVY LANE  
ROCKWALL, TX 75087

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

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1030 BOW ST  
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST  
EDWINA W EDWARDS TRUSTEE  
1030 ST THOMAS CT  
ROCKWALL, TX 75087

REICHART KENNETH AND LINDA  
1031 MICHAEL GARDENS  
ROCKWALL, TX 75087

GANDY DAVID H  
1031 ST THOMAS CT  
ROCKWALL, TX 75087

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

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

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1032 MICHAEL GARDENS  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1033 BOW ST  
ROCKWALL, TX 75087

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

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1034 BOW ST  
ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO  
1035 SAINT THOMAS CT  
ROCKWALL, TX 75087

HAWKINS THOMAS JOSEPH AND NITA POORE  
1035 MICHAEL GARDENS  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1036 MICHAEL GARDENS  
ROCKWALL, TX 75087

CHUNG MARGARET CONLON  
1038 IVY LANE  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1038 BOW ST  
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST  
EDWINA W EDWARDS TRUSTEE  
1038 ST THOMAS CT  
ROCKWALL, TX 75087

KRAEMER TERESA A  
1039 IVY LN  
ROCKWALL, TX 75087

LEAVERTON HENRY C AND TAMMY D  
1039 MICHAEL GARDENS  
ROCKWALL, TX 75087

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

HOULE GARY AND AYURNI NAKAMURA  
1040 SAINT CHARLES CT  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1040 MICHAEL GARDENS  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1041 BOW ST  
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD  
1042 SAINT THOMAS CT  
ROCKWALL, TX 75087

KELLY WARREN RAY AND YVONNE G  
1042 BOW ST  
ROCKWALL, TX 75087

BALLARD BRUCE THOMAS AND CATHY ELAINE  
1043 MICHAEL GARDENS  
ROCKWALL, TX 75087

SOUTHERLAND CHRISTOPHER AND JENNIFER  
1043 ST THOMAS COURT  
ROCKWALL, TX 75087

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

BEAL CHERYL LYNN  
1044 MICHAEL GARDENS  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1045 BOW ST  
ROCKWALL, TX 75087

DENTON LANCE AND GLENDA K  
1045 IVY LN  
ROCKWALL, TX 75087

SMITH TEDDY GLEN AND MARY HELEN  
1046 BOW ST  
ROCKWALL, TX 75087

VRANA MARK AND  
PAM VRANA  
1046 SAINT CHARLES CT  
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G  
1046 ST THOMAS CT  
ROCKWALL, TX 75087

HENTSCHEL BEN AND DANA  
1047 MICHAEL GARDENS  
ROCKWALL, TX 75087

RUBERTINO JOSEPH C AND FROSINE  
1048 MICHAEL GARDENS  
ROCKWALL, TX 75087

TRUONG THUTHUY AND VALERIE  
1049 BOW STREET  
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP  
ATTN: BILL BRICKER  
1200 E WASHINGTON  
ROCKWALL, TX 75087

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

WHITMORE MANUFACTURING CO  
1250 JUSTIN RD  
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087

HOGUE MIKE AND VICKY  
1498 HUBBARD DR  
FORNEY, TX 75126

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

MANZ CHARLES & CHRISTAL  
1607 BRYNMAR CIRCLE  
TYLER, TX 75087

GARCIA MARCO AND WHITNEY  
1700 BISON MEADOW  
HEATH, TX 75032

POOL JOE AND REBECCA  
1700 PLUMMER DR  
ROCKWALL, TX 75087

LAKEVIEW SUMMIT PROPERTIES LLC  
1870 HILLCROFT DR  
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD  
C/O GENESEE & WYOMING RAILROAD  
1940 ENCHANTED WAY 201  
GRAPEVINE, TX 76051



RADNEY FAMILY TRUST  
STEPHEN P AND MARTHA RADNEY- TRUSTEES  
20 GLISTENING POUND DR  
FRISCO, TX 75087

FOSTER STEPHEN AND MICKIE  
2015 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RUFF DAVE & ANNE  
202 HAMMACK LN  
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL K AND CYNTHIA DAWN  
202 RENFRO ST  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
203 RENFRO ST  
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA  
204 RENFRO ST  
ROCKWALL, TX 75087

ESPINOZA MARCELA P AND ROLAND  
206 RENFRO ST  
ROCKWALL, TX 75087

RUFF DAVID & ANNE  
206HAMMACKLN  
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE  
207 WADE DRIVE  
ROCKWALL, TX 75087

HARRIS RICHARD & JUDY  
210 GLENN AVE  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

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

STOVALL PERRY J & BEVERLY A  
2500 SUMMER LEE DR APT 147  
ROCKWALL, TX 75032

LIGHTFOOT MARSHALL K AND CYNTHIA DAWN  
256 WINDY LN  
ROCKWALL, TX 75087

HAWKINS THOMAS JOSEPH AND NITA POORE  
2599 CR 249  
TERRELL, TX 75160

CUMMINGS KARYN  
2823 QUAIL HOLLOW DR  
MESQUITE, TX 75032

CORDOSO FRANCISCO  
2848 TANGLEGLEN DR  
ROCKWALL, TX 75032

DANIELS JERRY RONALD AND TANA SCHUBERT  
2917 SCOTT DR  
ROWLETT, TX 75087

GLASS JO KAY HARRIS  
301 MEADOWDALE  
ROCKWALL, TX 75087

RUSHING JOE L & DONNA S  
301 RENFRO ST  
ROCKWALL, TX 75087

CHERRY JOHN T  
303 RENFRO STREET  
ROCKWALL, TX 75087

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

COLUMBIA EXTRUSIONS CORP  
ATTN BILL BRICKER  
305 PARK PLACE BLVD  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT COMPANY  
305 PARK PLACE BLVD  
ROCKWALL, TX 75087

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

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

WERCHAN ALLEN AND KELLI  
309 GLENN AVE  
ROCKWALL, TX 75087

KELLY WARREN RAY AND YVONNE G  
3117 SYCAMORE ST  
ROWLETT, TX 75088

GIELOW JOHN L AND LISA L  
365 JORDAN FARM CIR  
ROCKWALL, TX 75087

STRADTMANN TROY H  
366 RENFRO ST  
ROCKWALL, TX 75087

MEYER DAVID JAMES AND ALETA KAY  
369 JORDAN FARM CIR  
ROCKWALL, TX 75087

JOHNSON DANA  
373 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

TAH MS BORROWER LLC  
C/O TRICON AMERICAN HOMES LLC  
374 RENFRO ST  
ROCKWALL, TX 75087

MC GEE STEPHANIE L  
377 JORDAN CIRCLE  
ROCKWALL, TX 75087

SIKES MARK EUGENE AND AMY CHRISTINE  
381 JORDAN FARM CIR  
ROCKWALL, TX 75087

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

MOSBY CYNTHIA ANN BURTON  
385 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

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

FAUCON SERGE AND JENNIFER  
389 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

KNOERR KELLIE MICHELLE  
3900 W NORTHWEST HWY APT 1465  
DALLAS, TX 75220

PEURIFOY REBECCA  
393 JORDAN FARM CIR  
ROCKWALL, TX 75087

GARRETT FAMILY TRUST  
DOROTHY ANN GARRETT- TRUSTEE  
397 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

PLUNKETT NEIL F AND GAYLA A  
4 MANOR CT  
HEATH, TX 75032

HARRIS HOLLI J  
400 RENFRO ST  
ROCKWALL, TX 75087

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

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
402 RENFRO ST  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
404 RENFRO ST  
ROCKWALL, TX 75087

FREDERICK MARSHA  
405 JORDAN FARM CIR  
ROCKWALL, TX 75087

MATEER JEFFREY CARL & D'ANN ELIZABETH  
DELP  
405 PARK PLACE BLVD  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
406 RENFRO ST  
ROCKWALL, TX 75087

CLINE DAVID & LAURA  
408 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
408 RENFRO ST  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
410 RENFRO ST  
ROCKWALL, TX 75087

KESSLAR MARILYNN  
411 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

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

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
412 RENFRO ST  
ROCKWALL, TX 75087

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

VAN WINKLE KATHI AND RONNIE G  
417 PARK PLACE BLVD  
ROCKWALL, TX 75087

SCHLEYER JON MARK AND ELIZABETH A  
417 JORDAN FARM CIR  
ROCKWALL, TX 75087

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

WILLMAN RUSSELL M AND CYNTHIA H  
423 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

KISTNER ARIANA M AND KELLY  
423 PARK PLACE BLVD  
ROCKWALL, TX 75087

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

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

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

RADNEY FAMILY TRUST  
STEPHEN P AND MARTHA RADNEY- TRUSTEES  
429 JORDAN FARM CIR  
ROCKWALL, TX 75087

HOWELL RONALD L AND MICHELE L  
434 JORDAN FARM CIR  
ROCKWALL, TX 75087

CONWAY MICHAEL AND JEAN  
435 JORDAN FARM  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
500 RENFRO ST  
ROCKWALL, TX 75087

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

SAMPLES ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

LADD JESSE & TAMMY  
504 NASH ST  
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C  
506 RENFRO ST  
ROCKWALL, TX 75087

RASMUSSEN MICHAEL AND DELILA RASMUSSEN  
507 PARK PLACE BLVD  
ROCKWALL, TX 75087

HITT FLOYD ESTATE  
DOROTHY SUE HITT MATTHIES AND  
507 RENFRO ST  
ROCKWALL, TX 75087

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

HOGUE ALLEN  
513 RIDGEVIEW DR  
ROCKWALL, TX 75087

MOORE CONNIE JO  
523 PARK PLACE BLVD  
ROCKWALL, TX 75087

SANTIAGO KIMBERLY J AND JOSE JR  
535 PARK PLACE BLVD  
ROCKWALL, TX 75087

WALSH DONNA  
541 PARK PLACE BLVD  
ROCKWALL, TX 75087

CUMMINGS KARYN  
547 PARK PLACE BLVD  
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G  
5574 CANADA CT  
ROCKWALL, TX 75032

WHITE THOMAS WAYNE AND LAURIE ELLEN  
5701 SUNFLOWER DR  
ROWLETT, TX 75089

MURREY GARY L AND PAMELA K  
601 PARK PLACE BLVD  
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C  
601 RENFRO ST  
ROCKWALL, TX 75087

KIMBALL AARON AND LEANNA  
602 ANGELA CRESCENT  
ROCKWALL, TX 75087

HOGUE CAROLYN SUE  
602 RENFRO  
ROCKWALL, TX 75087

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

WARDELL JOHN P & JULIE C  
606 RENFRO ST  
ROCKWALL, TX 75087

SCHRADE JAMES E AND MITZY H  
607 PARK PLACE BLVD  
ROCKWALL, TX 75087

HARRINGTON DEBORAH 607 RENFRO ST ROCKWALL, TX 75087	STOVALL PERRY J & BEVERLY A 608 ANGELA CRESCENT ROCKWALL, TX 75087	RUFF DAVE & ANNE 6105 LAKESHORE DR ROWLETT, TX 75089
COX STEPHEN 613 PARK PLACE BLVD ROCKWALL, TX 75087	ROBERTS TERRY DON AND MICHELLE 614 ANGELA CRESCENT ROCKWALL, TX 75126	ABBOTT TODD & WHITNEY 619 RENFRO ST ROCKWALL, TX 75087
HENRY PATRICIA A 620 ANGELA CRESCENT ROCKWALL, TX 75087	KNOERR KELLIE MICHELLE 626 ANGELA CRESCENT ROCKWALL, TX 75087	KAUFMANN PROPERTIES LLC % DOUGLAS A KAUFMANN 627 SORITA CIR HEATH, TX 75032
BEAL CHERYL LYNN 6401 TRAFALGAR DR ROWLETT, TX 75089	JONES RONALD H AND CAROL A 6467 COUNTY RD 2560 ROYSE CITY, TX 75089	ROCHIER JOE AND KELLY 649 BIG OAK CT ROCKWALL, TX 75087
MALONE CLANTON 657 MISSION DR ROCKWALL, TX 75087	KENNEDY BRENDA K 701 T L TOWNSEND DR ROCKWALL, TX 75087	COLUMBIA DEVELOPMENT CO LLC ATTN BILL BRICKER 701 PARK PLACE BLVD ROCKWALL, TX 75087
KENNEDY BRENDA K 701 RENFRO ROCKWALL, TX 75087	KAUFMANN PROPERTIES LLC 702 S CLARK ST ROCKWALL, TX 75087	HOGUE ALLEN 703 E BOYSTUN AVE ROCKWALL, TX 75087
HARRIS RICHARD & JUDY 703 TOWNSEND DR ROCKWALL, TX 75087	HOGUE ALLEN 705 E BOYDSTUN AVE ROCKWALL, TX 75087	KAUFMANN PROPERTIES LLC % DOUGLAS A KAUFMANN 706 S CLARK ST ROCKWALL, TX 75087
MALONE CLANTON 707 PARK PLACE BLVD ROCKWALL, TX 75087	ROCKWALL INDEPENDENT SCHOOL DISTRICT PUBLIC FACILITY CORP 707 S CLARK ROCKWALL, TX 75087	COLUMBIA DEVELOPMENT COMPANY 707 TOWNSEND ROCKWALL, TX 75087
HOGUE MIKE AND VICKY 709 E BOYDSTUN AVE ROCKWALL, TX 75087	GILLIAM ROBERT W JR & PERRILYN 712 HARTMAN ST ROCKWALL, TX 75087	KAUFMANN PROPERTIES LLC % DOUGLAS A KAUFMANN 712 CLARK ST ROCKWALL, TX 75087
PIERCY DUANE AND JENNIFER 713 HARTMAN ROCKWALL, TX 75087	FOSTER STEPHEN AND MICKIE 713 PARK PLACE BLVD ROCKWALL, TX 75087	HOOVER LINDA WEST- 716 HARTMAN STREET ROCKWALL, TX 75087

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

WERCHAN ALLEN AND KELLI  
720 E WASHINGTON  
ROCKWALL, TX 75087

SWANSON PARKER G AND ABBY M  
724 E WASHINGTON STREET  
ROCKWALL, TX 75087

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

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

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

WHITE THOMAS WAYNE AND LAURIE ELLEN  
743 PARK PLACE BLVD  
ROCKWALL, TX 75087

FIET AARON  
749 PARK PLACE BLVD  
ROCKWALL, TX 75087

YODER KARL AND  
GLORIA FIELD  
755 PARK PLACE BLVD  
ROCKWALL, TX 75087

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

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

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

GARCIA MARCO AND WHITNEY  
779 PARK PLACE BLVD  
ROCKWALL, TX 75087

MILLER MARION F  
8 HILLSIDE DRIVE  
ROCKWALL, TX 75087

WALSH DONNA  
8009 LAKEBEND  
ROWLETT, TX 75087

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

ZYLKA PROPERTIES LLC  
801 ALUMINUM PLANT RD  
ROCKWALL, TX 75087

ROCKWALL I S D  
801 E WASHINGTON  
ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA  
801 N T L TOWNSEND DR  
ROCKWALL, TX 75087

ARCHER CHARLES & TRACIE  
802 PARK PLACE BLVD  
ROCKWALL, TX 75087

WISE ALICE  
803 ALUMINUM PLANT ROAD  
ROCKWALL, TX 75087

COX ROSALBA C  
803S T L TOWNSEDDR  
ROCKWALL, TX 75087

WARDELL JOHN AND  
JAKE WARDELL  
805 ALUMINUM PLANT RD  
ROCKWALL, TX 75087

WRIGHT BRADLEY AND CATHERINE  
808 PARK PLACE BLVD  
ROCKWALL, TX 75087

HUSSONG BRETT AND LAUREN  
809 SIGNAL RIDGE  
ROCKWALL, TX 75032

POOL JOE AND REBECCA  
814 PARK PLACE BLVD  
ROCKWALL, TX 75087

COX ROSALBA C  
815 T L TOWNSEND DR  
ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA  
815 T L TOWNSEND SUITE 101  
ROCKWALL, TX 75087

VARNER ROBERT R JR &  
GLEN COX  
815 TL TOWNSEND STE 101  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
815 E WASHINGTON ST  
ROCKWALL, TX 75087



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

SCHLEYER JON MARK AND ELIZABETH A  
825 FAITH TRAIL  
HEATH, TX 75032

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

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

JONES RONALD H AND CAROL A  
<Null>  
838 PARK PLACE BLVD  
ROCKWALL, TX 75087

HARSTROM STUART & SUSAN  
844 PARK PLACE BLVD  
ROCKWALL, TX 75087

HUSSONG BRETT AND LAUREN  
850 PARK PLACE BLVD  
ROCKWALL, TX 75087

CORDOSO FRANCISCO  
855 WHITMORE DR  
ROCKWALL, TX 75087

SHAWN RAY SEXTON REVOCABLE TRUST  
SHAWN RAY SEXTON- TRUSTEE  
856 PARK PLACE BLVD  
ROCKWALL, TX 75087

HANCOCK ELIZABETH KAY, TRUSTEE  
KAY HANCOCK LIVING TRUST  
862 PARK PLACE BLVD  
ROCKWALL, TX 75087

ROCHIER JOE AND KELLY  
868 PARK PLACE BLVD  
ROCKWALL, TX 75087

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

WARDELL JOHN P AND JULIE ANN C  
880 IVY LANE  
ROCKWALL, TX 75087

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

WARDELL JOHN AND  
JAKE WARDELL  
880 IVY LN  
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K  
880 SHORES BLVD  
ROCKWALL, TX 75087

ALLISON DEANNA JO  
886 IVY LN  
ROCKWALL, TX 75087

BARRIER CHRISTIA A  
891 IVY LN  
ROCKWALL, TX 75087

HARRILL EVELYN  
892 IVY LN  
ROCKWALL, TX 75087

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

DENTON LANCE AND GLENDA K  
900 DAVY CROCKETT  
ROCKWALL, TX 75087

FIET AARON  
901 HIDDEN CREEK DR  
ROYSE CITY, TX 75189

MASON MARSHA  
901 IVY LN  
ROCKWALL, TX 75087

COLUMBIA EXTRUSIONS CORP  
ATTN BILL BRICKER  
902 ALUMINUM PLANT RD  
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K  
904 ALUMINUM PLANT RD  
ROCKWALL, TX 75087

STANLEY STEVE AND ROBIN  
905 IVY LN  
ROCKWALL, TX 75087

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

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

TUCKER JANA  
914 IVY LN  
ROCKWALL, TX 75087

COUNTY OF ROCKWALL  
915 WHITMORE  
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO THE  
917 WHITMORE DR  
ROCKWALL, TX 75087

CCO TRANSFERS LLC  
ATTN; PROPERTY TAX DEPT  
920 WHITEMORE  
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO THE  
930 WHITMORE DR  
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO  
930 WHITMORE DRIVE  
ROCKWALL, TX 75087

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

CITY OF ROCKWALL  
ATTN;MARY SMITH  
945 E WASHINGTON ST  
ROCKWALL, TX 75087

ROCKWALL COUNTY  
C/O COUNTY TREASURER  
950 TOWNSEND RD  
ROCKWALL, TX 75087

2020 T R MARTIN REVOCABLE TRUST  
CHARLES TED MARTIN AND RHONDA KAREN  
MARTIN- TRUSTEES  
995 ST CHARLES COURT  
ROCKWALL, TX 75087

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

ALLISON DEANNA JO  
PO BOX 1624  
ROCKWALL, TX 75087

BREWER ROBERT AND GAYLE  
PO BOX 1742  
ROCKWALL, TX 75087

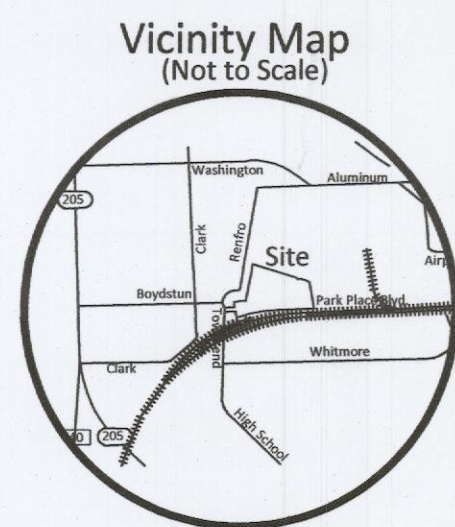
HARRIS HOLLI J  
PO BOX 2191  
ROCKWALL, TX 75087

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

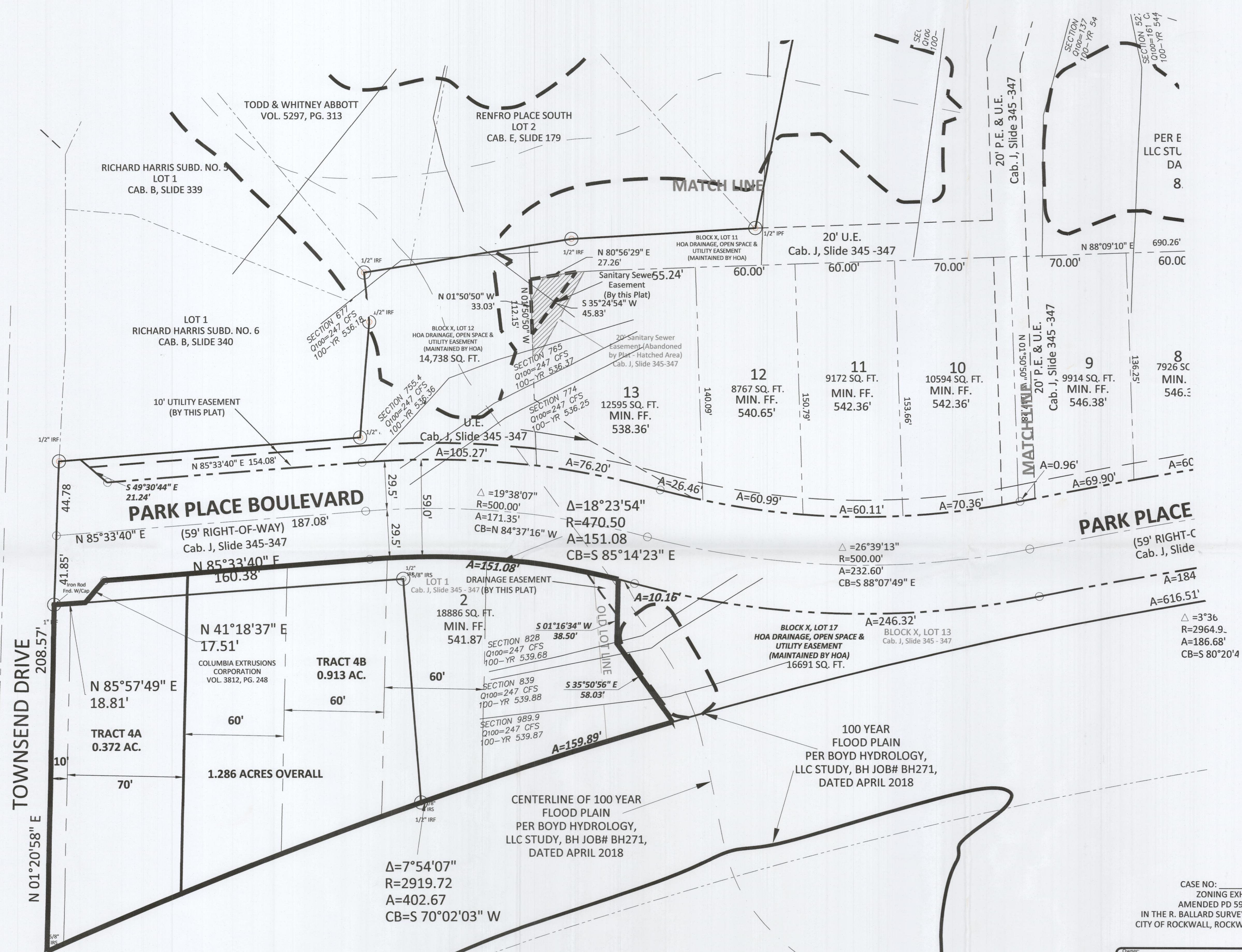
HOWELL RONALD L AND MICHELE L  
PO BOX 761  
ROCKWALL, TX 75087







LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
U.E.	Utility Easement
D.E.	Drainage Easement
P.E.	Pedestrian Easement
OPRRC	Official Public Records Rockwall County, Texas
DRRC	Deed Records Rockwall County, Texas
PRRC	Plat Records Rockwall County, Texas
RPRRC	Real Property Records Rockwall County, Texas
Ø	Street Name Change



CASE NO: \_\_\_\_\_  
ZONING EXHIBIT  
AMENDED PD 59-PHASE 4  
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

<b>OWNER:</b> COLUMBIA DEVELOPMENT COMPANY, LLC 305 PARK PLACE BLVD. ROCKWALL, TEXAS 75087    972-722-2439 <a href="mailto:bill@coldevventures.com">bill@coldevventures.com</a>		
<b>Engineer:</b> TOMDEN ENGINEERING, L.L.P. 214-679-1679 <a href="mailto:tjones@tomden.com">tjones@tomden.com</a>	<b>Scale:</b> 1" = 30'  <b>Date:</b> June 13, 2022  <b>Technician:</b> Bedford <b>Drawn By:</b> Bedford	<b>Checked By:</b> F.R. OWENS <b>P.C.:</b> Cryer/Spralling <b>File:</b> PARK PLACE PHASE 4 ZONING EDITION <b>Job. No.</b> 668-001 <b>GF No.</b>

Sheet:  
1  
Of: 1

**AJ Bedford Group, Inc.**  
Registered Professional Land Surveyors

TBPLS REG#10118200



## FIELD NOTE DESCRIPTION

BEING a 1.286 acre tract of land located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas and being a portion of a 0.582 acre tract of land and also a portion of Block E of Park Place West Phase III Addition according to the amending Plat recorded in Book J, Page 345, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a iron rod with cap found for corner and being located in the east line of Townsend Drive and being located in the south line of Park Place Boulevard (59' Wide);

THENCE along the south line of said Park Place Boulevard as follows:

NORTH 85°57'49" EAST a distance of 18.81 feet to a point for corner;

NORTH 41°18'37" EAST a distance of 17.51 feet to a point for corner;

NORTH 85°33'40" EAST a distance of 160.38/ feet to a point for corner and being the beginning of a curve to the right with a radius of 470.50 feet and a chord bearing of SOUTH 85°14'23" EAST;

ALONG said curve to the right through a central angle of 18°23'54" feet and a arc length of 151.08 feet to a point for corner in Block X, Lot 17 of said Park Place West Phase III;

THENCE ALONG the west line of said Block X, Lot 17 as follows:

SOUTH 01°16'34" WEST a distance of 38.50 feet to a point for corner;

SOUTH 35°50'56" EAST a distance of 58.03 feet to a point for corner located in the south line of said 1.286 acre tract and being the beginning of a curve to the left with a radius of 2919.72 feet and a chord bearing of SOUTH 70°02'03" WEST;

ALONG said curve to the left through a central angle of 7°54'07" for an arc length of 402.67 feet to a 5/8 inch iron rod found for corner and being located in the east line of said Townsend Drive;

THENCE NORTH 01°20'58" EAST a distance of 208.57 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.286 acres or 56,003 square feet of land more or less.



## CITY OF ROCKWALL

### ORDINANCE NO. 19-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) [ORDINANCE NO.'s 04-59 AND -6-51] AND PLANNED DEVELOPMENT DISTRICT 52 (PD-52) [ORDINANCE NO. 16-45] FOR THE PURPOSE OF INCORPORATING A 0.789-ACRE TRACT OF LAND FOR RESIDENTIAL-OFFICE (RO) DISTRICT LAND USES BEING A 56.586-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 52 (PD-52) AND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 59 (PD-59) [*Ordinance No.'s 04-59 and 06-51*], Planned Development District 52 (PD-52) [*Ordinance No. 16-45*], and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in

*Ordinance No.'s 04-59 and 06-51;*

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

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

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

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

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

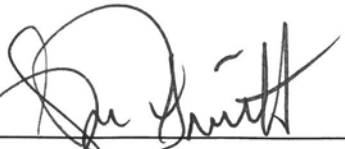
**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

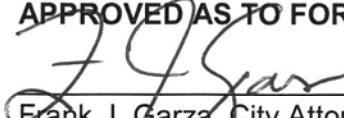
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF FEBRUARY, 2019.**

**ATTEST:**

  
\_\_\_\_\_  
Kristy Cole, City Secretary

  
\_\_\_\_\_  
Jim Pruitt, Mayor

**APPROVED AS TO FORM:**

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



1<sup>st</sup> Reading: January 22, 2019

2<sup>nd</sup> Reading: February 4, 2019

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

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

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

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

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

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

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

THENCE North 80°56'29" East a distance of 126.45 feet to a 1/2" iron pipe for corner;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE along said right-of-way South 87°55'08" West a distance of 740.83 feet to a 1/2" iron pipe found at the beginning of a tangent curve to the left;

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

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

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



# Exhibit 'B': Survey

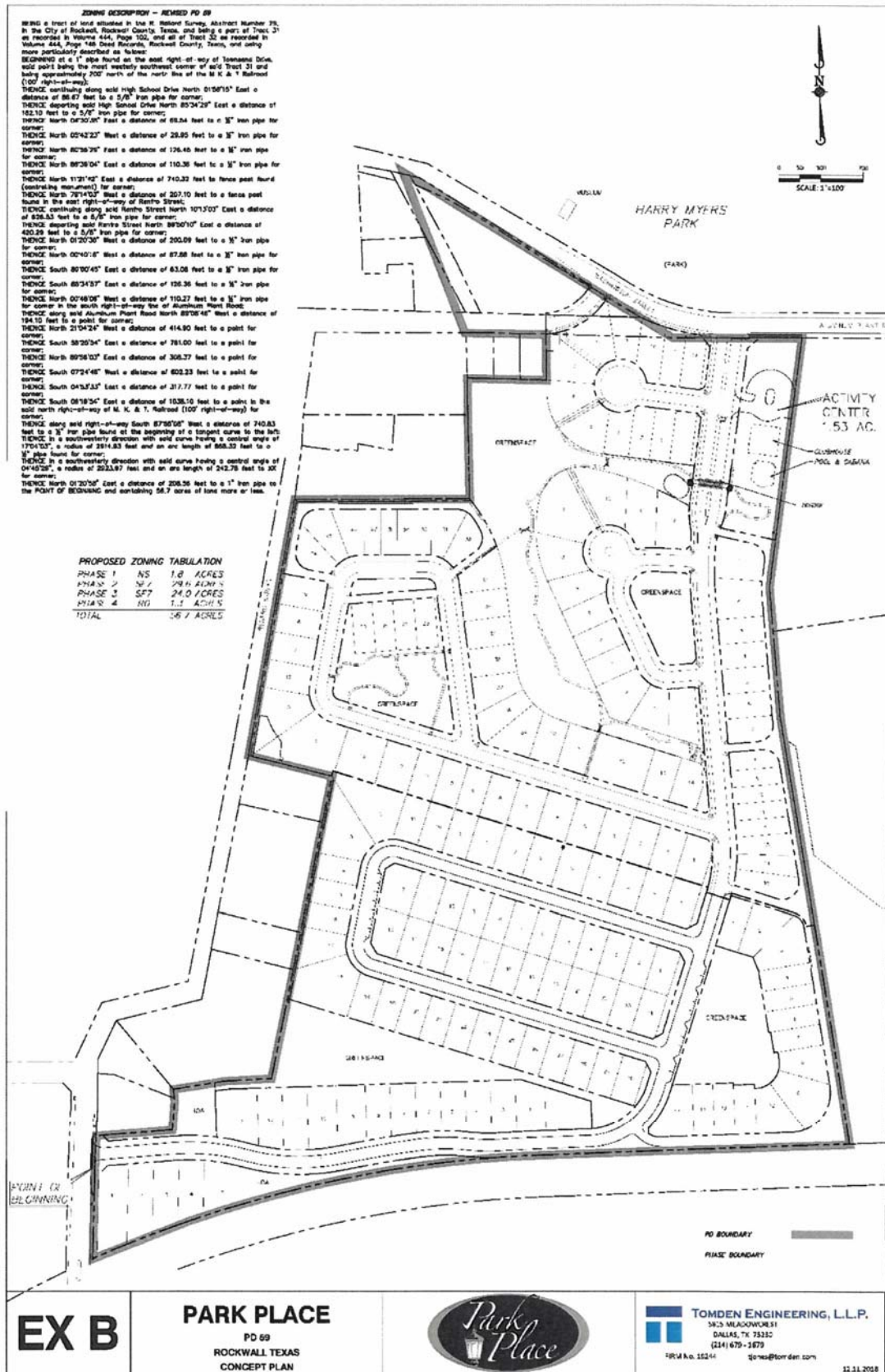
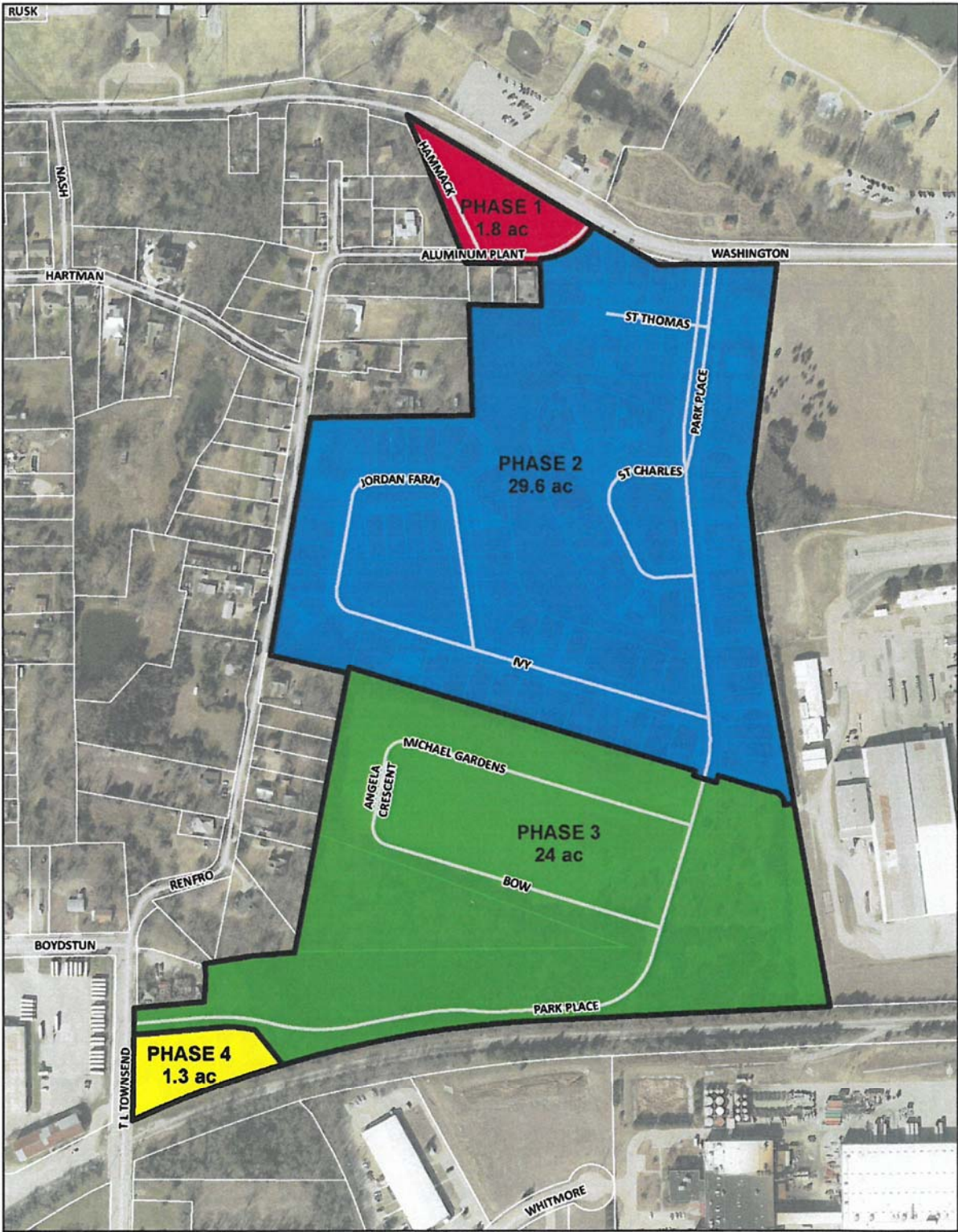
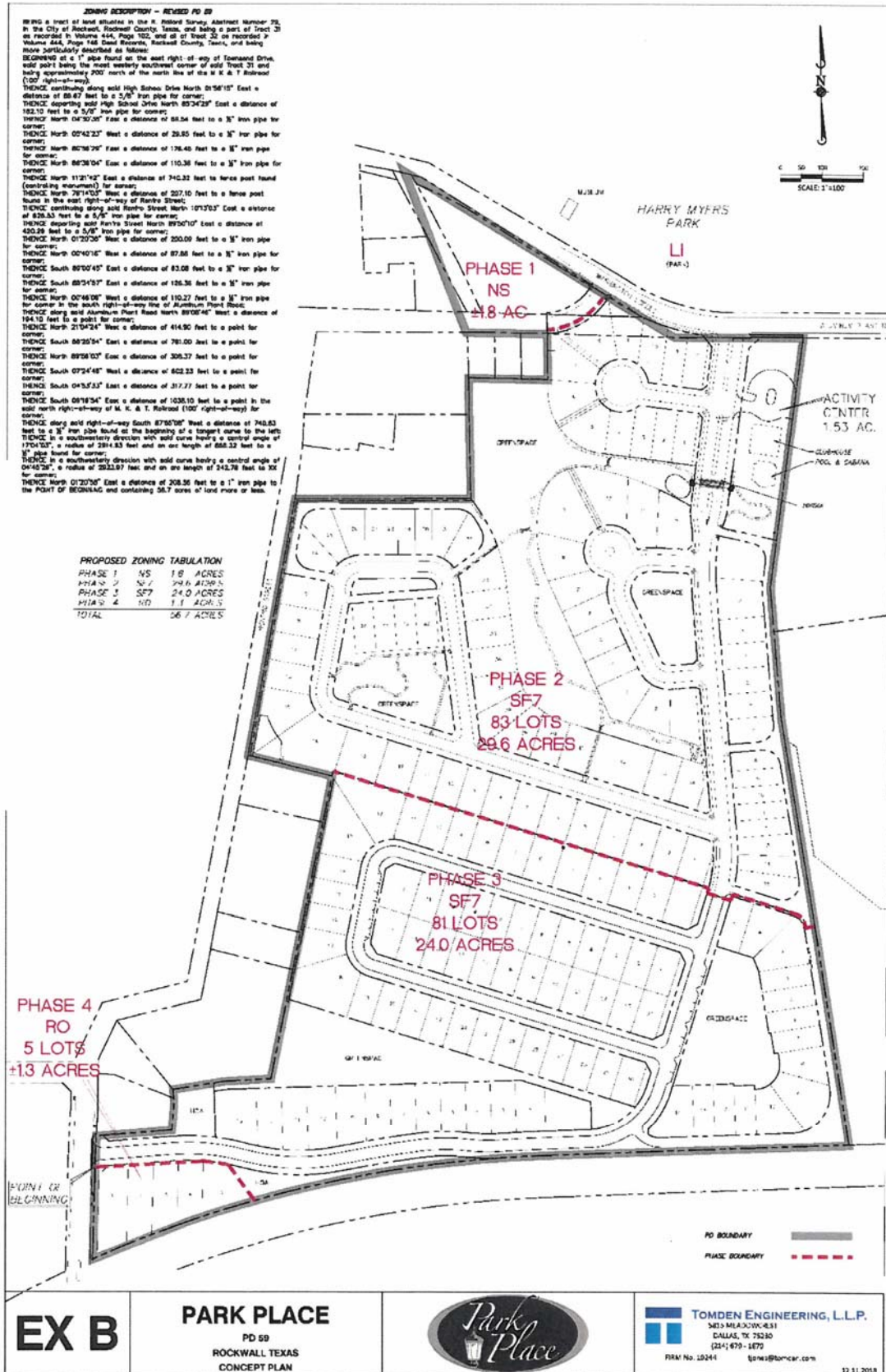


Exhibit 'C':  
Area Map

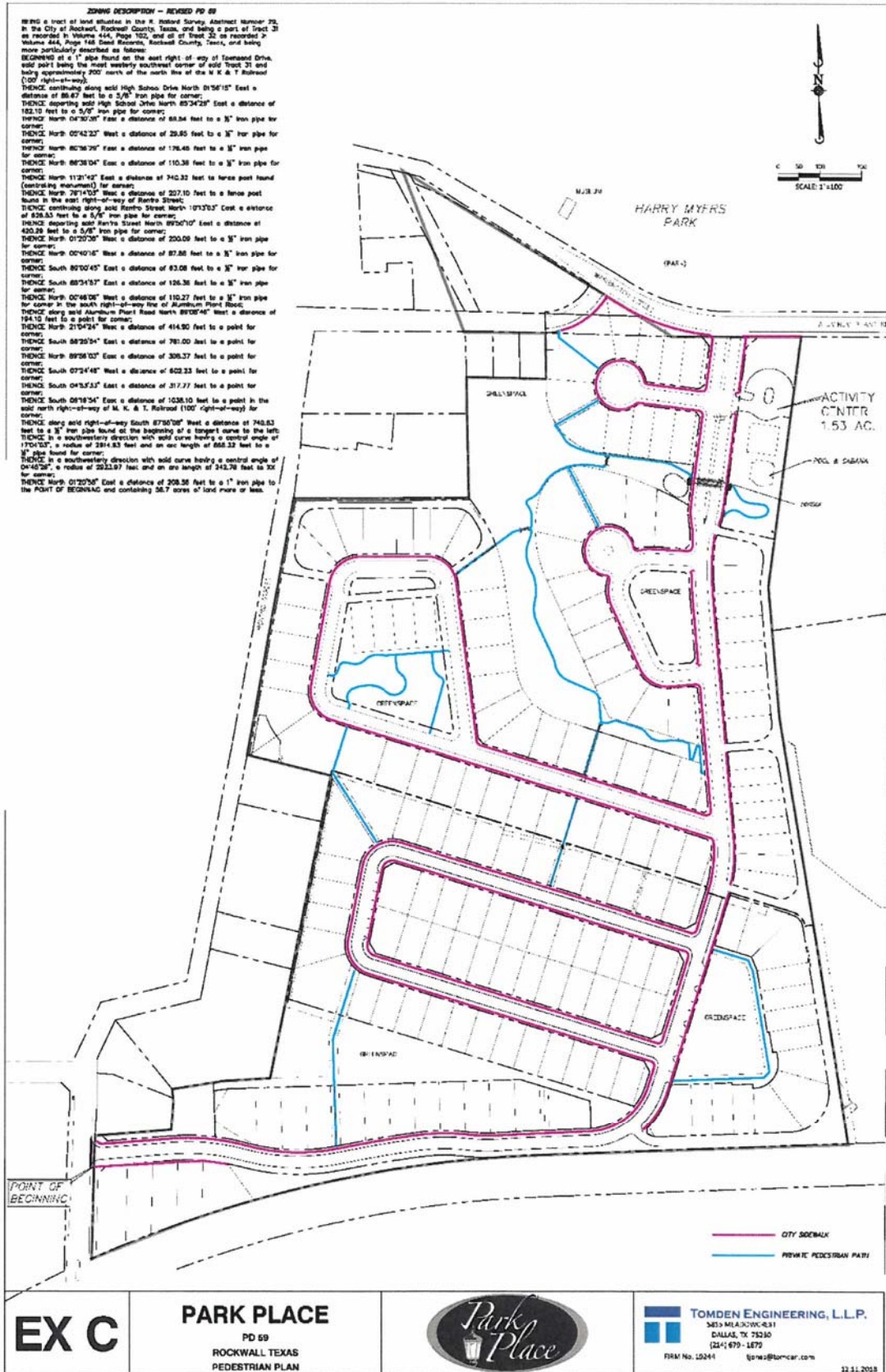




# Exhibit 'D': Concept Plan



# Exhibit 'E': Hardscape Plan





**Exhibit 'F':**  
**PD Development Standards**

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

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

Phase 1: Neighborhood Services (1.8-Acres)

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

**Exhibit 'F':**  
**PD Development Standards**

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

*Table 1: Density and Dimensional Requirements*

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

*General Notes:*

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

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



**Exhibit 'F':**  
**PD Development Standards**

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

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

Table 2: SF-7 Lot Dimensional Requirements

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

General Notes:

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

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

<sup>4</sup>: The minimum side yard setback for an internal lot or a lot abutting open space or HOA common area is five (5) feet.  
For yards abutting a street, the minimum side yard setback shall be 10-feet.

