CASE COVER SHEET

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

PLANNING & ZONING CASE NO. Z2024-054

PLANNING & ZONING FEE $ 0.00

PLATTING APPLICATION
- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ AMENDING OR MINOR PLAT
- ☐ PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION
- ☐ SITE PLAN
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

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

OTHER APPLICATION
- ☐ TREE REMOVAL
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

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PLANNING AND ZONING COMMISSION

On December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Planned Development Amendment by a vote of 6-0, with Commissioner Conway absent.

CITY COUNCIL READING #1

On December 16, 2024, the City Council approved a motion to approve the Planned Development Amendment by a vote of 6-0, with Council Member McCallum absent.

CITY COUNCIL READING #2

On January 6, 2024, the City Council approved a motion to approve the Planned Development Amendment by a vote of 7-0.

CONDITIONS OF APPROVAL

NOTES

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Bethany Ross; Planner
DATE:	December 10, 2024
SUBJECT:	Development Cases for Planned Development District 9 (PD-9)

Planned Development District 9 (PD-9) was originally adopted in 1973, and currently consists of 66 pages of regulations within 10 regulating ordinances. The following is a timeline and summary of the ~205 development cases associated with this Planned Development District:

RED: EXPIRED ORDINANCES
BLUE: SUPERSEDED ORDINANCES
GREEN: PARTIALLY SUPERSEDED ORDINANCES
ORANGE: ORDINANCES

- *JULY 23, 1968*: [*Case No. Not Found*] A final plat was approved for Highland Acres Subdivision.
- *OCTOBER 29, 1973 (ORDINANCE NO. 73-44)*: [*Case No. A1973-006*] An annexation was approved for a 138.5-acre portion of Planned Development District 9 (PD-9).
- *OCTOBER 29, 1973 (ORDINANCE NO. 73-45)*: [*Case No. A1973-007*] An annexation was approved for a 53.6-acre portion of Planned Development District 9 (PD-9).
- *NOVEMBER 12, 1973 (ORDINANCE NO. 73-49)*: The original Planned Development District 9 (PD-9) was established as part of the 1972 Zoning Ordinance [*Ordinance No. 72-02*], and allowed the following land uses: *shopping center uses, garden apartments, town homes, cluster homes, single-family units*. [*SUPERSEDED BY ORDINANCE NO. 86-55*]
- *SEPTEMBER 10, 1979 (ORDINANCE NO. 79-16, S-008):* A specific use permit (SUP) was approved for a *municipally owned or controlled facility* for the North Texas Municipal Water District.
- *JUNE 16, 1986 (ORDINANCE NO. 86-55):* [*Case No. PZ1986-003-01*] This ordinance partially superseded the existing Planned Development District 9 (PD-9), and adopted a concept plan for the 287.403-acre tract of land and provided area requirements for the following uses: *office/warehouse, single-family units, and general retail*. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 87-30, 88-13, 88-20, 95-17, 01-43, and 13-43*]
- *APRIL 20, 1987*: [*Case No. PZ1987-23-01-PP*] A preliminary plat was approved for Lot 1, Block A, Buffalo Creek Office Park.
- *MAY 18, 1987:* [*Case No. PZ1987-031-FP*] A final plat was approved for Lot 1, Block A, Buffalo Creek Office Park.
- *MAY 18, 1987:* [*Case No. PZ1987-032-01*] A revised preliminary plat was approved for Planned Development District 9 (PD-9) for the purpose of reducing the required square footage for buildings and landscaped percentage in the office/warehouse area.
- *JUNE 1, 1987 (ORDINANCE NO. 87-30):* [*Case No. PZ-1987-32-Z*] This ordinance amended *Ordinance No. 86-55*. Under this amendment, the development standards for the *office/warehouse* use were amended. [*PARTIALLY SUPERSEDED BY ORDINANCE NO. 95-17*]
- *MARCH 21,1988:* [*Case No. PZ1988-006-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 1.
- *APRIL 4, 1988:* [*Case No. PZ1988-013-02*] A conditional use permit (CUP) was approved to include a *garden center* as a listed use under *general retail* area.
- *MAY 2, 1988:* [*Case No. PZ1988-005-01*] A preliminary plat was approved for Lot 1, Block A, Buffalo Creek Shopping Village.
- *MAY 2, 1988:* [*Case No. PZ1988-005-02*] A site plan was approved to allow an *indoor commercial amusement/recreation center*.
- *MAY 2, 1988:* [*Case No. PZ1988-005-03*] A conditional use permit (CUP) was approved for an *indoor commercial amusement/recreation center*.

- *MAY 2, 1988 (ORDINANCE NO. 88-13):* [*Case No. PZ1988-013-01*] This ordinance amended Ordinance No. 86-55. Under this amendment, *garden center* was added as a listed use in the *general retail* area.
- *MAY 2, 1988:* [*Case No. PZ1988-013-02*] A conditional use permit (CUP) was approved for a *garden center*.
- *MAY 2, 1988:* [*Case No. PZ1988-013-03*] A site plan was approved for a *general retail building* in Buffalo Creek Shopping Center No. 2.
- *MAY 2, 1988:* [*Case No. PZ1988-015-01*] A final plat was approved for the Lot 1, Block A, Buffalo Creek Shopping Center No. 2.
- *MAY 12, 1988:* [*Case No. PZ1988-021-01*] A final plat was approved for the Lot 1, Block A, Buffalo Creek Shopping Center.
- *JUNE 6, 1988 (ORDINANCE NO. 88-20):* [*Case No. PZ1988-017-01*] This ordinance amended *Ordinance No. 86-55*. Under this amendment, a zoning change from Single-Family 12.5 (SF-12.5) District land uses to Single-Family 10 (SF-10) District land uses was approved for Foxchase Subdivision, Phase 1.
- *JUNE 6, 1988:* [*Case No. PZ1988-017-02*] A preliminary plat was approved for Foxchase Subdivision, Phase 1.
- *AUGUST 11, 1988:* [*Case No. PZ1988-042-01*] A final plat was approved for Foxchase Subdivision, Phase 1.
- *MARCH 6, 1989:* [*Case No. PZ1989-004-01*] A conditional use permit (CUP) was approved for a garden center.
- *DECEMBER 20, 1993:* [*Case No. PZ1993-042-01*] A final plat was approved for Foxchase Subdivision, Phase 2.
- *MAY 16, 1994:* [*Case No. PZ1994-008-01*] A final plat was approved for Foxchase Subdivision, Phase 3.
- *NOVEMBER 7, 1994:* [*Case No. PZ1994-026-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 4.
- *DECEMBER 19, 1994:* [*Case No. PZ1994-035-01*] A final plat was approved for Foxchase Subdivision, Phase 4.
- *MAY 15, 1995:* [*Case No. PZ95-019-01*] A conditional use permit (CUP) was approved for a *self-service car wash.*
- *MAY 15, 1995:* [*Case No. PZ95-019-01*] A site plan was approved for a *self-service car wash*.
- *MAY 15, 1995:* [*Case No. PZ95-019-01*] A final plat was approved for Lot 1, Block A, Mark Carson Addition.
- *MAY 15, 1995:* [*Case No. PZ95-8-RP*] A replat was approved for Lots 1-R & 2-R, Block A, Buffalo Creek Shopping Center No. 2.
- *JUNE 5, 1995 (ORDINANCE NO. 95-17):* [*Case No. PZ-95-8-Z/SPP.RP*] This ordinance amended *Ordinance No. 87-30.* Under this amendment, the construction material requirements for Planned Development District 9 (PD-9) were revised.
- *JUNE 5, 1995:* [*Case No. PZ-95-8-Z/SPP.RP*] A replat was approved for Lots 2 and 3, Block A of Buffalo Creek Shopping Center.
- *JUNE 5, 1995:* [*Case No. PZ-95-8-Z/SPP.RP*] A site plan for was approved for a *strip retail center*.
- *DECEMBER 16, 1996:* [*Case No. PZ1996-094-01-PP*] A final plat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- *JANUARY 21, 1997:* [*Case No. PZ1996-89*] A replat was approved for Lots 1-RA & 2-RA, Block A, Buffalo Shopping Village No. 2.
- *OCTOBER 20, 1997:* [*Case No. PZ1997-072-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 5.
- *DECEMBER 9, 1997:* [*Case No. PZ1997-088-01*] A final plat was approved for Foxchase Subdivision, Phase 5.
- *JULY 28, 1998:* [*Case No. PZ1998-044-01*] A treescape plan was approved for Foxchase Subdivision, Phase 5.
- *FEBRUARY 2, 1999:* [*Case No. PZ1999-005-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 6.
- *JUNE 21, 1999:* [*Case No. PZ1999-39-01-Z*] A zoning change from General Retail (GR) District land uses to Commercial (C) District land uses to allow a *major automotive repair facility* was denied for Lots 1-3, Block A, Allen Anderson Addition.
- *JUNE 21, 1999:* [*Case No. PZ1999-39-02-CUP*] A conditional use permit (CUP) to allow a *major automotive repair facility* was denied for the Allen Anderson Addition.
- *JUNE 21, 1999:* [*Case No. PZ1999-39-03-FP*] A final plat was denied for Lots 1-3, Block A, Allen Anderson Addition.
- *JULY 19, 1999:* [*Case No. PZ1999-50-01-PP*] A preliminary plat and concept plan was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- *JULY 19, 1999:* [*Case No. PZ1999-50-01-PP*] A preliminary plat was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- *OCTOBER 18, 1999:* [*Case No. PZ1999-061-01*] A final plat was approved for Foxchase Subdivision, Phase 6.
- *OCTOBER 18, 1999:* [*Case No. PZ1999-074-01*] A final plat was approved for Rainbow Lake Estates.
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-01*] A preliminary plat was approved for Lot 1, Block A, Walgreens – Rockwall Addition.
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-02*] A site plan was approved for a *general retail store* (*i.e. Walgreens*).
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-03*] A landscape plan was approved for a *general retail store* (*i.e. Walgreens*)

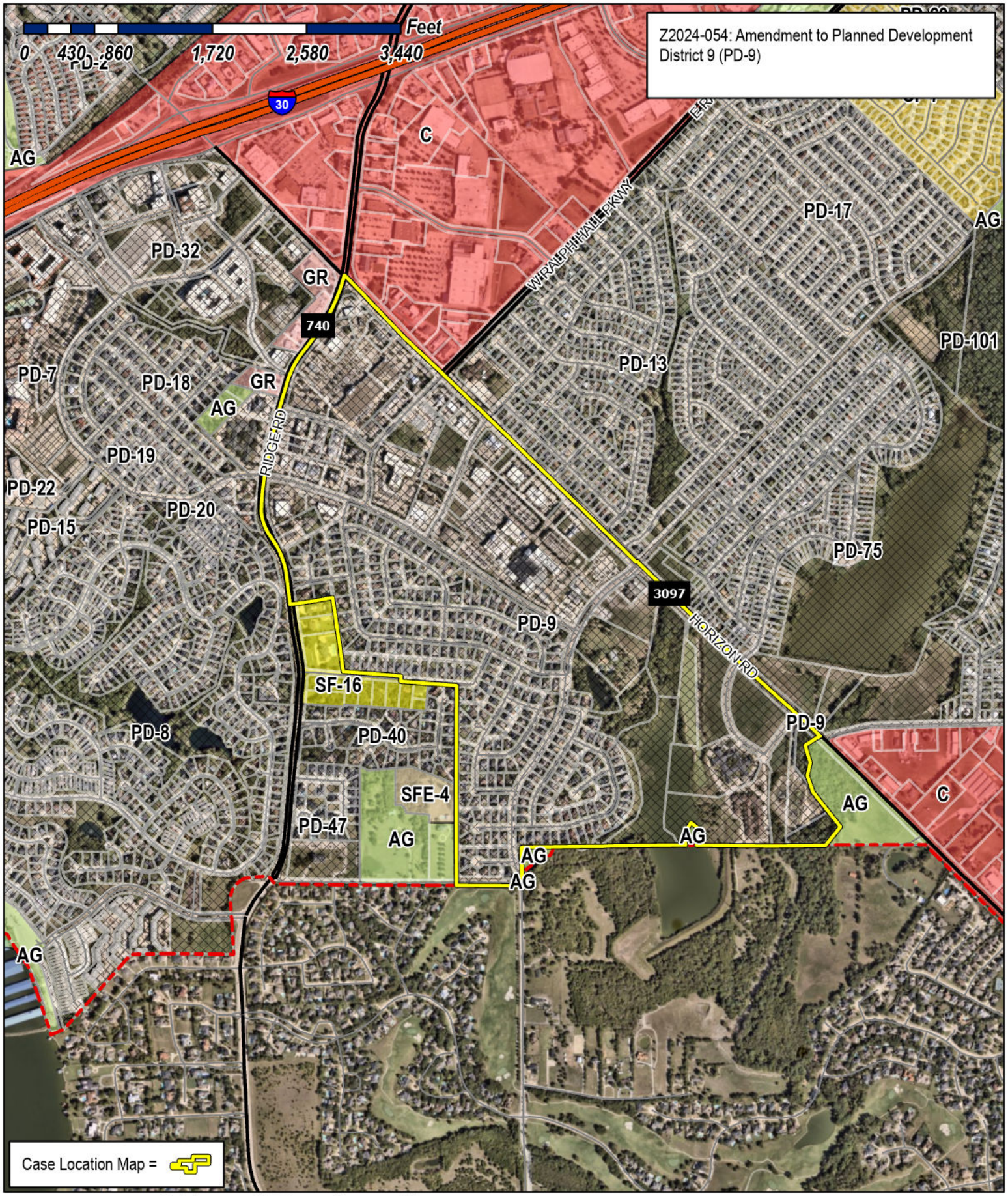
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-04*] A treescape plan was approved for a *general retail store* (*i.e. Walgreens*).
- *DECEMBER 20, 1999:* [*Case No. PZ1999-090-01*] A final plat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- *DECEMBER 20, 1999:* [*Case No. PZ1999-099-01*] A replat was approved for Lot 29-R, Block C, Foxchase Subdivision, Phase 3.
- *JANUARY 18, 2000:* [*Case No. PZ1999-109-01*] A site plan was approved for a *medical office building*.
- *FEBRUARY 21, 2000:* [*Case No. PZ2000-007-01*] A final plat was approved for Lot 1, Block A, RDI Retail Addition.
- *JULY 17, 2000:* [*Case No. PZ2000-060-01*] A preliminary plat was approved for Lots 1 & 2, Block A, M.R.P. Investments Addition.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-01*] A final plat was approved for Lots 1 & 2, Block A, M.R.P. Investments Addition.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-02*] A site plan was approved for a *medical office building*.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-03*] A treescape plan was approved for a *medical office building*.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-04*] A landscape plan was approved for a *medical office building*.
- *JANUARY 16, 2001:* [*Case No. PZ2000-113-01*] A concept plan was approved for a *strip retail center*.
- *JANUARY 16, 2001:* [*Case No. PZ2000-113-02*] A preliminary plat was approved for Lots 1-13, Block A, Horizon Ridge Addition & Lots 1-5, Block B, Horizon Ridge Addition.
- *JULY 10, 2001:* [*Case No. PZ2001-069-01-FP-SP-BE-LP-TP*] A final plat, site plan (including building elevations), landscape plan, and treescape plan was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- *SEPTEMBER 17, 2001 (ORDINANCE NO. 01-43):* [*Case No. Z2001-012*] This ordinance amended *Ordinance No. 86-55*. Under this amendment, use of a *four-pump gasoline convince store* was approved as an accessory use to a *retail grocery facility*. [*EXPIRED; NO LONGER APPLICABLE*]
- *NOVEMBER 19, 2001:* [*Case No. PZ1999-049-01-FP*] A final plat was approved for Lots 1 & 2, Block A, Horizon Ridge Center, Phase 1.
- *DECEMBER 16, 2002:* [*Case No. PZ2002-102-RP/FP*] A replat was approved for Lot 9R and 14, Block A, Horizon Ridge Addition.
- *MARCH 17, 2003:* [*Case No. PZ2003-13-RP*] A replat was approved for Lots 7R, 8R, & 12, Block A Horizon Ridge Addition.
- *MARCH 17, 2003:* [*Case No. PZ2003-26-RP*] A replat was approved for Lot 5R, Block A, Horizon Ridge Addition.
- *APRIL 21, 2003:* [*Case No. PZ-2003-27-SP-BE-LP*] A site plan including building elevations and landscape plan was approved for a *financial institution with a drive-through* (*i.e. South Trust Bank*).
- *APRIL 21, 2003:* [*Case No. PZ-2003-29-RP*] A replat was approved for Lot 10R and 13, Block A, Horizon Ridge Addition.
- *MAY 5, 2003:* [*Case No. PZ2003-26-SP-BE-LP*] A site plan including building elevations and landscape plan was approved for a *financial institution with a drive-through* (*i.e. Bank of America*).
- *MAY 19, 2003:* [*Case No. PZ2003-035-01*] A replat was approved for Lots 10R, 11R, 13, Block A, Horizon Ridge Addition.
- *MAY 19, 2003:* [*Case No. PZ2003-035-02*] A site plan was approved for a *financial institution with a drive-through*.
- *MAY 19, 2003:* [*Case No. PZ2003-035-03*] Building elevations were approved for a *financial institution with a drive-through.*
- *MAY 19, 2003:* [*Case No. PZ2003-035-04*] A landscape plan was approved for a *financial institution with a drive-through*.
- *JUNE 16, 2003:* [*Case No. P2003-009*] A replat was approved for Lot 13R, Block A, Horizon Ridge Addition.
- *JULY 7, 2003:* [*Case No. Z2003-004*] A conditional use permit (CUP) was approved to allow combustible structural construction materials.
- *AUGUST 2, 2003:* [*Case No. SP2003-005*] A site plan was approved for a *medical office building*.
- *OCTOBER 6, 2003 (ORDINANCE NO. 03-39):* [*Case No. A2003-001*] An annexation was approved for Rainbow Lakes Subdivision and Foxchase Subdivision, Phase 7.
- *OCTOBER 20, 2003:* [*Case No. SP2003-012*] A site plan was approved for an *office building*.
- *NOVEMBER 17, 2003:* [*Case No. P2003-025*] A replat was approved for Lot 1, Block 1, Horizon Village Addition.
- *JANUARY 5, 2004 (ORDINANCE NO. 04-02):* [*Case No. Z2003-014*] A zoning change from Agricultural (AG) District to Single-Family 10 (SF-10) District was approved for Rainbow Lakes Subdivision and Foxchase Subdivision, Phase 7.
- *JANUARY 20, 2024:* [*Case No. P2003-035*] A replat was approved for Lots 10R1, 10R2, & 10R3, Block A, Horizon Ridge Addition.

- *JANUARY 20, 2004:* [*Case No. SP2003-022*] A site plan was approved for an *office building*.
- *JULY 6, 2004:* [*Case No. P2004-022*] A replat was approved for Lots 6 & 7, Block B, Horizon Ridge Addition.
- *SEPTEMBER 20, 2004:* [Case No. P2004-043] A replat was approved for Lot 8R, Block A, Horizon Ridge Addition.
- *OCTOBER 18, 2004:* [*Case No. P2004-018*] A final plat for was approved for Foxchase Subdivision, Phase 7.
- *NOVEMBER 15, 2004:* [*Case No. P2004-053*] A replat was approved for Lots 4 & 5, Block B, Horizon Ridge Addition.
- *NOVEMBER 15, 2004:* [*Case No. P2004-054*] A replat was approved for Lots 17, 18, 19, Block A, Horizon Ridge Addition.
- *NOVEMBER 15, 2004:* [*Case No. SP2004-023*] A site plan was approved for a *medical office building* (*i.e. Rockwall Medical Center*).
- *JULY 6, 2004:* [*Case No. SP2004-009*] A site plan was approved for *office buildings*.
- *JANUARY 18, 2005:* [*Case No. P2004-069*] A replat was approved for Lot 10, Block B, Horizon Ridge Addition.
- *FEBRUARY 7, 2005:* [*Case No. SP2004-031*] A site plan was approved for a *medical office building* (*i.e. Open Imaging of Rockwall*).
- *FEBRUARY 21, 2005:* [*Case No. P2005-008*] A replat was approved for Lots 15 & 16, Block A, Horizon Ridge Addition.
- *FEBRUARY 21, 2005:* [*Case No. SP2005-003*] A site plan was approved for a *medical office building*.
- *MARCH 21, 2005:* [*Case No. SP2005-006*] A site plan was approved for a *medical office building* (*i.e. Eye Care Management of Rockwall*).
- *MAY 2, 2005:* [*Case No. SP2005-009*] A site plan was approved for the expansion of a *medical office building* (*i.e. Rockwall Medical Center*)
- *MAY 2, 2005:* [*Case No. Z2005-013*] A Planned Development amendment to Planned Development District 9 (PD-09) was denied to add a permitted use for a *Congregate Care Facility/Elderly Housing*.
- *MAY 2, 2005:* [*Case No. P2005-016*] A replat was approved for Lot 11, Block B, Horizon Ridge Addition.
- *SEPTEMBER 27, 2005:* [*Case No. SP2005-018*] A site plan was approved for a *restaurant with a drive-through* (*i.e Panda Express*).
- *OCTOBER 17, 2005 (ORDINANCE NO. 05-55, S-024):* [*Case No. Z2005-035*] A specific use permit (SUP) was approved for a *restaurant with a drive-through* (*i.e. Panda Express*).
- *DECEMBER 5, 2005:* [*Case No. P2005-042*] A final plat was approved for Lot 1, Block A, Horizon Ridge Center, Phase I.
- *JANUARY 17, 2006:* [*Case No. P2005-048*] A replat was approved for Lot 4, Block A, Horizon Ridge Addition.
- *MARCH 6, 2006:* [*Case No. P2006-005*] An amended preliminary plat was approved for Horizon Ridge Center – North.
- *MARCH 6, 2006:* [*Case No. P2006-006*] An amended preliminary plat was approved for Horizon Ridge Center – South.
- *APRIL 11, 2006:* [*Case No. SP2006-008*] A site plan was approved for an *office building*.
- *JULY 11, 2006:* [*Case No. SP2006-017*] A site plan was approved for a *medical office building* (*i.e. Rockwall Oral and Facial*).
- *SEPTEMBER 5, 2006:* [*Case No. P2006-035*] A final plat was approved for Lots 1-14, Block A, Horizon Ridge Addition.
- *NOVEMBER 28,2006:* [*Case No. SP2006-035*] A site plan was approved for a *Congregate Care Facility/Elderly Housing Facility* (*i.e. Lakeshore Assisted Living*).
- *FEBRUARY 5, 2007:* [*Case No. P2007-001*] A replat was approved for Lot 21, Block A, Horizon Ridge Addition.
- *SEPTEMBER 9, 2007:* [*Case No. SP2007-022*] A site plan was approved for a *office buildings*.
- *OCTOBER 9, 2007:* [*Case No. SP2007-021*] A site plan was approved for *medical office buildings* (*i.e. Horizon Ridge Medical Park*).
- *OCTOBER 15, 2007:* [Case No. P2007-031] A replat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- *JANUARY 22, 2008:* [*Case No. SP2007-029*] A site plan was approved for a *medical office building* (*i.e. Presbyterian Hospital*).
- *JANUARY 22, 2008:* [*Case No. P2008-002*] A replat was approved for Lot 15, Block A, Presbyterian Hospital of Rockwall Addition.
- *JANURARY 29, 2008:* [*Case No. SP2007-025*] A site plan was approved for a *financial institution with a drive-through* (*i.e. Chase Bank*).
- *FEBRAURY 12, 2008:* [*Case No. SP2008-001*] A site plan was approved for a *medical office building*.
- *FEBRUARY 12, 2008:* [*Case No. SP2008-002*] A site plan was approved for a *medical office building* (*i.e. Lake Pointe Orthopedics*).
- *FEBRUARY 18, 2008:* [*Case No. P2008-004*] A final plat was approved for Lot 7, Block C, Horizon Ridge Medical Park.
- *MARCH 12, 2008:* [*Case No. SP2008-005*] A site plan was approved for a *medical office building*.

- *MARCH 3, 2008:* [*Case No. P2008-007*] A replat was approved for Lots 16 and 17, Block A, Presbyterian Hospital of Rockwall Addition.
- *APRIL 7, 2007:* [*Case No. P2008-012*] A replat was approved for Lot 2, Block A, Mark Carson Addition.
- *APRIL 7, 2008:* [*Case No. P2008-010*] A replat was approved for Lot 18, Block A, Presbyterian Hospital of Rockwall Addition.
- *APRIL 21, 2008:* [*Case No. P2008-013*] A replat was approved for Lot 22, Block A, Horizon Ridge Addition.
- *JUNE 16, 2008:* [*Case No. P2008-017*] A replat was approved for Lots 16, 17, & 19, Block A, Presbyterian Hospital of Rockwall.
- *JULY 21, 2008:* [*Case No. P2008-022*] A replat was approved for Lot 8, Block C, Horizon Ridge Medical Park.
- *JANUARY 13, 2009:* [*Case No. SP2008-016*] A site plan was approved for a *medical office* complex south of the main entrance of Presbyterian Hospital of Rockwall.
- *AUGUST 17, 2009:* [*Case No. P2009-017*] A replat was approved for Lot 20, Block A, Presbyterian Hospital of Rockwall.
- *NOVEMBER 24, 2009:* [*Case No. MIS2009-009*] A tree preservation plan was approved for 832 Trumpeter Way.
- *JANUARY 10, 2010:* [*Case No. SP2009-010*] A site plan was denied for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *JANUARY 15, 2010:* [*Case No. Z2009-023*] The applicant withdrew the specific use permit (SUP) request for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *MARCH 9, 2010:* [*Case No. SP2010-002*] A site plan was approved for a *medical office building*.
- *MARCH 30, 2010:* [*Case No. SP2010-003*] A site plan was approved for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *APRIL 19, 2010 (ORDINANCE NO. 10-09):* [*Case No. Z2010-004*] A specific use permit (SUP) was approved for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *APRIL 19, 2010:* [*Case No. Z2010-006*] A specific use permit (SUP) was denied for a *minor auto repair shop* (*i.e. Christian Brothers*).
- *JULY 19, 2010:* [*Case No. P2010-012*] A final plat was approved for Lots 1 & 2, Block B, Horizon Ridge Center (*i.e. 7-Eleven*).
- *OCTOBER 18, 2010 (ORDINANCE NO. 10-29):* [*Case No. Z2010-015*] A specific use permit (SUP) was approved for outside storage at a *retail store with gasoline sales* (i.e. 7-Eleven).
- *FEBRUARY 8, 2011:* [*Case No. SP2011-002*] A site plan was approved for *gasoline sales* at Kroger but because the Planned Development District 9 (PD-09) amendment (*Case No. Z2011-002*) was denied on February 21, 2011, the site plan approval is considered invalid.
- *FEBRUARY 21, 2011:* [*Case No. Z2011-002*] An amendment to Planned Development District 9 (PD-09) was denied for the use of a proposed fuel center in conjunction with the existing *general retail store* (*i.e. Kroger*).
- *JULY 5, 2011 (ORDINANCE NO. 11-31):* [*Case No. Z2011-012*] This ordinance amended Ordinance No. 86-55. Under this amendment, use of a proposed fuel center in conjunction with the existing *general retail store* (*i.e. Kroger*).
- *JULY 12, 2011:* [*Case No. SP2011-006*] An amended site plan was approved for a *Congregate Care Facility/Elderly Housing Facility* (*i.e. Broadmore Medical Lodge*).
- *NOVEMBER 7, 2011:* [*Case No. P2011-018*] A final plat was approved for Lot 6, Block C, of Horizon Ridge Medical Park.
- *NOVMEMBER 8, 2011:* [Case No. SP2011-013] A site plan was approved for a *general retail store* (*i.e. Autozone*).
- *JANUARY 3, 2012:* [*Case No. P2011-021*] A replat was approved for lot 23, Block A, Horizon Ridge Addition but was never filed.
- *FEBRUARY 20, 2012:* [*Case No. P2012-003*] A preliminary plat was approved for Lots 1 & 2, Block A, Ridge/Summer Lee Addition.
- *FEBRUARY 28, 2012:* [*Case No. SP2012-001*] A site plan was approved for a *general retail store* (*i.e. ALDI*) on Lot 1, Block A, Ridge/Summer Lee Addition.
- *APRIL 2, 2012:* [Case No. P2012-008] A final plat was approved for Lots 1 & 2, Block A, Ridge/Summer Lee Addition.
- *NOVEMBER 19, 2012 (ORDINANCE NO. 12-28):* [*Case No. A2012-002*] An annexation was approved for Lot 1, Block B, Foxchase Subdivision, Phase 7.
- *DECEMBER 17, 2012:* [*Case No. SP2012-027*] A site plan was approved for a *medical office building*.
- *JULY 9, 2013:* [*Case No. SP2013-012*] A site plan was approved for a *restaurant with a drive-through* (*i.e. Dunkin Donuts*).
- *AUGUST 14, 2013:* [*Case No. SP2013-021*] An amended site plan was approved for a *general retail store* (*i.e. Kroger*).
- *AUGUST 19, 2013:* [*Case No. P2013-025*] A replat was approved for Lots 23, 24, & 25, Block A, Horizon Ridge Addition.
- *AUGUST 19, 2013:* [*Case No. SP2013-019*] A site plan was approved for two (2) *office buildings*.

- *AUGUST 19, 2013:* [*Case No. Z2013-017*] A specific use permit (SUP)was approved for a *restaurant with a drive-through* (*i.e. Dunkin Donuts*).
- *NOVEMBER 4, 2013 (ORDINANCE NO. 13-43):* [*Case No. Z2013-026*] This ordinance amended *Ordinance No. 86-55* and approved a zoning change from Single-Family 22.5 (SF-22.5) District land uses to a Single-Family 12.5 (SF-12.5) District land uses for Shady Dale Lane Subdivision.
- *NOVEMBER 4, 2013:* [*Case No. P2013-036*] A final plat was approved for Lot 1, Block A, NEC Ridge/Summer Lee Addition.
- *NOVEMBER 18, 2013:* [*Case No. P2013-038*] A replat was approved for Lots 26 and 27, Block A, Horizon Ridge Addition.
- *JANUARY 14, 2014:* [*Case No. SP2013-031*] A site plan was approved for a *medical office building*.
- *JANUARY 21, 2014:* [*Case No. P2013-042*] A final plat was approved for Lots 1-14, Block 1, Shady Dale Estates.
- *AUGUST 4, 2014:* [*Case No. P2014-015*] A final plat was approved for Lot 1, Block A, Eye Care and Laser Management of Rockwall.
- *AUGUST 4, 2014:* [*Case No. SP2014-010*] A site plan was approved for a *medical office building*.
- *SEPTEMBER 2, 2014:* [*Case No. P2014-019*] A replat was approved for Lot 21, Block A, Presbyterian Hospital of Rockwall Addition.
- *NOVEMBER 21, 2014:* [*Case No. SP2014-030*] An amended site plan was approved for a *hospital* (*i.e. Presbyterian Hospital of Rockwall*).
- *March 16, 2015:* [*Case No. SP2015-003*] A site plan was approved for a *medical office building*.
- *MAY 12, 2015:* [*Case No. SP2015-009*] A site plan was approved for a *medical office building*.
- *MAY 12, 2015:* [*Case No. SP2015-010*] A site plan was approved for a *medical office building*.
- *JUNE 26, 2015:* [*Case No. P2015-026*] A minor plat was approved for Lots 1-3, Block A, Temunovic Addition.
- *JULY 6, 2015:* [*Case No. P2015-027*] A replat was approved for Lot 2, Block A, Ridge/Summer Lee Addition.
- *AUGUST 3, 2015:* [Case No. P2015-032] A final plat was approved for Lots 4-6, Block A, Temunovic Addition.
- *MAY 12, 2016:* [*Case No. SP2016-011*] An amended site plan was approved for a *general retail store* (*i.e. Walgreens*).
- *JUNE 6, 2016 (ORDINANCE NO. 16-38, S-153):* [*Case No. Z2016-012*] A specific use permit (SUP) was approved for *gasoline sales* at Kroger.
- *OCTOBER 11, 2016:* [*Case No. SP2016-020*] A site plan was approved for a *hospital* (*i.e. Presbyterian Hospital of Rockwall*).
- *NOVEMBER 21, 2016:* [*Case No. P2016-049*] A replat was approved for Lot 22, Block A, Presbyterian Hospital.
- *JUNE 13, 2017:* [*Case No. SP2017-017*] An amended site plan was approved for a *hospital* (i.e. *Presbyterian Hospital of Rockwall*).
- *JULY 25, 2017:* [*Case No. SP2017-023*] A site plan was approved for a *medical office building* (*i.e. Fisher and Zitterich*).
- *AUGUST 7, 2017:* [*Case No. P2017-036*] A replat was approved for Lot 23, Block A, Presbyterian Hospital.
- *OCTOBER 2, 2017 (ORDINANCE NO. 17-52, S-175)*: [Case No. Z2017-036] A specific use permit (SUP) was approved for exceeding the maximum height of a *medical office building* (*i.e. Fisher and Zitterich*) within the Scenic Overlay (SOV) District at 1310 Summer Lee Drive.
- *FEBRUARY 19, 2018*: [*Case No. SP2018-001*] A site plan was approved for a *retail store with gasoline sales* (*i.e. 7-eleven*).
- *OCTOBER 1, 2018 (ORDINANCE NO.18-44, S-196)*: [*Case No. Z2018-039*] A specific use permit (SUP) was approved for a *retail store with gasoline sales* (*i.e. 7-eleven*).
- *NOVEMBER 13, 2018:* [*Case No. SP2018-031*] A site plan was approved for a *retail store with gasoline sales* (*i.e. 7-eleven*).
- *FEBRUARY 4, 2019:* [*Case No. P2019-001*] A replat was approved for Lots 4 & 5, Block B, Horizon Ridge Addition.
- *FEBRAURY 4, 2019:* [*Case No. P2019-004*] A replat was approved for Lot 7, Block A, Temunovic Addition.
- *FEBRUARY 19, 2019:* [Case No. P2019-001] A replat was approved for Lots 3 & 4, Block B, Horizon Ridge Center Addition.
- *APRIL 30, 2019:* [*Case No. SP2019-011*] An amended site plan was approved for a *medical office building* (*i.e. Fisher and Zitterich*).
- *SEPTEMBER 16, 2019:* [*Case No. Z2019-019*] A specific use permit (SUP) was withdrawn for a *freestanding commercial antenna* for a *government facility* (*i.e. Fire Station No. 2*).
- *JANUARY 14, 2020:* [*Case No. SP2019-051*] A site plan was approved for a *hospital* (*i.e. Presbyterian Hospital of Rockwall*)

- *APRIL 20, 2020:* [*Case No. P2020-015*] A replat was approved for Lot 24, Block A, Presbyterian Hospital.
- *APRIL 28, 2020:* [*Case No. SP2020-004*] A site plan was approved for a *strip retail center* (*i.e. Crisp and Green & MOD Pizza*).
- *JULY 14, 2020:* [*Case No. SP2020-010*] A site plan was approved for a *medical office building* (*i.e. Ellis Medical Center*).
- *AUGUST 3, 2020 (ORDINANCE NO. 20-26, S-228):* [*Case No. Z2020-023*] A specific use permit (SUP) was approved for residential infill in an established subdivision for 54 Shadydale Lane.
- *OCTOBER 2, 2020:* [*Case No. SP2020-024*] A site plan for 3140 Horizon Road was approved.
- *OCTOBER 27, 2020:* [*Case No. MIS2020-013*] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- *NOVEMBER 24, 2020:* [*Case No. SP2020-030*] An amended site plan was approved for a hospital (i.e. The Presbyterian Hospital CUP Building).
- *JANUARY 4, 2021 (ORDINANCE NO. 21-05, S-241):* [*Case No. Z2020-051*] A specific use permit (SUP) was approved for Residential Infill within Shady Dale Lane Subdivision.
- *JANUARY 4, 2021:* [*Case No. P2020-051*] A final plat was approved for Lot 1, Block A, SDI Rockwall Addition.
- *FEBRUARY 23, 2021:* [*Case No. MIS2021-003*] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- *OCTOBER 4, 2021:* [*Case No. Z2021-037*] A specific use permit (SUP) was approved for an *accessory structure* exceeding the maximum square footage for 54 Shadydale Lane.
- *MARCH 15, 2022:* [*Case No. MIS2022-004*] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- *MAY 3, 2021:* [*Case No. P2021-017*] A replat was approved for Lot 25, Block A, Presbyterian Hospital.
- *JANUARY 11, 2022:* [*Case No. SP2021-035*] A site plan was approved for a *financial institution with a drive through* (*i.e. Frost Bank*).
- *MARCH 21, 2022:* [*Case No. P2022-007*] A replat was approved for Lot 3, Block A, Allen Anderson Addition.
- *APRIL 12, 2022:* [*Case No. SP2022-009*] A site plan was approved for a *medical office building* (*i.e. Capps, Morgan, Hodges*).
- *DECEMBER 5, 2022:* [*Case No. P2022-057*] A replat for Lot 12, Block B, Horizon Ridge Addition was approved to establish the easements for the construction of a medical office (*i.e. Capps, Morgan, Hodges*).
- *OCTOBER 29, 2024:* [*Case No. SP2024-035*] An amended site plan was approved for a *general retail store* (*i.e. Kroger*).



City of Rockwall

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

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

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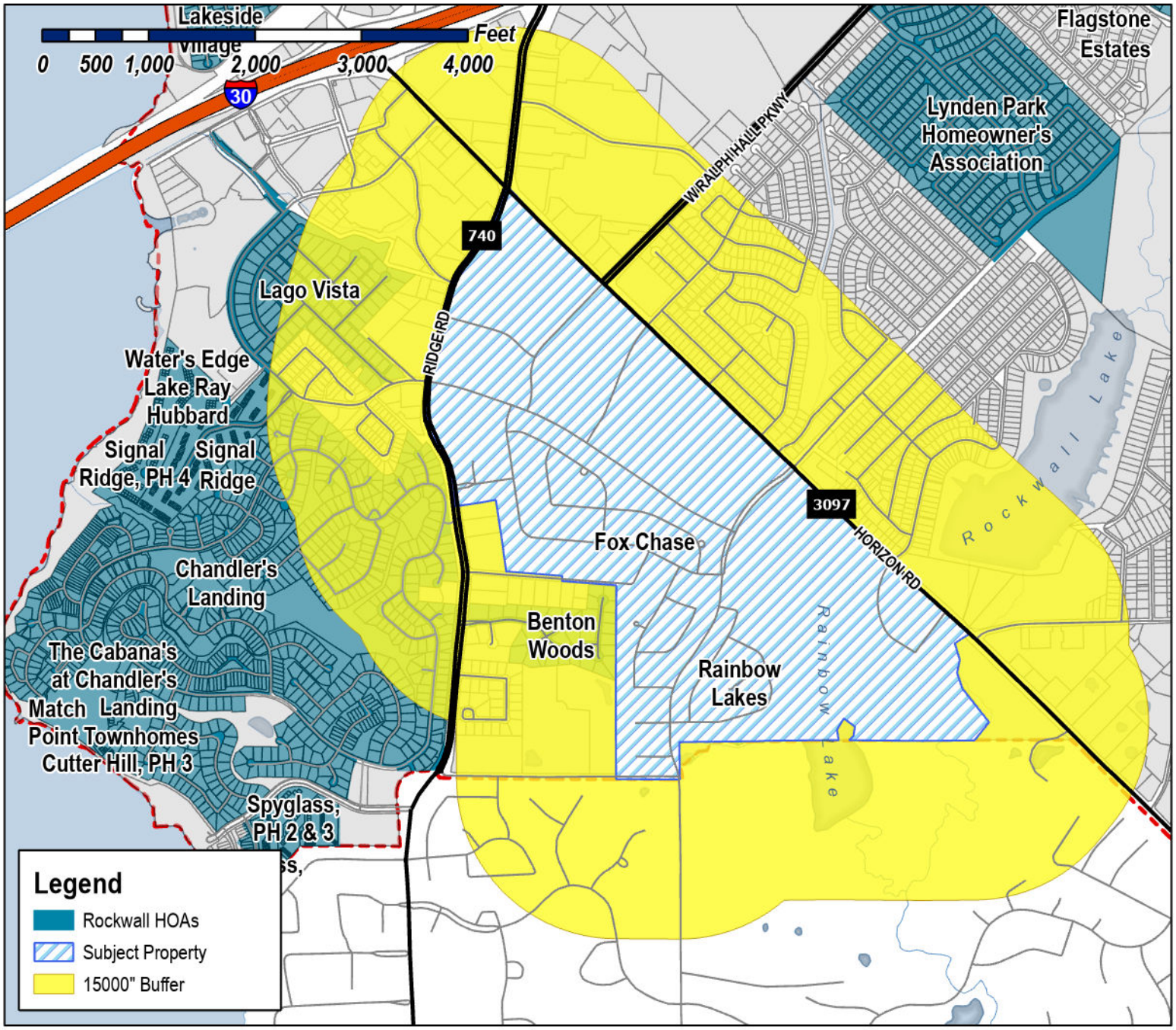
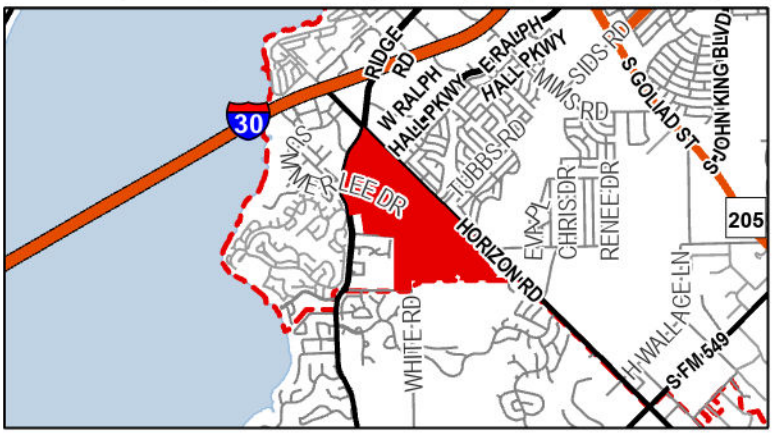


Case Number: Z2024-054
Case Name: Amendment to Planned Development District 9 (PD-9)
Case Type: Zoning
Zoning: Planned Development District 9 (PD-9)
Case Address: Foxchase Subdivision

Date Saved: 11/6/2024
For Questions on this Case Call (972) 771-7745



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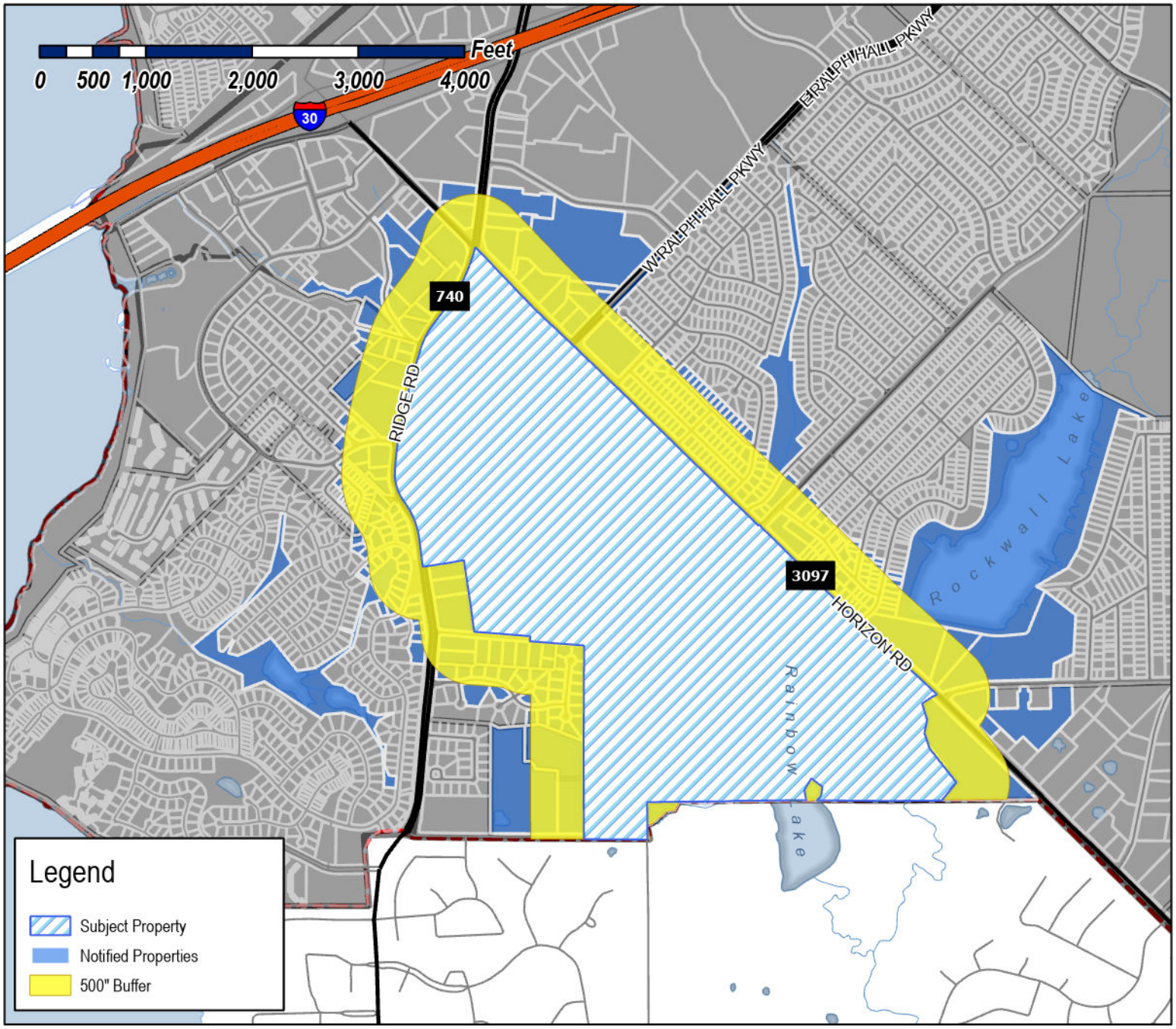

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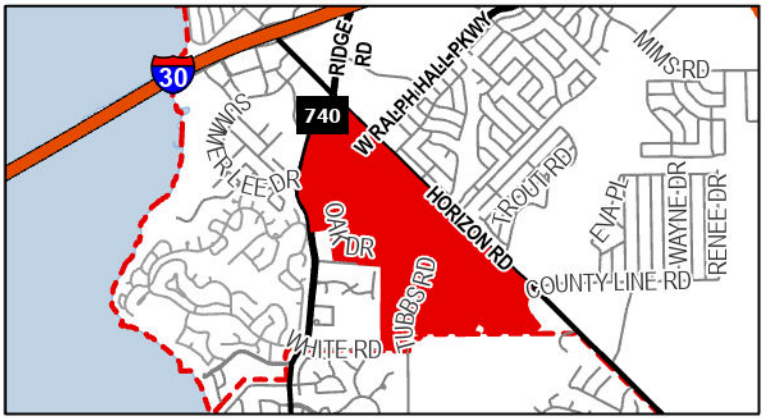


CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

2023 S H ADAMS REVOCABLE TRUST
SHAWN LINDSEY ADAMS & HOLLI GAIL ADAMS - TRUSTEES
1 MANOR CT
HEATH, TX 75032

HATFIELD CLAUDETTE
1 SHADY DALE LN
ROCKWALL, TX 75032

LOWES HOME CENTERS INC
1000 LOWES BLVD
MOORESVILLE, NC 28117

RESIDENT
1005 W RALPH HALL PKWY
ROCKWALL, TX 75032

RESIDENT
101 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
101 FRANCE CT
ROCKWALL, TX 75032

RESIDENT
101 MAPLERIDGE DR
ROCKWALL, TX 75032

RENTFROW JENNIFER AND
BRETT HOFFMAN
101 EASTERNER PLACE
ROCKWALL, TX 75032

BECKER CHRISTIANE AND
JOSEPH WORRALL
101 INDEPENDENCE PLACE
ROCKWALL, TX 75032

SHOCKLEY URIAH B
101 OAKRIDGE DR
ROCKWALL, TX 75032

MOULTON JENNIFER DEE
101 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1010 W RALPH HALL PKWY
ROCKWALL, TX 75032

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

BRIGHT WILLIAM MARK AND SHERRYL J
102 EASTERNER PLACE
ROCKWALL, TX 75032

GARDNER PAUL S AND CINDY
102 INDEPENDENCE PL
ROCKWALL, TX 75032

FUENTES MARIA E
102 MULBERRY LN
ROCKWALL, TX 75032

FUENTES MARIA E
102 MULBERRY LN
ROCKWALL, TX 75032

VU NGOC TRI AND
LE THI THU AND DAVID VU
102 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1020 W RALPH HALL PKWY
ROCKWALL, TX 75032

HVCSG LLC
1027 WOODBRIDGE PLACE
HEATH, TX 75032

RESIDENT
103 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
103 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
103 WINDMILL RIDGE DR
ROCKWALL, TX 75032

PARNELL TOMMY AND PATTI
103 BROCKWAY DRIVE
ROCKWALL, TX 75032

MORENO SUSAN C
103 EASTERNER PL
ROCKWALL, TX 75032

POPA VALENTIN D & CONSTANTA
103 FRANCE CT
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

UNDERHILL TERESA D AND STEPHEN
103 INDEPENDENCE PL
ROCKWALL, TX 75032

TRISTAN DAVID
103 OAKRIDGE DRIVE
ROCKWALL, TX 75032

RANEY JOHN CURTIS & BRENDA GAIL SMITH
104 EASTERNER PL
ROCKWALL, TX 75032

NEWMAN DONALD T
104 FRANCES CT
ROCKWALL, TX 75032

TREJO NICOLAS & MINDY
104 MAPLERIDGE DR
ROCKWALL, TX 75032

ROOKER ESTELLAMARIE & OBIE
104 WINDMILL RIDGE DR
ROCKWALL, TX 75032

GABRIEL KAY
1040 TWIN BROOKS DRIVE
GRAND PRAIRIE, TX 75051

GABRIEL KAY
1040 TWIN BROOKS DRIVE
GRAND PRAIRIE, TX 75051

RESIDENT
105 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
105 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
105 WINDMILL RIDGE DR
ROCKWALL, TX 75032

SCHUBERT LAURIE LEE
105 EASTERNER PLACE
ROCKWALL, TX 75032

CROOKS JOHN O & PATRICIA K
105 FRANCE CT
ROCKWALL, TX 75032

PARK SI GWAN &
JUNG OK LEE
105 INDEPENDENCE PL
ROCKWALL, TX 75032

HUGGS DENISE RAE
105 MULBERRY LN
ROCKWALL, TX 75032

BIRDSONG PAUL KENT AND KAREN M
105 N ALAMO RD
ROCKWALL, TX 75087

CM & C COMBS REAL ESTATE INVESTMENTS LLC
-
SERIES K ROCKWALL FAMILY LAND
10521 FINCHER ROAD
ARGYLE, TX 76226

RESIDENT
106 MAPLERIDGE DR
ROCKWALL, TX 75032

LAWRENCE JULIE & SUSAN J EVERETT
106 EASTERNER PL
ROCKWALL, TX 75032

DUGAN ADAM TL AND WHITNEY C
106 FRANCE CT
ROCKWALL, TX 75032

ALLEN DONNA A
106 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
107 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ORTIZ ADAN AND ANA
107 BROCKWAY DR
ROCKWALL, TX 75032

ALVARENGA OSWALDO JR & JUDITH
107 EASTERNER PL
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND
YULYIA NESTERENKO
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

VALDEZ EULOGIO & JESUSA A
107 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
108 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
108 MULBERRY LN
ROCKWALL, TX 75032

SHARING SMILES LLC
108 CRYSTAL CT
RICHARDSON, TX 75081

HUMBLE BRIAN
108 EASTERNER PLACE
ROCKWALL, TX 75032

ROSEKRANS JOHN
108 HOMESTEAD BLVD
MILL VALLEY, CA 94941

GEIST JOANN
108 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
109 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
109 INDEPENDENCE PL
ROCKWALL, TX 75032

RESIDENT
109 WINDMILL RIDGE DR
ROCKWALL, TX 75032

POWELL ISAAC &
ASHLEY TAYLOR
109 EASTERNER PL
ROCKWALL, TX 75032

BARTHALT JULIE AND JOHN JR
109 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

MAC SPORTS AND REHAB LLC
11 SOUTH ANGELL ST
PROVIDENCE, RI 2906

MAXWELL CAROLE AND GARY
110 EASTERNER PL
ROCKWALL, TX 75032

GAITAN JOSE EFRAIN
110 MAPLERIDGE DR
ROCKWALL, TX 75032

CROWTHER CHAD ETHAN
110 WINDMILL RIDGE DRIVE
ROCKWALL, TX 75032

THE BELTRAN GROUP LLC
1100 EDGEFIELD DR
PLANO, TX 75075

ROYALAND PROPERTIES LLC
11034 GRISSOM LANE
DALLAS, TX 75229

RESIDENT
111 WINDMILL RIDGE DR
ROCKWALL, TX 75032

KERR NICHOLAS H &
THOMAS C KERR
111 BROCKWAY DR
ROCKWALL, TX 75032

LONG DAMON & HEIDI
111 MAPLERIDGE DR
ROCKWALL, TX 75032

HUCK AMBER L
111 TROUT ST
ROCKWALL, TX 75032

FROST BANK
ATTN: ACCOUNTING (DT SA FL 11)
111 W HOUSTON STREET
SAN ANTONIO, TX 78205

MODERN PYRAMIDS INC
1111 BELTLINE RD STE #100
GARLAND, TX 75040

MCCLUNG CARL G AND MARESA A
1114 OXFORD CT
ROCKWALL, TX 75032

REDDEN TRAVIS
1115 CONCAN DRIVE
FORNEY, TX 75126

CHAKMAKJIAN ZAVEN C
1118 NEWCASTLE DRIVE
ROCKWALL, TX 75032

RESIDENT
112 MAPLERIDGE DR
ROCKWALL, TX 75032

HARMON JIMMY R
112 EASTERNER PL
ROCKWALL, TX 75032

WILLIAMS KATHY S
112 GLENN AVE
ROCKWALL, TX 75087

UNRUH CASSIDY A
112 WINDMILL RIDGE RD
ROCKWALL, TX 75032

RESIDENT
113 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HEFFERNAN JOHN R
113 BROCKWAY DR
ROCKWALL, TX 75032

WILLIAMS GEORGE CRAIG
113 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

MEEDER JEFFREY S
1137 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
114 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
114 WINDMILL RIDGE DR
ROCKWALL, TX 75032

EDWARDS RICHARD J
1140 BENTON WOODS DR
ROCKWALL, TX 75032

VU RUBY HONG-NGOC
11402 JOLA AVENUE
GARDEN GROVE, CA 92843

SIPPLE CHRISTOPHER C & JENNIFER N
1145 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
115 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
115 MULBERRY LN
ROCKWALL, TX 75032

RESIDENT
115 WINDMILL RIDGE DR
ROCKWALL, TX 75032

STUBBS MARK A & CAROLYN C
1151 SKYLAR DR
ROCKWALL, TX 75032

ERVIN PROPERTIES LLC
1155 W WALL STREET SUITE 101
GRAPEVINE, TX 76051

GEMMELL FAMILY LIVING TRUST
ANTONY JAMES FALCONER GEMMELL &
CAROLYN DOUGLAS GEMMELL - TR
1157 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
116 BASS RD
ROCKWALL, TX 75032

RESIDENT
116 WINDMILL RIDGE DR
ROCKWALL, TX 75032

WYONT RONALD M
116 MAPLERIDGE DR
ROCKWALL, TX 75032

MASE FAMILY LIVING TRUST
RICHARD J MASE JR AND KRISTIANE K MASE -
TRUSTEES
1160 SKYLAR DR
ROCKWALL, TX 75032

RICHARD FLOYD M & TERI
1163 SKYLAR DR
ROCKWALL, TX 75032

GARY & ELIZABETH TIMBES REVOCABLE LIVING
TRUST
GARY R TIMBES AND ELIZABETH S TIMBES - CO-
TRUSTEES
1164 BENTON WOODS DR
ROCKWALL, TX 75032

JAMESON JANIE
1164 SKYLAR DRIVE
ROCKWALL, TX 75032

PINTOR KELLI AND ALFRED T
1168 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
1169 SKYLAR DR
ROCKWALL, TX 75032

VILLARREAL SELINA NICOLE
117 WINDMILL RIDGE DR
ROCKWALL, TX 75032

WORSHAM JERRY L & CAROLYN C &
LUFF BRIAN LEE & LISA K
1172 SKYLAR DR
ROCKWALL, TX 75032

MITCHELL CASEY & DEANNA
1175 SKYLAR DR
ROCKWALL, TX 75032

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

PORTILLO LINDA FRANCES
118 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HAIL KATHLEEN
1181 SKYLAR DR
ROCKWALL, TX 75032

DUPONT GARRETT J AND JENNY L
1187 SKYLAR DR
ROCKWALL, TX 75032

HARRIS FAMILY REVOCABLE LIVING TRUST
WILLIAM J HARRIS AND JONNA R HARRIS-
COTRUSTEES
1188 BENTON WOODS DRIVE
ROCKWALL, TX 75032

RESIDENT
119 WINDMILL RIDGE DR
ROCKWALL, TX 75032

PARKER BILLY W AND D'ANDREA TURNER
1193 SKYLAR
ROCKWALL, TX 75032

CONFIDENTIAL
1199 SKYLAR DR
ROCKWALL, TX 75032

SFR BORROWER 2021-2 LLC
120 S RIVERSIDE PLAZ SUITE 2000
CHICAGO, IL 60606

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA BORROWER 2019-2 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

GONZALEZ ANTONIO & MARIA
120 WINDMILL RIDGE DR
ROCKWALL, TX 75032

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

US REO LLC SERIES M
1200 JUPITER ROAD SUITE #940414
PLANO, TX 75094

RESIDENT
1201 ARISTA RD
ROCKWALL, TX 75032

RESIDENT
1205 SKYLAR DR
ROCKWALL, TX 75032

SCOTT R MAHLER LIVING TRUST
SCOTT R MAHLER AND MARCUS DONALD
MAHLER - TRUSTEES
1206 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
1207 ARISTA DR
ROCKWALL, TX 75032

BELT JACKIE
121 MULBERRY LN
ROCKWALL, TX 75032

ALLEN L KEITH & BETTY L
1211 SKYLAR DR
ROCKWALL, TX 75032

WINDELS R LEONARD
1212 SKYLAR DRIVE
ROCKWALL, TX 75032

RESIDENT
1215 ARISTA DR
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE
1216 BENTON WOODS DR
ROCKWALL, TX 75032

GASTON RICHARD
1217 SKYLAR DR
ROCKWALL, TX 75032

MAXWELL GLENDA KAY
1218 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

SUN T ENTERPRISES LLC
1221 ARISTA RD
ROCKWALL, TX 75032

FRANCE'S LANDING LLC
12222 MERIT DRIVE STE 1000
DALLAS, TX 75251

WATSON WILLIAM B AND ELIZABETH A
1223 SKYLAR DR
ROCKWALL, TX 75032

GULLION H DENNIS & KAY
1224 SKYLAR DR
ROCKWALL, TX 75032

RODRIGUEZ PAUL AND JANAH HAMMOND
1229 SKYLAR DR
ROCKWALL, TX 75032

ZOMER JOHN DAVID
123 TROUT ST
ROCKWALL, TX 75032

GOFF SEAN & STEPHANIE BARNES
1250 BENTON WOODS DRIVE
ROCKWALL, TX 75032

JAY & MALISHA LLC
1260 HERON LAKES CIR
MOBILE, AL 36693

TYRELL ROBERT & KATHY
127 BASS RD
ROCKWALL, TX 75032

HERNANDEZ ERIKA
127 MULBERRY LN
ROCKWALL, TX 75032

HERNANDEZ SESAR M & MARTA P
127 PERCH RD
ROCKWALL, TX 75032

RESIDENT
128 BASS RD
ROCKWALL, TX 75032

OJEDA ELIZABETH RODRIGUEZ
128 ALTHEA RD
ROCKWALL, TX 75032

WHITE DOVE CAPITAL LLC
12953 TRINITY BLVD STE 125
EULESS, TX 76040

RESIDENT
130 PERCH RD
ROCKWALL, TX 75032

RESIDENT
1301 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
1306 SUMMER LEE
ROCKWALL, TX 75032

RESIDENT
131 MULBERRY LN
ROCKWALL, TX 75032

SALAZAR JOSE & MARIA E
132 ALTHEA RD
ROCKWALL, TX 75032

HALL & LEE LAND COMPANY LLC
1320 SUMMER LEE DR
ROCKWALL, TX 75032

WADE CHELSEA L
133 ALTHEA ROAD
ROCKWALL, TX 75032

PALMER CHRIS
135 TROUT ST
ROCKWALL, TX 75032

LOWDENT LLC
1350 SUMMER LEE DR
ROCKWALL, TX 75032

NATIONAL TRANSFER SERVICES, LLC
1360 POST OAK BLVD STE 100 # 16-2
HOUSTON, TX 77056

RESIDENT
139 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
140 TROUT RD
ROCKWALL, TX 75032

ROCKWALL RETAIL CENTER LLC
1401 LAVACA STREET UNIT 42704
AUSTIN, TX 78701

TUTTLE LEON & BILLIE JEAN
1408 DHAKA DR
ROCKWALL, TX 75087

GUZMAN LUIS & YOLANDA
142 ALTHEA RD
ROCKWALL, TX 75032

VASQUEZ THOMAS J AND
LORENA ALVARADO
147 TROUT ST
ROCKWALL, TX 75032

RESIDENT
1489 SHADY GROVE CIR
ROCKWALL, TX 75032

RESIDENT
149 LAKESIDE DR
ROCKWALL, TX 75032

FW 1508 LLC
14951 DALLAS PARKWAY SUITE 400
DALLAS, TX 75254

STOKES AARON
15 KERIMORE COURT
HEATH, TX 75032

DRAKE CARLA DEE & DENNIS HARTLINE
1501 SHADY GROVE CIR
ROCKWALL, TX 75032

WECHES LAND LTD
1505 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
152 ALTHEA RD
ROCKWALL, TX 75032