<sup>5</sup>: Lots with double frontage shall have a minimum rear yard setback of 15 feet.

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

**Exhibit 'F':**  
**PD Development Standards**

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

**Phase 4: Residential-Office (1.3-Acres)**

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

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

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



**Exhibit 'F':**  
**PD Development Standards**

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

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

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

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

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

Table 3. *Density and Dimensional Requirements*

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

General Notes:

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

<sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the residential-office structure.

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

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

**Exhibit 'F':**  
*PD Development Standards*

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



**Exhibit 'G':**  
*Conceptual Architectural Styles*



# PROJECT COMMENTS



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

DATE: 6/24/2022

PROJECT NUMBER: Z2022-029  
PROJECT NAME: Amendment to PD-59 for Park Place  
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Ryan Miller  
CASE MANAGER PHONE: 972-772-6441  
CASE MANAGER EMAIL: rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08] being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	06/23/2022	Approved w/ Comments

06/23/2022: Z2022-029; Amendment to Planned Development District 59 (PD-59)

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

I.1 This is a request for the approval of a Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08] being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, and located between W. Washington Street and T. L. Townsend Drive.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email [rmiller@rockwall.com](mailto:rmiller@rockwall.com).

M.3 For reference, include the case number (Z2022-029) in the lower right-hand corner of all pages on future submittals.

M.4 Please review the attached draft ordinance prior to the June 28, 2022 Planning & Zoning Commission meeting, and provide staff with your markups by July 6, 2022.

I.5 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 July 6, 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 July 12, 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.6 The projected City Council meeting dates for this case will be July 18, 2022 (1st Reading) and August 1, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/23/2022	Approved w/ Comments

06/24/2022: - Maximum slope is 4:1.

- No lot-to-lot drainage allowed.

- No grading in the floodplain limits without a flood study. review fees apply.

- The finish floor elevation must be 2' higher than the adjacent floodplain elevation

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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FIRE	Ariana Kistner	06/23/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/21/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/20/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/20/2022	Approved
No Comments			



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22022-029

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Corner of T.L. Townsend & Park Place Blvd.

SUBDIVISION Park Place

LOT

BLOCK

GENERAL LOCATION

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

CURRENT ZONING RO

CURRENT USE None

PROPOSED ZONING ~~48~~ change 48 to PD-59

PROPOSED USE Residential

ACREAGE \$ .913

LOTS [CURRENT] None

LOTS [PROPOSED] 4

- ☐ **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 Columbia Development

☐ APPLICANT Same

CONTACT PERSON Bill Bricker

CONTACT PERSON

ADDRESS 305 Park Place Blvd.

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE 972-722-2439

PHONE

E-MAIL bill@colventures.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

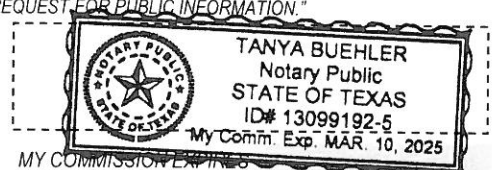
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF JUNE, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF June, 2022

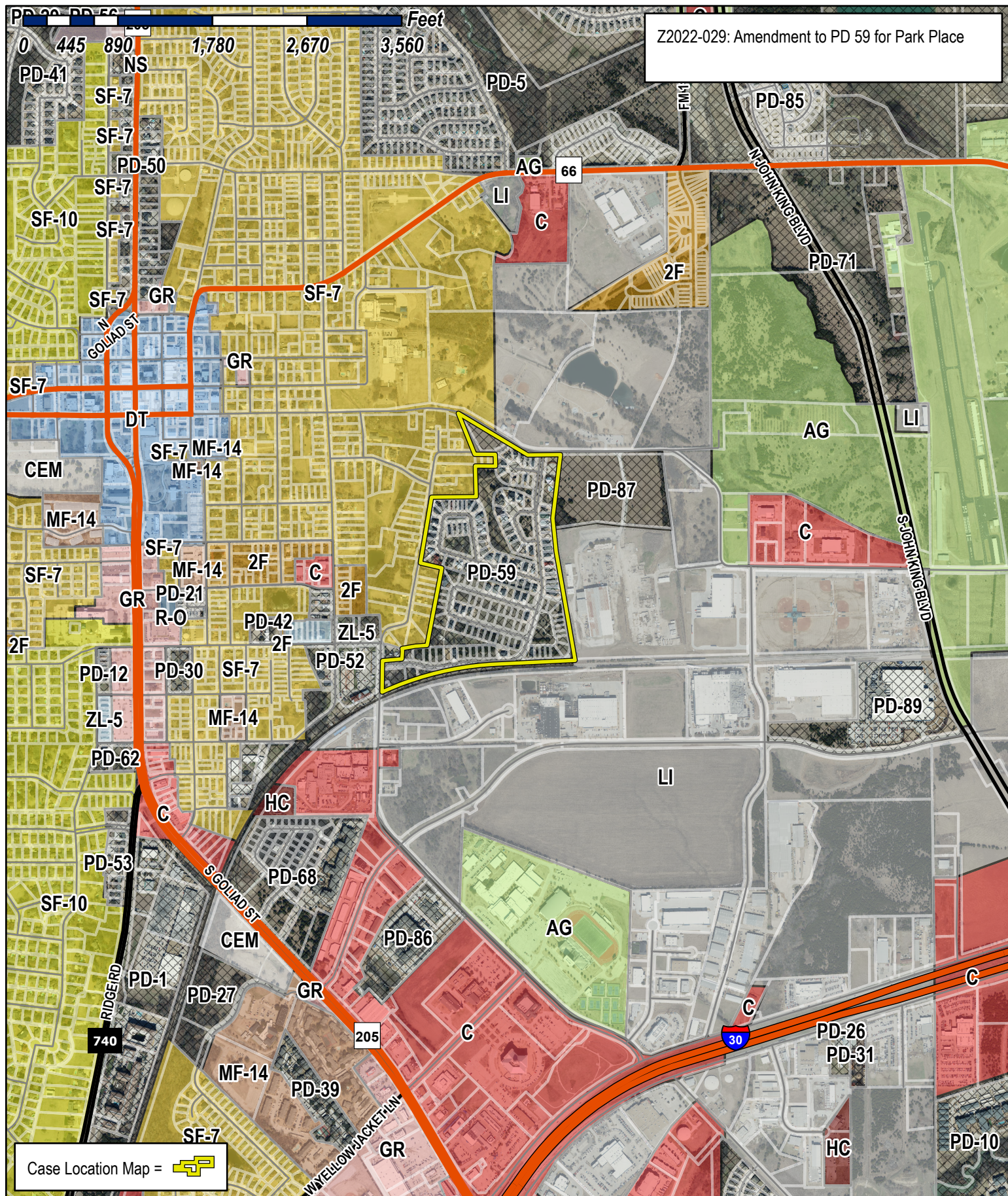
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Charles W Bricker Jr*  
*Tanya Buehler*







## City of Rockwall

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

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



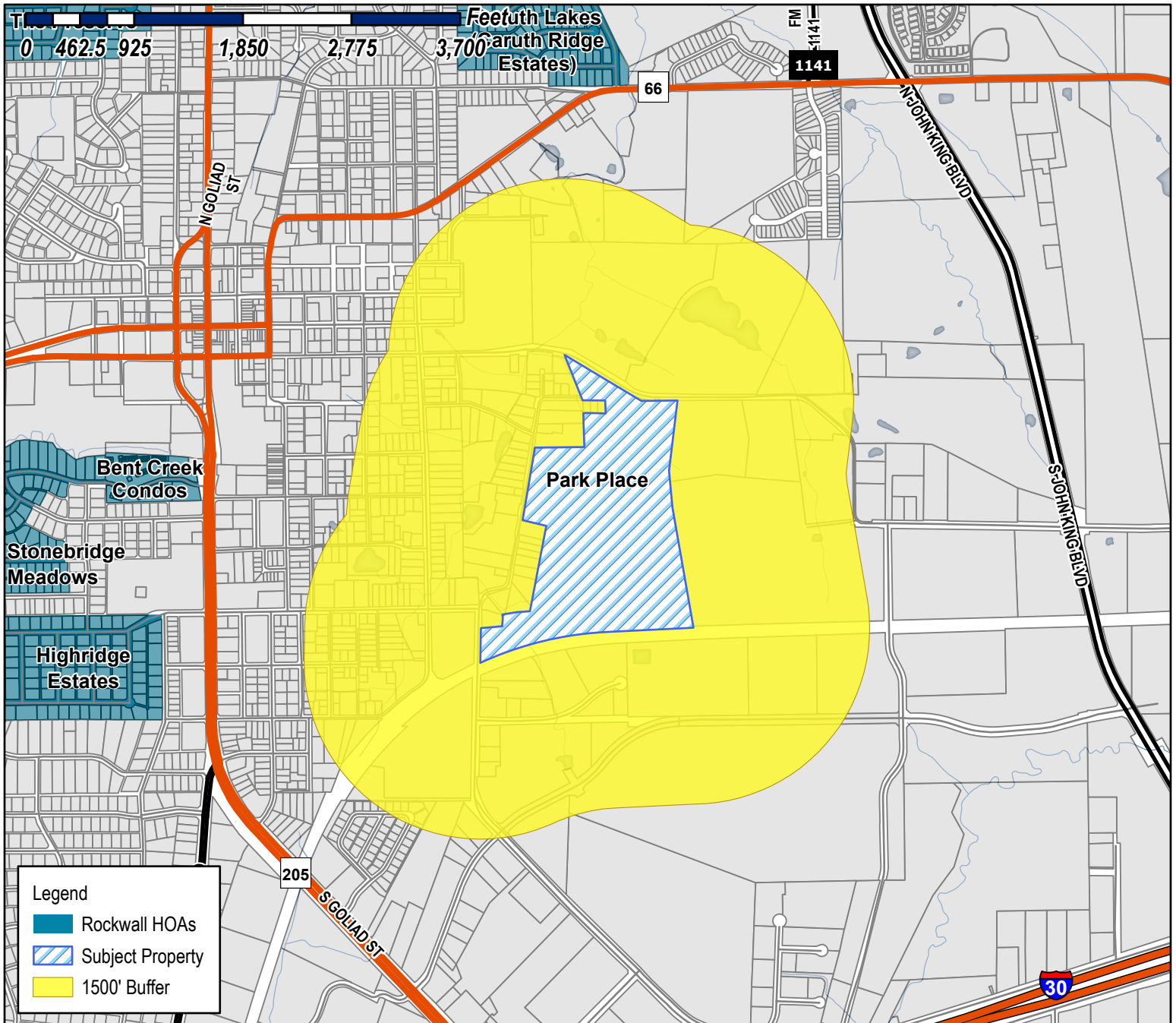




# City of Rockwall

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

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



**Case Number:** Z2022-029  
**Case Name:** Amendment to PD-59 for Park Place  
**Case Type:** Zoning  
**Zoning:** Planned Development District 59 (PD-59)  
**Case Address:** Park Place Subdivision

**Date Saved:** 6/15/2022

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



## Miller, Ryan

---

**From:** Gamez, Angelica  
**Sent:** Tuesday, June 21, 2022 4:43 PM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2022-029]  
**Attachments:** Public Notice (06.20.2022).pdf; HOA Map (06.17.2022).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 24, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 18, 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](mailto: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>.

### **Z2022-029: Zoning Change Amending Planned Development District 59**

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a *Zoning Change* amending Planned Development District 59 (PD-59) [*Ordinance No. 19-08*] being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

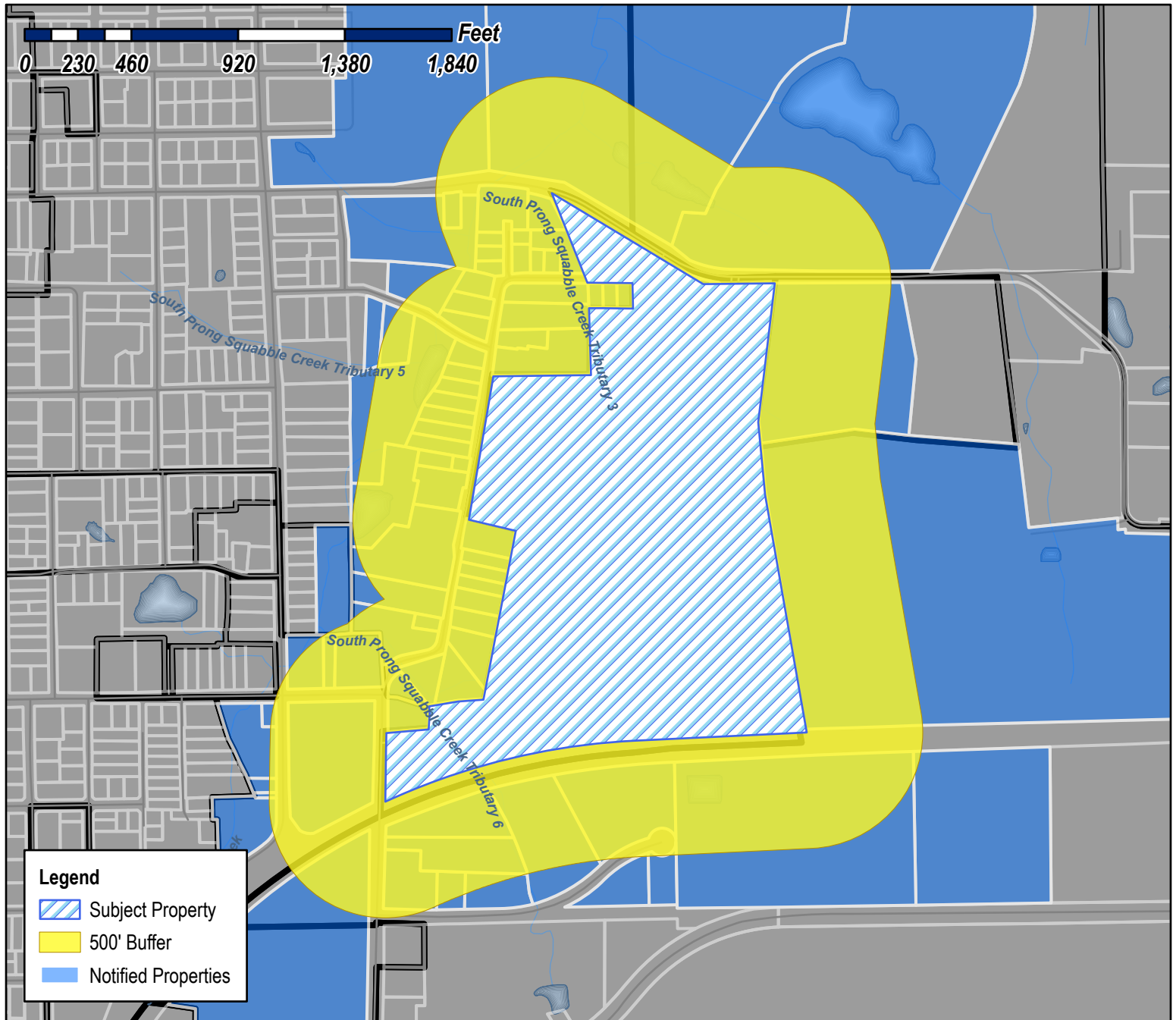




# City of Rockwall

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

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**Case Number:** Z2022-029  
**Case Name:** Amendment to PD-59 for Park Place  
**Case Type:** Zoning  
**Zoning:** Planned Development District 59 (PD-59)  
**Case Address:** Park Place Subdivision

**Date Saved:** 6/15/2022

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



PLUNKETT NEIL F AND GAYLA A  
1000 BOW ST  
ROCKWALL, TX 75087

DUKE JERI L  
1001 ST. CHARLES CT  
ROCKWALL, TX 75087

LADD JESSE & TAMMY  
1001 MICHAEL GARDENS  
ROCKWALL, TX 75087

JONES COLLINS BRUCE & JERALDINE C  
1002 BOW ST.  
ROCKWALL, TX 75081

TENNEY LYNN H III AND CHRISTINE L  
1002 IVY LN  
ROCKWALL, TX 75087

LAKEVIEW SUMMIT PROPERTIES LLC  
1002 ST CHARLES CT  
ROCKWALL, TX 75087

BREWER ROBERT AND GAYLE  
1004 MICHAEL GARDENS  
ROCKWALL, TX 75087

MILLER MARION F  
1005 BOW ST  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
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ROCKWALL, TX 75087

MOSELEY TIM AND MELISSA  
1007 MICHAEL GARDENS  
ROCKWALL, TX 75087

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

BRIDGES SANDRA DAVIS  
1008 IVY LANE  
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA  
1008 SAINT CHARLES CT  
ROCKWALL, TX 75087

LUTES GREGORY AND SUSAN  
1009 BOW ST  
ROCKWALL, TX 75087

MISHLER MICHAEL L AND RHONDA  
1009 IVY LN  
ROCKWALL, TX 75087

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

DANIELS JERRY RONALD AND TANA SCHUBERT  
1011 MICHAEL GARDENS  
ROCKWALL, TX 75087

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1012 MICHAEL GARDENS  
ROCKWALL, TX 75087

STEWART ROBIN  
1013 BOW STREET  
ROCKWALL, TX 75204

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

PODINA HERB AND LAURA  
1014 SAINT CHARLES CT  
ROCKWALL, TX 75087

MANZ CHARLES & CHRISTAL  
1014 BOW ST  
ROCKWALL, TX 75087

BUCKNER DANA RENEE  
1015 IVY LN  
ROCKWALL, TX 75087

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1015 MICHAEL GARDENS  
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA  
1015 ST CHARLES CT  
ROCKWALL, TX 75087

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ATTN BILL BRICKER  
1016 MICHAEL GARDENS  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
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1017 BOWS T  
ROCKWALL, TX 75087

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1018 BOW ST  
ROCKWALL, TX 75087

DEVINE FAMILY TRUST  
RUTH C DEVINE- TRUSTEE  
1019 MICHAEL GARDENS  
ROCKWALL, TX 75087

ARCHER ADAM AND SHAUNA  
1020 IVY LANE  
ROCKWALL, TX 75087



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

DAVIS SHAUNTE AND JACOB  
1021 IVY LN  
ROCKWALL, TX 75087

YODER KARL AND  
GLORIA FIELD  
1021 CALM CREST DR  
ROCKWALL, TX 75087

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1022 BOW ST  
ROCKWALL, TX 75087

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JUDY HELENE DUBREUIL  
1023 ST THOMAS COURT  
ROCKWALL, TX 75087

CANO OSCAR AND NANCY  
1025 MICHAEL GARDENS  
ROCKWALL, TX 75087

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

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

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

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ATTN BILL BRICKER  
1026 BOW ST  
ROCKWALL, TX 75087

RIPP KEEGAN V AND NICOLA M  
1027 IVY LANE  
ROCKWALL, TX 75087

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

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

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1030 BOW ST  
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EDWARDS EDWINA W REVOCABLE TRUST  
EDWINA W EDWARDS TRUSTEE  
1030 ST THOMAS CT  
ROCKWALL, TX 75087

REICHART KENNETH AND LINDA  
1031 MICHAEL GARDENS  
ROCKWALL, TX 75087

GANDY DAVID H  
1031 ST THOMAS CT  
ROCKWALL, TX 75087

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

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

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ATTN BILL BRICKER  
1032 MICHAEL GARDENS  
ROCKWALL, TX 75087

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1033 BOW ST  
ROCKWALL, TX 75087

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

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1034 BOW ST  
ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO  
1035 SAINT THOMAS CT  
ROCKWALL, TX 75087

HAWKINS THOMAS JOSEPH AND NITA POORE  
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ROCKWALL, TX 75087

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1036 MICHAEL GARDENS  
ROCKWALL, TX 75087

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1038 IVY LANE  
ROCKWALL, TX 75087

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ATTN BILL BRICKER  
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EDWARDS EDWINA W REVOCABLE TRUST  
EDWINA W EDWARDS TRUSTEE  
1038 ST THOMAS CT  
ROCKWALL, TX 75087

KRAEMER TERESA A  
1039 IVY LN  
ROCKWALL, TX 75087

LEAVERTON HENRY C AND TAMMY D  
1039 MICHAEL GARDENS  
ROCKWALL, TX 75087

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

HOULE GARY AND AYURNI NAKAMURA  
1040 SAINT CHARLES CT  
ROCKWALL, TX 75087

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ATTN BILL BRICKER  
1040 MICHAEL GARDENS  
ROCKWALL, TX 75087

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ATTN BILL BRICKER  
1041 BOW ST  
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SOMMER RICHELLE AND RICHARD  
1042 SAINT THOMAS CT  
ROCKWALL, TX 75087

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1042 BOW ST  
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1043 MICHAEL GARDENS  
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1043 ST THOMAS COURT  
ROCKWALL, TX 75087

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1044 IVY LN  
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ROCKWALL, TX 75087

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1046 BOW ST  
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PAM VRANA  
1046 SAINT CHARLES CT  
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1046 ST THOMAS CT  
ROCKWALL, TX 75087

HENTSCHEL BEN AND DANA  
1047 MICHAEL GARDENS  
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RUBERTINO JOSEPH C AND FROSINE  
1048 MICHAEL GARDENS  
ROCKWALL, TX 75087

TRUONG THUTHUY AND VALERIE  
1049 BOW STREET  
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP  
ATTN: BILL BRICKER  
1200 E WASHINGTON  
ROCKWALL, TX 75087

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

WHITMORE MANUFACTURING CO  
1250 JUSTIN RD  
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087

HOGUE MIKE AND VICKY  
1498 HUBBARD DR  
FORNEY, TX 75126

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C/O TRICON AMERICAN HOMES LLC  
1508 BROOKHOLLOW DRIVE  
SANTA ANA, CA 92705

MANZ CHARLES & CHRISTAL  
1607 BRYNMAR CIRCLE  
TYLER, TX 75087

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1700 BISON MEADOW  
HEATH, TX 75032

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1870 HILLCROFT DR  
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C/O GENESEE & WYOMING RAILROAD  
1940 ENCHANTED WAY 201  
GRAPEVINE, TX 76051



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20 GLISTENING POUND DR  
FRISCO, TX 75087

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ROCKWALL, TX 75087

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203 RENFRO ST  
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

ESPINOZA MARCELA P AND ROLAND  
206 RENFRO ST  
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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RICHARD HARRIS AND JUDY HARRIS FAMILY  
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RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

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2455 RIDGE RD #135  
ROCKWALL, TX 75087

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2500 SUMMER LEE DR APT 147  
ROCKWALL, TX 75032

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256 WINDY LN  
ROCKWALL, TX 75087

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2599 CR 249  
TERRELL, TX 75160

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CORDOSO FRANCISCO  
2848 TANGLEGLEN DR  
ROCKWALL, TX 75032

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2917 SCOTT DR  
ROWLETT, TX 75087

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301 MEADOWDALE  
ROCKWALL, TX 75087

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CHERRY JOHN T  
303 RENFRO STREET  
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

COLUMBIA EXTRUSIONS CORP  
ATTN BILL BRICKER  
305 PARK PLACE BLVD  
ROCKWALL, TX 75087

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305 PARK PLACE BLVD  
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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309 GLENN AVE  
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365 JORDAN FARM CIR  
ROCKWALL, TX 75087

STRADTMANN TROY H  
366 RENFRO ST  
ROCKWALL, TX 75087

MEYER DAVID JAMES AND ALETA KAY  
369 JORDAN FARM CIR  
ROCKWALL, TX 75087

JOHNSON DANA  
373 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

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C/O TRICON AMERICAN HOMES LLC  
374 RENFRO ST  
ROCKWALL, TX 75087

MC GEE STEPHANIE L  
377 JORDAN CIRCLE  
ROCKWALL, TX 75087

SIKES MARK EUGENE AND AMY CHRISTINE  
381 JORDAN FARM CIR  
ROCKWALL, TX 75087

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

MOSBY CYNTHIA ANN BURTON  
385 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

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

FAUCON SERGE AND JENNIFER  
389 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

KNOERR KELLIE MICHELLE  
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DALLAS, TX 75220

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397 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

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HEATH, TX 75032

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400 RENFRO ST  
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RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
402 RENFRO ST  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
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ROCKWALL, TX 75087

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405 JORDAN FARM CIR  
ROCKWALL, TX 75087

MATEER JEFFREY CARL & D'ANN ELIZABETH  
DELP  
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RICHARD AND JUDY HARRIS- TRUSTEES  
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ROCKWALL, TX 75087

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408 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
408 RENFRO ST  
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TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
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KESSLAR MARILYNN  
411 JORDAN FARM CIRCLE  
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JONES KENNETH AND CINDY  
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TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
412 RENFRO ST  
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FLYNT GARY & NANCY  
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ROCKWALL, TX 75087

VAN WINKLE KATHI AND RONNIE G  
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SCHLEYER JON MARK AND ELIZABETH A  
417 JORDAN FARM CIR  
ROCKWALL, TX 75087

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



WILLMAN RUSSELL M AND CYNTHIA H  
423 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

KISTNER ARIANA M AND KELLY  
423 PARK PLACE BLVD  
ROCKWALL, TX 75087

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

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

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RADNEY FAMILY TRUST  
STEPHEN P AND MARTHA RADNEY- TRUSTEES  
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ROCKWALL, TX 75087

HOWELL RONALD L AND MICHELE L  
434 JORDAN FARM CIR  
ROCKWALL, TX 75087

CONWAY MICHAEL AND JEAN  
435 JORDAN FARM  
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RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
500 RENFRO ST  
ROCKWALL, TX 75087

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

SAMPLES ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

LADD JESSE & TAMMY  
504 NASH ST  
ROCKWALL, TX 75087

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506 RENFRO ST  
ROCKWALL, TX 75087

RASMUSSEN MICHAEL AND DELILA RASMUSSEN  
507 PARK PLACE BLVD  
ROCKWALL, TX 75087

HITT FLOYD ESTATE  
DOROTHY SUE HITT MATTHIES AND  
507 RENFRO ST  
ROCKWALL, TX 75087

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

HOGUE ALLEN  
513 RIDGEVIEW DR  
ROCKWALL, TX 75087

MOORE CONNIE JO  
523 PARK PLACE BLVD  
ROCKWALL, TX 75087

SANTIAGO KIMBERLY J AND JOSE JR  
535 PARK PLACE BLVD  
ROCKWALL, TX 75087

WALSH DONNA  
541 PARK PLACE BLVD  
ROCKWALL, TX 75087

CUMMINGS KARYN  
547 PARK PLACE BLVD  
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G  
5574 CANADA CT  
ROCKWALL, TX 75032

WHITE THOMAS WAYNE AND LAURIE ELLEN  
5701 SUNFLOWER DR  
ROWLETT, TX 75089

MURREY GARY L AND PAMELA K  
601 PARK PLACE BLVD  
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C  
601 RENFRO ST  
ROCKWALL, TX 75087

KIMBALL AARON AND LEANNA  
602 ANGELA CRESCENT  
ROCKWALL, TX 75087

HOGUE CAROLYN SUE  
602 RENFRO  
ROCKWALL, TX 75087

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

WARDELL JOHN P & JULIE C  
606 RENFRO ST  
ROCKWALL, TX 75087

SCHRADE JAMES E AND MITZY H  
607 PARK PLACE BLVD  
ROCKWALL, TX 75087

HARRINGTON DEBORAH 607 RENFRO ST ROCKWALL, TX 75087	STOVALL PERRY J & BEVERLY A 608 ANGELA CRESCENT ROCKWALL, TX 75087	RUFF DAVE & ANNE 6105 LAKESHORE DR ROWLETT, TX 75089
COX STEPHEN 613 PARK PLACE BLVD ROCKWALL, TX 75087	ROBERTS TERRY DON AND MICHELLE 614 ANGELA CRESCENT ROCKWALL, TX 75126	ABBOTT TODD & WHITNEY 619 RENFRO ST ROCKWALL, TX 75087
HENRY PATRICIA A 620 ANGELA CRESCENT ROCKWALL, TX 75087	KNOERR KELLIE MICHELLE 626 ANGELA CRESCENT ROCKWALL, TX 75087	KAUFMANN PROPERTIES LLC % DOUGLAS A KAUFMANN 627 SORITA CIR HEATH, TX 75032
BEAL CHERYL LYNN 6401 TRAFALGAR DR ROWLETT, TX 75089	JONES RONALD H AND CAROL A 6467 COUNTY RD 2560 ROYSE CITY, TX 75089	ROCHIER JOE AND KELLY 649 BIG OAK CT ROCKWALL, TX 75087
MALONE CLANTON 657 MISSION DR ROCKWALL, TX 75087	KENNEDY BRENDA K 701 T L TOWNSEND DR ROCKWALL, TX 75087	COLUMBIA DEVELOPMENT CO LLC ATTN BILL BRICKER 701 PARK PLACE BLVD ROCKWALL, TX 75087
KENNEDY BRENDA K 701 RENFRO ROCKWALL, TX 75087	KAUFMANN PROPERTIES LLC 702 S CLARK ST ROCKWALL, TX 75087	HOGUE ALLEN 703 E BOYSTUN AVE ROCKWALL, TX 75087
HARRIS RICHARD & JUDY 703 TOWNSEND DR ROCKWALL, TX 75087	HOGUE ALLEN 705 E BOYDSTUN AVE ROCKWALL, TX 75087	KAUFMANN PROPERTIES LLC % DOUGLAS A KAUFMANN 706 S CLARK ST ROCKWALL, TX 75087
MALONE CLANTON 707 PARK PLACE BLVD ROCKWALL, TX 75087	ROCKWALL INDEPENDENT SCHOOL DISTRICT PUBLIC FACILITY CORP 707 S CLARK ROCKWALL, TX 75087	COLUMBIA DEVELOPMENT COMPANY 707 TOWNSEND ROCKWALL, TX 75087
HOGUE MIKE AND VICKY 709 E BOYDSTUN AVE ROCKWALL, TX 75087	GILLIAM ROBERT W JR & PERRILYN 712 HARTMAN ST ROCKWALL, TX 75087	KAUFMANN PROPERTIES LLC % DOUGLAS A KAUFMANN 712 CLARK ST ROCKWALL, TX 75087
PIERCY DUANE AND JENNIFER 713 HARTMAN ROCKWALL, TX 75087	FOSTER STEPHEN AND MICKIE 713 PARK PLACE BLVD ROCKWALL, TX 75087	HOOVER LINDA WEST- 716 HARTMAN STREET ROCKWALL, TX 75087



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

WERCHAN ALLEN AND KELLI  
720 E WASHINGTON  
ROCKWALL, TX 75087

SWANSON PARKER G AND ABBY M  
724 E WASHINGTON STREET  
ROCKWALL, TX 75087

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

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

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

WHITE THOMAS WAYNE AND LAURIE ELLEN  
743 PARK PLACE BLVD  
ROCKWALL, TX 75087

FIET AARON  
749 PARK PLACE BLVD  
ROCKWALL, TX 75087

YODER KARL AND  
GLORIA FIELD  
755 PARK PLACE BLVD  
ROCKWALL, TX 75087

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

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

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

GARCIA MARCO AND WHITNEY  
779 PARK PLACE BLVD  
ROCKWALL, TX 75087

MILLER MARION F  
8 HILLSIDE DRIVE  
ROCKWALL, TX 75087

WALSH DONNA  
8009 LAKEBEND  
ROWLETT, TX 75087

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

ZYLKA PROPERTIES LLC  
801 ALUMINUM PLANT RD  
ROCKWALL, TX 75087

ROCKWALL I S D  
801 E WASHINGTON  
ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA  
801 N T L TOWNSEND DR  
ROCKWALL, TX 75087

ARCHER CHARLES & TRACIE  
802 PARK PLACE BLVD  
ROCKWALL, TX 75087

WISE ALICE  
803 ALUMINUM PLANT ROAD  
ROCKWALL, TX 75087

COX ROSALBA C  
803S T L TOWNSEDDR  
ROCKWALL, TX 75087

WARDELL JOHN AND  
JAKE WARDELL  
805 ALUMINUM PLANT RD  
ROCKWALL, TX 75087

WRIGHT BRADLEY AND CATHERINE  
808 PARK PLACE BLVD  
ROCKWALL, TX 75087

HUSSONG BRETT AND LAUREN  
809 SIGNAL RIDGE  
ROCKWALL, TX 75032

POOL JOE AND REBECCA  
814 PARK PLACE BLVD  
ROCKWALL, TX 75087

COX ROSALBA C  
815 T L TOWNSEND DR  
ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA  
815 T L TOWNSEND SUITE 101  
ROCKWALL, TX 75087

VARNER ROBERT R JR &  
GLEN COX  
815 TL TOWNSEND STE 101  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
815 E WASHINGTON ST  
ROCKWALL, TX 75087

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

SCHLEYER JON MARK AND ELIZABETH A  
825 FAITH TRAIL  
HEATH, TX 75032

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

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

JONES RONALD H AND CAROL A  
<Null>  
838 PARK PLACE BLVD  
ROCKWALL, TX 75087

HARSTROM STUART & SUSAN  
844 PARK PLACE BLVD  
ROCKWALL, TX 75087

HUSSONG BRETT AND LAUREN  
850 PARK PLACE BLVD  
ROCKWALL, TX 75087

CORDOSO FRANCISCO  
855 WHITMORE DR  
ROCKWALL, TX 75087

SHAWN RAY SEXTON REVOCABLE TRUST  
SHAWN RAY SEXTON- TRUSTEE  
856 PARK PLACE BLVD  
ROCKWALL, TX 75087

HANCOCK ELIZABETH KAY, TRUSTEE  
KAY HANCOCK LIVING TRUST  
862 PARK PLACE BLVD  
ROCKWALL, TX 75087

ROCHIER JOE AND KELLY  
868 PARK PLACE BLVD  
ROCKWALL, TX 75087

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

WARDELL JOHN P AND JULIE ANN C  
880 IVY LANE  
ROCKWALL, TX 75087

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

WARDELL JOHN AND  
JAKE WARDELL  
880 IVY LN  
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K  
880 SHORES BLVD  
ROCKWALL, TX 75087

ALLISON DEANNA JO  
886 IVY LN  
ROCKWALL, TX 75087

BARRIER CHRISTIA A  
891 IVY LN  
ROCKWALL, TX 75087

HARRILL EVELYN  
892 IVY LN  
ROCKWALL, TX 75087

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

DENTON LANCE AND GLENDA K  
900 DAVY CROCKETT  
ROCKWALL, TX 75087

FIET AARON  
901 HIDDEN CREEK DR  
ROYSE CITY, TX 75189

MASON MARSHA  
901 IVY LN  
ROCKWALL, TX 75087

COLUMBIA EXTRUSIONS CORP  
ATTN BILL BRICKER  
902 ALUMINUM PLANT RD  
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K  
904 ALUMINUM PLANT RD  
ROCKWALL, TX 75087

STANLEY STEVE AND ROBIN  
905 IVY LN  
ROCKWALL, TX 75087

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

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

TUCKER JANA  
914 IVY LN  
ROCKWALL, TX 75087

COUNTY OF ROCKWALL  
915 WHITMORE  
ROCKWALL, TX 75087



WHITMORE MANUFACTURING CO THE  
917 WHITMORE DR  
ROCKWALL, TX 75087

CCO TRANSFERS LLC  
ATTN; PROPERTY TAX DEPT  
920 WHITEMORE  
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO THE  
930 WHITMORE DR  
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO  
930 WHITMORE DRIVE  
ROCKWALL, TX 75087

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

CITY OF ROCKWALL  
ATTN;MARY SMITH  
945 E WASHINGTON ST  
ROCKWALL, TX 75087

ROCKWALL COUNTY  
C/O COUNTY TREASURER  
950 TOWNSEND RD  
ROCKWALL, TX 75087

2020 T R MARTIN REVOCABLE TRUST  
CHARLES TED MARTIN AND RHONDA KAREN  
MARTIN- TRUSTEES  
995 ST CHARLES COURT  
ROCKWALL, TX 75087

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

ALLISON DEANNA JO  
PO BOX 1624  
ROCKWALL, TX 75087

BREWER ROBERT AND GAYLE  
PO BOX 1742  
ROCKWALL, TX 75087

HARRIS HOLLI J  
PO BOX 2191  
ROCKWALL, TX 75087

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

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

# PUBLIC NOTICE



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

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2022-029: Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08]**

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08] being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 18, 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](mailto: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, July 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2022-029: Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08]**

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:

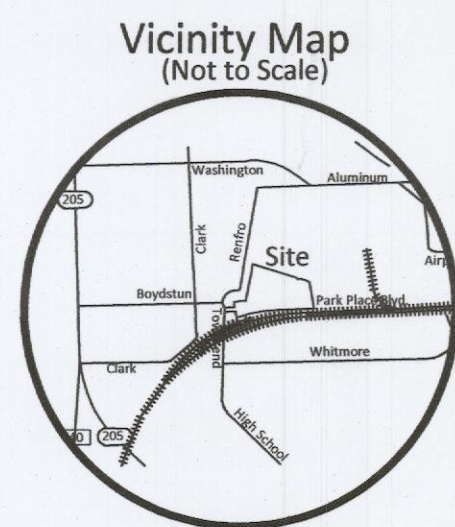
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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

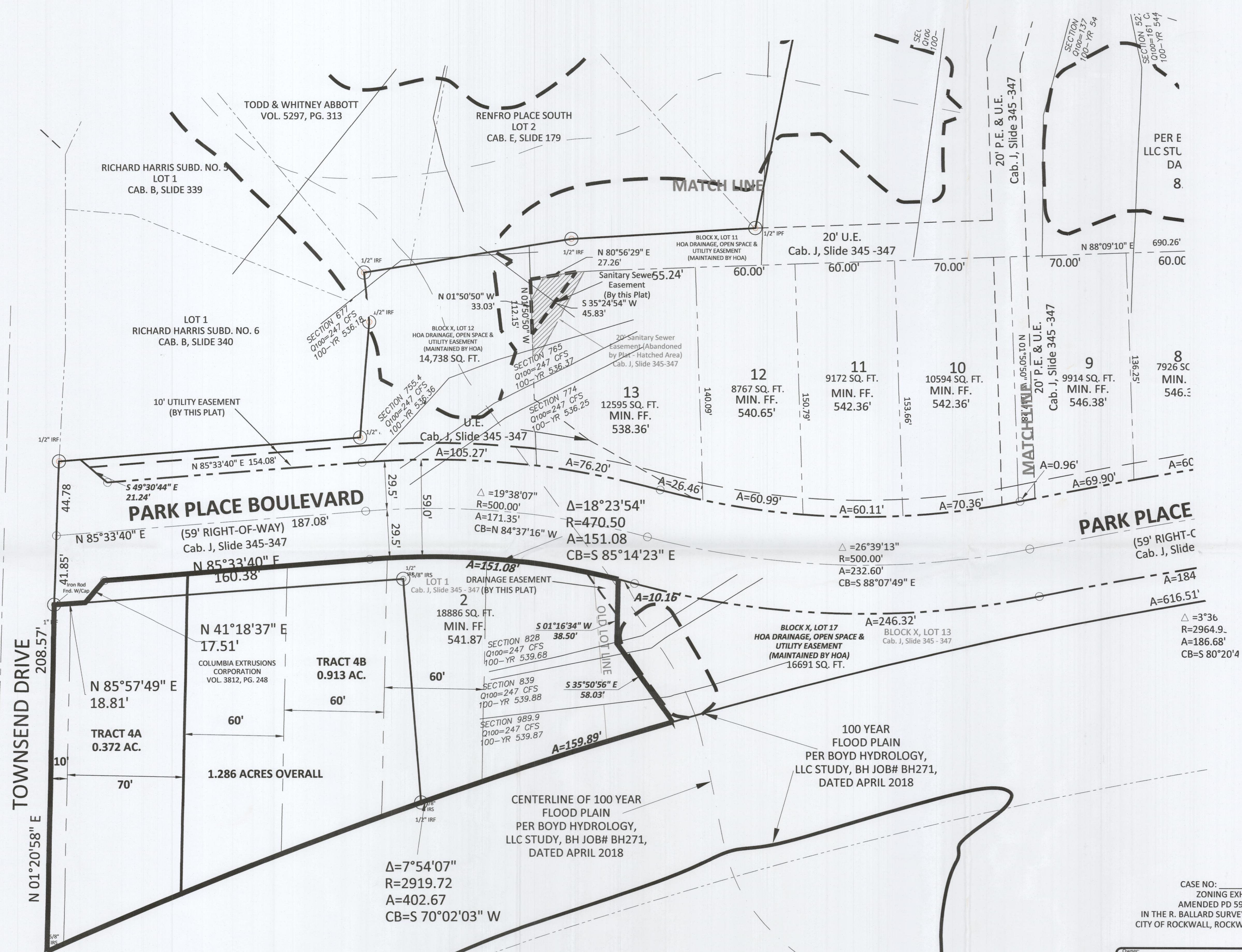








LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
U.E.	Utility Easement
D.E.	Drainage Easement
P.E.	Pedestrian Easement
OPRRC	Official Public Records Rockwall County, Texas
DRRC	Deed Records Rockwall County, Texas
PRRC	Plat Records Rockwall County, Texas
RPRRC	Real Property Records Rockwall County, Texas
Ø	Street Name Change



CASE NO: \_\_\_\_\_  
ZONING EXHIBIT  
AMENDED PD 59-PHASE 4  
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

<b>OWNER:</b> COLUMBIA DEVELOPMENT COMPANY, LLC 305 PARK PLACE BLVD. ROCKWALL, TEXAS 75087    972-722-2439 <a href="mailto:bill@coldevventures.com">bill@coldevventures.com</a>		
<b>Engineer:</b> TOMDEN ENGINEERING, L.L.P. 214-679-1679 <a href="mailto:tjones@tomden.com">tjones@tomden.com</a>	<b>Scale:</b> 1" = 30'  <b>Date:</b> June 13, 2022  <b>Technician:</b> Bedford <b>Drawn By:</b> Bedford	<b>Checked By:</b> F.R. OWENS <b>P.C.:</b> Cryer/Spralling <b>File:</b> PARK PLACE PHASE 4 ZONING EVIDENCE <b>Job. No.</b> 668-001 <b>GF No.</b>

Sheet:  
1  
Of: 1

**AJ Bedford Group, Inc.**  
Registered Professional Land Surveyors

TBPLS REG#10118200



## FIELD NOTE DESCRIPTION

BEING a 1.286 acre tract of land located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas and being a portion of a 0.582 acre tract of land and also a portion of Block E of Park Place West Phase III Addition according to the amending Plat recorded in Book J, Page 345, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a iron rod with cap found for corner and being located in the east line of Townsend Drive and being located in the south line of Park Place Boulevard (59' Wide);

THENCE along the south line of said Park Place Boulevard as follows:

NORTH 85°57'49" EAST a distance of 18.81 feet to a point for corner;

NORTH 41°18'37" EAST a distance of 17.51 feet to a point for corner;

NORTH 85°33'40" EAST a distance of 160.38/ feet to a point for corner and being the beginning of a curve to the right with a radius of 470.50 feet and a chord bearing of SOUTH 85°14'23" EAST;

ALONG said curve to the right through a central angle of 18°23'54" feet and a arc length of 151.08 feet to a point for corner in Block X, Lot 17 of said Park Place West Phase III;

THENCE ALONG the west line of said Block X, Lot 17 as follows:

SOUTH 01°16'34" WEST a distance of 38.50 feet to a point for corner;

SOUTH 35°50'56" EAST a distance of 58.03 feet to a point for corner located in the south line of said 1.286 acre tract and being the beginning of a curve to the left with a radius of 2919.72 feet and a chord bearing of SOUTH 70°02'03" WEST;

ALONG said curve to the left through a central angle of 7°54'07" for an arc length of 402.67 feet to a 5/8 inch iron rod found for corner and being located in the east line of said Townsend Drive;

THENCE NORTH 01°20'58" EAST a distance of 208.57 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.286 acres or 56,003 square feet of land more or less.

## CITY OF ROCKWALL

### ORDINANCE NO. 19-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) [ORDINANCE NO.'s 04-59 AND -6-51] AND PLANNED DEVELOPMENT DISTRICT 52 (PD-52) [ORDINANCE NO. 16-45] FOR THE PURPOSE OF INCORPORATING A 0.789-ACRE TRACT OF LAND FOR RESIDENTIAL-OFFICE (RO) DISTRICT LAND USES BEING A 56.586-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 52 (PD-52) AND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 59 (PD-59) [*Ordinance No.'s 04-59 and 06-51*], Planned Development District 52 (PD-52) [*Ordinance No. 16-45*], and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in



*Ordinance No.'s 04-59 and 06-51;*

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

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

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

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

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

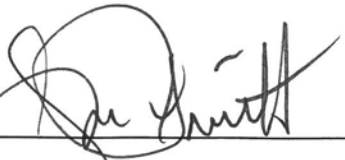
**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

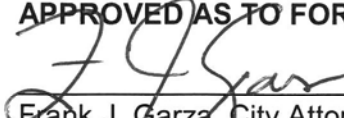
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF FEBRUARY, 2019.**

**ATTEST:**

  
\_\_\_\_\_  
Kristy Cole, City Secretary

  
\_\_\_\_\_  
Jim Pruitt, Mayor

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: January 22, 2019

2<sup>nd</sup> Reading: February 4, 2019





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

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

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

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

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

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

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

THENCE North 80°56'29" East a distance of 126.45 feet to a 1/2" iron pipe for corner;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE along said right-of-way South 87°55'08" West a distance of 740.83 feet to a 1/2" iron pipe found at the beginning of a tangent curve to the left;

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

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

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

# Exhibit 'B': Survey

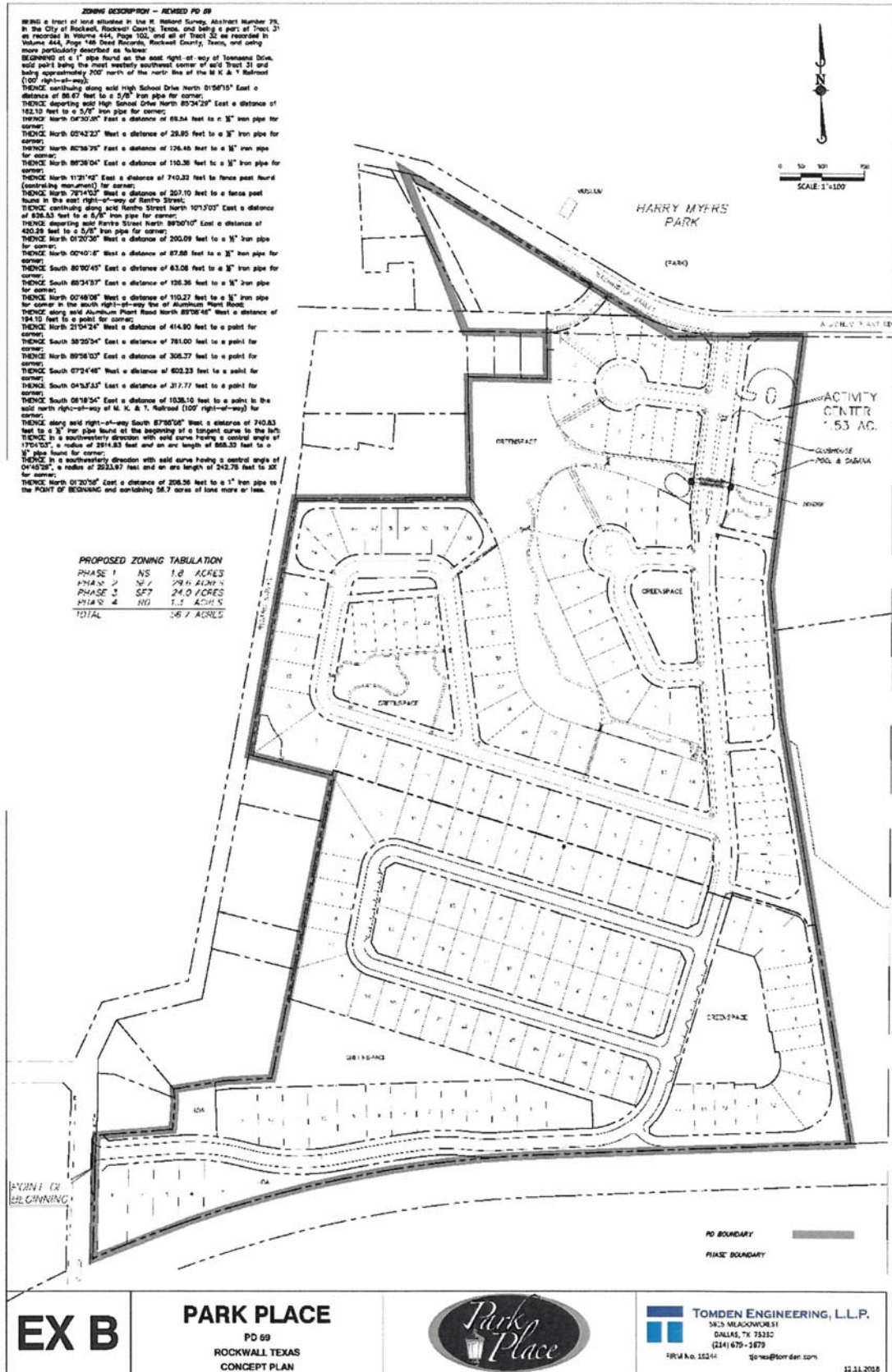
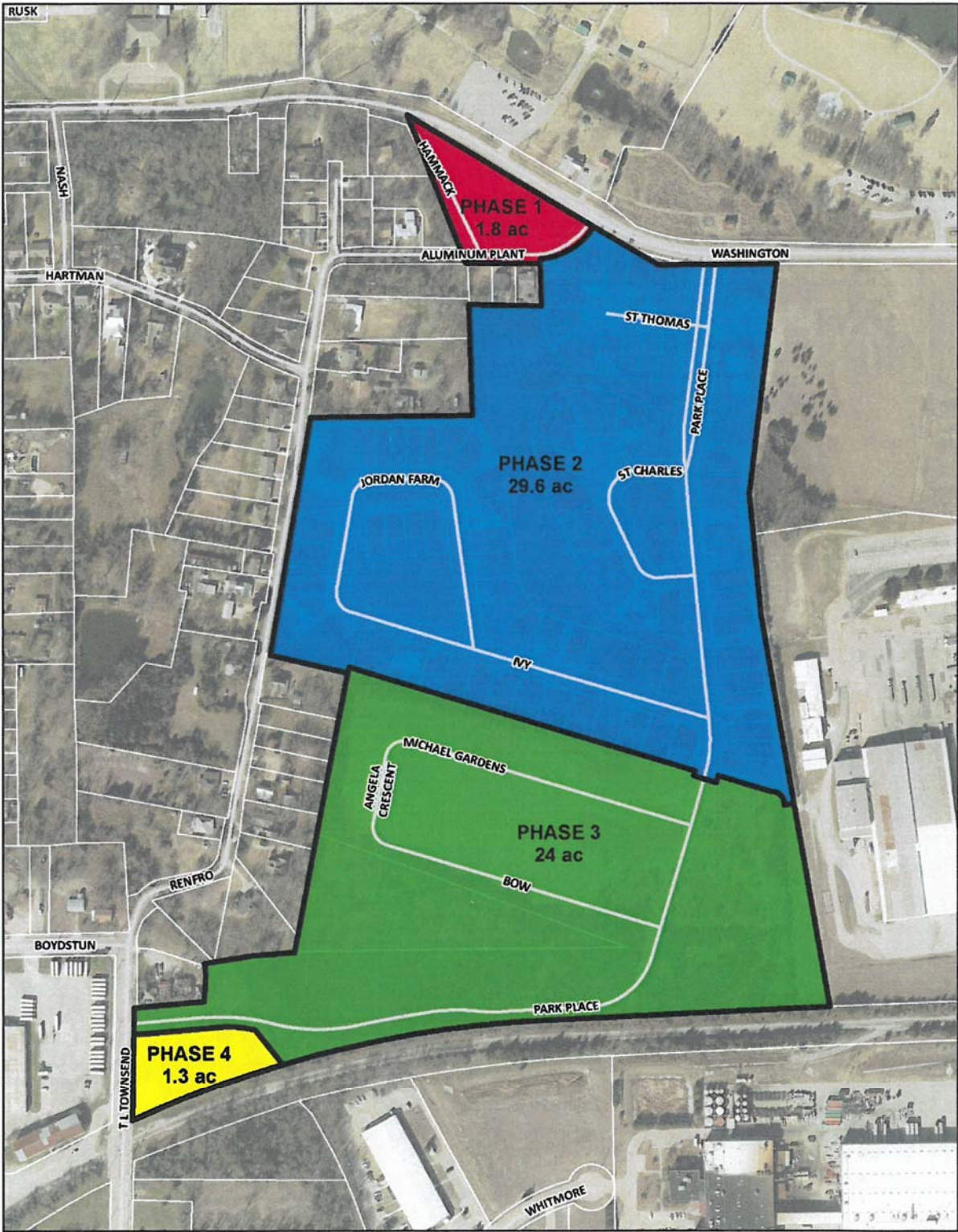
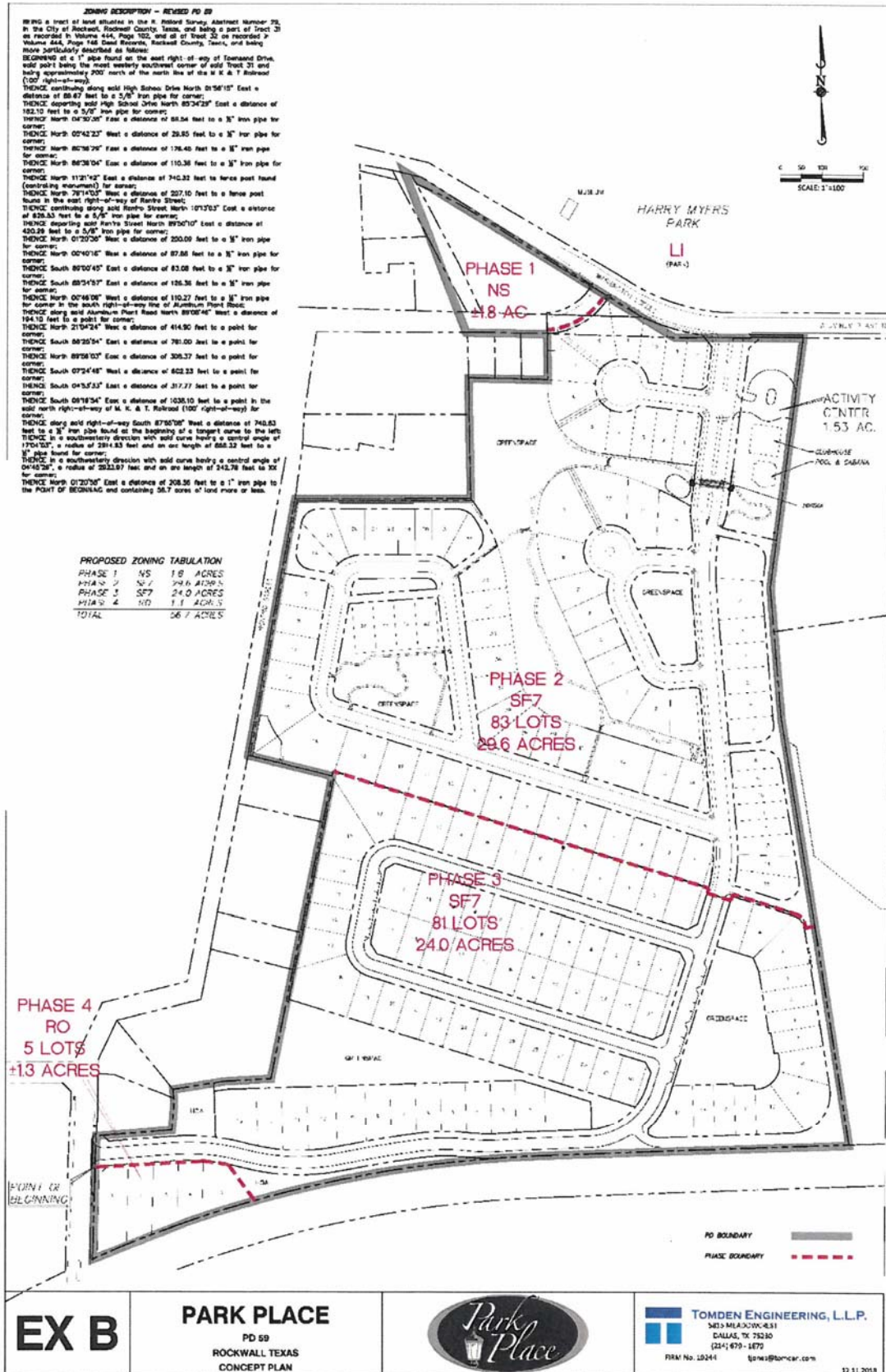




Exhibit 'C':  
Area Map

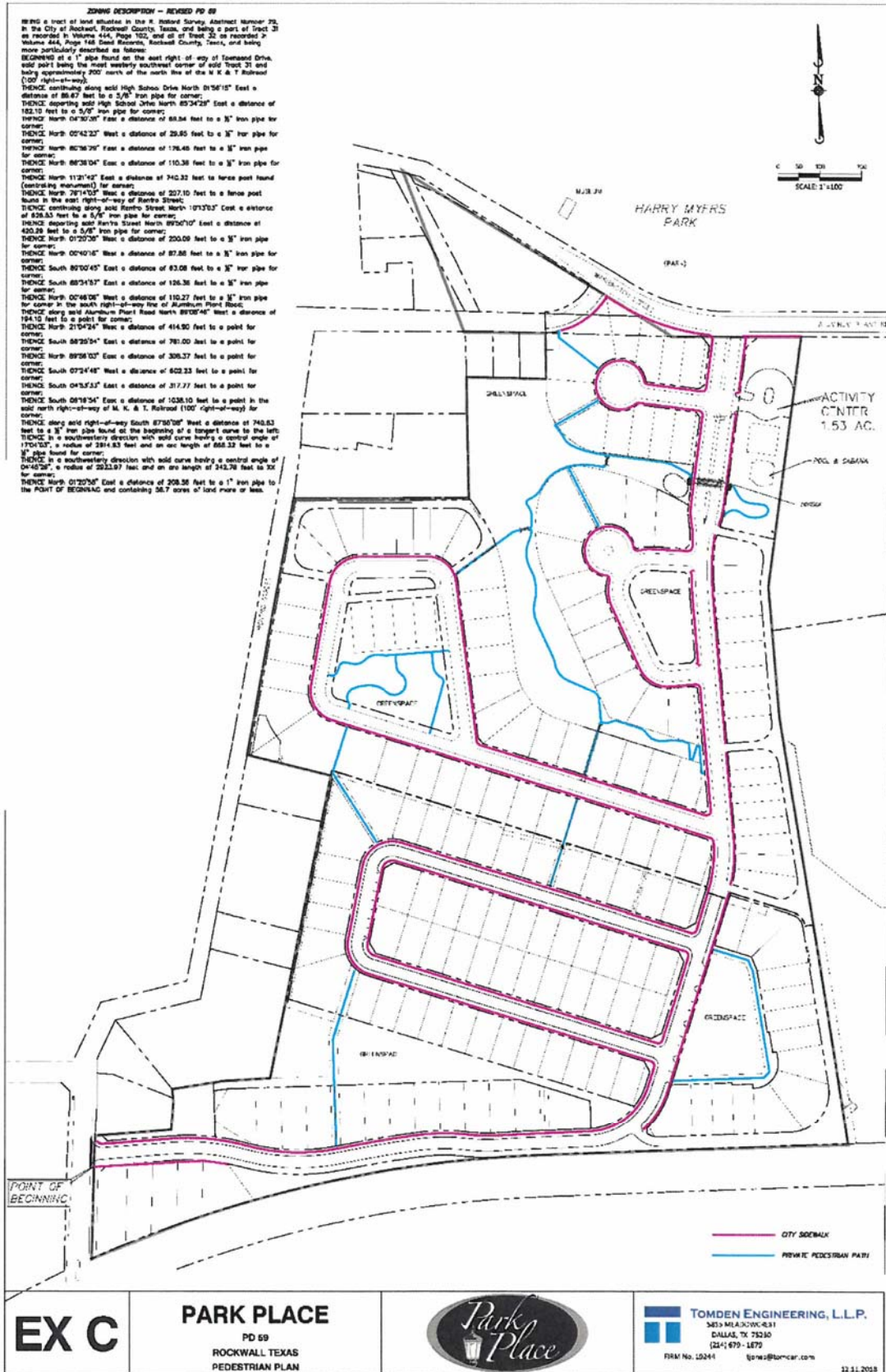


# Exhibit 'D': Concept Plan





# Exhibit 'E': Hardscape Plan



**Exhibit 'F':**  
**PD Development Standards**

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

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

Phase 1: Neighborhood Services (1.8-Acres)

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



**Exhibit 'F':**  
**PD Development Standards**

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

*Table 1: Density and Dimensional Requirements*

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

*General Notes:*

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

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

**Exhibit 'F':**  
**PD Development Standards**

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

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

Table 2: SF-7 Lot Dimensional Requirements

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

General Notes:

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

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

<sup>4</sup>: The minimum side yard setback for an internal lot or a lot abutting open space or HOA common area is five (5) feet.  
For yards abutting a street, the minimum side yard setback shall be 10-feet.

<sup>5</sup>: Lots with double frontage shall have a minimum rear yard setback of 15 feet.

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



**Exhibit 'F':**  
**PD Development Standards**

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

**Phase 4: Residential-Office (1.3-Acres)**

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

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

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

**Exhibit 'F':**  
**PD Development Standards**

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

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

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

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

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

Table 3. *Density and Dimensional Requirements*

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

General Notes:

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

<sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the residential-office structure.

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

- (a) *Masonry Requirements.* The minimum masonry requirement for all exterior façades (*excluding walls on a porch, patio, courtyard, or breezeway*) greater than 100 SF shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or similar cementitious products may be used for up to 100% of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.

- (b) *Anti-Monotony.* An anti-monotony standard shall not allow the same structure—in terms of materials and elevation—any closer than five (5) houses apart on either side of the street.



**Exhibit 'F':**  
*PD Development Standards*

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

**Exhibit 'G':**  
*Conceptual Architectural Styles*





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 AMEND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) [ORDINANCE NO. 19-08] BEING A 56.70-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, 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 from Bill Bricker of Columbia Development Company, LLC requesting the approval of an amendment to Planned Development District 59 (PD-59) being a 56.70-acre tract of land identified as a portion of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) [Ordinance No. 19-08], located between W. Washington Street and T. L. Townsend Drive, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 59 (PD-59) [Ordinance No. 19-08] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 19-08*;

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

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

**SECTION 4.** That development of the *Subject Property* shall be in accordance with the

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

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

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

**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>ST</sup> DAY OF AUGUST, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: July 18, 2022

2<sup>nd</sup> Reading: August 1, 2022



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

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

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

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

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

THENCE North 04°30'38" East a distance of 69.54 feet to a ½" iron pipe for corner;

THENCE North 05°42'23" West a distance of 29.95 feet to a ½" iron pipe for corner;

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

THENCE North 86°39'04" East a distance of 110.36 feet to a ½" iron pipe for corner;

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

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

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

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

THENCE North 01°20'36" West a distance of 200.09 feet to a ½" iron pipe for corner;

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

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

THENCE South 88°34'57" East a distance of 126.36 feet to a ½" iron pipe for corner;

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

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

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

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

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

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

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

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

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

THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2914.93 feet and an arc length of 868.32 feet to a ½" pipe found for corner;

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

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

# Exhibit 'B': Survey

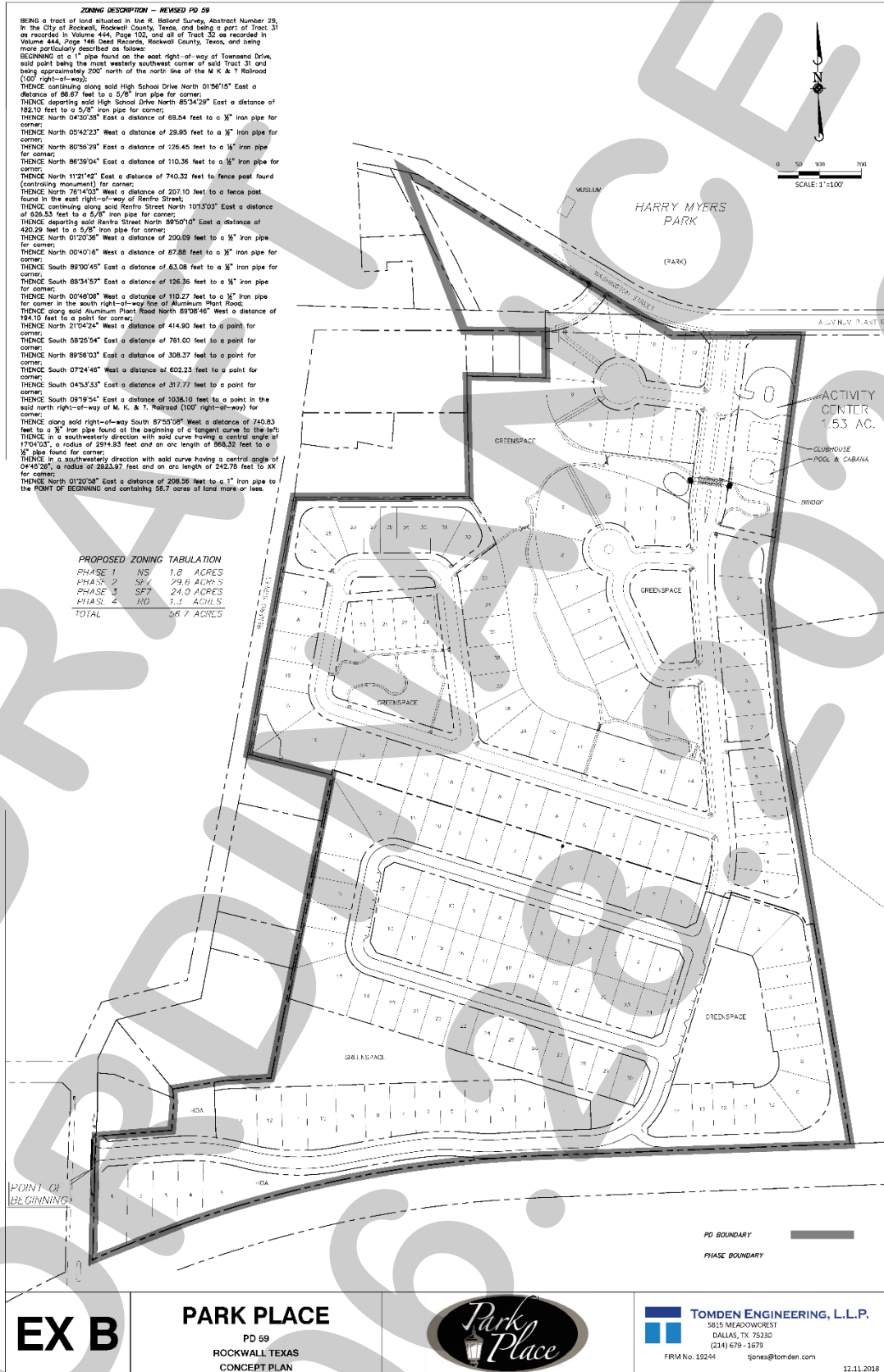
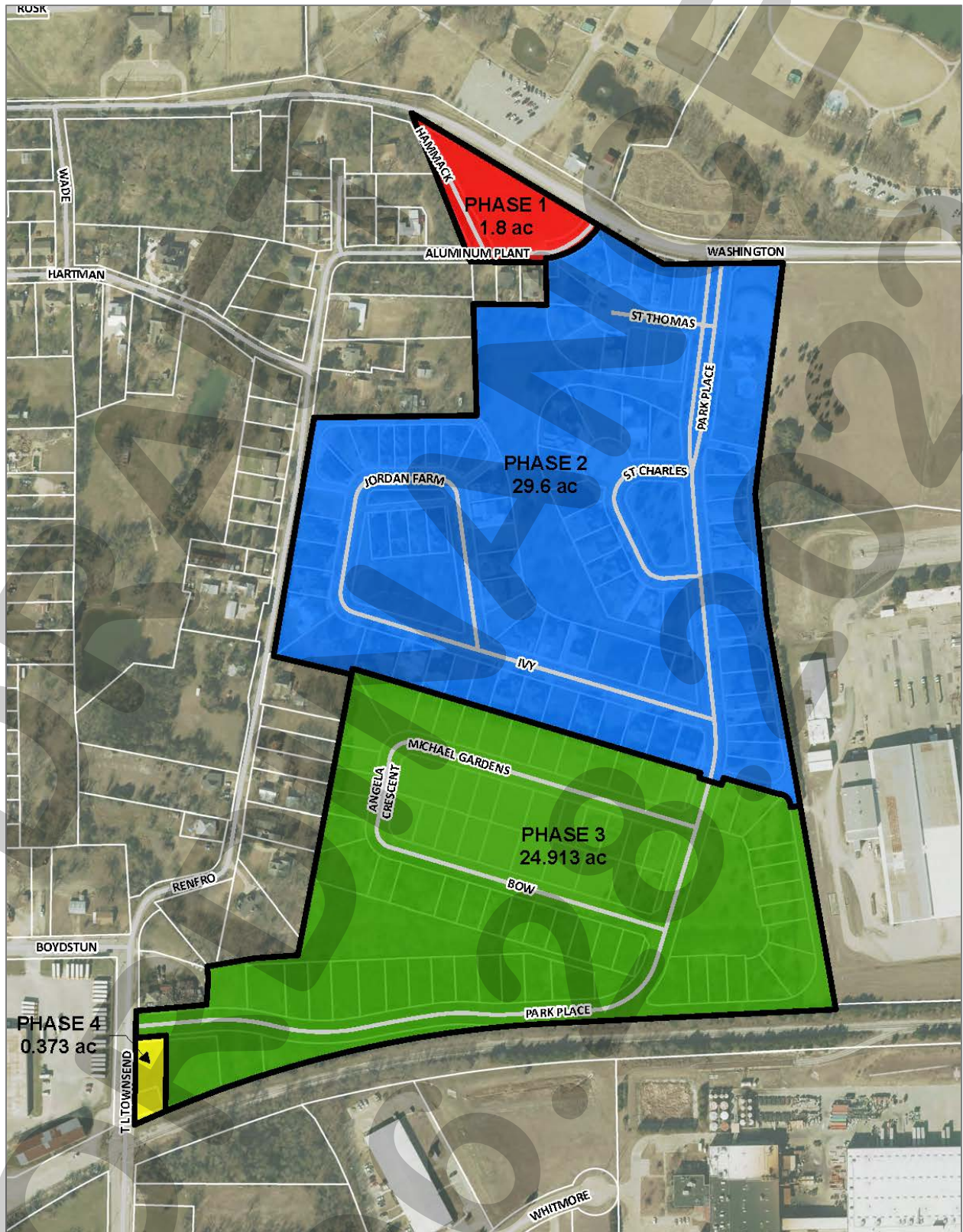
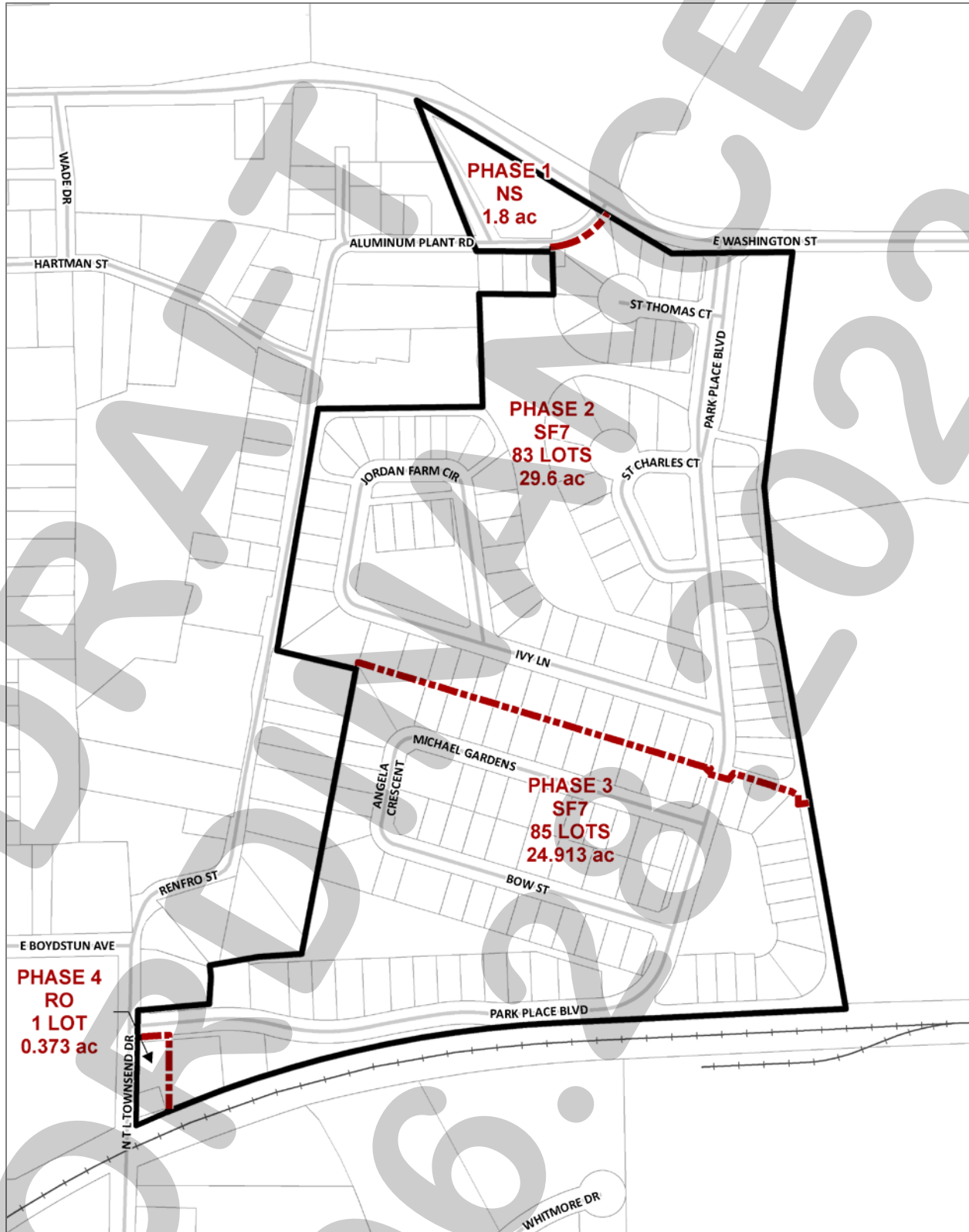




Exhibit 'C':  
Area Map

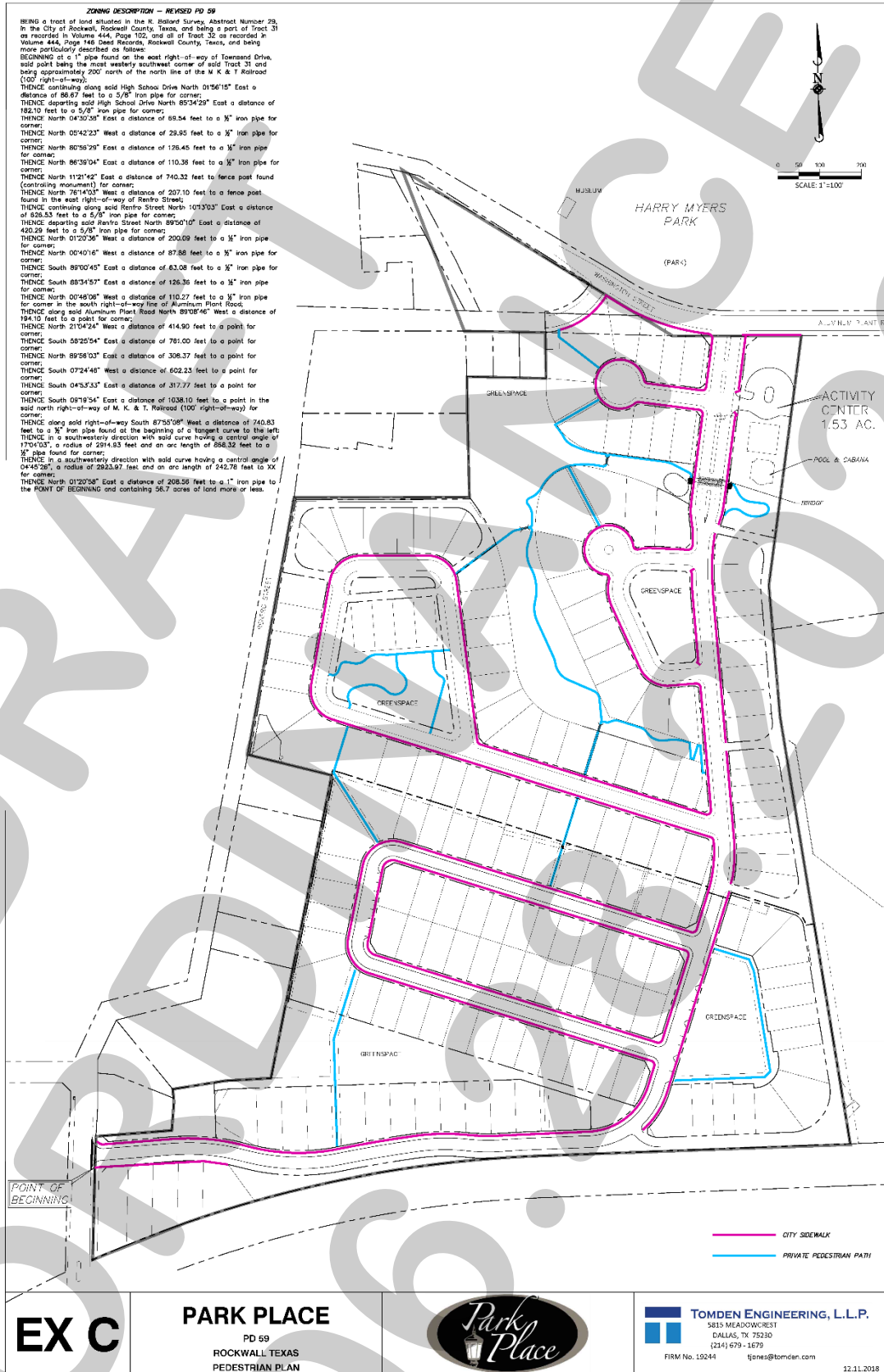


**Exhibit 'D':  
Concept Plan**





# Exhibit 'E': Hardscape Plan



**Exhibit 'E':**  
**Hardscape Plan**

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

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

Phase 1: Neighborhood Services (1.8-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, *Phase 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Neighborhood Services (NS) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.



**Exhibit 'E':**  
**Hardscape Plan**

- (2) **Density and Dimensional Requirements.** Unless specifically provided by this Planned Development ordinance, *Phase 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards for the Neighborhood Services (NS) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

**TABLE 1: DENSITY AND DIMENSIONAL REQUIREMENTS**

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

**NOTES:**

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

- (3) **Building Standards.** All development shall be subject to site plan and Architectural Review Board (ARB) review and shall adhere to the following building standards:
- (a) **Masonry Requirements.** The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or similar cementitious products may be used for up to 100% of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (i.e. *three [3] part stucco* or *similar*) shall be prohibited.
  - (b) **Roof Design Requirements.** All structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system.
  - (c) **Architectural Requirements.** All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space. This should include the detailing and features. This will be reviewed by the Architectural Review Board (ARB) for conformance.
- (4) **Landscape Buffer.** A minimum ten (10) foot landscape buffer shall be required along all street frontages. The buffer shall include a minimum of one (1) tree per 30 linear feet.
- (5) **Signage.** Permanent, free-standing signage for Phase 1 shall be limited to one (1) monument not exceeding five (5) feet in height or a maximum of 60 SF in area.
- (6) **Lighting.** In addition to the outdoor lighting requirements stipulated in Article 07, Environmental Performance, of the Unified Development Code (UDC), no light pole, pole base, or combination thereof shall exceed 20-feet in height. All lighting fixtures shall focus downward and be contained on the subject property

**Exhibit 'E':**  
**Hardscape Plan**

Phases 2 & 3: Single-Family 7 (54.513-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, *Phases 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Single-Family 7 (SF-7) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (2) Density and Dimensional Requirements. Any development on *Phases 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

**TABLE 2: SF-7 LOT DIMENSIONAL REQUIREMENTS**

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

**NOTES:**

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The minimum side yard setback for an internal lot or a lot abutting open space or HOA common area is five (5) feet. For yards abutting a street, the minimum side yard setback shall be 10-feet.
- <sup>5</sup>: Lots with double frontage shall have a minimum rear yard setback of 15 feet.

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



**Exhibit 'E':**  
**Hardscape Plan**

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

Phase 4: Residential-Office (0.373-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development District Ordinance, *Phase 4* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Residential-Office (RO) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

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

- ☒ Accessory Building
- ☒ Bed and Breakfast
- ☒ Convent or Monastery
- ☒ Daycare (7 or more children)
- ☒ Residential Care Facility
- ☒ Assisted Living Facility
- ☒ Convalescent Care Facility/Nursing Home
- ☒ Congregate Care Facility
- ☒ General Retail Store<sup>1</sup>
- ☒ Group or Community Home
- ☒ Halfway House
- ☒ Library, Art Gallery, or Museum (Public)
- ☒ Railroad Yard or Shop
- ☒ Studio-Art, Photography, or Music
- ☒ Shoe and Boot Repair and Sales
- ☒ Transit Passenger Facility
- ☒ Antenna, Accessory
- ☒ Antenna, Commercial
- ☒ Antenna, Amateur Radio
- ☒ Antenna, Dish
- ☒ Wireless Communication Tower
- ☒ Utilities (Non-Municipally Owned or Controlled), Including Sanitary Landfill and Wastewater Treatment
- ☒ Municipally Owned or Controlled Facilities, Utilities, and Use

**Exhibit 'E':**  
**Hardscape Plan**

NOTES:

<sup>1</sup>: General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit (SUP).

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

- ☑ General Retail Store<sup>1</sup>
- ☑ Hair Salon, Manicurist
- ☑ Office Building, 5,000 SF or More
- ☑ Restaurant, Less Than 2,000 SF w/o Drive-Thru
- ☑ Solar Energy Collector Panels and Systems

NOTES:

<sup>1</sup>: General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit (SUP).

- (2) Density and Dimensional Requirements. Any development on *Phase 4* as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the development standards required for properties in a Residential-Office (RO) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development shall adhere to the following building standards:

TABLE 3: DENSITY AND DIMENSIONAL REQUIREMENTS

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

NOTES:

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

<sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the residential-office structure.

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

- (a) Masonry Requirements. The minimum masonry requirement for all exterior façades (*excluding walls on a porch, patio, courtyard, or breezeway*) greater than 100 SF shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementitious products may be used for up to 100% of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.

- (b) Anti-Monotony. An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than five (5) houses apart on either side of the street.



**Exhibit 'E':**  
**Hardscape Plan**

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

**Exhibit 'G':**  
*Conceptual Architectural Styles*







## 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](mailto:PLANNING@ROCKWALL.COM)

---

TO: Planning and Zoning Commission

DATE: July 12, 2022

APPLICANT: Bill Bricker; *Columbia Development Company, LLC*

CASE NUMBER: Z2022-029; *Amendment to Planned Development District 59 (PD-59)*

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#### SUMMARY

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a Zoning Change amending Planned Development District 59 (PD-59) [*Ordinance No. 19-08*] being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

#### BACKGROUND

A portion of the subject property (*i.e. the portion adjacent to T. L. Townsend Drive*) is identified as being a part of the *Original Town of Rockwall*, and -- based on the April 1934 Sanborn Maps -- was annexed prior to 1934. The remainder of the subject property was annexed on February 6, 1961 by *Ordinance No. 60-01* [*Case No. A1960-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. By January 3, 1972, the City's *Historic Zoning Maps* show that portions of the subject property were zoned Commercial (C) District and Light Industrial (LI) District. Based on the December 7, 1993 *Historic Zoning Map*, these designations changed between January 3, 1972 and December 7, 1993 from a Commercial (C) District and Light Industrial (LI) District to a Single-Family 7 (SF-7) District, Light Industrial (LI) District, Commercial District, Heavy Commercial (HC) District, and Planned Development District 52 (PD-52). On October 18, 2004, the City Council approved *Ordinance No. 04-59* [*Case No. Z2004-034*] creating Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District and Residential-Office (RO) District land uses. This ordinance was amended on December 11, 2006 by *Ordinance No. 06-51* [*Case No. Z2006-023*] to allow an increase in the maximum building coverage to 60%. Planned Development District 59 (PD-59) was again amended on February 4, 2019 by *Ordinance No. 19-08* [*Case No. Z2018-057*] to change a 0.789-acre tract of land from being designated for Single-Family 7 (SF-7) District land uses to Residential-Office (RO) District land uses. Staff should note that this area is a portion of the area being affected by the applicant's proposed zoning change. No other zoning amendments have been approved for the subject property.

#### PURPOSE

On June 17, 2022, the applicant -- *Bill Bricker of Columbia Development Company, LLC* -- submitted an application requesting to amend Planned Development District 59 (PD-59) to change the zoning exhibit contained in *Ordinance No. 19-08*. Specifically, the applicant is proposing to reclassify a 0.913-acre tract of land (*i.e. being portions of Lot 2, Block E, Park Place West, Phase III Addition and Tracts 35 & 53 of the R. Ballard Survey, Abstract No. 29*) from being designated for Residential-Office (RO) District land uses to Single-Family 7 (SF-7) District land uses.

#### ADJACENT LAND USES AND ACCESS

The subject property is generally located between E. Washington Street, Renfro Street, T. L. Townsend Drive, the Union Pacific/Dallas Garland N. E. rail line, and the old Columbia Extrusion facility. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Washington Street, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the

OURHometown Vision 2040 Comprehensive Plan. Beyond this is a ~67.036-acre public park (i.e. *Harry Myers Park*) consisting of three (3) tracts of land (i.e. *Lot 1 of the Municipal Park Addition; Tract 6-3 of the G. W. Redlin Survey, Abstract No. 183; and Tract 29 of the R. Ballard Survey, Abstract No. 73*). The public park is zoned Light Industrial (LI) District and Single-Family 7 (SF-7) District.