WILSON FAMILY TRUST
15297 BOHLMAN RD
SARATOGA, CA 95070

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE A
154 TROUT ST
ROCKWALL, TX 75032

KUTI EMMANUEL AND ESE
157 LAKESIDE DRIVE
ROCKWALL, TX 75032

SFR JV-1 2019-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SC ROCKWALL LLC
16 VILLAGE LN STE 250
COLLEYVILLE, TX 76034

TNT INVESTEMENT LIMITED
1606 HIDDEN CREEK DR
ROYSE CITY, TX 75189

RESIDENT
164 ALTHEA RD
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

RESIDENT
165 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
166 TROUT RD
ROCKWALL, TX 75032

BALLARD STEVE & ANNABETH
17 SHADYDALE LANE
ROCKWALL, TX 75032

YU JINWEN
1701 PAYNE ST APT 2006
DALLAS, TX 75201

ARISTA OFFICE LP
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

RESIDENT
174 TROUT DR
ROCKWALL, TX 75032

ESPINOSA DAVID AND ERIN
174 LAKESIDE DR
ROCKWALL, TX 75032

LEMMOND BRENTON
175 E INTERSTATE 30
GARLAND, TX 75043

MCCREARY LARRY &
SHIRLEY WINGO
176 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
177 ALTHEA RD
ROCKWALL, TX 75032

MAKARA MICHAEL AND LYNN
179 LAKESIDE DR
ROCKWALL, TX 75032

CROCHERON AVENUE LLC
18 BEVERLY ROAD
DOUGLASTON, NY 11363

RESIDENT
182 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
188 ALTHEA RD
ROCKWALL, TX 75032

PARIS BRIAN I AND LINDSEY
189 LAKESIDE DR
ROCKWALL, TX 75032

DOSKOCIL PATRICK AND GLINDA
19 SHADYDALE LN
ROCKWALL, TX 75032

FAEC HOLDINGS (ROCKWALL) LLC
C/O HCP INC
1920 MAIN ST SUITE 1200
IRVINE, CA 92614

RAMIREZ EDDIE RAFAEL & CASSANDRA GAYLE
194 LAKESIDE DR
ROCKWALL, TX 75032

BROWN WALTER R & MARJORIE C
196 WILLOW OAK WAY
PALM COAST, FL 32137

RESIDENT
199 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
199 LAKESIDE DR
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE
2 SHADYDALE LANE
ROCKWALL, TX 75032

MASSEY WAYNE O ETUX
200 MAPLERIDGE DR
ROCKWALL, TX 75032

WHITNEY SARDIS LLC
2001 MARCUS AVENUE SUITE N118
LAKE SUCCESS, NY 11042

COMMUNITY BANK OF ROCKWALL
201 E KAUFMAN ST
ROCKWALL, TX 75087

COLLINS MARIANNE R
201 MAPLERIDGE DR
ROCKWALL, TX 75032

REED BRANDON
201 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ST JOSEPH'S RENTALS LLC
2012 BEDFORD RD
BEDFORD, TX 76021

GUO ZHENJING AND
FANRUI MENG
2017 RUMSON DRIVE
ARLINGTON, TX 76006

RESIDENT
202 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
202 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
202 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
203 MAPLERIDGE DR
ROCKWALL, TX 75032

HENDERSON JORDAN
203 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
204 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
204 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
205 MAPLERIDGE DR
ROCKWALL, TX 75032

RODRIGUEZ JOSE L JR
205 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
206 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
206 WINDMILL RIDGE DR
ROCKWALL, TX 75032

LARUE PATRICIA
207 MAPLERIDGE DR
ROCKWALL, TX 75023

MENDOZA-GARCIA FAVIOLA RUBI
207 WINDMILL RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
208 MAPLERIDGE DR
ROCKWALL, TX 75032

CULEBRO EDGAR HAMED AND
CLAUDIA ELVIRA JUAREZ VALDEZ
208 ALTHEA RD

GONZALEZ MARIA A
208 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
209 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
209 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ARCILA MARIA GABRIELA MORALES AND
JOSE R MORALES ANGULO
209 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
21 SHADYDALE LN
ROCKWALL, TX 75032

RODRIGUEZ ALICIA
210 MAPLERIDGE DR
ROCKWALL, TX 75032

NIEMEYER RYAN
210 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
211 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RAMSAY ROSS
211 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
212 MAPLERIDGE DR
ROCKWALL, TX 75032

ROSSMAN CONNIE
212 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HERNANDEZ JOSE
213 MAPLERIDGE DR
ROCKWALL, TX 75032

CLEM CHRISTOPHER AND NANCY AND
HOLLY CLEM
213 WINDMILL RIDGE
ROCKWALL, TX 75032

RESIDENT
214 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
214 WINDMILL RIDGE DR
ROCKWALL, TX 75032

YOUNG DANIEL JOSEPH
214 STANFORD CT
HEATH, TX 75032

PS5 PROPERTIES LLC
2144 CORDERO RD
DEL MAR, CA 92014

MORRIS KATE E
215 MAPLERIDGE DR
ROCKWALL, TX 75032

SMITH JACOB
215 WINDMILL RIDGE
ROCKWALL, TX 75032

RODRIGUEZ SUZANNA
216 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HALL TIMOTHY D & BRENDA K
217 MAPLERIDGE DR
ROCKWALL, TX 75032

TURNER CYNTHIA J
217 WINDMILL RIDGE
ROCKWALL, TX 75032

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

CAMACHO JOEL MEJIA AND
EMMA HERRERA LUNA
218 LAKESIDE DRIVE
ROCKWALL, TX 75032

REYNA FRANCISCO & DOLORES
218 WINDMILL RIDGE DR
ROCKWALL, TX 75032

BROWN REBECCA H &
ELMER E HILL
219 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
220 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
220 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
221 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
222 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
223 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
223 WINDMILL RIDGE DR
ROCKWALL, TX 75032

LUU NGHIA H AND
JULIE THURSTON
224 WINDMILL RIDGE DR
ROCKWALL, TX 75032

TURNER RICHARD D AND JANET L TURNER AND
ANDREW M TURNER
226 ROCKWALL PARKWAY
ROCKWALL, TX 75032

RIPP THOMAS V DR & HAZEL T
2266 LAFAYETTE LNDG
HEATH, TX 75032

YV ROCKWALL REALTY HOLDINGS LLC
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

RESIDENT
228 ROCKWALL PKWY
ROCKWALL, TX 75032

REIMER TROY A & LISA C
23 KESWICK CT
HEATH, TX 75032

HWANG SEUNG RYONG &
EUN SUN KIM HWANG
23 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
230 LAKESIDE DR
ROCKWALL, TX 75032

SHIPMAN KATHLEEN (MERRI)
230 ROCKWALL PKWY
ROCKWALL, TX 75032

DICKINSON JIMMY AND BARBARA
2317 FAIRWAY CIR
ROCKWALL, TX 75032

RESIDENT
232 ALTHEA RD
ROCKWALL, TX 75032

KELLY EDDY DELMAR AND
REX ALLEN KELLY AND RUSSELL GENE KELLY
2324 E I-30
ROYSE CITY, TX 75189

RESIDENT
235 ALTHEA RD
ROCKWALL, TX 75032

B R DALLAS PROPERTIES LLC
23801 CALABASAS RD STE 1036
CALABASAS, CA 91302

LEMUS MIGUEL
2381 FIELDCREST DRIVE
ROCKWALL, TX 75032

WILLIS GEORGE V & KAREN
24 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
242 ALTHEA RD
ROCKWALL, TX 75032

1306 SUMMER LEE LLC
244 HARVEST RIDGE DR
ROCKWALL, TX 75032

SERIES 305 WINTER PARK, A PROTECTED SERIES
WITHIN
DFRW INVESTMENT HOLDING LLC
2443 FILLMORE ST #380-3288
SAN FRANCISCO, CA 94115

TOVAR LUISIHNO
245 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
2450 HORIZON RD
ROCKWALL, TX 75032

SIDNEY S NOE REVOCABLE TRUST
SIDNEY S NOE- TRUSTEE
2497 ASHBURY CIRCLE
CAPE CORAL, FL 33991

SNIDER VICTOR BRUCE & JUDY LYNNE
25 SHADY DALE LN
ROCKWALL, TX 75032

ASTUMIAN SARA LYNN
250 COUNTY ROAD 2504
MINEOLA, TX 75773

RESIDENT
2500 SUMMER LEE DR
ROCKWALL, TX 75032

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

NEW BLB CORPORATION
2501 HORIZON RD
ROCKWALL, TX 75032

CONFIDENTIAL
25014 KIOWA CRK
SAN ANTONIO, TX 78255

RESIDENT
252 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
2525 HORIZON RD
ROCKWALL, TX 75032

C M GUIDRY REVOCABLE TRUST
CHRISTOPHER MARK GUIDRY- TRUSTEE
2540 WINCREST DRIVE
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

RESIDENT
2581 HORIZON RD
ROCKWALL, TX 75032

SUDELA THOMAS S AND KAREN C
26 SHADY DALE LN
ROCKWALL, TX 75032

HIMMELREICH STEVEN D & NANCY L
2620 WHITE RD
ROCKWALL, TX 75032

RESIDENT
264 ALTHEA RD
ROCKWALL, TX 75032

DUHON CRAIG R & DONNA L
2640 WHITE RD
ROCKWALL, TX 75032

RESIDENT
265 ALTHEA RD
ROCKWALL, TX 75032

PARVIN RHONDA
27 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
2700 SUMMER LEE
ROCKWALL, TX 75032

TRAN JAY
2701 CEDAR COURT
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

HERRIAGE JENNIFER RANEY & TIMOTHY
2701 WHISPERING OAKS
ROCKWALL, TX 75087

MUMPHREY SCHEDRICK RANDTEZ AND
MELODY HOSKINS
2702 FOXCHASE LANE
ROCKWALL, TX 75032

ESTES JACK D & DELORES E
2703 CEDAR CT
ROCKWALL, TX 75032

HOWELL BRIAN AND KATHRYN
2704 FOXCHASE LN
ROCKWALL, TX 75032

DANZEISEN AMANDA WEST & LLOYD ROSS
2705 CEDAR CT
ROCKWALL, TX 75032

NIXON KENNETH G & MARY H
2707 CEDAR CT
ROCKWALL, TX 75032

ALBRECHT LAWRENCE & LINDA
2709 CEDAR CT
ROCKWALL, TX 75032

VENTAS AH ROCKWALL LLC
27101 PUERTA REAL, SUITE 450
MISSION VIEJO, CA 92691

LUO JIAN AND KUN
2711 CEDAR CT
ROCKWALL, TX 75032

ARMSTRONG MARY B
2713 CEDAR CT
ROCKWALL, TX 75032

KRUSZ WILLIAM C & EVELYN KAY
2715 CEDAR CT
ROCKWALL, TX 75032

WEINTRAUB DONALD AND KATHLEEN
28 SHADY DALE LANE
ROCKWALL, TX 75032

RESIDENT
2805 HORIZON RD
ROCKWALL, TX 75032

TAGGART MICHAEL AND KELLY
2843 MIRA VISTA LN
ROCKWALL, TX 75032

RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2855 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2861 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

HUFFMAN JAMES D & STEPHANIE L
29 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

TOVAR LAURA
2916 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
2918 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2931 RIDGE RD
ROCKWALL, TX 75032

BAKER DON
2931 RIDGE RD STE 101-220
ROCKWALL, TX 75032

RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2945 LAGO VISTA LN
ROCKWALL, TX 75032

PRINCE BARRY J
2945 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

STOKES LEVIN E & MISUZU
2951 RISING TIDE DR
FRISCO, TX 75034

PATEL HIMANSHU S AND NIKITA H
2952 OAK DR
ROCKWALL, TX 75032

STORBAKKEN JESSICA & NICHOLAS
2953 LAGO VISTA LANE
ROCKWALL, TX 75032

CONFIDENTIAL
2954 OAK DR
ROCKWALL, TX 75032

WHISMAN RAYMOND V & KATHY M
2956 LAGO VISTA LANE
ROCKWALL, TX 75032

BRELAND JUNIOR L & SERENIAH K
2956 OAK DR
ROCKWALL, TX 75032

JORDAN WILLIAM
2958 OAK DR
ROCKWALL, TX 75032

BURBULYS PAUL D
2959 OAK DR
ROCKWALL, TX 75032

FRIZZELL BARBARA
2960 OAK DRIVE
ROCKWALL, TX 75032

CROSSLAND RAY WALKER & STACY WORSHAM
2961 HUNTERS GLN N
ROCKWALL, TX 75032

LAMBOURNE STEPHEN C & KELLY J
2961 OAK DR
ROCKWALL, TX 75032

POWELL TIMOTHY J AND BARBARA TURNER POWELL
2962 HUNTERS GLEN N
ROCKWALL, TX 75032

KEVIN T MONK AND LISA M MONK REVOCABLE LIVING TRUST
KEVIN T AND LISA M MONK TRUSTEES
2962 OAK DR
ROCKWALL, TX 75032

SERCY NORMAN W & MARSHA M
2963 LAGO VISTA LN
ROCKWALL, TX 75032

WOOD DANNY A & CHERYL
2963 OAK DR
ROCKWALL, TX 75032

RESIDENT
2969 N HUNTERS GLEN
ROCKWALL, TX 75032

RESIDENT
2970 HORIZON RD
ROCKWALL, TX 75032

BEKKA MUSTAPHA & JACQUELINE A
2970 N HUNTERS GLEN
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E
2970 OAK DR
ROCKWALL, TX 75032

LANE RICHARD ALLAN
2971 OAK DRIVE
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G
2972 OAK DR
ROCKWALL, TX 75032

BOURQUIN LAUREN
2973 OAK DRIVE
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST
JACK E AND HELEN R BOWERMAN TRUSTEES
2974 OAK DR
ROCKWALL, TX 75032

CHANCELLOR CINDY R
2975 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

EVANS JENNIFER BEARD
2975 OAK DR
ROCKWALL, TX 75032

MORGAN DALE S & KAY C
2976 HUNTERS GLN N
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C
2976 OAK DR
ROCKWALL, TX 75032

KARLEN FRANK W & CHANDRA J
2977 OAK DR
ROCKWALL, TX 75032

FOSTER DONNA JO
2978 OAK DRIVE
ROCKWALL, TX 75032

SEXTON CHRISTOPHER
2979 OAK DR
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA
2980 OAK DR
ROCKWALL, TX 75032

DUNAWAY STEVEN FRANKLIN
2981 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

CONFIDENTIAL OWNER
2981 OAK DRIVE
ROCKWALL, TX 75032

RESIDENT
2982 OAK DR
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON COLEMAN
2983 OAK DR
ROCKWALL, TX 75032

BLACK SHERYL NKA SHERYL L COMPTON AND WILLIAM D COMPTON
2984 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K
2985 OAK DR
ROCKWALL, TX 75032

ANDERSON WILLIAM D & KRISTIN R
2987 HUNTERS GLN N
ROCKWALL, TX 75032

HENDRICKS MILLIE E
2990 HUNTERS GLEN
ROCKWALL, TX 75032

CONNET STEPHEN R AND DONNA JEAN
2990 OAK DRIVE
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J
2993 OAK DR
ROCKWALL, TX 75032

RESIDENT
2994 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
2995 HORIZON RD
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R
2996 HUNTERS GLN N
ROCKWALL, TX 75032

BORGES DEAN A AND VALARIE D
2998 OAK DRIVE
ROCKWALL, TX 75032

COUGHLIN BRIAN & KAREN
2999 OAK DR
ROCKWALL, TX 75032

MITCHELL RYAN PATTON & AMANDA NICOLE
3 SHADYDALE LANE
ROCKWALL, TX 75032

BESS JULIE M AND JOHN HAGAMAN
30 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
3000 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
3001 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3003 HORIZON RD
ROCKWALL, TX 75032

OUR SAVIOR EVANGELIC LUTHERAN CHURCH OF ROCKWALL
C/O E H CONSTION
3003 HORIZON
ROCKWALL, TX 75032

HOYA CHARLOTTE G
3006 OAK DR
ROCKWALL, TX 75032

RESIDENT
3007 OAK DR
ROCKWALL, TX 75032

EEEM ENTERPRISES LLC
3009 N SPRING CT
GARLAND, TX 75044

FAULKNER SCOTT
301 WINTER PARK
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

JBE RIDGE LLC
3012 RIDGE RD STE 204
ROCKWALL, TX 75032

JBE RIDGE LLC
3012 RIDGE RD STE 204
ROCKWALL, TX 75032

RESIDENT
3013 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3014 RIDGE RD
ROCKWALL, TX 75032

GROSS STEPHEN R & MICHELLE L
3014 OAK DR
ROCKWALL, TX 75032

RESIDENT
3015 OAK DR
ROCKWALL, TX 75032

RESIDENT
3016 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3020 RIDGE RD
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

CONFIDENTIAL
3021 RIDGE RD DR #198
ROCKWALL, TX 75032

RIDGE ROAD PROPERTIES LLC
3021 RIDGE RD PMB 144
ROCKWALL, TX 75032

OSBORN DAVID R & DELL A
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA
3021 RIDGE RD SUITE A-66
ROCKWALL, TX 75032

FOLKS ARCHIE PATRICK & JANETTE E
3022 OAK DR
ROCKWALL, TX 75032

PETROCELLY JUNE LIVING TRUST
JUNE PETROCELLY TRUSTEE
3023 OAK DRIVE
ROCKWALL, TX 75087

COOKS LESTER L
3026 ANDREW DR
FARMERSVILLE, TX 75442

WHEELER KEITH P AND TINA KAREN MCMILLAN
303 FEATHERSTONE
ROCKWALL, TX 75087

2024 G S SLOAN REVOCABLE TRUST
GARY DEAN & STEPHANIE ANN SLOAN - TRUSTEE
3030 OAK DR
ROCKWALL, TX 75032

CLARK ROGER AND VICKIE LYNN
3033 OAK DRIVE
ROCKWALL, TX 75032

RESIDENT
3035 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
305 WINTER PARK
ROCKWALL, TX 75032

RESIDENT
3060 RIDGE RD
ROCKWALL, TX 75032

BARTELL RICKY J
307 ROCKBROOK DR
ROCKWALL, TX 75087

BARTELL RICKY J
307 ROCKBROOK DR
ROCKWALL, TX 75087

RESIDENT
3085 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
309 WINTER PARK
ROCKWALL, TX 75032

HORIZON RIDGE PROFFESSIONAL CNTR LTD
309 ROOKERY CT
MARCO ISLAND, FL 34145

GILLEAN AND POTTER REAL ESTATE LLC
3090 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3100 RIDGE RD
ROCKWALL, TX 75032

VEAL JEREMY
3101 BOURBON ST
ROCKWALL, TX 75032

PATTERSON BRANDY & RYAN LOCKWOOD
3103 BOURBON STREET CIR
ROCKWALL, TX 75032

BELL WILLIAM B AND KRISTA D
3104 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

LYNN KELSIE
3105 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

LIEBSCH MICHAEL JR
3107 BOURBON STREET CIR
ROCKWALL, TX 75032

NANCE CARLTON ERIC & RHONDA D
3107 OAK DR
ROCKWALL, TX 75032

GREEN DAVID D JR AND JESSICA L
3108 BOURBON STREET CIR
ROCKWALL, TX 75032

BOWERS DENNIS & COLLEEN
3108 OAK DR
ROCKWALL, TX 75032

SORRELL PATRICIA A AND
MARK ANDREWS
3109 BOURBON STREET CIR
ROCKWALL, TX 75032

LONG SHAWN
3110 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
3111 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3112 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3113 BOURBON ST. CIR
ROCKWALL, TX 75032

RESIDENT
3114 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3115 RIDGE RD
ROCKWALL, TX 75032

BILLY AND VICKIE COLEMAN REVOCABLE TRUST
BILLY C COLEMAN AND VICKIE D COLEMAN - TRUSTEES
3115 BOURBON ST CIR
ROCKWALL, TX 75032

MCMAHON SANDRA
3115 OAK DR
ROCKWALL, TX 75032

BEVAN MARILYN
3116 OAK DR
ROCKWALL, TX 75032

ANDERSON CLAUDIA
3117 BOURBON STREET CIR
ROCKWALL, TX 75032

KELBERT ERIC R
3119 BOURBON STREET CIR
ROCKWALL, TX 75032

IMAN SUE ROFFEE LIVING TRUST
IMAN SUE ROFFEE AND JOSEPH MICHAEL AL-KIRWI
3121 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
3123 BOURBON ST CIR
ROCKWALL, TX 75032

KUBIAK NICHOLAS E AND JENNIFER L
3123 OAK DR
ROCKWALL, TX 75032

CHILDRESS SHERRY L
3124 OAK DR
ROCKWALL, TX 75032

RESIDENT
3125 RIDGE RD
ROCKWALL, TX 75032

YORK MICHELLE
3125 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

SLAUGHTER CATHY
3127 BOURBON STREET CIR
ROCKWALL, TX 75032

HOUSE CHRISTOPHER W
3129 BOURBON STREET CIR
ROCKWALL, TX 75032

MORTON JONNA
313 ROCKBROOK
ROCKWALL, TX 75087

MILLS JASON E & SARAH C
313 WINTER PARK
ROCKWALL, TX 75032

HOVAGUIMIAN MICHAEL GREGORY AND LARA
3131 BOURBON ST CR
ROCKWALL, TX 75032

MISHLER JEREMY & CHRISTI
3131 OAK DR
ROCKWALL, TX 75032

HALL KEVIN A & MICHELLE D
3133 BOURBON STREET CIR
ROCKWALL, TX 75032

MANNO SHARON &
PAUL FULLINGTON
3134 OAK DR
ROCKWALL, TX 75032

RESIDENT
3136 HORIZON RD
ROCKWALL, TX 75032

DODSON GERELDENE
3139 OAK DR
ROCKWALL, TX 75032

RESIDENT
3140 HORIZON RD
ROCKWALL, TX 75032

GARZA ERIC ISAAC AND KARINA RUBIO
3140 BOURBON STREET CIR
ROCKWALL, TX 75032

CROWELL SHANNON P
3142 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

HOWARD WILLIAM ARTHUR AND DEBORAH
3144 BOURBON STREET CIR
ROCKWALL, TX 75032

DICKINSON JONATHAN PAUL & THERESA MICHELLE
3144 OAK DRIVE
ROCKWALL, TX 75032

SALITURE CODY AND BRITTANY
3146 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

STANLEY RONALD ALAN & JENNIFER J
3147 OAK DR
ROCKWALL, TX 75032

RESIDENT
3150 HORIZON RD
ROCKWALL, TX 75032

LEVINE ERIC HARRIS & MARIO MONZON CUELLAR
3155 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

HOWELL RANDALL R & DANA L
3155 OAK DR
ROCKWALL, TX 75032

DIESSONGO THIERRY AND
MARIAME DIESSONGO
3163 OAK DR
ROCKWALL, TX 75032

RESIDENT
3164 HORIZON RD
ROCKWALL, TX 75032

BELL CAROLYN
317 WINTER PARK
ROCKWALL, TX 75032

PIKE MARTIN E & JANET L
3171 OAK DRIVE
ROCKWALL, TX 75032

WEICHEL JAMES D & KRISTEN E
3182 OAK DR
ROCKWALL, TX 75032

RESIDENT
3185 S RIDGE RD
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH
3187 RIDGE RD
ROCKWALL, TX 75032

BALLI NOE III & LYNN E
3190 OAK DR
ROCKWALL, TX 75032

CULLISON LLOYD AND REBECCA
3198 OAK DR
ROCKWALL, TX 75032

KASIRI SAHBA AND SARA SADEGHI
32 SHADY DALE LN
ROCKWALL, TX 75032

JANKE JOEL & HALEY BETHEL
3200 OAK DR
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J
3201 RIDGE RD
ROCKWALL, TX 75032

SWAGERTY TOMMY & DEBORAH K HARGROVE
321 WINTER PARK
ROCKWALL, TX 75032

KIYA ENTERPRISES INC OF ROCKWALL
3312 HAYLEY COURT
RICHARDSON, TX 75082

SOUTHTRUST BANK
C/O WELLS FARGO
333 MARKET ST 10TH FLOOR 10TH
FLMACA0109-101
SAN FRANCISCO, CA 94105

TINDALL CINDY P
34 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
3520 HORIZON
ROCKWALL, TX 75032

DRIBBEN FAMILY TRUST
RONALD MARTIN DRIBBEN AND DOLLY MARNA
DRIBBEN- COTRUSTEES
357 MARIAH BAY DR
HEATH, TX 75032

HAYWOOD CHARLES E AND LISA K
36 IONA DRIVE RD3 TAURANGA
NEW ZEALAND 3173,

WATSON BRANDON AND VALERIE
36 SHADY DALE LN
ROCKWALL, TX 75032

PARKER SLURPEE 2 LLC
3600 POTOMAC AVENUE
HIGHLAND PARK, TX 75205

RESIDENT
3615 FM3097
ROCKWALL, TX 75032

RESIDENT
3775 FM3097
ROCKWALL, TX 75032

RESIDENT
38 SHADYDALE LN
ROCKWALL, TX 75032

MMAC 300 ROCKWALL TX LLC
C/O MONTECITO MEDICAL REAL ESTATE, ATTN
BRIAN MAAS
3807 CLEGHORN AVENUE SUITE 903
NASHVILLE, TN 37215

RESIDENT
3835 FM3097
ROCKWALL, TX 75032

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

RESIDENT
3885 FM3097
ROCKWALL, TX 75032

KELLY REX ALLEN
3919 BETTY ST
ROCKWALL, TX 75087

RHUDY FAMILY REVOCABLE LIVING TRUST
RHUDY THOMAS RICHARD AND LAURA MARIE-
TRUSTEES
3923 POSTRIDGE TRAIL
MELBOURNE, FL 32934

RESIDENT
3935 FM3097
ROCKWALL, TX 75032

KELBERT ERIC R
3939 E ALLIN ST UNIT 322
LONG BEACH, CA 90803

RESIDENT
3985 FM3097
ROCKWALL, TX 75032

TASSET AUSTIN & KENNEDY
4 SHADY DALE LANE
ROCKWALL, TX 75032

JETER PATRICK ALAN AND NATALIE F
40 SHADY DALE LANE
ROCKWALL, TX 75032

KRUGER KARIN
400 CHAPARRAL LN
ROCKWALL, TX 75032

NERITA LLC
4001 MCEWEN RD SUITE 408
FARMERS BRANCH, TX 75244

RESIDENT
4065 FM3097
ROCKWALL, TX 75032

CASTILLO SILVIA
4125 FM 3097
ROCKWALL, TX 75032

RESIDENT
4175 FM3097
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY
42 SHADY DALE LANE
ROCKWALL, TX 75032

RESIDENT
4215 FM3097
ROCKWALL, TX 75032

RESIDENT
4275 FM3097
ROCKWALL, TX 75032

RESIDENT
4325 FM3097
ROCKWALL, TX 75032

RESIDENT
4375 FM3097
ROCKWALL, TX 75032

BREWER ELIZABETH CAITLIN AND
NICOLAS LUKASHEVICH
44 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
4425 FM3097
ROCKWALL, TX 75032

LAKESIDE SURGERY LAND HOLDINGS LLC
4450 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
4475 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
4485 HORIZON RD
ROCKWALL, TX 75032

HERNANDEZ ANDRES & MISTY
4550 STEEPLE CHASE LN
ROCKWALL, TX 75032

HARRIS GERALD T & SHERRI K
4558 STEEPLE CHASE LN
ROCKWALL, TX 75032

KIRK MARGIE
4566 STEEPLE CHASE LN
ROCKWALL, TX 75032

KEITH LARRY J & CAROLYN K
4574 STEEPLE CHASE LN
ROCKWALL, TX 75032

GAGNON STEVEN C ETUX SUZANNE
459 WINDING RIDGE LN
ROCKWALL, TX 75032

HARGETT STEPHEN WAYNE
46 SHADYDALE LN
ROCKWALL TX, 75032

ARNDT GARY & DIANNE
4608 STEEPLE CHASE LN
ROCKWALL, TX 75032

POWELL ALEAH D
4609 STEEPLE CHASE LN
ROCKWALL, TX 75032

BRANNING BARRY S & LINDA R
4616 STEEPLE CHASE LN
ROCKWALL, TX 75032

RESIDENT
4617 STEEPLE CHASE LN
ROCKWALL, TX 75032

WATSON MATTHEW WAYNE
4625 STEEPLE CHASE
ROCKWALL, TX 75087

KHODAPARAST RAHIM & ROYA
4630 PARKWOOD DR
ROCKWALL, TX 75087

VEST DONALD R
4633 PARKWOOD DR
ROCKWALL, TX 75032

FLORANCE WILLIAM C & KATHRYN E
4633 STEEPLE CHASE LANE
ROCKWALL, TX 75032

CARNEVALE EDWARD A JR AND PAMELA D
4648 PARKWOOD DRIVE
ROCKWALL, TX 75032

LEONARD N AND LINDA L SPINELLI TRUST
LEONARD N AND LINDA L SPINELLI- TRUSTEES
4648 STEEPLE CHASE
ROCKWALL, TX 75032

RESIDENT
4649 PARKWOOD DR
ROCKWALL, TX 75032

FREEMAN DENWARD LEE & ELIZABETH ANN
4660 GREENBRIAR CT
ROCKWALL, TX 75032

KUBIN CHRISTOPHER J AND ABIGAIL
4670 PARKWOOD DR
ROCKWALL, TX 75032

LIGHT LEIGH ANN AND JEFF
4671 GREENBRIAR CT
ROCKWALL, TX 75032

ZEHR JACK L & EDITH L
4671 PARKWOOD DR
ROCKWALL, TX 75032

MONGER JUSTIN C AND EVA
4684 GREENBRIAR CT
ROCKWALL, TX 75032

HAIN MARGARET GUNTHER AND
STEPHANIE HAIN TORRES
4685 GREENBRIAR CT
HEATH, TX 75032

RICHARDSON JIM & CAROL
4690 PARKWOOD DR
ROCKWALL, TX 75032

PARENT RICHARD DAVID & MARIE L
4691 PARKWOOD DR
ROCKWALL, TX 75032

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

PAUL AMANDA K & SEAN K
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

PARKS TODD L AND RHONDA DENISE
4704 GREENBRIAR CT
ROCKWALL, TX 75032

ENOCH PRESTON
4705 GREENBRIAR CIR
ROCKWALL, TX 75032

CARPENTER CRAIG S & EVE E
4710 PARKWOOD DR
ROCKWALL, TX 75032

WOLOV MATTHEW BLAKE & KRISTINA MARIE,
TRUSTEES
MATTHEW & KRISTINA WOLOV LIVING TRUST
4710 PIN OAKS CIR
ROCKWALL, TX 75032

BRACE CALVIN & CAROLYN
4710 STEEPLE CHASE LN
ROCKWALL, TX 75032

COLONNA DANIEL AND SANDRA
4711 PARKWOOD DR
ROCKWALL, TX 75032

WILLIAMS FAMILY LIVING TRUST
4718 STEEPLE CHASE LN
ROCKWALL, TX 75032

RESIDENT
4725 BENTON CT
ROCKWALL, TX 75032

RESIDENT
4726 STEEPLE CHASE LN
ROCKWALL, TX 75032

BELZOWSKI JOSEPH II & LAURA
4734 STEEPLECHASE LN
ROCKWALL, TX 75032

HARRIS JUANITA AND JUREL F SMITH JR
4740 PARKWOOD DR
ROCKWALL, TX 75032

HUGHES THOMAS DANIEL AND MADISON
ELIZABETH
4741 PARKWOOD DRIVE
ROCKWALL, TX 75032

JENNINGS CHARLES R & NITA MARIE
4741 SECRET CV
ROCKWALL, TX 75032

DORINSKI FAMILY LIVING TRUST
DAVID ALLEN DORINSKI AND TAMMY LYNN
DORINSKI - CO-TRUSTEES
4745 SECRET COVE LN
ROCKWALL, TX 75032

LULE STEVEN & LEANNA
4748 SECRET CV
ROCKWALL, TX 75032

JOHNSON SCOTT BRADLEY & JULIE
4749 SECRET CV
ROCKWALL, TX 75032

WALLER BENJAMIN E IV
4752 SECRET CV
ROCKWALL, TX 75032

MILLS MICHAEL D & MINA R MILLS
4754 PARKWOOD DR
ROCKWALL, TX 75032

YOUNES ERIC A & CECILEE M
4755 PARKWOOD DR
ROCKWALL, TX 75032

CHRYSSICAS NICOLE AND JOHN
4756 SECRET CV
ROCKWALL, TX 75032

WADE KENNETH M & DEBRA L
4760 SECRET COVE
ROCKWALL, TX 75032

MCVANEY JEFFREY AND MORGAN
4761 SECRET COVE
ROCKWALL, TX 75032

DAVIS JAMES B AND JULIE A
4764 SECRET COVE
ROCKWALL, TX 75032

BENNINGFIELD WILLIAM D
4765 SECRET CV
HEATH, TX 75032

LONG JOY
4768 PARKWOOD DR
ROCKWALL, TX 75032

GALLOWAY JONATHAN
4768 SECRET COVE
ROCKWALL, TX 75032

MEEK CHARMA
4769 SECRET CV
ROCKWALL, TX 75032

BRITT PAUL D AND HOLLY
4772 SECRET CV
ROCKWALL, TX 75474

THOMAS SIMI JOJI AND JOJIMON
4773 SECRET COVE
ROCKWALL, TX 75032

WATERS JOHN TAYLOR AND
DAVID JOSHUA REYES
4776 SECRET COVE
ROCKWALL, TX 75032

MASTROGIANNOPOULOS EMMANUEL AND
RUBY
4777 SECRET COVE
ROCKWALL, TX 75032

LEE LARRY EDWARD
4780 SECRET COVE
ROCKWALL, TX 75032

JOHNSON MATTHEW
4781 SECRET COVE
ROCKWALL, TX 75032

FIELDING JEREMY & LAURA S
4784 SECRET COVE LN
ROCKWALL, TX 75032

FOLZ GILBERT FRANK JR & MARY TERESA
4785 SECRET CV
ROCKWALL, TX 75032

BELL ADAM & JANETTE
4788 SECRET COVE LANE
ROCKWALL, TX 75032

MITCHELL CHARLES F AND PATSY
4789 SECRET COVE
ROCKWALL, TX 75032

SARAZEN RAECHELLA AND JOHN
4792 SECRET COVE
ROCKWALL, TX 75032

RESIDENT
4793 SECRET COVE LN
ROCKWALL, TX 75032

SMITH HUGH CLARK AND NATALIE ANN
4796 SECRET COVE LANE
ROCKWALL, TX 75032

ROTE MATTHEW J AND LAURA WRIGHT
4797 SECRET COVE
ROCKWALL, TX 75032

HANSON TYLER & SUMMER HANSON
48 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
4850 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
4920 HORIZON RD
ROCKWALL, TX 75032

VANDERGRIFFT IRA E & MARY L
4975 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
5 SHADYDALE LN
ROCKWALL, TX 75032

BLPT LLC
5 BROCKFIELD CT
HEATH, TX 75032

C. REAL ESTATE, LLC
5 TERRABELLA LANE
HEATH, TX 75032

AJ SQUARED LLC
5 TERRABELLA LN
HEATH, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

ARMM ASSET COMPANY 2, LLC
5001 PLAZA ON THE LK STE 200
AUSTIN, TX 78746

WEBSTER DAVID L
501 E OLD GREENVILLE RD
ROYSE CITY, TX 75189

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

KENYON REAL PROPERTY LLC
5093 TEN OAKS RD
CLARKSVILLE, MD 21029

BUCHANAN DANIEL K AND MINDY M
510 CHAPS DR
HEATH, TX 75032

HONEYCUTT WELDON & LINDA
5102 YACHT CLUB DR
ROCKWALL, TX 75032

BOUGHTON JANENE
MARK STUERTZ
5104 YACHT CLUB DR
ROCKWALL, TX 75032

SOUTHAM THOMAS & MELISSA
5106 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5108 YACHT CLUB DR
ROCKWALL, TX 75032

LOPEZ RICARDO C
519 E I 30 #306
ROCKWALL, TX 75087

RESIDENT
52 SHADYDALE LN
ROCKWALL, TX 75032

THOMAS JERRY & MARSHA
5202 YACHT CLUB DR
ROCKWALL, TX 75032

MERKEL STEPHANIE L
5204 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5206 YACHT CLUB DR
ROCKWALL, TX 75032

METRY GREGORY K
5208 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5242 MEDICAL DR
ROCKWALL, TX 75032

RESIDENT
5250 MEDICAL DR
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J
5302 YACHT CLUB DR
ROCKWALL, TX 75032

NORTON JO ANN
5303 YACHT CLUB DR
ROCKWALL, TX 75032

RANSOM DEBRA POOVEY
5304 YACHT CLUB DR
ROCKWALL, TX 75032

MARTIN CAREN
5305 YACHT CLUB DR
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S
5306 YACHT CLUB DR
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE
5308 YACHT CLUB DR.
ROCKWALL, TX 75033

RESIDENT
5335 FM3097
ROCKWALL, TX 75032

LEATHERS TIMOTHY
5335 COUNTY ROAD 597
FARMERSVILLE, TX 75442

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

RESIDENT
5399 FM3097
ROCKWALL, TX 75032

RESIDENT
54 SHADY DALE LN
ROCKWALL, TX 75032

FEKADU HENOK
5402 ONSET BAY DR
ROWLETT, TX 75089

ODOM JOSHUA D-WAYNE AND LACEY
ALEXANDRA
5402 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

HASTINGS CLAIMS SERVICE INC
5532 HUFFINES BLVD
ROYSE CITY, TX 75189

MATTHEWS GERALD W & DONNA C
5550 HORIZON RD
ROCKWALL, TX 75032

M & M ROCKWALL PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

STEGER TOWNE CROSSING LP
580 DECKER DR STE 203
IRVING, TX 75062

STEGER TOWNE CROSSING II LP
580 DECKER DR STE 203
IRVING, TX 75062

SPT IVEY ROCKWALL MOB II LLC
C/O STARWOOD PROPERTY TRUST INC
591 WEST PUTNAM AVENUE
GREENWICH, CT 6830

SPT IVEY ROCKWALL MOB LLC
C/O STARWOOD PROPERTY TRUST INC
591 WEST PUTNAM AVENUE
GREENWICH, CT 6830

CARTER SHARON R
BLANKENSHIP DON L & AUDREY LIFE ESTATE
6 SHADY DALE LN
ROCKWALL, TX 75032

28 PLAZA LTD
601 KILLARNEY
RICHARDSON, TX 75201

BALDERAS VICTORIO AND
SUSAN GAMEZ
602 LAWRENCE
HEATH, TX 75032

CHEN XIANSONG
609 BELLHAVEN DR
ALLEN, TX 75013

ROCKWALL REGIONAL HOSPITAL LLP
612 E LAMAR BLVD STE 100
ARLINGTON, TX 76011

ROCKWALL REGIONAL HOSPITAL LLP
612 E LAMAR BLVD STE 100
ARLINGTON, TX 76011

BAILEY BLAKE C & LAINE E
613 DOVE HILL CIRCLE
HEATH, TX 75032

RIDGE ROAD REAL ESTATE LLC
6245 RYEWORTH DR
FRISCO, TX 75035

AKP REALTY-DALROCK LLC
6411 ORCHID LN
DALLAS, TX 75230

SAUDER WILLIAM MICHAEL TRAN
646 FREED DR
ROCKWALL, TX 75087

LEAL ROLAND RYAN AND ERIN TAYLOR
654 SHARPLEY
FATE, TX 75087

EMERIROCK LLC
DBA EMERITUS SENIOR LIVING
6737 W WASHINGTON ST STE 2300
MILWAUKEE, WI 53214

RESIDENT
7 SHADYDALE LN
ROCKWALL, TX 75032

RESIDENT
7 SHADYDALE LN
ROCKWALL, TX 75032

CASTRO RENE AND BETSY
700 WINDSONG LN
ROCKWALL, TX 75032

DOTSON DANIEL A & KARA
704 WINDSONG LANE
ROCKWALL, TX 75032

R. C. AND I. K. ANDERSON LIVING TRUST
R.C. AND INA KAY ANDERSON
708 WINDSONG LANE
ROCKWALL, TX 75032

ADAMS RAYMOND J JR & CINDI F
712 WINDSONG LN
ROCKWALL, TX 75032

BIG H REVOCABLE TRUST
JOHN S HOHENSHELT & KELLI JENKINS
HOHENSHELT - CO-TRUSTEES
716 WINDSONG LN
ROCKWALL, TX 75032

MANN DAVID & EVELYN
717 WINDSONG LANE
ROCKWALL, TX 75032

ROELOFS ALBERT & KAREN K
720 WINDSONG LN
ROCKWALL, TX 75032

DAVIS BENJAMIN C & TRACY R
721 WINDSONG LN
ROCKWALL, TX 75032

AYRES DAVID L AND ELAINE F SULLIVAN
724 WINDSONG LN
ROCKWALL, TX 75032

RESIDENT
728 WINDSONG LN
ROCKWALL, TX 75032

PATRICK REGGIE AND BARBARA L
732 WINDSONG LANE
ROCKWALL, TX 75032

VAVRIK LUCIA E & ROBERT A
735 MICAH DR
ROCKWALL, TX 75032

SANDRA J SHURLEFF MARITAL TRUST
SANDRA J SHURLEFF - TRUSTEE
736 WINDSONG LN
ROCKWALL, TX 75032

CHM REAL ESTATE LLC
740 WILFORD WAY
HEATH, TX 75032

MCKNIGHT BYRON M & CAROLINE
740 WINDSONG LN
ROCKWALL, TX 75032

WATSON BARBARA
743 MICAH DR
ROCKWALL, TX 75032

REICHARDT LARRY W & JENNIFER L
743 WINDSONG LN
ROCKWALL, TX 75032

JOSEPH P AGOSTINI AND DEBRA R AGOSTINI
FAMILY TRUST
JOSEPH P AGOSTINI AND DEBRA R AGOSTINI-
COTRUSTEES
744 WINDSONG LANE
ROCKWALL, TX 75032

MEDINA DAVID JR & JERE
747 WINDSONG LANE
ROCKWALL, TX 75032

HILL VAN D & ANNE B
748 WINDSONG LANE
ROCKWALL, TX 75032

RESIDENT
750 RALPH HALL PKWY
ROCKWALL, TX 75032

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

SWART TAGGART TRUST
JAMES STEPHEN SWART AND ANNETTE M
TAGGART CO TRUSTEES
751 MICAH DR
ROCKWALL, TX 75032

KOHAN FERNANDO AND
FLAVIA BELPOLITI
751 WINDSONG LN
ROCKWALL, TX 75032

MATA JAIME & TRINA T
752 WINDSONG LN
ROCKWALL, TX 75032

BENNETT FAMILY LIVING TRUST
WILLIAM THOMAS AND JUDY M BENNETT
TRUSTEES
754 HUNTERS GLN
ROCKWALL, TX 75032

MARKS DONALD W
PAMELA A MARKS
755 HUNTERS GLN
ROCKWALL, TX 75032

KEYES JOANN
755 WINDSONG LN
ROCKWALL, TX 75087

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
7557 RAMBLER ROAD, SUITE 980
DALLAS, TX 75231

ROCK SOUTH INVESTMENTS LTD. A TEXAS
LIMITED PARTNERSHIP
756 RIDGE HOLLOW RD
ROCKWALL, TX 75032

SCHWERTNER RAY AND SHEILA
756 WINDSONG LANE
ROCKWALL, TX 75032

BROWN TOMMY & AMANDA
757 VENUS CT
ROCKWALL, TX 75032

ALFINITO JOSEPH J & KAREN D
759 WINDSONG LN
ROCKWALL, TX 75032

RESIDENT
760 RALPH HALL
ROCKWALL, TX 75032

WASHBURN COBY J & MARCA M
760 VENUS COURT
ROCKWALL, TX 75032

MAXWELL CARL T & LISA G
760 WINDSONG LANE
ROCKWALL, TX 75032

SAVAGE CLIFFORD & JEANA
761 HUNTERS GLN
ROCKWALL, TX 75032

KUEHL FAMILY LIVING TRUST
LESLIE L KUEHL AND SUSAN B KUEHL- TRUSTEES
762 HUNTERS GLEN
ROCKWALL, TX 75032

GILLIGAN JASON & KIM
763 WINDSONG LANE
ROCKWALL, TX 75032

CROSS MARK F AND LORI E
764 WINDSONG LANE
ROCKWALL, TX 75032

LEVINTON ETHAN AND HALEY
765 VENUS COURT
ROCKWALL, TX 75032

JENKINS SHEILA KAREN REVOCABLE LIVING
TRUST
SHEILA KAREN JENKINS TRUSTEE
767 HUNTERS GLEN
ROCKWALL, TX 75032

HOGGAN JARED M & ELISE D
767 WINDSONG LN
ROCKWALL, TX 75032

KEMP KENNETH W & BARBARA J
768 VENUS CT
ROCKWALL, TX 75032

CUNNINGHAM RONNIE & NANCY
768 WINDSONG LANE
ROCKWALL, TX 75032

BROWN SANDRA MARIE
770 HUNTERS GLEN
ROCKWALL, TX 75032

GADSDEN CURTIS & MARSHA
771 HUNTERS GLN
ROCKWALL, TX 75032

FISHER DANA
771 WINDSONG LANE
ROCKWALL, TX 75032

PIRRONE GEORGE & LISA
772 WINDSONG LANE
ROCKWALL, TX 75032

NOWAKOWSKI RICHARD T AND DEBORAH T
775 HUNTERS GLEN
ROCKWALL, TX 75032

PYTER EDWARD AND KAZIMIERA
775 WINDSONG LN
ROCKWALL, TX 75032

CHARLES W CLEMENTS REVOCABLE TRUST
CHARLES W CLEMENTS JR AND VICKI GARRETT-
TRUSTEES
776 WINDSONG LANE
ROCKWALL, TX 75032

SHERROD ROBERT T & AMY
778 HUNTERS GLN
ROCKWALL, TX 75032

HOVENDEN DANETTE & DAVID
779 HUNTERS GLEN
ROCKWALL, TX 75032

ARKELL STEVEN A AND SHELLEY L
780 WINDSONG LN
ROCKWALL, TX 75032

GARCIA FAMILY REVOCABLE LIVING TRUST
784 WINDSONG LN
ROCKWALL, TX 75032

JOHNSTON BRENT ALAN AND DALLAS
785 HUNTER GLEN
ROCKWALL, TX 75032

ROMER FRANK L & MARCY L AND
MARISSA P
786 HUNTERS GLEN
ROCKWALL, TX 75032

SMITH LYLE AND IMELDA
788 WINDSONG LN
ROCKWALL, TX 75032

QUAN KRIS GENNIFER
791 HUNTERS GLEN
ROCKWALL, TX 75032

SIKES CAMERON & MEGAN
791 WINDSONG LN
ROCKWALL, TX 75032

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

KEYES CHRISTINA R
792 WINDSONG LN
ROCKWALL, TX 75032

HONG TAE SU & SUNSIL
794 HUNTERS GLN
ROCKWALL, TX 75032

CASTEEL GERALD & CATHERINE
797 HUNTERS GLEN
ROCKWALL, TX 75032

LANG WILLIAM ALLYN & MELANIE L
800 TRUMPETER WAY
ROCKWALL, TX 75032

GOYAL SANJAY K
8008 STRECKER LN
PLANO, TX 75025

STANFORD STEVEN R AND KIRSTEN L
802 HUNTERS GLEN
ROCKWALL, TX 75032

KAMPER JENNIFER E & ROBERT
804 TRUMPETER WAY
ROCKWALL, TX 75032

MOORE ROBERT W & DIANE B
805 HUNTERS GLN
ROCKWALL, TX 75032

CARSE JOHN DANIEL
808 TRUMPETER WAY
ROCKWALL, TX 75032

GARY DENNIS & DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

CHRISTENSEN BRIAN & JENNIFER
810 HUNTERS GLN
ROCKWALL, TX 75032

HOLLY FISHER BRITT INVESTMENTS LLC
810 ROCKWALL PKWY SUITE 2020
ROCKWALL, TX 75032

LD2020 LLC
8111 PRESTON ROAD SUITE 225
DALLAS, TX 75225

WILSON GLENN & ALLISON
812 TRUMPETER WAY
ROCKWALL, TX 75032

WARD ANNE AND EDWARD
813 HUNTERS GLEN
ROCKWALL, TX 75032

FORTUNE DEAN WARREN AND LAURA THOMAS
816 TRUMPETER WAY
ROCKWALL, TX 75032

SOLARES MARIA E
817 TRUMPETER WAY
ROCKWALL, TX 75032

RESIDENT
818 HUNTERS GLEN
ROCKWALL, TX 75032

CFT NV DEVELOPMENTS LLC
CT CORPORATION SYSTEM
818 WEST 7TH STREET 2ND FLOOR
LOS ANGELES, CA 90017

JOSEPH MATHEW CORBETE AND SARAH KATHRYN
819 HUNTERS GLEN
ROCKWALL, TX 75032

BUTLER CLAYTON E
820 TRUMPETER WAY
ROCKWALL, TX 75032

CHRISTIAN ALBERT C AND JIMNETA R
821 TRUMPETER WAY
ROCKWALL, TX 75032

RESIDENT
824 TRUMPETER WAY
ROCKWALL, TX 75032

HANIE BRIAN K & CONNI C
825 HUNTERS GLEN
ROCKWALL, TX 75032

GILLEAN JULIA REBECCA
825 TRUMPETER WAY
ROCKWALL, TX 75032

BRADY LISA AND RALPH
826 HUNTERS GLEN
ROCKWALL, TX 75032

HAMMER MICHAEL AND AMANDA
827 CANTERBURY DRIVE
ROCKWALL, TX 75032

METSKER JUSTIN LEE AND TARA LYNN
827 TURQUOISE POINT
ROCKWALL, TX 75032

HASENYAGER MARCIA A AND MELVIN K
828 TRUMPETER
ROCKWALL, TX 75032

WILSON ROBERT & CAROLE RUTH
829 TRUMPETER WAY
ROCKWALL, TX 75032

ESQUIVEL MARIA GARCIA & JAVIER A
830 ELGIN COURT
ROCKWALL, TX 75032

MILLER FRANCIS EDWARD AND NATALIE
831 ELGIN CT
ROCKWALL, TX 75032

BOWNE BENJAMIN AND VALERIE
831 HUNTERS GLEN
ROCKWALL, TX 75032

LOAFMAN MELISSA & THOMAS
831 TURQUOISE PT
ROCKWALL, TX 75032

CARTER JEANNE
832 TRUMPETER WAY
ROCKWALL, TX 75032

WATKINS SPENCER P & JENNIFER A
833 TRUMPETER WAY
ROCKWALL, TX 75032

EASON GEORGE ALLAN AND MARTHA
834 CANTERBURY DR
ROCKWALL, TX 75032

SCOTT MARY ELIZABETH
834 HUNTERS GLEN
ROCKWALL, TX 75032

HELTON SHARMON BRAD AND SHIRLEY H
834 TURQUOISE PT
ROCKWALL, TX 75032

KERN JEFFREY
835 CANTERBURY DR
ROCKWALL, TX 75032

BEASLEY MARSHA G
835 TURQUOISE POINT
ROCKWALL, TX 75032

JACKSON WILLIAM HARRISON & KATHRYN GRACE
836 TRUMPETER WAY
ROCKWALL, TX 75032

RESIDENT
837 ELGIN CT
ROCKWALL, TX 75032

SHULTZ ZACHARY AND CRYSTAL
837 HUNTERS GLEN
ROCKWALL, TX 75032

REULER MARIA M
837 TRUMPETER WAY
ROCKWALL, TX 75032

CONAWAY TIMOTHY E AND ELIZABETH A
838 ELGIN COURT
ROCKWALL, TX 75032

LOWRY PAUL E & PENNY G
838 TURQUOISE PT
ROCKWALL, TX 75032

BAXTER DOUGLAS & CINDY
839 TURQUOISE PT
ROCKWALL, TX 75032

DE LA PENA ENRIQUE & WENDY J
840 TRUMPETER WAY
ROCKWALL, TX 75032

FINLEY MATTHEW AND CHARITY
841 TRUMPETER WAY
ROCKWALL, TX 75032

HAYDEN VICKY
842 CANTERBURY DRIVE
ROCKWALL, TX 75032

BRISCOE JULIE
842 HUNTERS GLEN
ROCKWALL, TX 75032

LADD HARVEY S & RILA B
842 TURQUOISE PT
ROCKWALL, TX 75032

REDDEN DARREN LEE AND SHERRY ANN
843 CANTERBURY DRIVE
ROCKWALL, TX 75032

KRAUS MARY E AND ROBERT G
843 ELGIN CT
ROCKWALL, TX 75032

STROTHER PHILLIP S
843 TURQUOISE PT
ROCKWALL, TX 75032

MAHMOUD HASSAN
844 ELGIN COURT
ROCKWALL, TX 75032

PERRY CHRISTOPHER AND JENNA L
844 TRUMPETER WAY
ROCKWALL, TX 75032

DIETERICH GEORGE D & JOHANNA
846 STEEPLE CHASE CT
ROCKWALL, TX 75032

RICH TRAVIS AND ANGELA L
846 TURQUOISE POINT
ROCKWALL, TX 75032

STEPHENS ROBERT M JR AND LIBBY D
847 TURQUOISE POINT
ROCKWALL, TX 75032

BRUMMETT JOHN OSCAR AND GAYLE KATE
849 ELGIN COURT
ROCKWALL, TX 75032

KELLY WILLIS G AND GENEVA
850 CANTERBURY DRIVE
ROCKWALL, TX 75032

BRODNAX JOE B & CINDY L
850 ELGIN CT
ROCKWALL, TX 75032

CARNES LINDA M
850 HUNTERS GLN
ROCKWALL, TX 75032

HESKETT RHEA
850 STEEPLE CHASE COURT
ROCKWALL, TX 75032

FOX WILLIAM BENJAMIN & MEREDITH PAIGE
850 TURQUOISE POINT
ROCKWALL, TX 75032

RESIDENT
851 STEGER TOWNE DR
ROCKWALL, TX 75032

ANDERSON LAWRENCE C & JANICE L
851 CANTERBURY DR
ROCKWALL, TX 75032

ANDERSON LARY & LAURIE
854 STEEPLE CHASE CT
ROCKWALL, TX 75032

RESIDENT
856 ELGIN CT
ROCKWALL, TX 75032

KRAFT RHONDA N AND KEVIN
858 CANTERBURY DRIVE
ROCKWALL, TX 75032

LEONARD SCOTT E AND CATHERINE W
858 STEEPLE CHASE CT
ROCKWALL, TX 75032

MCGUIRE JOHN L & LISA L
862 STEEPLE CHASE CT
ROCKWALL, TX 75032

BEST JAMES AND KIMBERLY
870 W INTERSTATE SUITE 100
GARLAND, TX 75043

SALDANA FLOR
8820 COUNTY RD 136
TERRELL, TX 75161

RESIDENT
890 ROCKWALL PKWY
ROCKWALL, TX 75032

HSU TAI-YI
8F,-1, NO 7., LN. 173 SHANG'AN RD
TAICHUNG CITY, TAIWAN 407,

RESIDENT
901 ROCKWALL PKWY
ROCKWALL, TX 75032

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

CTR PARTNERSHIP LP
905 CALLE AMANACER SUITE 300
SAN CLEMENTE, CA 92673

MILLER JAYME AND JASON T
905 HUNTERS GLEN
ROCKWALL, TX 75032

RESIDENT
906 ROCKWALL PKWY
ROCKWALL, TX 75032

ERICKSON MARIUM E LIVING TRUST
906 HUNTERS GLEN
ROCKWALL, TX 75032

NELSON SANDRA
908 BRIDLE PATH CT
HEATH, TX 75032

RESIDENT
909 ROCKWALL PKWY
ROCKWALL, TX 75032

LANCE A HOLLAND FAMILY TRUST
SAUNDRA G HOLLAND TRUSTEE
909 CULLINS ROAD
ROCKWALL, TX 75032

RESIDENT
913 N HUNTERS GLEN
ROCKWALL, TX 75032

MONK JEFFREY CHAD REVOCABLE LIVING TRUST
JEFFREY CHAD MONK TRUSTEE
914 HUNTERS GLEN
ROCKWALL, TX 75032

RESIDENT
920 ROCKWALL PKWY
ROCKWALL, TX 75032

WARREN LARRY RAY AND BEVERLY JOAN
921 HUNTERS GLEN
ROCKWALL, TX 75032

TEAFF DAVID J & KAREN L
922 HUNTERS GLN
ROCKWALL, TX 75032

B AND V SMITH LIVING TRUST
VONDA K SMITH - TRUSTEE
922 KEY COLONY DR
GARLAND, TX 75043

LEAL JAIME & LORI DEANN GILLILAN
929 HUNTERS GLEN
ROCKWALL, TX 75032

CLARKE VANCE M & PAMELA L
930 HUNTERS GLN
ROCKWALL, TX 75032

RESIDENT
930 W RALPH HALL PKWY
ROCKWALL, TX 75032

RESIDENT
935 W RALPH HALL
ROCKWALL, TX 75032

RESIDENT
935 W RALPH HALL
ROCKWALL, TX 75032

RESIDENT
938 HUNTERS GLEN
ROCKWALL, TX 75032

ALLECO LLC
941 W RALPH HALL PARKWAY SUITE 101
ROCKWALL, TX 75032

RESIDENT
947 W RALPH HALL
ROCKWALL, TX 75032

RH REALTY HOLDINGS LLC
947 W RALPH HALL PKWY SUITE 103
ROCKWALL, TX 75032

GAIL HERVEY FAMILY TRUST
GAIL H HERVEY - TRUSTEE
948 HUNTERS GLN
ROCKWALL, TX 75032

RESIDENT
955 W RALPH HALL
ROCKWALL, TX 75032

M&K REAL ESTATE DEV LLC
959 W RALPH HALL PKWY STE 101
ROCKWALL, TX 75032

CHRISMER LANE LTD
960 W RALPH HALL PKWY
ROCKWALL, TX 75032

SCRITCHFIELD RICHARD AND JANE
9605 WATERVIEW PKWY
ROWLETT, TX 75089

RESIDENT
965 W RALPH HALL
ROCKWALL, TX 75032

965 RHP 103 LLC
ATTN: GARON R HORTON
965 W RALPH HALL PKWY SUITE 103
ROCKWALL, TX 75032

H4HIM LEGACY LLC-SUITE 105 SERIES
965 W RALPH HALL PKWY
ROCKWALL, TX 75032

SIMPSON BLAKE JORDAN AND JESSICA MARIE
973 BENTON WOODS DRIVE
ROCKWALL, TX 75032

RESIDENT
990 W RALPH HALL PKWY
ROCKWALL, TX 75032

HUDSON SFR PROPERTY HOLDINGS II LLC
C/O HUDSON HOME MANAGEMENT LLC
ATTN: HEATHER HAWKINS 2711 N HASKELL, SUITE 2100
DALLAS, TX 75204

TENET EQUITY FUNDING SPE I, LLC
ATTN: MIKE ZIEG 7332 E BUTHERUS DRIVE, SUITE 100
SCOTTSDALE, AZ 85260

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975 PARK SORRENTO , SUITE 300
CALABASAS, CA 91302

GLEN HILLS CEMETERY
C/O INEZ GIBSON 512 COOL MEADOW COURT
DESOTO, TX 75115

750 HALL PARKWAY LLC
NTW LLC
C/O MARVIN F POER & COMPANY PO BOX 52427
ATLANTA, GA 30355

FHS ROCKWALL, L.P.
C/O MGR ASSETS INC 3160 CROW CANYON PLACE, SUITE 135
SAN RAMON, CA 94583

2021 B N CARROLL REVOCABLE TRUST
BENJAMIN THOMAS CARROLL AND
NICOLE CAMILLE (LIUDAHL) CARROL- TRUSTEES
1169 SKYLAR DRIVE
ROCKWALL, TX 75087

ARMSTRONG RALPH HALL LP
C/O ARMSTRONG DEVELOPMENT PROPERTIES INC
ONE ARMSTRONG PLACE
BUTLER, PA 16004

HIGGINS DELANNE M
P O BOX 1784
ROCKWALL, TX 75087

NORTH TEXAS MUNICIPAL WATER DIST
P O BOX 2408
WYLIE, TX 75098

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

PARKHILL GAIL C &
PHILIP W CLIFFORD & ROY MCGAHEE
PO BOX 100
PARIS, TX 75461

GIST JESSE JR AND
JANAE E BARNES
PO BOX 1381
ROCKWALL, TX 75087

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

ZOBECK TED M AND VIRGINIA F
PO BOX 2045
ROCKWALL, TX 75087

NORTH TEXAS MUNICIPAL WATER DIST
PO BOX 2408
WYLIE, TX 75098

FOX CHASE DEVELOPMENT CORP
PO BOX 369
ROCKWALL, TX 75087

FOX CHASE DEVELOPMENT CORP
PO BOX 369
ROCKWALL, TX 75087

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

PROGRESS RESIDENTIAL BORROWER 3, LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

YAMASA CO LTD., A JAPANESE CORPORATION
PO BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 3, LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

YANDELL TRUE & DAVID
PO BOX 477
ROCKWALL, TX 75087

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

HOUZZ ROCK, LLC
PO BOX 670
ROCKWALL, TX 75087

2930 S RIDGE ROAD ROCKWALL, LLC
PO BOX 741209
HOUSTON, TX 77274

2930 S RIDGE ROAD ROCKWALL, LLC
PO BOX 741209
HOUSTON, TX 77274

STOKES RICHARD & JULIE
PO BOX 8
ROCKWALL, TX 75087

HAMILTON DIRECT LLC
PO BOX 849
ROCKWALL, TX 75087

GRUBBS DAVID G
PO BOX 852
ROCKWALL, TX 75087

WAGON RANCH LLC
1010 W RALPH HALL PKWY STE 100
ROCKWALL, TX 75032

November 18, 2024

TO: The Property Owners and/or Residents Located within Planned Development District 9 (PD-9)

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2024-054; *Amendment to Planned Development District 9 (PD-9)*

Property Owners and/or Residents Located within Planned Development District 9 (PD-9),

The City of Rockwall has initiated an amendment to Planned Development District 9 (PD-9) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 9 (PD-9) -- *which regulates the Fox Chase Subdivision, the Shadydale Estates Subdivision, -the Rainbow Lake Estates Subdivision, and various other commercial and residential properties* -- consists of over 65 pages of regulations within ten (10) regulating ordinances, and over 205 development cases. The proposed amendment *does not* change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents, developers, and contractors looking to do work on properties situated within this area, and for City staff when reviewing permits.