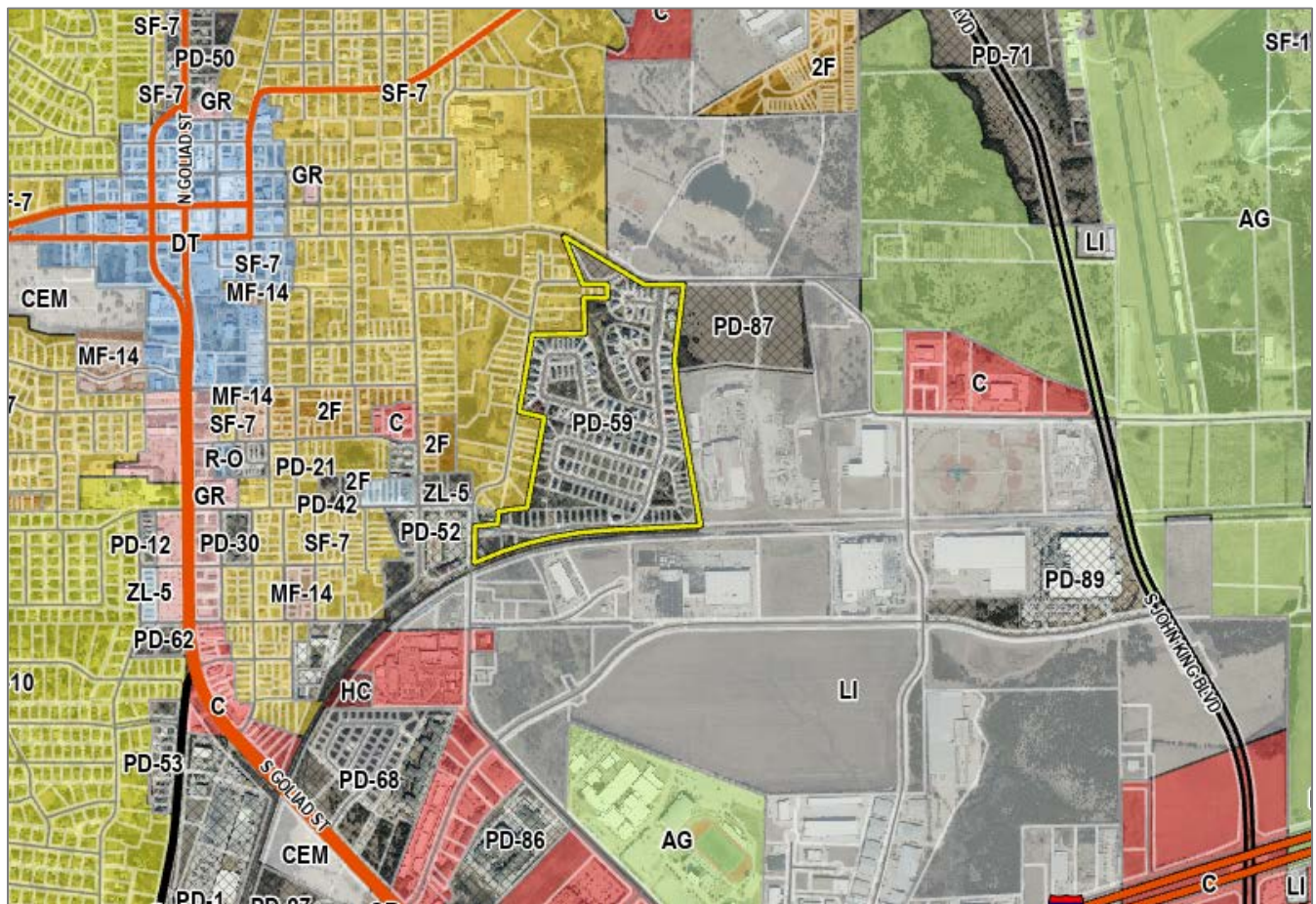
South: Directly south of the subject property is a 100-foot right-of-way for the *Union Pacific/Dallas Garland N. E. Rail Line*. Beyond this is Whitmore Manufacturing (i.e. *Lot 2, Block A, Whitmore Manufacturing Addition*), the Rockwall County Maintenance Facility (i.e. *Lot 5, Block A, Municipal Industrial Park Addition*), and three (3) vacant tracts of land (i.e. *Tracts 14 & 24 of the R. Ballard Survey, Abstract No. 29 and Lot 1, Block A, Whitmore Manufacturing Addition*). All of these properties are zoned Light Industrial (LI) District.

East: Directly east of the subject property is the old Columbia Extrusion facility, which is situated on a 42.6034-acre parcel of land (i.e. *Lot 2, Block 1, Indalloy Addition*) zoned Light Industrial (LI) District. Also, east of the subject property are two (2) vacant tracts of land (i.e. *Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29*) that are zoned Planned Development District 87 (PD-87) for townhouse, commercial/retail, and light industrial land uses.

West: Directly west of the subject property are 17 residential lots that are vacant or that have single-family homes situated on them. These lots are zoned Single-Family 7 (SF-7) District. Also, west of the subject property are T. L. Townsend Drive and Renfro Street. T. L. Townsend Drive is identified as a M4D (i.e. *major collector, four [4] lane, divided roadway*) and Renfro Street is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP

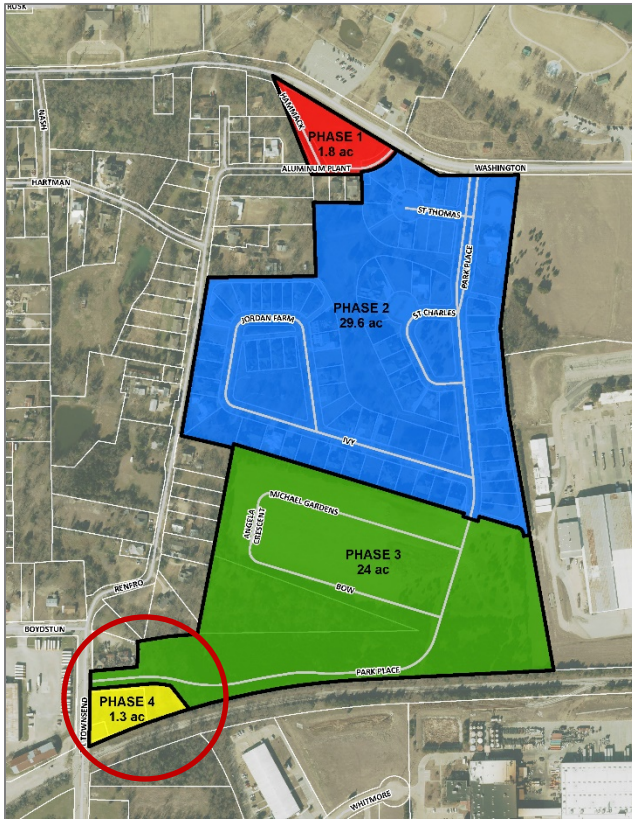
**YELLOW:** SUBJECT PROPERTY



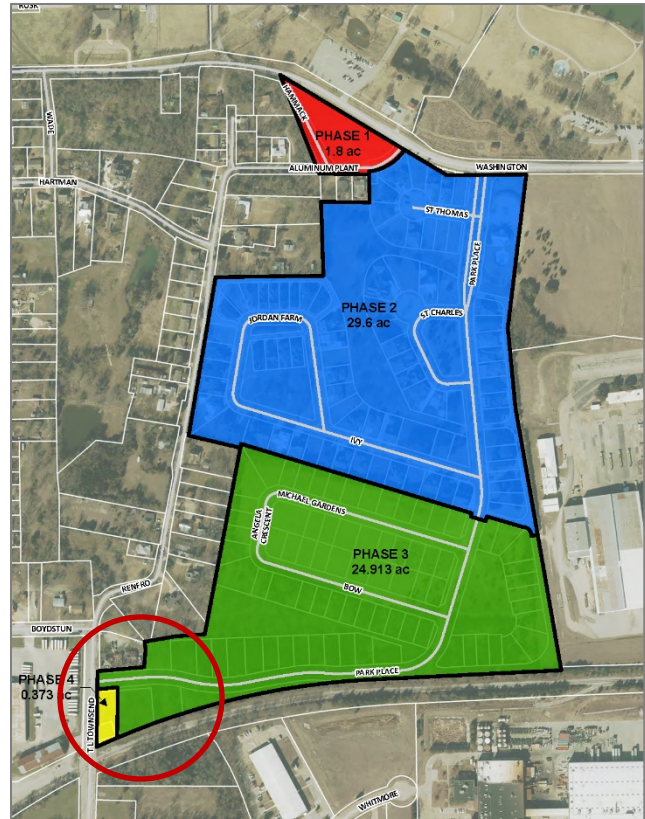


## CHARACTERISTICS OF THE REQUEST

The applicant has submitted a revised concept plan that proposes minor changes to the alignment of *Phases 3 & 4* of the zoning exhibit contained in *Ordinance No. 19-08* (see *Figures 1 & 2* below). Specifically, the applicant is requesting to change a 0.913-acre tract of land (i.e. being portions of Lot 2, Block E, Park Place West, Phase III Addition and Tracts 35 & 53 of the R. Ballard Survey, Abstract No. 29) from being designated for Residential-Office (RO) District land uses to Single-Family 7 (SF-7) District land uses. The applicant has stated that the majority of interest in the property has been in developing these properties with single-family homes, and -- while the Residential-Office (RO) District allows single-family homes -- the detention requirements for property zoned for non-residential land uses is more restrictive than property zoned for residential land uses. Staff should note that the drainage and detention plan originally approved for this phase of the Park Place Subdivision included the 0.913-acre tract of land into the drainage calculations as residential property. Making this change would avoid additional drainage from being required for these properties. This is the only change being proposed for Planned Development District 59 (PD-59).



**FIGURE 1:** CURRENT CONCEPT PLAN IN ORDINANCE NO. 19-08;  
**RED CIRCLE:** PROPOSED CHANGES



**FIGURE 2:** PROPOSED CONCEPT PLAN;  
**RED CIRCLE:** PROPOSED CHANGES

## INFRASTRUCTURE

The proposed amendment to Planned Development District 59 (PD-59) does not change the infrastructure requirements necessary to serve the subject property.

## CONFORMANCE TO THE CITY'S CODES

The proposed amendment to Planned Development District 59 (PD-59) conforms to all of the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction Manual*.

## 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 Central District and is designated for Live/Work land uses. The designation for this area was originally changed from a Medium Density Residential designation to a Live/Work designation by Case No. Z2018-057 [Ordinance No. 19-08].

Under this case, the applicant had requested this area be changed to allow flexibility for home occupations (*i.e. live/work*), single-family homes, and businesses to be allowed.



FIGURE 3: CHANGES TO THE FUTURE LAND USE MAP

1: ORIGINAL DESIGNATION (MEDIUM DENSITY RESIDENTIAL)

2: CHANGES AFTER THE APPROVAL OF ORDINANCE NO. 19-08 (LIVE/WORK)

3: PROPOSED CHANGES (MEDIUM DENSITY RESIDENTIAL)

While this amendment to Planned Development District 59 (PD-59) is proposing to change the Future Land Use Map, staff should note that the change is minor in nature and does not appear to have an impact on any adjacent properties or the essential character of the Park Place Subdivision. With this being said, zoning changes are discretionary decisions for the City Council pending a recommendation by the Planning and Zoning Commission. Should the City Council choose to approve this request, staff has added a condition of approval that would make the necessary changes to the Future Land Use Map.

## NOTIFICATIONS

On June 17, 2022, staff mailed 284 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Association (HOA), which is the only HOA 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 four (4) property owner notifications and one (1) email from five (5) property owners within the 500-foot notification area in favor of the applicant's request.

## CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 59 (PD-59), 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 Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the 0.913-acre tract of land from a Live Work designation to a Medium Density Residential designation.
- (3) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22022-029

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Corner of T.L. Townsend & Park Place Blvd.

SUBDIVISION Park Place

LOT

BLOCK

GENERAL LOCATION

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

CURRENT ZONING RO

CURRENT USE None

PROPOSED ZONING ~~48~~ change 48 to PD-59

PROPOSED USE Residential

ACREAGE \$ .913

LOTS [CURRENT] None

LOTS [PROPOSED] 4

- ☐ **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 Columbia Development

☐ APPLICANT Same

CONTACT PERSON Bill Bricker

CONTACT PERSON

ADDRESS 305 Park Place Blvd.

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE 972-722-2439

PHONE

E-MAIL bill@colventures.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

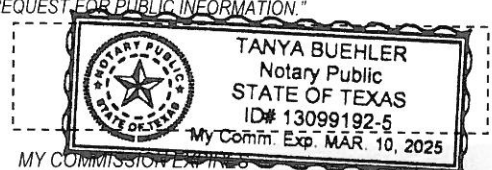
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF JUNE, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF June, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Charles W Bricker Jr*  
*Tanya Buehler*







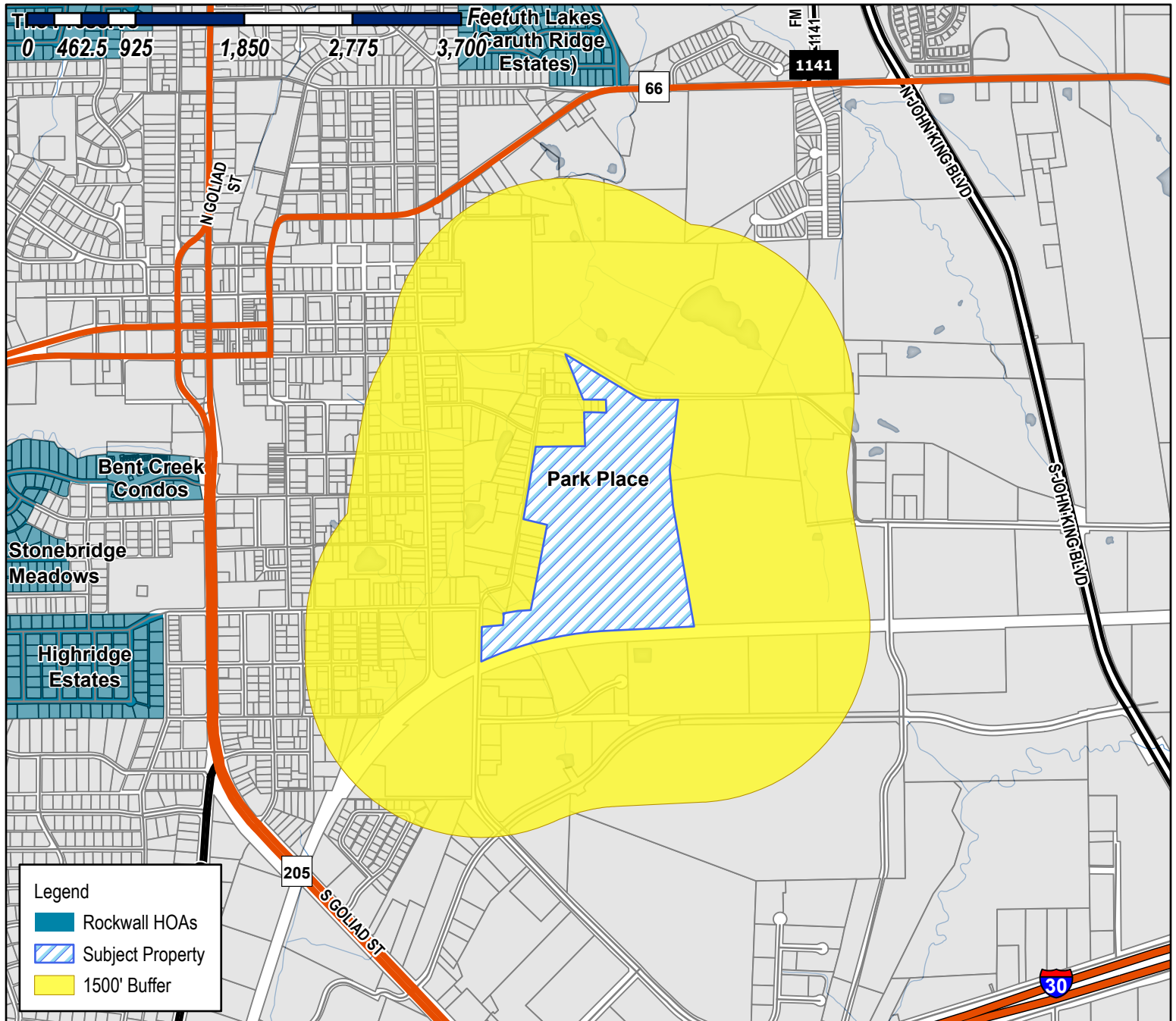




# City of Rockwall

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

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



**Case Number:** Z2022-029  
**Case Name:** Amendment to PD-59 for Park Place  
**Case Type:** Zoning  
**Zoning:** Planned Development District 59 (PD-59)  
**Case Address:** Park Place Subdivision

**Date Saved:** 6/15/2022

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



## Miller, Ryan

---

**From:** Gamez, Angelica  
**Sent:** Tuesday, June 21, 2022 4:43 PM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2022-029]  
**Attachments:** Public Notice (06.20.2022).pdf; HOA Map (06.17.2022).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 24, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 18, 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](mailto: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>.

### **Z2022-029: Zoning Change Amending Planned Development District 59**

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a *Zoning Change* amending Planned Development District 59 (PD-59) [*Ordinance No. 19-08*] being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

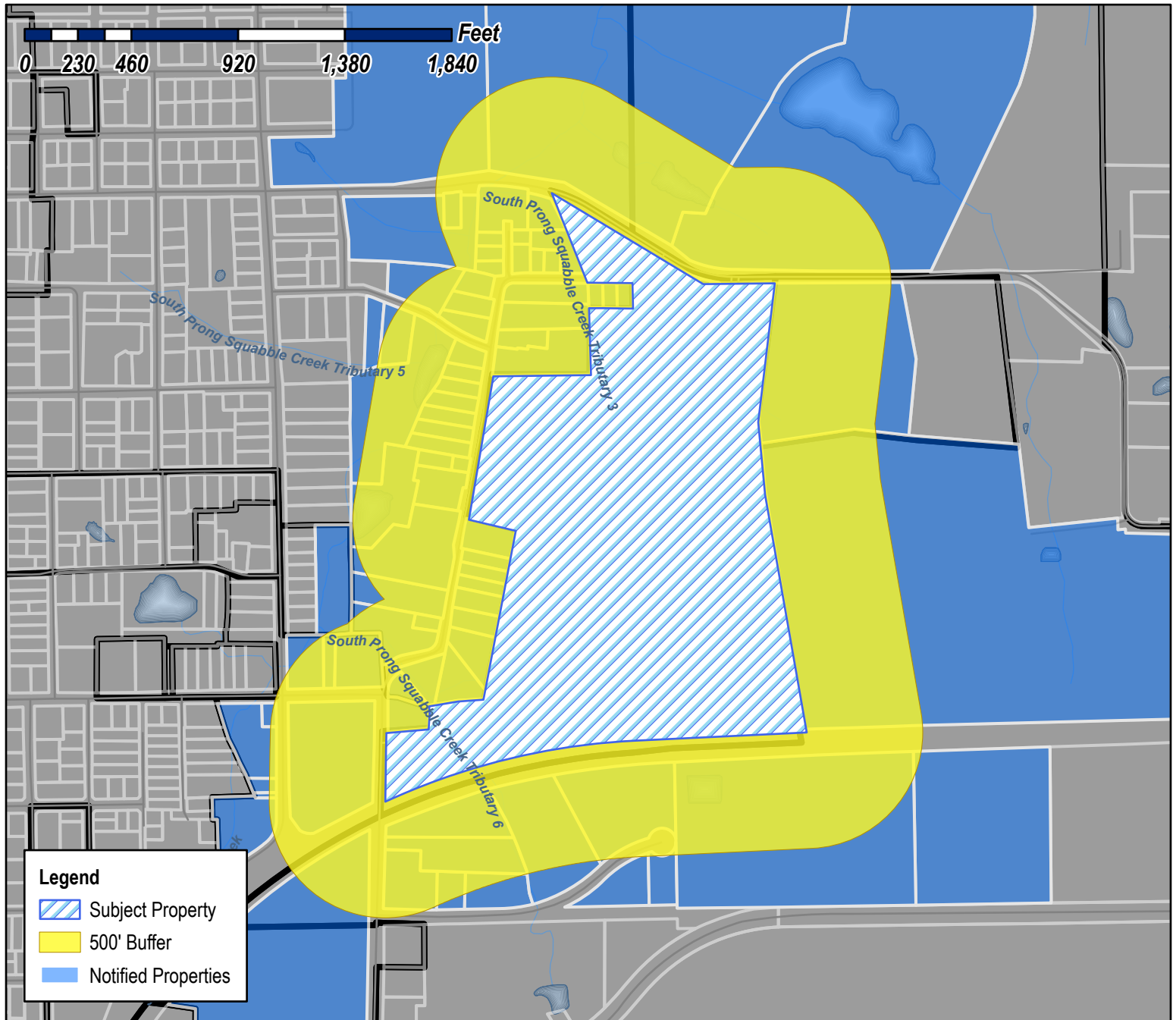




# City of Rockwall

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

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



**Case Number:** Z2022-029  
**Case Name:** Amendment to PD-59 for Park Place  
**Case Type:** Zoning  
**Zoning:** Planned Development District 59 (PD-59)  
**Case Address:** Park Place Subdivision

**Date Saved:** 6/15/2022

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



PLUNKETT NEIL F AND GAYLA A  
1000 BOW ST  
ROCKWALL, TX 75087

DUKE JERI L  
1001 ST. CHARLES CT  
ROCKWALL, TX 75087

LADD JESSE & TAMMY  
1001 MICHAEL GARDENS  
ROCKWALL, TX 75087

JONES COLLINS BRUCE & JERALDINE C  
1002 BOW ST.  
ROCKWALL, TX 75081

TENNEY LYNN H III AND CHRISTINE L  
1002 IVY LN  
ROCKWALL, TX 75087

LAKEVIEW SUMMIT PROPERTIES LLC  
1002 ST CHARLES CT  
ROCKWALL, TX 75087

BREWER ROBERT AND GAYLE  
1004 MICHAEL GARDENS  
ROCKWALL, TX 75087

MILLER MARION F  
1005 BOW ST  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1006 BOW ST  
ROCKWALL, TX 75087

MOSELEY TIM AND MELISSA  
1007 MICHAEL GARDENS  
ROCKWALL, TX 75087

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

BRIDGES SANDRA DAVIS  
1008 IVY LANE  
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA  
1008 SAINT CHARLES CT  
ROCKWALL, TX 75087

LUTES GREGORY AND SUSAN  
1009 BOW ST  
ROCKWALL, TX 75087

MISHLER MICHAEL L AND RHONDA  
1009 IVY LN  
ROCKWALL, TX 75087

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

DANIELS JERRY RONALD AND TANA SCHUBERT  
1011 MICHAEL GARDENS  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1012 MICHAEL GARDENS  
ROCKWALL, TX 75087

STEWART ROBIN  
1013 BOW STREET  
ROCKWALL, TX 75204

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

PODINA HERB AND LAURA  
1014 SAINT CHARLES CT  
ROCKWALL, TX 75087

MANZ CHARLES & CHRISTAL  
1014 BOW ST  
ROCKWALL, TX 75087

BUCKNER DANA RENEE  
1015 IVY LN  
ROCKWALL, TX 75087

JONES RONALD AND MARILYN  
1015 MICHAEL GARDENS  
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA  
1015 ST CHARLES CT  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1016 MICHAEL GARDENS  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1017 BOWS T  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1018 BOW ST  
ROCKWALL, TX 75087

DEVINE FAMILY TRUST  
RUTH C DEVINE- TRUSTEE  
1019 MICHAEL GARDENS  
ROCKWALL, TX 75087

ARCHER ADAM AND SHAUNA  
1020 IVY LANE  
ROCKWALL, TX 75087



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

DAVIS SHAUNTE AND JACOB  
1021 IVY LN  
ROCKWALL, TX 75087

YODER KARL AND  
GLORIA FIELD  
1021 CALM CREST DR  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1022 BOW ST  
ROCKWALL, TX 75087

TAYLOR TIMOTHY DAVID AND  
JUDY HELENE DUBREUIL  
1023 ST THOMAS COURT  
ROCKWALL, TX 75087

CANO OSCAR AND NANCY  
1025 MICHAEL GARDENS  
ROCKWALL, TX 75087

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

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

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

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1026 BOW ST  
ROCKWALL, TX 75087

RIPP KEEGAN V AND NICOLA M  
1027 IVY LANE  
ROCKWALL, TX 75087

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

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1030 BOW ST  
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST  
EDWINA W EDWARDS TRUSTEE  
1030 ST THOMAS CT  
ROCKWALL, TX 75087

REICHART KENNETH AND LINDA  
1031 MICHAEL GARDENS  
ROCKWALL, TX 75087

GANDY DAVID H  
1031 ST THOMAS CT  
ROCKWALL, TX 75087

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

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

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1032 MICHAEL GARDENS  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1033 BOW ST  
ROCKWALL, TX 75087

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

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1034 BOW ST  
ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO  
1035 SAINT THOMAS CT  
ROCKWALL, TX 75087

HAWKINS THOMAS JOSEPH AND NITA POORE  
1035 MICHAEL GARDENS  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1036 MICHAEL GARDENS  
ROCKWALL, TX 75087

CHUNG MARGARET CONLON  
1038 IVY LANE  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1038 BOW ST  
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST  
EDWINA W EDWARDS TRUSTEE  
1038 ST THOMAS CT  
ROCKWALL, TX 75087

KRAEMER TERESA A  
1039 IVY LN  
ROCKWALL, TX 75087

LEAVERTON HENRY C AND TAMMY D  
1039 MICHAEL GARDENS  
ROCKWALL, TX 75087

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

HOULE GARY AND AYURNI NAKAMURA  
1040 SAINT CHARLES CT  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1040 MICHAEL GARDENS  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1041 BOW ST  
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD  
1042 SAINT THOMAS CT  
ROCKWALL, TX 75087

KELLY WARREN RAY AND YVONNE G  
1042 BOW ST  
ROCKWALL, TX 75087

BALLARD BRUCE THOMAS AND CATHY ELAINE  
1043 MICHAEL GARDENS  
ROCKWALL, TX 75087

SOUTHERLAND CHRISTOPHER AND JENNIFER  
1043 ST THOMAS COURT  
ROCKWALL, TX 75087

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

BEAL CHERYL LYNN  
1044 MICHAEL GARDENS  
ROCKWALL, TX 75087

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ATTN BILL BRICKER  
1045 BOW ST  
ROCKWALL, TX 75087

DENTON LANCE AND GLENDA K  
1045 IVY LN  
ROCKWALL, TX 75087

SMITH TEDDY GLEN AND MARY HELEN  
1046 BOW ST  
ROCKWALL, TX 75087

VRANA MARK AND  
PAM VRANA  
1046 SAINT CHARLES CT  
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G  
1046 ST THOMAS CT  
ROCKWALL, TX 75087

HENTSCHEL BEN AND DANA  
1047 MICHAEL GARDENS  
ROCKWALL, TX 75087

RUBERTINO JOSEPH C AND FROSINE  
1048 MICHAEL GARDENS  
ROCKWALL, TX 75087

TRUONG THUTHUY AND VALERIE  
1049 BOW STREET  
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP  
ATTN: BILL BRICKER  
1200 E WASHINGTON  
ROCKWALL, TX 75087

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

WHITMORE MANUFACTURING CO  
1250 JUSTIN RD  
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087

HOGUE MIKE AND VICKY  
1498 HUBBARD DR  
FORNEY, TX 75126

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

MANZ CHARLES & CHRISTAL  
1607 BRYNMAR CIRCLE  
TYLER, TX 75087

GARCIA MARCO AND WHITNEY  
1700 BISON MEADOW  
HEATH, TX 75032

POOL JOE AND REBECCA  
1700 PLUMMER DR  
ROCKWALL, TX 75087

LAKEVIEW SUMMIT PROPERTIES LLC  
1870 HILLCROFT DR  
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD  
C/O GENESEE & WYOMING RAILROAD  
1940 ENCHANTED WAY 201  
GRAPEVINE, TX 76051



RADNEY FAMILY TRUST  
STEPHEN P AND MARTHA RADNEY- TRUSTEES  
20 GLISTENING POUND DR  
FRISCO, TX 75087

FOSTER STEPHEN AND MICKIE  
2015 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RUFF DAVE & ANNE  
202 HAMMACK LN  
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL K AND CYNTHIA DAWN  
202 RENFRO ST  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
203 RENFRO ST  
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA  
204 RENFRO ST  
ROCKWALL, TX 75087

ESPINOZA MARCELA P AND ROLAND  
206 RENFRO ST  
ROCKWALL, TX 75087

RUFF DAVID & ANNE  
206HAMMACKLN  
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE  
207 WADE DRIVE  
ROCKWALL, TX 75087

HARRIS RICHARD & JUDY  
210 GLENN AVE  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

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

STOVALL PERRY J & BEVERLY A  
2500 SUMMER LEE DR APT 147  
ROCKWALL, TX 75032

LIGHTFOOT MARSHALL K AND CYNTHIA DAWN  
256 WINDY LN  
ROCKWALL, TX 75087

HAWKINS THOMAS JOSEPH AND NITA POORE  
2599 CR 249  
TERRELL, TX 75160

CUMMINGS KARYN  
2823 QUAIL HOLLOW DR  
MESQUITE, TX 75032

CORDOSO FRANCISCO  
2848 TANGLEGLEN DR  
ROCKWALL, TX 75032

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2917 SCOTT DR  
ROWLETT, TX 75087

GLASS JO KAY HARRIS  
301 MEADOWDALE  
ROCKWALL, TX 75087

RUSHING JOE L & DONNA S  
301 RENFRO ST  
ROCKWALL, TX 75087

CHERRY JOHN T  
303 RENFRO STREET  
ROCKWALL, TX 75087

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

COLUMBIA EXTRUSIONS CORP  
ATTN BILL BRICKER  
305 PARK PLACE BLVD  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT COMPANY  
305 PARK PLACE BLVD  
ROCKWALL, TX 75087

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

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

WERCHAN ALLEN AND KELLI  
309 GLENN AVE  
ROCKWALL, TX 75087

KELLY WARREN RAY AND YVONNE G  
3117 SYCAMORE ST  
ROWLETT, TX 75088

GIELOW JOHN L AND LISA L  
365 JORDAN FARM CIR  
ROCKWALL, TX 75087

STRADTMANN TROY H  
366 RENFRO ST  
ROCKWALL, TX 75087

MEYER DAVID JAMES AND ALETA KAY  
369 JORDAN FARM CIR  
ROCKWALL, TX 75087

JOHNSON DANA  
373 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

TAH MS BORROWER LLC  
C/O TRICON AMERICAN HOMES LLC  
374 RENFRO ST  
ROCKWALL, TX 75087

MC GEE STEPHANIE L  
377 JORDAN CIRCLE  
ROCKWALL, TX 75087

SIKES MARK EUGENE AND AMY CHRISTINE  
381 JORDAN FARM CIR  
ROCKWALL, TX 75087

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

MOSBY CYNTHIA ANN BURTON  
385 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

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

FAUCON SERGE AND JENNIFER  
389 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

KNOERR KELLIE MICHELLE  
3900 W NORTHWEST HWY APT 1465  
DALLAS, TX 75220

PEURIFOY REBECCA  
393 JORDAN FARM CIR  
ROCKWALL, TX 75087

GARRETT FAMILY TRUST  
DOROTHY ANN GARRETT- TRUSTEE  
397 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

PLUNKETT NEIL F AND GAYLA A  
4 MANOR CT  
HEATH, TX 75032

HARRIS HOLLI J  
400 RENFRO ST  
ROCKWALL, TX 75087

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

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
402 RENFRO ST  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
404 RENFRO ST  
ROCKWALL, TX 75087

FREDERICK MARSHA  
405 JORDAN FARM CIR  
ROCKWALL, TX 75087

MATEER JEFFREY CARL & D'ANN ELIZABETH  
DELP  
405 PARK PLACE BLVD  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
406 RENFRO ST  
ROCKWALL, TX 75087

CLINE DAVID & LAURA  
408 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
408 RENFRO ST  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
410 RENFRO ST  
ROCKWALL, TX 75087

KESSLAR MARILYNN  
411 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

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

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
412 RENFRO ST  
ROCKWALL, TX 75087

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

VAN WINKLE KATHI AND RONNIE G  
417 PARK PLACE BLVD  
ROCKWALL, TX 75087

SCHLEYER JON MARK AND ELIZABETH A  
417 JORDAN FARM CIR  
ROCKWALL, TX 75087

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



WILLMAN RUSSELL M AND CYNTHIA H  
423 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

KISTNER ARIANA M AND KELLY  
423 PARK PLACE BLVD  
ROCKWALL, TX 75087

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

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

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

RADNEY FAMILY TRUST  
STEPHEN P AND MARTHA RADNEY- TRUSTEES  
429 JORDAN FARM CIR  
ROCKWALL, TX 75087

HOWELL RONALD L AND MICHELE L  
434 JORDAN FARM CIR  
ROCKWALL, TX 75087

CONWAY MICHAEL AND JEAN  
435 JORDAN FARM  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
500 RENFRO ST  
ROCKWALL, TX 75087

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

SAMPLES ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

LADD JESSE & TAMMY  
504 NASH ST  
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C  
506 RENFRO ST  
ROCKWALL, TX 75087

RASMUSSEN MICHAEL AND DELILA RASMUSSEN  
507 PARK PLACE BLVD  
ROCKWALL, TX 75087

HITT FLOYD ESTATE  
DOROTHY SUE HITT MATTHIES AND  
507 RENFRO ST  
ROCKWALL, TX 75087

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

HOGUE ALLEN  
513 RIDGEVIEW DR  
ROCKWALL, TX 75087

MOORE CONNIE JO  
523 PARK PLACE BLVD  
ROCKWALL, TX 75087

SANTIAGO KIMBERLY J AND JOSE JR  
535 PARK PLACE BLVD  
ROCKWALL, TX 75087

WALSH DONNA  
541 PARK PLACE BLVD  
ROCKWALL, TX 75087

CUMMINGS KARYN  
547 PARK PLACE BLVD  
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G  
5574 CANADA CT  
ROCKWALL, TX 75032

WHITE THOMAS WAYNE AND LAURIE ELLEN  
5701 SUNFLOWER DR  
ROWLETT, TX 75089

MURREY GARY L AND PAMELA K  
601 PARK PLACE BLVD  
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C  
601 RENFRO ST  
ROCKWALL, TX 75087

KIMBALL AARON AND LEANNA  
602 ANGELA CRESCENT  
ROCKWALL, TX 75087

HOGUE CAROLYN SUE  
602 RENFRO  
ROCKWALL, TX 75087

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

WARDELL JOHN P & JULIE C  
606 RENFRO ST  
ROCKWALL, TX 75087

SCHRADE JAMES E AND MITZY H  
607 PARK PLACE BLVD  
ROCKWALL, TX 75087

HARRINGTON DEBORAH 607 RENFRO ST ROCKWALL, TX 75087	STOVALL PERRY J & BEVERLY A 608 ANGELA CRESCENT ROCKWALL, TX 75087	RUFF DAVE & ANNE 6105 LAKESHORE DR ROWLETT, TX 75089
COX STEPHEN 613 PARK PLACE BLVD ROCKWALL, TX 75087	ROBERTS TERRY DON AND MICHELLE 614 ANGELA CRESCENT ROCKWALL, TX 75126	ABBOTT TODD & WHITNEY 619 RENFRO ST ROCKWALL, TX 75087
HENRY PATRICIA A 620 ANGELA CRESCENT ROCKWALL, TX 75087	KNOERR KELLIE MICHELLE 626 ANGELA CRESCENT ROCKWALL, TX 75087	KAUFMANN PROPERTIES LLC % DOUGLAS A KAUFMANN 627 SORITA CIR HEATH, TX 75032
BEAL CHERYL LYNN 6401 TRAFALGAR DR ROWLETT, TX 75089	JONES RONALD H AND CAROL A 6467 COUNTY RD 2560 ROYSE CITY, TX 75089	ROCHIER JOE AND KELLY 649 BIG OAK CT ROCKWALL, TX 75087
MALONE CLANTON 657 MISSION DR ROCKWALL, TX 75087	KENNEDY BRENDA K 701 T L TOWNSEND DR ROCKWALL, TX 75087	COLUMBIA DEVELOPMENT CO LLC ATTN BILL BRICKER 701 PARK PLACE BLVD ROCKWALL, TX 75087
KENNEDY BRENDA K 701 RENFRO ROCKWALL, TX 75087	KAUFMANN PROPERTIES LLC 702 S CLARK ST ROCKWALL, TX 75087	HOGUE ALLEN 703 E BOYSTUN AVE ROCKWALL, TX 75087
HARRIS RICHARD & JUDY 703 TOWNSEND DR ROCKWALL, TX 75087	HOGUE ALLEN 705 E BOYDSTUN AVE ROCKWALL, TX 75087	KAUFMANN PROPERTIES LLC % DOUGLAS A KAUFMANN 706 S CLARK ST ROCKWALL, TX 75087
MALONE CLANTON 707 PARK PLACE BLVD ROCKWALL, TX 75087	ROCKWALL INDEPENDENT SCHOOL DISTRICT PUBLIC FACILITY CORP 707 S CLARK ROCKWALL, TX 75087	COLUMBIA DEVELOPMENT COMPANY 707 TOWNSEND ROCKWALL, TX 75087
HOGUE MIKE AND VICKY 709 E BOYDSTUN AVE ROCKWALL, TX 75087	GILLIAM ROBERT W JR & PERRILYN 712 HARTMAN ST ROCKWALL, TX 75087	KAUFMANN PROPERTIES LLC % DOUGLAS A KAUFMANN 712 CLARK ST ROCKWALL, TX 75087
PIERCY DUANE AND JENNIFER 713 HARTMAN ROCKWALL, TX 75087	FOSTER STEPHEN AND MICKIE 713 PARK PLACE BLVD ROCKWALL, TX 75087	HOOVER LINDA WEST- 716 HARTMAN STREET ROCKWALL, TX 75087



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

WERCHAN ALLEN AND KELLI  
720 E WASHINGTON  
ROCKWALL, TX 75087

SWANSON PARKER G AND ABBY M  
724 E WASHINGTON STREET  
ROCKWALL, TX 75087

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

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

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

WHITE THOMAS WAYNE AND LAURIE ELLEN  
743 PARK PLACE BLVD  
ROCKWALL, TX 75087

FIET AARON  
749 PARK PLACE BLVD  
ROCKWALL, TX 75087

YODER KARL AND  
GLORIA FIELD  
755 PARK PLACE BLVD  
ROCKWALL, TX 75087

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

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

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

GARCIA MARCO AND WHITNEY  
779 PARK PLACE BLVD  
ROCKWALL, TX 75087

MILLER MARION F  
8 HILLSIDE DRIVE  
ROCKWALL, TX 75087

WALSH DONNA  
8009 LAKEBEND  
ROWLETT, TX 75087

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

ZYLKA PROPERTIES LLC  
801 ALUMINUM PLANT RD  
ROCKWALL, TX 75087

ROCKWALL I S D  
801 E WASHINGTON  
ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA  
801 N T L TOWNSEND DR  
ROCKWALL, TX 75087

ARCHER CHARLES & TRACIE  
802 PARK PLACE BLVD  
ROCKWALL, TX 75087

WISE ALICE  
803 ALUMINUM PLANT ROAD  
ROCKWALL, TX 75087

COX ROSALBA C  
803S T L TOWNSEDDR  
ROCKWALL, TX 75087

WARDELL JOHN AND  
JAKE WARDELL  
805 ALUMINUM PLANT RD  
ROCKWALL, TX 75087

WRIGHT BRADLEY AND CATHERINE  
808 PARK PLACE BLVD  
ROCKWALL, TX 75087

HUSSONG BRETT AND LAUREN  
809 SIGNAL RIDGE  
ROCKWALL, TX 75032

POOL JOE AND REBECCA  
814 PARK PLACE BLVD  
ROCKWALL, TX 75087

COX ROSALBA C  
815 T L TOWNSEND DR  
ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA  
815 T L TOWNSEND SUITE 101  
ROCKWALL, TX 75087

VARNER ROBERT R JR &  
GLEN COX  
815 TL TOWNSEND STE 101  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
815 E WASHINGTON ST  
ROCKWALL, TX 75087

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

SCHLEYER JON MARK AND ELIZABETH A  
825 FAITH TRAIL  
HEATH, TX 75032

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

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

JONES RONALD H AND CAROL A  
<Null>  
838 PARK PLACE BLVD  
ROCKWALL, TX 75087

HARSTROM STUART & SUSAN  
844 PARK PLACE BLVD  
ROCKWALL, TX 75087

HUSSONG BRETT AND LAUREN  
850 PARK PLACE BLVD  
ROCKWALL, TX 75087

CORDOSO FRANCISCO  
855 WHITMORE DR  
ROCKWALL, TX 75087

SHAWN RAY SEXTON REVOCABLE TRUST  
SHAWN RAY SEXTON- TRUSTEE  
856 PARK PLACE BLVD  
ROCKWALL, TX 75087

HANCOCK ELIZABETH KAY, TRUSTEE  
KAY HANCOCK LIVING TRUST  
862 PARK PLACE BLVD  
ROCKWALL, TX 75087

ROCHIER JOE AND KELLY  
868 PARK PLACE BLVD  
ROCKWALL, TX 75087

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

WARDELL JOHN P AND JULIE ANN C  
880 IVY LANE  
ROCKWALL, TX 75087

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

WARDELL JOHN AND  
JAKE WARDELL  
880 IVY LN  
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K  
880 SHORES BLVD  
ROCKWALL, TX 75087

ALLISON DEANNA JO  
886 IVY LN  
ROCKWALL, TX 75087

BARRIER CHRISTIA A  
891 IVY LN  
ROCKWALL, TX 75087

HARRILL EVELYN  
892 IVY LN  
ROCKWALL, TX 75087

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

DENTON LANCE AND GLENDA K  
900 DAVY CROCKETT  
ROCKWALL, TX 75087

FIET AARON  
901 HIDDEN CREEK DR  
ROYSE CITY, TX 75189

MASON MARSHA  
901 IVY LN  
ROCKWALL, TX 75087

COLUMBIA EXTRUSIONS CORP  
ATTN BILL BRICKER  
902 ALUMINUM PLANT RD  
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K  
904 ALUMINUM PLANT RD  
ROCKWALL, TX 75087

STANLEY STEVE AND ROBIN  
905 IVY LN  
ROCKWALL, TX 75087

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

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

TUCKER JANA  
914 IVY LN  
ROCKWALL, TX 75087

COUNTY OF ROCKWALL  
915 WHITMORE  
ROCKWALL, TX 75087



WHITMORE MANUFACTURING CO THE  
917 WHITMORE DR  
ROCKWALL, TX 75087

CCO TRANSFERS LLC  
ATTN; PROPERTY TAX DEPT  
920 WHITEMORE  
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO THE  
930 WHITMORE DR  
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO  
930 WHITMORE DRIVE  
ROCKWALL, TX 75087

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

CITY OF ROCKWALL  
ATTN;MARY SMITH  
945 E WASHINGTON ST  
ROCKWALL, TX 75087

ROCKWALL COUNTY  
C/O COUNTY TREASURER  
950 TOWNSEND RD  
ROCKWALL, TX 75087

2020 T R MARTIN REVOCABLE TRUST  
CHARLES TED MARTIN AND RHONDA KAREN  
MARTIN- TRUSTEES  
995 ST CHARLES COURT  
ROCKWALL, TX 75087

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

ALLISON DEANNA JO  
PO BOX 1624  
ROCKWALL, TX 75087

BREWER ROBERT AND GAYLE  
PO BOX 1742  
ROCKWALL, TX 75087

HARRIS HOLLI J  
PO BOX 2191  
ROCKWALL, TX 75087

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

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

# PUBLIC NOTICE



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

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2022-029: Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08]**

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08] being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 18, 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](mailto: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, July 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2022-029: Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08]**

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



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PLANNING AND ZONING DEPARTMENT  
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EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

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Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning

USE THIS QR CODE  
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TO THE WEBSITE



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**Case No. Z2022-029: Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08]**

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.

*This is a good change and appropriate for Park Place*

Name: *Barry Buchanan*

Address: *908 Ivy Ln, Rockwall 75087*

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

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*Barry Buchanan*

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Rockwall, TX 75087

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Director of Planning & Zoning

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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.

*Change should have no negative effect on our neighborhood*

Name: *Ken Reichart*

Address: *1031 MICHAEL GARDENS*

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Case No. Z2022-029: Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08]

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.

THIS WILL BE OF BENEFIT TO PARK PLACE RESIDENTS.

Name: MARK + GLORIA TROSPER  
Address: 1015 SAINT CHARLES CT.

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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# PUBLIC NOTICE



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

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning

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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.

*More in keeping with the subdivision concept*

Name:

*Mike Miskler*

Address:

*1009 Ivy Ln. Rockwall, TX 75087*

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

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**From:** [thomas white](#)  
**To:** [Planning](#)  
**Cc:** [Bill Bricker](#)  
**Date:** Monday, June 27, 2022 11:49:58 AM

---

As a property owner in this development we are currently building a new home at 743 Park Place Blvd which is right around the corner from these proposed changes. I wholeheartedly support these changes for the reasons listed below:

1. Bill Bricker, the developer for Park Place, has always shown good and proper judgement to insure that Park Place is a premium community that meets high standards not only for Park Place but for the community of Rockwall as well.
2. Making these changes will enhance Park Place by allowing additional residential homes to be built.
3. By continuing to allow this one corner lot to be zoned for a residential business simply makes good common sense.

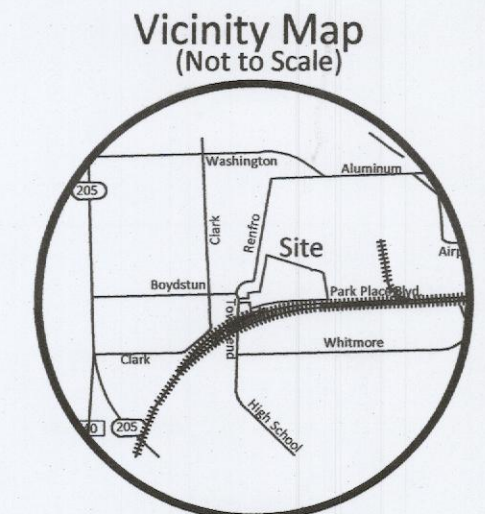
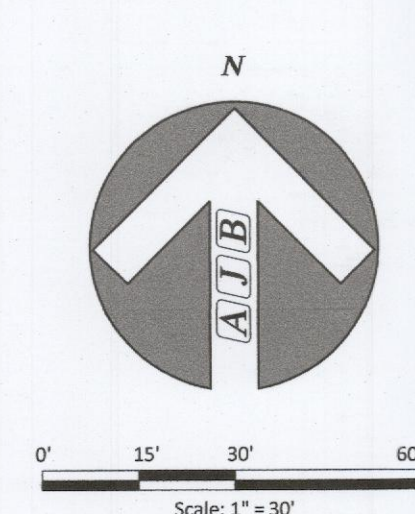
Thank you,  
Tommy White  
972-269-3751

Sent from my iPhone

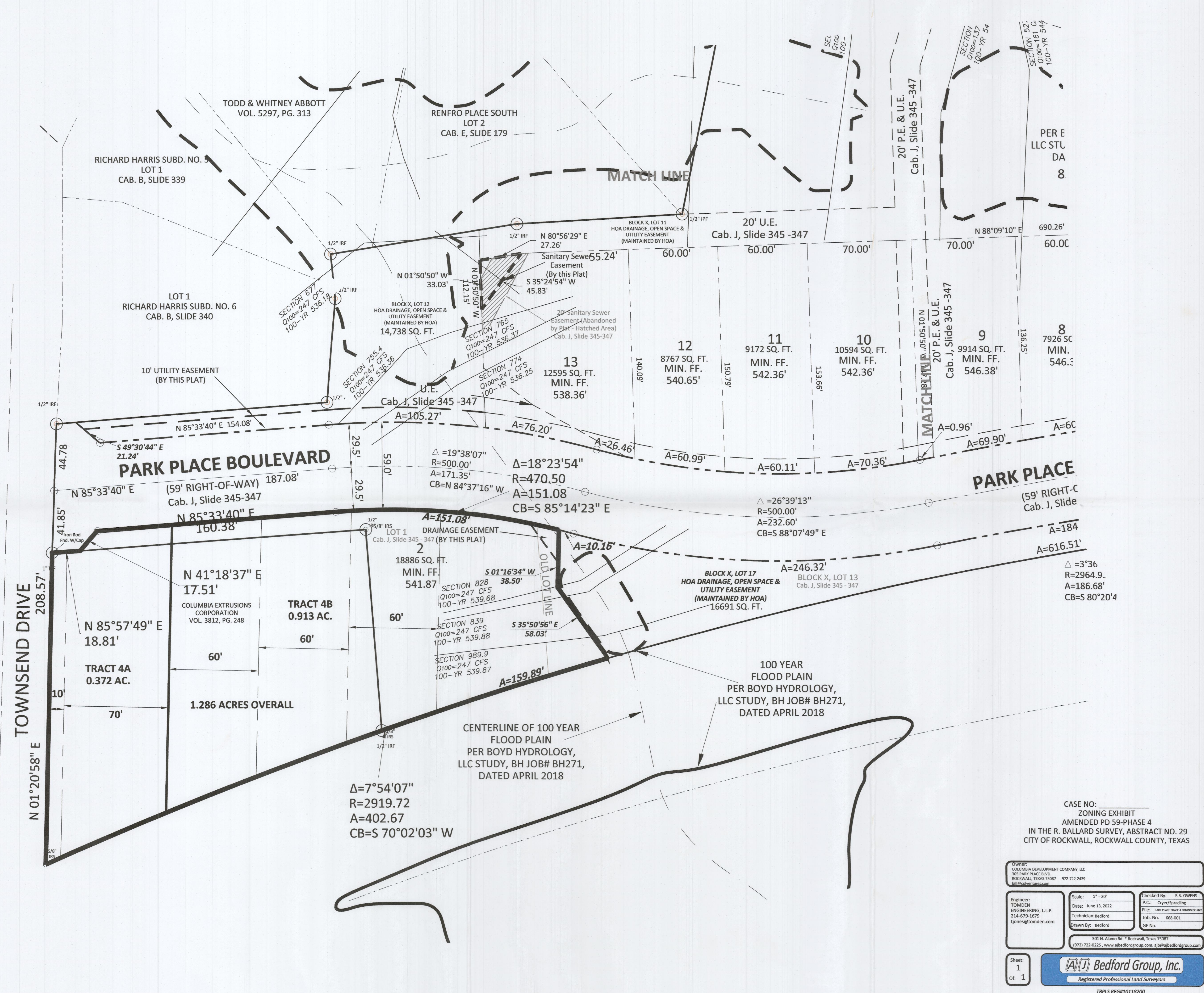
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.







LEGEND  
IRF Iron Rod Found  
IRS Iron Rod Set  
U.E. Utility Easement  
D.E. Drainage Easement  
P.E. Pedestrian Easement  
C.P. Official Public Records Rockwall County, Texas  
D.R. Deed Records Rockwall County, Texas  
P.R. Plat Records Rockwall County, Texas  
R.P. Real Property Records Rockwall County, Texas  
S.C. Street Name Change



CASE NO:  
ZONING EXHIBIT  
AMENDED PD 59-PHASE 4  
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:  
COLUMBIA DEVELOPMENT COMPANY, LLC  
300 PARK PLACE BLVD.  
ROCKWALL, TEXAS 75087 972-722-2439  
info@columbiadev.com

Engineer:  
TOMDEN  
ENGINEERING, L.L.P.  
214-679-1679  
tjones@tomden.com

Scale: 1" = 30'  
Date: June 13, 2022  
Technician: Bedford  
Drawn By: Bedford

Checked By: F.R. OWENS  
P.C.: Crayer/Spreading  
File: PARK PLACE BLVD. ZONING EXHIBIT  
Job No. 668-001  
GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087  
(972) 722-0225, www.abedfordgroup.com, ab@abedfordgroup.com

Sheet:  
1  
Of: 1

**AB Bedford Group, Inc.**  
Registered Professional Land Surveyors  
TBPLS REG#10118200



## FIELD NOTE DESCRIPTION

BEING a 1.286 acre tract of land located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas and being a portion of a 0.582 acre tract of land and also a portion of Block E of Park Place West Phase III Addition according to the amending Plat recorded in Book J, Page 345, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a iron rod with cap found for corner and being located in the east line of Townsend Drive and being located in the south line of Park Place Boulevard (59' Wide);

THENCE along the south line of said Park Place Boulevard as follows:

NORTH 85°57'49" EAST a distance of 18.81 feet to a point for corner;

NORTH 41°18'37" EAST a distance of 17.51 feet to a point for corner;

NORTH 85°33'40" EAST a distance of 160.38/ feet to a point for corner and being the beginning of a curve to the right with a radius of 470.50 feet and a chord bearing of SOUTH 85°14'23" EAST;

ALONG said curve to the right through a central angle of 18°23'54" feet and a arc length of 151.08 feet to a point for corner in Block X, Lot 17 of said Park Place West Phase III;

THENCE ALONG the west line of said Block X, Lot 17 as follows:

SOUTH 01°16'34" WEST a distance of 38.50 feet to a point for corner;

SOUTH 35°50'56" EAST a distance of 58.03 feet to a point for corner located in the south line of said 1.286 acre tract and being the beginning of a curve to the left with a radius of 2919.72 feet and a chord bearing of SOUTH 70°02'03" WEST;

ALONG said curve to the left through a central angle of 7°54'07" for an arc length of 402.67 feet to a 5/8 inch iron rod found for corner and being located in the east line of said Townsend Drive;

THENCE NORTH 01°20'58" EAST a distance of 208.57 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.286 acres or 56,003 square feet of land more or less.



## CITY OF ROCKWALL

### ORDINANCE NO. 19-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) [ORDINANCE NO.'s 04-59 AND -6-51] AND PLANNED DEVELOPMENT DISTRICT 52 (PD-52) [ORDINANCE NO. 16-45] FOR THE PURPOSE OF INCORPORATING A 0.789-ACRE TRACT OF LAND FOR RESIDENTIAL-OFFICE (RO) DISTRICT LAND USES BEING A 56.586-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 52 (PD-52) AND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 59 (PD-59) [*Ordinance No.'s 04-59 and 06-51*], Planned Development District 52 (PD-52) [*Ordinance No. 16-45*], and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in

*Ordinance No.'s 04-59 and 06-51;*

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

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

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

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

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

**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

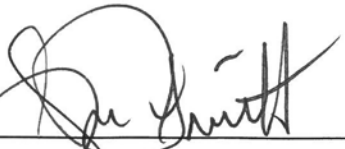
**SECTION 8.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF FEBRUARY, 2019.**

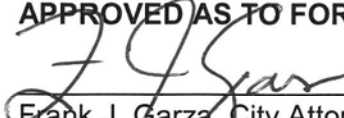


**ATTEST:**

  
\_\_\_\_\_  
Kristy Cole, City Secretary

  
\_\_\_\_\_  
Jim Pruitt, Mayor

**APPROVED AS TO FORM:**

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



1<sup>st</sup> Reading: January 22, 2019

2<sup>nd</sup> Reading: February 4, 2019

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

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

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

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

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

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

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

THENCE North 80°56'29" East a distance of 126.45 feet to a 1/2" iron pipe for corner;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE along said right-of-way South 87°55'08" West a distance of 740.83 feet to a 1/2" iron pipe found at the beginning of a tangent curve to the left;

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

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

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



# Exhibit 'B': Survey

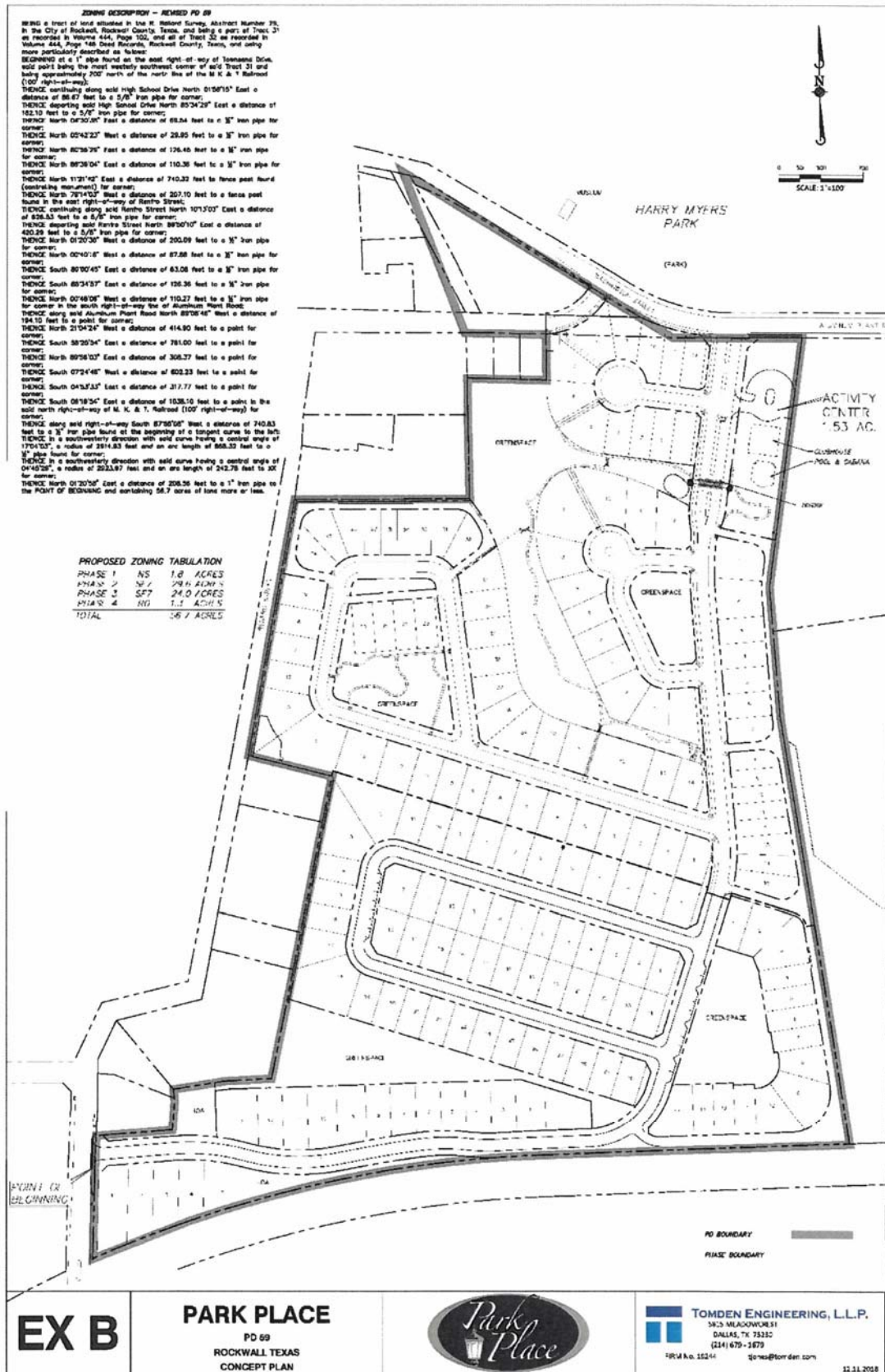
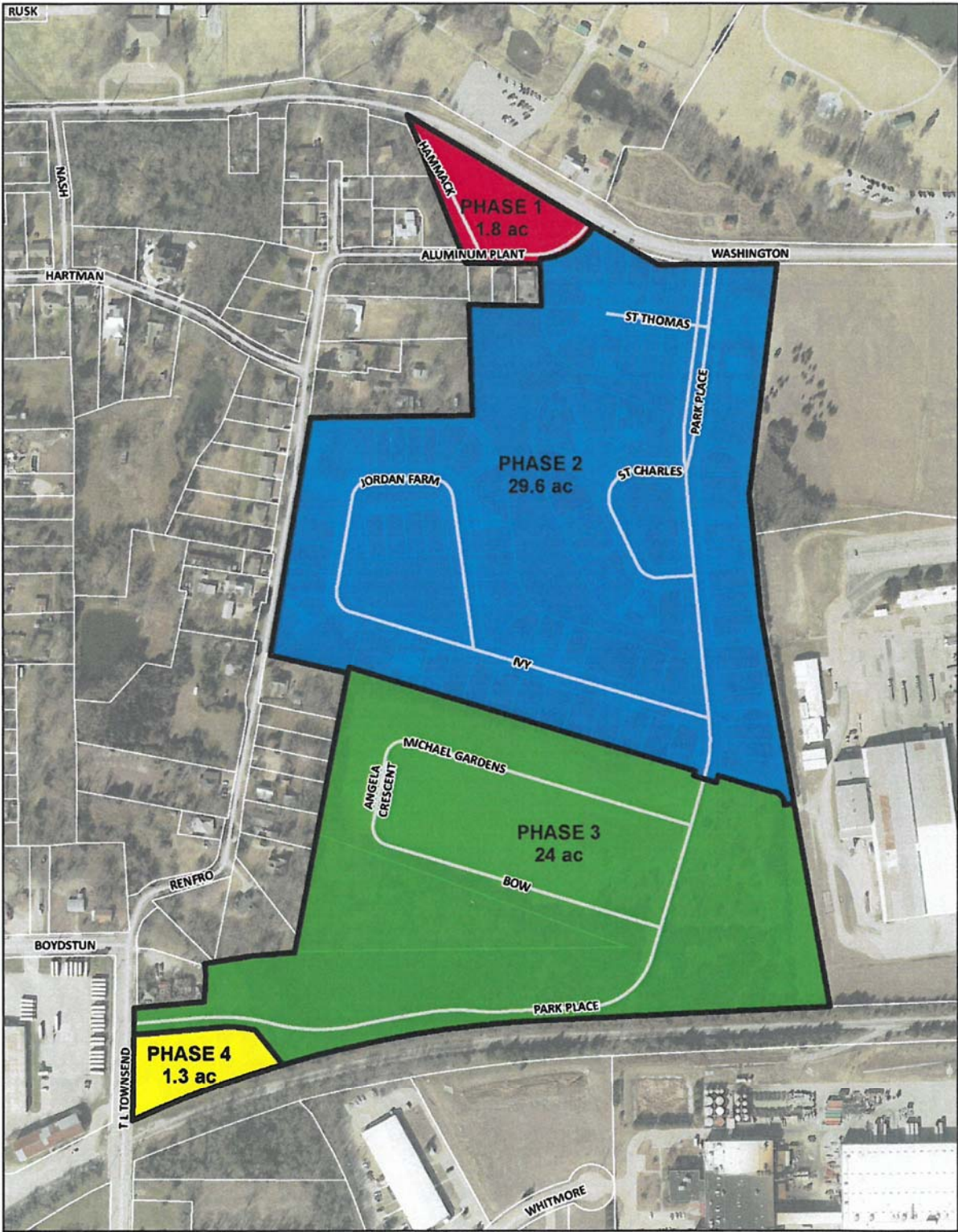
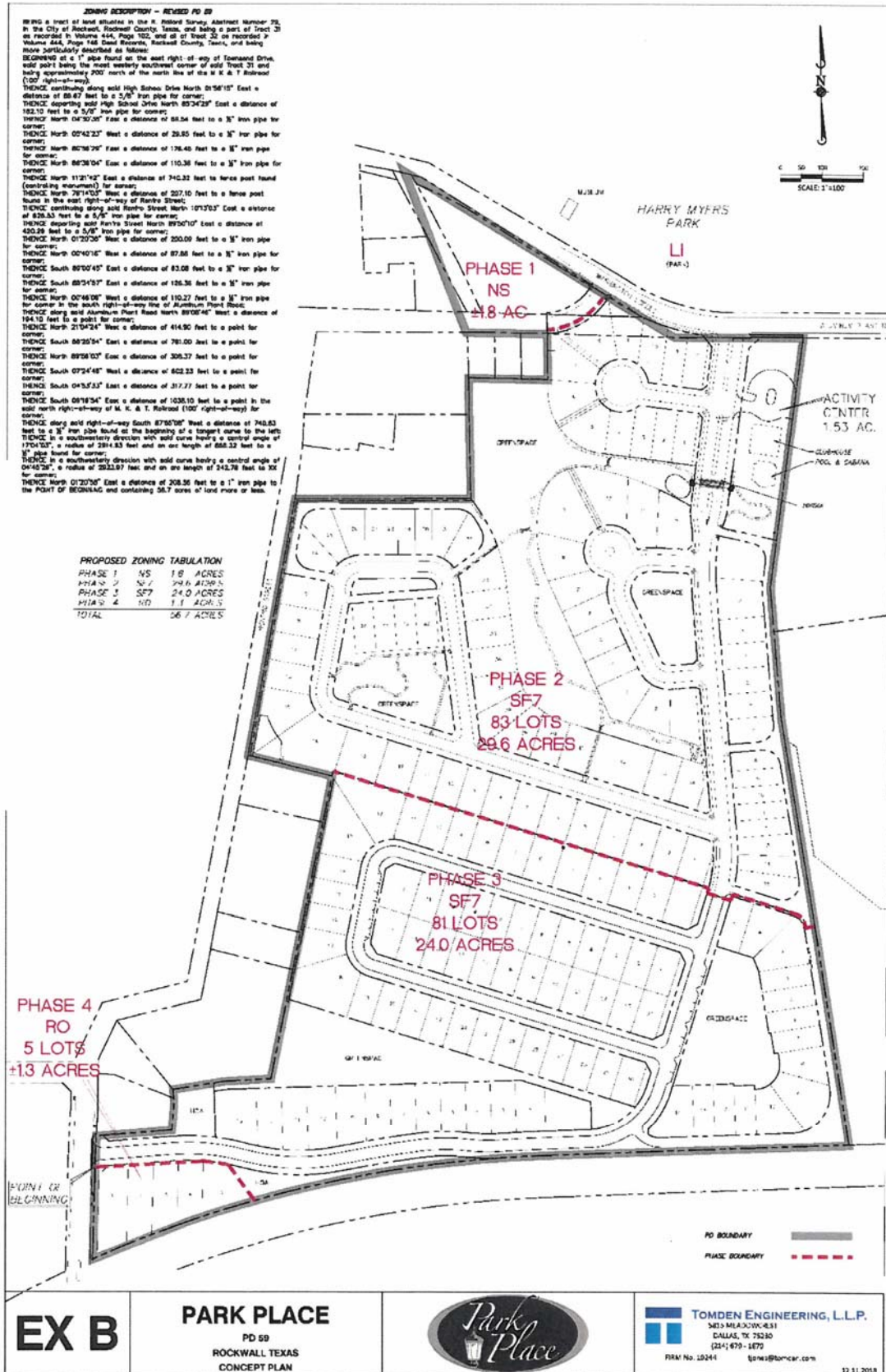


Exhibit 'C':  
Area Map

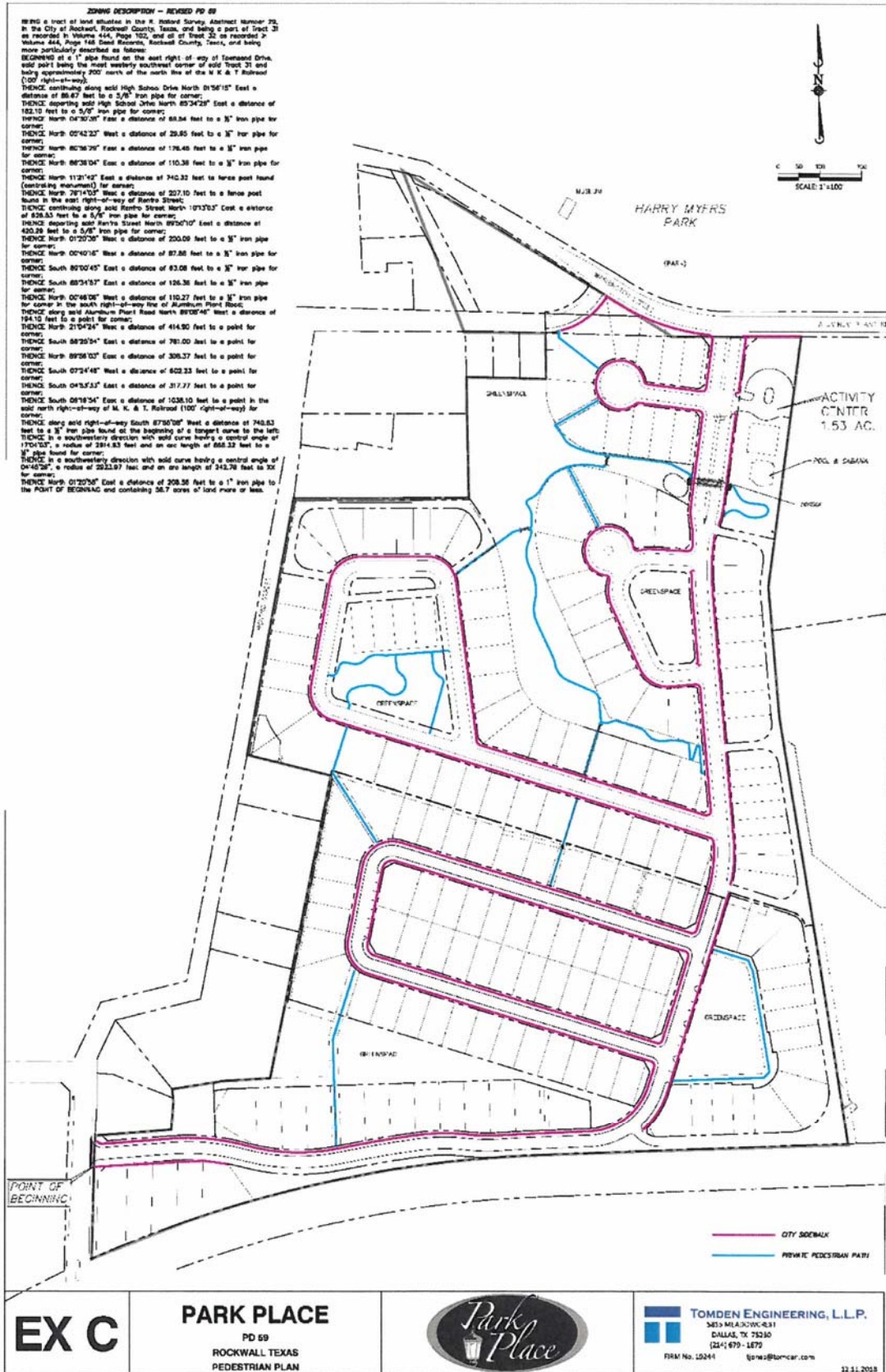




# Exhibit 'D': Concept Plan



# Exhibit 'E': Hardscape Plan





**Exhibit 'F':**  
**PD Development Standards**

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

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

Phase 1: Neighborhood Services (1.8-Acres)

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

**Exhibit 'F':**  
**PD Development Standards**

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

*Table 1: Density and Dimensional Requirements*

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

*General Notes:*

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

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



**Exhibit 'F':**  
**PD Development Standards**

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

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

Table 2: SF-7 Lot Dimensional Requirements

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

General Notes:

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

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

<sup>4</sup>: The minimum side yard setback for an internal lot or a lot abutting open space or HOA common area is five (5) feet.  
For yards abutting a street, the minimum side yard setback shall be 10-feet.

<sup>5</sup>: Lots with double frontage shall have a minimum rear yard setback of 15 feet.

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

**Exhibit 'F':**  
**PD Development Standards**

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

**Phase 4: Residential-Office (1.3-Acres)**

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

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

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



**Exhibit 'F':**  
**PD Development Standards**

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

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

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

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

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

Table 3. *Density and Dimensional Requirements*

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

General Notes:

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

<sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the residential-office structure.

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

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

**Exhibit 'F':**  
*PD Development Standards*

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



**Exhibit 'G':**  
*Conceptual Architectural Styles*



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 AMEND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) [ORDINANCE NO. 19-08] BEING A 56.70-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, 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 from Bill Bricker of Columbia Development Company, LLC requesting the approval of an amendment to Planned Development District 59 (PD-59) being a 56.70-acre tract of land identified as a portion of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) [Ordinance No. 19-08], located between W. Washington Street and T. L. Townsend Drive, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 59 (PD-59) [Ordinance No. 19-08] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 19-08*;

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

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

**SECTION 4.** That development of the *Subject Property* shall be in accordance with the



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

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

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

**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>ST</sup> DAY OF AUGUST, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: July 18, 2022

2<sup>nd</sup> Reading: August 1, 2022

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

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

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

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

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

THENCE North 04°30'38" East a distance of 69.54 feet to a ½" iron pipe for corner;

THENCE North 05°42'23" West a distance of 29.95 feet to a ½" iron pipe for corner;

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

THENCE North 86°39'04" East a distance of 110.36 feet to a ½" iron pipe for corner;

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

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

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

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

THENCE North 01°20'36" West a distance of 200.09 feet to a ½" iron pipe for corner;

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

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

THENCE South 88°34'57" East a distance of 126.36 feet to a ½" iron pipe for corner;

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

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

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

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

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

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

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

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

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

THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2914.93 feet and an arc length of 868.32 feet to a ½" pipe found for corner;

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

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



# Exhibit 'B': Survey

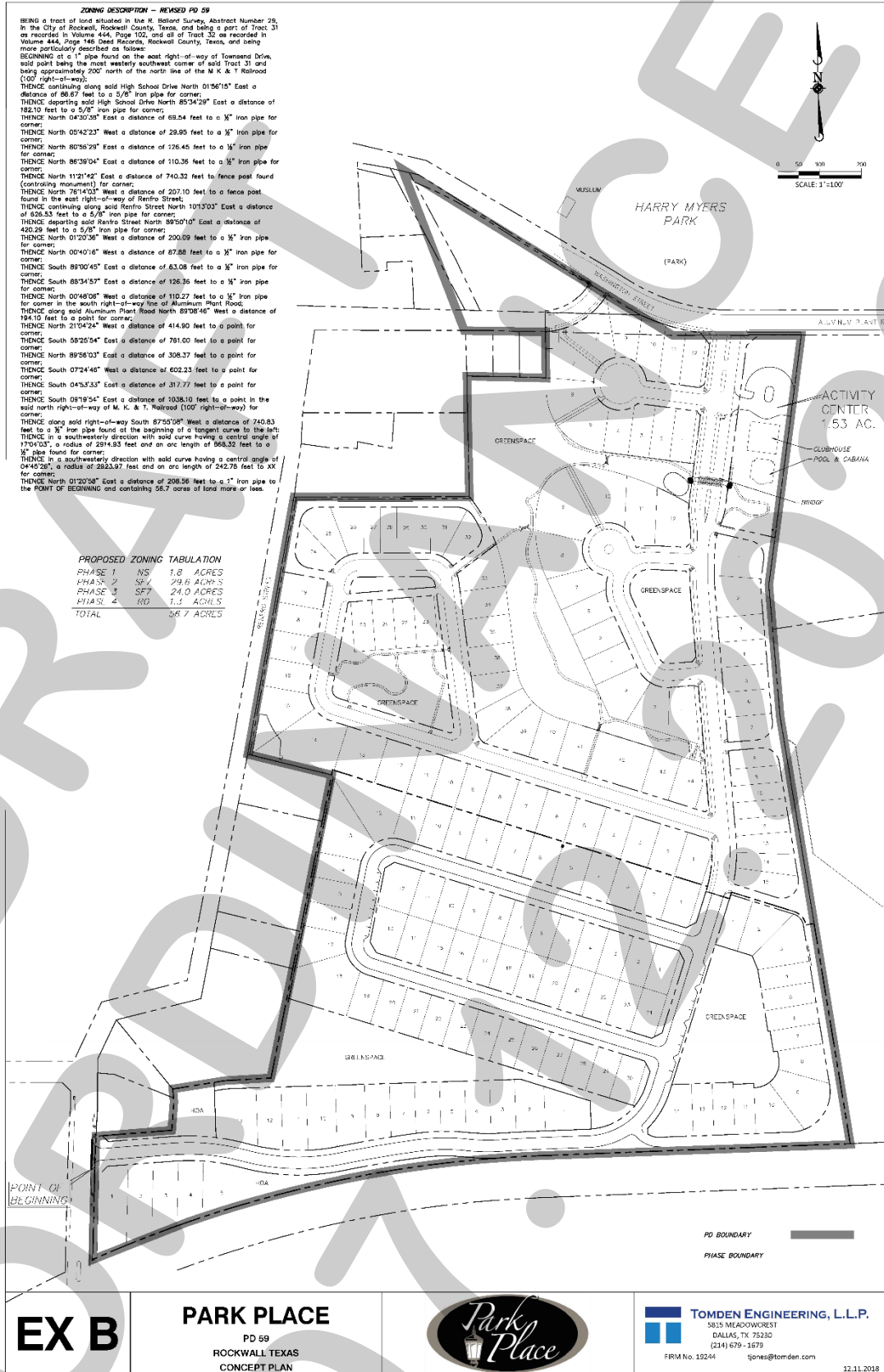
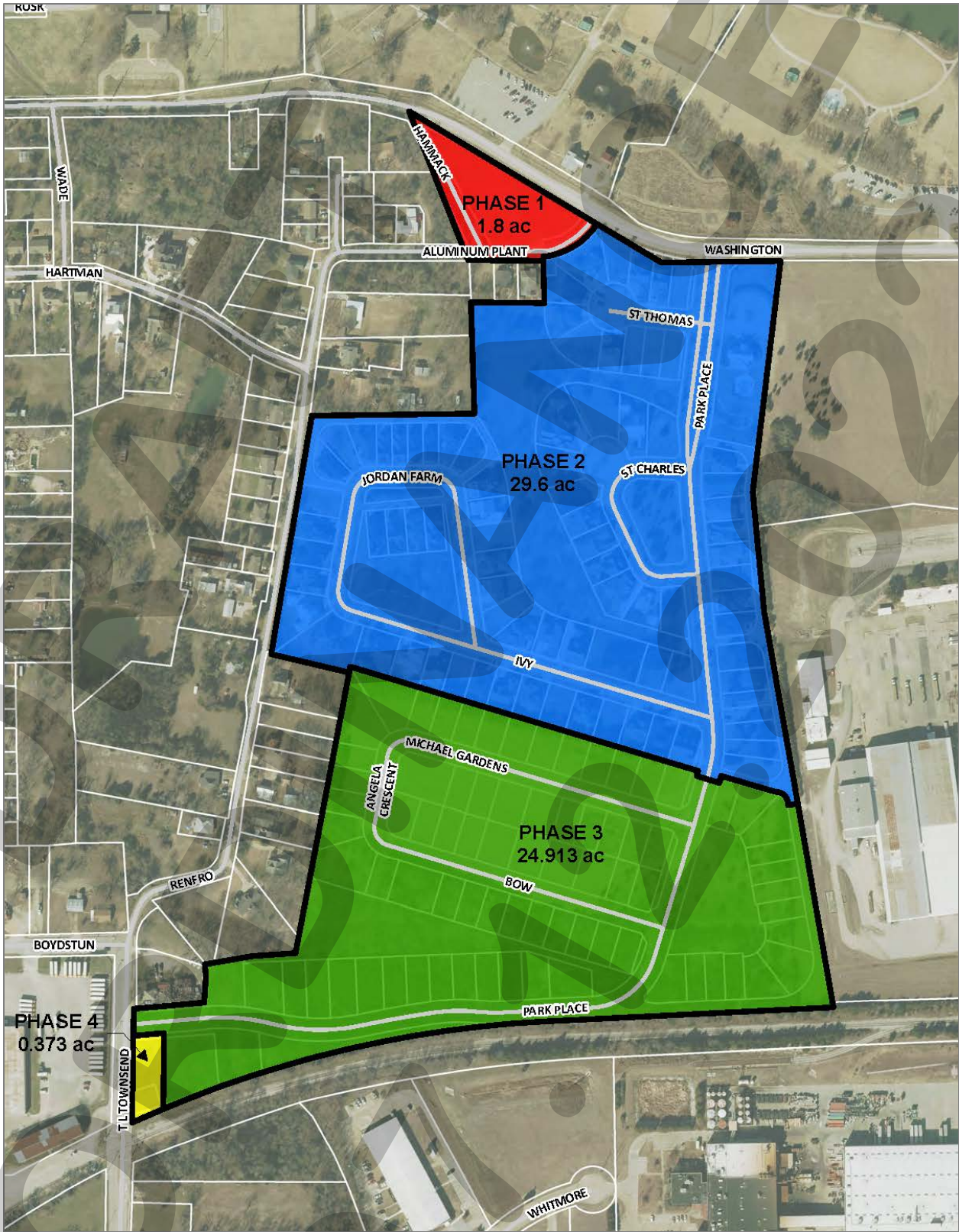
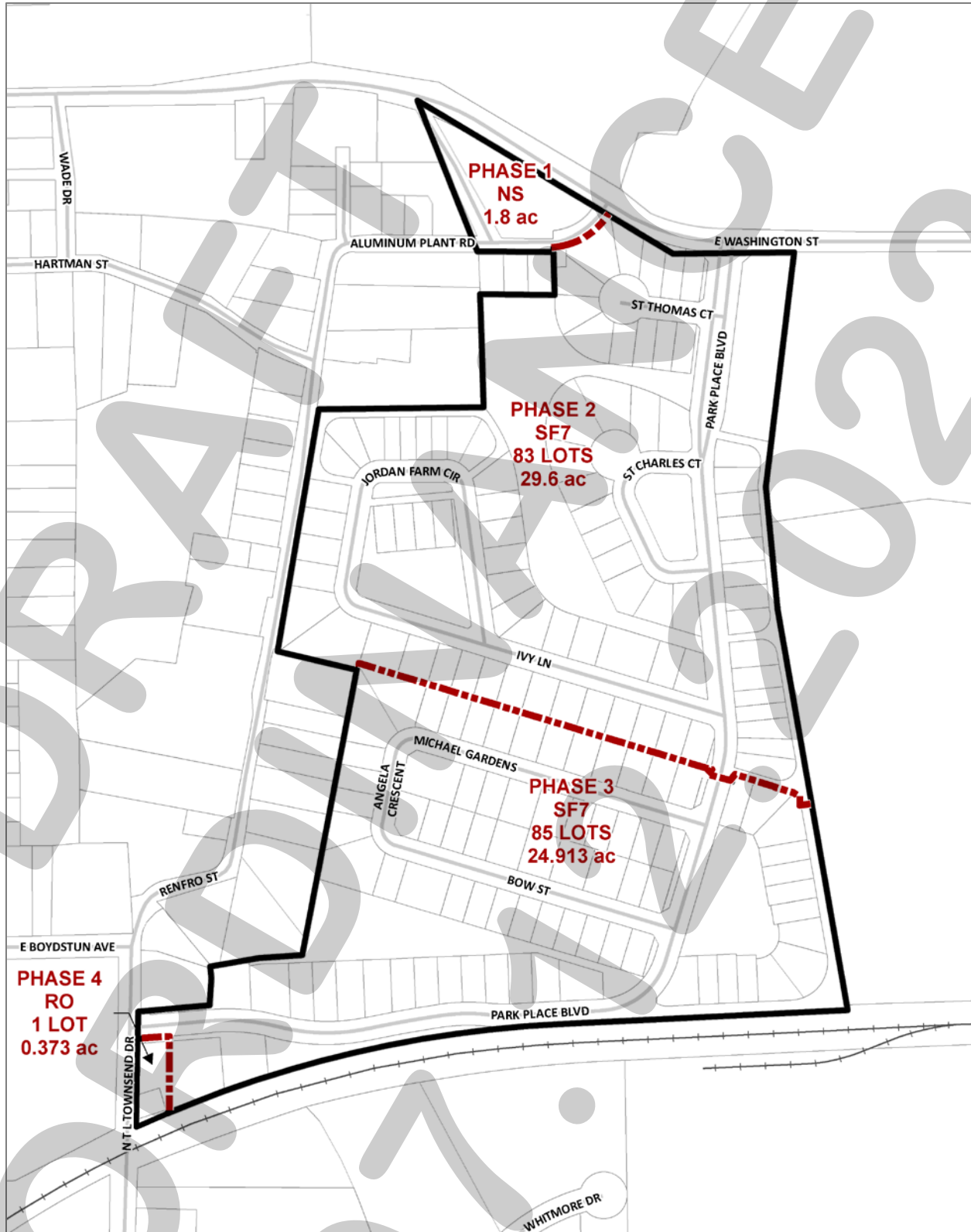


Exhibit 'C':  
Area Map

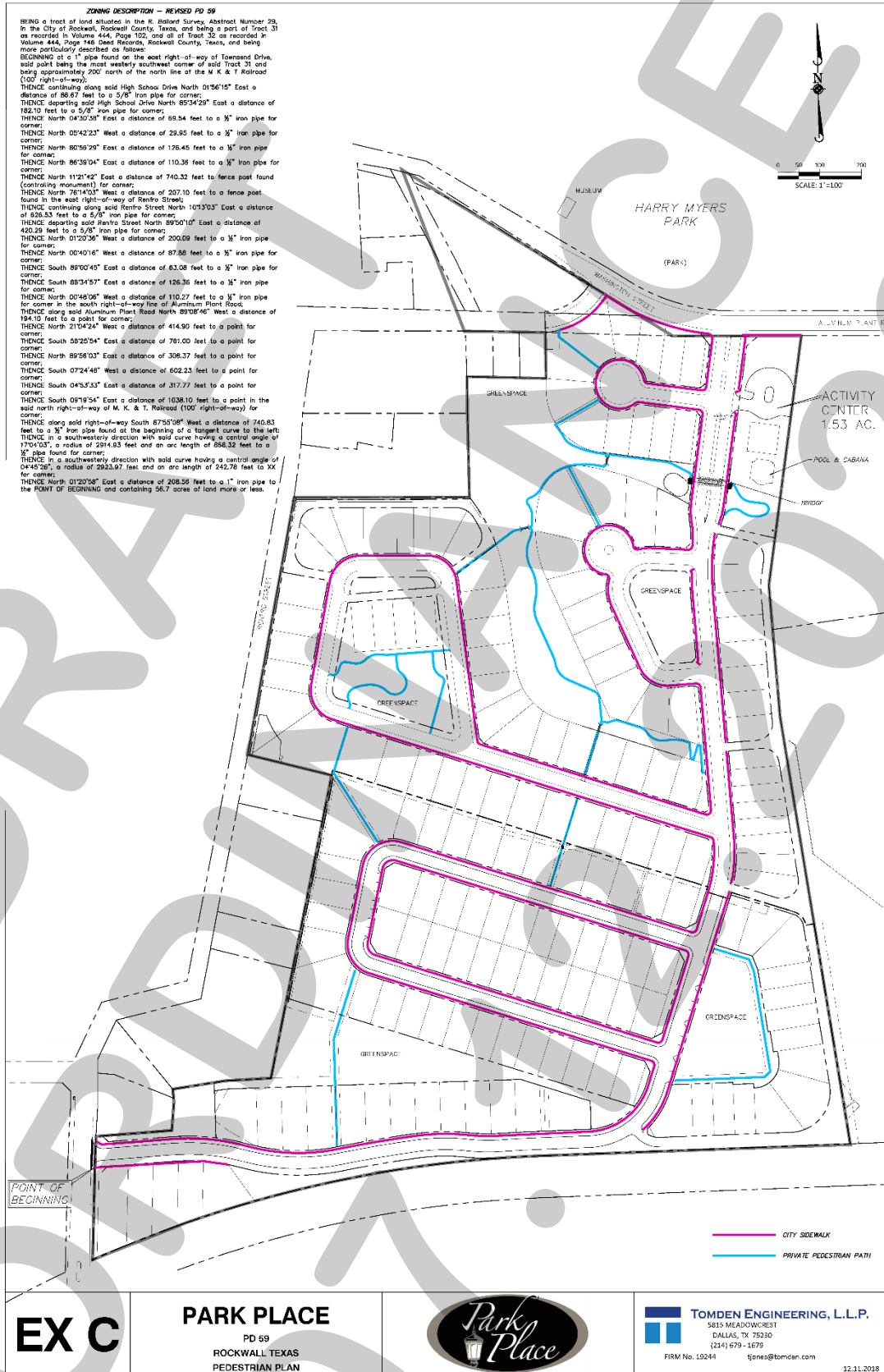




**Exhibit 'D':  
Concept Plan**



# Exhibit 'E': Hardscape Plan





**Exhibit 'E':**  
**Hardscape Plan**

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

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

Phase 1: Neighborhood Services (1.8-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, *Phase 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Neighborhood Services (NS) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

**Exhibit 'E':**  
**Hardscape Plan**

- (2) **Density and Dimensional Requirements.** Unless specifically provided by this Planned Development ordinance, *Phase 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards for the Neighborhood Services (NS) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

**TABLE 1: DENSITY AND DIMENSIONAL REQUIREMENTS**

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

**NOTES:**

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

- (3) **Building Standards.** All development shall be subject to site plan and Architectural Review Board (ARB) review and shall adhere to the following building standards:
- (a) **Masonry Requirements.** The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or similar cementitious products may be used for up to 100% of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (i.e. *three [3] part stucco* or *similar*) shall be prohibited.
  - (b) **Roof Design Requirements.** All structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system.
  - (c) **Architectural Requirements.** All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space. This should include the detailing and features. This will be reviewed by the Architectural Review Board (ARB) for conformance.
- (4) **Landscape Buffer.** A minimum ten (10) foot landscape buffer shall be required along all street frontages. The buffer shall include a minimum of one (1) tree per 30 linear feet.
- (5) **Signage.** Permanent, free-standing signage for Phase 1 shall be limited to one (1) monument not exceeding five (5) feet in height or a maximum of 60 SF in area.
- (6) **Lighting.** In addition to the outdoor lighting requirements stipulated in Article 07, Environmental Performance, of the Unified Development Code (UDC), no light pole, pole base, or combination thereof shall exceed 20-feet in height. All lighting fixtures shall focus downward and be contained on the subject property



**Exhibit 'E':**  
**Hardscape Plan**

Phases 2 & 3: Single-Family 7 (54.513-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, *Phases 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Single-Family 7 (SF-7) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (2) Density and Dimensional Requirements. Any development on *Phases 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

**TABLE 2: SF-7 LOT DIMENSIONAL REQUIREMENTS**

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

**NOTES:**

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The minimum side yard setback for an internal lot or a lot abutting open space or HOA common area is five (5) feet. For yards abutting a street, the minimum side yard setback shall be 10-feet.
- <sup>5</sup>: Lots with double frontage shall have a minimum rear yard setback of 15 feet.