WHY AM I GETTING THIS NOTICE?
The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice area. This means that you are receiving this notice because you either live within the boundaries of Planned Development District 9 (PD-9) or within 500-feet of its boundaries. The attached map is a visual representation of the subject property and the 500-foot notification buffer surrounding the zoning area.

DOES THIS CHANGE MY PROPERTY'S ZONING?
NO. The proposed amendment to Planned Development District 9 (PD-9) will *not* change your zoning or any development requirements associated with your property or any other properties located within the subject property. It will *only* make it easier to find the development requirements associated with property for property owners, developers, contractors, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within Planned Development District 9 (PD-9)* -- will *not* be affected by the proposed zoning change.

WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?
The Planning and Zoning Commission will hold a *PUBLIC HEARING* on Tuesday, *December 10, 2024* at 6:00 PM, and the City Council will hold a *PUBLIC HEARING* on Monday, *December 16, 2024* at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live and via recording after the meeting through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6488 or email planning@rockwall.com.

Sincerely,

Bethany Ross
Planner
City of Rockwall Planning and Zoning Department

PD-9

ORDINANCE NO. 73-49

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF SINGLE-FAMILY, MULTIPLE-FAMILY AND SHOPPING CENTER USES, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 9, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:
NOW, THEREFORE,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be, and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to give the following-described property the zoning classification hereinafter set out, to-wit:

SECTION 2. The granting of the Planned Development District Number 9 to the above-described property is subject to the following Special Conditions:

(1) Planned Development District Number 9 shall be developed generally in accordance with the site plan for said area, which is attached to and made a part hereof as Exhibit "A."

(2) That all development of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any building permit in Planned Development District Number 9, a Comprehensive Site Plan of the Development shall be filed with the City Council of the City and shall be approved by them and filed as a part of this ordinance. Such required detailed plan shall set forth the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed site plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

TRACT I.

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207 and being a part of a tract of land conveyed to Kirby Albright from J. L. Parker by Deed, dated August 11, 1967, and recorded in Vol. 80, Pg. 7, Rockwall County Deed Records and further being part of a tract of land conveyed to Kirby Albright, et al by Deed recorded in Vol. 81, Pg. 33, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Point of Intersection of the present Southeast City Limit Line with the South R.O.W. line of F.M. Road 3097;
THENCE: Following said South R.O.W. line South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet to the Westerly line of a County road;
THENCE: Following said Westerly line South 46° 19' 31" West, 1525.63 feet; South 65° 38' 39" West, 76.35 feet; South 40° 53' 25" West, 100.9 feet; South 30° 48' 15" West, 125.28 feet and South 32° 49' 05" West a distance of 900 feet more or less to the present North City Limit Line of the City of Heath;
THENCE: Following said North City Limit Line, West a distance of 445 feet to a point for corner;
THENCE: North 01° 40' 02" East a distance of 1560 feet more or less to the South line of a 50' wide access road easement (known as Shadydale Lane);
THENCE: With said South line, North 84° 32' 49" West a distance of 642.85 feet to a point for a corner;
THENCE: Crossing said easement, North 06° 00' 11" East 50 feet to a point for a corner on the North line of said easement;
THENCE: With said North line, North 84° 32' 49" West a distance of 526.33 feet to a point for a corner, same being the Southwest corner of Lot 1, Block "B" of Highland Acres Addition;
THENCE: Following said addition line North 7° 24' West a distance of 678.54 feet to a point for a corner at the Southeast corner of Lot 5, Block B of said addition;
THENCE: South 82° 36' West along the lot line between Lots 4 and 5 of said addition a distance of 350 feet to a point for a corner in the Easterly R.O.W. line of F.M. Road 740;
THENCE: Following said Easterly R.O.W. line, North 7° 24' West a distance of 319.06 feet, along a curve to the left an arc distance of 40 feet more or less to the present City Limit Line of the City of Rockwall;
THENCE: Following said existing City Limit Line, South 80° 20' East a distance of 918 feet and North 32° 30' East a distance of 1680 feet more or less to the PLACE OF BEGINNING and containing 138.5 acres of land more or less.

TRACT II.

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207, and being a part of a tract of land conveyed to Ralph M. Hall by Mrs. J. A. Wilkerson, et al, by Deed, dated December 24, 1964, and recorded in Vol. 71, Pg. 474, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South R.O.W. line of F.M. 3097, said point being located South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East, 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet from the Point of Intersection of the City Limit Line (as extended March 6, 1961) with said South R.O.W. line;
THENCE: Along said South R.O.W. line South 44° 37' 38" East a distance of 339.63 feet; along the arc of a curve 218.56 feet and South 46° 47' 38" East a distance of 823.15 feet to a point for a corner;
THENCE: South 58° 33' 35" West 55.88 feet to a point for a corner;
THENCE: In a Southerly direction along the meanders of Buffalo Creek as follows:
South 13° 22' 03" East 116.17 feet;
South 18° 26' 06" East 47.43 feet;
South 14° 02' 10" West 123.69 feet;
South 20° 13' 29" East 101.24 feet;
South 10° 18' 17" East 55.90 feet;
South 36° 26' 40" East 404.01 feet;
South 42° 42' 34" West 176.91 feet;
South 33° 41' 24" West 108.16 feet;
North 77° 54' 19" West 71.58 feet;
South 61° 41' 57" West 73.82 feet;
South 84° 17' 22" West 50.24 feet;
South 62° 06' 10" West 96.17 feet; and South 60 feet more or less to the existing North City Limits of the City of Heath;
THENCE: West along said existing North City Limit Line 960 feet more or less to a point in Rainbow Lake;
THENCE: North 44° 45' East 224.00 feet;
North 09° 30' East 87.00 feet;
North 52° 15' West 130.00 feet;
South 32° 05' West 126.00 feet;
South 09° 00' East 109.00 feet;
South 76° 00' West 59.00 feet;
North 23° 45' West 125.00 feet;
North 53° 45' West 107.00 feet;
North 00° 15' West 107.00 feet;
North 72° 45' East 88.00 feet;
North 06° 45' West 218.00 feet;
North 89° 45' East 126.00 feet;
North 06° 30' East 43.00 feet;
North 47° 00' West 92.00 feet;
North 43° 00' East 180.00 feet;
North 07° 30' West 118.00 feet;
North 75° 30' West 250.00 feet;
North 19° 15' West 103.00 feet;
North 75° 00' East 211.00 feet;
North 43° 00' West 146.00 feet;
North 04° 45' East 195.00 feet;
North 70° 00' West 122.00 feet;
North 01° 30' East 220.00 feet to a point in the Westerly line of a public road;
THENCE: North 46° 19' 31" East a distance of 510.0 feet more or less to the PLACE OF BEGINNING and containing 53.6 acres of land more or less.

(4) Planned Development District Number 9 shall be limited to the following uses, with acreage of each, number of dwelling units and density as noted:

	AREA	PERCENTAGE OF ACREAGE	DWELLING UNITS	DWELLING UNITS PER ACRE
Shopping Center Uses - Under General Retail Zoning	26.5±*	10.2%	-0-	-0-
Garden Apartments Under Multiple-Family Zoning	25.7±*	9.8 %	360	14.0
Town Homes - Under Multiple-Family Zoning	47.6±*	17.9 %	381	8.0
Cluster Homes - Under Multiple-Family Zoning	42.0±*	15.8 %	168	4.0
Single-Family Units - Under Single-Family Zoning	95.7±*	36.0 %	163	1.5
TOTAL DWELLING UNITS: ----------			1,072	
TOTAL NUMBER OF DWELLING UNITS PER ACRE: ----------				4.0
TOTAL ACREAGE:---	265.7±*			

(* plus or minus, more or less)

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, by the granting of this zoning change.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. Whereas, it appears that the above-described property requires classification as a Planned Development District in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 12th day of November, 1973.

APPROVED:

Harry S. Myers
MAYOR

ATTEST:

Dawn C. Williams
CITY SECRETARY

APPROVED AS TO FORM:

Robert L. Williamson
CITY ATTORNEY

VILLAGE CENTER SITE
26.5 ± NET
SHOPPING, OFFICES, ETC.

GARDEN APTS.
257 ± AC.

LAKE

SINGLE FAMILY

CLUSTER SINGLE FAMILY HOMES

SWIM. & TENNIS CENTER

TOWN HOMES

TH

POSSIBLE 23 YEAR FLOOD LINE

RAINBOW LAKE

NOT INCLUDED

(APPROX.) ROCKWALL CITY LIMITS
(APPROX.) HEATH CITY LIMITS

F M ROAD NO. 740

NOT INCLUDED

PD-9

Ordinance 13-49

ROCKWALL - DATA

	AREA	PERCENTAGE OF ACREAGE	DWELLING UNITS	D.U./AC.
TOTAL AREA	265.7± AC.			
TOTAL DWELLING UNITS			1072	
NO. OF DWELLING UNITS/AC				4.0
SHOPPING	26.5± AC.	10.2 %		
GARDEN APARTMENT	25.7± AC.	9.8 %	360	14.0
TOWN HOMES	47.6± AC.	17.9%	381	8.0
CLUSTER HOMES	42.0± AC.	15.8%	168	4.0
SINGLE FAMILY	95.7± AC.	36.0%	163	1.5

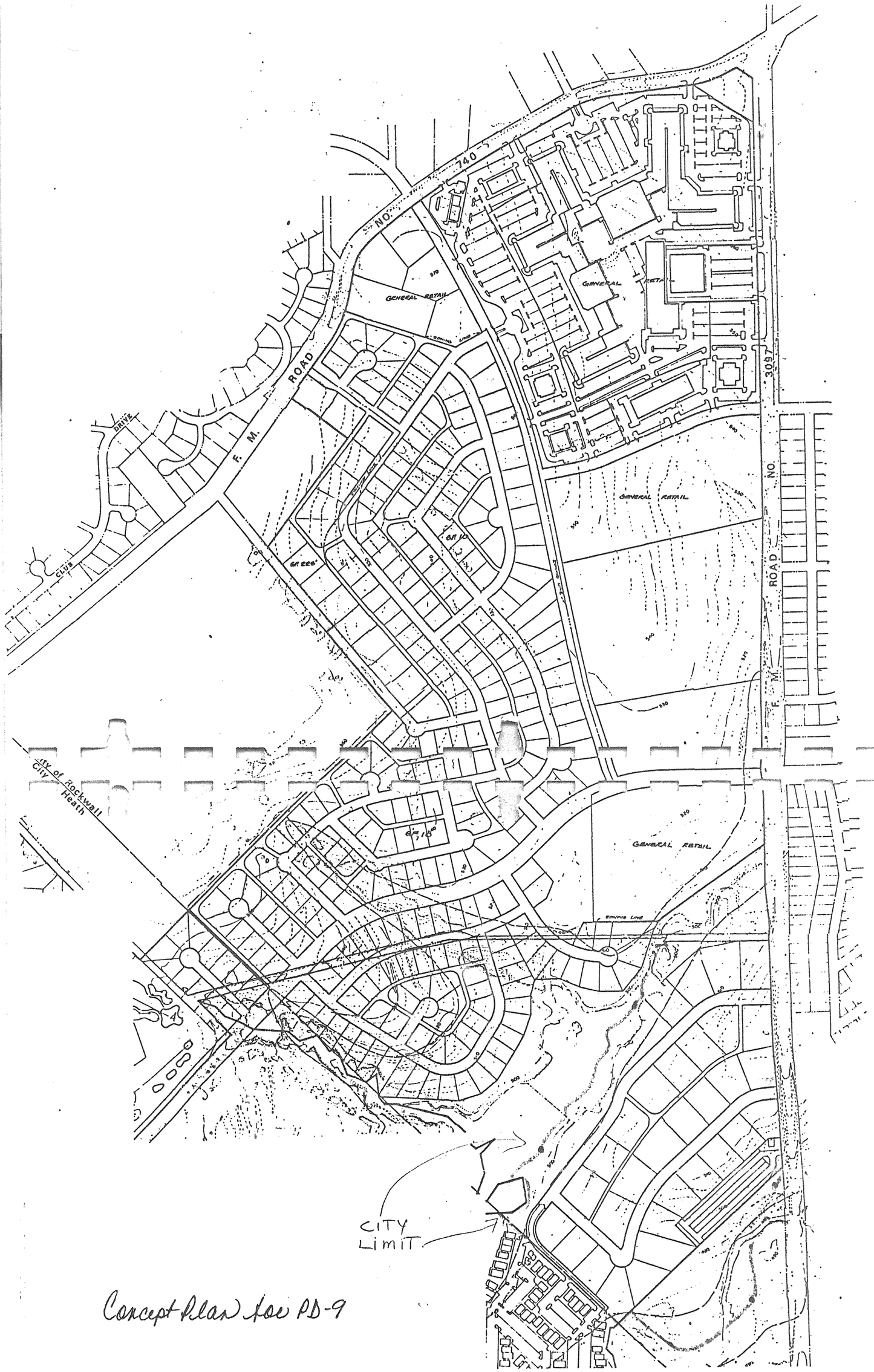
PRELIMINARY MASTER PLAN
FOR
PLANNED COMMUNITY DEVELOPMENT
ROCKWALL COUNTY

A.S.D. CORPORATION

PD-9

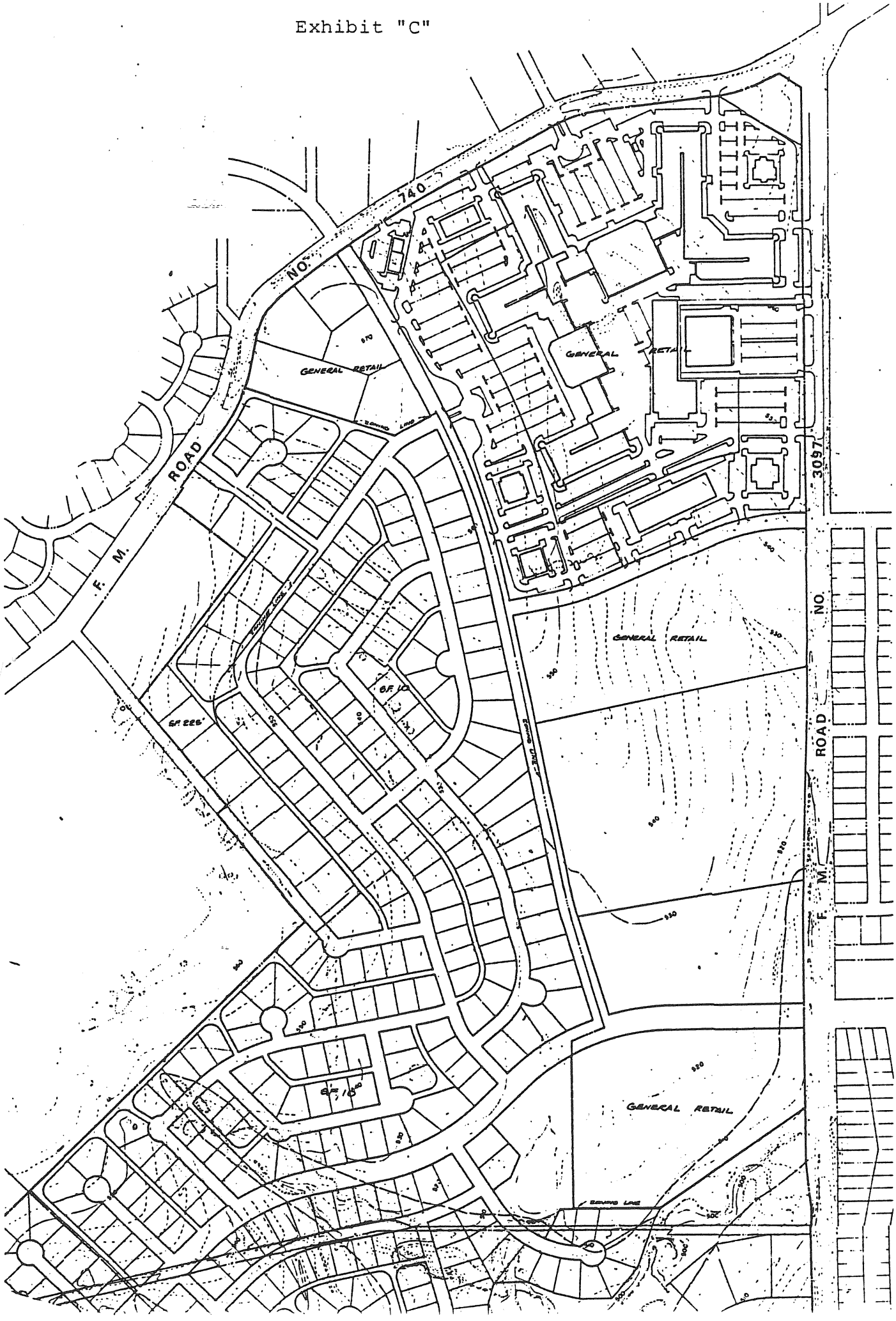
200' 0' 200' 400' 600'

PROCTOR · BOWERS & ASSOCIATES
Landscape Architects - Planning Consultants
2731 LEMMON AVENUE EAST · DALLAS, TEXAS



Concept Plan for PD-9

Exhibit "C"


740
NO.
F. M.
ROAD
3097
NO.
ROAD
F. M.
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
EXISTING LINE
EXISTING LINE
EXISTING LINE

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS

ORDINANCE NUMBER 73-49

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF SINGLE-FAMILY, MULTIPLE-FAMILY AND SHOPPING CENTER USES, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 9, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207 and being a part of a tract of land conveyed to Kirby Albright from J. L. Parker by Deed, dated August 11, 1967, and recorded in Vol. 80, Pg. 7, Rockwall County Deed Records and further being part of a tract of land conveyed to Kirby Albright, et al by Deed recorded in Vol. 81, Pg. 33, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Point of Intersection of the present Southeast City Limit Line with the South R.O.W. line of F.M. Road 3097;
THENCE: Following said South R.O.W. line South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East, 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet from the Point of Intersection of the City Limit Line (as extended March 6, 1961) with said South R.O.W. line;
THENCE: Along said South R.O.W. line South 44° 37' 38" East a distance of 339.63 feet; along the arc of a curve 218.56 feet and South 46° 47' 38" East a distance of 823.15 feet to a point for a corner;
THENCE: South 58° 33' 35" West 55.88 feet to a point for a corner;
THENCE: In a Southerly direction along the meanders of Buffalo Creek as follows:
South 13° 22' 03" East 116.17 feet;
South 18° 26' 06" East 47.43 feet;
South 14° 02' 10" West 123.69 feet;
South 20° 13' 29" East 101.24 feet;
South 10° 18' 17" East 55.90 feet;
South 36° 26' 40" East 404.01 feet;
South 42° 42' 34" West 176.91 feet;
South 33° 41' 24" West 108.16 feet;
North 77° 54' 19" West 71.58 feet;
South 61° 41' 57" West 73.82 feet;
South 84° 17' 22" West 50.24 feet;
South 62° 06' 10" West 96.17 feet; and South 60 feet more or less to the existing North City Limits of the City of Heath;
THENCE: West along said existing North City Limit Line 960 feet more or less to a point in Rainbow Lake;
THENCE: North 44° 45' East 224.00 feet;
North 09° 30' East 87.00 feet;
North 52° 15' West 130.00 feet;
South 32° 05' West 126.00 feet;
South 09° 00' East 109.00 feet;
South 76° 00' West 59.00 feet;
North 23° 45' West 125.00 feet;
North 53° 45' West 107.00 feet;
North 00° 15' West 107.00 feet;
North 72° 45' East 88.00 feet;
North 06° 45' West 218.00 feet;
North 89° 45' East 126.00 feet;
North 06° 30' East 43.00 feet;
North 47° 00' West 92.00 feet;
North 43° 00' East 180.00 feet;
North 07° 30' West 118.00 feet;
North 75° 30' West 250.00 feet;
North 19° 15' West 103.00 feet;
North 75° 00' East 211.00 feet;
North 43° 00' West 146.00 feet;
North 04° 45' East 195.00 feet;
North 70° 00' West 122.00 feet;
North 01° 30' East 220.00 feet to a point in the Westerly line of a public road;
THENCE: North 46° 19' 31" East a distance of 510.0 feet more or less to the PLACE OF BEGINNING and containing 53.6 acres of land more or less.

TRACT II

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207, and being a part of a tract of land conveyed to Ralph M. Hall by Mrs. J.A. Wilkerson, et al by Deed, dated December 24, 1964, and recorded in Vol. 71, Pg. 474, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South R.O.W. line of F.M. 3097, said point being located South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East, 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet from the Point of Intersection of the City Limit Line (as extended March 6, 1961) with said South R.O.W. line;
THENCE: South 82° 36' West along the lot line between Lots 4 and 5 of said addition a distance of 350 feet to a point for a corner in the Easterly R.O.W. line of F.M. Road 740;
THENCE: Following said Easterly R.O.W. line, North 7° 24' West a distance of 319.06 feet, along a curve to the left an arc distance of 40 feet more or less to the present City Limit Line of the City of Rockwall;
THENCE: Following said existing City Limit Line, South 80° 20' East a distance of 918 feet and North 32° 30' East a distance of 1680 feet more or less to the PLACE OF BEGINNING and containing 138.5 acres of land more or less.

PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 12th day of November, 1973.

APPROVED:

Harry F. Myers, Mayor

ATTEST:

Galen Williams, City Secretary

(1TC)

East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet to the Westerly line of a County road;
THENCE: Following said Westerly line South 46° 19' 31" West, 1525.63 feet; South 65° 38' 39" West, 76.35 feet; South 40° 53' 25" West, 100.9 feet; South 30° 48' 15" West, 125.28 feet and South 32° 49' 05" West a distance of 900 feet more or less to the present North City Limit Line of the City of Heath;
THENCE: Following said North City Limit Line, West a distance of 445 feet to a point for corner;
THENCE: North 01° 40' 02" East a distance of 1560 feet more or less to the South line of a 50' wide access road easement (known as Shadydale Lane);
THENCE: With said South line, North 84° 32' 49" West a distance of 642.85 feet to a point for a corner;
THENCE: Crossing said easement, North 06° 00' 11" East 50 feet to a point for a corner on the North line of said easement;
THENCE: With said North line, North 84° 32' 49" West a distance of 526.33 feet to a point for a corner, same being the Southwest corner of Lot 1, Block "B" of Highland Acres Addition;
THENCE: Following said addition line North 7° 24' West a distance of 678.54 feet to a point for a corner at the Southeast corner of Lot 5, Block B of said addition;

ORDINANCE NO. 86-55

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND THE PRELIMINARY PLAN FOR "PD-9" MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; REPEALING ORDINANCE NO. 73-49; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 9 on the property described in Exhibit "A".

Section 2. That Planned Development District Number 9 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended

and as amended hereby, provided that the granting of Planned Development District No. 9 to the above described tract of land is subject to the following special conditions:

A. Prior to issuance of any building permit in Planned Development District No. 9 a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

B. All development of property covered by Planned Development District No. 9 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

C. Development of Planned Development No. 9 shall be in conformance with the approved preliminary plan shown on Exhibit "B" and shall be regulated by the area requirements in Exhibit "C". Area requirements not specifically addressed in this ordinance shall be regulated by the requirements set forth in the "GR", "SF-10", and "O" classifications as applicable to the land uses approved under this ordinance.

Section 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS ($1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance

or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That ordinance No. 73-49 and all other ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

DULY PASSED AND APPROVED this 16th day of June, 1986.

APPROVED:

Mayor

ATTEST:

BY: Jennifer S Garrett

1st reading 6-9-86

2nd reading 6-16-86

EXHIBIT "A"

SINGLE FAMILY

SF-10

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 5 and 6, and being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, same being the most Northerly corner of the herein described tract;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 802.41 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 45° 31' 22" East a distance of 196.87 feet to a point for a corner; and South 52° 42' 43" East a distance of 134.10 feet to a point for a corner;
THENCE: South 6° 24' 04" West a distance of 1811.29 feet to a point for a corner in a branch and on the Southerly line of Tract 7;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: South 18° 44' West a distance of 170.0 feet; South 89° 43' West a distance of 208.3 feet; South 59° 32' West a distance of 274.4 feet; and South 45° 25' West a distance of 32.8 feet to said City Limits line;
THENCE: Westerly a distance of 71.3 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 50° 49' West a distance of 102.5 feet; South 7° 11' West a distance of 63.9 feet; and South 67° 56' West a distance of 5.4 feet to said City Limits line;
THENCE: Westerly a distance of 172.0 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 65° 38' West a distance of 27.6 feet; South 81° 29' West a distance of 37.9 feet; South 10° 13' West a distance of 6.2 feet to said City Limits line;
THENCE: Westerly a distance of 96.5 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 82° 45' West a distance of 7.5 feet; and South 28° 34' West a distance of 1.1 feet to said City Limits line;
THENCE: Westerly a distance of 912.5 feet along said City Limits line to a point for a corner on the West line of said Tract 6;
THENCE: North 0° 41' 42" East a distance of 1482.21 feet along said West line to a point for a corner;
THENCE: Traversing said Tract 5 & 6 as follows: South 85° 31' 09" East a distance of 50.00 feet to a point for a corner; North 4° 28' 51" East a distance of 220.00 feet to a point for a corner; North 85° 31' 09" West a distance of 787.79 feet to the point of curvature of a circular curve to the right having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; North 8° 22' 20" West a distance of 604.10 feet to a point for a corner; and South 81° 37' 40" West a distance of 546.19 feet to a point for a corner on the Easterly line of F.M. 740;
THENCE: Along the Easterly line of F.M. 740 as follows: North 8° 22' 20" West a distance of 119.80 feet to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet; and Along said curve an arc distance of 203.95 feet;
THENCE: Traversing said tracts as follows: North 62° 35' 43" East a distance of 588.16 feet to a point for a corner; North 18° 25' 30" East a distance of 10.00 feet to the point of curvature of a circular curve to the right having a central angle of 15° 09' 27", a radius of 2614.27 feet, and a chord that bears South 63° 59' 47" East a distance of 689.59 feet; Along said curve an arc distance of 691.60 feet to a point for a corner; South 56° 25' 03" East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 6° 10' 17" and a radius of 1035.00 feet; Along said curve an arc distance of 111.48 feet to a point for a corner; South 62° 35' 20" East a distance of 296.89 feet to a point for a corner; South 77° 45' 55" East a distance of 173.73 feet to a point for a corner; South 45° 31' 22" East a distance of 638.11 feet to a point for a corner; North 44° 24' 40" East a distance of 334.49 feet to a point for a corner; and North 10° 28' 38" East a distance of 662.77 feet to the Point of Beginning and Containing 112.786 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

SINGLE FAMILY

SF-12.5

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet;
THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to a point for a corner;
THENCE: Leaving said Easterly line and traversing said Tract 5 as follows: North 62° 35' 43" East a distance of 588.16 feet; and North 18° 25' 30" East a distance of 10.00 feet to the Point of Beginning;
THENCE: Continuing to traverse said Tract 5 as follows: North 18° 25' 30" East a distance of 180.00 feet to a point for a corner on a circular curve to the right having a central angle of 15° 09' 27", a radius of 2794.27 feet, and a chord that bears South 63° 59' 47" East a distance of 737.07 feet; Along said curve an arc distance of 739.22 feet to a point for a corner; South 56° 25' 03" East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 6° 10' 17", and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; South 62° 35' 20" East a distance of 453.91 feet to a point for a corner on a circular curve to the left having a central angle of 9° 03' 08", a radius of 855.00 feet, and a chord that bears South 22° 53' 06" West a distance of 134.94 feet; Along said curve an arc distance of 135.08 feet to a point for a corner; North 77° 45' 55" West a distance of 173.73 feet to a point for a corner; North 62° 35' 20" West a distance of 296.89 feet to the point of curvature of a circular curve to the right having a central angle of 6° 10' 17" and a radius of 1035.00 feet; Along said curve an arc distance of 111.48 feet to a point for a corner; North 56° 25' 03" West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 15° 09' 27" and a radius of 2614.27 feet; Along said curve an arc distance of 691.60 feet to the Point of Beginning and Containing 9.935 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

SINGLE FAMILY

SF-22.5

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 195.00 feet to a point for a corner;
THENCE: Leaving said Easterly line and traversing said Tracts 5 and 6 as follows: North 81° 37' 40" East a distance of 546.19 feet to a point for a corner; South 8° 22' 20" East a distance of 604.10 feet to the point of curvature of a circular curve to the left having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; South 85° 31' 09" East a distance of 787.79 feet to a point for a corner; South 4° 28' 51" West a distance of 220.00 feet to a point for a corner; and North 85° 31' 09" West a distance of 50.00 feet to a point for a corner at the North corner of Tract 6 as described in the above mentioned deed;
THENCE: Along the Southerly lines and Westerly lines of said Tract 5 as follows: North 85° 31' 09" West a distance of 515.68 feet to a point for a corner; North 5° 01' 51" East a distance of 50.00 feet to a point for a corner; North 85° 31' 09" West a distance of 523.38 feet to a point for a corner; and North 8° 22' 20" West a distance of 678.54 feet to a point for a corner; and South 81° 37' 40" West a distance of 351.19 feet to the Point of Beginning and Containing 9.862 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

GENERAL RETAIL

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, said being the most Northerly corner of the herein described tract;
THENCE: Along the Southwesterly right-of-way of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 802.41 feet to a point for a corner;
THENCE: Leaving said line of F.M. 3097 and traversing said tract as follows: South 10° 28' 38" West a distance of 662.77 feet to a point for a corner; South 44° 24' 40" West a distance of 334.49 feet to a point for a corner; South 45° 31' 22" West a distance of 638.11 feet to the point of curvature of a circular curve to the right having a central angle of 9° 03' 08", a radius of 855.00 feet and a chord that bears North 22° 53' 06" East a distance of 134.94 feet; Along said curve an arc distance of 135.08 feet to a point for a corner; North 62° 35' 20" West a distance of 453.91 feet to the point of curvature of a circular curve to the right having a central angle of 6° 10' 17" and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; North 56° 25' 03" West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 15° 09' 27" and a radius of 2794.27 feet; Along said curve an arc distance of 739.22 feet to a point for a corner; South 18° 25' 30" West a distance of 190.00 feet to a point for a corner; and South 62° 35' 43" West a distance of 588.16 feet to a point for a corner on the Easterly line of F.M. 740, said point being on a circular curve to the left having a central angle of 5° 09' 03", a radius of 613.99 feet, and a chord that bears North 29° 58' 48" West a distance of 55.18 feet;
THENCE: Along the Easterly line of F.M. 740 as follows: Along said curve an arc distance of 55.20 feet to a point for a corner; North 32° 33' 20" West a distance of 165.29 feet to the point of curvature of a circular curve to the right having a central angle of 38° 47' 00" and a radius of 247.93 feet; Along said curve an arc distance of 167.82 feet to a point for a corner; North 6° 13' 40" East a distance of 199.88 feet to the point of curvature of a circular curve to the right having a central angle of 9° 33' 00" and a radius of 3780.17 feet; Along said curve an arc distance of 630.07 feet to a point for a corner; North 15° 46' 40" East a distance of 394.23 feet to the point of curvature of a circular curve to the right having a central angle of 21° 50' 00" and a radius of 533.69 feet; Along said curve an arc distance of 203.37 feet to a point for a corner; North 37° 36' 40" East a distance of 408.71 feet to the point of curvature of a circular curve to the left having a central angle of 19° 16' 00" and a radius of 613.69 feet; Along said curve an arc distance of 206.36 feet to a point for a corner; North 18° 20' 40" East a distance of 69.72 feet to a point for a corner; and North 74° 40' 57" East a distance of 103.42 feet to the Point of Beginning and Containing 115.228 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

OFFICE/WAREHOUSE

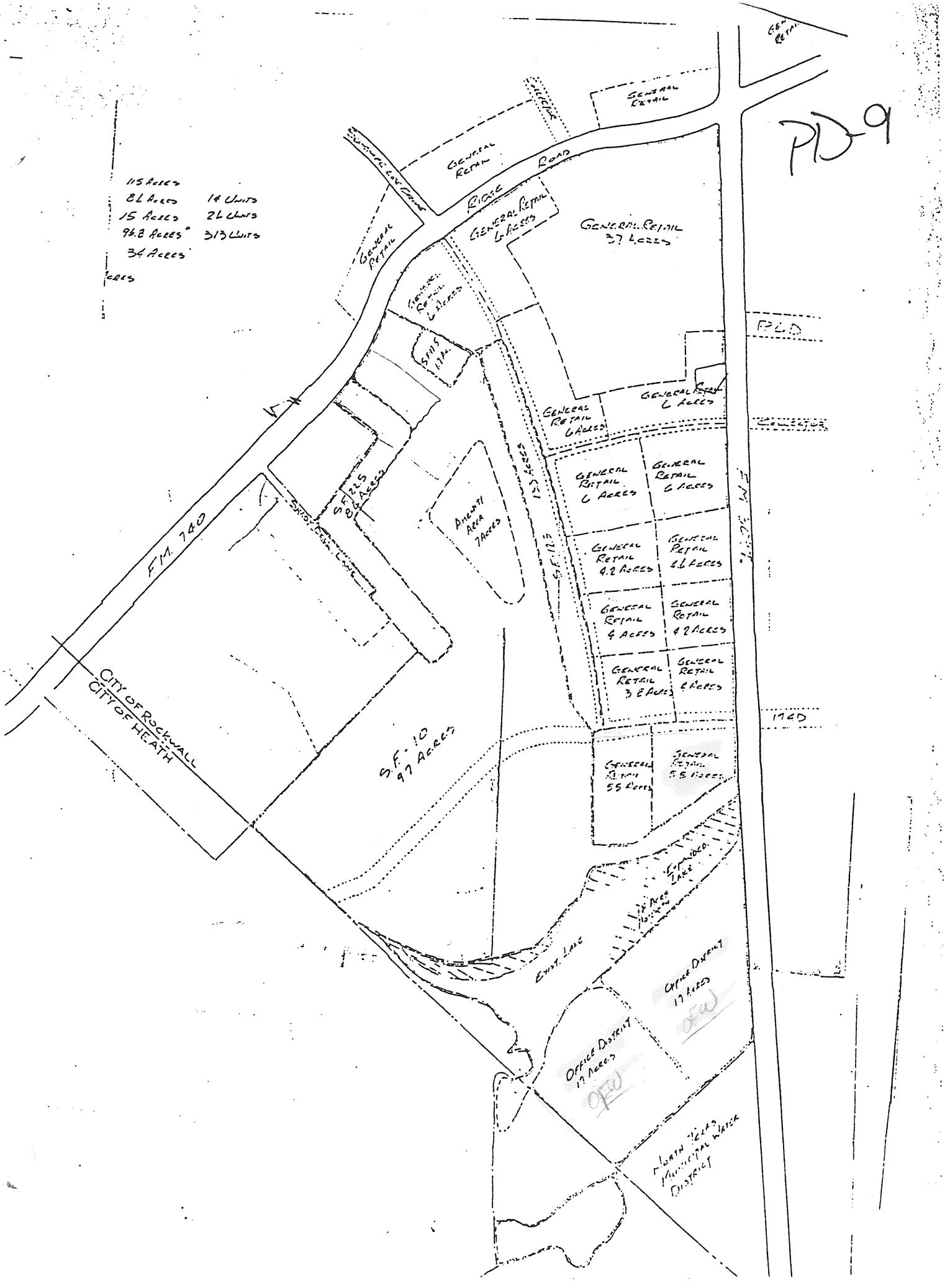
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 38' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 48' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 18' 48" West a distance of 1158.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1811.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

Harold L. Evans, Consulting Engineer

February 24, 1986


PD-9
11.5 Acres
8L Acres 14 Units
15 Acres 2L Units
96.8 Acres* 313 Units
36 Acres
Acres
General Retail
Ridge Road
General Retail 15 Acres
General Retail 37 Acres
General Retail 6 Acres
S.F. 11.5 Ac.
PLD
Collector
General Retail 6 Acres
General Retail 6 Acres
General Retail 4.2 Acres
General Retail 6.6 Acres
General Retail 4 Acres
General Retail 4.2 Acres
General Retail 3.8 Acres
General Retail 6 Acres
S.F. 72.5 8.4 Acres
Amenity Area 7 Acres
S.F. 10 9.7 Acres
General Retail 5.5 Acres
General Retail 5.5 Acres
Collector
FM. 740
City of Rockwall
City of Heath
Exist. Lake
Office District 17 Acres
Office District 19 Acres
North Texas Municipal Water District

EXHITIB "C"

Permitted Uses:

1. All those as defined in the Rockwall Comprehensive Zoning Ordinance under Office District, Ordinance #83-23, adopted May 16, 1983.

2. In addition to those defined, include the following:

   a) Light Assembly with or without front showroom and with or without warehouse storage within the same building. Maximum area restricted to 10,000 square feet.

   b) Furniture Store with front showroom and warehouse storage within the same building or similar business.

   c) Hardware Store with showroom and warehouse storage within the same building or similar business.

   d) Pastery Shop with cooking facilities within the same building or similar business.

   e) Warehouse and Office Combination for terminal establishment and distribution point. Maximum area up to 25,000 square feet - area increases considered under conditional use permit or similar business.

   f) Wholesale Trade or Accessory Outlets with or without showroom and with or without warehouse storage within the same building or similar business.

   g) Small Business Office with or without showroom, with or without warehouse storage within the same building.

3. Other uses similar related to any within item 1 or 2 and those which may be included in special use permit.

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F.-10) Single Family Residential District
Minimum 10,000 Square Feet.

1. Minimum lot area - 10,000 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
   a) Internal lot - 6 feet
   b) Side yard abutting street - 15 feet
   c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard - 18 feet
11. Maximum building coverage as a percent of lot area - 35 percent
12. Maximum height of structures - 36 feet
13. Minimum number of off-street parking spaces (excluding garage) - 2 each

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F. - 12.5) Single Family Residential District
Minimum 12,500 Square Feet.

1. Minimum lot area - 12,500 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
   a) Internal lot - 6 feet
   b) Side yard abutting street - 15 feet
   c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard - 18 feet
11. Maximum building coverage as a percent of lot area - 35 percent
12. Maximum height of structures - 36 feet
13. Minimum number of off-street parking spaces (excluding garage) - 2 each

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F.-22.5) Single Family Residential District
Minimum 22,500 Square Feet.

1. Minimum lot area - 22,500 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,800 square feet
4. Minimum lot frontage on a public street - 80 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 25 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
   a) Internal lot - 8 feet
   b) Side yard abutting street - 15 feet
   c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from public right-of-way for rear and side yard - 20 feet
11. Maximum building coverage as a percentage of area - 35 percent
12. Maximum height of structures - 36 feet
13. Maximum number of paved off-street parking spaces (excluding garage) - 2 each

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: General Retail District

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 60 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 20 feet
5. Minimum width of side setback -
   a) Without fire wall - 15 feet
   b) With fire wall - 0 feet
   c) Abutting residential - 20 feet
   d) Abutting an arterial - 20 feet
   e) Abutting other streets - 15 feet
6. Minimum depth of rear setback -
   a) Abutting non-residential with fire wall - 0 feet
   b) Abutting residential without fire wall - 20 feet
7. Minimum distance between detached buildings on same parcel of land or lot -
   a) Without fire wall - 15 feet
   b) With fire wall - 0 feet
8. Minimum requirement for construction materials -
   a) Structures - non-combustible - 100 percent
   b) Exterior building facing masonry - 90 percent
9. Maximum building coverage percent of lot - 40 percent
10. Maximum amount of impervious coverage - 90 percent
11. Minimum amount of landscape by lot area - 10 percent
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 120 feet
14. Maximum number of entrances -
   a) Arterial - 1 per 200 feet
   b) Collector - 1 per 100 feet
   c) Local - 1 per 50 feet

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: Office Warehouse (OFW) - (39.555 Acres)

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 50 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 25 feet
5. Minimum width of side setback -
   a) Without fire retardant wall - 6 feet
   b) With fire retardant wall - 0 feet
   c) Abutting residential zoned property - 20 feet
   d) Abutting arterial from right-of-way - 25 feet
   e) Abutting other streets - 20 feet
6. Minimum depth of rear setback -
   a) Abutting non-residential property with fire wall - 0 feet
   b) Without fire retardant wall - 20 feet
7. Minimum distance between detached buildings on the same parcel of land or lot -
   a) Without fire wall - 15 feet
   b) With fire wall - 0 feet
8. Minimum requirement for construction materials -
   a) Structures - non-combustible - 100 feet %
   b) Exterior buildings facing masonry - 90 percent
10. Maximum amount of impervious coverage - 80 percent
11. Minimum amount of landscaping - 20 percent
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet
14. Maximum number of entrances -
   a) On arterial (street frontage) - 1 per 200 feet
   b) On collector (street frontage) - 1 per 100 feet
   c) On local street frontage - 1 per 50 feet

ORDINANCE NO 87-30

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND ORDINANCE 86-55, SO AS TO AMEND THE LAND USES AND AREA REQUIREMENTS APPROVED IN THE PRELIMINARY PLAN FOR "PD-9" PLANNED DEVELOPMENT DISTRICT NO. 9; ATTACHING THE APPROVED REVISIONS AS EXHIBIT "B"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and Ordinance 86-55 as heretofore amended, be, and the same is hereby amended by amending the approved land uses and approved development criteria for the Office/Warehouse tract as described in Exhibit "A". That said amended land uses and development criteria are attached hereto as Exhibit "B" and made a part hereof for all purposes.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That Planned Development District No. 9 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the amendment of the approved preliminary plan for Planned Development District No. 9 shall affect only the property shown thereon and said property shall be limited to the uses, density, area, setback and

other requirements set forth thereon, subject to the following special conditions:

a. That the amended and approved land uses and development criteria attached hereto as Exhibit "B", and made a part hereof shall control the development of Planned Development District No. 9 and any and all such development shall be in strict accordance with such development criteria.

b. No substantial change in development of "PD-9" shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District No. 9 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

c. All other area requirements for each use not specifically covered in the Development Criteria attached as Exhibit "B" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of One Thousand Dollars ($1,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 1st day of June, 1987.

ATTEST: APPROVED

Mayor

1st reading 5/18/87
2nd reading 6/1/87

EXHIBIT "B" ORDINANCE NO._____

PERMITTED USES:

1. All those as defined in the Rockwall Comprehensive Zoning Ordinance under Office District, Ordinance #83-23, adopted May 16,1983.

2. In addition to those defined, include the following:

   a) Light Assembly with without front showroom and with or without warehouse storage within the same building. Maximum area restricted to 30,000 square feet.

   b) Furniture Store with front showroom and warehouse storage within the same building or similar business.

   c) Hardware Store with showroom and warehouse storage within the same building or similar business.

   d) Pastery Shop with cooking facilities within the same building or similar business.

   e) Warehouse and Office Combination for terminal establishment and distribution point. Maximum area up to 25,000 square feet - area increases considered under conditional use permit or similar business.

   f) Wholesale Trade or Accessory Outlets with or without showroom and with or without warehouse storage within the same building or similar business.

   g) Small Business Office with or without showroom, with or without warehouse storage within the same building.

   h) Manufacturer and assembly of electrical wiring harnesses for irrigation systems with or without accessory warehouse storage.

3. Other uses similarly related to any within item 1 or 2 and those which may be included in special use permit.

TODAY NO OFFICE = GR

EXHIBIT "A" Ordinance No._____

OFFICE/WAREHOUSE

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 38' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 48' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 18' 48" West a distance of 1158.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1811.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

ATTACHMENT "A" Ordinance No._____

TRACT A
(Shall include the following described property less the acreage described in tract B)

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 00" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 30' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 40' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 10' 48" West a distance of 1150.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1011.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

TRACT B

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that certain tract of land described as Tract 3 in deed recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the Southeast line of a County Road with the Southwest line of F.M. 3097, a variable width right-of-way, and at the North corner of said Tract 3;
THENCE: South 45° 38' 43" East a distance of 111.49 feet with the Southwest line of F.M. 3097 to an iron rod set at the Point of Beginning;
THENCE: South 45° 38' 43" East a distance of 188.14 feet continuing with said Southwest line to an iron rod set at the point of curvature of a circular curve to the left having a central angle of 0° 36' 48", a radius of 5779.58 feet, and a chord that bears South 45° 57' 07" East a distance of 61.86 feet;
THENCE: Along said curve and continuing with said Southwest line an arc distance of 61.86 feet to an iron rod set for a corner on an intersecting circular curve to the left having a central angle of 52° 49' 33", a radius of 250.00 feet, and a chord that bears South 18° 01' 04" West a distance of 222.82 feet;
THENCE: Along said curve an arc distance of 230.50 feet to an iron rod set for a corner;
THENCE: South 8° 23' 43" East a distance of 525.93 feet to an iron rod set for a corner;
THENCE: South 81° 36' 17" West a distance of 250.00 feet to an iron rod set for a corner;
THENCE: North 8° 23' 43" West a distance of 525.93 feet to an iron rod set for a corner at the point of curvature of a circular curve to the right having a central angle of 52° 45' 00", a radius of 500.00 feet, and a chord that bears North 17° 58' 47" East a distance of 444.24 feet;
THENCE: Along said curve an arc distance of 460.33 feet to the Point of Beginning and Containing 217,800 Square Feet or 5.0000 Acres of Land.

EXHIBIT "B" ORDINANCE NO._____

PD-9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

PRODUCT: OFFICE WAREHOUSE (OFW) - 39.555 Acres

1. Minimum site size - 6,000 square feet

2. Minimum site frontage - 50 feet

3. Minimum site depth - 100 feet

4. Minimum depth of front setback - 25 feet

5. Minimum width of side setback -

   a) without fire retardant wall - 6 feet
   b) with fire retardant wall - 0 feet
   c) abutting residential zoned property - 20 feet
   d) abutting arterial from right-of-way - 25 feet
   e) abutting other streets - 20 feet

6. Minimum depth of rear setback -

   a) abutting non residential property with fire wall - 0 feet
   b) without fire retardant wall - 20 feet

7. Minimum distance between detached buildings on the same parcel of land or lot -

   a) without fire wall - 15 feet
   b) with fire wall - 0 feet

8. Minimum requirement for construction materials -
   a) structures - non-combustible - 100%
   b) exterior buildings facing masonry - 90%

9. Maximum amount of impervious coverage - 95%

10. Minimum amount of landscaping - TRACT A- (Described in attachment A-20%
    TRACT B- (Described in Attachment A-12.9%
    In Addition to the minimum % required in tract B, all adjacent street parkway shall be permanently landscaped.

11. Maximum floor area ratio - 2:1

12. Maximum height of structures - 60 feet

13. Maximum number of entrances -

    a) on arterial (street frontage) - 1 per 200 feet
    b) on collector (street frontage) - 1 per 100 feet
    c) on local street frontage - 1 per 50 feet

ORDINANCE NO. 88-13

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE 86-55 TO INCLUDE GARDEN CENTERS AS APPROVED USES UNDER "PD-9" PLANNED DEVELOPMENT DISTRICT NO. 9; 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; AND PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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 notice by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, and the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows, NOW, THEREFORE

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending Exhibit "C" of Ordinance 86-55 as follows: (wording in " " indicates additions):

Exhibit "C"

Product: General Retail District "<u>including garden centers as approved uses</u>".

Section 2. That the above described tract of land shall be used only in the manner and for the purpose authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, by including garden center uses as approved uses under "PD-9" Planned Development District No. 9.

Section 3. Any person, firm, or corporation violating the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, and upon conviction shall be punished by fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication

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

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

DULY PASSED AND APPROVED this 2nd day of May, 1988.

APPROVED:

Jack R Miller
Mayor

ATTEST:

By

1st Reading 4/18/88
2nd Reading 5/2/88

ORDINANCE NO. 88-20

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS , AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AS HERETOFORE AMENDED AND ORDINANCE 86-55 TO AMEND THE PRELIMINARY PLAN FOR "PD-9" PLANNED DEVELOPMENT DISTRICT NO.9; 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 A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a change in the preliminary plan for "PD-9" has been requested by Whittle Development to change the land use from "SF-12.5" TO "SF-10" on the property described in Exhibit "A" and relocate the amenities from the property described in Exhibit "B" to the property described in Exhibit "D"attached hereto; and

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended,, be and the same is hereby amended by amending Exhibit "B" of Ordinance 86-55 as follows:

a. Changing the zoning designation from "SF-12.5" to "SF-10" on the 1.7 acre tract of land as shown on Exhibit "B" and further described in Exhibit "A"

b. Removing the 7 acre amenities area as shown on Exhibit "B", and

c. Locating a 3.5 acre public park as shown on the revised concept plan attached hereto as Exhibit "C" and as further described on Exhibit "D"

Section 2. That the above described tracts of land shall be used on in the manner and for the purpose authorized by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, by relocating the amenities area and changing the zoning designation from "SF-12.5" to "SF-10" on the tract of land described in Exhibit "A".

Section 3. Any person, firm, or corporation violating the provisions of this ordinance shall be subject to the same penalty as provided for in the

Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, and upon conviction shall be punished by fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,,000) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed,, and all other ordinances of the City of Rockwall no in conflict with the provisions of this ordinance shall remain in full force and effect.

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

DULY PASSED AND APPROVED THIS 6th DAY OF June, 1988

APPROVED;

Jack R Miller
Mayor

ATTEST;

By Julie Coleman

1st reading 5/16/88
2nd reading 6/6/88

STATE OF TEXAS
COUNTY OF ROCKWALL

EXHIBIT "A"

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the beginning of a circular curve to the left;
THENCE: Along said curve having a central angle of 19° 01' 57", a radius of 613.99 feet, a tangent length of 102.93 feet, for an arc length of 203.95 feet;
THENCE: North 62° 35' 43" East a distance of 300.00 feet to the Point of Beginning;
THENCE: North 62° 35' 43" East a distance of 299.60 feet to a point for a corner;
THENCE: South 27° 24' 17" East a distance of 247.17 feet to a point for a corner;
THENCE: South 62° 35' 43" West a distance of 299.60 feet to a point for a corner;
THENCE: North 27° 24' 17" West a distance of 247.17 feet to the Point of Beginning and Containing 1.700 Acres of Land.

area designated as SF-12.5 to be amended to SF-10

Harold L. Evans & Associates
March 29, 1988

EXHIBIT "B"

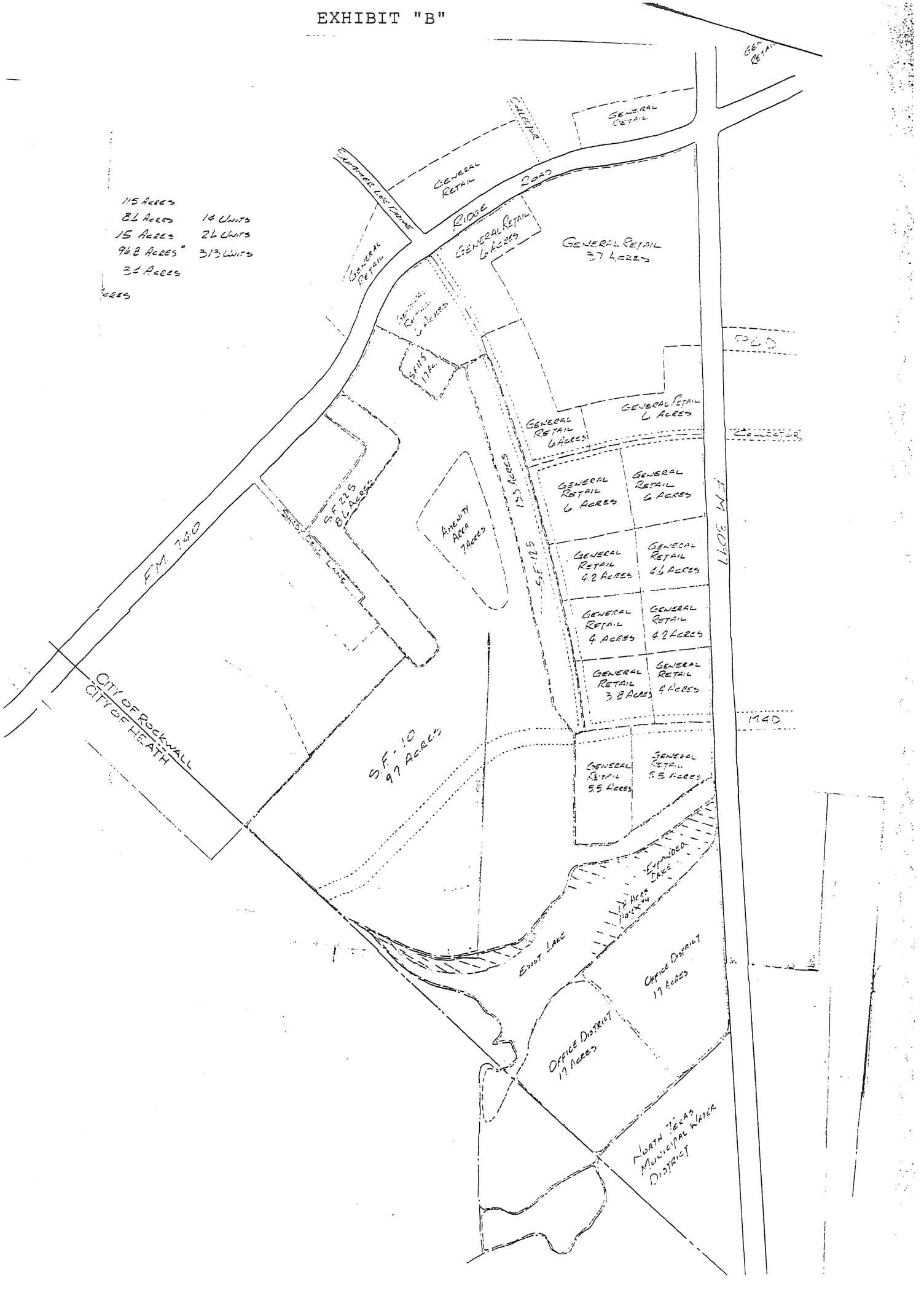
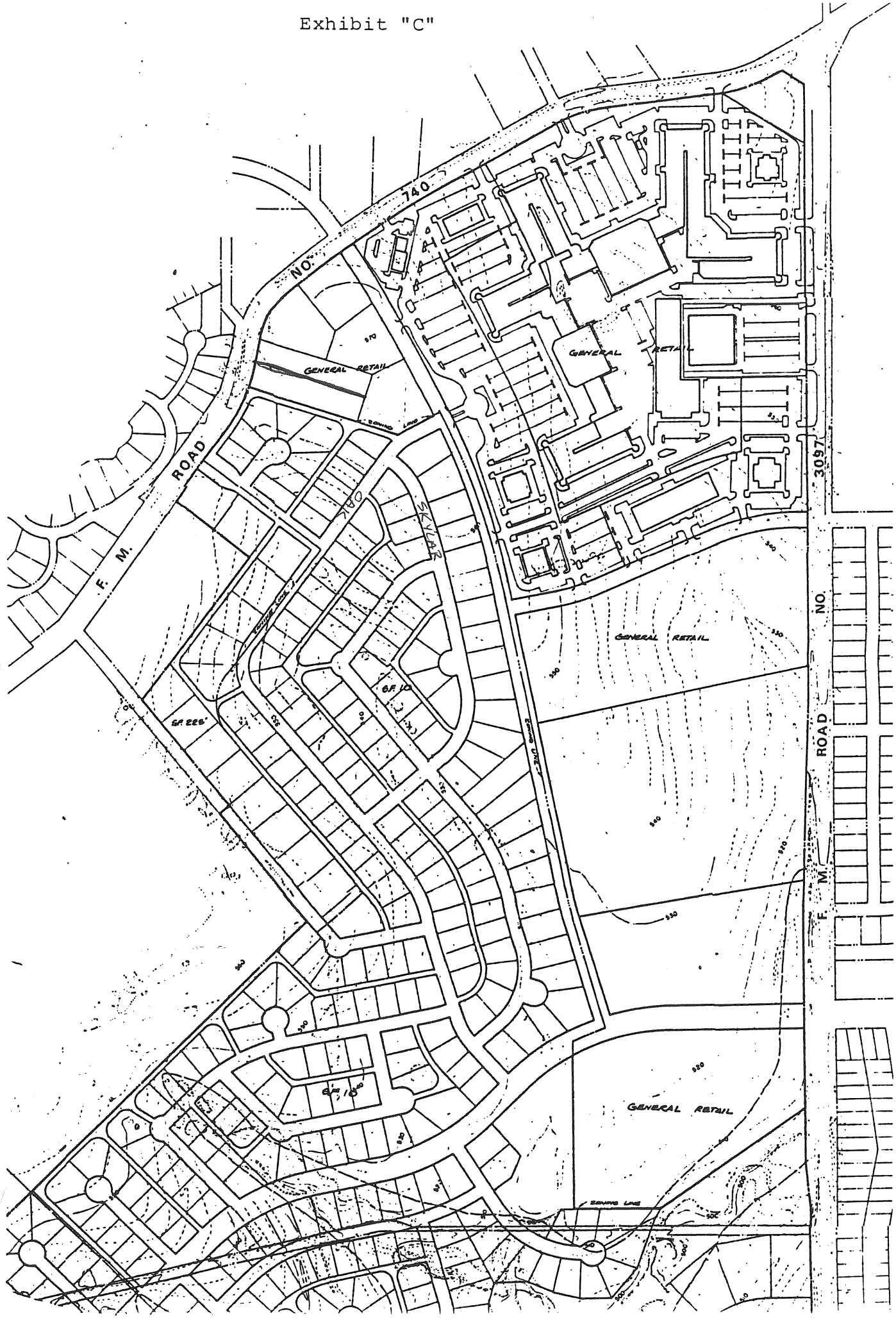

11.5 Acres
8.4 Acres 14 Units
15 Acres 26 Units
96.8 Acres* 313 Units
3.4 Acres
Acres
Summer Lee Drive
Collector
General Retail
Ridge Road
General Retail 6 Acres
General Retail 37 Acres
General Retail 6 Acres
SF 17.5
SF 22.5 8.4 Acres
FM 740
Shady Rest Lane
Amenity Area 7 Acres
SF 12.5
General Retail 6 Acres
General Retail 6 Acres
General Retail 6 Acres
General Retail 6 Acres
General Retail 4.2 Acres
General Retail 4.6 Acres
General Retail 4 Acres
General Retail 4.2 Acres
General Retail 3.8 Acres
General Retail 4 Acres
General Retail 5.5 Acres
General Retail 5.5 Acres
MED
Lake Ray Hubbard
City of Rockwall
City of Heath
S.F. 10 97 Acres
Expanded Lake
17 Acre Addition
Exist. Lake
Office District 17 Acres
Office District 17 Acres
North Texas Municipal Water District

Exhibit "C"


740
NO.
F. M.
ROAD
3097
NO.
ROAD
F. M.
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
OAK
SKYLAR
ZONING LINE
ZONING LINE
ZONING LINE
SF. 226
SF. 10
SF. 18

PARK

STATE OF TEXAS
COUNTY OF ROCKWALL

EXHIBIT "D"

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, same being the most Northerly corner of the herein described tract;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows:
South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument;
South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument;
South 45° 31' 22" East a distance of 802.41 feet to a point for a corner;
THENCE: Leaving said Southwesterly line as follows:
South 10° 28' 38" West a distance of 662.77 feet to a point for a corner; and
South 44° 24' 40" West a distance of 334.49 feet to the Point of Beginning;
THENCE: South 44° 24' 40" West a distance of 47.00 feet to a point for a corner;
THENCE: South 20° 02' 12" East a distance of 126.71 feet to the point of curvature of a circular curve to the right having a central angle of 32° 17' 34", a radius of 375.00 feet, and a chord that bears South 84° 30' 18" West a distance of 208.57 feet;
THENCE: Along said curve an arc distance of 211.36 feet to a point for a corner;
THENCE: North 79° 20' 55" West a distance of 264.95 feet to the point of curvature of a circular curve to the left having a central angle of 6° 24' 51", a radius of 955.00 feet, and a chord that bears North 4° 37' 05" East a distance of 106.85 feet;
THENCE: Along said curve an arc distance of 106.91 feet to a point for a corner;
THENCE: North 1° 24' 40" East a distance of 214.65 feet to the point of curvature of a circular curve to the right having a central angle of 15° 00' 00", a radius of 800.00 feet, and a chord that bears North 8° 54' 40" East a distance of 208.84 feet;
THENCE: Along said curve an arc distance of 209.44 feet to a point for a corner;
THENCE: South 45° 31' 22" East a distance of 576.34 feet to the Point of Beginning and Containing 164,371 Square Feet or 3.7734 Acres of Land.

area to be designated as park

Harold L. Evans & Associates
March 29, 1988

ORDINANCE NO. 95-17

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 86-55 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO CHANGE THE AREA REQUIREMENTS IN PLANNED DEVELOPMENT 9, SHOWN AS PART OF EXHIBIT "C", ; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Exhibit "C" of Ordinance 86-55 of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance and Exhibit "C" of Ordinance No. 86-55 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve an amendment to the area requirements of PD-9 Exhibit "C" as follows:

8. Minimum requirements for construction materials

   a. All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceeding 5,000 square feet, shall consist of 100% non-combustible materials.

   b. All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors and ceilings.

c. Exterior walls - Each exterior wall shall consist of 90% masonry materials as defined in the comprehensive zoning ordinance.