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

**Exhibit 'E':**  
**Hardscape Plan**

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

Phase 4: Residential-Office (0.373-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development District Ordinance, *Phase 4* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Residential-Office (RO) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

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

- ☒ Accessory Building
- ☒ Bed and Breakfast
- ☒ Convent or Monastery
- ☒ Daycare (7 or more children)
- ☒ Residential Care Facility
- ☒ Assisted Living Facility
- ☒ Convalescent Care Facility/Nursing Home
- ☒ Congregate Care Facility
- ☒ General Retail Store<sup>1</sup>
- ☒ Group or Community Home
- ☒ Halfway House
- ☒ Library, Art Gallery, or Museum (Public)
- ☒ Railroad Yard or Shop
- ☒ Studio-Art, Photography, or Music
- ☒ Shoe and Boot Repair and Sales
- ☒ Transit Passenger Facility
- ☒ Antenna, Accessory
- ☒ Antenna, Commercial
- ☒ Antenna, Amateur Radio
- ☒ Antenna, Dish
- ☒ Wireless Communication Tower
- ☒ Utilities (Non-Municipally Owned or Controlled), Including Sanitary Landfill and Wastewater Treatment
- ☒ Municipally Owned or Controlled Facilities, Utilities, and Use



**Exhibit 'E':**  
**Hardscape Plan**

NOTES:

<sup>1</sup>: General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit (SUP).

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

- ☑ General Retail Store<sup>1</sup>
- ☑ Hair Salon, Manicurist
- ☑ Office Building, 5,000 SF or More
- ☑ Restaurant, Less Than 2,000 SF w/o Drive-Thru
- ☑ Solar Energy Collector Panels and Systems

NOTES:

<sup>1</sup>: General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit (SUP).

- (2) Density and Dimensional Requirements. Any development on *Phase 4* as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the development standards required for properties in a Residential-Office (RO) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development shall adhere to the following building standards:

TABLE 3: DENSITY AND DIMENSIONAL REQUIREMENTS

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

NOTES:

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

<sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the residential-office structure.

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

- (a) Masonry Requirements. The minimum masonry requirement for all exterior façades (*excluding walls on a porch, patio, courtyard, or breezeway*) greater than 100 SF shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementitious products may be used for up to 100% of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.

- (b) Anti-Monotony. An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than five (5) houses apart on either side of the street.

**Exhibit 'E':**  
**Hardscape Plan**

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



**Exhibit 'G':**  
*Conceptual Architectural Styles*





## 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](mailto:PLANNING@ROCKWALL.COM)

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TO: Planning and Zoning Commission

DATE: July 12, 2022

APPLICANT: Bill Bricker; *Columbia Development Company, LLC*

CASE NUMBER: Z2022-029; *Amendment to Planned Development District 59 (PD-59)*

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#### SUMMARY

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a Zoning Change amending Planned Development District 59 (PD-59) [*Ordinance No. 19-08*] being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

#### BACKGROUND

A portion of the subject property (*i.e. the portion adjacent to T. L. Townsend Drive*) is identified as being a part of the *Original Town of Rockwall*, and -- based on the April 1934 Sanborn Maps -- was annexed prior to 1934. The remainder of the subject property was annexed on February 6, 1961 by *Ordinance No. 60-01* [*Case No. A1960-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. By January 3, 1972, the City's *Historic Zoning Maps* show that portions of the subject property were zoned Commercial (C) District and Light Industrial (LI) District. Based on the December 7, 1993 *Historic Zoning Map*, these designations changed between January 3, 1972 and December 7, 1993 from a Commercial (C) District and Light Industrial (LI) District to a Single-Family 7 (SF-7) District, Light Industrial (LI) District, Commercial District, Heavy Commercial (HC) District, and Planned Development District 52 (PD-52). On October 18, 2004, the City Council approved *Ordinance No. 04-59* [*Case No. Z2004-034*] creating Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District and Residential-Office (RO) District land uses. This ordinance was amended on December 11, 2006 by *Ordinance No. 06-51* [*Case No. Z2006-023*] to allow an increase in the maximum building coverage to 60%. Planned Development District 59 (PD-59) was again amended on February 4, 2019 by *Ordinance No. 19-08* [*Case No. Z2018-057*] to change a 0.789-acre tract of land from being designated for Single-Family 7 (SF-7) District land uses to Residential-Office (RO) District land uses. Staff should note that this area is a portion of the area being affected by the applicant's proposed zoning change. No other zoning amendments have been approved for the subject property.

#### PURPOSE

On June 17, 2022, the applicant -- Bill Bricker of Columbia Development Company, LLC -- submitted an application requesting to amend Planned Development District 59 (PD-59) to change the zoning exhibit contained in *Ordinance No. 19-08*. Specifically, the applicant is proposing to reclassify a 0.913-acre tract of land (*i.e. being portions of Lot 2, Block E, Park Place West, Phase III Addition and Tracts 35 & 53 of the R. Ballard Survey, Abstract No. 29*) from being designated for Residential-Office (RO) District land uses to Single-Family 7 (SF-7) District land uses.

#### ADJACENT LAND USES AND ACCESS

The subject property is generally located between E. Washington Street, Renfro Street, T. L. Townsend Drive, the Union Pacific/Dallas Garland N. E. rail line, and the old Columbia Extrusion facility. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Washington Street, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the



OURHometown Vision 2040 Comprehensive Plan. Beyond this is a ~67.036-acre public park (i.e. *Harry Myers Park*) consisting of three (3) tracts of land (i.e. *Lot 1 of the Municipal Park Addition; Tract 6-3 of the G. W. Redlin Survey, Abstract No. 183; and Tract 29 of the R. Ballard Survey, Abstract No. 73*). The public park is zoned Light Industrial (LI) District and Single-Family 7 (SF-7) District.

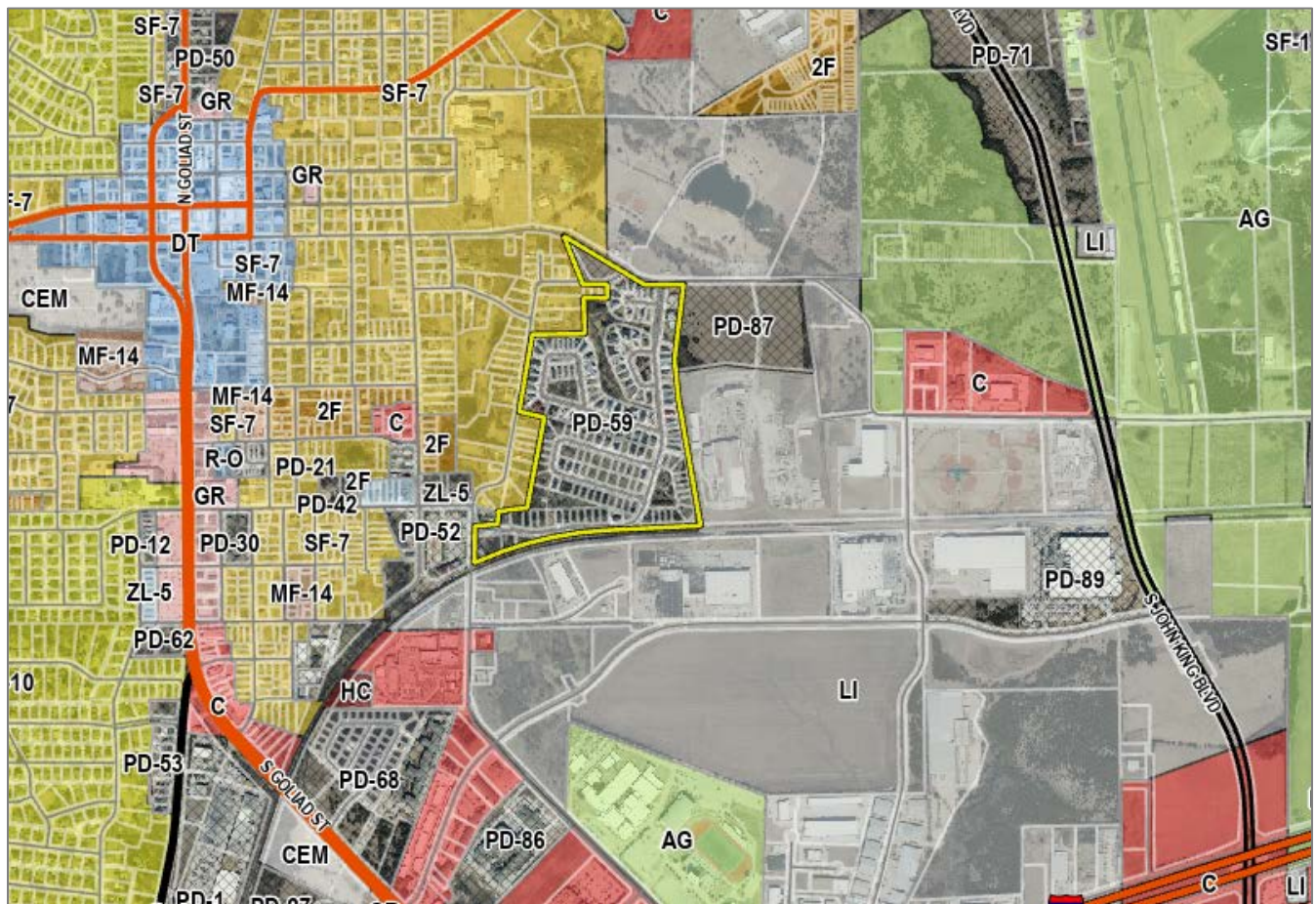
South: Directly south of the subject property is a 100-foot right-of-way for the *Union Pacific/Dallas Garland N. E. Rail Line*. Beyond this is Whitmore Manufacturing (i.e. *Lot 2, Block A, Whitmore Manufacturing Addition*), the Rockwall County Maintenance Facility (i.e. *Lot 5, Block A, Municipal Industrial Park Addition*), and three (3) vacant tracts of land (i.e. *Tracts 14 & 24 of the R. Ballard Survey, Abstract No. 29 and Lot 1, Block A, Whitmore Manufacturing Addition*). All of these properties are zoned Light Industrial (LI) District.

East: Directly east of the subject property is the old Columbia Extrusion facility, which is situated on a 42.6034-acre parcel of land (i.e. *Lot 2, Block 1, Indalloy Addition*) zoned Light Industrial (LI) District. Also, east of the subject property are two (2) vacant tracts of land (i.e. *Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29*) that are zoned Planned Development District 87 (PD-87) for townhouse, commercial/retail, and light industrial land uses.

West: Directly west of the subject property are 17 residential lots that are vacant or that have single-family homes situated on them. These lots are zoned Single-Family 7 (SF-7) District. Also, west of the subject property are T. L. Townsend Drive and Renfro Street. T. L. Townsend Drive is identified as a M4D (i.e. *major collector, four [4] lane, divided roadway*) and Renfro Street is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP

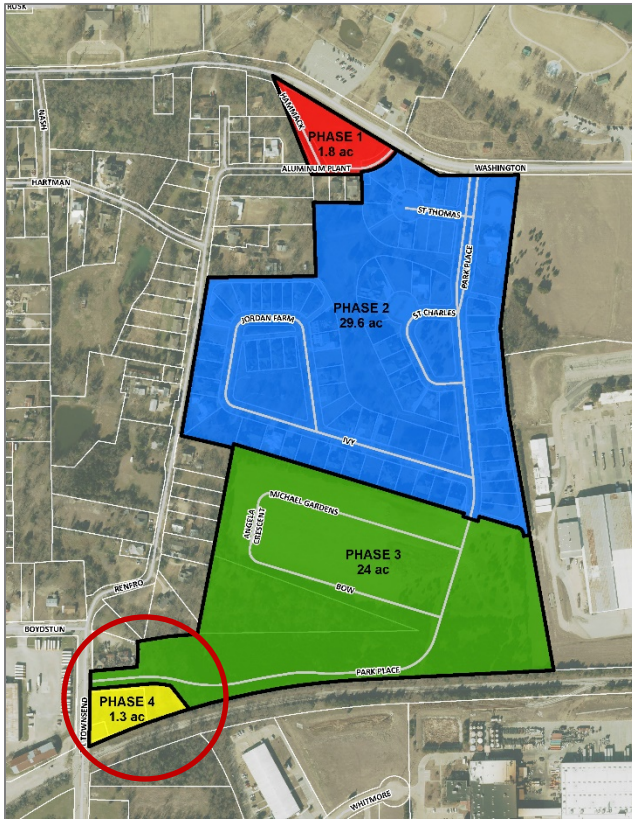
**YELLOW:** SUBJECT PROPERTY



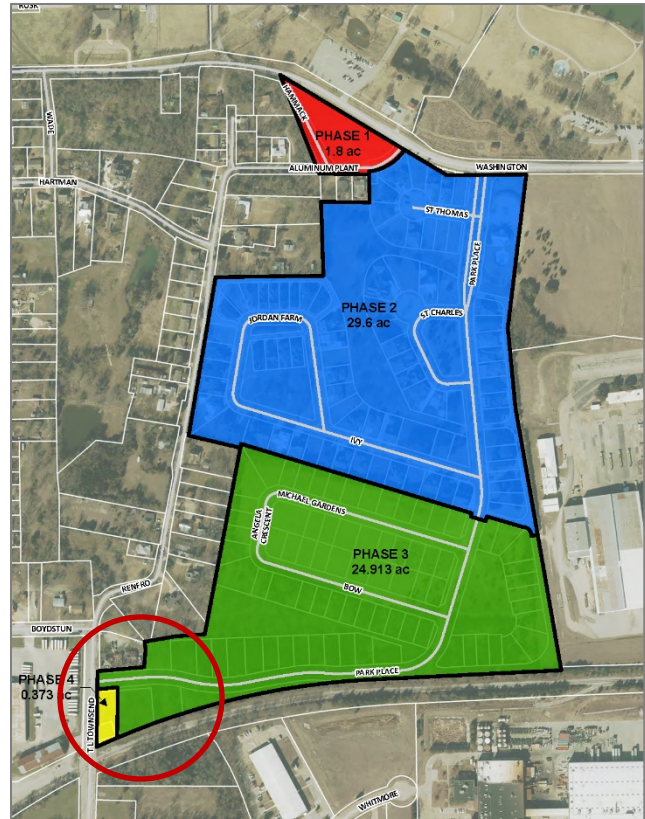


## CHARACTERISTICS OF THE REQUEST

The applicant has submitted a revised concept plan that proposes minor changes to the alignment of *Phases 3 & 4* of the zoning exhibit contained in *Ordinance No. 19-08* (see *Figures 1 & 2* below). Specifically, the applicant is requesting to change a 0.913-acre tract of land (i.e. being portions of Lot 2, Block E, Park Place West, Phase III Addition and Tracts 35 & 53 of the R. Ballard Survey, Abstract No. 29) from being designated for Residential-Office (RO) District land uses to Single-Family 7 (SF-7) District land uses. The applicant has stated that the majority of interest in the property has been in developing these properties with single-family homes, and -- while the Residential-Office (RO) District allows single-family homes -- the detention requirements for property zoned for non-residential land uses is more restrictive than property zoned for residential land uses. Staff should note that the drainage and detention plan originally approved for this phase of the Park Place Subdivision included the 0.913-acre tract of land into the drainage calculations as residential property. Making this change would avoid additional drainage from being required for these properties. This is the only change being proposed for Planned Development District 59 (PD-59).



**FIGURE 1:** CURRENT CONCEPT PLAN IN ORDINANCE NO. 19-08;  
**RED CIRCLE:** PROPOSED CHANGES



**FIGURE 2:** PROPOSED CONCEPT PLAN;  
**RED CIRCLE:** PROPOSED CHANGES

## INFRASTRUCTURE

The proposed amendment to Planned Development District 59 (PD-59) does not change the infrastructure requirements necessary to serve the subject property.

## CONFORMANCE TO THE CITY'S CODES

The proposed amendment to Planned Development District 59 (PD-59) conforms to all of the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction Manual*.



## 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 Central District and is designated for Live/Work land uses. The designation for this area was originally changed from a Medium Density Residential designation to a Live/Work designation by *Case No. Z2018-057 [Ordinance No. 19-08]*. Under this case, the applicant had requested this area be changed to allow flexibility for home occupations (*i.e. live/work*), single-family homes, and businesses to be allowed.



FIGURE 3: CHANGES TO THE FUTURE LAND USE MAP

1: ORIGINAL DESIGNATION (MEDIUM DENSITY RESIDENTIAL)

2: CHANGES AFTER THE APPROVAL OF ORDINANCE NO. 19-08 (LIVE/WORK)

3: PROPOSED CHANGES (MEDIUM DENSITY RESIDENTIAL)

While this amendment to Planned Development District 59 (PD-59) is proposing to change the Future Land Use Map, staff should note that the change is minor in nature and does not appear to have an impact on any adjacent properties or the essential character of the Park Place Subdivision. With this being said, zoning changes are discretionary decisions for the City Council pending a recommendation by the Planning and Zoning Commission. Should the City Council choose to approve this request, staff has added a condition of approval that would make the necessary changes to the Future Land Use Map.

## NOTIFICATIONS

On June 17, 2022, staff mailed 284 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Association (HOA), which is the only HOA 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 four (4) property owner notifications and one (1) email from five (5) property owners within the 500-foot notification area in favor of the applicant's request.

## CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 59 (PD-59), 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 Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the 0.913-acre tract of land from a Live Work designation to a Medium Density Residential designation.
- (3) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22022-029

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Corner of T.L. Townsend & Park Place Blvd.

SUBDIVISION Park Place

LOT

BLOCK

GENERAL LOCATION

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

CURRENT ZONING RO

CURRENT USE None

PROPOSED ZONING ~~48~~ change 48 to PD-59

PROPOSED USE Residential

ACREAGE \$ .913

LOTS [CURRENT] None

LOTS [PROPOSED] 4

- ☐ **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 Columbia Development

☐ APPLICANT Same

CONTACT PERSON Bill Bricker

CONTACT PERSON

ADDRESS 305 Park Place Blvd.

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE 972-722-2439

PHONE

E-MAIL bill@colventures.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

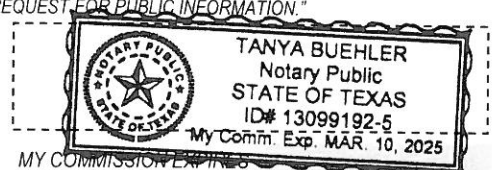
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF JUNE, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF June, 2022

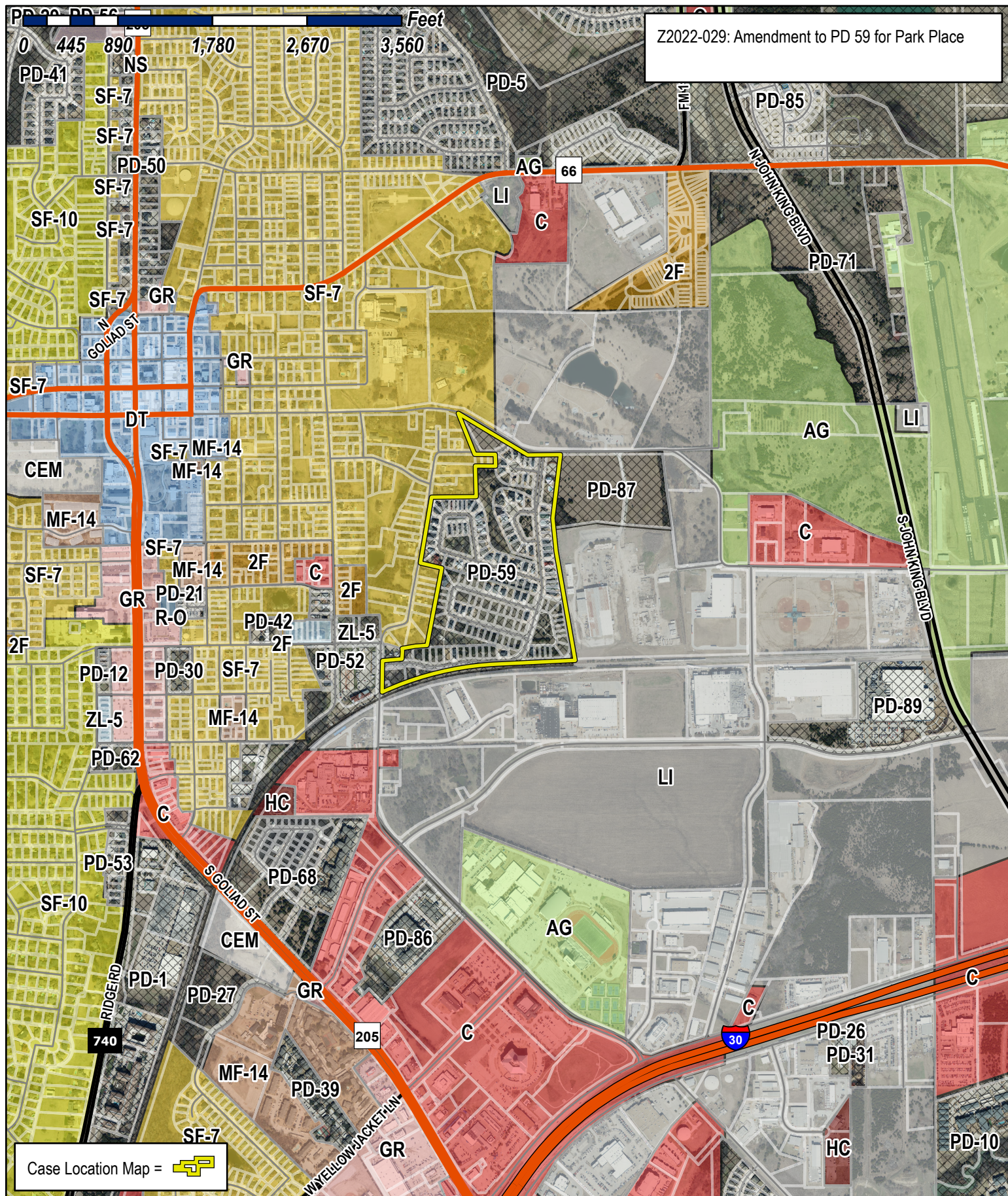
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Charles W Bricker Jr*  
*Tanya Buehler*







## City of Rockwall

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

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



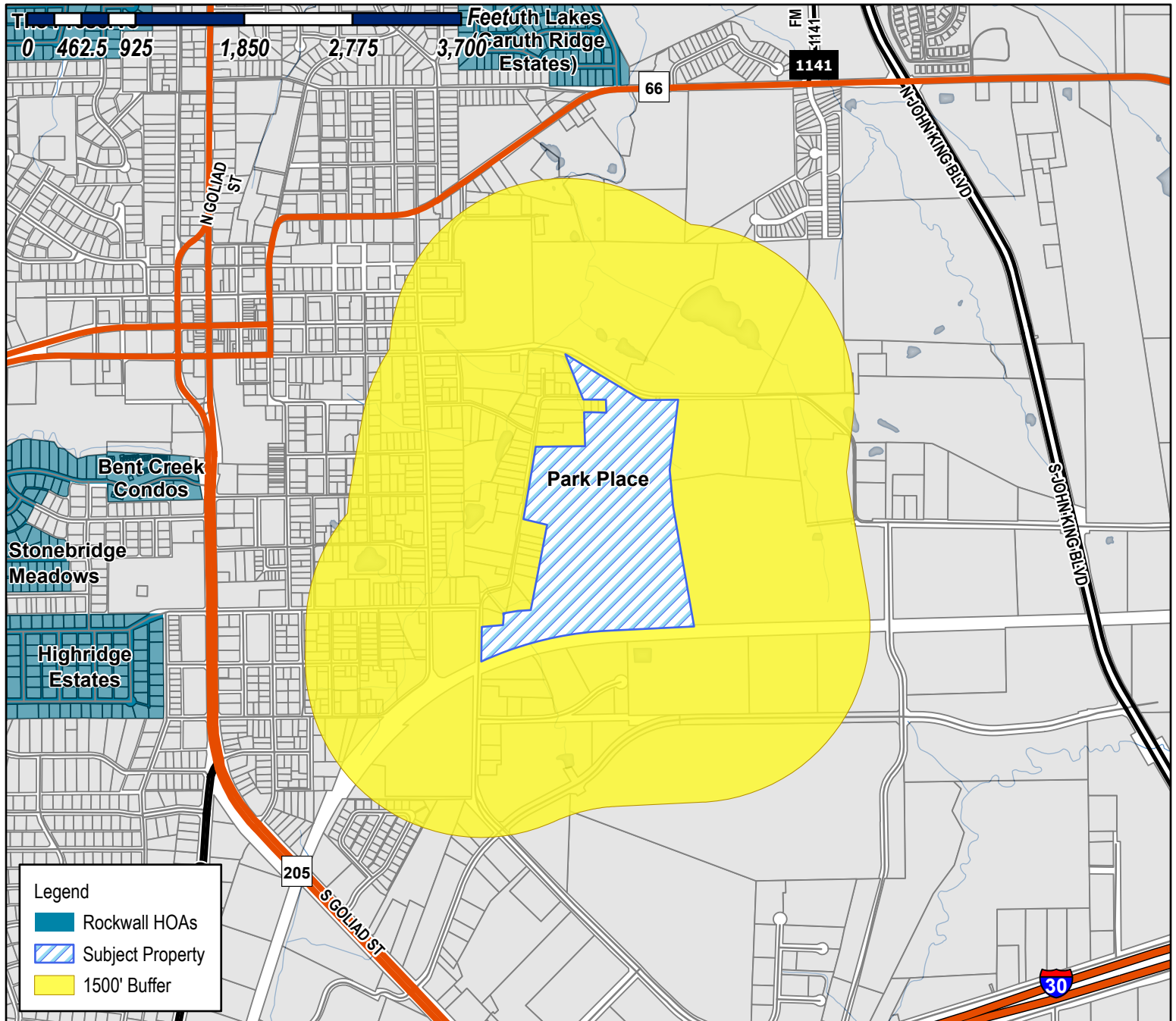




# City of Rockwall

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Rockwall, Texas 75087  
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**Case Number:** Z2022-029  
**Case Name:** Amendment to PD-59 for Park Place  
**Case Type:** Zoning  
**Zoning:** Planned Development District 59 (PD-59)  
**Case Address:** Park Place Subdivision

**Date Saved:** 6/15/2022

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





## Miller, Ryan

---

**From:** Gamez, Angelica  
**Sent:** Tuesday, June 21, 2022 4:43 PM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2022-029]  
**Attachments:** Public Notice (06.20.2022).pdf; HOA Map (06.17.2022).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 24, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 18, 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](mailto: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>.

### **Z2022-029: Zoning Change Amending Planned Development District 59**

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a *Zoning Change* amending Planned Development District 59 (PD-59) [*Ordinance No. 19-08*] being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

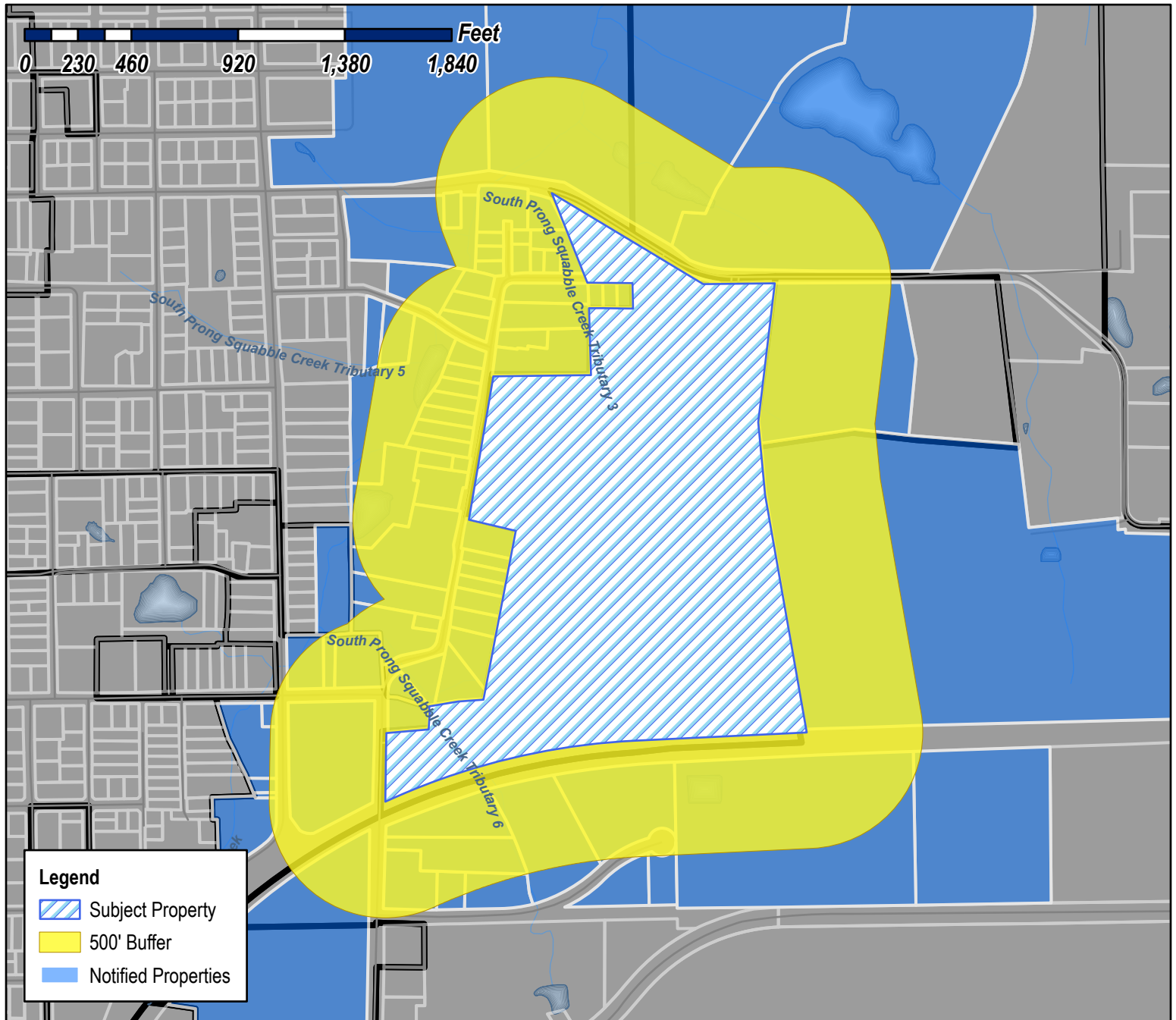
<http://www.rockwall.com/planning/>



# City of Rockwall

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

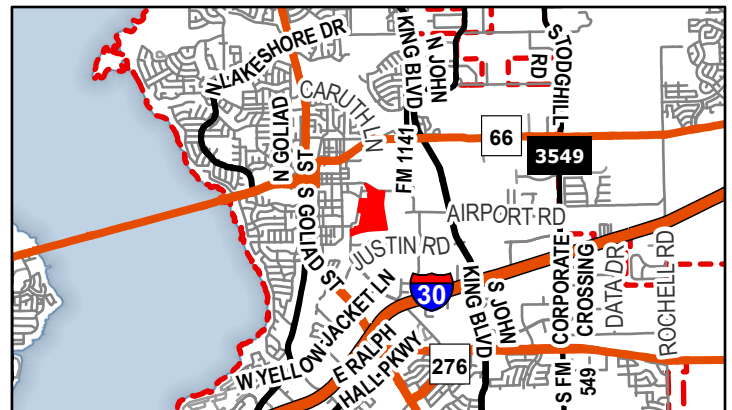
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**Case Number:** Z2022-029  
**Case Name:** Amendment to PD-59 for Park Place  
**Case Type:** Zoning  
**Zoning:** Planned Development District 59 (PD-59)  
**Case Address:** Park Place Subdivision

**Date Saved:** 6/15/2022

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





PLUNKETT NEIL F AND GAYLA A  
1000 BOW ST  
ROCKWALL, TX 75087

DUKE JERI L  
1001 ST. CHARLES CT  
ROCKWALL, TX 75087

LADD JESSE & TAMMY  
1001 MICHAEL GARDENS  
ROCKWALL, TX 75087

JONES COLLINS BRUCE & JERALDINE C  
1002 BOW ST.  
ROCKWALL, TX 75081

TENNEY LYNN H III AND CHRISTINE L  
1002 IVY LN  
ROCKWALL, TX 75087

LAKEVIEW SUMMIT PROPERTIES LLC  
1002 ST CHARLES CT  
ROCKWALL, TX 75087

BREWER ROBERT AND GAYLE  
1004 MICHAEL GARDENS  
ROCKWALL, TX 75087

MILLER MARION F  
1005 BOW ST  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1006 BOW ST  
ROCKWALL, TX 75087

MOSELEY TIM AND MELISSA  
1007 MICHAEL GARDENS  
ROCKWALL, TX 75087

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

BRIDGES SANDRA DAVIS  
1008 IVY LANE  
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA  
1008 SAINT CHARLES CT  
ROCKWALL, TX 75087

LUTES GREGORY AND SUSAN  
1009 BOW ST  
ROCKWALL, TX 75087

MISHLER MICHAEL L AND RHONDA  
1009 IVY LN  
ROCKWALL, TX 75087

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

DANIELS JERRY RONALD AND TANA SCHUBERT  
1011 MICHAEL GARDENS  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1012 MICHAEL GARDENS  
ROCKWALL, TX 75087

STEWART ROBIN  
1013 BOW STREET  
ROCKWALL, TX 75204

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

PODINA HERB AND LAURA  
1014 SAINT CHARLES CT  
ROCKWALL, TX 75087

MANZ CHARLES & CHRISTAL  
1014 BOW ST  
ROCKWALL, TX 75087

BUCKNER DANA RENEE  
1015 IVY LN  
ROCKWALL, TX 75087

JONES RONALD AND MARILYN  
1015 MICHAEL GARDENS  
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA  
1015 ST CHARLES CT  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1016 MICHAEL GARDENS  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1017 BOWS T  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1018 BOW ST  
ROCKWALL, TX 75087

DEVINE FAMILY TRUST  
RUTH C DEVINE- TRUSTEE  
1019 MICHAEL GARDENS  
ROCKWALL, TX 75087

ARCHER ADAM AND SHAUNA  
1020 IVY LANE  
ROCKWALL, TX 75087

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

DAVIS SHAUNTE AND JACOB  
1021 IVY LN  
ROCKWALL, TX 75087

YODER KARL AND  
GLORIA FIELD  
1021 CALM CREST DR  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1022 BOW ST  
ROCKWALL, TX 75087

TAYLOR TIMOTHY DAVID AND  
JUDY HELENE DUBREUIL  
1023 ST THOMAS COURT  
ROCKWALL, TX 75087

CANO OSCAR AND NANCY  
1025 MICHAEL GARDENS  
ROCKWALL, TX 75087

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

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

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

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1026 BOW ST  
ROCKWALL, TX 75087

RIPP KEEGAN V AND NICOLA M  
1027 IVY LANE  
ROCKWALL, TX 75087

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

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1030 BOW ST  
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST  
EDWINA W EDWARDS TRUSTEE  
1030 ST THOMAS CT  
ROCKWALL, TX 75087

REICHART KENNETH AND LINDA  
1031 MICHAEL GARDENS  
ROCKWALL, TX 75087

GANDY DAVID H  
1031 ST THOMAS CT  
ROCKWALL, TX 75087

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

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

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1032 MICHAEL GARDENS  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1033 BOW ST  
ROCKWALL, TX 75087

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

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1034 BOW ST  
ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO  
1035 SAINT THOMAS CT  
ROCKWALL, TX 75087

HAWKINS THOMAS JOSEPH AND NITA POORE  
1035 MICHAEL GARDENS  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1036 MICHAEL GARDENS  
ROCKWALL, TX 75087

CHUNG MARGARET CONLON  
1038 IVY LANE  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1038 BOW ST  
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST  
EDWINA W EDWARDS TRUSTEE  
1038 ST THOMAS CT  
ROCKWALL, TX 75087

KRAEMER TERESA A  
1039 IVY LN  
ROCKWALL, TX 75087



LEAVERTON HENRY C AND TAMMY D  
1039 MICHAEL GARDENS  
ROCKWALL, TX 75087

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

HOULE GARY AND AYURNI NAKAMURA  
1040 SAINT CHARLES CT  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1040 MICHAEL GARDENS  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1041 BOW ST  
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD  
1042 SAINT THOMAS CT  
ROCKWALL, TX 75087

KELLY WARREN RAY AND YVONNE G  
1042 BOW ST  
ROCKWALL, TX 75087

BALLARD BRUCE THOMAS AND CATHY ELAINE  
1043 MICHAEL GARDENS  
ROCKWALL, TX 75087

SOUTHERLAND CHRISTOPHER AND JENNIFER  
1043 ST THOMAS COURT  
ROCKWALL, TX 75087

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

BEAL CHERYL LYNN  
1044 MICHAEL GARDENS  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC  
ATTN BILL BRICKER  
1045 BOW ST  
ROCKWALL, TX 75087

DENTON LANCE AND GLENDA K  
1045 IVY LN  
ROCKWALL, TX 75087

SMITH TEDDY GLEN AND MARY HELEN  
1046 BOW ST  
ROCKWALL, TX 75087

VRANA MARK AND  
PAM VRANA  
1046 SAINT CHARLES CT  
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G  
1046 ST THOMAS CT  
ROCKWALL, TX 75087

HENTSCHEL BEN AND DANA  
1047 MICHAEL GARDENS  
ROCKWALL, TX 75087

RUBERTINO JOSEPH C AND FROSINE  
1048 MICHAEL GARDENS  
ROCKWALL, TX 75087

TRUONG THUTHUY AND VALERIE  
1049 BOW STREET  
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP  
ATTN: BILL BRICKER  
1200 E WASHINGTON  
ROCKWALL, TX 75087

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

WHITMORE MANUFACTURING CO  
1250 JUSTIN RD  
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087

HOGUE MIKE AND VICKY  
1498 HUBBARD DR  
FORNEY, TX 75126

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

MANZ CHARLES & CHRISTAL  
1607 BRYNMAR CIRCLE  
TYLER, TX 75087

GARCIA MARCO AND WHITNEY  
1700 BISON MEADOW  
HEATH, TX 75032

POOL JOE AND REBECCA  
1700 PLUMMER DR  
ROCKWALL, TX 75087

LAKEVIEW SUMMIT PROPERTIES LLC  
1870 HILLCROFT DR  
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD  
C/O GENESEE & WYOMING RAILROAD  
1940 ENCHANTED WAY 201  
GRAPEVINE, TX 76051

RADNEY FAMILY TRUST  
STEPHEN P AND MARTHA RADNEY- TRUSTEES  
20 GLISTENING POUND DR  
FRISCO, TX 75087

FOSTER STEPHEN AND MICKIE  
2015 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RUFF DAVE & ANNE  
202 HAMMACK LN  
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL K AND CYNTHIA DAWN  
202 RENFRO ST  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
203 RENFRO ST  
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA  
204 RENFRO ST  
ROCKWALL, TX 75087

ESPINOZA MARCELA P AND ROLAND  
206 RENFRO ST  
ROCKWALL, TX 75087

RUFF DAVID & ANNE  
206HAMMACKLN  
ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE  
207 WADE DRIVE  
ROCKWALL, TX 75087

HARRIS RICHARD & JUDY  
210 GLENN AVE  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

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

STOVALL PERRY J & BEVERLY A  
2500 SUMMER LEE DR APT 147  
ROCKWALL, TX 75032

LIGHTFOOT MARSHALL K AND CYNTHIA DAWN  
256 WINDY LN  
ROCKWALL, TX 75087

HAWKINS THOMAS JOSEPH AND NITA POORE  
2599 CR 249  
TERRELL, TX 75160

CUMMINGS KARYN  
2823 QUAIL HOLLOW DR  
MESQUITE, TX 75032

CORDOSO FRANCISCO  
2848 TANGLEGLEN DR  
ROCKWALL, TX 75032

DANIELS JERRY RONALD AND TANA SCHUBERT  
2917 SCOTT DR  
ROWLETT, TX 75087

GLASS JO KAY HARRIS  
301 MEADOWDALE  
ROCKWALL, TX 75087

RUSHING JOE L & DONNA S  
301 RENFRO ST  
ROCKWALL, TX 75087

CHERRY JOHN T  
303 RENFRO STREET  
ROCKWALL, TX 75087

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

COLUMBIA EXTRUSIONS CORP  
ATTN BILL BRICKER  
305 PARK PLACE BLVD  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT COMPANY  
305 PARK PLACE BLVD  
ROCKWALL, TX 75087

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

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

WERCHAN ALLEN AND KELLI  
309 GLENN AVE  
ROCKWALL, TX 75087

KELLY WARREN RAY AND YVONNE G  
3117 SYCAMORE ST  
ROWLETT, TX 75088

GIELOW JOHN L AND LISA L  
365 JORDAN FARM CIR  
ROCKWALL, TX 75087

STRADTMANN TROY H  
366 RENFRO ST  
ROCKWALL, TX 75087



MEYER DAVID JAMES AND ALETA KAY  
369 JORDAN FARM CIR  
ROCKWALL, TX 75087

JOHNSON DANA  
373 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

TAH MS BORROWER LLC  
C/O TRICON AMERICAN HOMES LLC  
374 RENFRO ST  
ROCKWALL, TX 75087

MC GEE STEPHANIE L  
377 JORDAN CIRCLE  
ROCKWALL, TX 75087

SIKES MARK EUGENE AND AMY CHRISTINE  
381 JORDAN FARM CIR  
ROCKWALL, TX 75087

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

MOSBY CYNTHIA ANN BURTON  
385 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

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

FAUCON SERGE AND JENNIFER  
389 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

KNOERR KELLIE MICHELLE  
3900 W NORTHWEST HWY APT 1465  
DALLAS, TX 75220

PEURIFOY REBECCA  
393 JORDAN FARM CIR  
ROCKWALL, TX 75087

GARRETT FAMILY TRUST  
DOROTHY ANN GARRETT- TRUSTEE  
397 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

PLUNKETT NEIL F AND GAYLA A  
4 MANOR CT  
HEATH, TX 75032

HARRIS HOLLI J  
400 RENFRO ST  
ROCKWALL, TX 75087

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

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
402 RENFRO ST  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
404 RENFRO ST  
ROCKWALL, TX 75087

FREDERICK MARSHA  
405 JORDAN FARM CIR  
ROCKWALL, TX 75087

MATEER JEFFREY CARL & D'ANN ELIZABETH  
DELP  
405 PARK PLACE BLVD  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
406 RENFRO ST  
ROCKWALL, TX 75087

CLINE DAVID & LAURA  
408 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
408 RENFRO ST  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
410 RENFRO ST  
ROCKWALL, TX 75087

KESSLAR MARILYNN  
411 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

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

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
412 RENFRO ST  
ROCKWALL, TX 75087

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

VAN WINKLE KATHI AND RONNIE G  
417 PARK PLACE BLVD  
ROCKWALL, TX 75087

SCHLEYER JON MARK AND ELIZABETH A  
417 JORDAN FARM CIR  
ROCKWALL, TX 75087

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

WILLMAN RUSSELL M AND CYNTHIA H  
423 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

KISTNER ARIANA M AND KELLY  
423 PARK PLACE BLVD  
ROCKWALL, TX 75087

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

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

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

RADNEY FAMILY TRUST  
STEPHEN P AND MARTHA RADNEY- TRUSTEES  
429 JORDAN FARM CIR  
ROCKWALL, TX 75087

HOWELL RONALD L AND MICHELE L  
434 JORDAN FARM CIR  
ROCKWALL, TX 75087

CONWAY MICHAEL AND JEAN  
435 JORDAN FARM  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
500 RENFRO ST  
ROCKWALL, TX 75087

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

SAMPLES ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

LADD JESSE & TAMMY  
504 NASH ST  
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C  
506 RENFRO ST  
ROCKWALL, TX 75087

RASMUSSEN MICHAEL AND DELILA RASMUSSEN  
507 PARK PLACE BLVD  
ROCKWALL, TX 75087

HITT FLOYD ESTATE  
DOROTHY SUE HITT MATTHIES AND  
507 RENFRO ST  
ROCKWALL, TX 75087

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

HOGUE ALLEN  
513 RIDGEVIEW DR  
ROCKWALL, TX 75087

MOORE CONNIE JO  
523 PARK PLACE BLVD  
ROCKWALL, TX 75087

SANTIAGO KIMBERLY J AND JOSE JR  
535 PARK PLACE BLVD  
ROCKWALL, TX 75087

WALSH DONNA  
541 PARK PLACE BLVD  
ROCKWALL, TX 75087

CUMMINGS KARYN  
547 PARK PLACE BLVD  
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G  
5574 CANADA CT  
ROCKWALL, TX 75032

WHITE THOMAS WAYNE AND LAURIE ELLEN  
5701 SUNFLOWER DR  
ROWLETT, TX 75089

MURREY GARY L AND PAMELA K  
601 PARK PLACE BLVD  
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C  
601 RENFRO ST  
ROCKWALL, TX 75087

KIMBALL AARON AND LEANNA  
602 ANGELA CRESCENT  
ROCKWALL, TX 75087

HOGUE CAROLYN SUE  
602 RENFRO  
ROCKWALL, TX 75087

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

WARDELL JOHN P & JULIE C  
606 RENFRO ST  
ROCKWALL, TX 75087

SCHRADE JAMES E AND MITZY H  
607 PARK PLACE BLVD  
ROCKWALL, TX 75087



HARRINGTON DEBORAH 607 RENFRO ST ROCKWALL, TX 75087	STOVALL PERRY J & BEVERLY A 608 ANGELA CRESCENT ROCKWALL, TX 75087	RUFF DAVE & ANNE 6105 LAKESHORE DR ROWLETT, TX 75089
COX STEPHEN 613 PARK PLACE BLVD ROCKWALL, TX 75087	ROBERTS TERRY DON AND MICHELLE 614 ANGELA CRESCENT ROCKWALL, TX 75126	ABBOTT TODD & WHITNEY 619 RENFRO ST ROCKWALL, TX 75087
HENRY PATRICIA A 620 ANGELA CRESCENT ROCKWALL, TX 75087	KNOERR KELLIE MICHELLE 626 ANGELA CRESCENT ROCKWALL, TX 75087	KAUFMANN PROPERTIES LLC % DOUGLAS A KAUFMANN 627 SORITA CIR HEATH, TX 75032
BEAL CHERYL LYNN 6401 TRAFALGAR DR ROWLETT, TX 75089	JONES RONALD H AND CAROL A 6467 COUNTY RD 2560 ROYSE CITY, TX 75089	ROCHIER JOE AND KELLY 649 BIG OAK CT ROCKWALL, TX 75087
MALONE CLANTON 657 MISSION DR ROCKWALL, TX 75087	KENNEDY BRENDA K 701 T L TOWNSEND DR ROCKWALL, TX 75087	COLUMBIA DEVELOPMENT CO LLC ATTN BILL BRICKER 701 PARK PLACE BLVD ROCKWALL, TX 75087
KENNEDY BRENDA K 701 RENFRO ROCKWALL, TX 75087	KAUFMANN PROPERTIES LLC 702 S CLARK ST ROCKWALL, TX 75087	HOGUE ALLEN 703 E BOYSTUN AVE ROCKWALL, TX 75087
HARRIS RICHARD & JUDY 703 TOWNSEND DR ROCKWALL, TX 75087	HOGUE ALLEN 705 E BOYDSTUN AVE ROCKWALL, TX 75087	KAUFMANN PROPERTIES LLC % DOUGLAS A KAUFMANN 706 S CLARK ST ROCKWALL, TX 75087
MALONE CLANTON 707 PARK PLACE BLVD ROCKWALL, TX 75087	ROCKWALL INDEPENDENT SCHOOL DISTRICT PUBLIC FACILITY CORP 707 S CLARK ROCKWALL, TX 75087	COLUMBIA DEVELOPMENT COMPANY 707 TOWNSEND ROCKWALL, TX 75087
HOGUE MIKE AND VICKY 709 E BOYDSTUN AVE ROCKWALL, TX 75087	GILLIAM ROBERT W JR & PERRILYN 712 HARTMAN ST ROCKWALL, TX 75087	KAUFMANN PROPERTIES LLC % DOUGLAS A KAUFMANN 712 CLARK ST ROCKWALL, TX 75087
PIERCY DUANE AND JENNIFER 713 HARTMAN ROCKWALL, TX 75087	FOSTER STEPHEN AND MICKIE 713 PARK PLACE BLVD ROCKWALL, TX 75087	HOOVER LINDA WEST- 716 HARTMAN STREET ROCKWALL, TX 75087

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

WERCHAN ALLEN AND KELLI  
720 E WASHINGTON  
ROCKWALL, TX 75087

SWANSON PARKER G AND ABBY M  
724 E WASHINGTON STREET  
ROCKWALL, TX 75087

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

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

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

WHITE THOMAS WAYNE AND LAURIE ELLEN  
743 PARK PLACE BLVD  
ROCKWALL, TX 75087

FIET AARON  
749 PARK PLACE BLVD  
ROCKWALL, TX 75087

YODER KARL AND  
GLORIA FIELD  
755 PARK PLACE BLVD  
ROCKWALL, TX 75087

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

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

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

GARCIA MARCO AND WHITNEY  
779 PARK PLACE BLVD  
ROCKWALL, TX 75087

MILLER MARION F  
8 HILLSIDE DRIVE  
ROCKWALL, TX 75087

WALSH DONNA  
8009 LAKEBEND  
ROWLETT, TX 75087

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

ZYLKA PROPERTIES LLC  
801 ALUMINUM PLANT RD  
ROCKWALL, TX 75087

ROCKWALL I S D  
801 E WASHINGTON  
ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA  
801 N T L TOWNSEND DR  
ROCKWALL, TX 75087

ARCHER CHARLES & TRACIE  
802 PARK PLACE BLVD  
ROCKWALL, TX 75087

WISE ALICE  
803 ALUMINUM PLANT ROAD  
ROCKWALL, TX 75087

COX ROSALBA C  
803S T L TOWNSEDDR  
ROCKWALL, TX 75087

WARDELL JOHN AND  
JAKE WARDELL  
805 ALUMINUM PLANT RD  
ROCKWALL, TX 75087

WRIGHT BRADLEY AND CATHERINE  
808 PARK PLACE BLVD  
ROCKWALL, TX 75087

HUSSONG BRETT AND LAUREN  
809 SIGNAL RIDGE  
ROCKWALL, TX 75032

POOL JOE AND REBECCA  
814 PARK PLACE BLVD  
ROCKWALL, TX 75087

COX ROSALBA C  
815 T L TOWNSEND DR  
ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA  
815 T L TOWNSEND SUITE 101  
ROCKWALL, TX 75087

VARNER ROBERT R JR &  
GLEN COX  
815 TL TOWNSEND STE 101  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
815 E WASHINGTON ST  
ROCKWALL, TX 75087



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

SCHLEYER JON MARK AND ELIZABETH A  
825 FAITH TRAIL  
HEATH, TX 75032

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

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

JONES RONALD H AND CAROL A  
<Null>  
838 PARK PLACE BLVD  
ROCKWALL, TX 75087

HARSTROM STUART & SUSAN  
844 PARK PLACE BLVD  
ROCKWALL, TX 75087

HUSSONG BRETT AND LAUREN  
850 PARK PLACE BLVD  
ROCKWALL, TX 75087

CORDOSO FRANCISCO  
855 WHITMORE DR  
ROCKWALL, TX 75087

SHAWN RAY SEXTON REVOCABLE TRUST  
SHAWN RAY SEXTON- TRUSTEE  
856 PARK PLACE BLVD  
ROCKWALL, TX 75087

HANCOCK ELIZABETH KAY, TRUSTEE  
KAY HANCOCK LIVING TRUST  
862 PARK PLACE BLVD  
ROCKWALL, TX 75087

ROCHIER JOE AND KELLY  
868 PARK PLACE BLVD  
ROCKWALL, TX 75087

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

WARDELL JOHN P AND JULIE ANN C  
880 IVY LANE  
ROCKWALL, TX 75087

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

WARDELL JOHN AND  
JAKE WARDELL  
880 IVY LN  
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K  
880 SHORES BLVD  
ROCKWALL, TX 75087

ALLISON DEANNA JO  
886 IVY LN  
ROCKWALL, TX 75087

BARRIER CHRISTIA A  
891 IVY LN  
ROCKWALL, TX 75087

HARRILL EVELYN  
892 IVY LN  
ROCKWALL, TX 75087

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

DENTON LANCE AND GLENDA K  
900 DAVY CROCKETT  
ROCKWALL, TX 75087

FIET AARON  
901 HIDDEN CREEK DR  
ROYSE CITY, TX 75189

MASON MARSHA  
901 IVY LN  
ROCKWALL, TX 75087

COLUMBIA EXTRUSIONS CORP  
ATTN BILL BRICKER  
902 ALUMINUM PLANT RD  
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K  
904 ALUMINUM PLANT RD  
ROCKWALL, TX 75087

STANLEY STEVE AND ROBIN  
905 IVY LN  
ROCKWALL, TX 75087

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

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

TUCKER JANA  
914 IVY LN  
ROCKWALL, TX 75087

COUNTY OF ROCKWALL  
915 WHITMORE  
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO THE  
917 WHITMORE DR  
ROCKWALL, TX 75087

CCO TRANSFERS LLC  
ATTN; PROPERTY TAX DEPT  
920 WHITEMORE  
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO THE  
930 WHITMORE DR  
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO  
930 WHITMORE DRIVE  
ROCKWALL, TX 75087

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

CITY OF ROCKWALL  
ATTN;MARY SMITH  
945 E WASHINGTON ST  
ROCKWALL, TX 75087

ROCKWALL COUNTY  
C/O COUNTY TREASURER  
950 TOWNSEND RD  
ROCKWALL, TX 75087

2020 T R MARTIN REVOCABLE TRUST  
CHARLES TED MARTIN AND RHONDA KAREN  
MARTIN- TRUSTEES  
995 ST CHARLES COURT  
ROCKWALL, TX 75087

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

ALLISON DEANNA JO  
PO BOX 1624  
ROCKWALL, TX 75087

BREWER ROBERT AND GAYLE  
PO BOX 1742  
ROCKWALL, TX 75087

HARRIS HOLLI J  
PO BOX 2191  
ROCKWALL, TX 75087

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

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



# PUBLIC NOTICE



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

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2022-029: Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08]**

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08] being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 18, 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](mailto: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, July 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2022-029: Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08]**

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

# PUBLIC NOTICE



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

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2022-029: Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08]**

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08] being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 18, 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](mailto: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, July 18, 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. Z2022-029: Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08]**

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.

*This is a good change and appropriate for Park Place*

Name: *Barry Buchanan*

Address: *908 Ivy Ln, Rockwall 75087*

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

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

*Barry Buchanan*



# PUBLIC NOTICE



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

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2022-029: Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08]**

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08] being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, located between W. Washington Street and T. L. Townsend Drive, 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

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--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2022-029: Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08]**

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.

*Change should have no negative effect on our neighborhood*

Name: *Ken Reichart*

Address: *1031 MICHAEL GARDENS*

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

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Case No. Z2022-029: Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08]

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.

THIS WILL BE OF BENEFIT TO PARK PLACE RESIDENTS.

Name: MARK + GLORIA TROSPER

Address: 1015 SAINT CHARLES CT.

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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# PUBLIC NOTICE



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

Property Owner and/or Resident of the City of Rockwall:

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Rockwall, TX 75087

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning

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

**Case No. Z2022-029: Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08]**

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.

*More in keeping with the subdivision concept*

Name:

*Mike Miskler*

Address:

*1009 Ivy Ln. Rockwall, TX 75087*

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

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**From:** [thomas white](#)  
**To:** [Planning](#)  
**Cc:** [Bill Bricker](#)  
**Date:** Monday, June 27, 2022 11:49:58 AM

---

As a property owner in this development we are currently building a new home at 743 Park Place Blvd which is right around the corner from these proposed changes. I wholeheartedly support these changes for the reasons listed below:

1. Bill Bricker, the developer for Park Place, has always shown good and proper judgement to insure that Park Place is a premium community that meets high standards not only for Park Place but for the community of Rockwall as well.
2. Making these changes will enhance Park Place by allowing additional residential homes to be built.
3. By continuing to allow this one corner lot to be zoned for a residential business simply makes good common sense.

Thank you,  
Tommy White  
972-269-3751

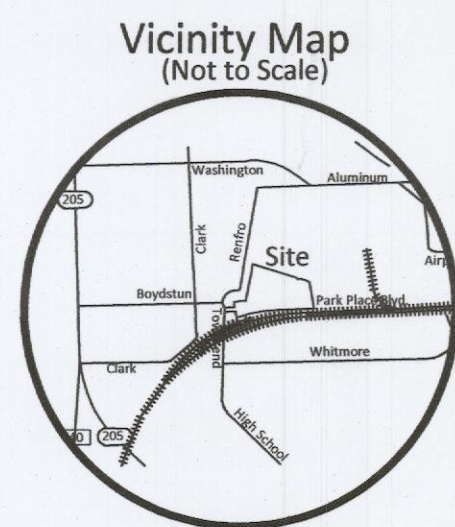
Sent from my iPhone

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.

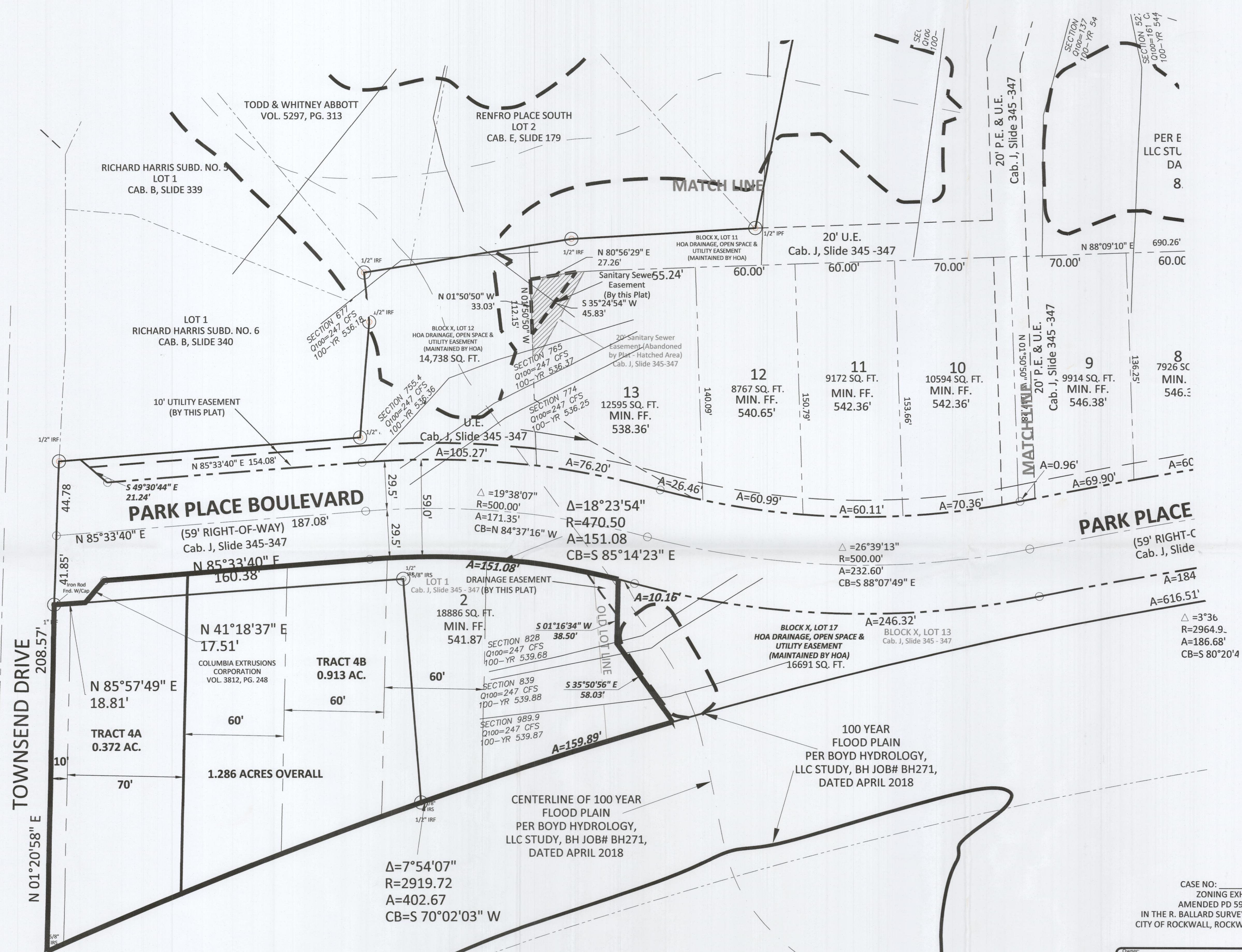








LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
U.E.	Utility Easement
D.E.	Drainage Easement
P.E.	Pedestrian Easement
OPRRC	Official Public Records Rockwall County, Texas
DRRC	Deed Records Rockwall County, Texas
PRRC	Plat Records Rockwall County, Texas
RPRRC	Real Property Records Rockwall County, Texas
Ø	Street Name Change



CASE NO: \_\_\_\_\_  
ZONING EXHIBIT  
AMENDED PD 59-PHASE 4  
IN THE R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER:**  
COLUMBIA DEVELOPMENT COMPANY, LLC  
305 PARK PLACE BLVD.  
ROCKWALL, TEXAS 75087 972-722-2439  
bill@coldevventures.com

**Engineer:**  
TOMDEN  
ENGINEERING, L.L.P.  
214-679-1679  
tjones@tomden.com

**Scale:** 1" = 30'  
**Date:** June 13, 2022  
**Technician:** Bedford  
**Drawn By:** Bedford

**Checked By:** F.R. OWENS  
**P.C.:** Cryer/Spralling  
**File:** PARK PLACE PHASE 4 ZONING EDITION  
**Job. No.:** 668-001  
**GF. No.**

Sheet:  
1  
Of: 1

**AJ Bedford Group, Inc.**  
Registered Professional Land Surveyors

TBPLS REG#10118200



## FIELD NOTE DESCRIPTION

BEING a 1.286 acre tract of land located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas and being a portion of a 0.582 acre tract of land and also a portion of Block E of Park Place West Phase III Addition according to the amending Plat recorded in Book J, Page 345, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a iron rod with cap found for corner and being located in the east line of Townsend Drive and being located in the south line of Park Place Boulevard (59' Wide);

THENCE along the south line of said Park Place Boulevard as follows:

NORTH 85°57'49" EAST a distance of 18.81 feet to a point for corner;

NORTH 41°18'37" EAST a distance of 17.51 feet to a point for corner;

NORTH 85°33'40" EAST a distance of 160.38/ feet to a point for corner and being the beginning of a curve to the right with a radius of 470.50 feet and a chord bearing of SOUTH 85°14'23" EAST;

ALONG said curve to the right through a central angle of 18°23'54" feet and a arc length of 151.08 feet to a point for corner in Block X, Lot 17 of said Park Place West Phase III;

THENCE ALONG the west line of said Block X, Lot 17 as follows:

SOUTH 01°16'34" WEST a distance of 38.50 feet to a point for corner;

SOUTH 35°50'56" EAST a distance of 58.03 feet to a point for corner located in the south line of said 1.286 acre tract and being the beginning of a curve to the left with a radius of 2919.72 feet and a chord bearing of SOUTH 70°02'03" WEST;

ALONG said curve to the left through a central angle of 7°54'07" for an arc length of 402.67 feet to a 5/8 inch iron rod found for corner and being located in the east line of said Townsend Drive;

THENCE NORTH 01°20'58" EAST a distance of 208.57 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.286 acres or 56,003 square feet of land more or less.

## CITY OF ROCKWALL

### ORDINANCE NO. 19-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) [ORDINANCE NO.'s 04-59 AND -6-51] AND PLANNED DEVELOPMENT DISTRICT 52 (PD-52) [ORDINANCE NO. 16-45] FOR THE PURPOSE OF INCORPORATING A 0.789-ACRE TRACT OF LAND FOR RESIDENTIAL-OFFICE (RO) DISTRICT LAND USES BEING A 56.586-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 52 (PD-52) AND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 59 (PD-59) [*Ordinance No.'s 04-59 and 06-51*], Planned Development District 52 (PD-52) [*Ordinance No. 16-45*], and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in



*Ordinance No.'s 04-59 and 06-51;*

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

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

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

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

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

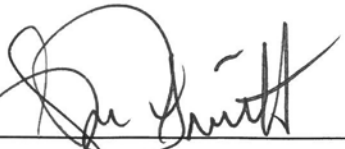
**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

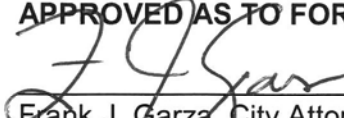
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 4<sup>TH</sup> DAY OF FEBRUARY, 2019.**

**ATTEST:**

  
\_\_\_\_\_  
Kristy Cole, City Secretary

  
\_\_\_\_\_  
Jim Pruitt, Mayor

**APPROVED AS TO FORM:**

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



1<sup>st</sup> Reading: January 22, 2019

2<sup>nd</sup> Reading: February 4, 2019



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

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

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

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

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

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

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

THENCE North 80°56'29" East a distance of 126.45 feet to a 1/2" iron pipe for corner;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE along said right-of-way South 87°55'08" West a distance of 740.83 feet to a 1/2" iron pipe found at the beginning of a tangent curve to the left;

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

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

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

# Exhibit 'B': Survey

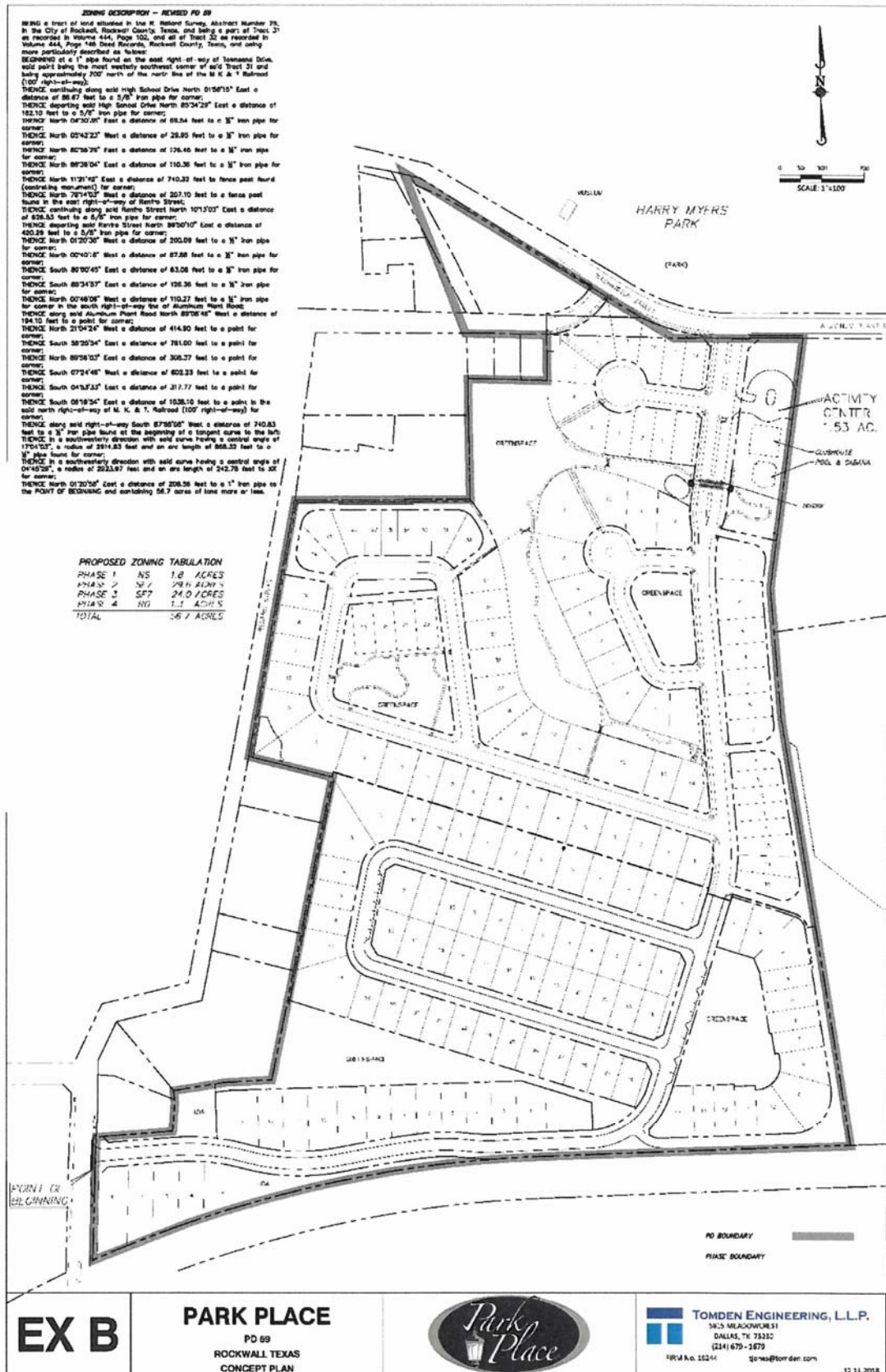
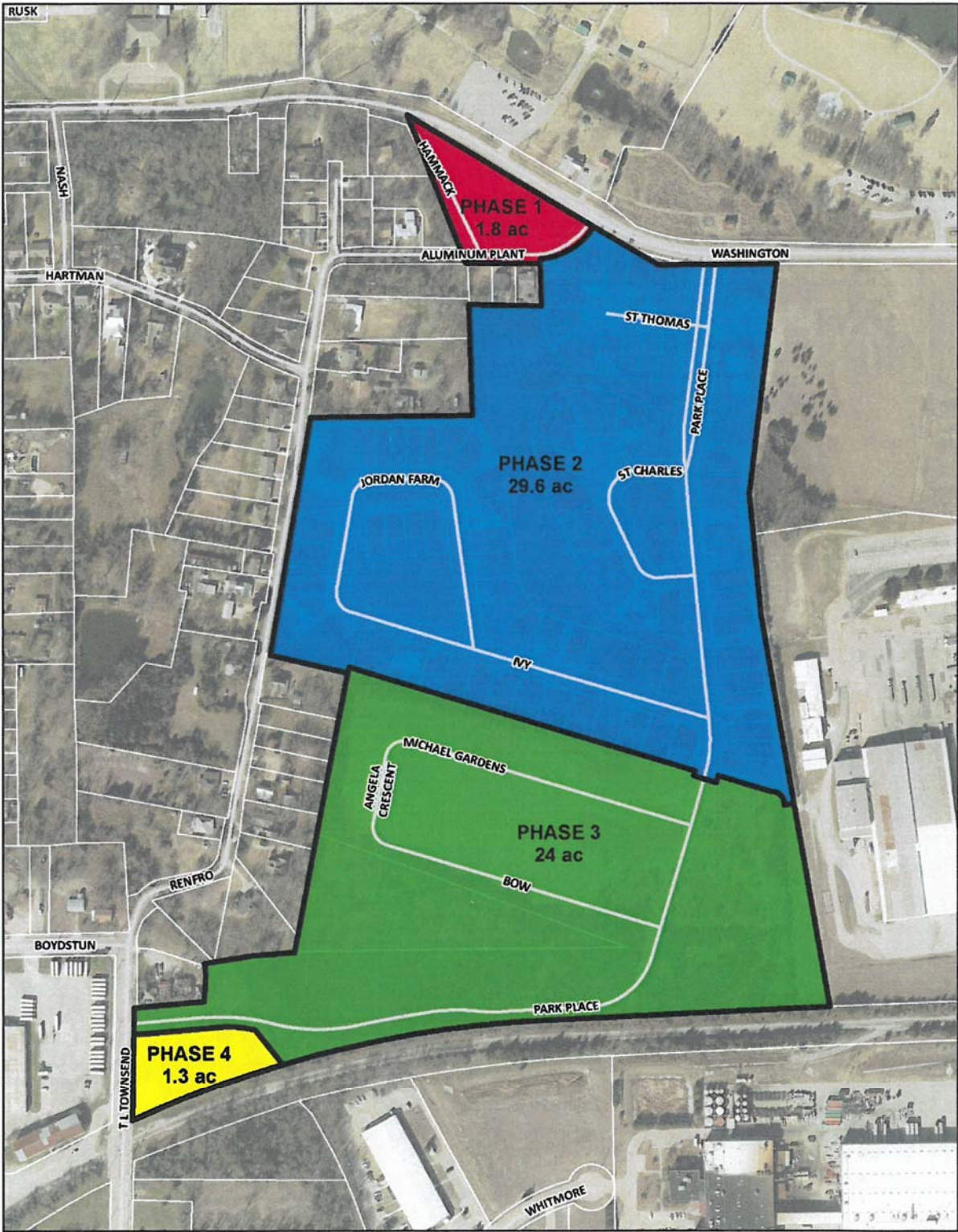
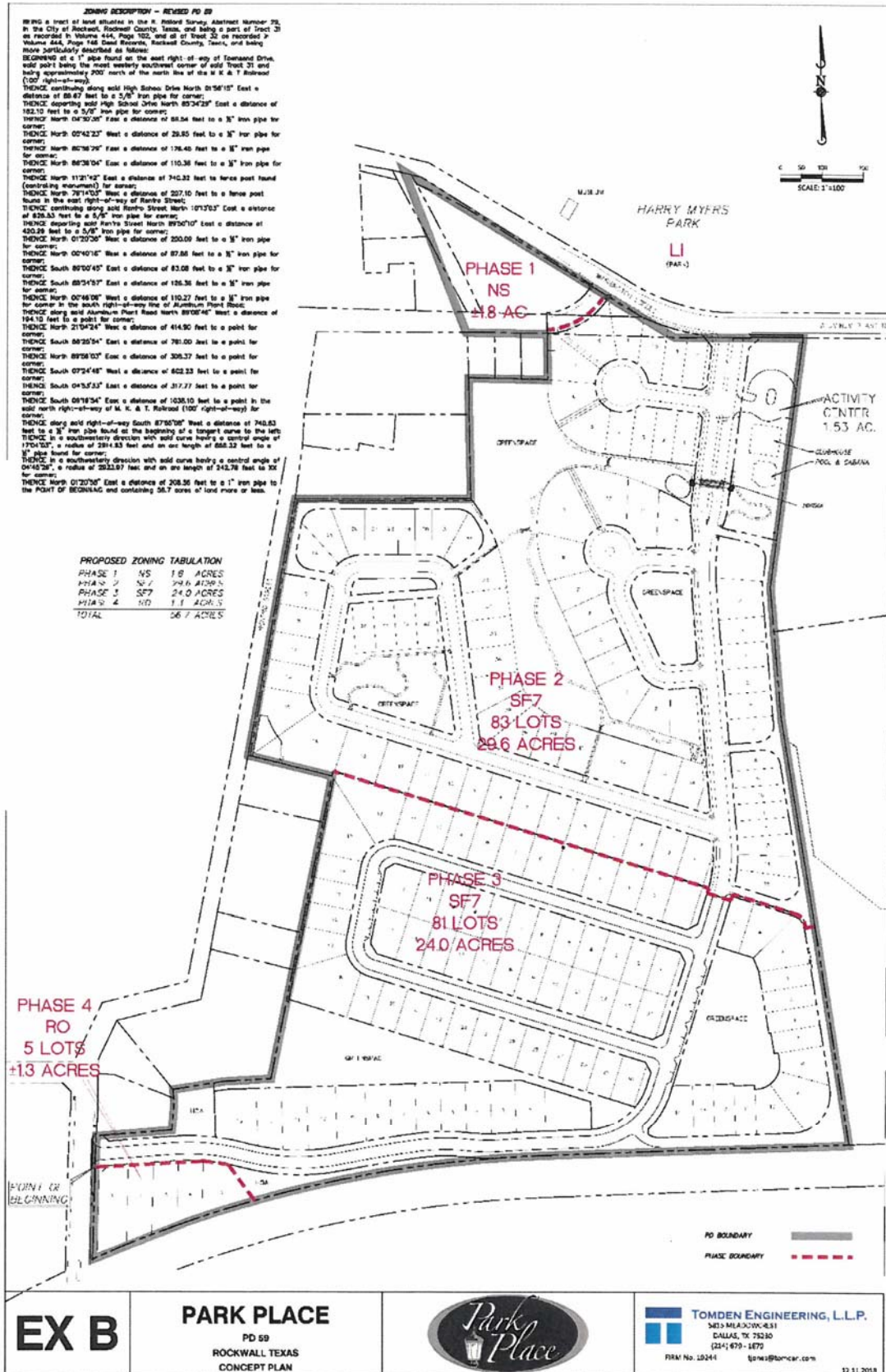




Exhibit 'C':  
Area Map

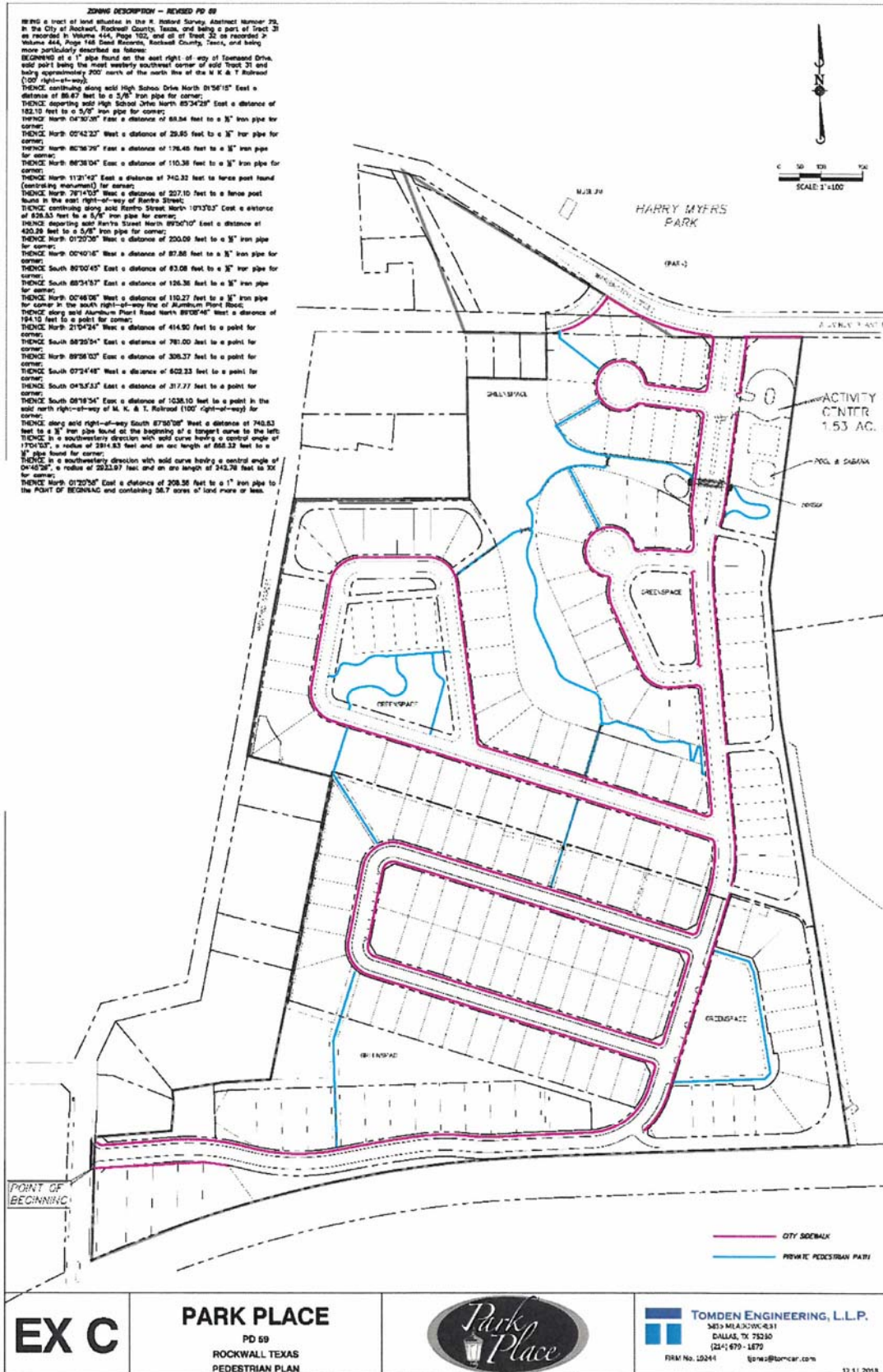


# Exhibit 'D': Concept Plan





**Exhibit 'E':**  
*Hardscape Plan*





**Exhibit 'F':**  
**PD Development Standards**

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

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

Phase 1: Neighborhood Services (1.8-Acres)

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

**Exhibit 'F':**  
**PD Development Standards**

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

*Table 1: Density and Dimensional Requirements*

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

*General Notes:*

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

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



**Exhibit 'F':**  
**PD Development Standards**

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

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

Table 2: SF-7 Lot Dimensional Requirements

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

General Notes:

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

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

<sup>4</sup>: The minimum side yard setback for an internal lot or a lot abutting open space or HOA common area is five (5) feet.  
For yards abutting a street, the minimum side yard setback shall be 10-feet.

<sup>5</sup>: Lots with double frontage shall have a minimum rear yard setback of 15 feet.

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

**Exhibit 'F':**  
**PD Development Standards**

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

**Phase 4: Residential-Office (1.3-Acres)**

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

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

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



**Exhibit 'F':**  
**PD Development Standards**

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

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

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

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

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

Table 3. *Density and Dimensional Requirements*

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

General Notes:

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

<sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the residential-office structure.