Section 2. That Planned Development District No. 9, shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of these changes to Planned Development District No. 9 and are subject to the following special conditions:

A. All development of property covered by Planned Development District No. 9, shall be in accordance with the provisions of this ordinance and the finally approved site plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

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

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

DULY PASSED AND APPROVED this 5th day of June, 1995.

APPROVED:

Mayor

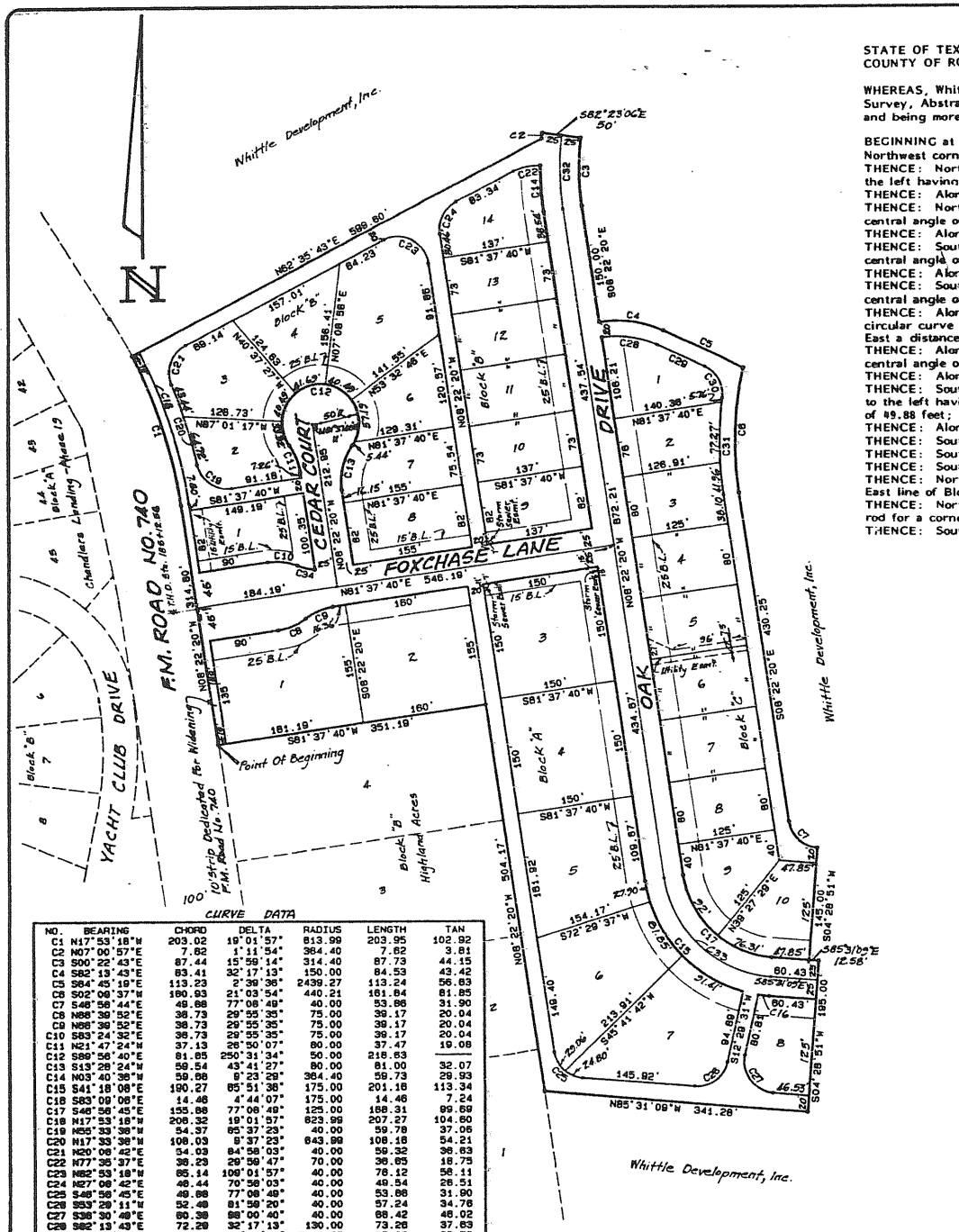
George R. Hatfield

ATTEST:

By: _____
Stacey Robbins, City Secretary

1st reading 5/15/95

2nd reading 6/5/95



CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N17°53'18"W	203.02	19°01'57"	613.99	203.95	102.92
C2	N07°00'57"E	7.82	1°11'54"	364.40	7.82	3.81
C3	S00°22'43"E	87.44	15°59'14"	314.40	87.73	44.15
C4	S82°13'43"E	83.41	32°17'13"	150.00	84.53	43.42
C5	S84°45'19"E	113.23	2°39'36"	2439.27	113.24	56.63
C6	S02°00'37"W	180.93	21°03'54"	440.21	181.84	81.85
C7	S46°56'44"E	49.68	77°08'49"	40.00	53.86	31.90
C8	N88°39'52"E	38.73	29°55'35"	75.00	39.17	20.04
C9	N88°36'52"E	38.73	29°55'35"	75.00	39.17	20.04
C10	S88°24'32"E	38.73	29°55'35"	75.00	39.17	20.04
C11	N21°47'24"W	37.13	26°50'07"	80.00	37.47	19.08
C12	S89°56'40"E	81.65	250°31'34"	50.00	218.63	
C13	S13°28'24"W	59.54	43°41'27"	80.00	81.00	32.07
C14	N03°40'36"W	59.68	8°23'29"	364.40	59.73	29.93
C15	S41°18'08"E	190.27	65°51'38"	175.00	201.18	113.34
C16	S83°06'06"E	14.48	4°44'07"	175.00	14.48	7.24
C17	S48°38'45"E	155.98	77°08'49"	125.00	168.31	99.69
C18	N17°53'18"W	206.32	19°01'57"	623.99	207.27	104.60
C19	N55°33'38"W	54.37	85°37'23"	40.00	59.78	37.06
C20	N17°33'38"W	108.03	9°37'23"	643.99	108.18	54.21
C21	N20°08'42"E	54.03	84°58'03"	40.00	59.32	36.63
C22	N77°35'37"E	38.23	29°59'47"	70.00	36.65	18.78
C23	N82°33'18"W	85.14	109°01'57"	40.00	76.12	56.11
C24	N27°08'42"E	48.44	70°58'03"	40.00	49.54	28.51
C25	S48°38'45"E	49.68	77°08'49"	40.00	53.86	31.90
C26	S33°29'11"W	52.48	81°59'20"	40.00	57.24	34.76
C27	S38°30'40"E	60.38	88°00'40"	40.00	68.62	46.02
C28	S82°13'43"E	72.28	32°17'13"	130.00	73.28	37.83
C29	S85°17'29"E	87.08	1°35'18"	2419.27	87.08	33.59
C30	S29°38'14"E	46.85	71°41'09"	40.00	50.05	28.89
C31	S00°35'30"E	124.81	15°33'41"	460.21	124.88	62.88
C32	N00°22'43"W	84.38	15°59'14"	338.40	84.70	47.68
C33	S48°38'	187.08	77°08'49"	150.00	201.87	118.83
C34	S77°23	23.32	17°53'12"	75.00	23.41	11.80

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Whittle Development, Inc., is the owner of a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5 and at the Northwest corner of Lot 4, Block B of Highland Acres as recorded in Slide A, Page 91, Plat Records, Rockwall County, Texas;
THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet;
THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to an iron rod for a corner;
THENCE: North 62° 35' 43" East a distance of 599.60 feet to an iron rod for a corner on a circular curve to the right having a central angle of 1° 11' 54", a radius of 364.40 feet and a chord that bears North 7° 00' 57" East a distance of 7.62 feet;
THENCE: Along said curve an arc distance of 7.62 feet to an iron rod for a corner;
THENCE: South 82° 23' 06" East a distance of 50.00 feet to an iron rod for a corner on a circular curve to the left having a central angle of 15° 59' 14", a radius of 314.40 feet, and a chord that bears South 0° 22' 43" East a distance of 87.44 feet;
THENCE: Along said curve an arc distance of 87.73 feet to an iron rod for a corner;
THENCE: South 8° 22' 20" East a distance of 150.00 feet to an iron rod for a corner on a circular curve to the right having a central angle of 32° 17' 13", a radius of 150.00 feet, and a chord that bears South 82° 13' 43" East a distance of 83.41 feet;
THENCE: Along said curve an arc distance of 84.53 feet to an iron rod for a corner at the point of compound curvature of a circular curve to the right having a central angle of 2° 39' 36", a radius of 2439.27 feet, and a chord that bears South 64° 45' 19" East a distance of 113.23 feet;
THENCE: Along said curve an arc distance of 113.24 feet to an iron rod for a corner on a circular curve to the left having a central angle of 21° 03' 54", a radius of 440.21 feet, and a chord that bears South 2° 09' 37" West a distance of 160.93 feet;
THENCE: Along said curve an arc distance of 161.84 feet to an iron rod for a corner;
THENCE: South 8° 22' 20" East a distance of 430.25 feet to an iron rod for a corner at the point of curvature of a circular curve to the left having a central angle of 77° 08' 49", a radius of 40.00 feet, and a chord that bears South 46° 56' 44" East a distance of 49.88 feet;
THENCE: Along said curve an arc distance of 53.86 feet to an iron rod for a corner;
THENCE: South 4° 28' 51" West a distance of 145.00 feet to an iron rod for a corner;
THENCE: South 85° 31' 09" East a distance of 12.58 feet to an iron rod for a corner;
THENCE: South 4° 28' 51" West a distance of 195.00 feet to an iron rod for a corner;
THENCE: North 85° 31' 09" West a distance of 341.28 feet to an iron rod for a corner on the West line of said Tract 5 and on the East line of Block B of the previously mentioned Highland Acres;
THENCE: North 8° 22' 20" West a distance of 504.17 feet with the West line of Tract 5 and the East line of Block B to an iron rod for a corner at the Northeast corner of Lot 4 of said Block B;
THENCE: South 81° 37' 40" West a distance of 351.19 feet to the Point of Beginning and Containing 14.356 Acres of Land.

LOT AREAS

BLOCK A		BLOCK B				BLOCK C	
Lot	Sq. Ft.	Lot	Sq. Ft.	Lot	Sq. Ft.	Lot	Sq. Ft.
1	25,536	1	12,678	7	11,228	1	11,430
2	24,800	2	10,701	8	12,710	2	10,073
3-5	22,500	3	14,182	9	11,234	3	10,027
6	22,501	4	12,303	10-13	10,001	4-8	10,000
7	22,598	5	20,998	14	11,187	9	10,750
8	10,000	6	10,725			10	10,751

1/2

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

SCALE	DATE	JOB NO.
1"=100'	7-6-88	87201

FOXCHASE - PHASE ONE

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

WHITTLE DEVELOPMENT, INC.
100 COUNTRY CLUB DRIVE, HEATH, TEXAS 75087 — 771-5238

ORDINANCE NO. 01-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE (ORD. NO. 83-23) OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE NO. 86-55, TO PERMIT A FOUR-PUMP GASOLINE CONVENIENCE STORE AS AN ACCESSORY TO A RETAIL GROCERY FACILITY AS AN APPROVED USE UNDER "PD-9", PLANNED DEVELOPMENT DISTRICT NO. 9; 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, an amendment to the City of Rockwall Comprehensive Zoning Ordinance has been requested by the Regency Realty Corporation to provide for the general provision and requirements for an amendment to Ordinance No. 86-55 so as to approve the use of a four-pump gasoline convenience store as an accessory to a retail grocery facility on property described on Exhibit A attached hereto and made a part hereof; and

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

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

Section 1. That the Comprehensive Zoning Ordinance, as heretofore amended, be and the same is hereby amended by the approval of an amendment to the planned development to allow a four-pump gasoline convenience store as an accessory to a retail grocery facility in the "PD-9", Planned Development District, on property as described on Exhibit A attached hereto and made a part hereof.

Section 2. That the tract of land described on Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall has herefore amended, as amended herein by granting of this approval shall affect only the property as heretofore described and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development on property described on Exhibit "A" shall include the use

of a four-pump gasoline convenience store as an accessory to a grocery retail facility with the following conditions:

1. That the area requirements conform to the PD-9, Planned Development District (Ordinance No. 86-55).

2. That the fuel center be limited to four pumps.

3. That no free standing pole sign be allowed.

4. That no incidental display be allowed, including vending machines.

5. That the building materials conform to Exhibit "B".

6. That the fuel center be manned at all times during operating hours. The fuel center shall not operate unmanned.

7. Additional road work to be performed on FM 3097 and FM 740 to conform to Exhibit "C". Construction for road work will start within 45 days after the following conditions have been met:

    a. Filing of the plat.
    b. Relocation of utilities by the local provider.
    c. Approval of construction drawings by TXDOT and other governmental authorities.
    d. Issuance of TXDOT permit for construction of the roadwork.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

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

DULY PASSED AND APPROVED this 17th day of September, 2001.

Terry Raulston
APPROVED
Terry Raulston, Mayor Pro Tem

Cheryl Austin
ATTEST, Cheryl Austin
City Secretary

1st Reading 9/4/01

2nd Reading 9/17/01

CITY OF ROCKWALL TEXAS
SEAL

2001-12-Z/PD Gasoline sales facility
FM 740 and FM 3097

EXHIBIT "A"

ZONING EXHIBIT
0.861ACRE TRACT
ROCKWALL, TEXAS

Being a 0.861acre tract situated in the City of Rockwall, Rockwall County, Texas, being out of the E. Teal Survey, Abstract No. 207, said tract being more particularly described as follows:

COMMENCING at a ½-inch iron road found for corner of the southwest line of said F.M. Road No. 3097, a 100 foot right-of-way at this point, said point being at the southeasterly corner of a 7.5 foot strip of land dedicated for widening of said F.M. Road No. 3097 as shown by plat of Lot 1, Block A, of Mr. M. Addition, an addition of the City of Rockwall, according to the map thereof dated October 9, 1987 and recorded in Cabinet C, Page 24, of the Plat Records of Rockwall County, Texas;

THENCE along the southwest line of said F.M. Road 3097 the following:

South 45°37'17" East, a distance of 374.66 feet to a point found for corner, same point being the ***POINT OF BEGINNING***;

South 45°37'17" East, a distance of 268.00 feet to a point found for corner;

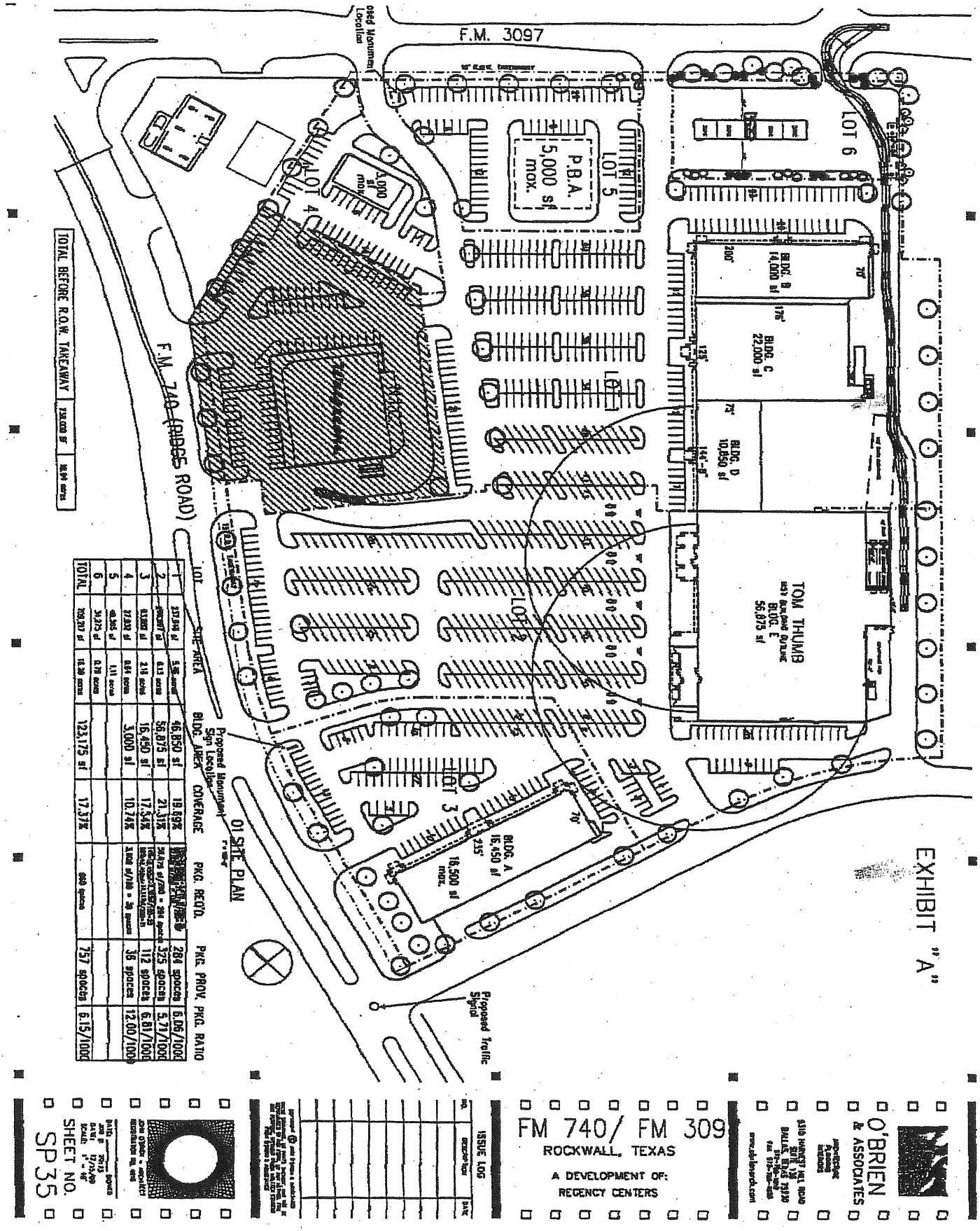
THENCE South 44°22'43" West, a distance of 140.00 feet to a point found for corner;

THENCE North 45°37'17" West, a distance of 268.00 feet to a point found for corner;

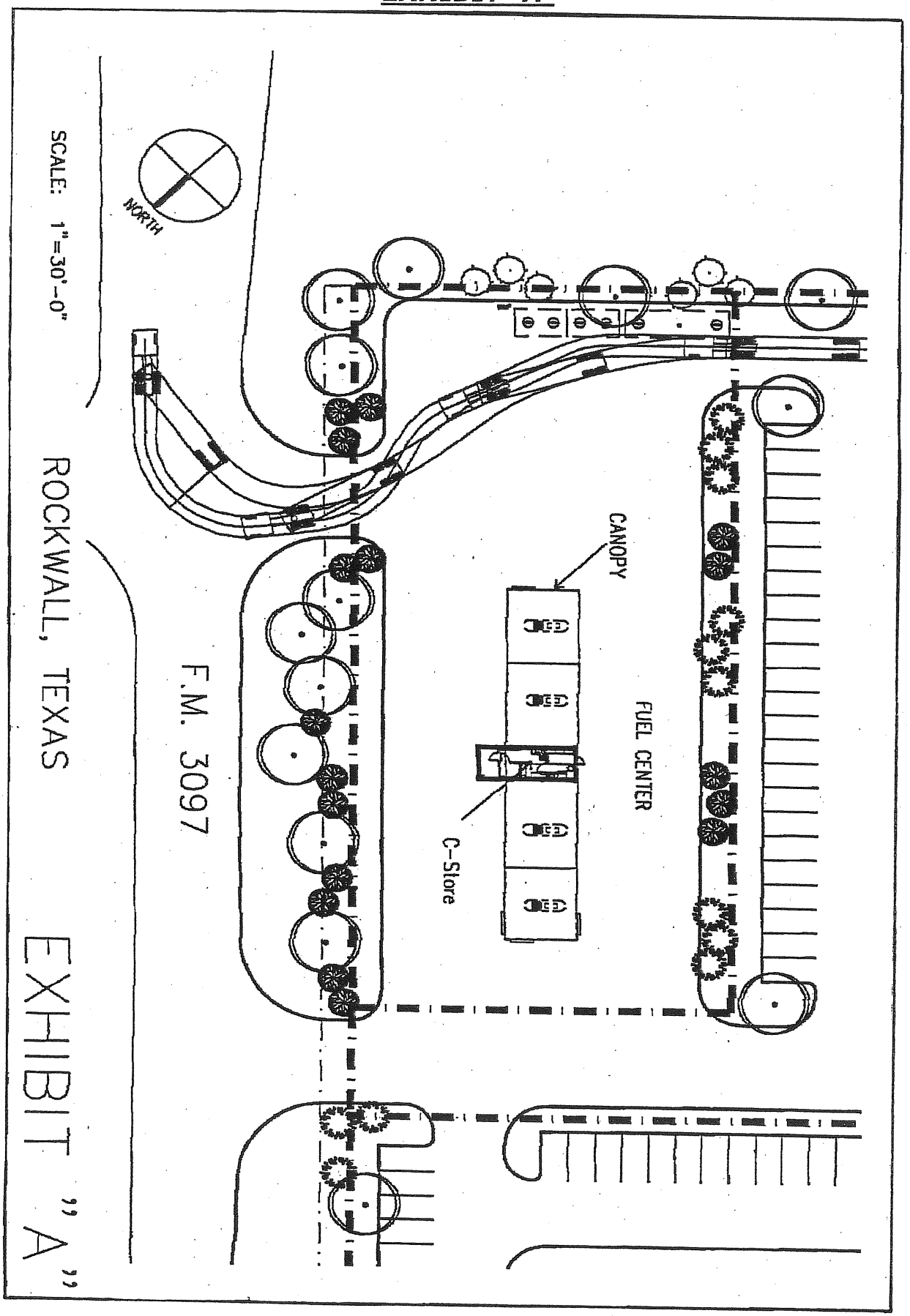
THENCE North 44°22'43" East, a distance of 140.00 feet to the ***POINT OF BEGINNING***;

CONTAINING a computed are of 37,520 square feet or 0.861 acres of land.

EXHIBIT "A"



	SITE AREA	BLDG. AREA	COVERAGE	PKG. REQ'D.	PKG. PROV.	PKG. RATIO
1	237,994 sf	46,850 sf	19.69%	284 spaces	284 spaces	6.06/1000
2	amount sf	56,875 sf	21.31%	325 spaces	325 spaces	5.71/1000
3	113,393 sf	16,450 sf	17.54%	112 spaces	112 spaces	6.81/1000
4	27,433 sf	3,000 sf	10.74%	36 spaces	36 spaces	12.00/1000
5	40,366 sf					
6	39,275 sf					
TOTAL	708,207 sf	123,175 sf	17.39%	757 spaces	757 spaces	6.15/1000


SCALE: 1"=30'-0"
NORTH
ROCKWALL, TEXAS
F.M. 3097
CANOPY
FUEL CENTER
C-Store
EXHIBIT "A"

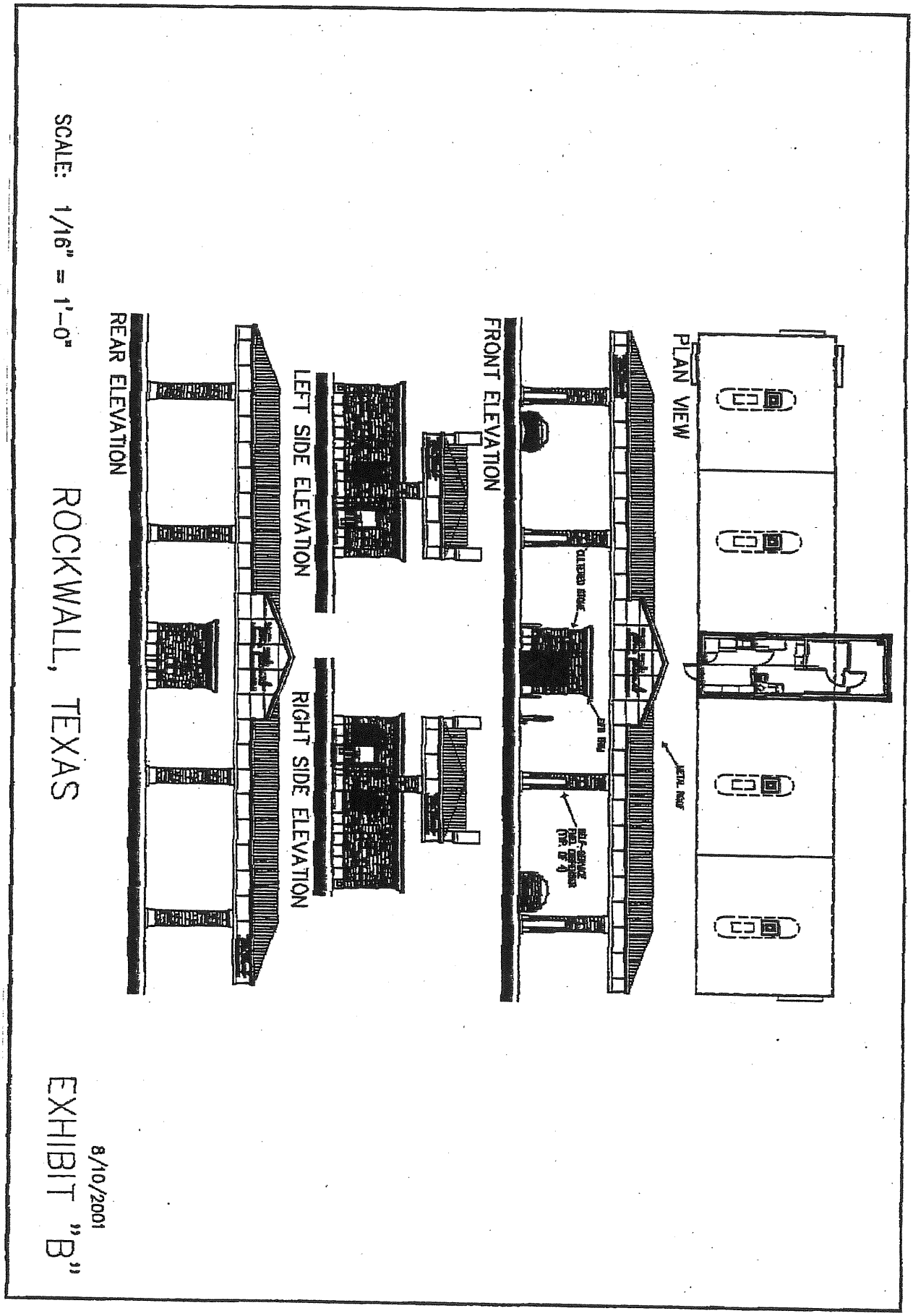
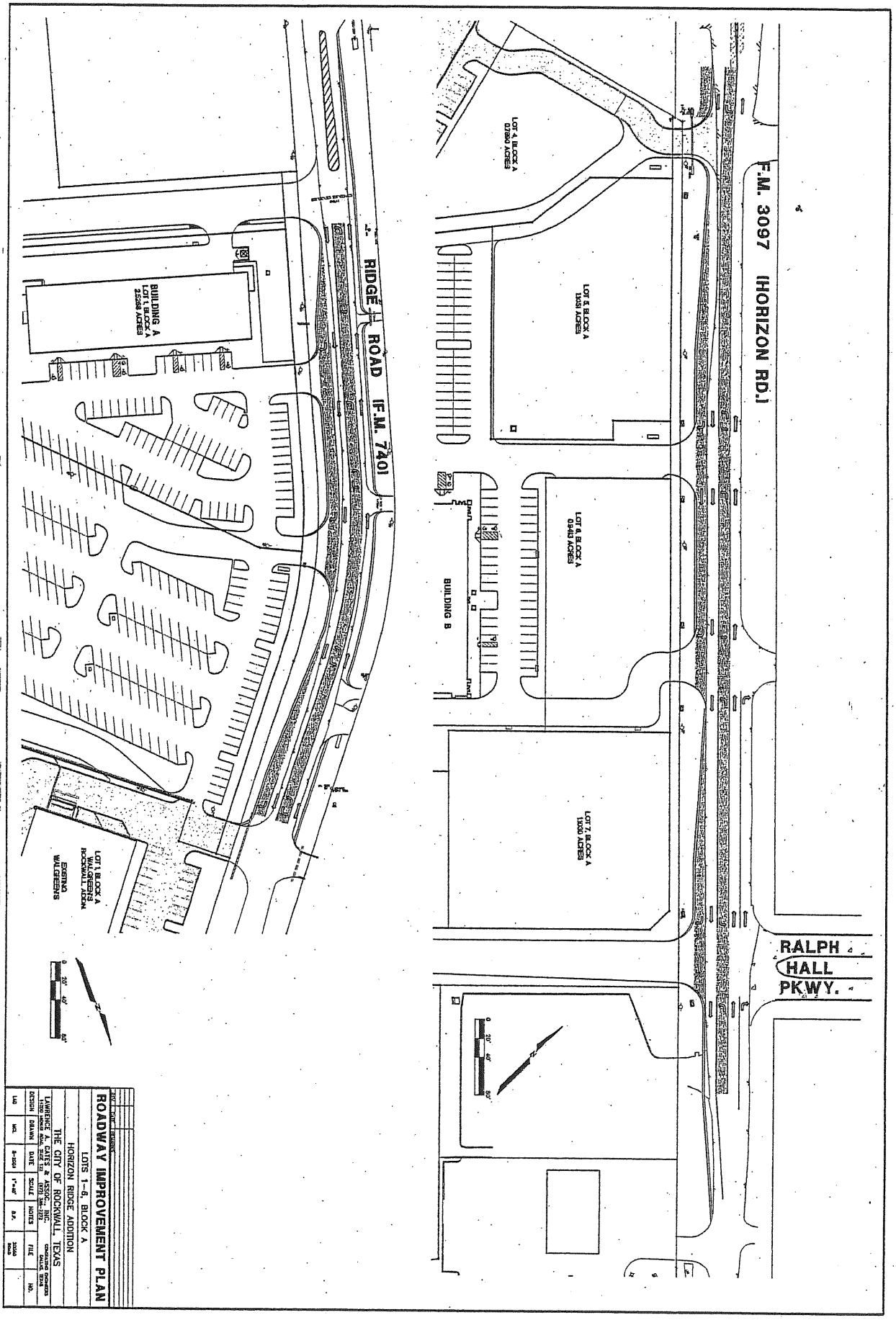

PLAN VIEW
FRONT ELEVATION
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION
REAR ELEVATION
SCALE: 1/16" = 1'-0"
ROCKWALL, TEXAS
EXHIBIT "B"
8/10/2001

EXHIBIT "C"


F.M. 3097 (HORIZON RD.)
RIDGE ROAD (F.M. 740)
RALPH HALL PKWY.
LOT 4, BLOCK A
0.7940 ACRES
LOT 5, BLOCK A
1.951 ACRES
LOT 6, BLOCK A
0.940 ACRES
LOT 7, BLOCK A
1.930 ACRES
BUILDING A
LOT 1, BLOCK A
2.5288 ACRES
BUILDING B
LOT 1, BLOCK A
WALGREENS
ROCKWALL ADDN.
EXISTING
WALGREENS
0
20'
40'
80'
ROADWAY IMPROVEMENT PLAN
LOTS 1-6, BLOCK A
HORIZON RIDGE ADDITION
THE CITY OF ROCKWALL, TEXAS
LAWRENCE A. GATES & ASSOC., INC.
CONSULTING ENGINEERS
DALLAS, TEXAS
(972) 386-0777
DESIGN
DRAWN
DATE
SCALE
NOTES
FILE
NO.
LAG
MCL
8-2001
1"=40'
D.A.
32050
R&B

740
RD.
GR
CRESTHAVEN
WESTWOOD DR.
WINTER PARK
PKWY.
ROCKWALL
OAK
WINDM
3097
SITE LOCATION
HORIZON ROAD
740
PD-18
CEDAR CT.
SKYLAR DRIVE
EASTERNER
FOXCHASE LN.
OAK DRIVE
NORTH
HUNTERS GLEN
LAR DR.

2001-12

CITY OF ROCKWALL

ORDINANCE NO. 04-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM "A", AGRICULTURAL TO "PD-9", PLANNED DEVELOPMENT NO. 9 DISTRICT, FOR A 36.5427-ACRE TRACT BEING A PORTION OF THE RAINBOW LAKE ESTATES ADDITION AND ALL OF TRACTS 4-1 AND 4-3, ABSTRACT 207, AND MORE FULLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning for a tract of land containing 36.5427-acres being a portion of the Rainbow Lake Estates Addition and Tracts 4-1 and 4-3 of the E. Teal Survey, Abstract 207, and more fully described herein as Exhibit "A", City of Rockwall, Rockwall County, Texas, from "A", Agricultural District to "PD-9", Planned Development No. 9 District, and;

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in ***§2.3 – (SF-10) SINGLE FAMILY RESIDENTIAL DISTRICT*** of the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and the following conditions shall apply:

1. Development of vacant land south of Foxchase Phase 6 and Rainbow Lake Estates shall include a 5-ft landscape buffer and screening element along the Tubbs Road extension and White Road.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. 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 Subdivision Regulations of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of January, 2004.

Ken Jones, Mayor

ATTEST:

Dorothy Brooks

Dorothy Brooks, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: December 15, 2003

2nd Reading: January 5, 2004

Exhibit "A"
Legal Description

STATE OF TEXAS
COUNTY OF ROCKWALL

Being a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, including a part of an addition known as Rainbow Lake Estates recorded in Cabinet D, Slide 344; a part of Tract 7, as described in Deed recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas; and a 1.8652 acre tract described in Deed to Whittle Development, recorded in Volume 269, Page 45; and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the center of Rainbow Road, a County road, at a corner of the City Limits of the City of Rockwall and at the North corner of said Tract 7;

THENCE, With the meanders of Brockway Branch a tributary of Buffalo Creek), the East lines of said Tract 7, and said City Limits line as follows:
South 00°06' 21" East a distance of 183.00 feet;
South 71°36' 01" East a distance of 122.00 feet;
South 03°08' 59" West a distance of 195.00 feet;
South 44°36' 01" East a distance of 146.00 feet;
South 73°23' 59" West a distance of 211.00 feet;
South 20°51' 01" East a distance of 103.00 feet;
South 77°06' 01" East a distance of 250.00 feet;
South 9°06' 01" East a distance of 118.00 feet;
South 41°23' 59" West a distance of 180.00 feet;
South 48°36' 01" East a distance of 92.00 feet;
South 04°53' 59" West a distance of 43.00 feet;
South 88°08' 59" West a distance of 126.00 feet;
South 08°21' 01" East a distance of 218.00 feet; and
South 71°08' 59" West a distance of 87.98 feet to the North corner of a tract of land conveyed to Thomas W. Jones et al by Deed recorded in Volume 166, Page 410, Deed Records, Rockwall County, Texas;

THENCE, Along the Northeast lines of said Jones Tract and continuing along said City Limits Line as follows:
South 01°25' 42" East a distance of 107.53 feet;
South 54°55' 42" East a distance of 106.99 feet; and
South 24°55' 42" East a distance of 100.58 feet to a point on the common City Limits line of the City of Rockwall and the City of Heath;

THENCE, South 89°25' 57" West a distance of 634.45 feet along said Heath City Limit line to a point in a dry wash and on the Southerly lines of said Tract 7;

THENCE, In a Westerly direction with the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:
South 45°15' 18" West a distance of 22.28 feet;
North 83°12' 42" West a distance of 43.70 feet; and
North 50°58' 42" West a distance of 15.58 feet to a point on the previously mentioned Heath City Limits line;

THENCE, South 89°25' 57" West a distance of 92.46 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limits line to a point in said dry wash and said southerly lines;

Exhibit "A"
Legal Description

THENCE, With the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:
South 67°46' 18" West a distance of 99.50 feet; and
North 65°47' 42" West a distance of 87.65 feet to a point on said Heath City Limits line;

THENCE, South 89°25' 57" West a distance of 63.51 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limit line to a point in said dry wash and said Southerly Lines;

THENCE, With the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:
South 10°03' 18" West a distance of 12.88 feet; and
North 82°54' 42" West a distance of 94.99 feet to a point on said Heath City Limits Line;

THENCE, South 89°25' 57" West a distance of 325.59 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limit line to a point on the projected line of the original West line of White Road;

THENCE, South 00°22' 56" East a distance of 353.97 feet along said projected line of the original White Road to a point at the Eastward projection of the South right-of-way line of White Road;

THENCE, North 89°33' 15" West a distance of 583.26 feet along the south right-of-way line of White Road, to a point being a projection of the west line of said Whittle Development tract;

THENCE, North 00°02' 30" West a distance of 343.69 feet to a point being the southwest corner of an addition known as Foxchase Phase Six recorded in Cabinet D, Slides 335-336;

THENCE, North 89°25' 57" East a distance of 525.72 feet to a point within the right-of-way of Tubbs Road, also being a point on the existing Rockwall City Limits line and within the original Rainbow Road;

THENCE, North 31°41' 03" East a distance of 955.02 feet, along Rockwall City Limits line within the said Rainbow Lake Estates Addition to a point for a corner;

THENCE, North 45°08' 44" East a distance of 1131.97 feet continuing with said Rockwall City Limits line to the Point of Beginning and containing approximately 36.5427 acres (1,591,800.58 sf) of land.

CITY OF ROCKWALL

ORDINANCE NO. 11- 31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND (PD-9) PLANNED DEVELOPMENT NO. 9 DISTRICT, SPECIFICALLY TO ALLOW FOR A PROPOSED FUEL CENTER IN CONJUNCTION WITH THE EXISTING KROGER STORE LOCATED ON LOT 18, BLOCK A, HORIZON RIDGE ADDITION, BEING 7.1779-ACRES AND LOCATED AT 2935 RIDGE ROAD, AND MORE SPECIFICALLY SHOWN IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to (PD-9) Planned Development No. 9 District has been requested by Christina Konrad of Kroger Texas LP, specifically to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres and located at 2935 Ridge Road, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A"; and

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

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

Section 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended by approval of an amendment to (PD-9) Planned Development No. 9 District to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres and located at 2935 Ridge Road, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A"; and

Section 2. That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Unified Development Code (Ord. No. 04-38) of the City of Rockwall and to the conditions set forth in (PD-9) Planned Development No. 9 District, as heretofore amended, and as amended herein by granting of this approval, and shall be subject to the following conditions:

1. The development shall strictly adhere to the approved concept plan (Exhibit A), landscape plan (Exhibit B) and building elevations (Exhibit C).
2. The construction of the "Right-in/Right-out" raised median as shown on concept plan (Exhibit A) shall commence within twelve (12) months of the issuance of building permit for the fuel center.

3. No outside display of merchandise shall be permitted within or around the proposed fuel center, except for the ice machine as shown on the concept plan and elevations, which shall be painted to match the exterior materials of the adjacent kiosk. However, the grocery store shall continue to display merchandise as permitted under the City's "incidental display" requirements of the Unified Development Code.
4. No seasonal sales of merchandise or other special event (e.g. Christmas tree sales, Valentine's Day tent sale) that would result in a further reduction of the required parking spaces shall be allowed on the property, unless specifically permitted on a case-by-case basis by the City Council.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. 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 No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of July, 2011.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: 06-20-11
2nd Reading: 07-05-11

Exhibit "A"
Kroger Fuel (PD-9 Amendment)

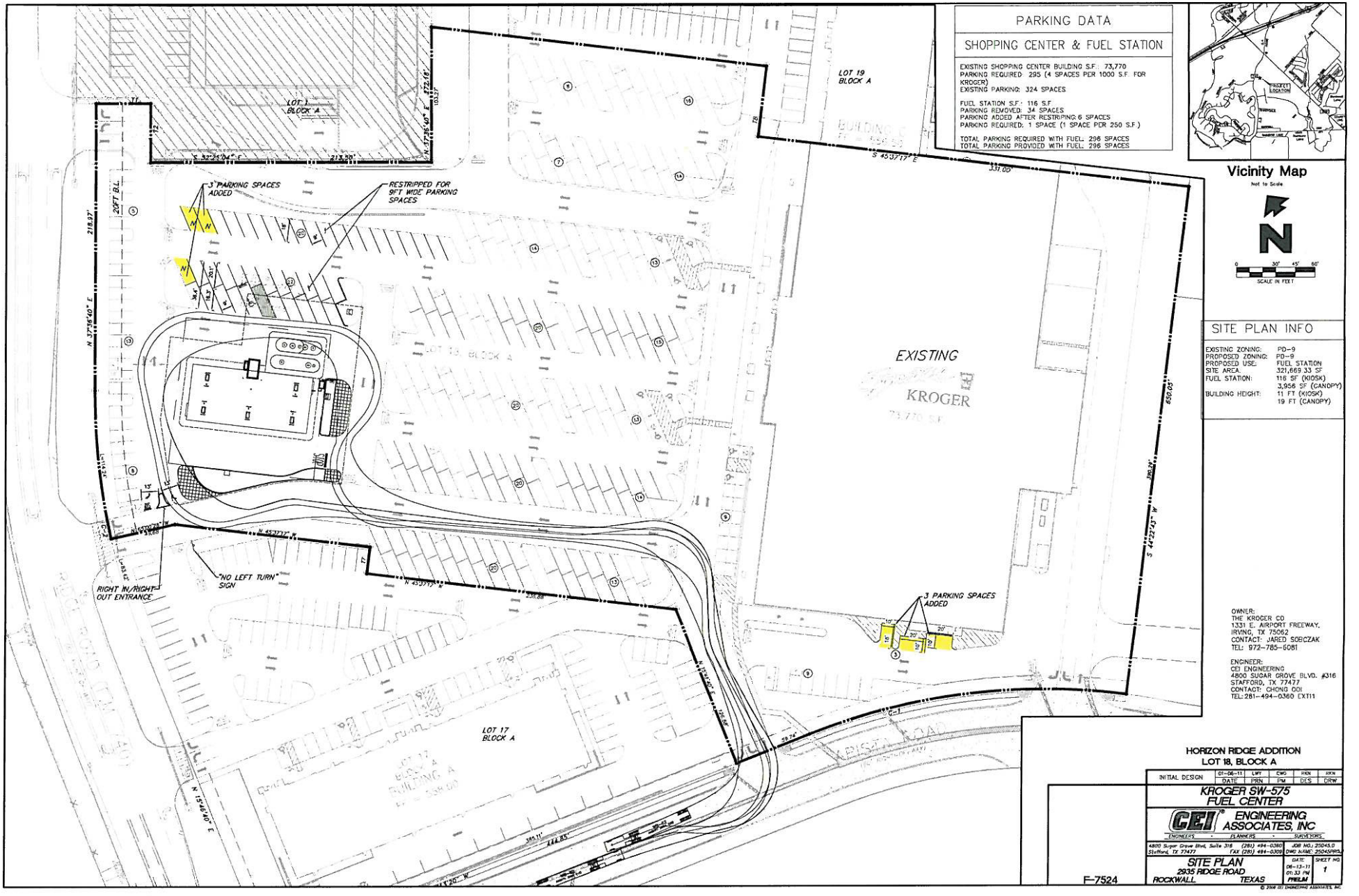
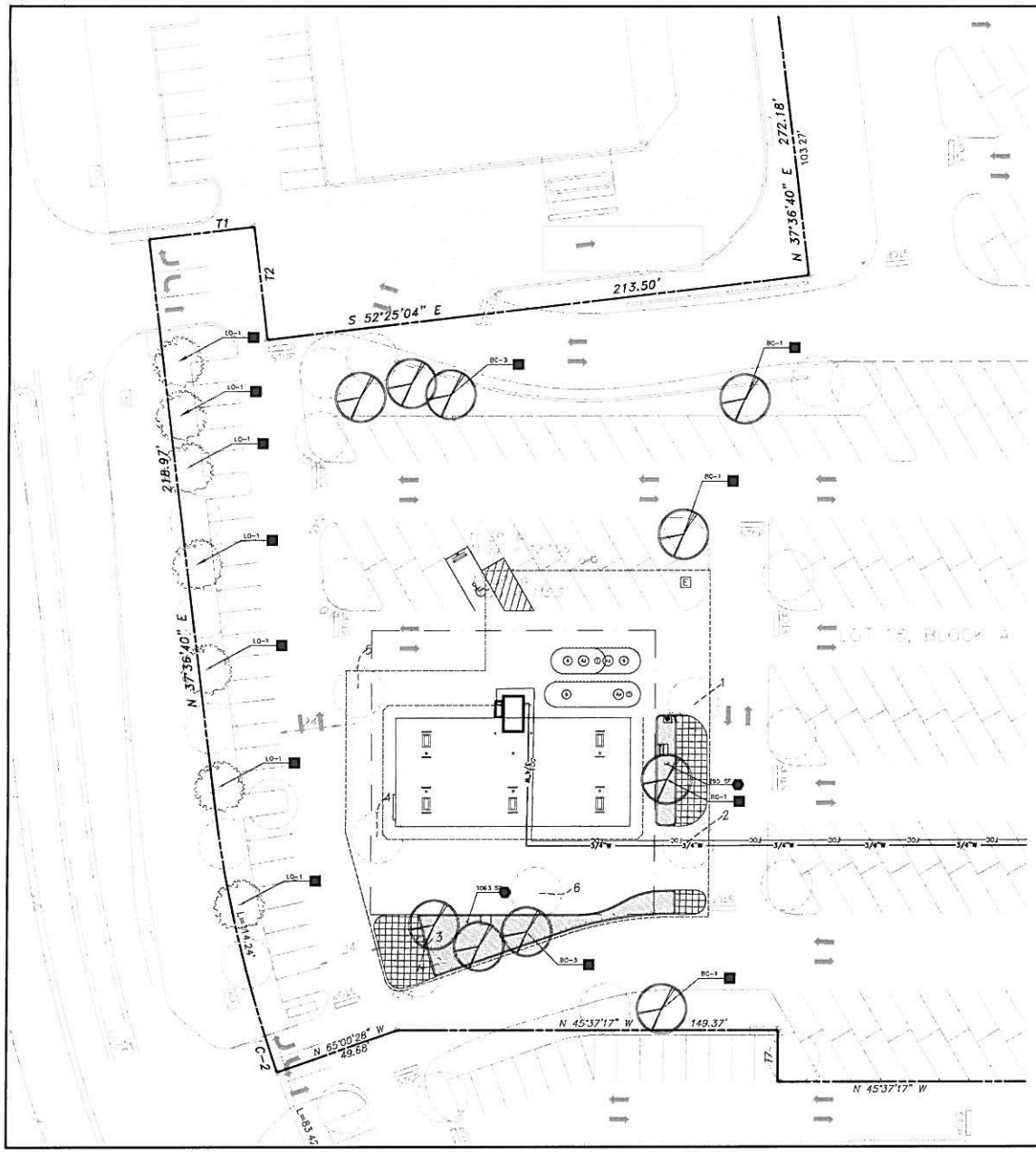
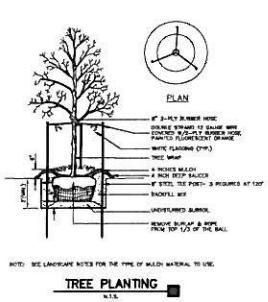


Exhibit "B"
Kroger Fuel (PD-9 Amendment)

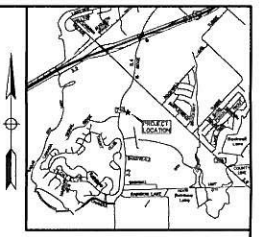




NOTE: PROPOSED TREES TO BE PLANTED AT LEAST 5FT AWAY FROM WATER, SEWER AND STORM SEWER LINES.

EXISTING TREES WITHIN AREA OF DISTURBANCE

#	SPECIE	STATUS	INCH CALIPER
1	BALD CYPRESS/Taxodium distichum	REMOVE	8"
2	BALD CYPRESS/Taxodium distichum	REMOVE	9"
3	BALD CYPRESS/Taxodium distichum	REMOVE	8"
4	BALD CYPRESS/Taxodium distichum	REMOVE	10"
5	BALD CYPRESS/Taxodium distichum	REMOVE	7"
6	CEDAR ELM/Ulmus crassifolia	REMOVE	6"
		TOTAL INCH CALIPER REMOVED =	48"



Vicinity Map
Not to Scale

LEGEND

EXISTING

- FIRE HYDRANT
- CHISELED "X" SET
- CHISELED "X" FOUND
- IRON ROD FOUND (SIZE AS NOTED)
- IRON ROD SET (SIZE AS NOTED)
- OVERHEAD UTILITY POLE W/ GUY
- UNDERGROUND ELECTRIC OR TELEPHONE
- LIGHT POLE (EX)
- SANITARY SEWER MANHOLE (EX)
- SAN. SWR. CLEAN OUT (EX)
- GAS VALVE (EX)
- WATER VALVE (EX)
- TREE

- PROP COMBINATION GRATE INLET
- PROP DROP INLET
- PROP CURB INLET
- PROP SIGNAGE (H.C.)
- PROP STOP SIGN
- PAINTED HANDICAP SYMBOL
- PAINTED STRIPING @ ACCESS ROUTES
- FIRE LANE
- VAN ACCESSIBLE

PROPOSED

- BOUNDARY LINE
- RIGHT OF WAY LINE
- TYPICAL PLANTING WITH QUANTITY AND KEY

GENERAL LANDSCAPE NOTES

A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.

B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.

D. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH THE RELEASE FERTILIZER PER BRANDS SPECIFIED APPLICATION RATES.

F. HARDWOOD MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).

G. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES.

LANDSCAPE DETAILS

50A TREE PLANTING

LANDSCAPE NOTES

1.B SOD AREA

PLANT LIST

KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
BC	10	BALD CYPRESS Taxodium distichum	B&B	4" CAL	PLANT AS SHOWN
LO	7	LIVE OAK Quercus virginiana	B&B	4" CAL	PLANT AS SHOWN
1,748 SF		SUN TYPE BERMUDA GRASS SOD			

CITY OF ROCKWALL, TX LANDSCAPE AND TREE MITIGATION REQUIREMENTS

TREE MITIGATION	REQUIRED	PROVIDED
REMOVED CALIPER TREES	48"	10 (4"CAL) 10 (4"CAL)
LANDSCAPE REQUIREMENTS	PRE-PROJECT	POST-PROJECT
LOT 18 SITE AREA=313,648.33 SF LANDSCAPED AREA (TYP&MIN) REQUIRED= 31,364.83 SF	41,876.95 SF (13.4%)	38,364.83 SF (12.2%)
PARKING LOT TREES PARKING SPACES 19 TREES REQUIRED	7 SHADE TREES 14 ORNAMENTAL TREES	19 SHADE 14 ORNAMENTAL TREES

OWNER:
THE KROGER CO.
1331 E. AIRPORT FREEWAY,
IRVING, TX 75062
CONTACT: JARED SOBCZAK
TEL: 972-785-6081

ENGINEER:
CEI ENGINEERING
4800 SUGAR GROVE BLVD. #316
STAFFORD, TX 77477
CONTACT: CHONG COI
TEL: 281-494-0360 EXT11

HORIZON RIDGE ADDITION
LOT 18, BLOCK A

INITIAL DESIGN	01-06-11	LWY	CWO	RKN	RKN
	DATE	PRN	PM	DES	DRW

KROGER SW-575
FUEL CENTER

CEI ENGINEERING ASSOCIATES, INC
ENGINEERS • PLANNERS • SURVEYORS

4800 Sugar Grove Blvd, Suite 316, Stafford, TX 77477
(281) 494-0360 FAX (281) 494-0339
JOB NO.: 250415.0
DWG NAME: 250415PRO1

LANDSCAPE PLAN
2935 RIDGE ROAD
ROCKWALL TEXAS

DATE: 01-27-11 10:22 AM PRELIM
SHEET NO.: 2

F-7524

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Exhibit "C"
Kroger Fuel (PD-9 Amendment)

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	MONUMENT SIGN BY SIGN CONTRACTOR		BARKER SIGNS		OWNER	SIGN INSTALLER
B	INTERNALLY ILLUMINATED REMOTE CONTROL PRICE SIGN		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
C	STATIC WARNING DECAL		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
D	REMOTE PRICE SIGN CONTROL BOX		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
E	6-SIGN POLE - O.C. TO PAINT	BLACK	DUALITE		OWNER	SIGN INSTALLER
F	CANOPY FASCIA	SANDSTONE			CANOPY FABRICATOR	CANOPY FABRICATOR
G	CANOPY FASCIA	OYSTER			CANOPY FABRICATOR	CANOPY FABRICATOR
H	LOGO - NON-ILLUMINATED (28"H x 15'-10 1/2" W)		DUALITE		OWNER	GENERAL CONTRACTOR
I	PIPE BOLLARD WITH CONCRETE FILL PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
J	DISPENSER DOOR GRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
K	KIOSK FASCIA	SANDSTONE			KIOSK FABRICATOR	KIOSK FABRICATOR
L	KIOSK FASCIA	OYSTER			KIOSK FABRICATOR	KIOSK FABRICATOR
M	CANOPY				CANOPY FABRICATOR	CANOPY FABRICATOR
N	6" DIAMETER BOLLARD - O.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
O	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
P	KIOSK - PREFABRICATED	MASONRY TO MATCH STORE			KIOSK FABRICATOR	GENERAL CONTRACTOR
Q	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
R	ISLAND PORTS - O.C. TO PAINT	GRAPHITE (PAINT)	OPW		OWNER	GENERAL CONTRACTOR
S	CANOPY COLUMNS - O.C. TO PAINT	MASONRY TO MATCH STORE			CANOPY FABRICATOR	CANOPY FABRICATOR
T	U-SHAPED BOLLARD - O.C. TO PAINT	SAFETY RED	RIVERSIDE		OWNER	GENERAL CONTRACTOR
U	PRICE SIGN, SEE DETAIL 8, THIS SHEET		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
V	ILLUMINATED CHANNEL LETTERS		DUALITE		OWNER	SIGN INSTALLER
W	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
X	ILLUMINATED LOGO SIGN		DUALITE		OWNER	SIGN INSTALLER
Y	PUMP NUMBER PLAQ				CANOPY FABRICATOR	GENERAL CONTRACTOR

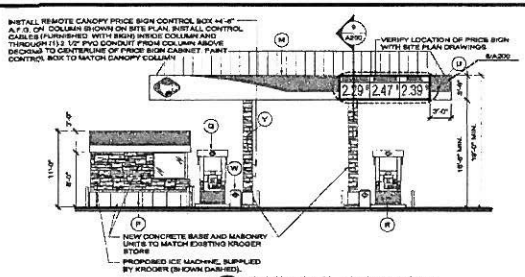
EXTERIOR FINISH LEGEND:

- (M-1) FIELD STONE MANUF.: LYNCHBURGH /KIMBROUGH / ALAMO COLOR: AUTUMN BLEND LEDGESTONE TO MATCH KROGER STORE
- (PT-1) PAINT COLOR (FOR CONCRETE BASE) MANUF.: SHERWIN WILLIAMS COLOR: COLOR TO MATCH KROGER STORE

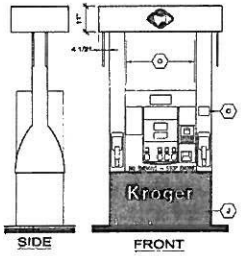
NOTE:
1. GROUT MANUF: SOUTHWEST CONCRETE PRODUCTS. COLOR: CREAM TO MATCH KROGER STORE.
2. TREAT CONCRETE BASE SURFACE WITH SURE KLEAN WEATHER SEAL BLOK-GUARD & GRAFFITI CONTROL

EXTERIOR MATERIALS BY %:

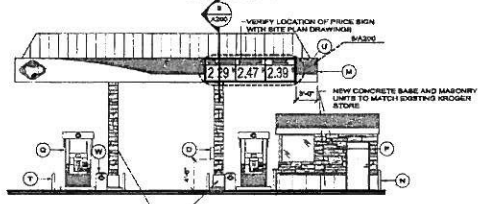
FRONT ELEVATION:	734 SF (EXCLUDES GLAZING)	
	STONE -	57 SF (7.8%)
	CONCRETE -	23 SF (3.9%)
	METAL -	658 SF (89.2%)
REAR ELEVATION:	766 SF (EXCLUDES GLAZING)	
	STONE -	88 SF (11.6%)
	CONCRETE -	22 SF (2.9%)
	METAL -	658 SF (85.6%)
LEFT SIDE ELEV:	486 SF (EXCLUDES GLAZING)	
	STONE -	62 SF (12.9%)
	CONCRETE -	36 SF (8.2%)
	METAL -	387 SF (78.8%)
RIGHT SIDE ELEV:	441 SF (EXCLUDES GLAZING AND DOOR)	
	STONE -	81 SF (18.4%)
	CONCRETE -	31 SF (7.0%)
	METAL -	329 SF (74.6%)
TOTAL ALL ELEVS:	2406 SF (EXCLUDES GLAZING AND DOOR)	
	STONE -	287 SF (12.0%)
	CONCRETE -	113 SF (4.7%)
	METAL -	2006 SF (83.3%)



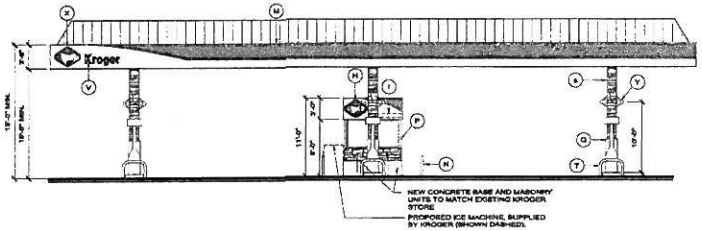
1 LEFT ELEVATION
SCALE:1/8"=1'-0"



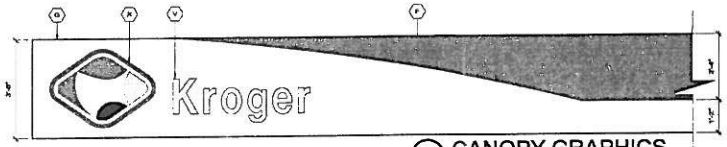
3 DISPENSER ELEVATION
SCALE:1/2"=1'-0"



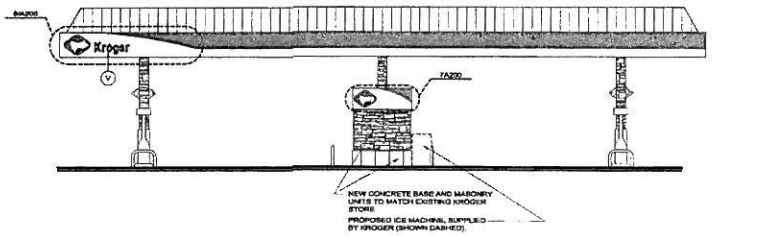
2 RIGHT ELEVATION
SCALE:1/8"=1'-0"



4 FRONT ELEVATION
SCALE:1/8"=1'-0"

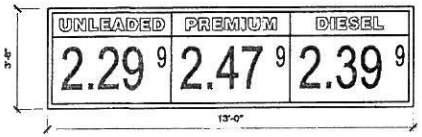


6 CANOPY GRAPHICS
SCALE:1/2"=1'-0"

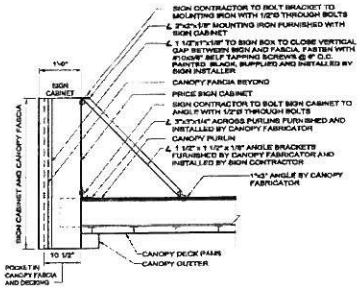


5 REAR ELEVATION
SCALE 1/8"=1'-0"

7 KIOSK GRAPHICS
SCALE:1/2"=1'-0"



8 CANOPY PRICE SIGN
SCALE:1/2"=1'-0"



9 CANOPY SIGN DETAIL
SCALE:3/4"=1'-0"

CDA Architects
3403 Corrstone Village Dr.
Plano, Texas 75023
(214) 440-5200 Fax (214) 440-2080

The Kroger Co.
Kroger

EXTERIOR ELEVATIONS

FUEL STATION SW-575
2935 RIDGE ROAD
ROCKWALL, TEXAS

A200

CITY OF ROCKWALL

ORDINANCE NO. 13-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. 04-38) OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND (PD-9) PLANNED DEVELOPMENT NO. 9 DISTRICT AND ORDINANCE 86-55, SO AS TO AMEND THE RESIDENTIAL STANDARDS AND CHANGE THE ZONING FROM (SF-22.5) SINGLE FAMILY RESIDENTIAL DISTRICT TO (SF-12.5) SINGLE FAMILY RESIDENTIAL DISTRICT FOR A 4.96-ACRE PORTION OF (PD-9) PLANNED DEVELOPMENT DISTRICT NO. 9, AND BEING IDENTIFIED AS TRACTS 4-13 & 4-14, EDWARD TEAL SURVEY, ABSTRACT 207 AND LOCATED EAST OF THE INTERSECTION OF RIDGE ROAD AND SHADY DALE LANE, AND MORE SPECIFICALLY SHOWN AS EXHIBIT "B" (BOUNDARY SURVEY); 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, an amendment to (PD-9) Planned Development No. 9 District has been requested by John P. Allender of Architexas and on behalf of Greener City Group, Inc., to amend the residential standards and change the zoning from (SF-22.5) Single Family Residential District to (SF-12.5) Single Family Residential District for a 4.96-acre portion of (PD-9) Planned Development District No. 9, and being identified as tracts 4-13 &4-14 of the Edward Teal Survey, Abstract 207 and located east of the intersection of Ridge Road and Shady Dale Lane, City and County of Rockwall, Texas, and more specifically shown in Exhibit "B" (Boundary Survey) 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

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

Section 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended by approval of an amendment to (PD-9) Planned Development No. 9 District so as to change the zoning from a (SF-22.5) Single Family Residential District to a (SF-12.5) Single Family Residential District for the *Subject Property*; and;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for in the Unified Development Code (Ord. No. 04-38) of the City of Rockwall and to the *(SF-12.5) Single Family Residential District* standards set forth in (PD-9) Planned

Development No. 9 District, as heretofore amended, and as amended herein by granting of this zoning change, and as may be amended in the future, and;

1. That the development shall strictly adhere to the standards as established in the (SF-12.5) Single Family Residential District referred to as the P.D. 9 – Shady Dale Lane Development Area Requirements attached hereto as Exhibit "A".

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 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 offence 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 No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 4th day of November, 2013.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank Garza, City Attorney

1st Reading: October 21, 2013

2nd Reading: November 4, 2013

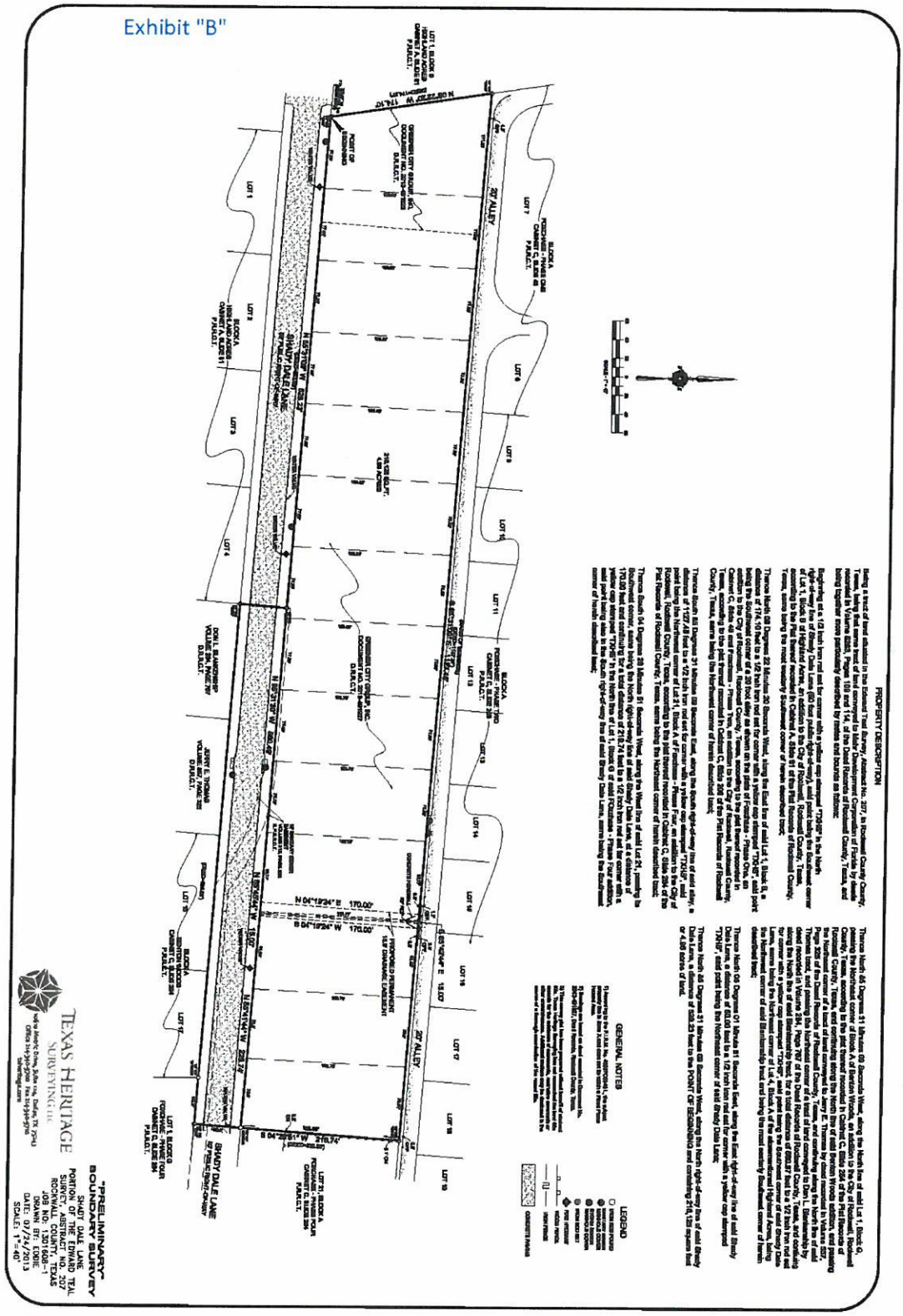
EXHIBIT "A"

P.D. 9 – SHADY DALE LANE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F. – 12.5) Single Family Residential District
Minimum 12,500 Square Feet.

1. Minimum lot area – 12,500 square feet
2. Maximum number of single family detached units per lot – 1 each
3. Minimum square footage per dwelling unit – 2,000 square feet
4. Minimum lot frontage on public street – 75 feet
5. Minimum lot depth – 160 feet
6. Minimum depth of front setback – 20 feet
7. Minimum depth of rear setback – 10 feet
8. Minimum width of side setback –
   a) Internal lot – 6 feet
   b) Side yard abutting street – 15 feet
   c) Abutting an arterial – 20 feet
9. Minimum distance between separate buildings on the parcel of land or lot – 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard – 18 feet
11. Maximum building coverage as percent of lot area – 35 percent
12. Maximum height of structures – 36 feet
13. Minimum number of off-street parking spaces (excluding garage) – 2 each

Exhibit "B"


PROPERTY DESCRIPTION
GENERAL NOTES
LEGEND
"PRELIMINARY"
BOUNDARY SURVEY
SHADY DALE LANE
PORTION OF SHADY DALE LANE, TEAL
SURVEY, ABSTRACT NO. 207
ROCKWALL COUNTY, TEXAS
JOB NO: 130116d8-1
DRAWN BY: SCB
DATE: 07/24/2013
SCALE: 1"=40'
TEXAS HERITAGE
SURVEYING LLC
SHADY DALE LANE
20' ALLEY
PROPOSED PERMANENT
ESMT. DRAINAGE EASEMENT
POINT OF BEGINNING
POINT OF COMMENCING

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 307.57-ACRE TRACT OF LAND SITUATED WITHIN THE E TEAL SURVEY, ABSTRACT NO. 207, 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 of Rockwall has initiated an amendment to the Planned Development District 9 (PD-9) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*].

WHEREAS, Planned Development District 9 (PD-9) is a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*;

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

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

DRAFT ORDINANCE 2024

amended zoning classification for the *Subject Property*;

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

SECTION 5. The Homeowner's Association (HOA) shall be responsible for the maintenance of all common areas, screening walls and features, landscape areas, deed restriction enforcement, and all other functions required to maintain the quality of the development.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JANUARY, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 1.26.2024

1st Reading: December 16, 2024

2nd Reading: January 6, 2024

DRAFT ORDINANCE 11.26.2024

Exhibit 'A':
Legal Description

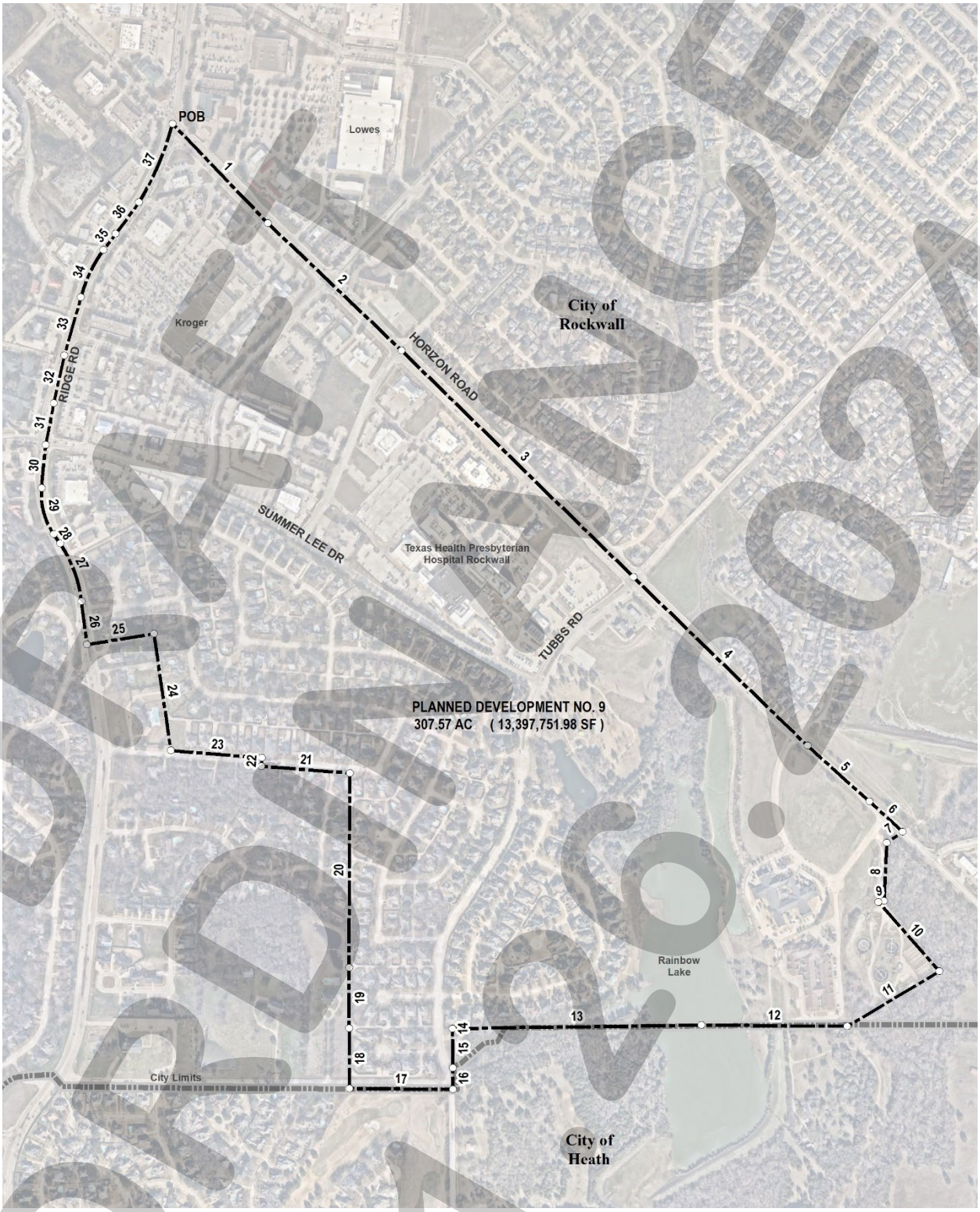
BEING 307.57 acres of land situated in Abstract 207, E. Teal Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the center of the intersection of Horizon Rd (FM3097) and Ridge Rd, *(NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,264.736, N 7,013,506.983 Feet);*

1 **THENCE** South 42°-42'-40" East, along the center of Horizon Road, a distance of 796.38 feet to a point;
2 **THENCE** South 45°-17'-46" East, continuing along said centerline, a distance of 1067.835 feet to a point;
3 **THENCE** South 44°-34'-21" East, a distance of 1870.922 feet to a point;
4 **THENCE** South 44°-49'-17" East, a distance of 1399.251 feet to a point;
5 **THENCE** South 46°-51'-8" East, a distance of 481.716 feet to a point;
6 **THENCE** South 46°-42'-30" East, a distance of 258.877 feet for a corner;
7 **THENCE** South 57°-1'-39" West, a distance of 111.082 feet to a point;
8 **THENCE** South 3°-49'-47" West, a distance of 337.364 feet to a point;
9 **THENCE** South 80°-0'-50" West, a distance of 32.893 feet to a point;
10 **THENCE** South 40°-15'-7" East, a distance of 532.823 feet to a point;
11 **THENCE** South 60°-15'-43" West, a distance of 620.808 feet for a corner;
12 **THENCE** North 88°-24'-50" West, along the Southern City Limits line of the City of Rockwall, a distance of 842.312 feet to a point;
13 **THENCE** North 89°-38'-21" West, continuing along said City Limits line, a distance of 1438.136 for a corner;
14 **THENCE** South 0°-17'-52" West, a distance of 0.253 feet to a point;
15 **THENCE** South 0°-15'-51" West, a distance of 227.577 feet to a point;
16 **THENCE** South 0°-47'-17" West, a distance of 123.607 feet for a corner;
17 **THENCE** North 88°-31'-26" West, a distance of 598.278 feet for a corner;
18 **THENCE** North 0°-44'-41" East, along the West line of the Foxchase Addition, a distance of 348.465 feet to a point;
19 **THENCE** North 1°-2'-26" East, a distance of 351.601 feet to a point;
20 **THENCE** North 1°-20'-59" East, a distance of 1122.141 for a corner;
21 **THENCE** North 84°-24'-12" West, a distance of 513.729 feet for a corner;
22 **THENCE** North 6°-36'-59" East, a distance of 48.053 feet for a corner;
23 **THENCE** North 84°-19'-46" West, a distance of 528.673 feet for a corner;
24 **THENCE** North 7°-8'-19" West, a distance of 680.962 feet for a corner;
25 **THENCE** South 81°-59'-27" West, a distance of 392.733 feet for a corner;
26 **THENCE** North 5°-54'-11" West, generally following the Centerline of Ridge Rd, a distance of 252.075 feet to the beginning of a curve;
27 **THENCE** along said curve to the left having an angle of 27°-0'-51" and a radius of 759.035 feet with a chord distance of 354.568 feet and a chord bearing of North 19°-11'-18" West, to the beginning of a curve;
28 **THENCE** along said curve to the left having an angle of 3°-50'-26"and a radius of 974.115 feet with a chord distance of 65.281 feet and a chord bearing of North 33°-37'-15" West, to the beginning of a curve;
29 **THENCE** along said curve to the right having an angle of 36°-52'-27"and a radius of 438.264 feet with a chord distance of 277.213 feet and a chord bearing of North 13°-29'-36" West, to the beginning of a curve;
30 **THENCE** along said curve to the right having an angle of 3°-29'-57" and a radius of 4,089.283 feet with a chord distance of 249.711 feet and a chord bearing of North 6°-45'-24" East, to a point;
31 **THENCE** North 11°-48'-52" East, a distance of 245.242 feet to a point;
32 **THENCE** North 13°-45'-2" East, a distance of 282.517 feet to a point;
33 **THENCE** North 17°-1'-45" East, a distance of 347.78 feet to the beginning of a curve;
34 **THENCE** along said curve to the right having an angle of 22°-5'-10" and a radius of 792.43 feet with a chord distance of 303.575 feet and a chord bearing of North 26°-26'-2" East, to a point;
35 **THENCE** North 38°-42'-35" East, a distance of 116.194 feet to a point;
36 **THENCE** North 37°-33'-44" East, a distance of 226.689 feet to the beginning of a curve;
37 **THENCE** along said curve to the left having an angle of 16°-48'-35"and a radius of 1687.504 feet with a chord distance of 493.314 feet and a chord bearing of North 24°-11'-9" East, to the POINT OF BEGINNING AND CONTAINING 307.57 acres of land (13,397,751.98 square feet) more or less.

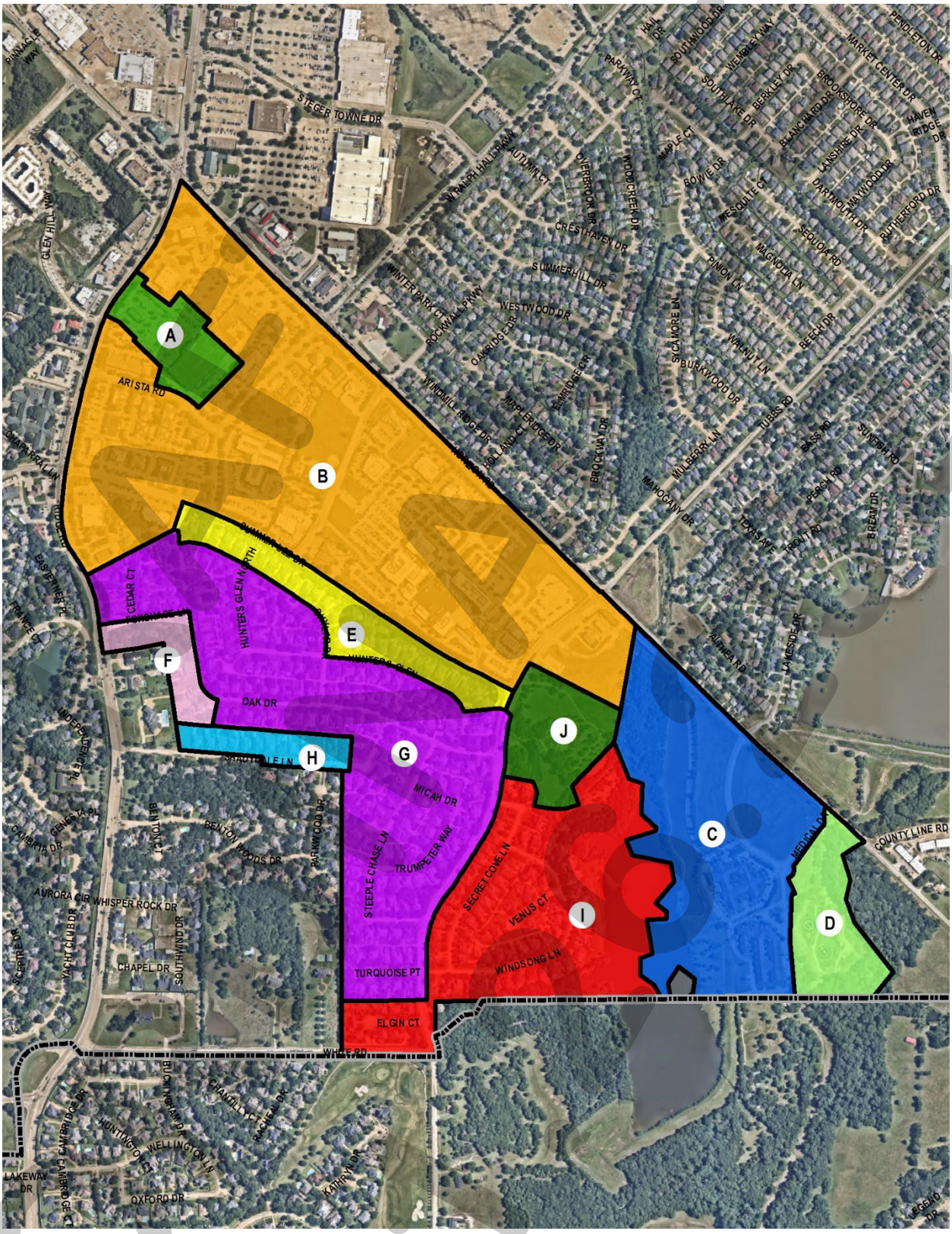
DRAFT ONLY 12.16.2024

Exhibit 'B':
Survey



DRAFT ORDINANCE 11-20-2024

Exhibit 'C':
Concept Plan



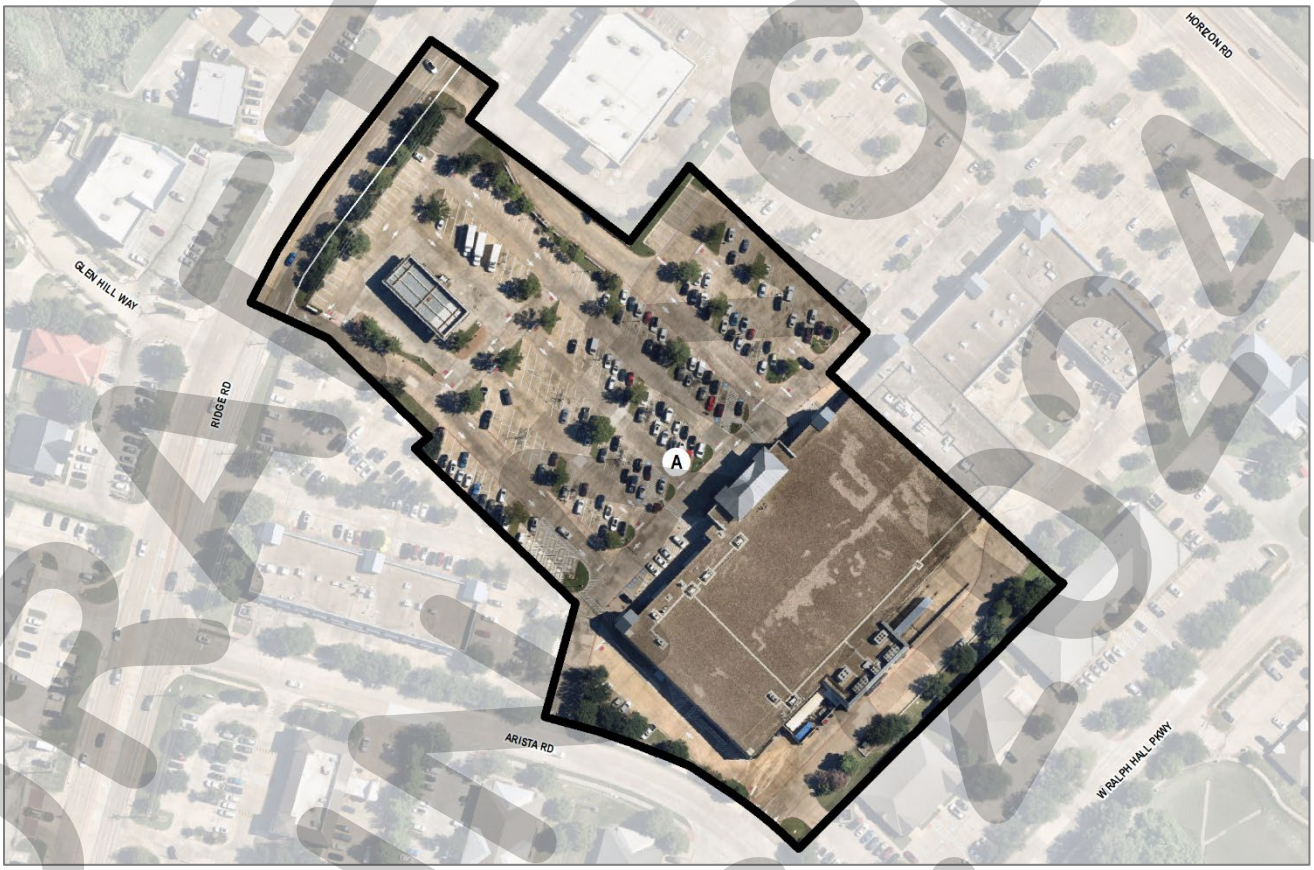
DRAFT

Exhibit 'D':
Density and Development Standards

(1) *TRACT A*. *[Ordinance 11-31]*

(A) *Concept Plan*. All development of *Tract A* shall conform with the *Concept Plan* depicted in *Figure 1*.

FIGURE 1. CONCEPT PLAN FOR TRACT A



(A) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract A -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

☑ RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. A MAXIMUM OF FOUR [4] VEHICLES*) (1) & (2)

NOTES:

(1) NO OUTSIDE DISPLAY OF MERCHANDISE SHALL BE PERMITTED WITHIN OR AROUND THE PROPOSED FUEL CENTER, EXCEPT FOR THE ICE MACHINE AS SHOWN IN *EXHIBIT 'E'* OF THIS ORDINANCE, WHICH SHALL BE PAINTED TO MATCH THE EXTERIOR MATERIALS OF THE ADJACENT KIOSK; HOWEVER, THE GROCERY STORE SHALL CONTINUE TO DISPLAY MERCHANDISE AS PERMITTED UNDER THE CITY'S *INCIDENTAL DISPLAY* REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC).

(2) NO SEASONAL SALES OF MERCHANDISE OR OTHER SPECIAL EVENT (*E.G. CHRISTMAS TREE SALES, VALENTINE'S DAY TENT SALE*) THAT WOULD RESULT IN A FURTHER REDUCTION OF THE REQUIRED PARKING SPACES SHALL BE ALLOWED ON THE PROPERTY, UNLESS SPECIFICALLY PERMITTED ON A *CASE-BY-CASE* BASIS THROUGH THE *SEASONAL OUTDOOR DISPLAY* POLICIES OF THE CITY OF ROCKWALL OR BY THE CITY COUNCIL.

DRAFT 12.20.2024

Exhibit 'D':
Density and Development Standards

(B) *Density and Development Standards*. The development of *Tract A -- as depicted in Exhibits 'C' & 'E' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract A* shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: *LOT DIMENSIONAL REQUIREMENTS*

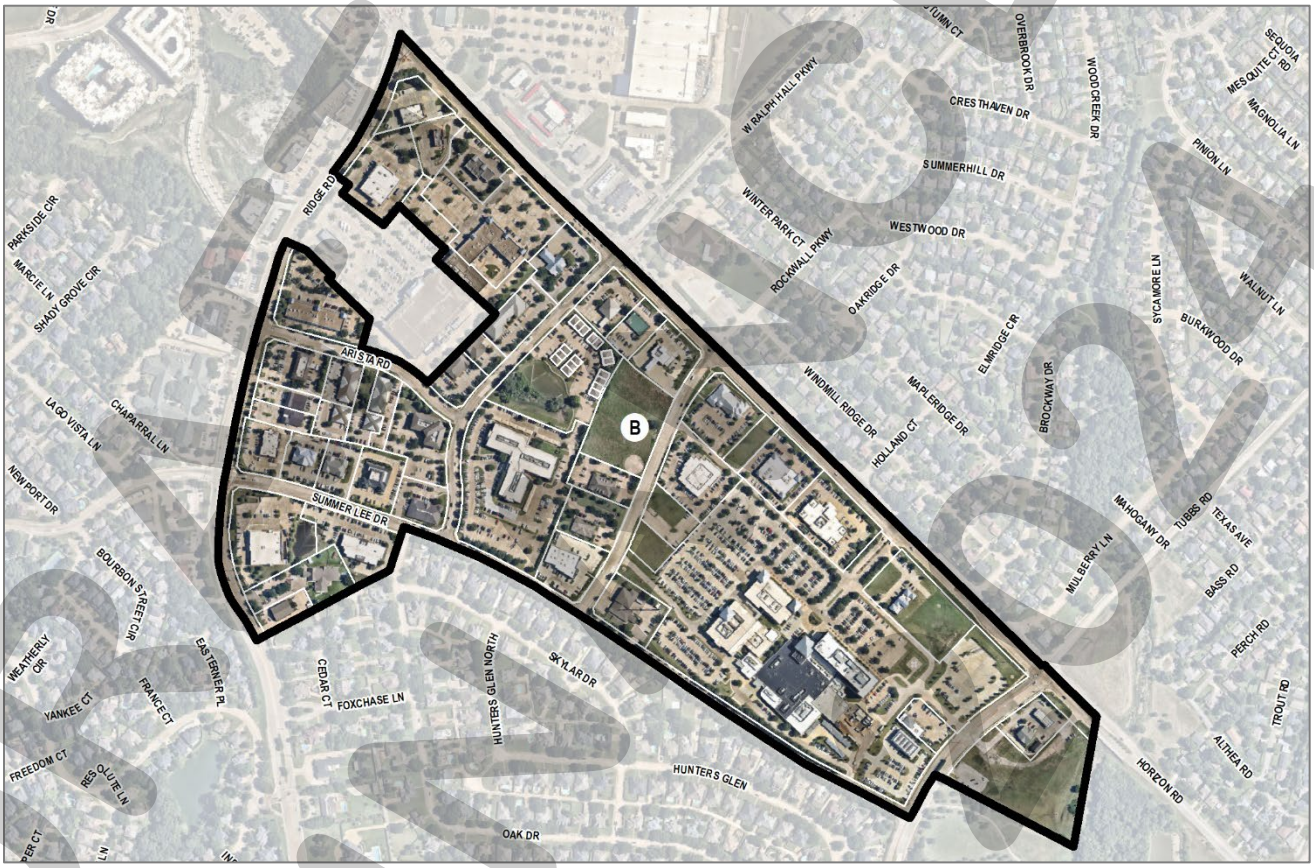
MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK WITHOUT A FIRE WALL	15'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'
MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	90%
MINIMUM AMOUNT OF LANDSCAPED AREAS	10%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	120'
MAXIMUM NUMBER OF ENTRANCES (ARTERIAL)	1/200'
MAXIMUM NUMBER OF ENTRANCES (COLLECTOR)	1/100'
MAXIMUM NUMBER OF ENTRANCES (LOCAL)	1/50'

DRAFT ORDINANCE 11.26.2024

(2) *TRACT B. [Ordinance 86-55]*

(A) *Concept Plan*. All development of *Tract B* shall conform with the *Concept Plan* depicted in *Figure 2*.

FIGURE 2. CONCEPT PLAN FOR TRACT B



(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract B* shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK WITHOUT A FIRE WALL	15'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'

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Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	90%
MINIMUM AMOUNT OF LANDSCAPED AREAS	10%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	120'
MAXIMUM NUMBER OF ENTRANCES (ARTERIAL)	1/200'
MAXIMUM NUMBER OF ENTRANCES (COLLECTOR)	1/100'
MAXIMUM NUMBER OF ENTRANCES (LOCAL)	1/50'

DRAFT ORDINANCE 11.26.2024

(3) *TRACT C. [Ordinance 87-30]*

(A) *Concept Plan*. All development of *Tract C* shall conform with the *Concept Plan* depicted in *Figure 3*.

FIGURE 3. CONCEPT PLAN FOR TRACT C

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract C -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

- ☑ LIGHT ASSEMBLY WITH OR WITHOUT FRONT SHOWROOM AND WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING. THE MAXIMUM BUILDING SHALL BE RESTRICTED TO 30,000 SF.
- ☑ FURNITURE STORE WITH FRONT SHOWROOM AND WAREHOUSE STORAGE WITHIN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ HARDWARE STORE WITH SHOWROOM AND WAREHOUSE STORAGE WITHIN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ PASTRY SHOP WITH COOKING FACILITIES WITHIN IN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ OFFICE WITH WAREHOUSE/DISTRIBUTION CENTER. THE MAXIMUM BUILDING AREA SHALL BE 25,000 SF. A SPECIFIC USE PERMIT (SUP) MAY BE APPROVED FOR INCREASED BUILDING AREA OR TO ALLOW A SIMILAR LAND USE.
- ☑ WHOLESALE TRADE OR ACCESSORY OUTLETS WITH OR WITHOUT SHOWROOM AND WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING.

DRAFT 08.26.2024

- ☑ SMALL BUSINESS OFFICE WITH OR WITHOUT SHOWROOM, WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING.
- ☑ MANUFACTURER AND ASSEMBLY OF ELECTRICAL WIRING HARNESSES FOR IRRIGATION SYSTEMS WITH OR WITHOUT ACCESSORY WAREHOUSE STORAGE.

(C) *Density and Development Standards*. The development of *Tract C* -- *as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract C* shall conform to the standards depicted in *Table 3*, which are as follows:

TABLE 3: *LOT DIMENSIONAL REQUIREMENTS*

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	50'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK WITHOUT FIRE WALL	6'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'
MINIMUM SIDE YARD SETBACK ABBUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	25'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	20'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPARATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM IMPERVIOUS COVERAGE	95%
MINIMUM AMOUNT OF LANDSCAPED AREAS	20%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	60'
MAXIMUM NUMBER OF ENTRANCES ON ARTERIAL	1/200'
MAXIMUM NUMBER OF ENTRANCES ON COLLECTOR	1/100'
MAXIMUM NUMBER OF ENTRANCES ON LOCAL STREET	1/50'

DRAFT ORDINANCE 1.26.2024

(4) *TRACT D. [Ordinance No. 73-49]*

(A) *Concept Plan*. All development of *Tract D* shall conform with the *Concept Plan* depicted in *Figure 4*.

FIGURE 4. CONCEPT PLAN FOR TRACT D

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract D -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

☑ MUNICIPALLY OWNED OR CONTROLLED FACILITIES, UTILITIES, AND USES (*INCLUDES UTILITIES WITH A FRANCHISE UTILITY AGREEMENT WITH THE CITY OF ROCKWALL*)

(C) *Density and Development Standards*. The development of *Tract D -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

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11.26.2024

(5) *TRACT E. [Ordinance No. 86-55]*

(A) *Concept Plan*. All development of *Tract E* shall conform with the *Concept Plan* depicted in *Figure 5*.

FIGURE 5. CONCEPT PLAN FOR TRACT E

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract E -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract E -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract E* shall conform to the standards depicted in *Table 4*, which are as follows:

TABLE 4: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	12,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,500 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'

DRAFT

Exhibit 'D':
Density and Development Standards

MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

DRAFT ORDINANCE 1.26.2024

(6) *TRACT F. [Ordinance No. 86-55]*

(A) *Concept Plan*. All development of *Tract F* shall conform with the *Concept Plan* depicted in *Figure 6*.

FIGURE 6. CONCEPT PLAN FOR TRACT F

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract F -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract F -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract F* shall conform to the standards depicted in *Table 5*, which are as follows:

TABLE 5: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	22,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,800 SF

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ONLY

Exhibit 'D':
Density and Development Standards

MINIMUM LOT WIDTH	80'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	8'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	20'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

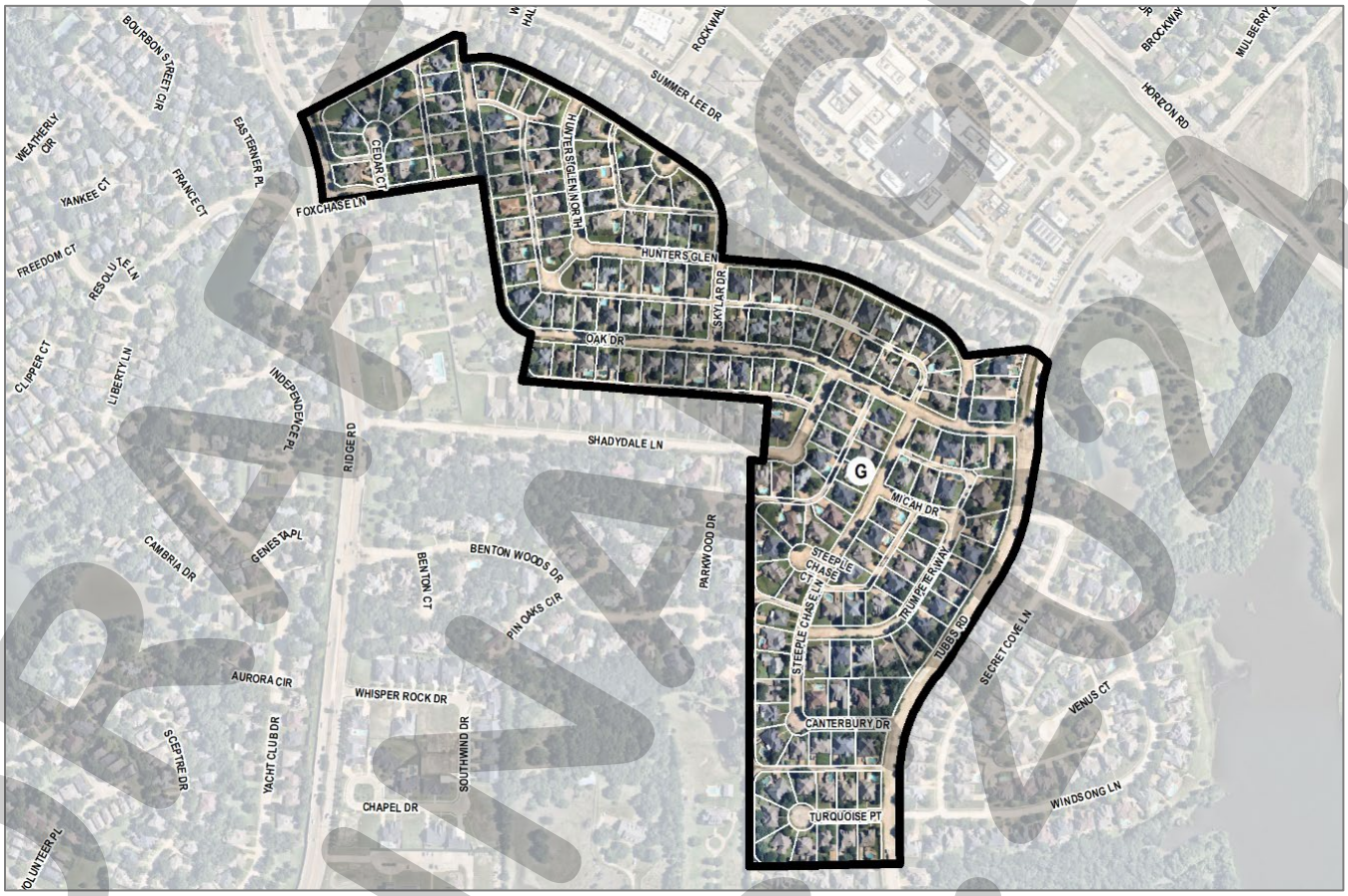
(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

DRAFT ORDINANCE 11.26.2024

(7) *TRACT G. [Ordinance No. 86-55]*

(A) *Concept Plan*. All development of *Tract G* shall conform with the *Concept Plan* depicted in *Figure 7*.

FIGURE 7. CONCEPT PLAN FOR TRACT G



(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract G -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract G -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract G* shall conform to the standards depicted in *Table 6*, which are as follows:

TABLE 6: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,500 SF
MINIMUM LOT WIDTH	60'

DRAFT

Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

DRAFT ORDINANCE 11.26.2024

(8) *TRACT H. [Ordinance No. 13-43]*

(A) *Concept Plan*. All development of *Tract H* shall conform with the *Concept Plan* depicted in *Figure 8*.

FIGURE 8. CONCEPT PLAN FOR TRACT H

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract H -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract H -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract H* shall conform to the standards depicted in *Table 7*, which are as follows:

TABLE 7: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	12,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	2,000 SF
MINIMUM LOT WIDTH	75'
MINIMUM LOT DEPTH	160'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

DRAFT ORDINANCE 4.26.2024

(9) *TRACT I. [Ordinance No. 04-02]*

(A) *Concept Plan*. All development of *Tract I* shall conform with the *Concept Plan* depicted in *Figure 9*.

FIGURE 9. CONCEPT PLAN FOR TRACT I

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract I -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract I -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

(D) *Landscaping Buffer Requirements*. The development of vacant land -- *south of Phase 6 of the Foxchase and Rainbow Lake Estates Subdivision* -- shall include a five (5) foot landscape buffer and screening elements along Tubbs Road and White Road.

DRAFT CASE

(10) *TRACT J. [Ordinance No. 88-20]*

(A) *Concept Plan*. All development of *Tract J* shall conform with the *Concept Plan* depicted in *Figure 10*.

FIGURE 10. CONCEPT PLAN FOR TRACT J

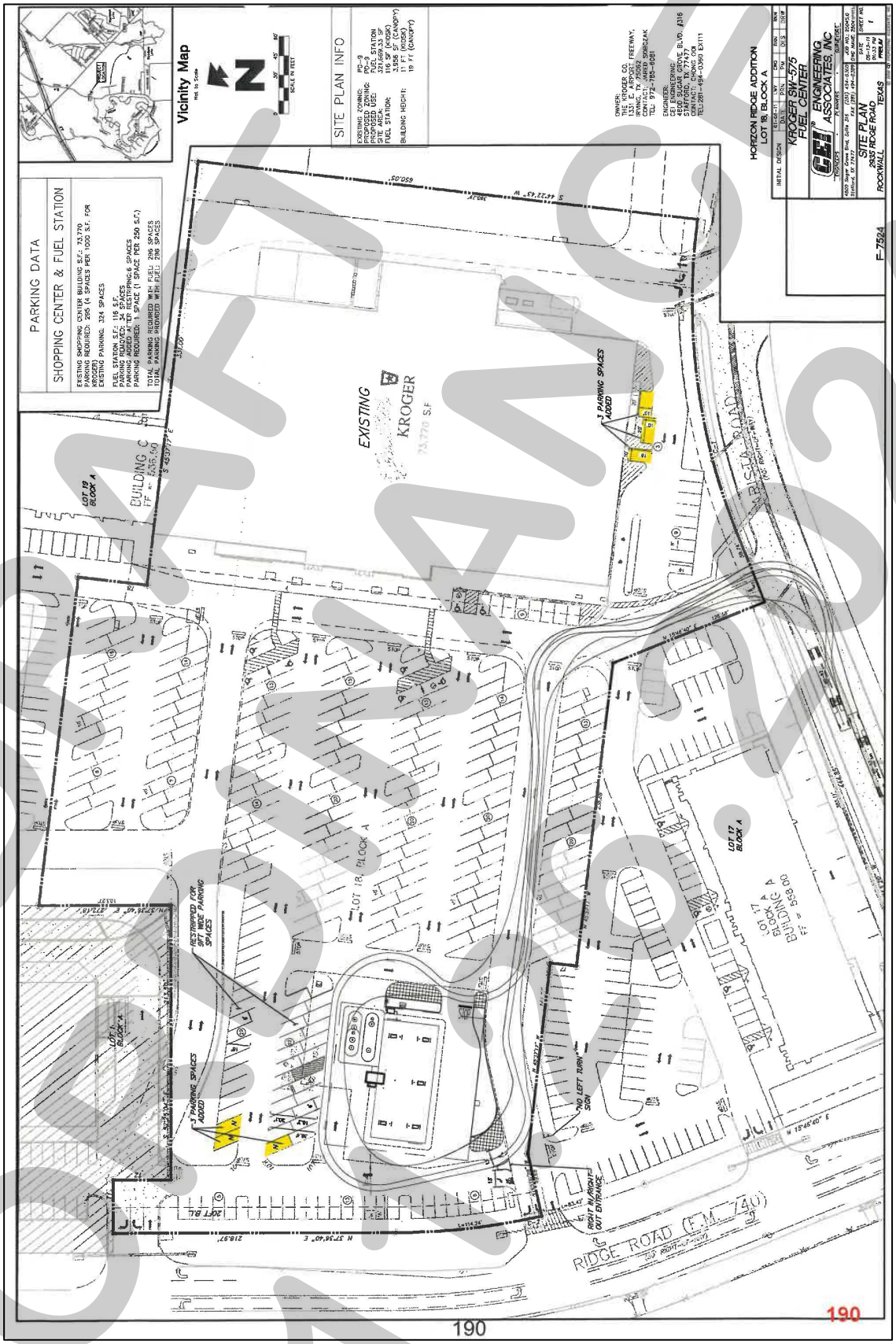
(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract J -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be the only permitted *by-right* land use:

☑ PUBLIC PARK

(C) *Density and Development Standards*. The development of *Tract J -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

DRAFT 06.06.2024

Exhibit 'E':
Tract 'A' Concept Plan



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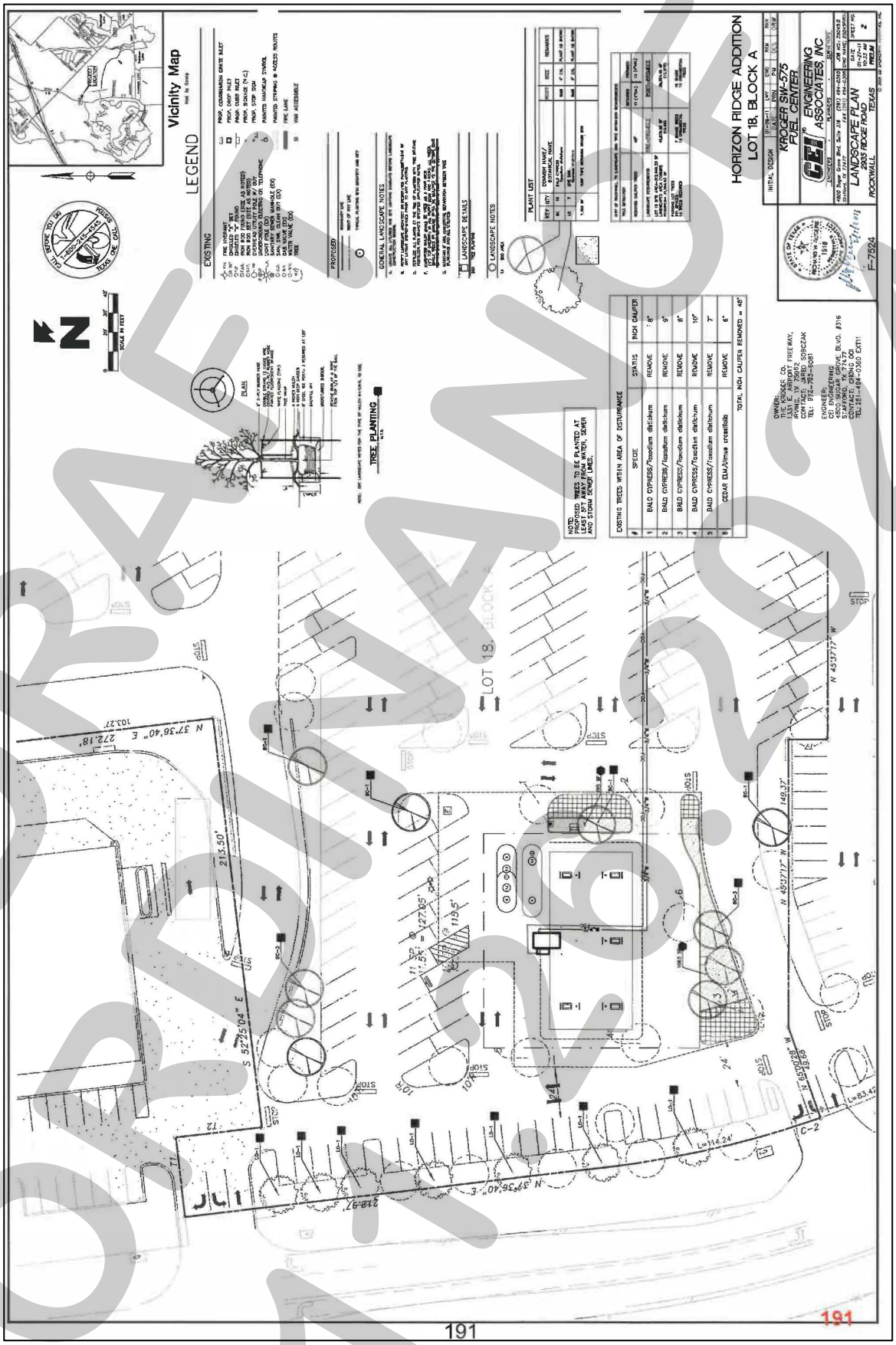
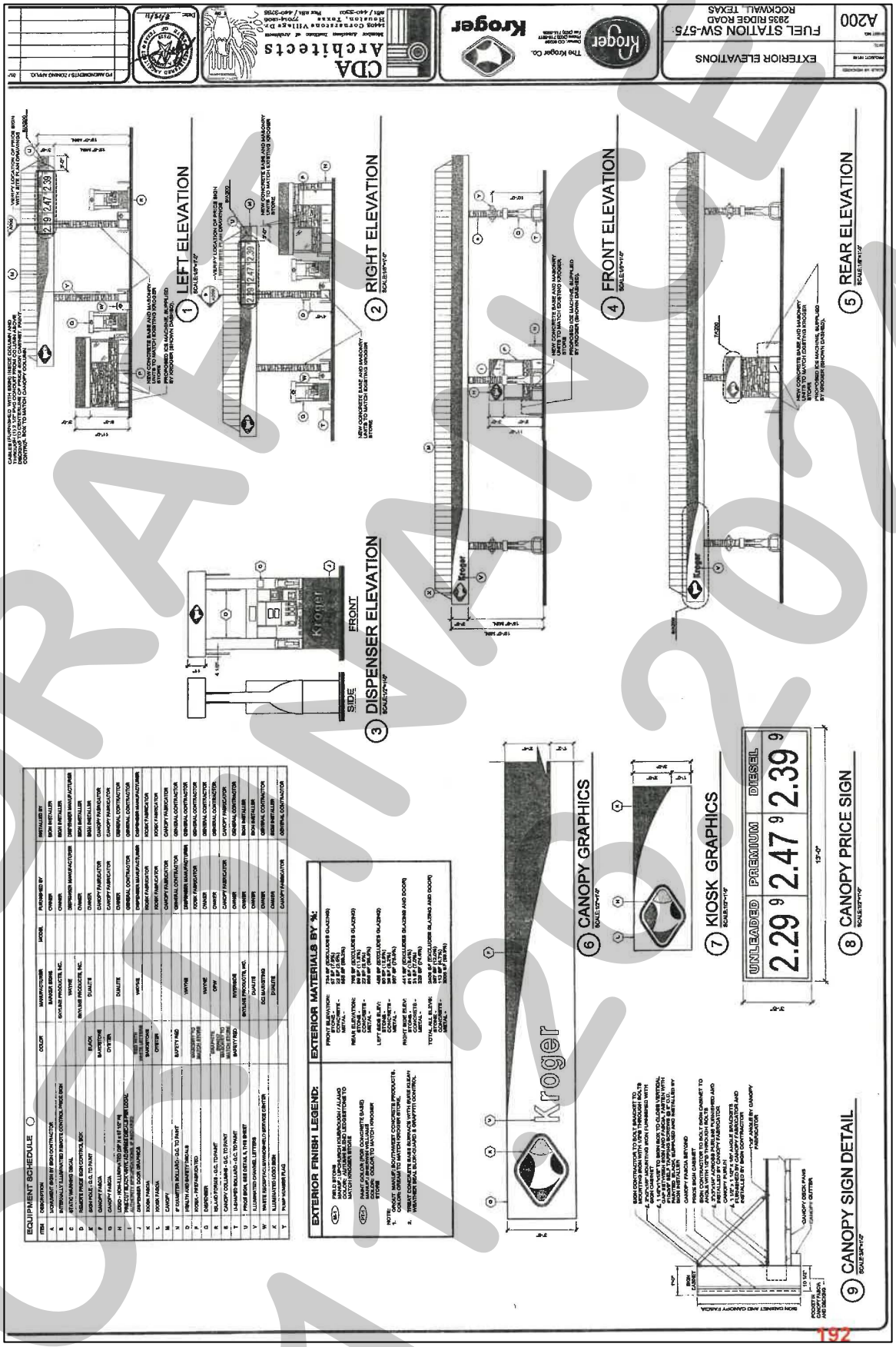
10.07.2024

Exhibit 'E':
Tract 'A' Concept Plan



DRAFT ORDINANCE 11.26.2024

Exhibit 'E':
Tract 'A' Concept Plan



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
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TO:	Planning and Zoning Commission
FROM:	Bethany Ross; Planner
DATE:	November 26, 2024
SUBJECT:	Development Cases for Planned Development District 9 (PD-9)

On June 5, 2023, the City Council directed staff to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts in order to prepare consolidating ordinances (*i.e. writing one [1] ordinance that supersedes all previous ordinances for the Planned Development Districts*). The purpose of this effort is to [*1*] make zoning easier to understand for the City's external customers (*i.e. developers, homebuilders, and citizens*), and [*2*] to make the zoning ordinances easier to interpret internally by City staff; however, the proposed consolidating ordinances are *not* intended to change any of the requirements, concept plans, or development standards stipulated for any Planned Development (PD) District. This was successfully done recently to the Planned Development (PD) Districts for the Chandler's Landing Subdivision (*i.e. Planned Development District 8 [PD-8]*), the Shores Subdivision (*i.e. Planned Development District 3 [PD-3]*, and Lakeside Village and Turtle Cove Subdivisions (*i.e. Planned Development District 2 [PD-2]*).

Planned Development District 9 (PD-9) was originally adopted in 1973, and currently consists of 66 pages of regulations within ten (10) regulating ordinances. The following is a timeline and summary of the ~205 development cases associated with this Planned Development District:

RED: EXPIRED ORDINANCES
BLUE: SUPERSEDED ORDINANCES
GREEN: PARTIALLY SUPERSEDED ORDINANCES
ORANGE: ORDINANCES

- *JULY 23, 1968*: [*Case No. Not Found*] A final plat was approved for Highland Acres Subdivision.
- *OCTOBER 29, 1973 (ORDINANCE NO. 73-44)*: [*Case No. A1973-006*] An annexation was approved for a 138.5-acre portion of Planned Development District 9 (PD-9).
- *OCTOBER 29, 1973 (ORDINANCE NO. 73-45)*: [*Case No. A1973-007*] An annexation was approved for a 53.6-acre portion of Planned Development District 9 (PD-9).
- *NOVEMBER 12, 1973 (ORDINANCE NO. 73-49)*: The original Planned Development District 9 (PD-9) was established as part of the 1972 Zoning Ordinance [*Ordinance No. 72-02*], and allowed the following land uses: *shopping center uses, garden apartments, town homes, cluster homes, single-family units*. [*SUPERSEDED BY ORDINANCE NO. 86-55*]
- *SEPTEMBER 10, 1979 (ORDINANCE NO. 79-16, S-008):* A specific use permit (SUP) was approved for a *municipally owned or controlled facility* for the North Texas Municipal Water District.
- *JUNE 16, 1986 (ORDINANCE NO. 86-55):* [*Case No. PZ1986-003-01*] This ordinance partially superseded the existing Planned Development District 9 (PD-9), and adopted a concept plan for the 287.403-acre tract of land and provided area requirements for the following uses: *office/warehouse, single-family units, and general retail*. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 87-30, 88-13, 88-20, 95-17, 01-43, and 13-43*]
- *APRIL 20, 1987*: [*Case No. PZ1987-23-01-PP*] A preliminary plat was approved for Lot 1, Block A, Buffalo Creek Office Park.
- *MAY 18, 1987:* [*Case No. PZ1987-031-FP*] A final plat was approved for Lot 1, Block A, Buffalo Creek Office Park.
- *MAY 18, 1987:* [*Case No. PZ1987-032-01*] A revised preliminary plat was approved for Planned Development District 9 (PD-9) for the purpose of reducing the required square footage for buildings and landscaped percentage in the office/warehouse area.
- *JUNE 1, 1987 (ORDINANCE NO. 87-30):* [*Case No. PZ-1987-32-Z*] This ordinance amended *Ordinance No. 86-55*. Under this amendment, the development standards for the *office/warehouse* use were amended. [*PARTIALLY SUPERSEDED BY ORDINANCE NO. 95-17*]

- *MARCH 21,1988:* [*Case No. PZ1988-006-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 1.
- *APRIL 4, 1988:* [*Case No. PZ1988-013-02*] A conditional use permit (CUP) was approved to include a *garden center* as a listed use under *general retail* area.
- *MAY 2, 1988:* [*Case No. PZ1988-005-01*] A preliminary plat was approved for Lot 1, Block A, Buffalo Creek Shopping Village.
- *MAY 2, 1988:* [*Case No. PZ1988-005-02*] A site plan was approved to allow an *indoor commercial amusement/recreation center*.
- *MAY 2, 1988:* [*Case No. PZ1988-005-03*] A conditional use permit (CUP) was approved for an *indoor commercial amusement/recreation center*.
- *MAY 2, 1988 (ORDINANCE NO. 88-13):* [*Case No. PZ1988-013-01*] This ordinance amended Ordinance No. 86-55. Under this amendment, *garden center* was added as a listed use in the *general retail* area.
- *MAY 2, 1988:* [*Case No. PZ1988-013-02*] A conditional use permit (CUP) was approved for a *garden center*.
- *MAY 2, 1988:* [*Case No. PZ1988-013-03*] A site plan was approved for a *general retail building* in Buffalo Creek Shopping Center No. 2.
- *MAY 2, 1988:* [*Case No. PZ1988-015-01*] A final plat was approved for the Lot 1, Block A, Buffalo Creek Shopping Center No. 2.
- *MAY 12, 1988:* [*Case No. PZ1988-021-01*] A final plat was approved for the Lot 1, Block A, Buffalo Creek Shopping Center.
- *JUNE 6, 1988 (ORDINANCE NO. 88-20):* [*Case No. PZ1988-017-01*] This ordinance amended *Ordinance No. 86-55*. Under this amendment, a zoning change from Single-Family 12.5 (SF-12.5) District land uses to Single-Family 10 (SF-10) District land uses was approved for Foxchase Subdivision, Phase 1.
- *JUNE 6, 1988:* [*Case No. PZ1988-017-02*] A preliminary plat was approved for Foxchase Subdivision, Phase 1.
- *AUGUST 11, 1988:* [*Case No. PZ1988-042-01*] A final plat was approved for Foxchase Subdivision, Phase 1.
- *MARCH 6, 1989:* [*Case No. PZ1989-004-01*] A conditional use permit (CUP) was approved for a garden center.
- *DECEMBER 20, 1993:* [*Case No. PZ1993-042-01*] A final plat was approved for Foxchase Subdivision, Phase 2.
- *MAY 16, 1994:* [*Case No. PZ1994-008-01*] A final plat was approved for Foxchase Subdivision, Phase 3.
- *NOVEMBER 7, 1994:* [*Case No. PZ1994-026-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 4.
- *DECEMBER 19, 1994:* [*Case No. PZ1994-035-01*] A final plat was approved for Foxchase Subdivision, Phase 4.
- *MAY 15, 1995:* [*Case No. PZ95-019-01*] A conditional use permit (CUP) was approved for a *self-service car wash.*
- *MAY 15, 1995:* [*Case No. PZ95-019-01*] A site plan was approved for a *self-service car wash*.
- *MAY 15, 1995:* [*Case No. PZ95-019-01*] A final plat was approved for Lot 1, Block A, Mark Carson Addition.
- *MAY 15, 1995:* [*Case No. PZ95-8-RP*] A replat was approved for Lots 1-R & 2-R, Block A, Buffalo Creek Shopping Center No. 2.
- *JUNE 5, 1995 (ORDINANCE NO. 95-17):* [*Case No. PZ-95-8-Z/SPP.RP*] This ordinance amended *Ordinance No. 87-30.* Under this amendment, the construction material requirements for Planned Development District 9 (PD-9) were revised.
- *JUNE 5, 1995:* [*Case No. PZ-95-8-Z/SPP.RP*] A replat was approved for Lots 2 and 3, Block A of Buffalo Creek Shopping Center.
- *JUNE 5, 1995:* [*Case No. PZ-95-8-Z/SPP.RP*] A site plan for was approved for a *strip retail center*.
- *DECEMBER 16, 1996:* [*Case No. PZ1996-094-01-PP*] A final plat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- *JANUARY 21, 1997:* [*Case No. PZ1996-89*] A replat was approved for Lots 1-RA & 2-RA, Block A, Buffalo Shopping Village No. 2.
- *OCTOBER 20, 1997:* [*Case No. PZ1997-072-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 5.
- *DECEMBER 9, 1997:* [*Case No. PZ1997-088-01*] A final plat was approved for Foxchase Subdivision, Phase 5.
- *JULY 28, 1998:* [*Case No. PZ1998-044-01*] A treescape plan was approved for Foxchase Subdivision, Phase 5.
- *FEBRUARY 2, 1999:* [*Case No. PZ1999-005-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 6.
- *JUNE 21, 1999:* [*Case No. PZ1999-39-01-Z*] A zoning change from General Retail (GR) District land uses to Commercial (C) District land uses to allow a *major automotive repair facility* was denied for Lots 1-3, Block A, Allen Anderson Addition.
- *JUNE 21, 1999:* [*Case No. PZ1999-39-02-CUP*] A conditional use permit (CUP) to allow a *major automotive repair facility* was denied for the Allen Anderson Addition.
- *JUNE 21, 1999:* [*Case No. PZ1999-39-03-FP*] A final plat was denied for Lots 1-3, Block A, Allen Anderson Addition.
- *JULY 19, 1999:* [*Case No. PZ1999-50-01-PP*] A preliminary plat and concept plan was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.