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

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

**Exhibit 'F':**  
*PD Development Standards*

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



**Exhibit 'G':**  
*Conceptual Architectural Styles*



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 AMEND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) [ORDINANCE NO. 19-08] BEING A 56.70-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, 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 from Bill Bricker of Columbia Development Company, LLC requesting the approval of an amendment to Planned Development District 59 (PD-59) being a 56.70-acre tract of land identified as a portion of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) [Ordinance No. 19-08], located between W. Washington Street and T. L. Townsend Drive, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 59 (PD-59) [Ordinance No. 19-08] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 19-08*;

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

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

**SECTION 4.** That development of the *Subject Property* shall be in accordance with the



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

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

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

**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 1<sup>ST</sup> DAY OF AUGUST, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: July 18, 2022

2<sup>nd</sup> Reading: August 1, 2022

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

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

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

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

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

THENCE North 04°30'38" East a distance of 69.54 feet to a ½" iron pipe for corner;

THENCE North 05°42'23" West a distance of 29.95 feet to a ½" iron pipe for corner;

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

THENCE North 86°39'04" East a distance of 110.36 feet to a ½" iron pipe for corner;

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

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

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

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

THENCE North 01°20'36" West a distance of 200.09 feet to a ½" iron pipe for corner;

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

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

THENCE South 88°34'57" East a distance of 126.36 feet to a ½" iron pipe for corner;

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

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

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

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

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

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

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

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

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

THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2914.93 feet and an arc length of 868.32 feet to a ½" pipe found for corner;

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

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



# Exhibit 'B': Survey

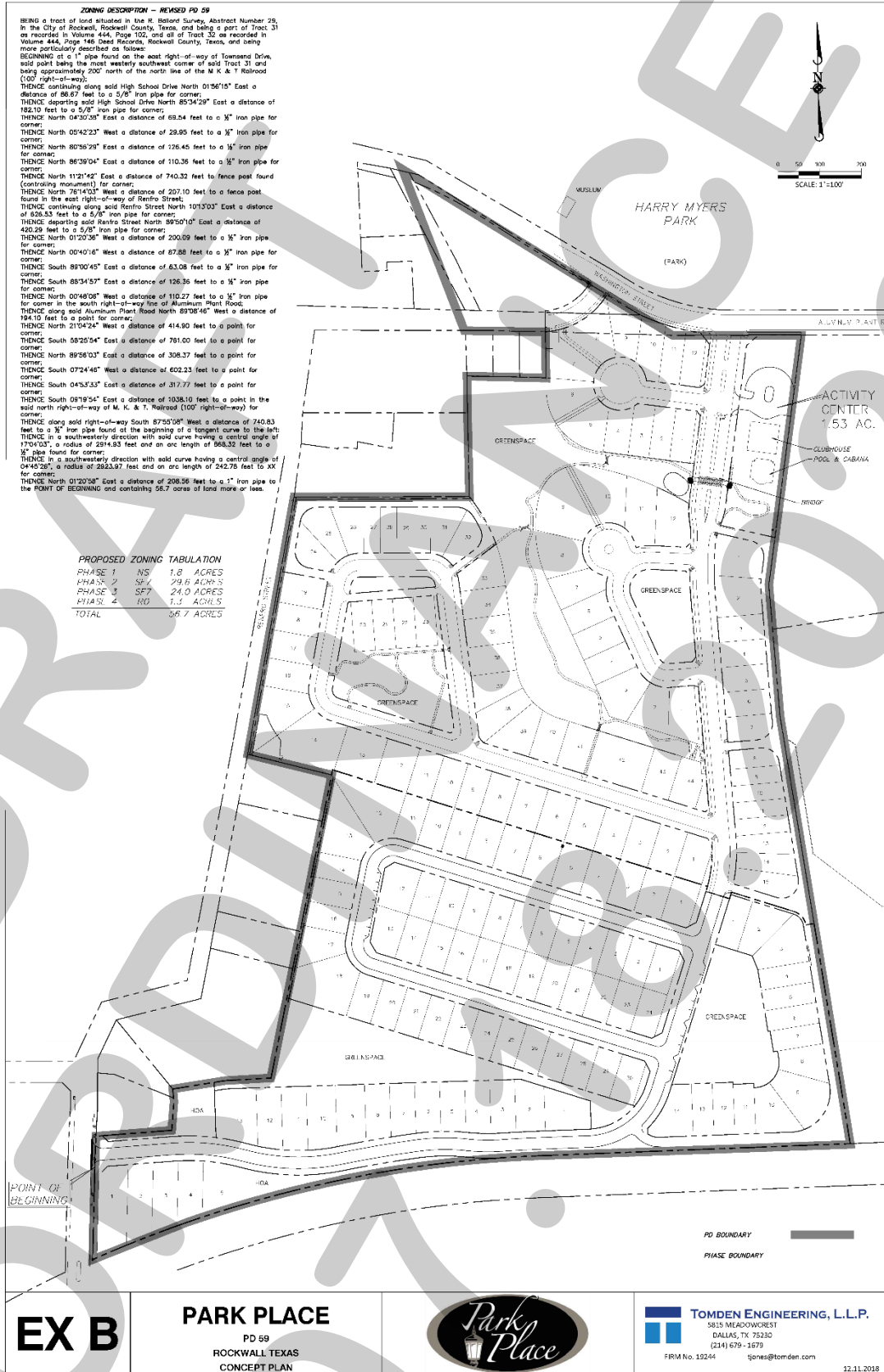
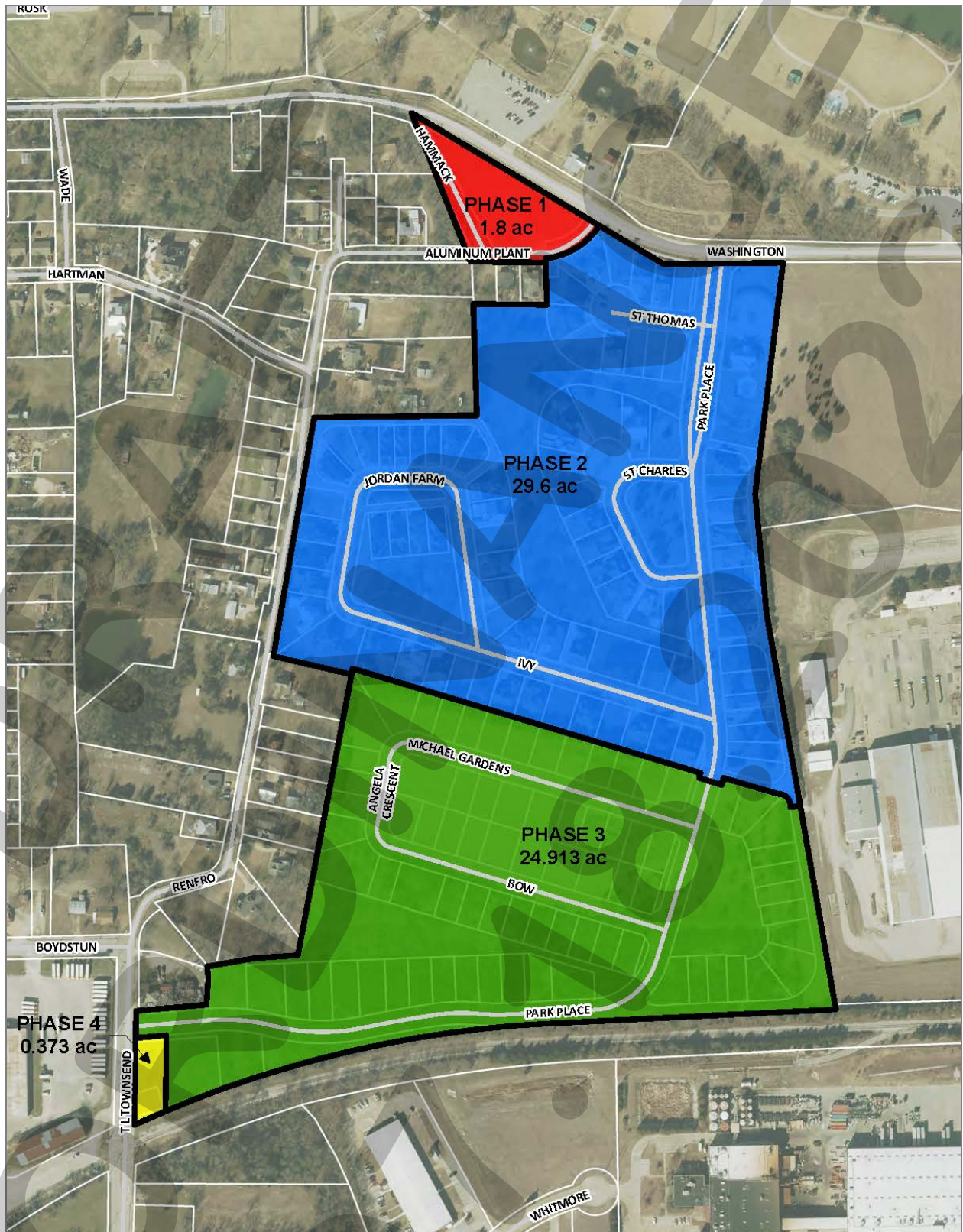
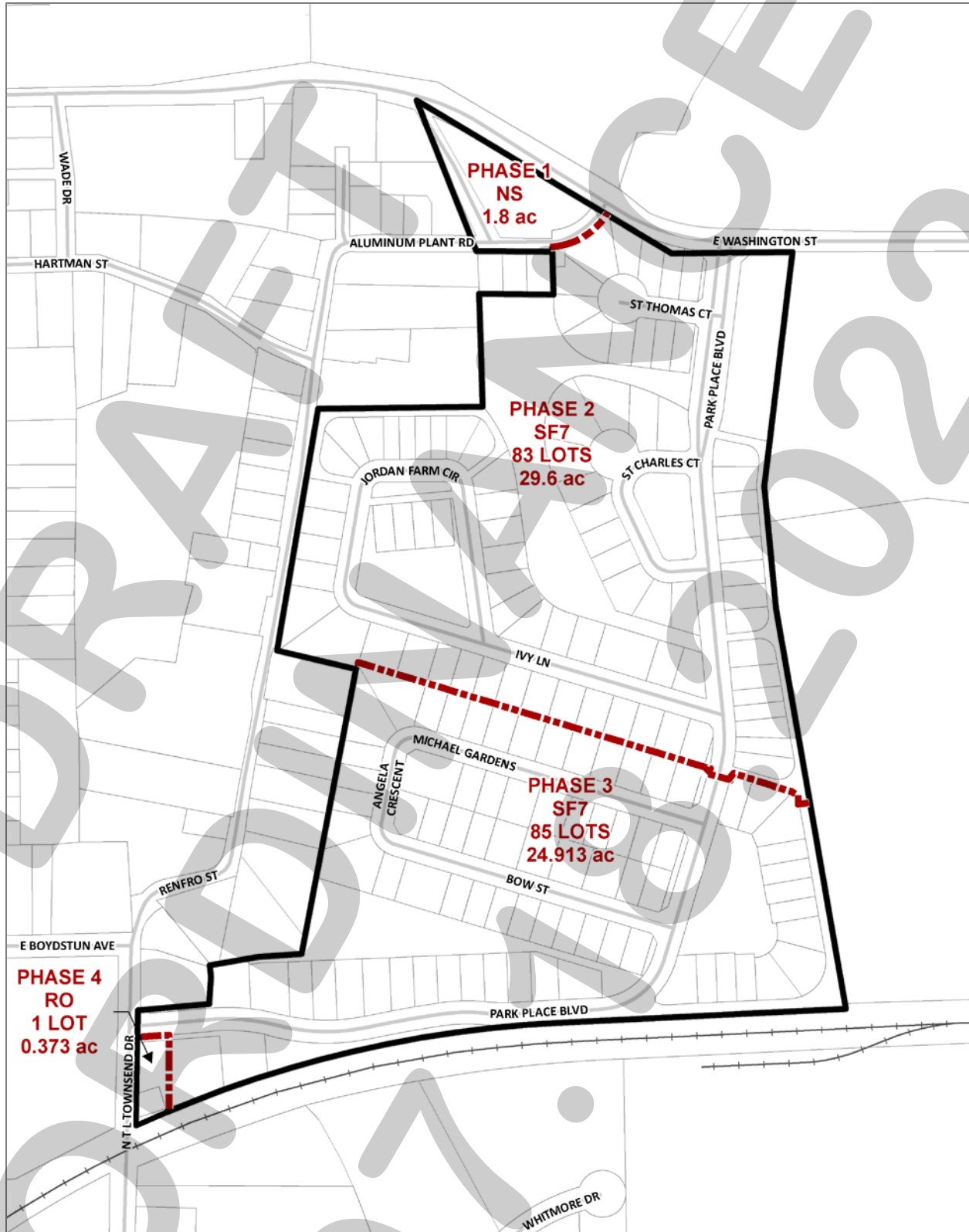


Exhibit 'C':  
Area Map

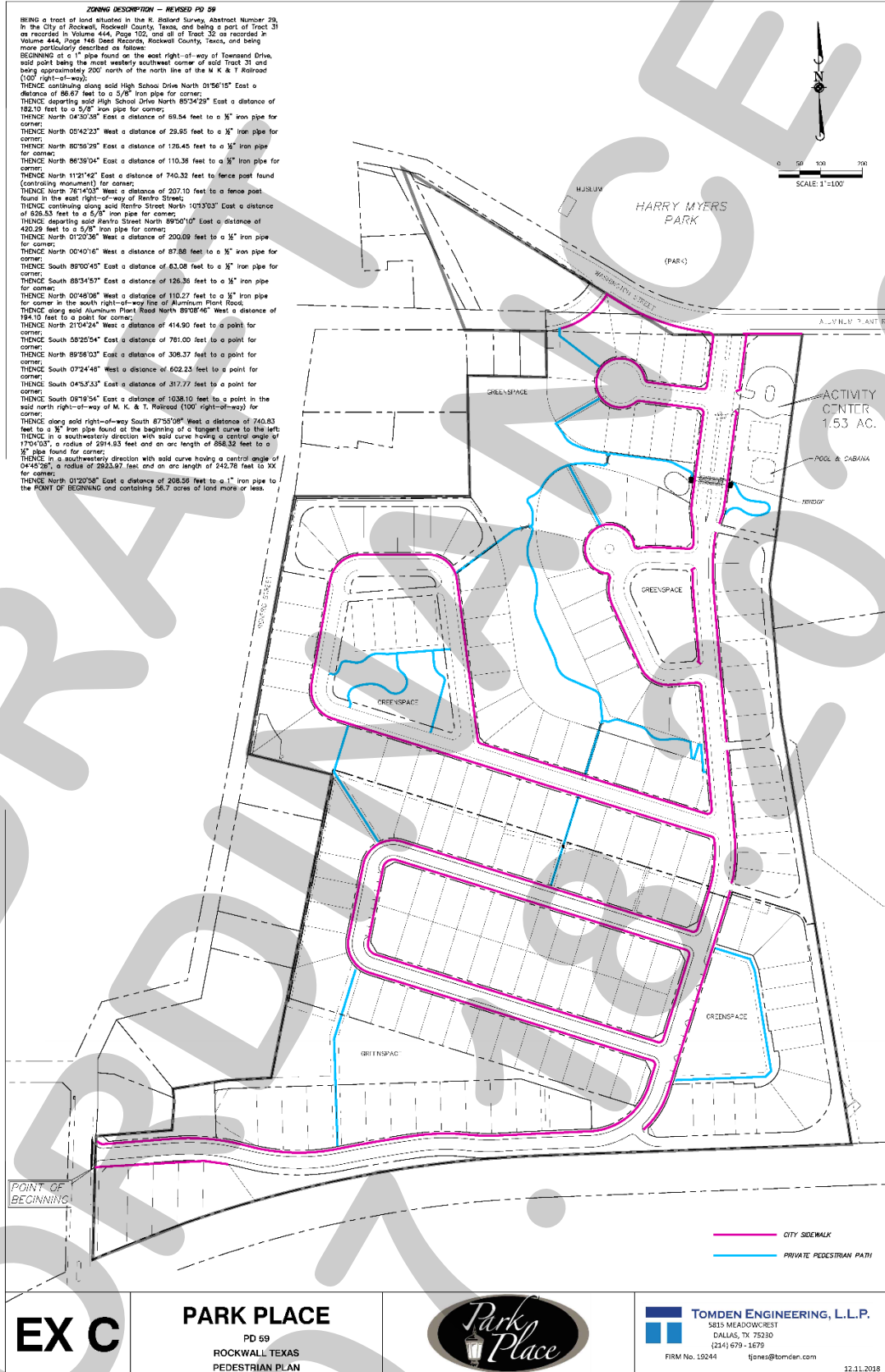




**Exhibit 'D':  
Concept Plan**



# Exhibit 'E': Hardscape Plan





**Exhibit 'E':**  
**Hardscape Plan**

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

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

Phase 1: Neighborhood Services (1.8-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, *Phase 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Neighborhood Services (NS) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

**Exhibit 'E':**  
**Hardscape Plan**

- (2) **Density and Dimensional Requirements.** Unless specifically provided by this Planned Development ordinance, *Phase 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards for the Neighborhood Services (NS) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

**TABLE 1: DENSITY AND DIMENSIONAL REQUIREMENTS**

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

**NOTES:**

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

- (3) **Building Standards.** All development shall be subject to site plan and Architectural Review Board (ARB) review and shall adhere to the following building standards:
- (a) **Masonry Requirements.** The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or similar cementitious products may be used for up to 100% of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (i.e. *three [3] part stucco* or *similar*) shall be prohibited.
  - (b) **Roof Design Requirements.** All structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system.
  - (c) **Architectural Requirements.** All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space. This should include the detailing and features. This will be reviewed by the Architectural Review Board (ARB) for conformance.
- (4) **Landscape Buffer.** A minimum ten (10) foot landscape buffer shall be required along all street frontages. The buffer shall include a minimum of one (1) tree per 30 linear feet.
- (5) **Signage.** Permanent, free-standing signage for Phase 1 shall be limited to one (1) monument not exceeding five (5) feet in height or a maximum of 60 SF in area.
- (6) **Lighting.** In addition to the outdoor lighting requirements stipulated in Article 07, Environmental Performance, of the Unified Development Code (UDC), no light pole, pole base, or combination thereof shall exceed 20-feet in height. All lighting fixtures shall focus downward and be contained on the subject property



**Exhibit 'E':**  
**Hardscape Plan**

Phases 2 & 3: Single-Family 7 (54.513-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, *Phases 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Single-Family 7 (SF-7) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (2) Density and Dimensional Requirements. Any development on *Phases 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

**TABLE 2: SF-7 LOT DIMENSIONAL REQUIREMENTS**

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

**NOTES:**

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The minimum side yard setback for an internal lot or a lot abutting open space or HOA common area is five (5) feet. For yards abutting a street, the minimum side yard setback shall be 10-feet.
- <sup>5</sup>: Lots with double frontage shall have a minimum rear yard setback of 15 feet.

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

**Exhibit 'E':**  
**Hardscape Plan**

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

Phase 4: Residential-Office (0.373-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development District Ordinance, *Phase 4* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Residential-Office (RO) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

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

- ☒ Accessory Building
- ☒ Bed and Breakfast
- ☒ Convent or Monastery
- ☒ Daycare (7 or more children)
- ☒ Residential Care Facility
- ☒ Assisted Living Facility
- ☒ Convalescent Care Facility/Nursing Home
- ☒ Congregate Care Facility
- ☒ General Retail Store<sup>1</sup>
- ☒ Group or Community Home
- ☒ Halfway House
- ☒ Library, Art Gallery, or Museum (Public)
- ☒ Railroad Yard or Shop
- ☒ Studio-Art, Photography, or Music
- ☒ Shoe and Boot Repair and Sales
- ☒ Transit Passenger Facility
- ☒ Antenna, Accessory
- ☒ Antenna, Commercial
- ☒ Antenna, Amateur Radio
- ☒ Antenna, Dish
- ☒ Wireless Communication Tower
- ☒ Utilities (Non-Municipally Owned or Controlled), Including Sanitary Landfill and Wastewater Treatment
- ☒ Municipally Owned or Controlled Facilities, Utilities, and Use



**Exhibit 'E':**  
**Hardscape Plan**

NOTES:

<sup>1</sup>: General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit (SUP).

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

- ☑ General Retail Store<sup>1</sup>
- ☑ Hair Salon, Manicurist
- ☑ Office Building, 5,000 SF or More
- ☑ Restaurant, Less Than 2,000 SF w/o Drive-Thru
- ☑ Solar Energy Collector Panels and Systems

NOTES:

<sup>1</sup>: General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit (SUP).

- (2) Density and Dimensional Requirements. Any development on *Phase 4* as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the development standards required for properties in a Residential-Office (RO) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development shall adhere to the following building standards:

TABLE 3: DENSITY AND DIMENSIONAL REQUIREMENTS

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

NOTES:

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

<sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the residential-office structure.

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

- (a) Masonry Requirements. The minimum masonry requirement for all exterior façades (*excluding walls on a porch, patio, courtyard, or breezeway*) greater than 100 SF shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementitious products may be used for up to 100% of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.

- (b) Anti-Monotony. An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than five (5) houses apart on either side of the street.

**Exhibit 'E':**  
**Hardscape Plan**

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



**Exhibit 'G':**  
*Conceptual Architectural Styles*



## Miller, Ryan

---

**From:** Miller, Ryan  
**Sent:** Friday, June 24, 2022 3:29 PM  
**To:** bill@colventures.com  
**Subject:** Z2022-029: Project Comments  
**Attachments:** Draft Ordinance (06.20.2022).pdf; Project Comments (06.24.2022).pdf

Bill ... Attached are the project comments and draft ordinance for your zoning case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: June 28, 2022  
Planning and Zoning Commission Public Hearing: July 12, 2022  
City Council Public Hearing/1<sup>st</sup> Reading: July 18, 2022  
City Council 2<sup>nd</sup> Reading: August 1, 2022

Please note that a representative is required to be at all meetings and all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Should you have any questions please let me know. Thanks.



**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
RMILLER@ROCKWALL.COM  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)  
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

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NOTES

- 1) APPOINTED AND ELECTED OFFICIALS: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD



## Miller, Ryan

---

**From:** bill@colventures.com  
**Sent:** Thursday, June 30, 2022 12:55 PM  
**To:** Miller, Ryan  
**Subject:** Park Place RO  
**Attachments:** PARK PLACE PHASE 4 ZONING EXHIBIT (2022-06-30).pdf

Here is the PDF from Bedford which has the case number included.

Thanks,

Bill

---

**From:** Terri Bedford <terri@ajbedfordgroup.com>  
**Sent:** Thursday, June 30, 2022 12:51 PM  
**To:** bill@colventures.com; 'Tomden' <tjones@tomden.com>  
**Subject:** RE: Park Place RO

Terri Bedford

### ***AJ Bedford Group, Inc.***

*Registered Professional Land Surveyors*

TBPLS REG #10118200  
301 North Alamo Road  
Rockwall, Texas 75087  
972-722-0225 x 100

[www.ajbedfordgroup.com](http://www.ajbedfordgroup.com)

[terri@ajbedfordgroup.com](mailto:terri@ajbedfordgroup.com)

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**From:** [bill@colventures.com](mailto:bill@colventures.com) <[bill@colventures.com](mailto:bill@colventures.com)>  
**Sent:** Thursday, June 30, 2022 12:50 PM  
**To:** 'Tomden' <[tjones@tomden.com](mailto:tjones@tomden.com)>; Terri Bedford <[terri@ajbedfordgroup.com](mailto:terri@ajbedfordgroup.com)>  
**Subject:** RE: Park Place RO

Yes, I was at a meeting there and had the reprints. All they want is a PDF so if you would be so kind as to send a PDF of the plan to me I will get it to Ryan.

Thanks

---

**From:** Tomden <[tjones@tomden.com](mailto:tjones@tomden.com)>  
**Sent:** Thursday, June 30, 2022 12:22 PM  
**To:** Terri Bedford <[terri@ajbedfordgroup.com](mailto:terri@ajbedfordgroup.com)>  
**Cc:** [bill@colventures.com](mailto:bill@colventures.com)  
**Subject:** Re: Park Place RO

I think City only needs pdf on the resubmittal, but not positive.

Thanks, Tom

Thomas P. Jones, P.E.  
Tomden Engineering, L.L.P.  
214-679-1679

On Jun 30, 2022, at 10:31 AM, Terri Bedford <[terri@ajbedfordgroup.com](mailto:terri@ajbedfordgroup.com)> wrote:

I can print out more copies for you. We are planning on being offsite tomorrow and closed on Monday.

Terri Bedford

***AJ Bedford Group, Inc.***

*Registered Professional Land Surveyors*

TBPLS REG #10118200

301 North Alamo Road

Rockwall, Texas 75087

972-722-0225 x 100

[www.ajbedfordgroup.com](http://www.ajbedfordgroup.com)

[terri@ajbedfordgroup.com](mailto:terri@ajbedfordgroup.com)

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the introduction of inexactitudes, anomalies, and errors. Further, the Recipient recognizes that changes or modifications to AJ BEDFORD GROUP's instruments of professional service introduced by anyone other than AJ BEDFORD GROUP may result in adverse consequences which AJ BEDFORD GROUP can neither predict nor control. Therefore, and in consideration of AJ BEDFORD GROUP's agreement to deliver its instruments of professional service in machine readable form, the Recipient agrees, to the fullest extent permitted by law, to hold harmless and indemnify AJ BEDFORD GROUP from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising out of or in any way connected with the modification, misinterpretation, misuse, or reuse by Recipient or others of the machine readable information and data provided by AJ BEDFORD GROUP, INC. under this Agreement.



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**From:** [bill@colventures.com](mailto:bill@colventures.com) <[bill@colventures.com](mailto:bill@colventures.com)>  
**Sent:** Thursday, June 30, 2022 10:29 AM  
**To:** Terri Bedford <[terri@ajbedfordgroup.com](mailto:terri@ajbedfordgroup.com)>; 'Tomden' <[tjones@tomden.com](mailto:tjones@tomden.com)>  
**Subject:** RE: Park Place RO

Here you are. I think only the case number to the exhibit.  
Bill

---

**From:** Terri Bedford <[terri@ajbedfordgroup.com](mailto:terri@ajbedfordgroup.com)>  
**Sent:** Thursday, June 30, 2022 8:20 AM  
**To:** Tomden <[tjones@tomden.com](mailto:tjones@tomden.com)>  
**Cc:** Bill Bricker <[bill@colventures.com](mailto:bill@colventures.com)>  
**Subject:** RE: Park Place RO

Also there was no attached Draft ordinance.

Terri Bedford

***AJ Bedford Group, Inc.***

*Registered Professional Land Surveyors*

TBPLS REG #10118200

301 North Alamo Road

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[terri@ajbedfordgroup.com](mailto:terri@ajbedfordgroup.com)

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claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising out of or in any way connected with the modification, misinterpretation, misuse, or reuse by Recipient or others of the machine readable information and data provided by AJ BEDFORD GROUP, INC. under this Agreement.



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**From:** Terri Bedford  
**Sent:** Thursday, June 30, 2022 8:16 AM  
**To:** Tomden <[tjones@tomden.com](mailto:tjones@tomden.com)>  
**Cc:** Bill Bricker <[bill@colventures.com](mailto:bill@colventures.com)>  
**Subject:** RE: Park Place RO

Regarding the comments... What do we need to do on our end other than adding their zoning number to the exhibit?

Terri Bedford

***AJ Bedford Group, Inc.***

*Registered Professional Land Surveyors*

TBPLS REG #10118200  
301 North Alamo Road  
Rockwall, Texas 75087  
972-722-0225 x 100

[www.ajbedfordgroup.com](http://www.ajbedfordgroup.com)  
[terri@ajbedfordgroup.com](mailto:terri@ajbedfordgroup.com)

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**From:** Tomden <[tjones@tomden.com](mailto:tjones@tomden.com)>  
**Sent:** Wednesday, June 29, 2022 4:49 PM  
**To:** Terri Bedford <[terri@ajbedfordgroup.com](mailto:terri@ajbedfordgroup.com)>  
**Cc:** Bill Bricker <[bill@colventures.com](mailto:bill@colventures.com)>  
**Subject:** Park Place RO



Terri- great job on the Zoning Exhibit. Here are their minimal comments and nothing more was said at the P&Z Work Session. Looks like you just need a Case Number. Please update the Zoning Exhibit and forward to Bill sometime this week.

We need to follow up with the Plat submittal of the 4 Residential Lots on July 15th.

Bill- Ryan sent the draft Ordinance in the same email as the comments.

I think the Lot lines shown are good if a 70' RO Lot (Tract 4A) is acceptable. Amy may not want the easterly residential lot to have any drainage easement which puts it right at 60' wide at the street.

Thanks, Tom

Thomas P. Jones, P.E.  
Tomden Engineering, L.L.P.  
214-679-1679

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August 8, 2022

TO: Bill Bricker  
Columbia Development  
305 Park Place Boulevard  
Rockwall, TX 75087

FROM: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: Z2022-029; *Amendment to PD-59*

Mr. Bricker:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on August 1, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) By approving this Zoning Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the 0.913-acre tract of land from a Live Work designation to a Medium Density Residential designation.
- (3) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On July 12, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 6-0, with Commissioner Llewellyn absent.

City Council

On July 18, 2022, the City Council approved a motion to approve the zoning change with the conditions of approval by a vote of 5-0, with Council Members Jorif and Moeller absent.

On August 1, 2022, the City Council approved a motion to approve the Zoning Change with a vote of 6-0 with Council Member Macalik absent.

Included with this letter is a copy of *Ordinance No. 22-39*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Ryan Miller, AICP  
Director of Planning and Zoning



CITY OF ROCKWALL

ORDINANCE NO. 22-39

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 AMEND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) [ORDINANCE NO. 19-08] BEING A 56.70-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, 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 from Bill Bricker of Columbia Development Company, LLC requesting the approval of an amendment to Planned Development District 59 (PD-59) being a 56.70-acre tract of land identified as a portion of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) [Ordinance No. 19-08], located between W. Washington Street and T. L. Townsend Drive, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 59 (PD-59) [Ordinance No. 19-08] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 19-08*;

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

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

**SECTION 4.** That development of the *Subject Property* shall be in accordance with the

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

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

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

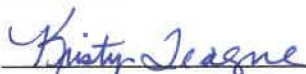
**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>ST</sup> DAY OF AUGUST, 2022.**

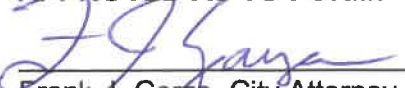
  
Kevin Fowler, Mayor

**ATTEST:**

  
Kristy Teague, City Secretary



**APPROVED AS TO FORM:**

  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: July 18, 2022

2<sup>nd</sup> Reading: August 1, 2022



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

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

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

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

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

THENCE North 04°30'38" East a distance of 69.54 feet to a ½" iron pipe for corner;

THENCE North 05°42'23" West a distance of 29.95 feet to a ½" iron pipe for corner;

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

THENCE North 86°39'04" East a distance of 110.36 feet to a ½" iron pipe for corner;

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

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

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

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

THENCE North 01°20'36" West a distance of 200.09 feet to a ½" iron pipe for corner;

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

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

THENCE South 88°34'57" East a distance of 126.36 feet to a ½" iron pipe for corner;

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

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

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

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

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

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

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

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

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

THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2914.93 feet and an arc length of 868.32 feet to a ½" pipe found for corner;

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

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

### Exhibit 'B': *Survey*

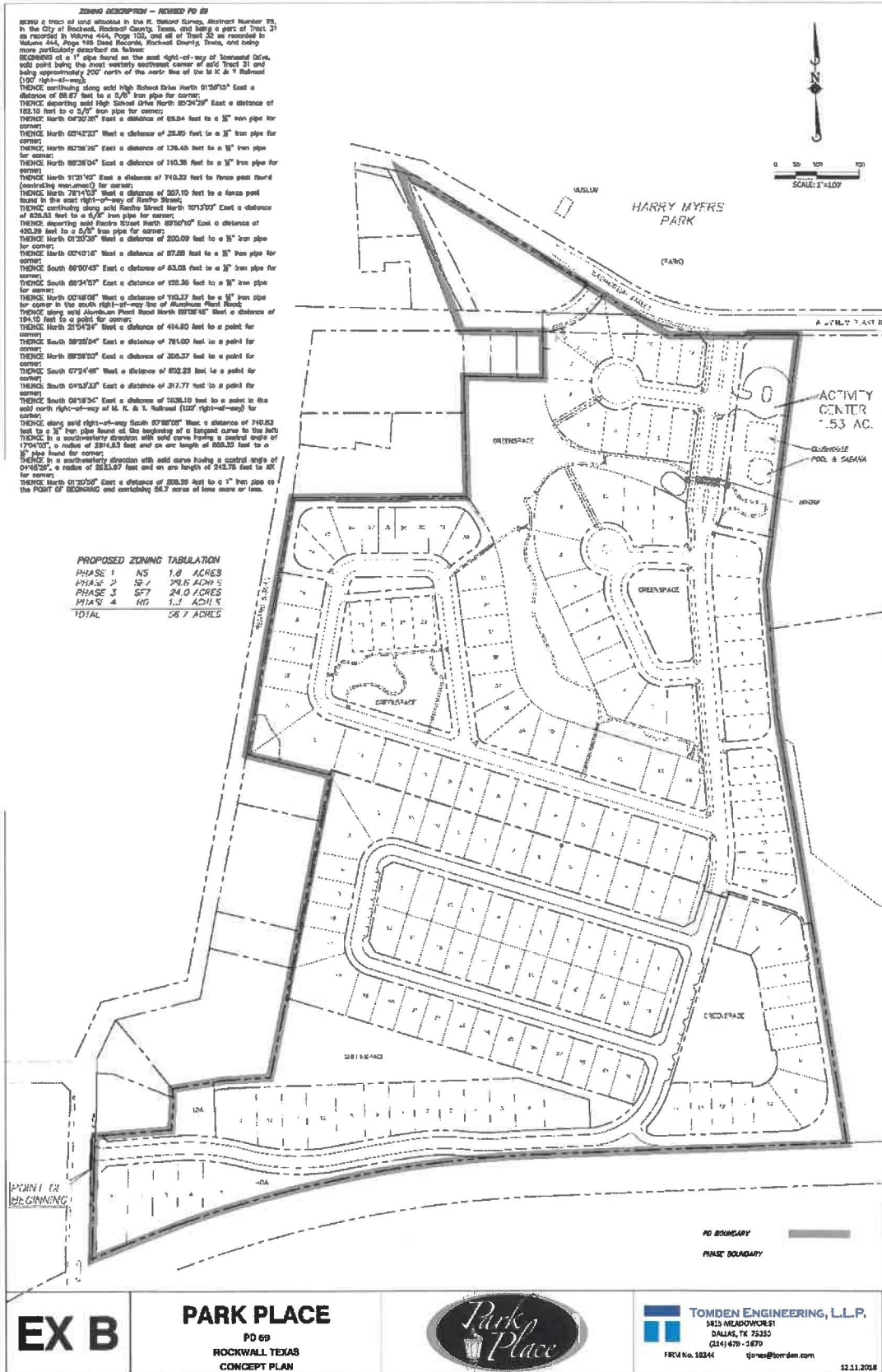
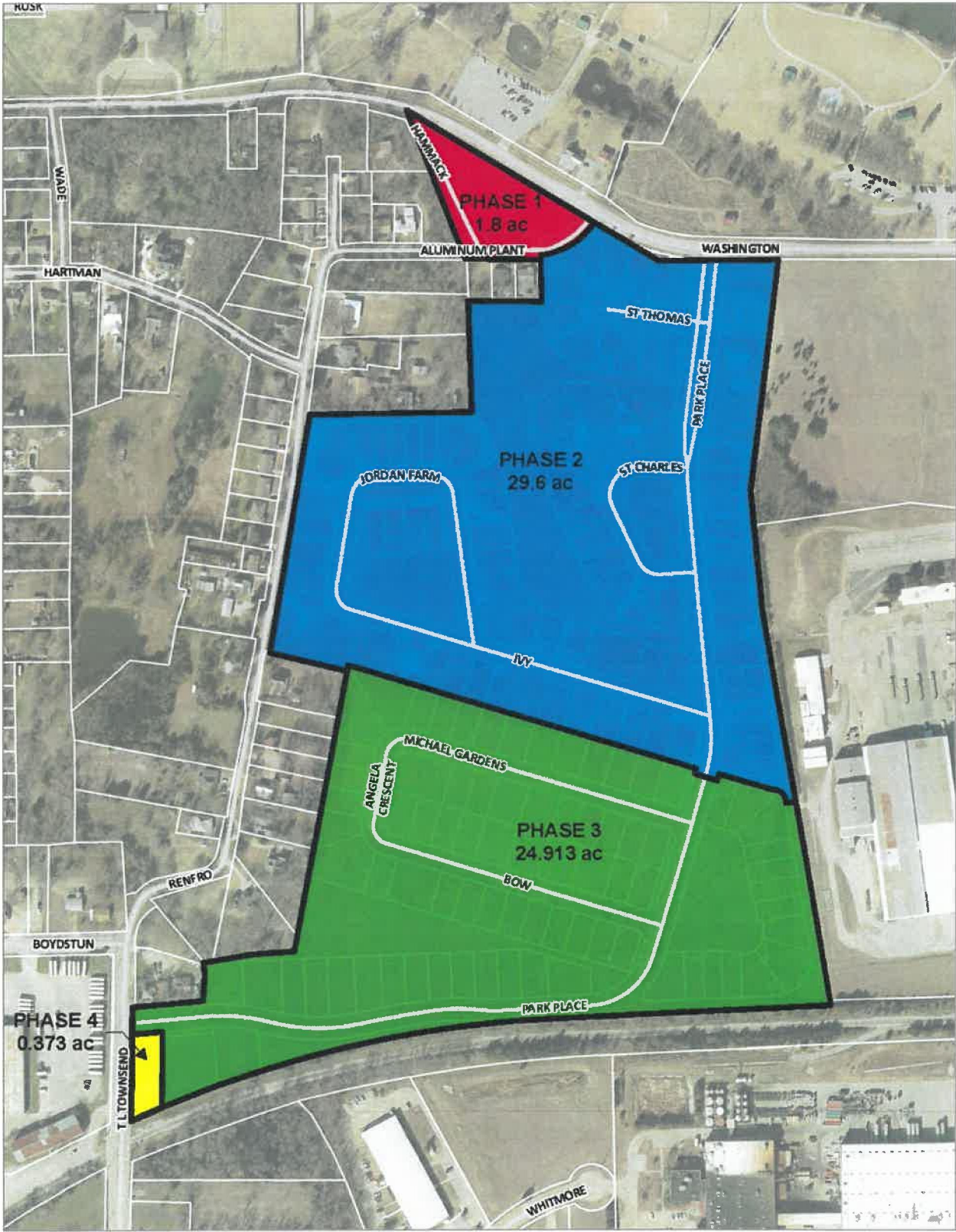
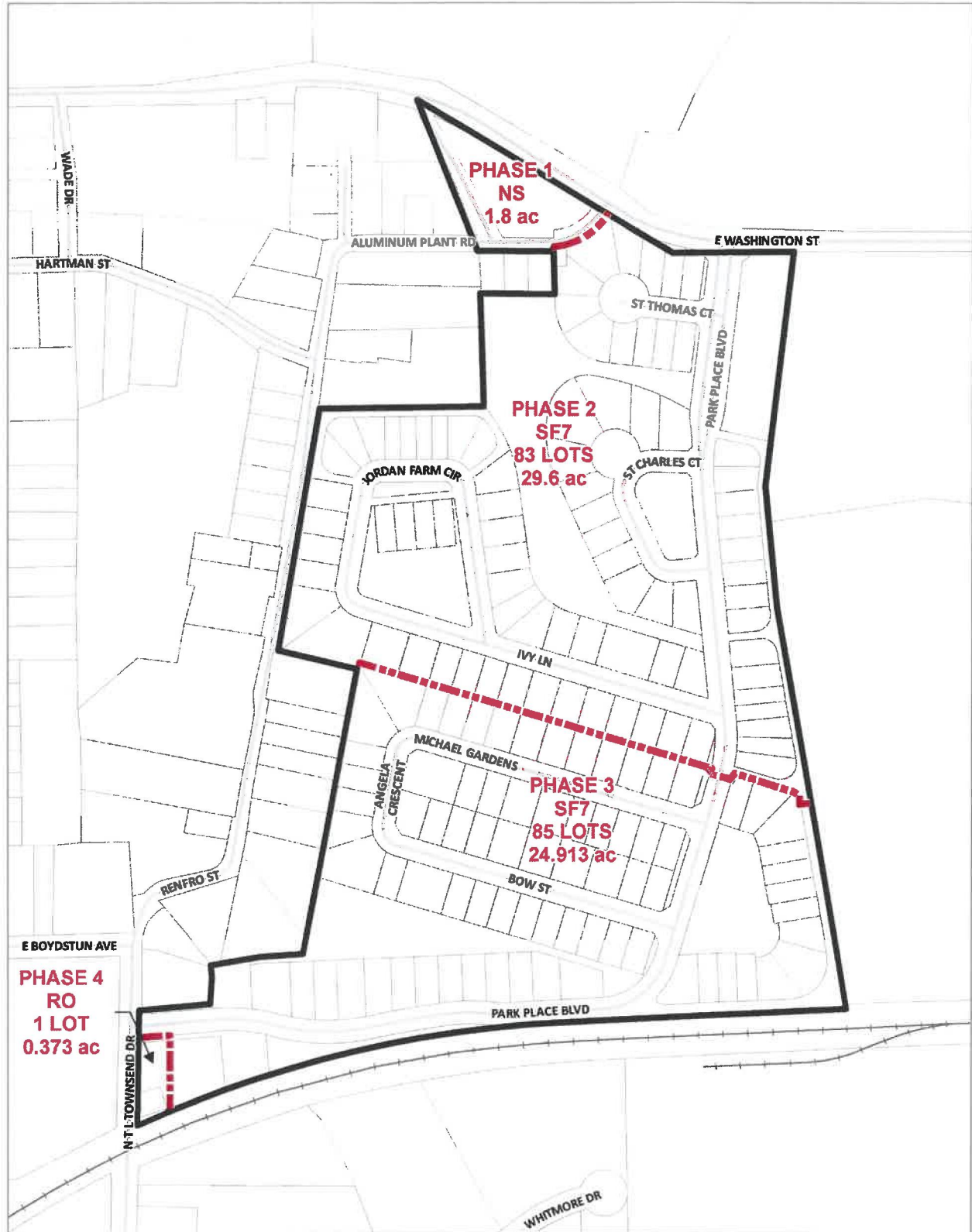




Exhibit 'C':  
Area Map

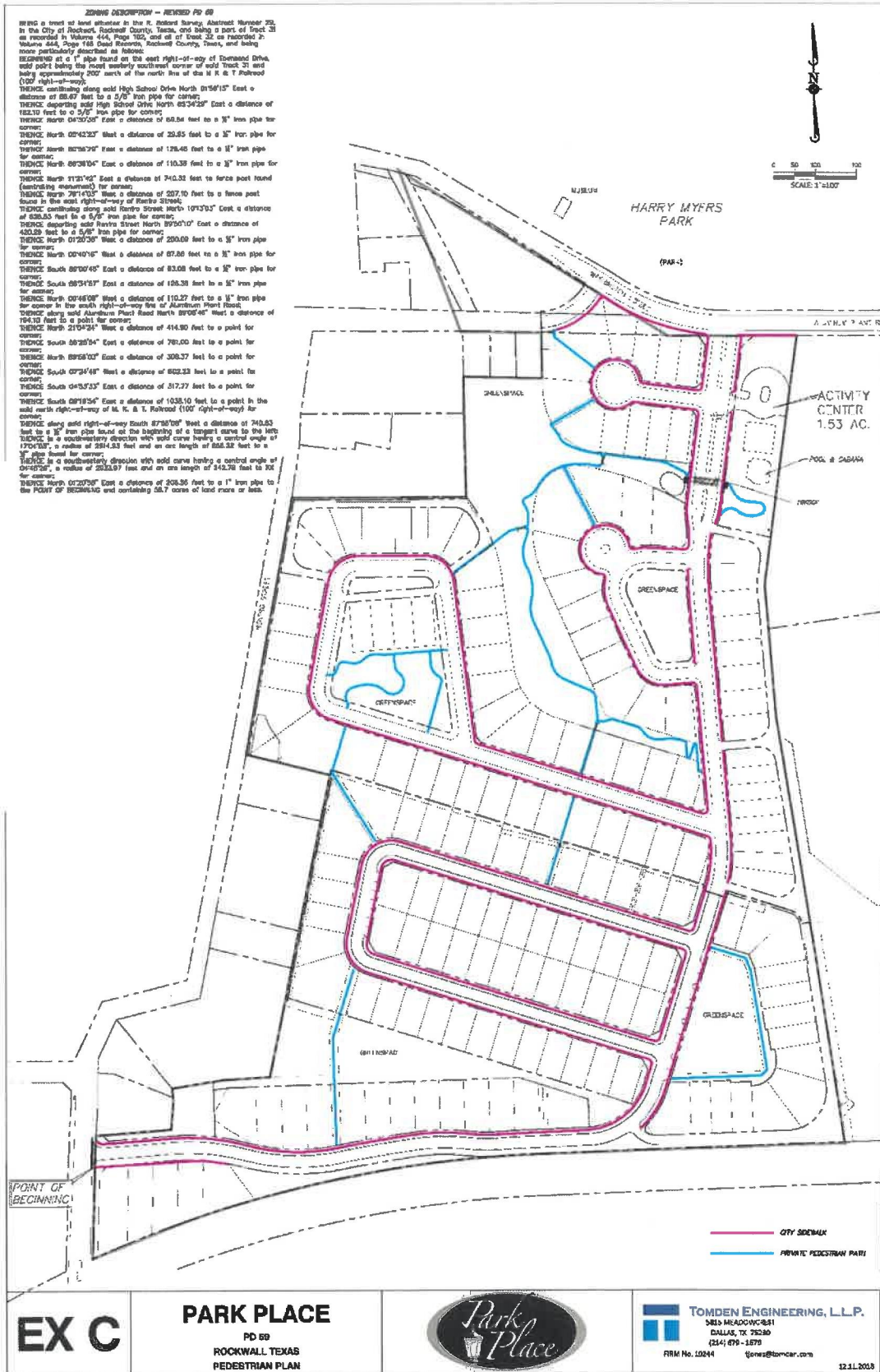


**Exhibit 'D':  
Concept Plan**





# Exhibit 'E': Hardscape Plan



**Exhibit 'E':  
Hardscape Plan**

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

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

Phase 1: Neighborhood Services (1.8-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, *Phase 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Neighborhood Services (NS) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.



**Exhibit 'E':  
Hardscape Plan**

- (2) **Density and Dimensional Requirements.** Unless specifically provided by this Planned Development ordinance, *Phase 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards for the Neighborhood Services (NS) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

**TABLE 1: DENSITY AND DIMENSIONAL REQUIREMENTS**

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

**NOTES:**

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

- (3) **Building Standards.** All development shall be subject to site plan and Architectural Review Board (ARB) review and shall adhere to the following building standards:
- (a) **Masonry Requirements.** The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or similar cementitious products may be used for up to 100% of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.
  - (b) **Roof Design Requirements.** All structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system.
  - (c) **Architectural Requirements.** All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space. This should include the detailing and features. This will be reviewed by the Architectural Review Board (ARB) for conformance.
- (4) **Landscape Buffer.** A minimum ten (10) foot landscape buffer shall be required along all street frontages. The buffer shall include a minimum of one (1) tree per 30 linear feet.
- (5) **Signage.** Permanent, free-standing signage for Phase 1 shall be limited to one (1) monument not exceeding five (5) feet in height or a maximum of 60 SF in area.
- (6) **Lighting.** In addition to the outdoor lighting requirements stipulated in Article 07, Environmental Performance, of the Unified Development Code (UDC), no light pole, pole base, or combination thereof shall exceed 20-feet in height. All lighting fixtures shall focus downward and be contained on the subject property

**Exhibit 'E':**  
**Hardscape Plan**

Phases 2 & 3: Single-Family 7 (54.513-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, *Phases 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Single-Family 7 (SF-7) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (2) Density and Dimensional Requirements. Any development on *Phases 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

**TABLE 2: SF-7 LOT DIMENSIONAL REQUIREMENTS**

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

**NOTES:**

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The minimum side yard setback for an internal lot or a lot abutting open space or HOA common area is five (5) feet. For yards abutting a street, the minimum side yard setback shall be 10-feet.
- <sup>5</sup>: Lots with double frontage shall have a minimum rear yard setback of 15 feet.

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



**Exhibit 'E':  
Hardscape Plan**

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

Phase 4: Residential-Office (0.373-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development District Ordinance, *Phase 4* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Residential-Office (RO) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

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

- ☒ Accessory Building
- ☒ Bed and Breakfast
- ☒ Convent or Monastery
- ☒ Daycare (7 or more children)
- ☒ Residential Care Facility
- ☒ Assisted Living Facility
- ☒ Convalescent Care Facility/Nursing Home
- ☒ Congregate Care Facility
- ☒ General Retail Store<sup>1</sup>
- ☒ Group or Community Home
- ☒ Halfway House
- ☒ Library, Art Gallery, or Museum (Public)
- ☒ Railroad Yard or Shop
- ☒ Studio-Art, Photography, or Music
- ☒ Shoe and Boot Repair and Sales
- ☒ Transit Passenger Facility
- ☒ Antenna, Accessory
- ☒ Antenna, Commercial
- ☒ Antenna, Amateur Radio
- ☒ Antenna, Dish
- ☒ Wireless Communication Tower
- ☒ Utilities (Non-Municipally Owned or Controlled), Including Sanitary Landfill and Wastewater Treatment
- ☒ Municipally Owned or Controlled Facilities, Utilities, and Use

## Exhibit 'E': Hardscape Plan

### NOTES:

<sup>1</sup>: General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit (SUP).

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

- ☒ General Retail Store<sup>1</sup>
- ☒ Hair Salon, Manicurist
- ☒ Office Building, 5,000 SF or More
- ☒ Restaurant, Less Than 2,000 SF w/o Drive-Thru
- ☒ Solar Energy Collector Panels and Systems

### NOTES:

<sup>1</sup>: General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit (SUP).

- (2) ***Density and Dimensional Requirements.*** Any development on *Phase 4* as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the development standards required for properties in a Residential-Office (RO) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development shall adhere to the following building standards:

**TABLE 3: DENSITY AND DIMENSIONAL REQUIREMENTS**

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

### NOTES:

<sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.

<sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.

<sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the residential-office structure.

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

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



**Exhibit 'E':**  
***Hardscape Plan***

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