- *JULY 19, 1999:* [*Case No. PZ1999-50-01-PP*] A preliminary plat was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- *OCTOBER 18, 1999:* [*Case No. PZ1999-061-01*] A final plat was approved for Foxchase Subdivision, Phase 6.
- *OCTOBER 18, 1999:* [*Case No. PZ1999-074-01*] A final plat was approved for Rainbow Lake Estates.
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-01*] A preliminary plat was approved for Lot 1, Block A, Walgreens – Rockwall Addition.
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-02*] A site plan was approved for a *general retail store* (*i.e. Walgreens*).
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-03*] A landscape plan was approved for a *general retail store* (*i.e. Walgreens*)
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-04*] A treescape plan was approved for a *general retail store* (*i.e. Walgreens*).
- *DECEMBER 20, 1999:* [*Case No. PZ1999-090-01*] A final plat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- *DECEMBER 20, 1999:* [*Case No. PZ1999-099-01*] A replat was approved for Lot 29-R, Block C, Foxchase Subdivision, Phase 3.
- *JANUARY 18, 2000:* [*Case No. PZ1999-109-01*] A site plan was approved for a *medical office building*.
- *FEBRUARY 21, 2000:* [*Case No. PZ2000-007-01*] A final plat was approved for Lot 1, Block A, RDI Retail Addition.
- *JULY 17, 2000:* [*Case No. PZ2000-060-01*] A preliminary plat was approved for Lots 1 & 2, Block A, M.R.P. Investments Addition.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-01*] A final plat was approved for Lots 1 & 2, Block A, M.R.P. Investments Addition.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-02*] A site plan was approved for a *medical office building*.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-03*] A treescape plan was approved for a *medical office building*.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-04*] A landscape plan was approved for a *medical office building*.
- *JANUARY 16, 2001:* [*Case No. PZ2000-113-01*] A concept plan was approved for a *strip retail center*.
- *JANUARY 16, 2001:* [*Case No. PZ2000-113-02*] A preliminary plat was approved for Lots 1-13, Block A, Horizon Ridge Addition & Lots 1-5, Block B, Horizon Ridge Addition.
- *JULY 10, 2001:* [*Case No. PZ2001-069-01-FP-SP-BE-LP-TP*] A final plat, site plan (including building elevations), landscape plan, and treescape plan was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- *SEPTEMBER 17, 2001 (ORDINANCE NO. 01-43):* [*Case No. Z2001-012*] This ordinance amended *Ordinance No. 86-55*. Under this amendment, use of a *four-pump gasoline convince store* was approved as an accessory use to a *retail grocery facility*. [*EXPIRED; NO LONGER APPLICABLE*]
- *NOVEMBER 19, 2001:* [*Case No. PZ1999-049-01-FP*] A final plat was approved for Lots 1 & 2, Block A, Horizon Ridge Center, Phase 1.
- *DECEMBER 16, 2002:* [*Case No. PZ2002-102-RP/FP*] A replat was approved for Lot 9R and 14, Block A, Horizon Ridge Addition.
- *MARCH 17, 2003:* [*Case No. PZ2003-13-RP*] A replat was approved for Lots 7R, 8R, & 12, Block A Horizon Ridge Addition.
- *MARCH 17, 2003:* [*Case No. PZ2003-26-RP*] A replat was approved for Lot 5R, Block A, Horizon Ridge Addition.
- *APRIL 21, 2003:* [*Case No. PZ-2003-27-SP-BE-LP*] A site plan including building elevations and landscape plan was approved for a *financial institution with a drive-through* (*i.e. South Trust Bank*).
- *APRIL 21, 2003:* [*Case No. PZ-2003-29-RP*] A replat was approved for Lot 10R and 13, Block A, Horizon Ridge Addition.
- *MAY 5, 2003:* [*Case No. PZ2003-26-SP-BE-LP*] A site plan including building elevations and landscape plan was approved for a *financial institution with a drive-through* (*i.e. Bank of America*).
- *MAY 19, 2003:* [*Case No. PZ2003-035-01*] A replat was approved for Lots 10R, 11R, 13, Block A, Horizon Ridge Addition.
- *MAY 19, 2003:* [*Case No. PZ2003-035-02*] A site plan was approved for a *financial institution with a drive-through*.
- *MAY 19, 2003:* [*Case No. PZ2003-035-03*] Building elevations were approved for a *financial institution with a drive-through.*
- *MAY 19, 2003:* [*Case No. PZ2003-035-04*] A landscape plan was approved for a *financial institution with a drive-through*.
- *JUNE 16, 2003:* [*Case No. P2003-009*] A replat was approved for Lot 13R, Block A, Horizon Ridge Addition.
- *JULY 7, 2003:* [*Case No. Z2003-004*] A conditional use permit (CUP) was approved to allow combustible structural construction materials.

- *AUGUST 2, 2003:* [*Case No. SP2003-005*] A site plan was approved for a *medical office building*.
- *OCTOBER 6, 2003 (ORDINANCE NO. 03-39):* [*Case No. A2003-001*] An annexation was approved for Rainbow Lakes Subdivision and Foxchase Subdivision, Phase 7.
- *OCTOBER 20, 2003:* [*Case No. SP2003-012*] A site plan was approved for an *office building*.
- *NOVEMBER 17, 2003:* [*Case No. P2003-025*] A replat was approved for Lot 1, Block 1, Horizon Village Addition.
- *JANUARY 5, 2004 (ORDINANCE NO. 04-02):* [*Case No. Z2003-014*] A zoning change from Agricultural (AG) District to Single-Family 10 (SF-10) District was approved for Rainbow Lakes Subdivision and Foxchase Subdivision, Phase 7.
- *JANUARY 20, 2024:* [*Case No. P2003-035*] A replat was approved for Lots 10R1, 10R2, & 10R3, Block A, Horizon Ridge Addition.
- *JANUARY 20, 2004;* [*Case No. SP2003-022*] A site plan was approved for an *office building*.
- *JULY 6, 2004:* [*Case No. P2004-022*] A replat was approved for Lots 6 & 7, Block B, Horizon Ridge Addition.
- *SEPTEMBER 20, 2004:* [Case No. P2004-043] A replat was approved for Lot 8R, Block A, Horizon Ridge Addition.
- *OCTOBER 18, 2004:* [*Case No. P2004-018*] A final plat for was approved for Foxchase Subdivision, Phase 7.
- *NOVEMBER 15, 2004:* [*Case No. P2004-053*] A replat was approved for Lots 4 & 5, Block B, Horizon Ridge Addition.
- *NOVEMBER 15, 2004:* [*Case No. P2004-054*] A replat was approved for Lots 17, 18, 19, Block A, Horizon Ridge Addition.
- *NOVEMBER 15, 2004:* [*Case No. SP2004-023*] A site plan was approved for a *medical office building* (*i.e. Rockwall Medical Center*).
- *JULY 6, 2004:* [*Case No. SP2004-009*] A site plan was approved for *office buildings*.
- *JANUARY 18, 2005:* [*Case No. P2004-069*] A replat was approved for Lot 10, Block B, Horizon Ridge Addition.
- *FEBRUARY 7, 2005:* [*Case No. SP2004-031*] A site plan was approved for a *medical office building* (*i.e. Open Imaging of Rockwall*).
- *FEBRUARY 21, 2005:* [*Case No. P2005-008*] A replat was approved for Lots 15 & 16, Block A, Horizon Ridge Addition.
- *FEBRUARY 21, 2005:* [*Case No. SP2005-003*] A site plan was approved for a *medical office building*.
- *MARCH 21, 2005:* [*Case No. SP2005-006*] A site plan was approved for a *medical office building* (*i.e. Eye Care Management of Rockwall*).
- *MAY 2, 2005:* [*Case No. SP2005-009*] A site plan was approved for the expansion of a *medical office building* (*i.e. Rockwall Medical Center*)
- *MAY 2, 2005:* [*Case No. Z2005-013*] A Planned Development amendment to Planned Development District 9 (PD-09) was denied to add a permitted use for a *Congregate Care Facility/Elderly Housing*.
- *MAY 2, 2005:* [*Case No. P2005-016*] A replat was approved for Lot 11, Block B, Horizon Ridge Addition.
- *SEPTEMBER 27, 2005:* [*Case No. SP2005-018*] A site plan was approved for a *restaurant with a drive-through* (*i.e Panda Express*).
- *OCTOBER 17, 2005 (ORDINANCE NO. 05-55, S-024):* [*Case No. Z2005-035*] A specific use permit (SUP) was approved for a *restaurant with a drive-through* (*i.e. Panda Express*).
- *DECEMBER 5, 2005:* [*Case No. P2005-042*] A final plat was approved for Lot 1, Block A, Horizon Ridge Center, Phase I.
- *JANUARY 17, 2006:* [*Case No. P2005-048*] A replat was approved for Lot 4, Block A, Horizon Ridge Addition.
- *MARCH 6, 2006:* [*Case No. P2006-005*] An amended preliminary plat was approved for Horizon Ridge Center – North.
- *MARCH 6, 2006:* [*Case No. P2006-006*] An amended preliminary plat was approved for Horizon Ridge Center – South.
- *APRIL 11, 2006:* [*Case No. SP2006-008*] A site plan was approved for an *office building*.
- *JULY 11, 2006:* [*Case No. SP2006-017*] A site plan was approved for a *medical office building* (*i.e. Rockwall Oral and Facial*).
- *SEPTEMBER 5, 2006:* [*Case No. P2006-035*] A final plat was approved for Lots 1-14, Block A, Horizon Ridge Addition.
- *NOVEMBER 28,2006:* [*Case No. SP2006-035*] A site plan was approved for a *Congregate Care Facility/Elderly Housing Facility* (*i.e. Lakeshore Assisted Living*).
- *FEBRUARY 5, 2007:* [*Case No. P2007-001*] A replat was approved for Lot 21, Block A, Horizon Ridge Addition.
- *SEPTEMBER 9, 2007:* [*Case No. SP2007-022*] A site plan was approved for a *office buildings*.
- *OCTOBER 9, 2007:* [*Case No. SP2007-021*] A site plan was approved for *medical office buildings* (*i.e. Horizon Ridge Medical Park*).
- *OCTOBER 15, 2007:* [Case No. P2007-031] A replat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- *JANUARY 22, 2008:* [*Case No. SP2007-029*] A site plan was approved for a *medical office building* (*i.e. Presbyterian Hospital*).

- *JANUARY 22, 2008:* [*Case No. P2008-002*] A replat was approved for Lot 15, Block A, Presbyterian Hospital of Rockwall Addition.
- *JANURARY 29, 2008:* [*Case No. SP2007-025*] A site plan was approved for a *financial institution with a drive-through* (*i.e. Chase Bank*).
- *FEBRAURY 12, 2008:* [*Case No. SP2008-001*] A site plan was approved for a *medical office building*.
- *FEBRUARY 12, 2008:* [*Case No. SP2008-002*] A site plan was approved for a *medical office building* (*i.e. Lake Pointe Orthopedics*).
- *FEBRUARY 18, 2008:* [*Case No. P2008-004*] A final plat was approved for Lot 7, Block C, Horizon Ridge Medical Park.
- *MARCH 12, 2008:* [*Case No. SP2008-005*] A site plan was approved for a *medical office building*.
- *MARCH 3, 2008:* [*Case No. P2008-007*] A replat was approved for Lots 16 and 17, Block A, Presbyterian Hospital of Rockwall Addition.
- *APRIL 7, 2007:* [*Case No. P2008-012*] A replat was approved for Lot 2, Block A, Mark Carson Addition.
- *APRIL 7, 2008:* [*Case No. P2008-010*] A replat was approved for Lot 18, Block A, Presbyterian Hospital of Rockwall Addition.
- *APRIL 21, 2008:* [*Case No. P2008-013*] A replat was approved for Lot 22, Block A, Horizon Ridge Addition.
- *JUNE 16, 2008:* [*Case No. P2008-017*] A replat was approved for Lots 16, 17, & 19, Block A, Presbyterian Hospital of Rockwall.
- *JULY 21, 2008:* [*Case No. P2008-022*] A replat was approved for Lot 8, Block C, Horizon Ridge Medical Park.
- *JANUARY 13, 2009:* [*Case No. SP2008-016*] A site plan was approved for a *medical office* complex south of the main entrance of Presbyterian Hospital of Rockwall.
- *AUGUST 17, 2009:* [*Case No. P2009-017*] A replat was approved for Lot 20, Block A, Presbyterian Hospital of Rockwall.
- *NOVEMBER 24, 2009:* [*Case No. MIS2009-009*] A tree preservation plan was approved for 832 Trumpeter Way.
- *JANUARY 10, 2010:* [*Case No. SP2009-010*] A site plan was denied for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *JANUARY 15, 2010:* [*Case No. Z2009-023*] The applicant withdrew the specific use permit (SUP) request for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *MARCH 9, 2010:* [*Case No. SP2010-002*] A site plan was approved for a *medical office building*.
- *MARCH 30, 2010:* [*Case No. SP2010-003*] A site plan was approved for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *APRIL 19, 2010 (ORDINANCE NO. 10-09):* [*Case No. Z2010-004*] A specific use permit (SUP) was approved for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *APRIL 19, 2010:* [*Case No. Z2010-006*] A specific use permit (SUP) was denied for a *minor auto repair shop* (*i.e. Christian Brothers*).
- *JULY 19, 2010:* [*Case No. P2010-012*] A final plat was approved for Lots 1 & 2, Block B, Horizon Ridge Center (*i.e. 7-Eleven*).
- *OCTOBER 18, 2010 (ORDINANCE NO. 10-29):* [*Case No. Z2010-015*] A specific use permit (SUP) was approved for outside storage at a *retail store with gasoline sales* (i.e. 7-Eleven).
- *FEBRUARY 8, 2011:* [*Case No. SP2011-002*] A site plan was approved for *gasoline sales* at Kroger but because the Planned Development District 9 (PD-09) amendment (*Case No. Z2011-002*) was denied on February 21, 2011, the site plan approval is considered invalid.
- *FEBRUARY 21, 2011:* [*Case No. Z2011-002*] An amendment to Planned Development District 9 (PD-09) was denied for the use of a proposed fuel center in conjunction with the existing *general retail store* (*i.e. Kroger*).
- *JULY 5, 2011 (ORDINANCE NO. 11-31):* [*Case No. Z2011-012*] This ordinance amended Ordinance No. 86-55. Under this amendment, use of a proposed fuel center in conjunction with the existing *general retail store* (*i.e. Kroger*).
- *JULY 12, 2011:* [*Case No. SP2011-006*] An amended site plan was approved for a *Congregate Care Facility/Elderly Housing Facility* (*i.e. Broadmore Medical Lodge*).
- *NOVEMBER 7, 2011:* [*Case No. P2011-018*] A final plat was approved for Lot 6, Block C, of Horizon Ridge Medical Park.
- *NOVMEMBER 8, 2011:* [Case No. SP2011-013] A site plan was approved for a *general retail store* (*i.e. Autozone*).
- *JANUARY 3, 2012:* [*Case No. P2011-021*] A replat was approved for lot 23, Block A, Horizon Ridge Addition but was never filed.
- *FEBRUARY 20, 2012:* [*Case No. P2012-003*] A preliminary plat was approved for Lots 1 & 2, Block A, Ridge/Summer Lee Addition.
- *FEBRUARY 28, 2012:* [*Case No. SP2012-001*] A site plan was approved for a *general retail store* (*i.e. ALDI*) on Lot 1, Block A, Ridge/Summer Lee Addition.
- *APRIL 2, 2012:* [Case No. P2012-008] A final plat was approved for Lots 1 & 2, Block A, Ridge/Summer Lee Addition.

- NOVEMBER 19, 2012 (ORDINANCE NO. 12-28): [*Case No. A2012-002*] An annexation was approved for Lot 1, Block B, Foxchase Subdivision, Phase 7.
- DECEMBER 17, 2012: [*Case No. SP2012-027*] A site plan was approved for a *medical office building*.
- JULY 9, 2013: [*Case No. SP2013-012*] A site plan was approved for a *restaurant with a drive-through* (*i.e. Dunkin Donuts*).
- AUGUST 14, 2013: [*Case No. SP2013-021*] An amended site plan was approved for a *general retail store* (*i.e. Kroger*).
- AUGUST 19, 2013: [*Case No. P2013-025*] A replat was approved for Lots 23, 24, & 25, Block A, Horizon Ridge Addition.
- AUGUST 19, 2013: [*Case No. SP2013-019*] A site plan was approved for two (2) *office buildings*.
- AUGUST 19, 2013: [*Case No. Z2013-017*] A specific use permit (SUP)was approved for a *restaurant with a drive-through* (*i.e. Dunkin Donuts*).
- NOVEMBER 4, 2013 (ORDINANCE NO. 13-43): [*Case No. Z2013-026*] This ordinance amended *Ordinance No. 86-55* and approved a zoning change from Single-Family 22.5 (SF-22.5) District land uses to a Single-Family 12.5 (SF-12.5) District land uses for Shady Dale Lane Subdivision.
- NOVEMBER 4, 2013: [*Case No. P2013-036*] A final plat was approved for Lot 1, Block A, NEC Ridge/Summer Lee Addition.
- NOVEMBER 18, 2013: [*Case No. P2013-038*] A replat was approved for Lots 26 and 27, Block A, Horizon Ridge Addition.
- JANUARY 14, 2014: [*Case No. SP2013-031*] A site plan was approved for a *medical office building*.
- JANUARY 21, 2014: [*Case No. P2013-042*] A final plat was approved for Lots 1-14, Block 1, Shady Dale Estates.
- AUGUST 4, 2014: [*Case No. P2014-015*] A final plat was approved for Lot 1, Block A, Eye Care and Laser Management of Rockwall.
- AUGUST 4, 2014: [*Case No. SP2014-010*] A site plan was approved for a *medical office building*.
- SEPTEMBER 2, 2014: [*Case No. P2014-019*] A replat was approved for Lot 21, Block A, Presbyterian Hospital of Rockwall Addition.
- NOVEMBER 21, 2014: [*Case No. SP2014-030*] An amended site plan was approved for a *hospital* (*i.e. Presbyterian Hospital of Rockwall*).
- March 16, 2015: [*Case No. SP2015-003*] A site plan was approved for a *medical office building*.
- MAY 12, 2015; [*Case No. SP2015-009*] A site plan was approved for a *medical office building*.
- MAY 12, 2015: [*Case No. SP2015-010*] A site plan was approved for a *medical office building*.
- JUNE 26, 2015: [*Case No. P2015-026*] A minor plat was approved for Lots 1-3, Block A, Temunovic Addition.
- JULY 6, 2015: [*Case No. P2015-027*] A replat was approved for Lot 2, Block A, Ridge/Summer Lee Addition.
- AUGUST 3, 2015: [Case No. P2015-032] A final plat was approved for Lots 4-6, Block A, Temunovic Addition.
- MAY 12, 2016: [*Case No. SP2016-011*] An amended site plan was approved for a *general retail store* (*i.e. Walgreens*).
- JUNE 6, 2016 (ORDINANCE NO. 16-38, S-153): [*Case No. Z2016-012*] A specific use permit (SUP) was approved for *gasoline sales* at Kroger.
- OCTOBER 11, 2016: [*Case No. SP2016-020*] A site plan was approved for a *hospital* (*i.e. Presbyterian Hospital of Rockwall*).
- NOVEMBER 21, 2016: [*Case No. P2016-049*] A replat was approved for Lot 22, Block A, Presbyterian Hospital.
- JUNE 13, 2017: [*Case No. SP2017-017*] An amended site plan was approved for a *hospital* (i.e. *Presbyterian Hospital of Rockwall*).
- JULY 25, 2017: [*Case No. SP2017-023*] A site plan was approved for a *medical office building* (*i.e. Fisher and Zitterich*).
- AUGUST 7, 2017: [*Case No. P2017-036*] A replat was approved for Lot 23, Block A, Presbyterian Hospital.
- OCTOBER 2, 2017 (ORDINANCE NO. 17-52, S-175): [Case No. Z2017-036] A specific use permit (SUP) was approved for exceeding the maximum height of a *medical office building* (*i.e. Fisher and Zitterich*) within the Scenic Overlay (SOV) District at 1310 Summer Lee Drive.
- FEBRUARY 19, 2018: [*Case No. SP2018-001*] A site plan was approved for a *retail store with gasoline sales* (*i.e. 7-eleven*).
- OCTOBER 1, 2018 (ORDINANCE NO.18-44, S-196): [*Case No. Z2018-039*] A specific use permit (SUP) was approved for a *retail store with gasoline sales* (*i.e. 7-eleven*).
- NOVEMBER 13, 2018: [*Case No. SP2018-031*] A site plan was approved for a *retail store with gasoline sales* (*i.e. 7-eleven*).
- FEBRUARY 4, 2019: [*Case No. P2019-001*] A replat was approved for Lots 4 & 5, Block B, Horizon Ridge Addition.
- FEBRAURY 4, 2019: [*Case No. P2019-004*] A replat was approved for Lot 7, Block A, Temunovic Addition.

- *FEBRUARY 19, 2019:* [Case No. P2019-001] A replat was approved for Lots 3 & 4, Block B, Horizon Ridge Center Addition.
- *APRIL 30, 2019:* [*Case No. SP2019-011*] An amended site plan was approved for a *medical office building* (*i.e. Fisher and Zitterich*).
- *SEPTEMBER 16, 2019:* [*Case No. Z2019-019*] A specific use permit (SUP) was withdrawn for a *freestanding commercial antenna* for a *government facility* (*i.e. Fire Station No. 2*).
- *JANUARY 14, 2020:* [*Case No. SP2019-051*] A site plan was approved for a *hospital* (*i.e. Presbyterian Hospital of Rockwall*)
- *APRIL 20, 2020:* [*Case No. P2020-015*] A replat was approved for Lot 24, Block A, Presbyterian Hospital.
- *APRIL 28, 2020:* [*Case No. SP2020-004*] A site plan was approved for a *strip retail center* (*i.e. Crisp and Green & MOD Pizza*).
- *JULY 14, 2020:* [*Case No. SP2020-010*] A site plan was approved for a *medical office building* (*i.e. Ellis Medical Center*).
- *AUGUST 3, 2020 (ORDINANCE NO. 20-26, S-228):* [*Case No. Z2020-023*] A specific use permit (SUP) was approved for residential infill in an established subdivision for 54 Shadydale Lane.
- *OCTOBER 2, 2020:* [*Case No. SP2020-024*] A site plan for 3140 Horizon Road was approved.
- *OCTOBER 27, 2020:* [*Case No. MIS2020-013*] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- *NOVEMBER 24, 2020:* [*Case No. SP2020-030*] An amended site plan was approved for a hospital (i.e. The Presbyterian Hospital CUP Building).
- *JANUARY 4, 2021 (ORDINANCE NO. 21-05, S-241):* [*Case No. Z2020-051*] A specific use permit (SUP) was approved for Residential Infill within Shady Dale Lane Subdivision.
- *JANUARY 4, 2021:* [*Case No. P2020-051*] A final plat was approved for Lot 1, Block A, SDI Rockwall Addition.
- *FEBRUARY 23, 2021:* [*Case No. MIS2021-003*] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- *OCTOBER 4, 2021:* [*Case No. Z2021-037*] A specific use permit (SUP) was approved for an *accessory structure* exceeding the maximum square footage for 54 Shadydale Lane.
- *MARCH 15, 2022:* [*Case No. MIS2022-004*] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- *MAY 3, 2021:* [*Case No. P2021-017*] A replat was approved for Lot 25, Block A, Presbyterian Hospital.
- *JANUARY 11, 2022:* [*Case No. SP2021-035*] A site plan was approved for a *financial institution with a drive through* (*i.e. Frost Bank*).
- *MARCH 21, 2022:* [*Case No. P2022-007*] A replat was approved for Lot 3, Block A, Allen Anderson Addition.
- *APRIL 12, 2022:* [*Case No. SP2022-009*] A site plan was approved for a *medical office building* (*i.e. Capps, Morgan, Hodges*).
- *DECEMBER 5, 2022:* [*Case No. P2022-057*] A replat for Lot 12, Block B, Horizon Ridge Addition was approved to establish the easements for the construction of a medical office (*i.e. Capps, Morgan, Hodges*).
- *OCTOBER 29, 2024:* [*Case No. SP2024-035*] An amended site plan was approved for a *general retail store* (*i.e. Kroger*).

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Bethany Ross; Planner
DATE:	December 10, 2024
SUBJECT:	Development Cases for Planned Development District 9 (PD-9)

Planned Development District 9 (PD-9) was originally adopted in 1973, and currently consists of 66 pages of regulations within 10 regulating ordinances. The following is a timeline and summary of the ~205 development cases associated with this Planned Development District:

RED: EXPIRED ORDINANCES
BLUE: SUPERSEDED ORDINANCES
GREEN: PARTIALLY SUPERSEDED ORDINANCES
ORANGE: ORDINANCES

- *JULY 23, 1968*: [*Case No. Not Found*] A final plat was approved for Highland Acres Subdivision.
- *OCTOBER 29, 1973 (ORDINANCE NO. 73-44)*: [*Case No. A1973-006*] An annexation was approved for a 138.5-acre portion of Planned Development District 9 (PD-9).
- *OCTOBER 29, 1973 (ORDINANCE NO. 73-45)*: [*Case No. A1973-007*] An annexation was approved for a 53.6-acre portion of Planned Development District 9 (PD-9).
- *NOVEMBER 12, 1973 (ORDINANCE NO. 73-49)*: The original Planned Development District 9 (PD-9) was established as part of the 1972 Zoning Ordinance [*Ordinance No. 72-02*], and allowed the following land uses: *shopping center uses, garden apartments, town homes, cluster homes, single-family units*. [*SUPERSEDED BY ORDINANCE NO. 86-55*]
- *SEPTEMBER 10, 1979 (ORDINANCE NO. 79-16, S-008):* A specific use permit (SUP) was approved for a *municipally owned or controlled facility* for the North Texas Municipal Water District.
- *JUNE 16, 1986 (ORDINANCE NO. 86-55):* [*Case No. PZ1986-003-01*] This ordinance partially superseded the existing Planned Development District 9 (PD-9), and adopted a concept plan for the 287.403-acre tract of land and provided area requirements for the following uses: *office/warehouse, single-family units, and general retail*. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 87-30, 88-13, 88-20, 95-17, 01-43, and 13-43*]
- *APRIL 20, 1987*: [*Case No. PZ1987-23-01-PP*] A preliminary plat was approved for Lot 1, Block A, Buffalo Creek Office Park.
- *MAY 18, 1987:* [*Case No. PZ1987-031-FP*] A final plat was approved for Lot 1, Block A, Buffalo Creek Office Park.
- *MAY 18, 1987:* [*Case No. PZ1987-032-01*] A revised preliminary plat was approved for Planned Development District 9 (PD-9) for the purpose of reducing the required square footage for buildings and landscaped percentage in the office/warehouse area.
- *JUNE 1, 1987 (ORDINANCE NO. 87-30):* [*Case No. PZ-1987-32-Z*] This ordinance amended *Ordinance No. 86-55*. Under this amendment, the development standards for the *office/warehouse* use were amended. [*PARTIALLY SUPERSEDED BY ORDINANCE NO. 95-17*]
- *MARCH 21,1988:* [*Case No. PZ1988-006-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 1.
- *APRIL 4, 1988:* [*Case No. PZ1988-013-02*] A conditional use permit (CUP) was approved to include a *garden center* as a listed use under *general retail* area.
- *MAY 2, 1988:* [*Case No. PZ1988-005-01*] A preliminary plat was approved for Lot 1, Block A, Buffalo Creek Shopping Village.
- *MAY 2, 1988:* [*Case No. PZ1988-005-02*] A site plan was approved to allow an *indoor commercial amusement/recreation center*.
- *MAY 2, 1988:* [*Case No. PZ1988-005-03*] A conditional use permit (CUP) was approved for an *indoor commercial amusement/recreation center*.

- *MAY 2, 1988 (ORDINANCE NO. 88-13):* [*Case No. PZ1988-013-01*] This ordinance amended Ordinance No. 86-55. Under this amendment, *garden center* was added as a listed use in the *general retail* area.
- *MAY 2, 1988:* [*Case No. PZ1988-013-02*] A conditional use permit (CUP) was approved for a *garden center*.
- *MAY 2, 1988:* [*Case No. PZ1988-013-03*] A site plan was approved for a *general retail building* in Buffalo Creek Shopping Center No. 2.
- *MAY 2, 1988:* [*Case No. PZ1988-015-01*] A final plat was approved for the Lot 1, Block A, Buffalo Creek Shopping Center No. 2.
- *MAY 12, 1988:* [*Case No. PZ1988-021-01*] A final plat was approved for the Lot 1, Block A, Buffalo Creek Shopping Center.
- *JUNE 6, 1988 (ORDINANCE NO. 88-20):* [*Case No. PZ1988-017-01*] This ordinance amended *Ordinance No. 86-55*. Under this amendment, a zoning change from Single-Family 12.5 (SF-12.5) District land uses to Single-Family 10 (SF-10) District land uses was approved for Foxchase Subdivision, Phase 1.
- *JUNE 6, 1988:* [*Case No. PZ1988-017-02*] A preliminary plat was approved for Foxchase Subdivision, Phase 1.
- *AUGUST 11, 1988:* [*Case No. PZ1988-042-01*] A final plat was approved for Foxchase Subdivision, Phase 1.
- *MARCH 6, 1989:* [*Case No. PZ1989-004-01*] A conditional use permit (CUP) was approved for a garden center.
- *DECEMBER 20, 1993:* [*Case No. PZ1993-042-01*] A final plat was approved for Foxchase Subdivision, Phase 2.
- *MAY 16, 1994:* [*Case No. PZ1994-008-01*] A final plat was approved for Foxchase Subdivision, Phase 3.
- *NOVEMBER 7, 1994:* [*Case No. PZ1994-026-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 4.
- *DECEMBER 19, 1994:* [*Case No. PZ1994-035-01*] A final plat was approved for Foxchase Subdivision, Phase 4.
- *MAY 15, 1995:* [*Case No. PZ95-019-01*] A conditional use permit (CUP) was approved for a *self-service car wash.*
- *MAY 15, 1995:* [*Case No. PZ95-019-01*] A site plan was approved for a *self-service car wash*.
- *MAY 15, 1995:* [*Case No. PZ95-019-01*] A final plat was approved for Lot 1, Block A, Mark Carson Addition.
- *MAY 15, 1995:* [*Case No. PZ95-8-RP*] A replat was approved for Lots 1-R & 2-R, Block A, Buffalo Creek Shopping Center No. 2.
- *JUNE 5, 1995 (ORDINANCE NO. 95-17):* [*Case No. PZ-95-8-Z/SPP.RP*] This ordinance amended *Ordinance No. 87-30.* Under this amendment, the construction material requirements for Planned Development District 9 (PD-9) were revised.
- *JUNE 5, 1995:* [*Case No. PZ-95-8-Z/SPP.RP*] A replat was approved for Lots 2 and 3, Block A of Buffalo Creek Shopping Center.
- *JUNE 5, 1995:* [*Case No. PZ-95-8-Z/SPP.RP*] A site plan for was approved for a *strip retail center*.
- *DECEMBER 16, 1996:* [*Case No. PZ1996-094-01-PP*] A final plat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- *JANUARY 21, 1997:* [*Case No. PZ1996-89*] A replat was approved for Lots 1-RA & 2-RA, Block A, Buffalo Shopping Village No. 2.
- *OCTOBER 20, 1997:* [*Case No. PZ1997-072-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 5.
- *DECEMBER 9, 1997:* [*Case No. PZ1997-088-01*] A final plat was approved for Foxchase Subdivision, Phase 5.
- *JULY 28, 1998:* [*Case No. PZ1998-044-01*] A treescape plan was approved for Foxchase Subdivision, Phase 5.
- *FEBRUARY 2, 1999:* [*Case No. PZ1999-005-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 6.
- *JUNE 21, 1999:* [*Case No. PZ1999-39-01-Z*] A zoning change from General Retail (GR) District land uses to Commercial (C) District land uses to allow a *major automotive repair facility* was denied for Lots 1-3, Block A, Allen Anderson Addition.
- *JUNE 21, 1999:* [*Case No. PZ1999-39-02-CUP*] A conditional use permit (CUP) to allow a *major automotive repair facility* was denied for the Allen Anderson Addition.
- *JUNE 21, 1999:* [*Case No. PZ1999-39-03-FP*] A final plat was denied for Lots 1-3, Block A, Allen Anderson Addition.
- *JULY 19, 1999:* [*Case No. PZ1999-50-01-PP*] A preliminary plat and concept plan was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- *JULY 19, 1999:* [*Case No. PZ1999-50-01-PP*] A preliminary plat was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- *OCTOBER 18, 1999:* [*Case No. PZ1999-061-01*] A final plat was approved for Foxchase Subdivision, Phase 6.
- *OCTOBER 18, 1999:* [*Case No. PZ1999-074-01*] A final plat was approved for Rainbow Lake Estates.
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-01*] A preliminary plat was approved for Lot 1, Block A, Walgreens – Rockwall Addition.
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-02*] A site plan was approved for a *general retail store* (*i.e. Walgreens*).
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-03*] A landscape plan was approved for a *general retail store* (*i.e. Walgreens*)

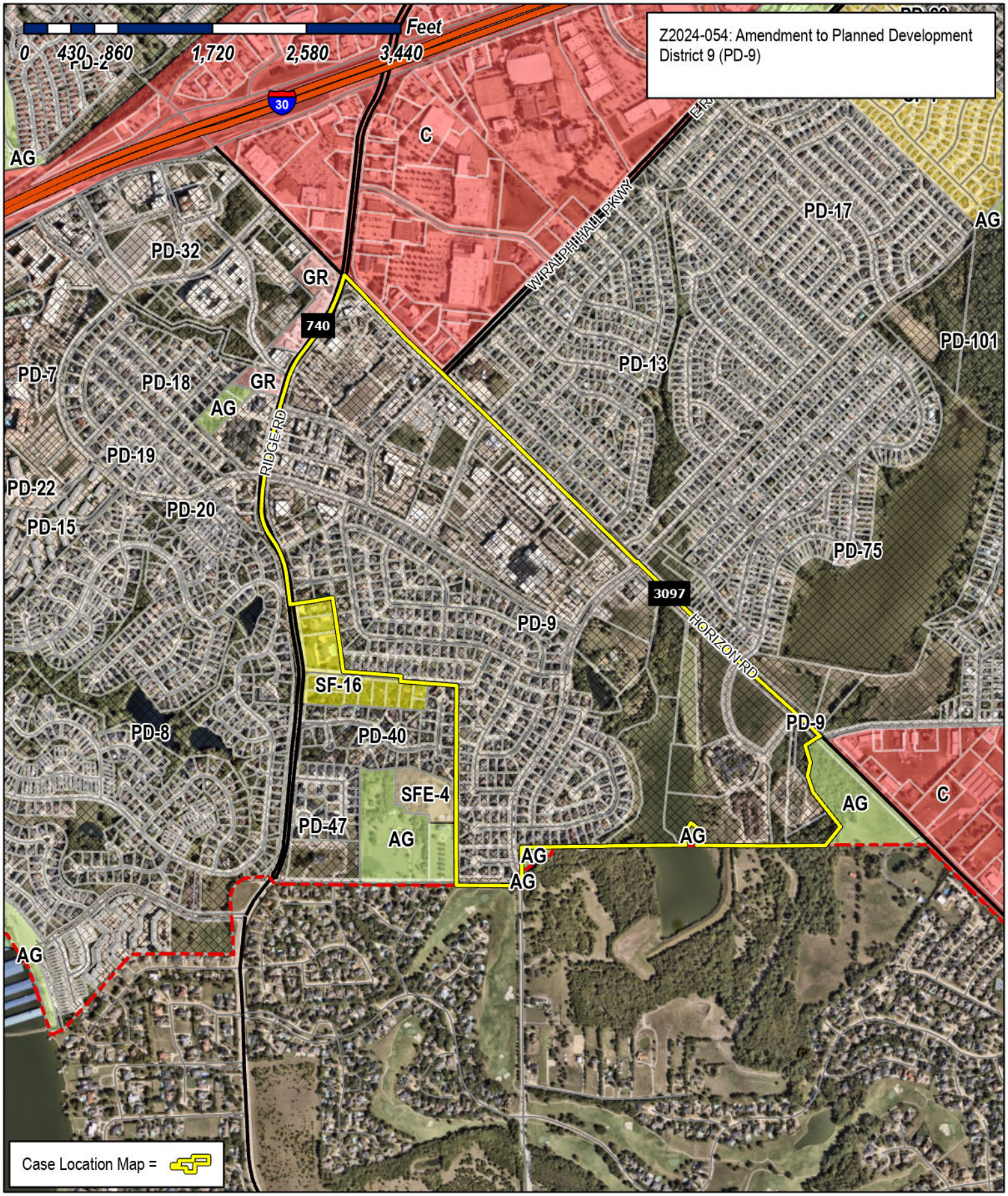
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-04*] A treescape plan was approved for a *general retail store* (*i.e. Walgreens*).
- *DECEMBER 20, 1999:* [*Case No. PZ1999-090-01*] A final plat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- *DECEMBER 20, 1999:* [*Case No. PZ1999-099-01*] A replat was approved for Lot 29-R, Block C, Foxchase Subdivision, Phase 3.
- *JANUARY 18, 2000:* [*Case No. PZ1999-109-01*] A site plan was approved for a *medical office building*.
- *FEBRUARY 21, 2000:* [*Case No. PZ2000-007-01*] A final plat was approved for Lot 1, Block A, RDI Retail Addition.
- *JULY 17, 2000:* [*Case No. PZ2000-060-01*] A preliminary plat was approved for Lots 1 & 2, Block A, M.R.P. Investments Addition.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-01*] A final plat was approved for Lots 1 & 2, Block A, M.R.P. Investments Addition.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-02*] A site plan was approved for a *medical office building*.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-03*] A treescape plan was approved for a *medical office building*.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-04*] A landscape plan was approved for a *medical office building*.
- *JANUARY 16, 2001:* [*Case No. PZ2000-113-01*] A concept plan was approved for a *strip retail center*.
- *JANUARY 16, 2001:* [*Case No. PZ2000-113-02*] A preliminary plat was approved for Lots 1-13, Block A, Horizon Ridge Addition & Lots 1-5, Block B, Horizon Ridge Addition.
- *JULY 10, 2001:* [*Case No. PZ2001-069-01-FP-SP-BE-LP-TP*] A final plat, site plan (including building elevations), landscape plan, and treescape plan was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- *SEPTEMBER 17, 2001 (ORDINANCE NO. 01-43):* [*Case No. Z2001-012*] This ordinance amended *Ordinance No. 86-55*. Under this amendment, use of a *four-pump gasoline convince store* was approved as an accessory use to a *retail grocery facility*. [*EXPIRED; NO LONGER APPLICABLE*]
- *NOVEMBER 19, 2001:* [*Case No. PZ1999-049-01-FP*] A final plat was approved for Lots 1 & 2, Block A, Horizon Ridge Center, Phase 1.
- *DECEMBER 16, 2002:* [*Case No. PZ2002-102-RP/FP*] A replat was approved for Lot 9R and 14, Block A, Horizon Ridge Addition.
- *MARCH 17, 2003:* [*Case No. PZ2003-13-RP*] A replat was approved for Lots 7R, 8R, & 12, Block A Horizon Ridge Addition.
- *MARCH 17, 2003:* [*Case No. PZ2003-26-RP*] A replat was approved for Lot 5R, Block A, Horizon Ridge Addition.
- *APRIL 21, 2003:* [*Case No. PZ-2003-27-SP-BE-LP*] A site plan including building elevations and landscape plan was approved for a *financial institution with a drive-through* (*i.e. South Trust Bank*).
- *APRIL 21, 2003:* [*Case No. PZ-2003-29-RP*] A replat was approved for Lot 10R and 13, Block A, Horizon Ridge Addition.
- *MAY 5, 2003:* [*Case No. PZ2003-26-SP-BE-LP*] A site plan including building elevations and landscape plan was approved for a *financial institution with a drive-through* (*i.e. Bank of America*).
- *MAY 19, 2003:* [*Case No. PZ2003-035-01*] A replat was approved for Lots 10R, 11R, 13, Block A, Horizon Ridge Addition.
- *MAY 19, 2003:* [*Case No. PZ2003-035-02*] A site plan was approved for a *financial institution with a drive-through*.
- *MAY 19, 2003:* [*Case No. PZ2003-035-03*] Building elevations were approved for a *financial institution with a drive-through.*
- *MAY 19, 2003:* [*Case No. PZ2003-035-04*] A landscape plan was approved for a *financial institution with a drive-through*.
- *JUNE 16, 2003:* [*Case No. P2003-009*] A replat was approved for Lot 13R, Block A, Horizon Ridge Addition.
- *JULY 7, 2003:* [*Case No. Z2003-004*] A conditional use permit (CUP) was approved to allow combustible structural construction materials.
- *AUGUST 2, 2003:* [*Case No. SP2003-005*] A site plan was approved for a *medical office building*.
- *OCTOBER 6, 2003 (ORDINANCE NO. 03-39):* [*Case No. A2003-001*] An annexation was approved for Rainbow Lakes Subdivision and Foxchase Subdivision, Phase 7.
- *OCTOBER 20, 2003:* [*Case No. SP2003-012*] A site plan was approved for an *office building*.
- *NOVEMBER 17, 2003:* [*Case No. P2003-025*] A replat was approved for Lot 1, Block 1, Horizon Village Addition.
- *JANUARY 5, 2004 (ORDINANCE NO. 04-02):* [*Case No. Z2003-014*] A zoning change from Agricultural (AG) District to Single-Family 10 (SF-10) District was approved for Rainbow Lakes Subdivision and Foxchase Subdivision, Phase 7.
- *JANUARY 20, 2024:* [*Case No. P2003-035*] A replat was approved for Lots 10R1, 10R2, & 10R3, Block A, Horizon Ridge Addition.

- *JANUARY 20, 2004:* [*Case No. SP2003-022*] A site plan was approved for an *office building*.
- *JULY 6, 2004:* [*Case No. P2004-022*] A replat was approved for Lots 6 & 7, Block B, Horizon Ridge Addition.
- *SEPTEMBER 20, 2004:* [Case No. P2004-043] A replat was approved for Lot 8R, Block A, Horizon Ridge Addition.
- *OCTOBER 18, 2004:* [*Case No. P2004-018*] A final plat for was approved for Foxchase Subdivision, Phase 7.
- *NOVEMBER 15, 2004:* [*Case No. P2004-053*] A replat was approved for Lots 4 & 5, Block B, Horizon Ridge Addition.
- *NOVEMBER 15, 2004:* [*Case No. P2004-054*] A replat was approved for Lots 17, 18, 19, Block A, Horizon Ridge Addition.
- *NOVEMBER 15, 2004:* [*Case No. SP2004-023*] A site plan was approved for a *medical office building* (*i.e. Rockwall Medical Center*).
- *JULY 6, 2004:* [*Case No. SP2004-009*] A site plan was approved for *office buildings*.
- *JANUARY 18, 2005:* [*Case No. P2004-069*] A replat was approved for Lot 10, Block B, Horizon Ridge Addition.
- *FEBRUARY 7, 2005:* [*Case No. SP2004-031*] A site plan was approved for a *medical office building* (*i.e. Open Imaging of Rockwall*).
- *FEBRUARY 21, 2005:* [*Case No. P2005-008*] A replat was approved for Lots 15 & 16, Block A, Horizon Ridge Addition.
- *FEBRUARY 21, 2005:* [*Case No. SP2005-003*] A site plan was approved for a *medical office building*.
- *MARCH 21, 2005:* [*Case No. SP2005-006*] A site plan was approved for a *medical office building* (*i.e. Eye Care Management of Rockwall*).
- *MAY 2, 2005:* [*Case No. SP2005-009*] A site plan was approved for the expansion of a *medical office building* (*i.e. Rockwall Medical Center*)
- *MAY 2, 2005:* [*Case No. Z2005-013*] A Planned Development amendment to Planned Development District 9 (PD-09) was denied to add a permitted use for a *Congregate Care Facility/Elderly Housing*.
- *MAY 2, 2005:* [*Case No. P2005-016*] A replat was approved for Lot 11, Block B, Horizon Ridge Addition.
- *SEPTEMBER 27, 2005:* [*Case No. SP2005-018*] A site plan was approved for a *restaurant with a drive-through* (*i.e Panda Express*).
- *OCTOBER 17, 2005 (ORDINANCE NO. 05-55, S-024):* [*Case No. Z2005-035*] A specific use permit (SUP) was approved for a *restaurant with a drive-through* (*i.e. Panda Express*).
- *DECEMBER 5, 2005:* [*Case No. P2005-042*] A final plat was approved for Lot 1, Block A, Horizon Ridge Center, Phase I.
- *JANUARY 17, 2006:* [*Case No. P2005-048*] A replat was approved for Lot 4, Block A, Horizon Ridge Addition.
- *MARCH 6, 2006:* [*Case No. P2006-005*] An amended preliminary plat was approved for Horizon Ridge Center – North.
- *MARCH 6, 2006:* [*Case No. P2006-006*] An amended preliminary plat was approved for Horizon Ridge Center – South.
- *APRIL 11, 2006:* [*Case No. SP2006-008*] A site plan was approved for an *office building*.
- *JULY 11, 2006:* [*Case No. SP2006-017*] A site plan was approved for a *medical office building* (*i.e. Rockwall Oral and Facial*).
- *SEPTEMBER 5, 2006:* [*Case No. P2006-035*] A final plat was approved for Lots 1-14, Block A, Horizon Ridge Addition.
- *NOVEMBER 28,2006:* [*Case No. SP2006-035*] A site plan was approved for a *Congregate Care Facility/Elderly Housing Facility* (*i.e. Lakeshore Assisted Living*).
- *FEBRUARY 5, 2007:* [*Case No. P2007-001*] A replat was approved for Lot 21, Block A, Horizon Ridge Addition.
- *SEPTEMBER 9, 2007:* [*Case No. SP2007-022*] A site plan was approved for a *office buildings*.
- *OCTOBER 9, 2007:* [*Case No. SP2007-021*] A site plan was approved for *medical office buildings* (*i.e. Horizon Ridge Medical Park*).
- *OCTOBER 15, 2007:* [Case No. P2007-031] A replat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- *JANUARY 22, 2008:* [*Case No. SP2007-029*] A site plan was approved for a *medical office building* (*i.e. Presbyterian Hospital*).
- *JANUARY 22, 2008:* [*Case No. P2008-002*] A replat was approved for Lot 15, Block A, Presbyterian Hospital of Rockwall Addition.
- *JANURARY 29, 2008:* [*Case No. SP2007-025*] A site plan was approved for a *financial institution with a drive-through* (*i.e. Chase Bank*).
- *FEBRAURY 12, 2008:* [*Case No. SP2008-001*] A site plan was approved for a *medical office building*.
- *FEBRUARY 12, 2008:* [*Case No. SP2008-002*] A site plan was approved for a *medical office building* (*i.e. Lake Pointe Orthopedics*).
- *FEBRUARY 18, 2008:* [*Case No. P2008-004*] A final plat was approved for Lot 7, Block C, Horizon Ridge Medical Park.
- *MARCH 12, 2008:* [*Case No. SP2008-005*] A site plan was approved for a *medical office building*.

- *MARCH 3, 2008:* [*Case No. P2008-007*] A replat was approved for Lots 16 and 17, Block A, Presbyterian Hospital of Rockwall Addition.
- *APRIL 7, 2007:* [*Case No. P2008-012*] A replat was approved for Lot 2, Block A, Mark Carson Addition.
- *APRIL 7, 2008:* [*Case No. P2008-010*] A replat was approved for Lot 18, Block A, Presbyterian Hospital of Rockwall Addition.
- *APRIL 21, 2008:* [*Case No. P2008-013*] A replat was approved for Lot 22, Block A, Horizon Ridge Addition.
- *JUNE 16, 2008:* [*Case No. P2008-017*] A replat was approved for Lots 16, 17, & 19, Block A, Presbyterian Hospital of Rockwall.
- *JULY 21, 2008:* [*Case No. P2008-022*] A replat was approved for Lot 8, Block C, Horizon Ridge Medical Park.
- *JANUARY 13, 2009:* [*Case No. SP2008-016*] A site plan was approved for a *medical office* complex south of the main entrance of Presbyterian Hospital of Rockwall.
- *AUGUST 17, 2009:* [*Case No. P2009-017*] A replat was approved for Lot 20, Block A, Presbyterian Hospital of Rockwall.
- *NOVEMBER 24, 2009:* [*Case No. MIS2009-009*] A tree preservation plan was approved for 832 Trumpeter Way.
- *JANUARY 10, 2010:* [*Case No. SP2009-010*] A site plan was denied for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *JANUARY 15, 2010:* [*Case No. Z2009-023*] The applicant withdrew the specific use permit (SUP) request for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *MARCH 9, 2010:* [*Case No. SP2010-002*] A site plan was approved for a *medical office building*.
- *MARCH 30, 2010:* [*Case No. SP2010-003*] A site plan was approved for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *APRIL 19, 2010 (ORDINANCE NO. 10-09):* [*Case No. Z2010-004*] A specific use permit (SUP) was approved for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *APRIL 19, 2010:* [*Case No. Z2010-006*] A specific use permit (SUP) was denied for a *minor auto repair shop* (*i.e. Christian Brothers*).
- *JULY 19, 2010:* [*Case No. P2010-012*] A final plat was approved for Lots 1 & 2, Block B, Horizon Ridge Center (*i.e. 7-Eleven*).
- *OCTOBER 18, 2010 (ORDINANCE NO. 10-29):* [*Case No. Z2010-015*] A specific use permit (SUP) was approved for outside storage at a *retail store with gasoline sales* (i.e. 7-Eleven).
- *FEBRUARY 8, 2011:* [*Case No. SP2011-002*] A site plan was approved for *gasoline sales* at Kroger but because the Planned Development District 9 (PD-09) amendment (*Case No. Z2011-002*) was denied on February 21, 2011, the site plan approval is considered invalid.
- *FEBRUARY 21, 2011:* [*Case No. Z2011-002*] An amendment to Planned Development District 9 (PD-09) was denied for the use of a proposed fuel center in conjunction with the existing *general retail store* (*i.e. Kroger*).
- *JULY 5, 2011 (ORDINANCE NO. 11-31):* [*Case No. Z2011-012*] This ordinance amended Ordinance No. 86-55. Under this amendment, use of a proposed fuel center in conjunction with the existing *general retail store* (*i.e. Kroger*).
- *JULY 12, 2011:* [*Case No. SP2011-006*] An amended site plan was approved for a *Congregate Care Facility/Elderly Housing Facility* (*i.e. Broadmore Medical Lodge*).
- *NOVEMBER 7, 2011:* [*Case No. P2011-018*] A final plat was approved for Lot 6, Block C, of Horizon Ridge Medical Park.
- *NOVMEMBER 8, 2011:* [Case No. SP2011-013] A site plan was approved for a *general retail store* (*i.e. Autozone*).
- *JANUARY 3, 2012:* [*Case No. P2011-021*] A replat was approved for lot 23, Block A, Horizon Ridge Addition but was never filed.
- *FEBRUARY 20, 2012:* [*Case No. P2012-003*] A preliminary plat was approved for Lots 1 & 2, Block A, Ridge/Summer Lee Addition.
- *FEBRUARY 28, 2012:* [*Case No. SP2012-001*] A site plan was approved for a *general retail store* (*i.e. ALDI*) on Lot 1, Block A, Ridge/Summer Lee Addition.
- *APRIL 2, 2012:* [Case No. P2012-008] A final plat was approved for Lots 1 & 2, Block A, Ridge/Summer Lee Addition.
- *NOVEMBER 19, 2012 (ORDINANCE NO. 12-28):* [*Case No. A2012-002*] An annexation was approved for Lot 1, Block B, Foxchase Subdivision, Phase 7.
- *DECEMBER 17, 2012:* [*Case No. SP2012-027*] A site plan was approved for a *medical office building*.
- *JULY 9, 2013:* [*Case No. SP2013-012*] A site plan was approved for a *restaurant with a drive-through* (*i.e. Dunkin Donuts*).
- *AUGUST 14, 2013:* [*Case No. SP2013-021*] An amended site plan was approved for a *general retail store* (*i.e. Kroger*).
- *AUGUST 19, 2013:* [*Case No. P2013-025*] A replat was approved for Lots 23, 24, & 25, Block A, Horizon Ridge Addition.
- *AUGUST 19, 2013:* [*Case No. SP2013-019*] A site plan was approved for two (2) *office buildings*.

- *AUGUST 19, 2013:* [*Case No. Z2013-017*] A specific use permit (SUP)was approved for a *restaurant with a drive-through* (*i.e. Dunkin Donuts*).
- *NOVEMBER 4, 2013 (ORDINANCE NO. 13-43):* [*Case No. Z2013-026*] This ordinance amended *Ordinance No. 86-55* and approved a zoning change from Single-Family 22.5 (SF-22.5) District land uses to a Single-Family 12.5 (SF-12.5) District land uses for Shady Dale Lane Subdivision.
- *NOVEMBER 4, 2013:* [*Case No. P2013-036*] A final plat was approved for Lot 1, Block A, NEC Ridge/Summer Lee Addition.
- *NOVEMBER 18, 2013:* [*Case No. P2013-038*] A replat was approved for Lots 26 and 27, Block A, Horizon Ridge Addition.
- *JANUARY 14, 2014:* [*Case No. SP2013-031*] A site plan was approved for a *medical office building*.
- *JANUARY 21, 2014:* [*Case No. P2013-042*] A final plat was approved for Lots 1-14, Block 1, Shady Dale Estates.
- *AUGUST 4, 2014:* [*Case No. P2014-015*] A final plat was approved for Lot 1, Block A, Eye Care and Laser Management of Rockwall.
- *AUGUST 4, 2014:* [*Case No. SP2014-010*] A site plan was approved for a *medical office building*.
- *SEPTEMBER 2, 2014:* [*Case No. P2014-019*] A replat was approved for Lot 21, Block A, Presbyterian Hospital of Rockwall Addition.
- *NOVEMBER 21, 2014:* [*Case No. SP2014-030*] An amended site plan was approved for a *hospital* (*i.e. Presbyterian Hospital of Rockwall*).
- *March 16, 2015:* [*Case No. SP2015-003*] A site plan was approved for a *medical office building*.
- *MAY 12, 2015:* [*Case No. SP2015-009*] A site plan was approved for a *medical office building*.
- *MAY 12, 2015:* [*Case No. SP2015-010*] A site plan was approved for a *medical office building*.
- *JUNE 26, 2015:* [*Case No. P2015-026*] A minor plat was approved for Lots 1-3, Block A, Temunovic Addition.
- *JULY 6, 2015:* [*Case No. P2015-027*] A replat was approved for Lot 2, Block A, Ridge/Summer Lee Addition.
- *AUGUST 3, 2015:* [Case No. P2015-032] A final plat was approved for Lots 4-6, Block A, Temunovic Addition.
- *MAY 12, 2016:* [*Case No. SP2016-011*] An amended site plan was approved for a *general retail store* (*i.e. Walgreens*).
- *JUNE 6, 2016 (ORDINANCE NO. 16-38, S-153):* [*Case No. Z2016-012*] A specific use permit (SUP) was approved for *gasoline sales* at Kroger.
- *OCTOBER 11, 2016:* [*Case No. SP2016-020*] A site plan was approved for a *hospital* (*i.e. Presbyterian Hospital of Rockwall*).
- *NOVEMBER 21, 2016:* [*Case No. P2016-049*] A replat was approved for Lot 22, Block A, Presbyterian Hospital.
- *JUNE 13, 2017:* [*Case No. SP2017-017*] An amended site plan was approved for a *hospital* (i.e. *Presbyterian Hospital of Rockwall*).
- *JULY 25, 2017:* [*Case No. SP2017-023*] A site plan was approved for a *medical office building* (*i.e. Fisher and Zitterich*).
- *AUGUST 7, 2017:* [*Case No. P2017-036*] A replat was approved for Lot 23, Block A, Presbyterian Hospital.
- *OCTOBER 2, 2017 (ORDINANCE NO. 17-52, S-175)*: [Case No. Z2017-036] A specific use permit (SUP) was approved for exceeding the maximum height of a *medical office building* (*i.e. Fisher and Zitterich*) within the Scenic Overlay (SOV) District at 1310 Summer Lee Drive.
- *FEBRUARY 19, 2018*: [*Case No. SP2018-001*] A site plan was approved for a *retail store with gasoline sales* (*i.e. 7-eleven*).
- *OCTOBER 1, 2018 (ORDINANCE NO.18-44, S-196)*: [*Case No. Z2018-039*] A specific use permit (SUP) was approved for a *retail store with gasoline sales* (*i.e. 7-eleven*).
- *NOVEMBER 13, 2018:* [*Case No. SP2018-031*] A site plan was approved for a *retail store with gasoline sales* (*i.e. 7-eleven*).
- *FEBRUARY 4, 2019:* [*Case No. P2019-001*] A replat was approved for Lots 4 & 5, Block B, Horizon Ridge Addition.
- *FEBRAURY 4, 2019:* [*Case No. P2019-004*] A replat was approved for Lot 7, Block A, Temunovic Addition.
- *FEBRUARY 19, 2019:* [Case No. P2019-001] A replat was approved for Lots 3 & 4, Block B, Horizon Ridge Center Addition.
- *APRIL 30, 2019:* [*Case No. SP2019-011*] An amended site plan was approved for a *medical office building* (*i.e. Fisher and Zitterich*).
- *SEPTEMBER 16, 2019:* [*Case No. Z2019-019*] A specific use permit (SUP) was withdrawn for a *freestanding commercial antenna* for a *government facility* (*i.e. Fire Station No. 2*).
- *JANUARY 14, 2020:* [*Case No. SP2019-051*] A site plan was approved for a *hospital* (*i.e. Presbyterian Hospital of Rockwall*)

- *APRIL 20, 2020:* [*Case No. P2020-015*] A replat was approved for Lot 24, Block A, Presbyterian Hospital.
- *APRIL 28, 2020:* [*Case No. SP2020-004*] A site plan was approved for a *strip retail center* (*i.e. Crisp and Green & MOD Pizza*).
- *JULY 14, 2020:* [*Case No. SP2020-010*] A site plan was approved for a *medical office building* (*i.e. Ellis Medical Center*).
- *AUGUST 3, 2020 (ORDINANCE NO. 20-26, S-228):* [*Case No. Z2020-023*] A specific use permit (SUP) was approved for residential infill in an established subdivision for 54 Shadydale Lane.
- *OCTOBER 2, 2020:* [*Case No. SP2020-024*] A site plan for 3140 Horizon Road was approved.
- *OCTOBER 27, 2020:* [*Case No. MIS2020-013*] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- *NOVEMBER 24, 2020:* [*Case No. SP2020-030*] An amended site plan was approved for a hospital (i.e. The Presbyterian Hospital CUP Building).
- *JANUARY 4, 2021 (ORDINANCE NO. 21-05, S-241):* [*Case No. Z2020-051*] A specific use permit (SUP) was approved for Residential Infill within Shady Dale Lane Subdivision.
- *JANUARY 4, 2021:* [*Case No. P2020-051*] A final plat was approved for Lot 1, Block A, SDI Rockwall Addition.
- *FEBRUARY 23, 2021:* [*Case No. MIS2021-003*] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- *OCTOBER 4, 2021:* [*Case No. Z2021-037*] A specific use permit (SUP) was approved for an *accessory structure* exceeding the maximum square footage for 54 Shadydale Lane.
- *MARCH 15, 2022:* [*Case No. MIS2022-004*] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- *MAY 3, 2021:* [*Case No. P2021-017*] A replat was approved for Lot 25, Block A, Presbyterian Hospital.
- *JANUARY 11, 2022:* [*Case No. SP2021-035*] A site plan was approved for a *financial institution with a drive through* (*i.e. Frost Bank*).
- *MARCH 21, 2022:* [*Case No. P2022-007*] A replat was approved for Lot 3, Block A, Allen Anderson Addition.
- *APRIL 12, 2022:* [*Case No. SP2022-009*] A site plan was approved for a *medical office building* (*i.e. Capps, Morgan, Hodges*).
- *DECEMBER 5, 2022:* [*Case No. P2022-057*] A replat for Lot 12, Block B, Horizon Ridge Addition was approved to establish the easements for the construction of a medical office (*i.e. Capps, Morgan, Hodges*).
- *OCTOBER 29, 2024:* [*Case No. SP2024-035*] An amended site plan was approved for a *general retail store* (*i.e. Kroger*).



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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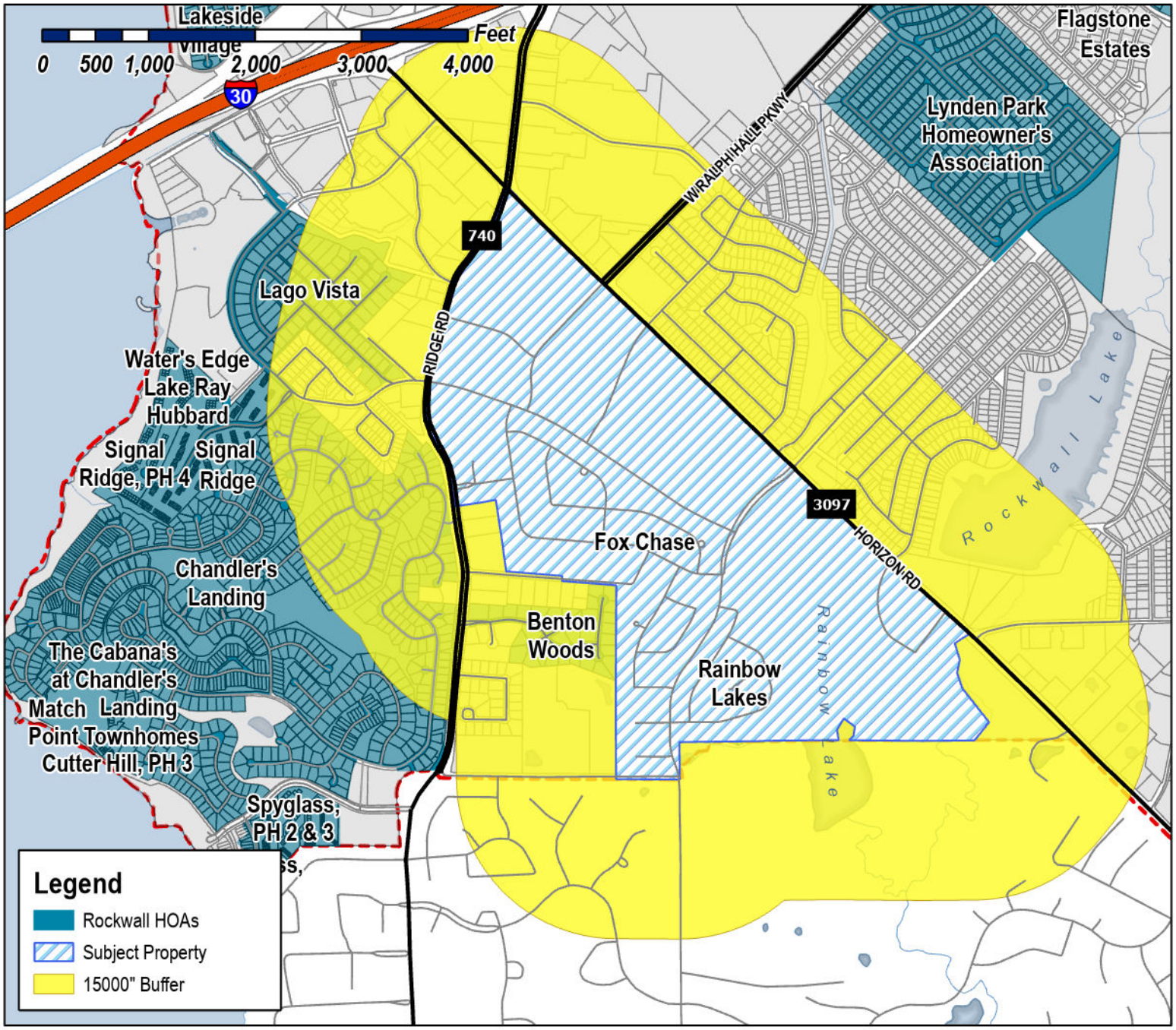
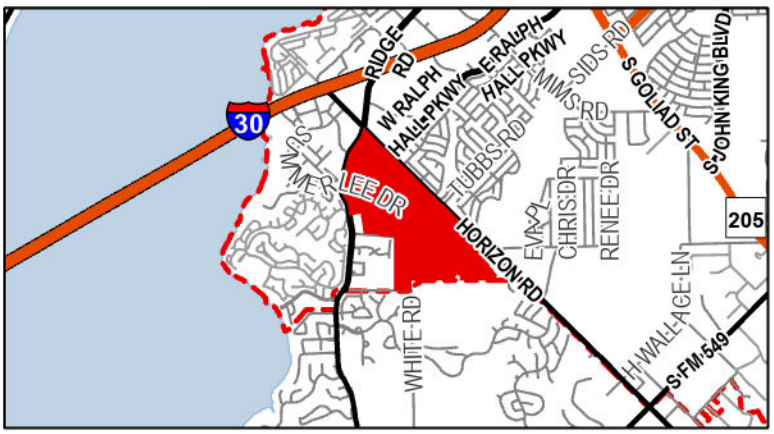


Case Number: Z2024-054
Case Name: Amendment to Planned Development District 9 (PD-9)
Case Type: Zoning
Zoning: Planned Development District 9 (PD-9)
Case Address: Foxchase Subdivision

Date Saved: 11/6/2024
For Questions on this Case Call (972) 771-7745



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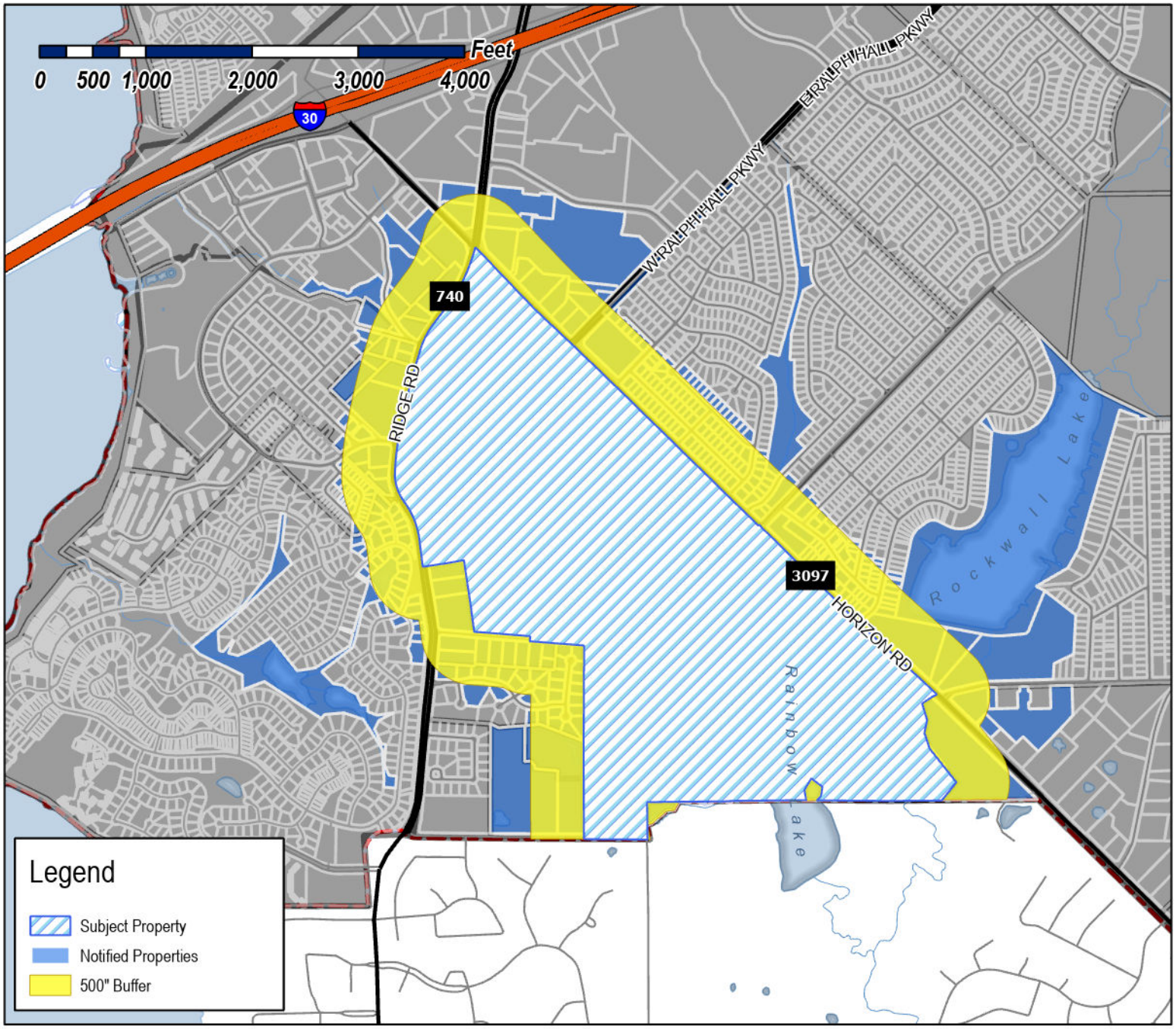

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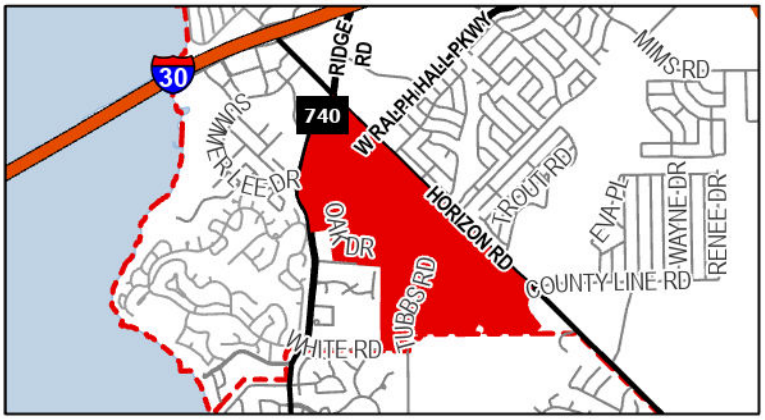

CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

2023 S H ADAMS REVOCABLE TRUST
SHAWN LINDSEY ADAMS & HOLLI GAIL ADAMS - TRUSTEES
1 MANOR CT
HEATH, TX 75032

HATFIELD CLAUDETTE
1 SHADY DALE LN
ROCKWALL, TX 75032

LOWES HOME CENTERS INC
1000 LOWES BLVD
MOORESVILLE, NC 28117

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1005 W RALPH HALL PKWY
ROCKWALL, TX 75032

RESIDENT
101 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
101 FRANCE CT
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RESIDENT
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ROCKWALL, TX 75032

RENTFROW JENNIFER AND
BRETT HOFFMAN
101 EASTERNER PLACE
ROCKWALL, TX 75032

BECKER CHRISTIANE AND
JOSEPH WORRALL
101 INDEPENDENCE PLACE
ROCKWALL, TX 75032

SHOCKLEY URIAH B
101 OAKRIDGE DR
ROCKWALL, TX 75032

MOULTON JENNIFER DEE
101 WINDMILL RIDGE DR
ROCKWALL, TX 75032

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1010 W RALPH HALL PKWY
ROCKWALL, TX 75032

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

BRIGHT WILLIAM MARK AND SHERRYL J
102 EASTERNER PLACE
ROCKWALL, TX 75032

GARDNER PAUL S AND CINDY
102 INDEPENDENCE PL
ROCKWALL, TX 75032

FUENTES MARIA E
102 MULBERRY LN
ROCKWALL, TX 75032

FUENTES MARIA E
102 MULBERRY LN
ROCKWALL, TX 75032

VU NGOC TRI AND
LE THI THU AND DAVID VU
102 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1020 W RALPH HALL PKWY
ROCKWALL, TX 75032

HVCSG LLC
1027 WOODBRIDGE PLACE
HEATH, TX 75032

RESIDENT
103 ALTHEA RD
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RESIDENT
103 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
103 WINDMILL RIDGE DR
ROCKWALL, TX 75032

PARNELL TOMMY AND PATTI
103 BROCKWAY DRIVE
ROCKWALL, TX 75032

MORENO SUSAN C
103 EASTERNER PL
ROCKWALL, TX 75032

POPA VALENTIN D & CONSTANTA
103 FRANCE CT
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

UNDERHILL TERESA D AND STEPHEN
103 INDEPENDENCE PL
ROCKWALL, TX 75032

TRISTAN DAVID
103 OAKRIDGE DRIVE
ROCKWALL, TX 75032

RANEY JOHN CURTIS & BRENDA GAIL SMITH
104 EASTERNER PL
ROCKWALL, TX 75032

NEWMAN DONALD T
104 FRANCES CT
ROCKWALL, TX 75032

TREJO NICOLAS & MINDY
104 MAPLERIDGE DR
ROCKWALL, TX 75032

ROOKER ESTELLAMARIE & OBIE
104 WINDMILL RIDGE DR
ROCKWALL, TX 75032

GABRIEL KAY
1040 TWIN BROOKS DRIVE
GRAND PRAIRIE, TX 75051

GABRIEL KAY
1040 TWIN BROOKS DRIVE
GRAND PRAIRIE, TX 75051

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105 BROCKWAY DR
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RESIDENT
105 MAPLERIDGE DR
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RESIDENT
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ROCKWALL, TX 75032

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ROCKWALL, TX 75032

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105 FRANCE CT
ROCKWALL, TX 75032

PARK SI GWAN &
JUNG OK LEE
105 INDEPENDENCE PL
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105 MULBERRY LN
ROCKWALL, TX 75032

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105 N ALAMO RD
ROCKWALL, TX 75087

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10521 FINCHER ROAD
ARGYLE, TX 76226

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106 MAPLERIDGE DR
ROCKWALL, TX 75032

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106 EASTERNER PL
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DUGAN ADAM TL AND WHITNEY C
106 FRANCE CT
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ALLEN DONNA A
106 WINDMILL RIDGE DR
ROCKWALL, TX 75032

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107 WINDMILL RIDGE DR
ROCKWALL, TX 75032

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107 BROCKWAY DR
ROCKWALL, TX 75032

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107 EASTERNER PL
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND
YULYIA NESTERENKO
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

VALDEZ EULOGIO & JESUSA A
107 MAPLERIDGE DR
ROCKWALL, TX 75032

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108 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
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ROCKWALL, TX 75032

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108 CRYSTAL CT
RICHARDSON, TX 75081

HUMBLE BRIAN
108 EASTERNER PLACE
ROCKWALL, TX 75032

ROSEKRANS JOHN
108 HOMESTEAD BLVD
MILL VALLEY, CA 94941

GEIST JOANN
108 WINDMILL RIDGE DR
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ROCKWALL, TX 75032

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ROCKWALL, TX 75032

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ASHLEY TAYLOR
109 EASTERNER PL
ROCKWALL, TX 75032

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109 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

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11 SOUTH ANGELL ST
PROVIDENCE, RI 2906

MAXWELL CAROLE AND GARY
110 EASTERNER PL
ROCKWALL, TX 75032

GAITAN JOSE EFRAIN
110 MAPLERIDGE DR
ROCKWALL, TX 75032

CROWTHER CHAD ETHAN
110 WINDMILL RIDGE DRIVE
ROCKWALL, TX 75032

THE BELTRAN GROUP LLC
1100 EDGEFIELD DR
PLANO, TX 75075

ROYALAND PROPERTIES LLC
11034 GRISSOM LANE
DALLAS, TX 75229

RESIDENT
111 WINDMILL RIDGE DR
ROCKWALL, TX 75032

KERR NICHOLAS H &
THOMAS C KERR
111 BROCKWAY DR
ROCKWALL, TX 75032

LONG DAMON & HEIDI
111 MAPLERIDGE DR
ROCKWALL, TX 75032

HUCK AMBER L
111 TROUT ST
ROCKWALL, TX 75032

FROST BANK
ATTN: ACCOUNTING (DT SA FL 11)
111 W HOUSTON STREET
SAN ANTONIO, TX 78205

MODERN PYRAMIDS INC
1111 BELTLINE RD STE #100
GARLAND, TX 75040

MCCLUNG CARL G AND MARESA A
1114 OXFORD CT
ROCKWALL, TX 75032

REDDEN TRAVIS
1115 CONCAN DRIVE
FORNEY, TX 75126

CHAKMAKJIAN ZAVEN C
1118 NEWCASTLE DRIVE
ROCKWALL, TX 75032

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112 MAPLERIDGE DR
ROCKWALL, TX 75032

HARMON JIMMY R
112 EASTERNER PL
ROCKWALL, TX 75032

WILLIAMS KATHY S
112 GLENN AVE
ROCKWALL, TX 75087

UNRUH CASSIDY A
112 WINDMILL RIDGE RD
ROCKWALL, TX 75032

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113 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HEFFERNAN JOHN R
113 BROCKWAY DR
ROCKWALL, TX 75032

WILLIAMS GEORGE CRAIG
113 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

MEEDER JEFFREY S
1137 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
114 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
114 WINDMILL RIDGE DR
ROCKWALL, TX 75032

EDWARDS RICHARD J
1140 BENTON WOODS DR
ROCKWALL, TX 75032

VU RUBY HONG-NGOC
11402 JOLA AVENUE
GARDEN GROVE, CA 92843

SIPPLE CHRISTOPHER C & JENNIFER N
1145 SKYLAR DR
ROCKWALL, TX 75032

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115 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
115 MULBERRY LN
ROCKWALL, TX 75032

RESIDENT
115 WINDMILL RIDGE DR
ROCKWALL, TX 75032

STUBBS MARK A & CAROLYN C
1151 SKYLAR DR
ROCKWALL, TX 75032

ERVIN PROPERTIES LLC
1155 W WALL STREET SUITE 101
GRAPEVINE, TX 76051

GEMMELL FAMILY LIVING TRUST
ANTONY JAMES FALCONER GEMMELL &
CAROLYN DOUGLAS GEMMELL - TR
1157 SKYLAR DR
ROCKWALL, TX 75032

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116 BASS RD
ROCKWALL, TX 75032

RESIDENT
116 WINDMILL RIDGE DR
ROCKWALL, TX 75032

WYONT RONALD M
116 MAPLERIDGE DR
ROCKWALL, TX 75032

MASE FAMILY LIVING TRUST
RICHARD J MASE JR AND KRISTIANE K MASE -
TRUSTEES
1160 SKYLAR DR
ROCKWALL, TX 75032

RICHARD FLOYD M & TERI
1163 SKYLAR DR
ROCKWALL, TX 75032

GARY & ELIZABETH TIMBES REVOCABLE LIVING
TRUST
GARY R TIMBES AND ELIZABETH S TIMBES - CO-
TRUSTEES
1164 BENTON WOODS DR
ROCKWALL, TX 75032

JAMESON JANIE
1164 SKYLAR DRIVE
ROCKWALL, TX 75032

PINTOR KELLI AND ALFRED T
1168 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
1169 SKYLAR DR
ROCKWALL, TX 75032

VILLARREAL SELINA NICOLE
117 WINDMILL RIDGE DR
ROCKWALL, TX 75032

WORSHAM JERRY L & CAROLYN C &
LUFF BRIAN LEE & LISA K
1172 SKYLAR DR
ROCKWALL, TX 75032

MITCHELL CASEY & DEANNA
1175 SKYLAR DR
ROCKWALL, TX 75032

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

PORTILLO LINDA FRANCES
118 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HAIL KATHLEEN
1181 SKYLAR DR
ROCKWALL, TX 75032

DUPONT GARRETT J AND JENNY L
1187 SKYLAR DR
ROCKWALL, TX 75032

HARRIS FAMILY REVOCABLE LIVING TRUST
WILLIAM J HARRIS AND JONNA R HARRIS-
COTRUSTEES
1188 BENTON WOODS DRIVE
ROCKWALL, TX 75032

RESIDENT
119 WINDMILL RIDGE DR
ROCKWALL, TX 75032

PARKER BILLY W AND D'ANDREA TURNER
1193 SKYLAR
ROCKWALL, TX 75032

CONFIDENTIAL
1199 SKYLAR DR
ROCKWALL, TX 75032

SFR BORROWER 2021-2 LLC
120 S RIVERSIDE PLAZ SUITE 2000
CHICAGO, IL 60606

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA BORROWER 2019-2 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

GONZALEZ ANTONIO & MARIA
120 WINDMILL RIDGE DR
ROCKWALL, TX 75032

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

US REO LLC SERIES M
1200 JUPITER ROAD SUITE #940414
PLANO, TX 75094

RESIDENT
1201 ARISTA RD
ROCKWALL, TX 75032

RESIDENT
1205 SKYLAR DR
ROCKWALL, TX 75032

SCOTT R MAHLER LIVING TRUST
SCOTT R MAHLER AND MARCUS DONALD
MAHLER - TRUSTEES
1206 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
1207 ARISTA DR
ROCKWALL, TX 75032

BELT JACKIE
121 MULBERRY LN
ROCKWALL, TX 75032

ALLEN L KEITH & BETTY L
1211 SKYLAR DR
ROCKWALL, TX 75032

WINDELS R LEONARD
1212 SKYLAR DRIVE
ROCKWALL, TX 75032

RESIDENT
1215 ARISTA DR
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE
1216 BENTON WOODS DR
ROCKWALL, TX 75032

GASTON RICHARD
1217 SKYLAR DR
ROCKWALL, TX 75032

MAXWELL GLENDA KAY
1218 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

SUN T ENTERPRISES LLC
1221 ARISTA RD
ROCKWALL, TX 75032

FRANCE'S LANDING LLC
12222 MERIT DRIVE STE 1000
DALLAS, TX 75251

WATSON WILLIAM B AND ELIZABETH A
1223 SKYLAR DR
ROCKWALL, TX 75032

GULLION H DENNIS & KAY
1224 SKYLAR DR
ROCKWALL, TX 75032

RODRIGUEZ PAUL AND JANAH HAMMOND
1229 SKYLAR DR
ROCKWALL, TX 75032

ZOMER JOHN DAVID
123 TROUT ST
ROCKWALL, TX 75032

GOFF SEAN & STEPHANIE BARNES
1250 BENTON WOODS DRIVE
ROCKWALL, TX 75032

JAY & MALISHA LLC
1260 HERON LAKES CIR
MOBILE, AL 36693

TYRELL ROBERT & KATHY
127 BASS RD
ROCKWALL, TX 75032

HERNANDEZ ERIKA
127 MULBERRY LN
ROCKWALL, TX 75032

HERNANDEZ SESAR M & MARTA P
127 PERCH RD
ROCKWALL, TX 75032

RESIDENT
128 BASS RD
ROCKWALL, TX 75032

OJEDA ELIZABETH RODRIGUEZ
128 ALTHEA RD
ROCKWALL, TX 75032

WHITE DOVE CAPITAL LLC
12953 TRINITY BLVD STE 125
EULESS, TX 76040

RESIDENT
130 PERCH RD
ROCKWALL, TX 75032

RESIDENT
1301 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
1306 SUMMER LEE
ROCKWALL, TX 75032

RESIDENT
131 MULBERRY LN
ROCKWALL, TX 75032

SALAZAR JOSE & MARIA E
132 ALTHEA RD
ROCKWALL, TX 75032

HALL & LEE LAND COMPANY LLC
1320 SUMMER LEE DR
ROCKWALL, TX 75032

WADE CHELSEA L
133 ALTHEA ROAD
ROCKWALL, TX 75032

PALMER CHRIS
135 TROUT ST
ROCKWALL, TX 75032

LOWDENT LLC
1350 SUMMER LEE DR
ROCKWALL, TX 75032

NATIONAL TRANSFER SERVICES, LLC
1360 POST OAK BLVD STE 100 # 16-2
HOUSTON, TX 77056

RESIDENT
139 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
140 TROUT RD
ROCKWALL, TX 75032

ROCKWALL RETAIL CENTER LLC
1401 LAVACA STREET UNIT 42704
AUSTIN, TX 78701

TUTTLE LEON & BILLIE JEAN
1408 DHAKA DR
ROCKWALL, TX 75087

GUZMAN LUIS & YOLANDA
142 ALTHEA RD
ROCKWALL, TX 75032

VASQUEZ THOMAS J AND
LORENA ALVARADO
147 TROUT ST
ROCKWALL, TX 75032

RESIDENT
1489 SHADY GROVE CIR
ROCKWALL, TX 75032

RESIDENT
149 LAKESIDE DR
ROCKWALL, TX 75032

FW 1508 LLC
14951 DALLAS PARKWAY SUITE 400
DALLAS, TX 75254

STOKES AARON
15 KERIMORE COURT
HEATH, TX 75032

DRAKE CARLA DEE & DENNIS HARTLINE
1501 SHADY GROVE CIR
ROCKWALL, TX 75032

WECHES LAND LTD
1505 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
152 ALTHEA RD
ROCKWALL, TX 75032

WILSON FAMILY TRUST
15297 BOHLMAN RD
SARATOGA, CA 95070

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE A
154 TROUT ST
ROCKWALL, TX 75032

KUTI EMMANUEL AND ESE
157 LAKESIDE DRIVE
ROCKWALL, TX 75032

SFR JV-1 2019-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SC ROCKWALL LLC
16 VILLAGE LN STE 250
COLLEYVILLE, TX 76034

TNT INVESTEMENT LIMITED
1606 HIDDEN CREEK DR
ROYSE CITY, TX 75189

RESIDENT
164 ALTHEA RD
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

RESIDENT
165 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
166 TROUT RD
ROCKWALL, TX 75032

BALLARD STEVE & ANNABETH
17 SHADYDALE LANE
ROCKWALL, TX 75032

YU JINWEN
1701 PAYNE ST APT 2006
DALLAS, TX 75201

ARISTA OFFICE LP
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

RESIDENT
174 TROUT DR
ROCKWALL, TX 75032

ESPINOSA DAVID AND ERIN
174 LAKESIDE DR
ROCKWALL, TX 75032

LEMMOND BRENTON
175 E INTERSTATE 30
GARLAND, TX 75043

MCCREARY LARRY &
SHIRLEY WINGO
176 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
177 ALTHEA RD
ROCKWALL, TX 75032

MAKARA MICHAEL AND LYNN
179 LAKESIDE DR
ROCKWALL, TX 75032

CROCHERON AVENUE LLC
18 BEVERLY ROAD
DOUGLASTON, NY 11363

RESIDENT
182 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
188 ALTHEA RD
ROCKWALL, TX 75032

PARIS BRIAN I AND LINDSEY
189 LAKESIDE DR
ROCKWALL, TX 75032

DOSKOCIL PATRICK AND GLINDA
19 SHADYDALE LN
ROCKWALL, TX 75032

FAEC HOLDINGS (ROCKWALL) LLC
C/O HCP INC
1920 MAIN ST SUITE 1200
IRVINE, CA 92614

RAMIREZ EDDIE RAFAEL & CASSANDRA GAYLE
194 LAKESIDE DR
ROCKWALL, TX 75032

BROWN WALTER R & MARJORIE C
196 WILLOW OAK WAY
PALM COAST, FL 32137

RESIDENT
199 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
199 LAKESIDE DR
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE
2 SHADYDALE LANE
ROCKWALL, TX 75032

MASSEY WAYNE O ETUX
200 MAPLERIDGE DR
ROCKWALL, TX 75032

WHITNEY SARDIS LLC
2001 MARCUS AVENUE SUITE N118
LAKE SUCCESS, NY 11042

COMMUNITY BANK OF ROCKWALL
201 E KAUFMAN ST
ROCKWALL, TX 75087

COLLINS MARIANNE R
201 MAPLERIDGE DR
ROCKWALL, TX 75032

REED BRANDON
201 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ST JOSEPH'S RENTALS LLC
2012 BEDFORD RD
BEDFORD, TX 76021

GUO ZHENJING AND
FANRUI MENG
2017 RUMSON DRIVE
ARLINGTON, TX 76006

RESIDENT
202 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
202 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
202 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
203 MAPLERIDGE DR
ROCKWALL, TX 75032

HENDERSON JORDAN
203 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
204 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
204 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
205 MAPLERIDGE DR
ROCKWALL, TX 75032

RODRIGUEZ JOSE L JR
205 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
206 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
206 WINDMILL RIDGE DR
ROCKWALL, TX 75032

LARUE PATRICIA
207 MAPLERIDGE DR
ROCKWALL, TX 75023

MENDOZA-GARCIA FAVIOLA RUBI
207 WINDMILL RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
208 MAPLERIDGE DR
ROCKWALL, TX 75032

CULEBRO EDGAR HAMED AND
CLAUDIA ELVIRA JUAREZ VALDEZ
208 ALTHEA RD

GONZALEZ MARIA A
208 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
209 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
209 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ARCILA MARIA GABRIELA MORALES AND
JOSE R MORALES ANGULO
209 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
21 SHADYDALE LN
ROCKWALL, TX 75032

RODRIGUEZ ALICIA
210 MAPLERIDGE DR
ROCKWALL, TX 75032

NIEMEYER RYAN
210 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
211 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RAMSAY ROSS
211 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
212 MAPLERIDGE DR
ROCKWALL, TX 75032

ROSSMAN CONNIE
212 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HERNANDEZ JOSE
213 MAPLERIDGE DR
ROCKWALL, TX 75032

CLEM CHRISTOPHER AND NANCY AND
HOLLY CLEM
213 WINDMILL RIDGE
ROCKWALL, TX 75032

RESIDENT
214 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
214 WINDMILL RIDGE DR
ROCKWALL, TX 75032

YOUNG DANIEL JOSEPH
214 STANFORD CT
HEATH, TX 75032

PS5 PROPERTIES LLC
2144 CORDERO RD
DEL MAR, CA 92014

MORRIS KATE E
215 MAPLERIDGE DR
ROCKWALL, TX 75032

SMITH JACOB
215 WINDMILL RIDGE
ROCKWALL, TX 75032

RODRIGUEZ SUZANNA
216 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HALL TIMOTHY D & BRENDA K
217 MAPLERIDGE DR
ROCKWALL, TX 75032

TURNER CYNTHIA J
217 WINDMILL RIDGE
ROCKWALL, TX 75032

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

CAMACHO JOEL MEJIA AND
EMMA HERRERA LUNA
218 LAKESIDE DRIVE
ROCKWALL, TX 75032

REYNA FRANCISCO & DOLORES
218 WINDMILL RIDGE DR
ROCKWALL, TX 75032

BROWN REBECCA H &
ELMER E HILL
219 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
220 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
220 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
221 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
222 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
223 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
223 WINDMILL RIDGE DR
ROCKWALL, TX 75032

LUU NGHIA H AND
JULIE THURSTON
224 WINDMILL RIDGE DR
ROCKWALL, TX 75032

TURNER RICHARD D AND JANET L TURNER AND
ANDREW M TURNER
226 ROCKWALL PARKWAY
ROCKWALL, TX 75032

RIPP THOMAS V DR & HAZEL T
2266 LAFAYETTE LNDG
HEATH, TX 75032

YV ROCKWALL REALTY HOLDINGS LLC
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

RESIDENT
228 ROCKWALL PKWY
ROCKWALL, TX 75032

REIMER TROY A & LISA C
23 KESWICK CT
HEATH, TX 75032

HWANG SEUNG RYONG &
EUN SUN KIM HWANG
23 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
230 LAKESIDE DR
ROCKWALL, TX 75032

SHIPMAN KATHLEEN (MERRI)
230 ROCKWALL PKWY
ROCKWALL, TX 75032

DICKINSON JIMMY AND BARBARA
2317 FAIRWAY CIR
ROCKWALL, TX 75032

RESIDENT
232 ALTHEA RD
ROCKWALL, TX 75032

KELLY EDDY DELMAR AND
REX ALLEN KELLY AND RUSSELL GENE KELLY
2324 E I-30
ROYSE CITY, TX 75189

RESIDENT
235 ALTHEA RD
ROCKWALL, TX 75032

B R DALLAS PROPERTIES LLC
23801 CALABASAS RD STE 1036
CALABASAS, CA 91302

LEMUS MIGUEL
2381 FIELDCREST DRIVE
ROCKWALL, TX 75032

WILLIS GEORGE V & KAREN
24 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
242 ALTHEA RD
ROCKWALL, TX 75032

1306 SUMMER LEE LLC
244 HARVEST RIDGE DR
ROCKWALL, TX 75032

SERIES 305 WINTER PARK, A PROTECTED SERIES
WITHIN
DFRW INVESTMENT HOLDING LLC
2443 FILLMORE ST #380-3288
SAN FRANCISCO, CA 94115

TOVAR LUISIHNO
245 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
2450 HORIZON RD
ROCKWALL, TX 75032

SIDNEY S NOE REVOCABLE TRUST
SIDNEY S NOE- TRUSTEE
2497 ASHBURY CIRCLE
CAPE CORAL, FL 33991

SNIDER VICTOR BRUCE & JUDY LYNNE
25 SHADY DALE LN
ROCKWALL, TX 75032

ASTUMIAN SARA LYNN
250 COUNTY ROAD 2504
MINEOLA, TX 75773

RESIDENT
2500 SUMMER LEE DR
ROCKWALL, TX 75032

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

NEW BLB CORPORATION
2501 HORIZON RD
ROCKWALL, TX 75032

CONFIDENTIAL
25014 KIOWA CRK
SAN ANTONIO, TX 78255

RESIDENT
252 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
2525 HORIZON RD
ROCKWALL, TX 75032

C M GUIDRY REVOCABLE TRUST
CHRISTOPHER MARK GUIDRY- TRUSTEE
2540 WINCREST DRIVE
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

RESIDENT
2581 HORIZON RD
ROCKWALL, TX 75032

SUDELA THOMAS S AND KAREN C
26 SHADY DALE LN
ROCKWALL, TX 75032

HIMMELREICH STEVEN D & NANCY L
2620 WHITE RD
ROCKWALL, TX 75032

RESIDENT
264 ALTHEA RD
ROCKWALL, TX 75032

DUHON CRAIG R & DONNA L
2640 WHITE RD
ROCKWALL, TX 75032

RESIDENT
265 ALTHEA RD
ROCKWALL, TX 75032

PARVIN RHONDA
27 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
2700 SUMMER LEE
ROCKWALL, TX 75032

TRAN JAY
2701 CEDAR COURT
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

HERRIAGE JENNIFER RANEY & TIMOTHY
2701 WHISPERING OAKS
ROCKWALL, TX 75087

MUMPHREY SCHEDRICK RANDTEZ AND
MELODY HOSKINS
2702 FOXCHASE LANE
ROCKWALL, TX 75032

ESTES JACK D & DELORES E
2703 CEDAR CT
ROCKWALL, TX 75032

HOWELL BRIAN AND KATHRYN
2704 FOXCHASE LN
ROCKWALL, TX 75032

DANZEISEN AMANDA WEST & LLOYD ROSS
2705 CEDAR CT
ROCKWALL, TX 75032

NIXON KENNETH G & MARY H
2707 CEDAR CT
ROCKWALL, TX 75032

ALBRECHT LAWRENCE & LINDA
2709 CEDAR CT
ROCKWALL, TX 75032

VENTAS AH ROCKWALL LLC
27101 PUERTA REAL, SUITE 450
MISSION VIEJO, CA 92691

LUO JIAN AND KUN
2711 CEDAR CT
ROCKWALL, TX 75032

ARMSTRONG MARY B
2713 CEDAR CT
ROCKWALL, TX 75032

KRUSZ WILLIAM C & EVELYN KAY
2715 CEDAR CT
ROCKWALL, TX 75032

WEINTRAUB DONALD AND KATHLEEN
28 SHADY DALE LANE
ROCKWALL, TX 75032

RESIDENT
2805 HORIZON RD
ROCKWALL, TX 75032

TAGGART MICHAEL AND KELLY
2843 MIRA VISTA LN
ROCKWALL, TX 75032

RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2855 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2861 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

HUFFMAN JAMES D & STEPHANIE L
29 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

TOVAR LAURA
2916 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
2918 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2931 RIDGE RD
ROCKWALL, TX 75032

BAKER DON
2931 RIDGE RD STE 101-220
ROCKWALL, TX 75032

RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2945 LAGO VISTA LN
ROCKWALL, TX 75032

PRINCE BARRY J
2945 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

STOKES LEVIN E & MISUZU
2951 RISING TIDE DR
FRISCO, TX 75034

PATEL HIMANSHU S AND NIKITA H
2952 OAK DR
ROCKWALL, TX 75032

STORBAKKEN JESSICA & NICHOLAS
2953 LAGO VISTA LANE
ROCKWALL, TX 75032

CONFIDENTIAL
2954 OAK DR
ROCKWALL, TX 75032

WHISMAN RAYMOND V & KATHY M
2956 LAGO VISTA LANE
ROCKWALL, TX 75032

BRELAND JUNIOR L & SERENIAH K
2956 OAK DR
ROCKWALL, TX 75032

JORDAN WILLIAM
2958 OAK DR
ROCKWALL, TX 75032

BURBULYS PAUL D
2959 OAK DR
ROCKWALL, TX 75032

FRIZZELL BARBARA
2960 OAK DRIVE
ROCKWALL, TX 75032

CROSSLAND RAY WALKER & STACY WORSHAM
2961 HUNTERS GLN N
ROCKWALL, TX 75032

LAMBOURNE STEPHEN C & KELLY J
2961 OAK DR
ROCKWALL, TX 75032

POWELL TIMOTHY J AND BARBARA TURNER POWELL
2962 HUNTERS GLEN N
ROCKWALL, TX 75032

KEVIN T MONK AND LISA M MONK REVOCABLE LIVING TRUST
KEVIN T AND LISA M MONK TRUSTEES
2962 OAK DR
ROCKWALL, TX 75032

SERCY NORMAN W & MARSHA M
2963 LAGO VISTA LN
ROCKWALL, TX 75032

WOOD DANNY A & CHERYL
2963 OAK DR
ROCKWALL, TX 75032

RESIDENT
2969 N HUNTERS GLEN
ROCKWALL, TX 75032

RESIDENT
2970 HORIZON RD
ROCKWALL, TX 75032

BEKKA MUSTAPHA & JACQUELINE A
2970 N HUNTERS GLEN
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E
2970 OAK DR
ROCKWALL, TX 75032

LANE RICHARD ALLAN
2971 OAK DRIVE
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G
2972 OAK DR
ROCKWALL, TX 75032

BOURQUIN LAUREN
2973 OAK DRIVE
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST
JACK E AND HELEN R BOWERMAN TRUSTEES
2974 OAK DR
ROCKWALL, TX 75032

CHANCELLOR CINDY R
2975 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

EVANS JENNIFER BEARD
2975 OAK DR
ROCKWALL, TX 75032

MORGAN DALE S & KAY C
2976 HUNTERS GLN N
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C
2976 OAK DR
ROCKWALL, TX 75032

KARLEN FRANK W & CHANDRA J
2977 OAK DR
ROCKWALL, TX 75032

FOSTER DONNA JO
2978 OAK DRIVE
ROCKWALL, TX 75032

SEXTON CHRISTOPHER
2979 OAK DR
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA
2980 OAK DR
ROCKWALL, TX 75032

DUNAWAY STEVEN FRANKLIN
2981 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

CONFIDENTIAL OWNER
2981 OAK DRIVE
ROCKWALL, TX 75032

RESIDENT
2982 OAK DR
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON COLEMAN
2983 OAK DR
ROCKWALL, TX 75032

BLACK SHERYL NKA SHERYL L COMPTON AND WILLIAM D COMPTON
2984 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K
2985 OAK DR
ROCKWALL, TX 75032

ANDERSON WILLIAM D & KRISTIN R
2987 HUNTERS GLN N
ROCKWALL, TX 75032

HENDRICKS MILLIE E
2990 HUNTERS GLEN
ROCKWALL, TX 75032

CONNET STEPHEN R AND DONNA JEAN
2990 OAK DRIVE
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J
2993 OAK DR
ROCKWALL, TX 75032

RESIDENT
2994 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
2995 HORIZON RD
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R
2996 HUNTERS GLN N
ROCKWALL, TX 75032

BORGES DEAN A AND VALARIE D
2998 OAK DRIVE
ROCKWALL, TX 75032

COUGHLIN BRIAN & KAREN
2999 OAK DR
ROCKWALL, TX 75032

MITCHELL RYAN PATTON & AMANDA NICOLE
3 SHADYDALE LANE
ROCKWALL, TX 75032

BESS JULIE M AND JOHN HAGAMAN
30 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
3000 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
3001 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3003 HORIZON RD
ROCKWALL, TX 75032

OUR SAVIOR EVANGELIC LUTHERAN CHURCH OF ROCKWALL
C/O E H CONSTION
3003 HORIZON
ROCKWALL, TX 75032

HOYA CHARLOTTE G
3006 OAK DR
ROCKWALL, TX 75032

RESIDENT
3007 OAK DR
ROCKWALL, TX 75032

EEEM ENTERPRISES LLC
3009 N SPRING CT
GARLAND, TX 75044

FAULKNER SCOTT
301 WINTER PARK
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

JBE RIDGE LLC
3012 RIDGE RD STE 204
ROCKWALL, TX 75032

JBE RIDGE LLC
3012 RIDGE RD STE 204
ROCKWALL, TX 75032

RESIDENT
3013 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3014 RIDGE RD
ROCKWALL, TX 75032

GROSS STEPHEN R & MICHELLE L
3014 OAK DR
ROCKWALL, TX 75032

RESIDENT
3015 OAK DR
ROCKWALL, TX 75032

RESIDENT
3016 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3020 RIDGE RD
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

CONFIDENTIAL
3021 RIDGE RD DR #198
ROCKWALL, TX 75032

RIDGE ROAD PROPERTIES LLC
3021 RIDGE RD PMB 144
ROCKWALL, TX 75032

OSBORN DAVID R & DELL A
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA
3021 RIDGE RD SUITE A-66
ROCKWALL, TX 75032

FOLKS ARCHIE PATRICK & JANETTE E
3022 OAK DR
ROCKWALL, TX 75032

PETROCELLY JUNE LIVING TRUST
JUNE PETROCELLY TRUSTEE
3023 OAK DRIVE
ROCKWALL, TX 75087

COOKS LESTER L
3026 ANDREW DR
FARMERSVILLE, TX 75442

WHEELER KEITH P AND TINA KAREN MCMILLAN
303 FEATHERSTONE
ROCKWALL, TX 75087

2024 G S SLOAN REVOCABLE TRUST
GARY DEAN & STEPHANIE ANN SLOAN - TRUSTEE
3030 OAK DR
ROCKWALL, TX 75032

CLARK ROGER AND VICKIE LYNN
3033 OAK DRIVE
ROCKWALL, TX 75032

RESIDENT
3035 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
305 WINTER PARK
ROCKWALL, TX 75032

RESIDENT
3060 RIDGE RD
ROCKWALL, TX 75032

BARTELL RICKY J
307 ROCKBROOK DR
ROCKWALL, TX 75087

BARTELL RICKY J
307 ROCKBROOK DR
ROCKWALL, TX 75087

RESIDENT
3085 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
309 WINTER PARK
ROCKWALL, TX 75032

HORIZON RIDGE PROFFESSIONAL CNTR LTD
309 ROOKERY CT
MARCO ISLAND, FL 34145

GILLEAN AND POTTER REAL ESTATE LLC
3090 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3100 RIDGE RD
ROCKWALL, TX 75032

VEAL JEREMY
3101 BOURBON ST
ROCKWALL, TX 75032

PATTERSON BRANDY & RYAN LOCKWOOD
3103 BOURBON STREET CIR
ROCKWALL, TX 75032

BELL WILLIAM B AND KRISTA D
3104 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

LYNN KELSIE
3105 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

LIEBSCH MICHAEL JR
3107 BOURBON STREET CIR
ROCKWALL, TX 75032

NANCE CARLTON ERIC & RHONDA D
3107 OAK DR
ROCKWALL, TX 75032

GREEN DAVID D JR AND JESSICA L
3108 BOURBON STREET CIR
ROCKWALL, TX 75032

BOWERS DENNIS & COLLEEN
3108 OAK DR
ROCKWALL, TX 75032

SORRELL PATRICIA A AND
MARK ANDREWS
3109 BOURBON STREET CIR
ROCKWALL, TX 75032

LONG SHAWN
3110 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
3111 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3112 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3113 BOURBON ST. CIR
ROCKWALL, TX 75032

RESIDENT
3114 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3115 RIDGE RD
ROCKWALL, TX 75032

BILLY AND VICKIE COLEMAN REVOCABLE TRUST
BILLY C COLEMAN AND VICKIE D COLEMAN - TRUSTEES
3115 BOURBON ST CIR
ROCKWALL, TX 75032

MCMAHON SANDRA
3115 OAK DR
ROCKWALL, TX 75032

BEVAN MARILYN
3116 OAK DR
ROCKWALL, TX 75032

ANDERSON CLAUDIA
3117 BOURBON STREET CIR
ROCKWALL, TX 75032

KELBERT ERIC R
3119 BOURBON STREET CIR
ROCKWALL, TX 75032

IMAN SUE ROFFEE LIVING TRUST
IMAN SUE ROFFEE AND JOSEPH MICHAEL AL-KIRWI
3121 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
3123 BOURBON ST CIR
ROCKWALL, TX 75032

KUBIAK NICHOLAS E AND JENNIFER L
3123 OAK DR
ROCKWALL, TX 75032

CHILDRESS SHERRY L
3124 OAK DR
ROCKWALL, TX 75032

RESIDENT
3125 RIDGE RD
ROCKWALL, TX 75032

YORK MICHELLE
3125 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

SLAUGHTER CATHY
3127 BOURBON STREET CIR
ROCKWALL, TX 75032

HOUSE CHRISTOPHER W
3129 BOURBON STREET CIR
ROCKWALL, TX 75032

MORTON JONNA
313 ROCKBROOK
ROCKWALL, TX 75087

MILLS JASON E & SARAH C
313 WINTER PARK
ROCKWALL, TX 75032

HOVAGUIMIAN MICHAEL GREGORY AND LARA
3131 BOURBON ST CR
ROCKWALL, TX 75032

MISHLER JEREMY & CHRISTI
3131 OAK DR
ROCKWALL, TX 75032

HALL KEVIN A & MICHELLE D
3133 BOURBON STREET CIR
ROCKWALL, TX 75032

MANNO SHARON &
PAUL FULLINGTON
3134 OAK DR
ROCKWALL, TX 75032

RESIDENT
3136 HORIZON RD
ROCKWALL, TX 75032

DODSON GERELDENE
3139 OAK DR
ROCKWALL, TX 75032

RESIDENT
3140 HORIZON RD
ROCKWALL, TX 75032

GARZA ERIC ISAAC AND KARINA RUBIO
3140 BOURBON STREET CIR
ROCKWALL, TX 75032

CROWELL SHANNON P
3142 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

HOWARD WILLIAM ARTHUR AND DEBORAH
3144 BOURBON STREET CIR
ROCKWALL, TX 75032

DICKINSON JONATHAN PAUL & THERESA MICHELLE
3144 OAK DRIVE
ROCKWALL, TX 75032

SALITURE CODY AND BRITTANY
3146 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

STANLEY RONALD ALAN & JENNIFER J
3147 OAK DR
ROCKWALL, TX 75032

RESIDENT
3150 HORIZON RD
ROCKWALL, TX 75032

LEVINE ERIC HARRIS & MARIO MONZON CUELLAR
3155 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

HOWELL RANDALL R & DANA L
3155 OAK DR
ROCKWALL, TX 75032

DIESSONGO THIERRY AND
MARIAME DIESSONGO
3163 OAK DR
ROCKWALL, TX 75032

RESIDENT
3164 HORIZON RD
ROCKWALL, TX 75032

BELL CAROLYN
317 WINTER PARK
ROCKWALL, TX 75032

PIKE MARTIN E & JANET L
3171 OAK DRIVE
ROCKWALL, TX 75032

WEICHEL JAMES D & KRISTEN E
3182 OAK DR
ROCKWALL, TX 75032

RESIDENT
3185 S RIDGE RD
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH
3187 RIDGE RD
ROCKWALL, TX 75032

BALLI NOE III & LYNN E
3190 OAK DR
ROCKWALL, TX 75032

CULLISON LLOYD AND REBECCA
3198 OAK DR
ROCKWALL, TX 75032

KASIRI SAHBA AND SARA SADEGHI
32 SHADY DALE LN
ROCKWALL, TX 75032

JANKE JOEL & HALEY BETHEL
3200 OAK DR
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J
3201 RIDGE RD
ROCKWALL, TX 75032

SWAGERTY TOMMY & DEBORAH K HARGROVE
321 WINTER PARK
ROCKWALL, TX 75032

KIYA ENTERPRISES INC OF ROCKWALL
3312 HAYLEY COURT
RICHARDSON, TX 75082

SOUTHTRUST BANK
C/O WELLS FARGO
333 MARKET ST 10TH FLOOR 10TH
FLMACA0109-101
SAN FRANCISCO, CA 94105

TINDALL CINDY P
34 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
3520 HORIZON
ROCKWALL, TX 75032

DRIBBEN FAMILY TRUST
RONALD MARTIN DRIBBEN AND DOLLY MARNA
DRIBBEN- COTRUSTEES
357 MARIAH BAY DR
HEATH, TX 75032

HAYWOOD CHARLES E AND LISA K
36 IONA DRIVE RD3 TAURANGA
NEW ZEALAND 3173,

WATSON BRANDON AND VALERIE
36 SHADY DALE LN
ROCKWALL, TX 75032

PARKER SLURPEE 2 LLC
3600 POTOMAC AVENUE
HIGHLAND PARK, TX 75205

RESIDENT
3615 FM3097
ROCKWALL, TX 75032

RESIDENT
3775 FM3097
ROCKWALL, TX 75032

RESIDENT
38 SHADYDALE LN
ROCKWALL, TX 75032

MMAC 300 ROCKWALL TX LLC
C/O MONTECITO MEDICAL REAL ESTATE, ATTN
BRIAN MAAS
3807 CLEGHORN AVENUE SUITE 903
NASHVILLE, TN 37215

RESIDENT
3835 FM3097
ROCKWALL, TX 75032

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

RESIDENT
3885 FM3097
ROCKWALL, TX 75032

KELLY REX ALLEN
3919 BETTY ST
ROCKWALL, TX 75087

RHUDY FAMILY REVOCABLE LIVING TRUST
RHUDY THOMAS RICHARD AND LAURA MARIE-
TRUSTEES
3923 POSTRIDGE TRAIL
MELBOURNE, FL 32934

RESIDENT
3935 FM3097
ROCKWALL, TX 75032

KELBERT ERIC R
3939 E ALLIN ST UNIT 322
LONG BEACH, CA 90803

RESIDENT
3985 FM3097
ROCKWALL, TX 75032

TASSET AUSTIN & KENNEDY
4 SHADY DALE LANE
ROCKWALL, TX 75032

JETER PATRICK ALAN AND NATALIE F
40 SHADY DALE LANE
ROCKWALL, TX 75032

KRUGER KARIN
400 CHAPARRAL LN
ROCKWALL, TX 75032

NERITA LLC
4001 MCEWEN RD SUITE 408
FARMERS BRANCH, TX 75244

RESIDENT
4065 FM3097
ROCKWALL, TX 75032

CASTILLO SILVIA
4125 FM 3097
ROCKWALL, TX 75032

RESIDENT
4175 FM3097
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY
42 SHADY DALE LANE
ROCKWALL, TX 75032

RESIDENT
4215 FM3097
ROCKWALL, TX 75032

RESIDENT
4275 FM3097
ROCKWALL, TX 75032

RESIDENT
4325 FM3097
ROCKWALL, TX 75032

RESIDENT
4375 FM3097
ROCKWALL, TX 75032

BREWER ELIZABETH CAITLIN AND
NICOLAS LUKASHEVICH
44 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
4425 FM3097
ROCKWALL, TX 75032

LAKESIDE SURGERY LAND HOLDINGS LLC
4450 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
4475 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
4485 HORIZON RD
ROCKWALL, TX 75032

HERNANDEZ ANDRES & MISTY
4550 STEEPLE CHASE LN
ROCKWALL, TX 75032

HARRIS GERALD T & SHERRI K
4558 STEEPLE CHASE LN
ROCKWALL, TX 75032

KIRK MARGIE
4566 STEEPLE CHASE LN
ROCKWALL, TX 75032

KEITH LARRY J & CAROLYN K
4574 STEEPLE CHASE LN
ROCKWALL, TX 75032

GAGNON STEVEN C ETUX SUZANNE
459 WINDING RIDGE LN
ROCKWALL, TX 75032

HARGETT STEPHEN WAYNE
46 SHADYDALE LN
ROCKWALL TX, 75032

ARNDT GARY & DIANNE
4608 STEEPLE CHASE LN
ROCKWALL, TX 75032

POWELL ALEAH D
4609 STEEPLE CHASE LN
ROCKWALL, TX 75032

BRANNING BARRY S & LINDA R
4616 STEEPLE CHASE LN
ROCKWALL, TX 75032

RESIDENT
4617 STEEPLE CHASE LN
ROCKWALL, TX 75032

WATSON MATTHEW WAYNE
4625 STEEPLE CHASE
ROCKWALL, TX 75087

KHODAPARAST RAHIM & ROYA
4630 PARKWOOD DR
ROCKWALL, TX 75087

VEST DONALD R
4633 PARKWOOD DR
ROCKWALL, TX 75032

FLORANCE WILLIAM C & KATHRYN E
4633 STEEPLE CHASE LANE
ROCKWALL, TX 75032

CARNEVALE EDWARD A JR AND PAMELA D
4648 PARKWOOD DRIVE
ROCKWALL, TX 75032

LEONARD N AND LINDA L SPINELLI TRUST
LEONARD N AND LINDA L SPINELLI- TRUSTEES
4648 STEEPLE CHASE
ROCKWALL, TX 75032

RESIDENT
4649 PARKWOOD DR
ROCKWALL, TX 75032

FREEMAN DENWARD LEE & ELIZABETH ANN
4660 GREENBRIAR CT
ROCKWALL, TX 75032

KUBIN CHRISTOPHER J AND ABIGAIL
4670 PARKWOOD DR
ROCKWALL, TX 75032

LIGHT LEIGH ANN AND JEFF
4671 GREENBRIAR CT
ROCKWALL, TX 75032

ZEHR JACK L & EDITH L
4671 PARKWOOD DR
ROCKWALL, TX 75032

MONGER JUSTIN C AND EVA
4684 GREENBRIAR CT
ROCKWALL, TX 75032

HAIN MARGARET GUNTHER AND
STEPHANIE HAIN TORRES
4685 GREENBRIAR CT
HEATH, TX 75032

RICHARDSON JIM & CAROL
4690 PARKWOOD DR
ROCKWALL, TX 75032

PARENT RICHARD DAVID & MARIE L
4691 PARKWOOD DR
ROCKWALL, TX 75032

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

PAUL AMANDA K & SEAN K
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

PARKS TODD L AND RHONDA DENISE
4704 GREENBRIAR CT
ROCKWALL, TX 75032

ENOCH PRESTON
4705 GREENBRIAR CIR
ROCKWALL, TX 75032

CARPENTER CRAIG S & EVE E
4710 PARKWOOD DR
ROCKWALL, TX 75032

WOLOV MATTHEW BLAKE & KRISTINA MARIE,
TRUSTEES
MATTHEW & KRISTINA WOLOV LIVING TRUST
4710 PIN OAKS CIR
ROCKWALL, TX 75032

BRACE CALVIN & CAROLYN
4710 STEEPLE CHASE LN
ROCKWALL, TX 75032

COLONNA DANIEL AND SANDRA
4711 PARKWOOD DR
ROCKWALL, TX 75032

WILLIAMS FAMILY LIVING TRUST
4718 STEEPLE CHASE LN
ROCKWALL, TX 75032

RESIDENT
4725 BENTON CT
ROCKWALL, TX 75032

RESIDENT
4726 STEEPLE CHASE LN
ROCKWALL, TX 75032

BELZOWSKI JOSEPH II & LAURA
4734 STEEPLECHASE LN
ROCKWALL, TX 75032

HARRIS JUANITA AND JUREL F SMITH JR
4740 PARKWOOD DR
ROCKWALL, TX 75032

HUGHES THOMAS DANIEL AND MADISON
ELIZABETH
4741 PARKWOOD DRIVE
ROCKWALL, TX 75032

JENNINGS CHARLES R & NITA MARIE
4741 SECRET CV
ROCKWALL, TX 75032

DORINSKI FAMILY LIVING TRUST
DAVID ALLEN DORINSKI AND TAMMY LYNN
DORINSKI - CO-TRUSTEES
4745 SECRET COVE LN
ROCKWALL, TX 75032

LULE STEVEN & LEANNA
4748 SECRET CV
ROCKWALL, TX 75032

JOHNSON SCOTT BRADLEY & JULIE
4749 SECRET CV
ROCKWALL, TX 75032

WALLER BENJAMIN E IV
4752 SECRET CV
ROCKWALL, TX 75032

MILLS MICHAEL D & MINA R MILLS
4754 PARKWOOD DR
ROCKWALL, TX 75032

YOUNES ERIC A & CECILEE M
4755 PARKWOOD DR
ROCKWALL, TX 75032

CHRYSSICAS NICOLE AND JOHN
4756 SECRET CV
ROCKWALL, TX 75032

WADE KENNETH M & DEBRA L
4760 SECRET COVE
ROCKWALL, TX 75032

MCVANEY JEFFREY AND MORGAN
4761 SECRET COVE
ROCKWALL, TX 75032

DAVIS JAMES B AND JULIE A
4764 SECRET COVE
ROCKWALL, TX 75032

BENNINGFIELD WILLIAM D
4765 SECRET CV
HEATH, TX 75032

LONG JOY
4768 PARKWOOD DR
ROCKWALL, TX 75032

GALLOWAY JONATHAN
4768 SECRET COVE
ROCKWALL, TX 75032

MEEK CHARMA
4769 SECRET CV
ROCKWALL, TX 75032

BRITT PAUL D AND HOLLY
4772 SECRET CV
ROCKWALL, TX 75474

THOMAS SIMI JOJI AND JOJIMON
4773 SECRET COVE
ROCKWALL, TX 75032

WATERS JOHN TAYLOR AND
DAVID JOSHUA REYES
4776 SECRET COVE
ROCKWALL, TX 75032

MASTROGIANNOPOULOS EMMANUEL AND
RUBY
4777 SECRET COVE
ROCKWALL, TX 75032

LEE LARRY EDWARD
4780 SECRET COVE
ROCKWALL, TX 75032

JOHNSON MATTHEW
4781 SECRET COVE
ROCKWALL, TX 75032

FIELDING JEREMY & LAURA S
4784 SECRET COVE LN
ROCKWALL, TX 75032

FOLZ GILBERT FRANK JR & MARY TERESA
4785 SECRET CV
ROCKWALL, TX 75032

BELL ADAM & JANETTE
4788 SECRET COVE LANE
ROCKWALL, TX 75032

MITCHELL CHARLES F AND PATSY
4789 SECRET COVE
ROCKWALL, TX 75032

SARAZEN RAECHELLA AND JOHN
4792 SECRET COVE
ROCKWALL, TX 75032

RESIDENT
4793 SECRET COVE LN
ROCKWALL, TX 75032

SMITH HUGH CLARK AND NATALIE ANN
4796 SECRET COVE LANE
ROCKWALL, TX 75032

ROTE MATTHEW J AND LAURA WRIGHT
4797 SECRET COVE
ROCKWALL, TX 75032

HANSON TYLER & SUMMER HANSON
48 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
4850 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
4920 HORIZON RD
ROCKWALL, TX 75032

VANDERGRIFFT IRA E & MARY L
4975 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
5 SHADYDALE LN
ROCKWALL, TX 75032

BLPT LLC
5 BROCKFIELD CT
HEATH, TX 75032

C. REAL ESTATE, LLC
5 TERRABELLA LANE
HEATH, TX 75032

AJ SQUARED LLC
5 TERRABELLA LN
HEATH, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

ARMM ASSET COMPANY 2, LLC
5001 PLAZA ON THE LK STE 200
AUSTIN, TX 78746

WEBSTER DAVID L
501 E OLD GREENVILLE RD
ROYSE CITY, TX 75189

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

KENYON REAL PROPERTY LLC
5093 TEN OAKS RD
CLARKSVILLE, MD 21029

BUCHANAN DANIEL K AND MINDY M
510 CHAPS DR
HEATH, TX 75032

HONEYCUTT WELDON & LINDA
5102 YACHT CLUB DR
ROCKWALL, TX 75032

BOUGHTON JANENE
MARK STUERTZ
5104 YACHT CLUB DR
ROCKWALL, TX 75032

SOUTHAM THOMAS & MELISSA
5106 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5108 YACHT CLUB DR
ROCKWALL, TX 75032

LOPEZ RICARDO C
519 E I 30 #306
ROCKWALL, TX 75087

RESIDENT
52 SHADYDALE LN
ROCKWALL, TX 75032

THOMAS JERRY & MARSHA
5202 YACHT CLUB DR
ROCKWALL, TX 75032

MERKEL STEPHANIE L
5204 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5206 YACHT CLUB DR
ROCKWALL, TX 75032

METRY GREGORY K
5208 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5242 MEDICAL DR
ROCKWALL, TX 75032

RESIDENT
5250 MEDICAL DR
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J
5302 YACHT CLUB DR
ROCKWALL, TX 75032

NORTON JO ANN
5303 YACHT CLUB DR
ROCKWALL, TX 75032

RANSOM DEBRA POOVEY
5304 YACHT CLUB DR
ROCKWALL, TX 75032

MARTIN CAREN
5305 YACHT CLUB DR
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S
5306 YACHT CLUB DR
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE
5308 YACHT CLUB DR.
ROCKWALL, TX 75033

RESIDENT
5335 FM3097
ROCKWALL, TX 75032

LEATHERS TIMOTHY
5335 COUNTY ROAD 597
FARMERSVILLE, TX 75442

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

RESIDENT
5399 FM3097
ROCKWALL, TX 75032

RESIDENT
54 SHADY DALE LN
ROCKWALL, TX 75032

FEKADU HENOK
5402 ONSET BAY DR
ROWLETT, TX 75089

ODOM JOSHUA D-WAYNE AND LACEY
ALEXANDRA
5402 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

HASTINGS CLAIMS SERVICE INC
5532 HUFFINES BLVD
ROYSE CITY, TX 75189

MATTHEWS GERALD W & DONNA C
5550 HORIZON RD
ROCKWALL, TX 75032

M & M ROCKWALL PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

STEGER TOWNE CROSSING LP
580 DECKER DR STE 203
IRVING, TX 75062

STEGER TOWNE CROSSING II LP
580 DECKER DR STE 203
IRVING, TX 75062

SPT IVEY ROCKWALL MOB II LLC
C/O STARWOOD PROPERTY TRUST INC
591 WEST PUTNAM AVENUE
GREENWICH, CT 6830

SPT IVEY ROCKWALL MOB LLC
C/O STARWOOD PROPERTY TRUST INC
591 WEST PUTNAM AVENUE
GREENWICH, CT 6830

CARTER SHARON R
BLANKENSHIP DON L & AUDREY LIFE ESTATE
6 SHADY DALE LN
ROCKWALL, TX 75032

28 PLAZA LTD
601 KILLARNEY
RICHARDSON, TX 75201

BALDERAS VICTORIO AND
SUSAN GAMEZ
602 LAWRENCE
HEATH, TX 75032

CHEN XIANSONG
609 BELLHAVEN DR
ALLEN, TX 75013

ROCKWALL REGIONAL HOSPITAL LLP
612 E LAMAR BLVD STE 100
ARLINGTON, TX 76011

ROCKWALL REGIONAL HOSPITAL LLP
612 E LAMAR BLVD STE 100
ARLINGTON, TX 76011

BAILEY BLAKE C & LAINE E
613 DOVE HILL CIRCLE
HEATH, TX 75032

RIDGE ROAD REAL ESTATE LLC
6245 RYEWORTH DR
FRISCO, TX 75035

AKP REALTY-DALROCK LLC
6411 ORCHID LN
DALLAS, TX 75230

SAUDER WILLIAM MICHAEL TRAN
646 FREED DR
ROCKWALL, TX 75087

LEAL ROLAND RYAN AND ERIN TAYLOR
654 SHARPLEY
FATE, TX 75087

EMERIROCK LLC
DBA EMERITUS SENIOR LIVING
6737 W WASHINGTON ST STE 2300
MILWAUKEE, WI 53214

RESIDENT
7 SHADYDALE LN
ROCKWALL, TX 75032

RESIDENT
7 SHADYDALE LN
ROCKWALL, TX 75032

CASTRO RENE AND BETSY
700 WINDSONG LN
ROCKWALL, TX 75032

DOTSON DANIEL A & KARA
704 WINDSONG LANE
ROCKWALL, TX 75032

R. C. AND I. K. ANDERSON LIVING TRUST
R.C. AND INA KAY ANDERSON
708 WINDSONG LANE
ROCKWALL, TX 75032

ADAMS RAYMOND J JR & CINDI F
712 WINDSONG LN
ROCKWALL, TX 75032

BIG H REVOCABLE TRUST
JOHN S HOHENSHELT & KELLI JENKINS
HOHENSHELT - CO-TRUSTEES
716 WINDSONG LN
ROCKWALL, TX 75032

MANN DAVID & EVELYN
717 WINDSONG LANE
ROCKWALL, TX 75032

ROELOFS ALBERT & KAREN K
720 WINDSONG LN
ROCKWALL, TX 75032

DAVIS BENJAMIN C & TRACY R
721 WINDSONG LN
ROCKWALL, TX 75032

AYRES DAVID L AND ELAINE F SULLIVAN
724 WINDSONG LN
ROCKWALL, TX 75032

RESIDENT
728 WINDSONG LN
ROCKWALL, TX 75032

PATRICK REGGIE AND BARBARA L
732 WINDSONG LANE
ROCKWALL, TX 75032

VAVRIK LUCIA E & ROBERT A
735 MICAH DR
ROCKWALL, TX 75032

SANDRA J SHURLEFF MARITAL TRUST
SANDRA J SHURLEFF - TRUSTEE
736 WINDSONG LN
ROCKWALL, TX 75032

CHM REAL ESTATE LLC
740 WILFORD WAY
HEATH, TX 75032

MCKNIGHT BYRON M & CAROLINE
740 WINDSONG LN
ROCKWALL, TX 75032

WATSON BARBARA
743 MICAH DR
ROCKWALL, TX 75032

REICHARDT LARRY W & JENNIFER L
743 WINDSONG LN
ROCKWALL, TX 75032

JOSEPH P AGOSTINI AND DEBRA R AGOSTINI
FAMILY TRUST
JOSEPH P AGOSTINI AND DEBRA R AGOSTINI-
COTRUSTEES
744 WINDSONG LANE
ROCKWALL, TX 75032

MEDINA DAVID JR & JERE
747 WINDSONG LANE
ROCKWALL, TX 75032

HILL VAN D & ANNE B
748 WINDSONG LANE
ROCKWALL, TX 75032

RESIDENT
750 RALPH HALL PKWY
ROCKWALL, TX 75032

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

SWART TAGGART TRUST
JAMES STEPHEN SWART AND ANNETTE M
TAGGART CO TRUSTEES
751 MICAH DR
ROCKWALL, TX 75032

KOHAN FERNANDO AND
FLAVIA BELPOLITI
751 WINDSONG LN
ROCKWALL, TX 75032

MATA JAIME & TRINA T
752 WINDSONG LN
ROCKWALL, TX 75032

BENNETT FAMILY LIVING TRUST
WILLIAM THOMAS AND JUDY M BENNETT
TRUSTEES
754 HUNTERS GLN
ROCKWALL, TX 75032

MARKS DONALD W
PAMELA A MARKS
755 HUNTERS GLN
ROCKWALL, TX 75032

KEYES JOANN
755 WINDSONG LN
ROCKWALL, TX 75087

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
7557 RAMBLER ROAD, SUITE 980
DALLAS, TX 75231

ROCK SOUTH INVESTMENTS LTD. A TEXAS
LIMITED PARTNERSHIP
756 RIDGE HOLLOW RD
ROCKWALL, TX 75032

SCHWERTNER RAY AND SHEILA
756 WINDSONG LANE
ROCKWALL, TX 75032

BROWN TOMMY & AMANDA
757 VENUS CT
ROCKWALL, TX 75032

ALFINITO JOSEPH J & KAREN D
759 WINDSONG LN
ROCKWALL, TX 75032

RESIDENT
760 RALPH HALL
ROCKWALL, TX 75032

WASHBURN COBY J & MARCA M
760 VENUS COURT
ROCKWALL, TX 75032

MAXWELL CARL T & LISA G
760 WINDSONG LANE
ROCKWALL, TX 75032

SAVAGE CLIFFORD & JEANA
761 HUNTERS GLN
ROCKWALL, TX 75032

KUEHL FAMILY LIVING TRUST
LESLIE L KUEHL AND SUSAN B KUEHL- TRUSTEES
762 HUNTERS GLEN
ROCKWALL, TX 75032

GILLIGAN JASON & KIM
763 WINDSONG LANE
ROCKWALL, TX 75032

CROSS MARK F AND LORI E
764 WINDSONG LANE
ROCKWALL, TX 75032

LEVINTON ETHAN AND HALEY
765 VENUS COURT
ROCKWALL, TX 75032

JENKINS SHEILA KAREN REVOCABLE LIVING
TRUST
SHEILA KAREN JENKINS TRUSTEE
767 HUNTERS GLEN
ROCKWALL, TX 75032

HOGGAN JARED M & ELISE D
767 WINDSONG LN
ROCKWALL, TX 75032

KEMP KENNETH W & BARBARA J
768 VENUS CT
ROCKWALL, TX 75032

CUNNINGHAM RONNIE & NANCY
768 WINDSONG LANE
ROCKWALL, TX 75032

BROWN SANDRA MARIE
770 HUNTERS GLEN
ROCKWALL, TX 75032

GADSDEN CURTIS & MARSHA
771 HUNTERS GLN
ROCKWALL, TX 75032

FISHER DANA
771 WINDSONG LANE
ROCKWALL, TX 75032

PIRRONE GEORGE & LISA
772 WINDSONG LANE
ROCKWALL, TX 75032

NOWAKOWSKI RICHARD T AND DEBORAH T
775 HUNTERS GLEN
ROCKWALL, TX 75032

PYTER EDWARD AND KAZIMIERA
775 WINDSONG LN
ROCKWALL, TX 75032

CHARLES W CLEMENTS REVOCABLE TRUST
CHARLES W CLEMENTS JR AND VICKI GARRETT-
TRUSTEES
776 WINDSONG LANE
ROCKWALL, TX 75032

SHERROD ROBERT T & AMY
778 HUNTERS GLN
ROCKWALL, TX 75032

HOVENDEN DANETTE & DAVID
779 HUNTERS GLEN
ROCKWALL, TX 75032

ARKELL STEVEN A AND SHELLEY L
780 WINDSONG LN
ROCKWALL, TX 75032

GARCIA FAMILY REVOCABLE LIVING TRUST
784 WINDSONG LN
ROCKWALL, TX 75032

JOHNSTON BRENT ALAN AND DALLAS
785 HUNTER GLEN
ROCKWALL, TX 75032

ROMER FRANK L & MARCY L AND
MARISSA P
786 HUNTERS GLEN
ROCKWALL, TX 75032

SMITH LYLE AND IMELDA
788 WINDSONG LN
ROCKWALL, TX 75032

QUAN KRIS GENNIFER
791 HUNTERS GLEN
ROCKWALL, TX 75032

SIKES CAMERON & MEGAN
791 WINDSONG LN
ROCKWALL, TX 75032

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

KEYES CHRISTINA R
792 WINDSONG LN
ROCKWALL, TX 75032

HONG TAE SU & SUNSIL
794 HUNTERS GLN
ROCKWALL, TX 75032

CASTEEL GERALD & CATHERINE
797 HUNTERS GLEN
ROCKWALL, TX 75032

LANG WILLIAM ALLYN & MELANIE L
800 TRUMPETER WAY
ROCKWALL, TX 75032

GOYAL SANJAY K
8008 STRECKER LN
PLANO, TX 75025

STANFORD STEVEN R AND KIRSTEN L
802 HUNTERS GLEN
ROCKWALL, TX 75032

KAMPER JENNIFER E & ROBERT
804 TRUMPETER WAY
ROCKWALL, TX 75032

MOORE ROBERT W & DIANE B
805 HUNTERS GLN
ROCKWALL, TX 75032

CARSE JOHN DANIEL
808 TRUMPETER WAY
ROCKWALL, TX 75032

GARY DENNIS & DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

CHRISTENSEN BRIAN & JENNIFER
810 HUNTERS GLN
ROCKWALL, TX 75032

HOLLY FISHER BRITT INVESTMENTS LLC
810 ROCKWALL PKWY SUITE 2020
ROCKWALL, TX 75032

LD2020 LLC
8111 PRESTON ROAD SUITE 225
DALLAS, TX 75225

WILSON GLENN & ALLISON
812 TRUMPETER WAY
ROCKWALL, TX 75032

WARD ANNE AND EDWARD
813 HUNTERS GLEN
ROCKWALL, TX 75032

FORTUNE DEAN WARREN AND LAURA THOMAS
816 TRUMPETER WAY
ROCKWALL, TX 75032

SOLARES MARIA E
817 TRUMPETER WAY
ROCKWALL, TX 75032

RESIDENT
818 HUNTERS GLEN
ROCKWALL, TX 75032

CFT NV DEVELOPMENTS LLC
CT CORPORATION SYSTEM
818 WEST 7TH STREET 2ND FLOOR
LOS ANGELES, CA 90017

JOSEPH MATHEW CORBETE AND SARAH KATHRYN
819 HUNTERS GLEN
ROCKWALL, TX 75032

BUTLER CLAYTON E
820 TRUMPETER WAY
ROCKWALL, TX 75032

CHRISTIAN ALBERT C AND JIMNETA R
821 TRUMPETER WAY
ROCKWALL, TX 75032

RESIDENT
824 TRUMPETER WAY
ROCKWALL, TX 75032

HANIE BRIAN K & CONNI C
825 HUNTERS GLEN
ROCKWALL, TX 75032

GILLEAN JULIA REBECCA
825 TRUMPETER WAY
ROCKWALL, TX 75032

BRADY LISA AND RALPH
826 HUNTERS GLEN
ROCKWALL, TX 75032

HAMMER MICHAEL AND AMANDA
827 CANTERBURY DRIVE
ROCKWALL, TX 75032

METSKER JUSTIN LEE AND TARA LYNN
827 TURQUOISE POINT
ROCKWALL, TX 75032

HASENYAGER MARCIA A AND MELVIN K
828 TRUMPETER
ROCKWALL, TX 75032

WILSON ROBERT & CAROLE RUTH
829 TRUMPETER WAY
ROCKWALL, TX 75032

ESQUIVEL MARIA GARCIA & JAVIER A
830 ELGIN COURT
ROCKWALL, TX 75032

MILLER FRANCIS EDWARD AND NATALIE
831 ELGIN CT
ROCKWALL, TX 75032

BOWNE BENJAMIN AND VALERIE
831 HUNTERS GLEN
ROCKWALL, TX 75032

LOAFMAN MELISSA & THOMAS
831 TURQUOISE PT
ROCKWALL, TX 75032

CARTER JEANNE
832 TRUMPETER WAY
ROCKWALL, TX 75032

WATKINS SPENCER P & JENNIFER A
833 TRUMPETER WAY
ROCKWALL, TX 75032

EASON GEORGE ALLAN AND MARTHA
834 CANTERBURY DR
ROCKWALL, TX 75032

SCOTT MARY ELIZABETH
834 HUNTERS GLEN
ROCKWALL, TX 75032

HELTON SHARMON BRAD AND SHIRLEY H
834 TURQUOISE PT
ROCKWALL, TX 75032

KERN JEFFREY
835 CANTERBURY DR
ROCKWALL, TX 75032

BEASLEY MARSHA G
835 TURQUOISE POINT
ROCKWALL, TX 75032

JACKSON WILLIAM HARRISON & KATHRYN GRACE
836 TRUMPETER WAY
ROCKWALL, TX 75032

RESIDENT
837 ELGIN CT
ROCKWALL, TX 75032

SHULTZ ZACHARY AND CRYSTAL
837 HUNTERS GLEN
ROCKWALL, TX 75032

REULER MARIA M
837 TRUMPETER WAY
ROCKWALL, TX 75032

CONAWAY TIMOTHY E AND ELIZABETH A
838 ELGIN COURT
ROCKWALL, TX 75032

LOWRY PAUL E & PENNY G
838 TURQUOISE PT
ROCKWALL, TX 75032

BAXTER DOUGLAS & CINDY
839 TURQUOISE PT
ROCKWALL, TX 75032

DE LA PENA ENRIQUE & WENDY J
840 TRUMPETER WAY
ROCKWALL, TX 75032

FINLEY MATTHEW AND CHARITY
841 TRUMPETER WAY
ROCKWALL, TX 75032

HAYDEN VICKY
842 CANTERBURY DRIVE
ROCKWALL, TX 75032

BRISCOE JULIE
842 HUNTERS GLEN
ROCKWALL, TX 75032

LADD HARVEY S & RILA B
842 TURQUOISE PT
ROCKWALL, TX 75032

REDDEN DARREN LEE AND SHERRY ANN
843 CANTERBURY DRIVE
ROCKWALL, TX 75032

KRAUS MARY E AND ROBERT G
843 ELGIN CT
ROCKWALL, TX 75032

STROTHER PHILLIP S
843 TURQUOISE PT
ROCKWALL, TX 75032

MAHMOUD HASSAN
844 ELGIN COURT
ROCKWALL, TX 75032

PERRY CHRISTOPHER AND JENNA L
844 TRUMPETER WAY
ROCKWALL, TX 75032

DIETERICH GEORGE D & JOHANNA
846 STEEPLE CHASE CT
ROCKWALL, TX 75032

RICH TRAVIS AND ANGELA L
846 TURQUOISE POINT
ROCKWALL, TX 75032

STEPHENS ROBERT M JR AND LIBBY D
847 TURQUOISE POINT
ROCKWALL, TX 75032

BRUMMETT JOHN OSCAR AND GAYLE KATE
849 ELGIN COURT
ROCKWALL, TX 75032

KELLY WILLIS G AND GENEVA
850 CANTERBURY DRIVE
ROCKWALL, TX 75032

BRODNAX JOE B & CINDY L
850 ELGIN CT
ROCKWALL, TX 75032

CARNES LINDA M
850 HUNTERS GLN
ROCKWALL, TX 75032

HESKETT RHEA
850 STEEPLE CHASE COURT
ROCKWALL, TX 75032

FOX WILLIAM BENJAMIN & MEREDITH PAIGE
850 TURQUOISE POINT
ROCKWALL, TX 75032

RESIDENT
851 STEGER TOWNE DR
ROCKWALL, TX 75032

ANDERSON LAWRENCE C & JANICE L
851 CANTERBURY DR
ROCKWALL, TX 75032

ANDERSON LARY & LAURIE
854 STEEPLE CHASE CT
ROCKWALL, TX 75032

RESIDENT
856 ELGIN CT
ROCKWALL, TX 75032

KRAFT RHONDA N AND KEVIN
858 CANTERBURY DRIVE
ROCKWALL, TX 75032

LEONARD SCOTT E AND CATHERINE W
858 STEEPLE CHASE CT
ROCKWALL, TX 75032

MCGUIRE JOHN L & LISA L
862 STEEPLE CHASE CT
ROCKWALL, TX 75032

BEST JAMES AND KIMBERLY
870 W INTERSTATE SUITE 100
GARLAND, TX 75043

SALDANA FLOR
8820 COUNTY RD 136
TERRELL, TX 75161

RESIDENT
890 ROCKWALL PKWY
ROCKWALL, TX 75032

HSU TAI-YI
8F,-1, NO 7., LN. 173 SHANG'AN RD
TAICHUNG CITY, TAIWAN 407,

RESIDENT
901 ROCKWALL PKWY
ROCKWALL, TX 75032

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

CTR PARTNERSHIP LP
905 CALLE AMANACER SUITE 300
SAN CLEMENTE, CA 92673

MILLER JAYME AND JASON T
905 HUNTERS GLEN
ROCKWALL, TX 75032

RESIDENT
906 ROCKWALL PKWY
ROCKWALL, TX 75032

ERICKSON MARIUM E LIVING TRUST
906 HUNTERS GLEN
ROCKWALL, TX 75032

NELSON SANDRA
908 BRIDLE PATH CT
HEATH, TX 75032

RESIDENT
909 ROCKWALL PKWY
ROCKWALL, TX 75032

LANCE A HOLLAND FAMILY TRUST
SAUNDRA G HOLLAND TRUSTEE
909 CULLINS ROAD
ROCKWALL, TX 75032

RESIDENT
913 N HUNTERS GLEN
ROCKWALL, TX 75032

MONK JEFFREY CHAD REVOCABLE LIVING TRUST
JEFFREY CHAD MONK TRUSTEE
914 HUNTERS GLEN
ROCKWALL, TX 75032

RESIDENT
920 ROCKWALL PKWY
ROCKWALL, TX 75032

WARREN LARRY RAY AND BEVERLY JOAN
921 HUNTERS GLEN
ROCKWALL, TX 75032

TEAFF DAVID J & KAREN L
922 HUNTERS GLN
ROCKWALL, TX 75032

B AND V SMITH LIVING TRUST
VONDA K SMITH - TRUSTEE
922 KEY COLONY DR
GARLAND, TX 75043

LEAL JAIME & LORI DEANN GILLILAN
929 HUNTERS GLEN
ROCKWALL, TX 75032

CLARKE VANCE M & PAMELA L
930 HUNTERS GLN
ROCKWALL, TX 75032

RESIDENT
930 W RALPH HALL PKWY
ROCKWALL, TX 75032

RESIDENT
935 W RALPH HALL
ROCKWALL, TX 75032

RESIDENT
935 W RALPH HALL
ROCKWALL, TX 75032

RESIDENT
938 HUNTERS GLEN
ROCKWALL, TX 75032

ALLECO LLC
941 W RALPH HALL PARKWAY SUITE 101
ROCKWALL, TX 75032

RESIDENT
947 W RALPH HALL
ROCKWALL, TX 75032

RH REALTY HOLDINGS LLC
947 W RALPH HALL PKWY SUITE 103
ROCKWALL, TX 75032

GAIL HERVEY FAMILY TRUST
GAIL H HERVEY - TRUSTEE
948 HUNTERS GLN
ROCKWALL, TX 75032

RESIDENT
955 W RALPH HALL
ROCKWALL, TX 75032

M&K REAL ESTATE DEV LLC
959 W RALPH HALL PKWY STE 101
ROCKWALL, TX 75032

CHRISMER LANE LTD
960 W RALPH HALL PKWY
ROCKWALL, TX 75032

SCRITCHFIELD RICHARD AND JANE
9605 WATERVIEW PKWY
ROWLETT, TX 75089

RESIDENT
965 W RALPH HALL
ROCKWALL, TX 75032

965 RHP 103 LLC
ATTN: GARON R HORTON
965 W RALPH HALL PKWY SUITE 103
ROCKWALL, TX 75032

H4HIM LEGACY LLC-SUITE 105 SERIES
965 W RALPH HALL PKWY
ROCKWALL, TX 75032

SIMPSON BLAKE JORDAN AND JESSICA MARIE
973 BENTON WOODS DRIVE
ROCKWALL, TX 75032

RESIDENT
990 W RALPH HALL PKWY
ROCKWALL, TX 75032

HUDSON SFR PROPERTY HOLDINGS II LLC
C/O HUDSON HOME MANAGEMENT LLC
ATTN: HEATHER HAWKINS 2711 N HASKELL, SUITE 2100
DALLAS, TX 75204

TENET EQUITY FUNDING SPE I, LLC
ATTN: MIKE ZIEG 7332 E BUTHERUS DRIVE, SUITE 100
SCOTTSDALE, AZ 85260

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975 PARK SORRENTO , SUITE 300
CALABASAS, CA 91302

GLEN HILLS CEMETERY
C/O INEZ GIBSON 512 COOL MEADOW COURT
DESOTO, TX 75115

750 HALL PARKWAY LLC
NTW LLC
C/O MARVIN F POER & COMPANY PO BOX 52427
ATLANTA, GA 30355

FHS ROCKWALL, L.P.
C/O MGR ASSETS INC 3160 CROW CANYON PLACE, SUITE 135
SAN RAMON, CA 94583

2021 B N CARROLL REVOCABLE TRUST
BENJAMIN THOMAS CARROLL AND
NICOLE CAMILLE (LIUDAHL) CARROL- TRUSTEES
1169 SKYLAR DRIVE
ROCKWALL, TX 75087

ARMSTRONG RALPH HALL LP
C/O ARMSTRONG DEVELOPMENT PROPERTIES INC
ONE ARMSTRONG PLACE
BUTLER, PA 16004

HIGGINS DELANNE M
P O BOX 1784
ROCKWALL, TX 75087

NORTH TEXAS MUNICIPAL WATER DIST
P O BOX 2408
WYLIE, TX 75098

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

PARKHILL GAIL C &
PHILIP W CLIFFORD & ROY MCGAHEE
PO BOX 100
PARIS, TX 75461

GIST JESSE JR AND
JANAE E BARNES
PO BOX 1381
ROCKWALL, TX 75087

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

ZOBECK TED M AND VIRGINIA F
PO BOX 2045
ROCKWALL, TX 75087

NORTH TEXAS MUNICIPAL WATER DIST
PO BOX 2408
WYLIE, TX 75098

FOX CHASE DEVELOPMENT CORP
PO BOX 369
ROCKWALL, TX 75087

FOX CHASE DEVELOPMENT CORP
PO BOX 369
ROCKWALL, TX 75087

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

PROGRESS RESIDENTIAL BORROWER 3, LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

YAMASA CO LTD., A JAPANESE CORPORATION
PO BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 3, LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

YANDELL TRUE & DAVID
PO BOX 477
ROCKWALL, TX 75087

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

HOUZZ ROCK, LLC
PO BOX 670
ROCKWALL, TX 75087

2930 S RIDGE ROAD ROCKWALL, LLC
PO BOX 741209
HOUSTON, TX 77274

2930 S RIDGE ROAD ROCKWALL, LLC
PO BOX 741209
HOUSTON, TX 77274

STOKES RICHARD & JULIE
PO BOX 8
ROCKWALL, TX 75087

HAMILTON DIRECT LLC
PO BOX 849
ROCKWALL, TX 75087

GRUBBS DAVID G
PO BOX 852
ROCKWALL, TX 75087

WAGON RANCH LLC
1010 W RALPH HALL PKWY STE 100
ROCKWALL, TX 75032

PUBLIC NOTICE

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

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

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

Z2024-054: Zoning Change Amending PD-9

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* amending Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] for the purpose of consolidating the regulating ordinances for a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), generally located south of Horizon Road [FM-3097], east of Ridge Road, and north of the southern corporate limits of the City of Rockwall, 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, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 2024 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:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, December 16, 2024 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. Z2024-054: Zoning Change Amending PD-9

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

November 18, 2024

TO: The Property Owners and/or Residents Located within Planned Development District 9 (PD-9)

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2024-054; *Amendment to Planned Development District 9 (PD-9)*

Property Owners and/or Residents Located within Planned Development District 9 (PD-9),

The City of Rockwall has initiated an amendment to Planned Development District 9 (PD-9) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 9 (PD-9) -- *which regulates the Fox Chase Subdivision, the Shadydale Estates Subdivision, -the Rainbow Lake Estates Subdivision, and various other commercial and residential properties* -- consists of over 65 pages of regulations within ten (10) regulating ordinances, and over 205 development cases. The proposed amendment *does not* change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents, developers, and contractors looking to do work on properties situated within this area, and for City staff when reviewing permits.

WHY AM I GETTING THIS NOTICE?
The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice area. This means that you are receiving this notice because you either live within the boundaries of Planned Development District 9 (PD-9) or within 500-feet of its boundaries. The attached map is a visual representation of the subject property and the 500-foot notification buffer surrounding the zoning area.

DOES THIS CHANGE MY PROPERTY'S ZONING?
NO. The proposed amendment to Planned Development District 9 (PD-9) will *not* change your zoning or any development requirements associated with your property or any other properties located within the subject property. It will *only* make it easier to find the development requirements associated with property for property owners, developers, contractors, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within Planned Development District 9 (PD-9)* -- will *not* be affected by the proposed zoning change.

WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?
The Planning and Zoning Commission will hold a *PUBLIC HEARING* on Tuesday, *December 10, 2024* at 6:00 PM, and the City Council will hold a *PUBLIC HEARING* on Monday, *December 16, 2024* at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live and via recording after the meeting through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6488 or email planning@rockwall.com.

Sincerely,

Bethany Ross
Planner
City of Rockwall Planning and Zoning Department

November 18, 2024

TO: The Property Owners and/or Residents Located within Planned Development District 9 (PD-9)

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2024-054; *Amendment to Planned Development District 9 (PD-9)*

Property Owners and/or Residents Located within Planned Development District 9 (PD-9),

The City of Rockwall has initiated an amendment to Planned Development District 9 (PD-9) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 9 (PD-9) -- *which regulates the Fox Chase Subdivision, the Shadydale Estates Subdivision, -the Rainbow Lake Estates Subdivision, and various other commercial and residential properties* -- consists of over 65 pages of regulations within ten (10) regulating ordinances, and over 205 development cases. The proposed amendment *does not* change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents, developers, and contractors looking to do work on properties situated within this area, and for City staff when reviewing permits.

WHY AM I GETTING THIS NOTICE?
The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice area. This means that you are receiving this notice because you either live within the boundaries of Planned Development District 9 (PD-9) or within 500-feet of its boundaries. The attached map is a visual representation of the subject property and the 500-foot notification buffer surrounding the zoning area.

DOES THIS CHANGE MY PROPERTY'S ZONING?
NO. The proposed amendment to Planned Development District 9 (PD-9) will *not* change your zoning or any development requirements associated with your property or any other properties located within the subject property. It will *only* make it easier to find the development requirements associated with property for property owners, developers, contractors, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within Planned Development District 9 (PD-9)* -- will *not* be affected by the proposed zoning change.

WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?
The Planning and Zoning Commission will hold a *PUBLIC HEARING* on Tuesday, *December 10, 2024* at 6:00 PM, and the City Council will hold a *PUBLIC HEARING* on Monday, *December 16, 2024* at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live and via recording after the meeting through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6488 or email planning@rockwall.com.

Sincerely,

Bethany Ross
Planner
City of Rockwall Planning and Zoning Department

PD-9

ORDINANCE NO. 73-49

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF SINGLE-FAMILY, MULTIPLE-FAMILY AND SHOPPING CENTER USES, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 9, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:
NOW, THEREFORE,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be, and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to give the following-described property the zoning classification hereinafter set out, to-wit:

SECTION 2. The granting of the Planned Development District Number 9 to the above-described property is subject to the following Special Conditions:

(1) Planned Development District Number 9 shall be developed generally in accordance with the site plan for said area, which is attached to and made a part hereof as Exhibit "A."

(2) That all development of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any building permit in Planned Development District Number 9, a Comprehensive Site Plan of the Development shall be filed with the City Council of the City and shall be approved by them and filed as a part of this ordinance. Such required detailed plan shall set forth the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed site plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

TRACT I.

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207 and being a part of a tract of land conveyed to Kirby Albright from J. L. Parker by Deed, dated August 11, 1967, and recorded in Vol. 80, Pg. 7, Rockwall County Deed Records and further being part of a tract of land conveyed to Kirby Albright, et al by Deed recorded in Vol. 81, Pg. 33, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Point of Intersection of the present Southeast City Limit Line with the South R.O.W. line of F.M. Road 3097;
THENCE: Following said South R.O.W. line South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet to the Westerly line of a County road;
THENCE: Following said Westerly line South 46° 19' 31" West, 1525.63 feet; South 65° 38' 39" West, 76.35 feet; South 40° 53' 25" West, 100.9 feet; South 30° 48' 15" West, 125.28 feet and South 32° 49' 05" West a distance of 900 feet more or less to the present North City Limit Line of the City of Heath;
THENCE: Following said North City Limit Line, West a distance of 445 feet to a point for corner;
THENCE: North 01° 40' 02" East a distance of 1560 feet more or less to the South line of a 50' wide access road easement (known as Shadydale Lane);
THENCE: With said South line, North 84° 32' 49" West a distance of 642.85 feet to a point for a corner;
THENCE: Crossing said easement, North 06° 00' 11" East 50 feet to a point for a corner on the North line of said easement;
THENCE: With said North line, North 84° 32' 49" West a distance of 526.33 feet to a point for a corner, same being the Southwest corner of Lot 1, Block "B" of Highland Acres Addition;
THENCE: Following said addition line North 7° 24' West a distance of 678.54 feet to a point for a corner at the Southeast corner of Lot 5, Block B of said addition;
THENCE: South 82° 36' West along the lot line between Lots 4 and 5 of said addition a distance of 350 feet to a point for a corner in the Easterly R.O.W. line of F.M. Road 740;
THENCE: Following said Easterly R.O.W. line, North 7° 24' West a distance of 319.06 feet, along a curve to the left an arc distance of 40 feet more or less to the present City Limit Line of the City of Rockwall;
THENCE: Following said existing City Limit Line, South 80° 20' East a distance of 918 feet and North 32° 30' East a distance of 1680 feet more or less to the PLACE OF BEGINNING and containing 138.5 acres of land more or less.

TRACT II.

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207, and being a part of a tract of land conveyed to Ralph M. Hall by Mrs. J. A. Wilkerson, et al, by Deed, dated December 24, 1964, and recorded in Vol. 71, Pg. 474, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South R.O.W. line of F.M. 3097, said point being located South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East, 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet from the Point of Intersection of the City Limit Line (as extended March 6, 1961) with said South R.O.W. line;
THENCE: Along said South R.O.W. line South 44° 37' 38" East a distance of 339.63 feet; along the arc of a curve 218.56 feet and South 46° 47' 38" East a distance of 823.15 feet to a point for a corner;
THENCE: South 58° 33' 35" West 55.88 feet to a point for a corner;
THENCE: In a Southerly direction along the meanders of Buffalo Creek as follows:
South 13° 22' 03" East 116.17 feet;
South 18° 26' 06" East 47.43 feet;
South 14° 02' 10" West 123.69 feet;
South 20° 13' 29" East 101.24 feet;
South 10° 18' 17" East 55.90 feet;
South 36° 26' 40" East 404.01 feet;
South 42° 42' 34" West 176.91 feet;
South 33° 41' 24" West 108.16 feet;
North 77° 54' 19" West 71.58 feet;
South 61° 41' 57" West 73.82 feet;
South 84° 17' 22" West 50.24 feet;
South 62° 06' 10" West 96.17 feet; and South 60 feet more or less to the existing North City Limits of the City of Heath;
THENCE: West along said existing North City Limit Line 960 feet more or less to a point in Rainbow Lake;
THENCE: North 44° 45' East 224.00 feet;
North 09° 30' East 87.00 feet;
North 52° 15' West 130.00 feet;
South 32° 05' West 126.00 feet;
South 09° 00' East 109.00 feet;
South 76° 00' West 59.00 feet;
North 23° 45' West 125.00 feet;
North 53° 45' West 107.00 feet;
North 00° 15' West 107.00 feet;
North 72° 45' East 88.00 feet;
North 06° 45' West 218.00 feet;
North 89° 45' East 126.00 feet;
North 06° 30' East 43.00 feet;
North 47° 00' West 92.00 feet;
North 43° 00' East 180.00 feet;
North 07° 30' West 118.00 feet;
North 75° 30' West 250.00 feet;
North 19° 15' West 103.00 feet;
North 75° 00' East 211.00 feet;
North 43° 00' West 146.00 feet;
North 04° 45' East 195.00 feet;
North 70° 00' West 122.00 feet;
North 01° 30' East 220.00 feet to a point in the Westerly line of a public road;
THENCE: North 46° 19' 31" East a distance of 510.0 feet more or less to the PLACE OF BEGINNING and containing 53.6 acres of land more or less.

(4) Planned Development District Number 9 shall be limited to the following uses, with acreage of each, number of dwelling units and density as noted:

	AREA	PERCENTAGE OF ACREAGE	DWELLING UNITS	DWELLING UNITS PER ACRE
Shopping Center Uses - Under General Retail Zoning	26.5±*	10.2%	-0-	-0-
Garden Apartments Under Multiple-Family Zoning	25.7±*	9.8 %	360	14.0
Town Homes - Under Multiple-Family Zoning	47.6±*	17.9 %	381	8.0
Cluster Homes - Under Multiple-Family Zoning	42.0±*	15.8 %	168	4.0
Single-Family Units - Under Single-Family Zoning	95.7±*	36.0 %	163	1.5
TOTAL DWELLING UNITS: ----------			1,072	
TOTAL NUMBER OF DWELLING UNITS PER ACRE: ----------				4.0
TOTAL ACREAGE:---	265.7±*			

(* plus or minus, more or less)

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, by the granting of this zoning change.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. Whereas, it appears that the above-described property requires classification as a Planned Development District in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 12th day of November, 1973.

APPROVED:

Harry S. Myers
MAYOR

ATTEST:

Dawn C. Williams
CITY SECRETARY

APPROVED AS TO FORM:

Robert L. Williamson
CITY ATTORNEY

VILLAGE CENTER SITE
26.5 ± NET
SHOPPING, OFFICES, ETC.

GARDEN APTS.
257 ± AC.

LAKE

SINGLE FAMILY

CLUSTER SINGLE FAMILY HOMES

SWIM. & TENNIS CENTER

TOWN HOMES

TH

POSSIBLE 23 YEAR FLOOD LINE

RAINBOW LAKE

NOT INCLUDED

(APPROX.) ROCKWALL CITY LIMITS
(APPROX.) HEATH CITY LIMITS

F M ROAD NO. 740

NOT INCLUDED

PD-9

Ordinance 13-49

ROCKWALL - DATA

	AREA	PERCENTAGE OF ACREAGE	DWELLING UNITS	D.U./AC.
TOTAL AREA	265.7± AC.			
TOTAL DWELLING UNITS			1072	
NO. OF DWELLING UNITS/AC				4.0
SHOPPING	26.5± AC.	10.2 %		
GARDEN APARTMENT	25.7± AC.	9.8 %	360	14.0
TOWN HOMES	47.6± AC.	17.9%	381	8.0
CLUSTER HOMES	42.0± AC.	15.8%	168	4.0
SINGLE FAMILY	95.7± AC.	36.0%	163	1.5

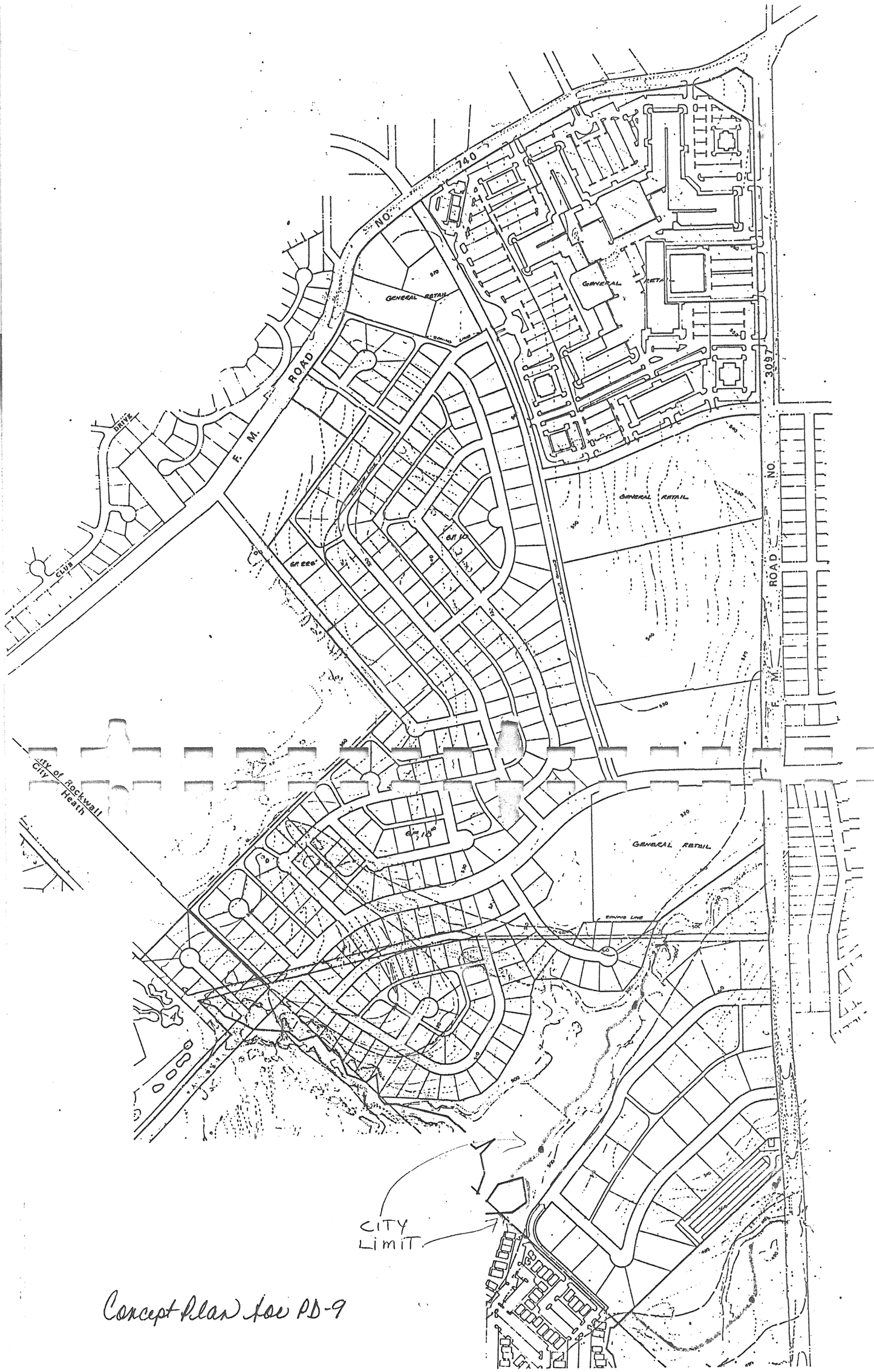
PRELIMINARY MASTER PLAN
FOR
PLANNED COMMUNITY DEVELOPMENT
ROCKWALL COUNTY

A.S.D. CORPORATION

PD-9

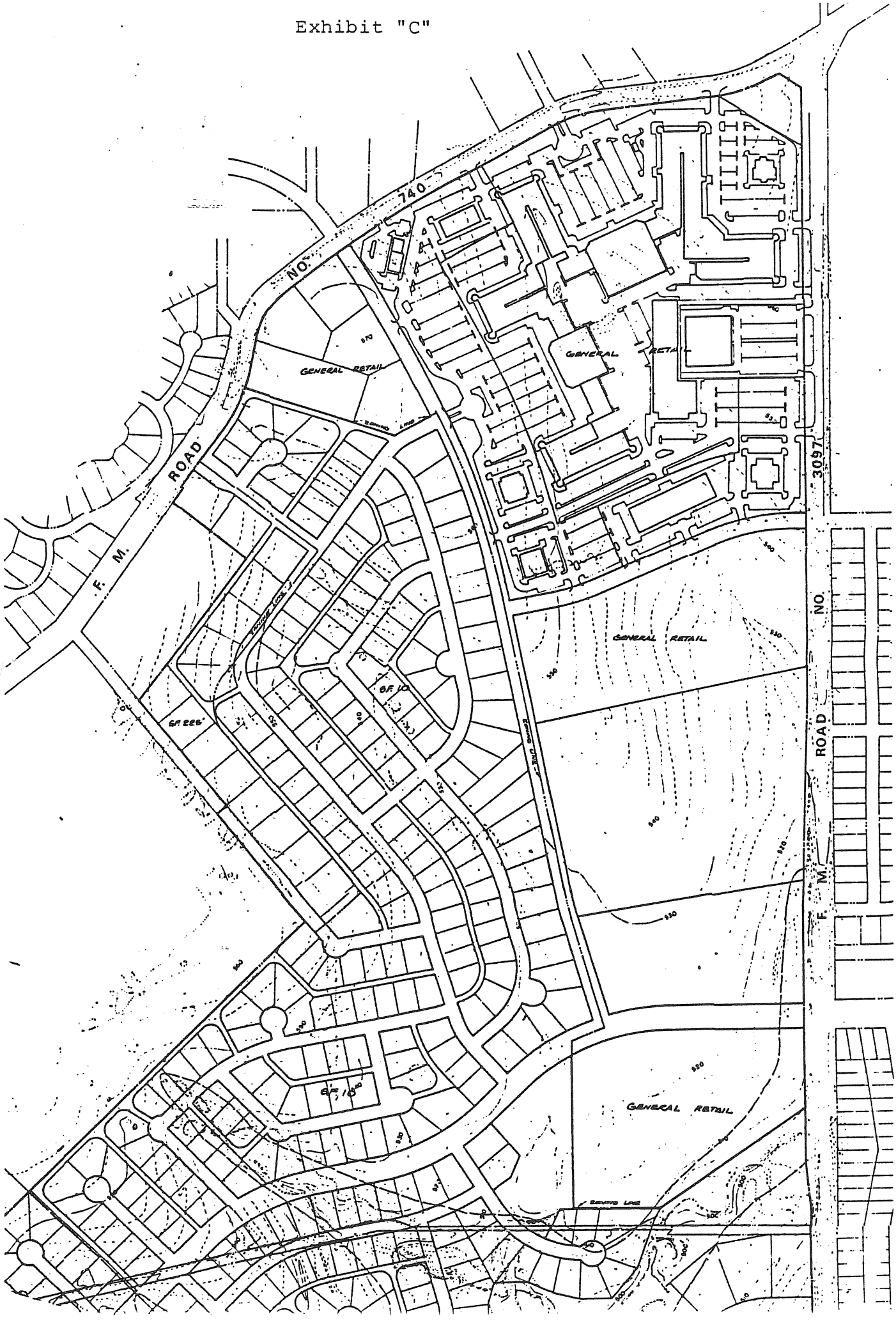
200' 0' 200' 400' 600'

PROCTOR · BOWERS & ASSOCIATES
Landscape Architects - Planning Consultants
2731 LEMMON AVENUE EAST · DALLAS, TEXAS



Concept Plan for PD-9

Exhibit "C"


740
NO.
F. M.
ROAD
3097
NO.
ROAD
F. M.
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
EXISTING LINE
EXISTING LINE
EXISTING LINE

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS

ORDINANCE NUMBER 73-49

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF SINGLE-FAMILY, MULTIPLE-FAMILY AND SHOPPING CENTER USES, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 9, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207 and being a part of a tract of land conveyed to Kirby Albright from J. L. Parker by Deed, dated August 11, 1967, and recorded in Vol. 80, Pg. 7, Rockwall County Deed Records and further being part of a tract of land conveyed to Kirby Albright, et al by Deed recorded in Vol. 81, Pg. 33, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Point of Intersection of the present Southeast City Limit Line with the South R.O.W. line of F.M. Road 3097;
THENCE: Following said South R.O.W. line South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East, 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet from the Point of Intersection of the City Limit Line (as extended March 6, 1961) with said South R.O.W. line;
THENCE: Along said South R.O.W. line South 44° 37' 38" East a distance of 339.63 feet; along the arc of a curve 218.56 feet and South 46° 47' 38" East a distance of 823.15 feet to a point for a corner;
THENCE: South 58° 33' 35" West 55.88 feet to a point for a corner;
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South 61° 41' 57" West 73.82 feet;
South 84° 17' 22" West 50.24 feet;
South 62° 06' 10" West 96.17 feet; and South 60 feet more or less to the existing North City Limits of the City of Heath;
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North 52° 15' West 130.00 feet;
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North 70° 00' West 122.00 feet;
North 01° 30' East 220.00 feet to a point in the Westerly line of a public road;
THENCE: North 46° 19' 31" East a distance of 510.0 feet more or less to the PLACE OF BEGINNING and containing 53.6 acres of land more or less.

TRACT II

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207, and being a part of a tract of land conveyed to Ralph M. Hall by Mrs. J.A. Wilkerson, et al by Deed, dated December 24, 1964, and recorded in Vol. 71, Pg. 474, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South R.O.W. line of F.M. 3097, said point being located South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East, 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet from the Point of Intersection of the City Limit Line (as extended March 6, 1961) with said South R.O.W. line;
THENCE: South 82° 36' West along the lot line between Lots 4 and 5 of said addition a distance of 350 feet to a point for a corner in the Easterly R.O.W. line of F.M. Road 740;
THENCE: Following said Easterly R.O.W. line, North 7° 24' West a distance of 319.06 feet, along a curve to the left an arc distance of 40 feet more or less to the present City Limit Line of the City of Rockwall;
THENCE: Following said existing City Limit Line, South 80° 20' East a distance of 918 feet and North 32° 30' East a distance of 1680 feet more or less to the PLACE OF BEGINNING and containing 138.5 acres of land more or less.

PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 12th day of November, 1973.

APPROVED:

Harry F. Myers, Mayor

ATTEST:

Galen Williams, City Secretary

(1TC)

East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet to the Westerly line of a County road;
THENCE: Following said Westerly line South 46° 19' 31" West, 1525.63 feet; South 65° 38' 39" West, 76.35 feet; South 40° 53' 25" West, 100.9 feet; South 30° 48' 15" West, 125.28 feet and South 32° 49' 05" West a distance of 900 feet more or less to the present North City Limit Line of the City of Heath;
THENCE: Following said North City Limit Line, West a distance of 445 feet to a point for corner;
THENCE: North 01° 40' 02" East a distance of 1560 feet more or less to the South line of a 50' wide access road easement (known as Shadydale Lane);
THENCE: With said South line, North 84° 32' 49" West a distance of 642.85 feet to a point for a corner;
THENCE: Crossing said easement, North 06° 00' 11" East 50 feet to a point for a corner on the North line of said easement;
THENCE: With said North line, North 84° 32' 49" West a distance of 526.33 feet to a point for a corner, same being the Southwest corner of Lot 1, Block "B" of Highland Acres Addition;
THENCE: Following said addition line North 7° 24' West a distance of 678.54 feet to a point for a corner at the Southeast corner of Lot 5, Block B of said addition;

ORDINANCE NO. 86-55

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND THE PRELIMINARY PLAN FOR "PD-9" MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; REPEALING ORDINANCE NO. 73-49; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 9 on the property described in Exhibit "A".

Section 2. That Planned Development District Number 9 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended

and as amended hereby, provided that the granting of Planned Development District No. 9 to the above described tract of land is subject to the following special conditions:

A. Prior to issuance of any building permit in Planned Development District No. 9 a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

B. All development of property covered by Planned Development District No. 9 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

C. Development of Planned Development No. 9 shall be in conformance with the approved preliminary plan shown on Exhibit "B" and shall be regulated by the area requirements in Exhibit "C". Area requirements not specifically addressed in this ordinance shall be regulated by the requirements set forth in the "GR", "SF-10", and "O" classifications as applicable to the land uses approved under this ordinance.

Section 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS ($1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance

or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That ordinance No. 73-49 and all other ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

DULY PASSED AND APPROVED this 16th day of June, 1986.

APPROVED:

Mayor

ATTEST:

BY: Jennifer S Garrett

1st reading 6-9-86

2nd reading 6-16-86

EXHIBIT "A"

SINGLE FAMILY

SF-10

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 5 and 6, and being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, same being the most Northerly corner of the herein described tract;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 802.41 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 45° 31' 22" East a distance of 196.87 feet to a point for a corner; and South 52° 42' 43" East a distance of 134.10 feet to a point for a corner;
THENCE: South 6° 24' 04" West a distance of 1811.29 feet to a point for a corner in a branch and on the Southerly line of Tract 7;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: South 18° 44' West a distance of 170.0 feet; South 89° 43' West a distance of 208.3 feet; South 59° 32' West a distance of 274.4 feet; and South 45° 25' West a distance of 32.8 feet to said City Limits line;
THENCE: Westerly a distance of 71.3 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 50° 49' West a distance of 102.5 feet; South 7° 11' West a distance of 63.9 feet; and South 67° 56' West a distance of 5.4 feet to said City Limits line;
THENCE: Westerly a distance of 172.0 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 65° 38' West a distance of 27.6 feet; South 81° 29' West a distance of 37.9 feet; South 10° 13' West a distance of 6.2 feet to said City Limits line;
THENCE: Westerly a distance of 96.5 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 82° 45' West a distance of 7.5 feet; and South 28° 34' West a distance of 1.1 feet to said City Limits line;
THENCE: Westerly a distance of 912.5 feet along said City Limits line to a point for a corner on the West line of said Tract 6;
THENCE: North 0° 41' 42" East a distance of 1482.21 feet along said West line to a point for a corner;
THENCE: Traversing said Tract 5 & 6 as follows: South 85° 31' 09" East a distance of 50.00 feet to a point for a corner; North 4° 28' 51" East a distance of 220.00 feet to a point for a corner; North 85° 31' 09" West a distance of 787.79 feet to the point of curvature of a circular curve to the right having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; North 8° 22' 20" West a distance of 604.10 feet to a point for a corner; and South 81° 37' 40" West a distance of 546.19 feet to a point for a corner on the Easterly line of F.M. 740;
THENCE: Along the Easterly line of F.M. 740 as follows: North 8° 22' 20" West a distance of 119.80 feet to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet; and Along said curve an arc distance of 203.95 feet;
THENCE: Traversing said tracts as follows: North 62° 35' 43" East a distance of 588.16 feet to a point for a corner; North 18° 25' 30" East a distance of 10.00 feet to the point of curvature of a circular curve to the right having a central angle of 15° 09' 27", a radius of 2614.27 feet, and a chord that bears South 63° 59' 47" East a distance of 689.59 feet; Along said curve an arc distance of 691.60 feet to a point for a corner; South 56° 25' 03" East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 6° 10' 17" and a radius of 1035.00 feet; Along said curve an arc distance of 111.48 feet to a point for a corner; South 62° 35' 20" East a distance of 296.89 feet to a point for a corner; South 77° 45' 55" East a distance of 173.73 feet to a point for a corner; South 45° 31' 22" East a distance of 638.11 feet to a point for a corner; North 44° 24' 40" East a distance of 334.49 feet to a point for a corner; and North 10° 28' 38" East a distance of 662.77 feet to the Point of Beginning and Containing 112.786 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

SINGLE FAMILY

SF-12.5

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet;
THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to a point for a corner;
THENCE: Leaving said Easterly line and traversing said Tract 5 as follows: North 62° 35' 43" East a distance of 588.16 feet; and North 18° 25' 30" East a distance of 10.00 feet to the Point of Beginning;
THENCE: Continuing to traverse said Tract 5 as follows: North 18° 25' 30" East a distance of 180.00 feet to a point for a corner on a circular curve to the right having a central angle of 15° 09' 27", a radius of 2794.27 feet, and a chord that bears South 63° 59' 47" East a distance of 737.07 feet; Along said curve an arc distance of 739.22 feet to a point for a corner; South 56° 25' 03" East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 6° 10' 17", and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; South 62° 35' 20" East a distance of 453.91 feet to a point for a corner on a circular curve to the left having a central angle of 9° 03' 08", a radius of 855.00 feet, and a chord that bears South 22° 53' 06" West a distance of 134.94 feet; Along said curve an arc distance of 135.08 feet to a point for a corner; North 77° 45' 55" West a distance of 173.73 feet to a point for a corner; North 62° 35' 20" West a distance of 296.89 feet to the point of curvature of a circular curve to the right having a central angle of 6° 10' 17" and a radius of 1035.00 feet; Along said curve an arc distance of 111.48 feet to a point for a corner; North 56° 25' 03" West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 15° 09' 27" and a radius of 2614.27 feet; Along said curve an arc distance of 691.60 feet to the Point of Beginning and Containing 9.935 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

SINGLE FAMILY

SF-22.5

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 195.00 feet to a point for a corner;
THENCE: Leaving said Easterly line and traversing said Tracts 5 and 6 as follows: North 81° 37' 40" East a distance of 546.19 feet to a point for a corner; South 8° 22' 20" East a distance of 604.10 feet to the point of curvature of a circular curve to the left having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; South 85° 31' 09" East a distance of 787.79 feet to a point for a corner; South 4° 28' 51" West a distance of 220.00 feet to a point for a corner; and North 85° 31' 09" West a distance of 50.00 feet to a point for a corner at the North corner of Tract 6 as described in the above mentioned deed;
THENCE: Along the Southerly lines and Westerly lines of said Tract 5 as follows: North 85° 31' 09" West a distance of 515.68 feet to a point for a corner; North 5° 01' 51" East a distance of 50.00 feet to a point for a corner; North 85° 31' 09" West a distance of 523.38 feet to a point for a corner; and North 8° 22' 20" West a distance of 678.54 feet to a point for a corner; and South 81° 37' 40" West a distance of 351.19 feet to the Point of Beginning and Containing 9.862 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

GENERAL RETAIL

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, said being the most Northerly corner of the herein described tract;
THENCE: Along the Southwesterly right-of-way of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 802.41 feet to a point for a corner;
THENCE: Leaving said line of F.M. 3097 and traversing said tract as follows: South 10° 28' 38" West a distance of 662.77 feet to a point for a corner; South 44° 24' 40" West a distance of 334.49 feet to a point for a corner; South 45° 31' 22" West a distance of 638.11 feet to the point of curvature of a circular curve to the right having a central angle of 9° 03' 08", a radius of 855.00 feet and a chord that bears North 22° 53' 06" East a distance of 134.94 feet; Along said curve an arc distance of 135.08 feet to a point for a corner; North 62° 35' 20" West a distance of 453.91 feet to the point of curvature of a circular curve to the right having a central angle of 6° 10' 17" and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; North 56° 25' 03" West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 15° 09' 27" and a radius of 2794.27 feet; Along said curve an arc distance of 739.22 feet to a point for a corner; South 18° 25' 30" West a distance of 190.00 feet to a point for a corner; and South 62° 35' 43" West a distance of 588.16 feet to a point for a corner on the Easterly line of F.M. 740, said point being on a circular curve to the left having a central angle of 5° 09' 03", a radius of 613.99 feet, and a chord that bears North 29° 58' 48" West a distance of 55.18 feet;
THENCE: Along the Easterly line of F.M. 740 as follows: Along said curve an arc distance of 55.20 feet to a point for a corner; North 32° 33' 20" West a distance of 165.29 feet to the point of curvature of a circular curve to the right having a central angle of 38° 47' 00" and a radius of 247.93 feet; Along said curve an arc distance of 167.82 feet to a point for a corner; North 6° 13' 40" East a distance of 199.88 feet to the point of curvature of a circular curve to the right having a central angle of 9° 33' 00" and a radius of 3780.17 feet; Along said curve an arc distance of 630.07 feet to a point for a corner; North 15° 46' 40" East a distance of 394.23 feet to the point of curvature of a circular curve to the right having a central angle of 21° 50' 00" and a radius of 533.69 feet; Along said curve an arc distance of 203.37 feet to a point for a corner; North 37° 36' 40" East a distance of 408.71 feet to the point of curvature of a circular curve to the left having a central angle of 19° 16' 00" and a radius of 613.69 feet; Along said curve an arc distance of 206.36 feet to a point for a corner; North 18° 20' 40" East a distance of 69.72 feet to a point for a corner; and North 74° 40' 57" East a distance of 103.42 feet to the Point of Beginning and Containing 115.228 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

OFFICE/WAREHOUSE

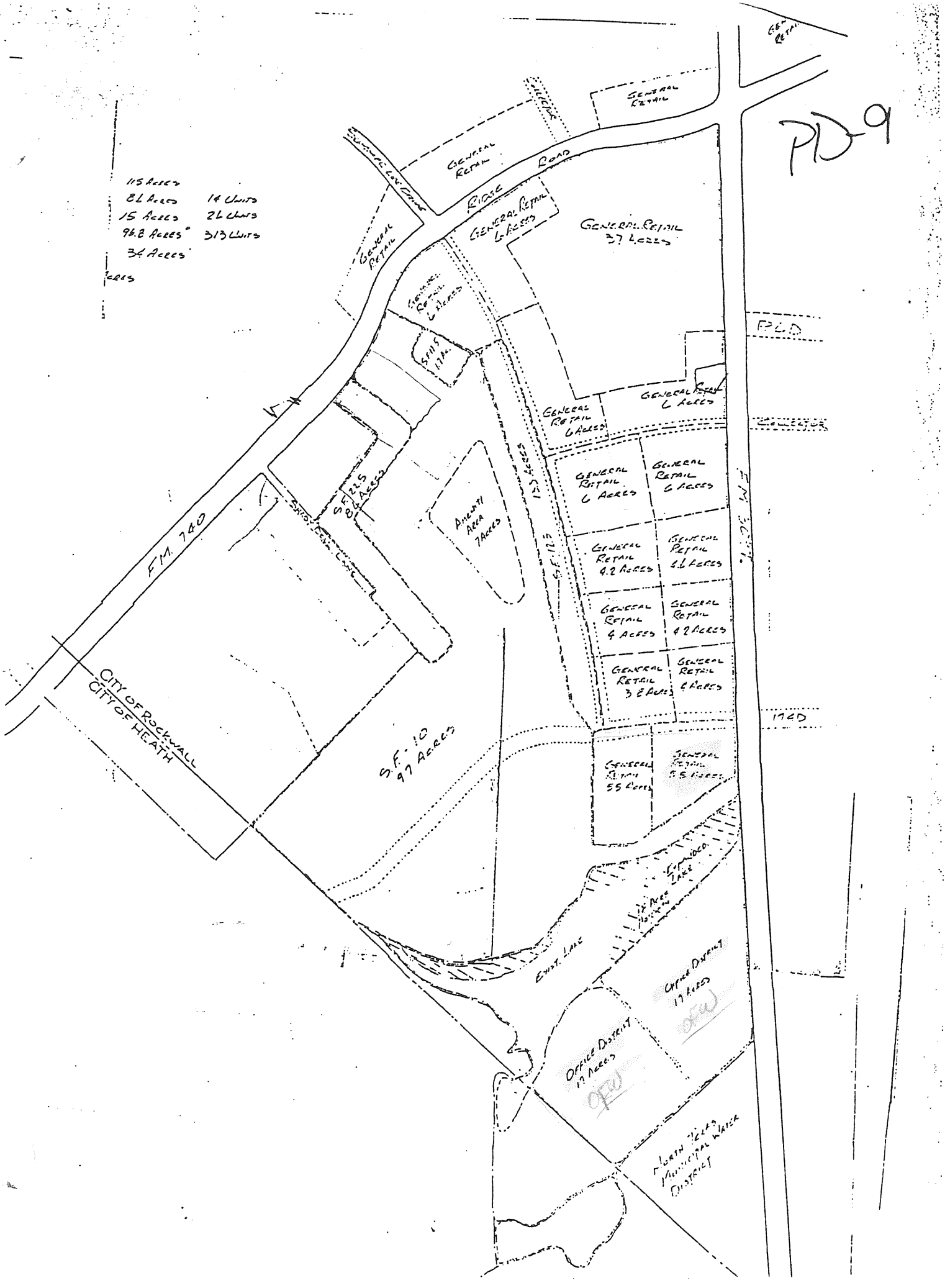
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 38' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 48' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 18' 48" West a distance of 1158.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1811.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

Harold L. Evans, Consulting Engineer

February 24, 1986


PD-9
11.5 Acres
8L Acres 14 Units
15 Acres 2L Units
96.8 Acres* 313 Units
36 Acres
Acres
General Retail
Ridge Road
General Retail 15 Acres
General Retail 37 Acres
General Retail 6 Acres
S.F. 11.5 Ac.
PLD
Collector
General Retail 6 Acres
General Retail 6 Acres
General Retail 4.2 Acres
General Retail 6.6 Acres
General Retail 4 Acres
General Retail 4.2 Acres
General Retail 3.8 Acres
General Retail 6 Acres
S.F. 72.5 8.4 Acres
Amenity Area 7 Acres
S.F. 10 9.7 Acres
General Retail 5.5 Acres
General Retail 5.5 Acres
Collector
FM. 740
City of Rockwall
City of Heath
Exist. Lake
Office District 17 Acres
Office District 19 Acres
North Texas Municipal Water District

EXHITIB "C"

Permitted Uses:

1. All those as defined in the Rockwall Comprehensive Zoning Ordinance under Office District, Ordinance #83-23, adopted May 16, 1983.

2. In addition to those defined, include the following:

   a) Light Assembly with or without front showroom and with or without warehouse storage within the same building. Maximum area restricted to 10,000 square feet.

   b) Furniture Store with front showroom and warehouse storage within the same building or similar business.

   c) Hardware Store with showroom and warehouse storage within the same building or similar business.

   d) Pastery Shop with cooking facilities within the same building or similar business.

   e) Warehouse and Office Combination for terminal establishment and distribution point. Maximum area up to 25,000 square feet - area increases considered under conditional use permit or similar business.

   f) Wholesale Trade or Accessory Outlets with or without showroom and with or without warehouse storage within the same building or similar business.

   g) Small Business Office with or without showroom, with or without warehouse storage within the same building.

3. Other uses similar related to any within item 1 or 2 and those which may be included in special use permit.

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F.-10) Single Family Residential District
Minimum 10,000 Square Feet.

1. Minimum lot area - 10,000 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
   a) Internal lot - 6 feet
   b) Side yard abutting street - 15 feet
   c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard - 18 feet
11. Maximum building coverage as a percent of lot area - 35 percent
12. Maximum height of structures - 36 feet
13. Minimum number of off-street parking spaces (excluding garage) - 2 each

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F. - 12.5) Single Family Residential District
Minimum 12,500 Square Feet.

1. Minimum lot area - 12,500 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
   a) Internal lot - 6 feet
   b) Side yard abutting street - 15 feet
   c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard - 18 feet
11. Maximum building coverage as a percent of lot area - 35 percent
12. Maximum height of structures - 36 feet
13. Minimum number of off-street parking spaces (excluding garage) - 2 each

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F.-22.5) Single Family Residential District
Minimum 22,500 Square Feet.

1. Minimum lot area - 22,500 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,800 square feet
4. Minimum lot frontage on a public street - 80 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 25 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
   a) Internal lot - 8 feet
   b) Side yard abutting street - 15 feet
   c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from public right-of-way for rear and side yard - 20 feet
11. Maximum building coverage as a percentage of area - 35 percent
12. Maximum height of structures - 36 feet
13. Maximum number of paved off-street parking spaces (excluding garage) - 2 each

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: General Retail District

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 60 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 20 feet
5. Minimum width of side setback -
   a) Without fire wall - 15 feet
   b) With fire wall - 0 feet
   c) Abutting residential - 20 feet
   d) Abutting an arterial - 20 feet
   e) Abutting other streets - 15 feet
6. Minimum depth of rear setback -
   a) Abutting non-residential with fire wall - 0 feet
   b) Abutting residential without fire wall - 20 feet
7. Minimum distance between detached buildings on same parcel of land or lot -
   a) Without fire wall - 15 feet
   b) With fire wall - 0 feet
8. Minimum requirement for construction materials -
   a) Structures - non-combustible - 100 percent
   b) Exterior building facing masonry - 90 percent
9. Maximum building coverage percent of lot - 40 percent
10. Maximum amount of impervious coverage - 90 percent
11. Minimum amount of landscape by lot area - 10 percent
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 120 feet
14. Maximum number of entrances -
   a) Arterial - 1 per 200 feet
   b) Collector - 1 per 100 feet
   c) Local - 1 per 50 feet

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: Office Warehouse (OFW) - (39.555 Acres)

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 50 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 25 feet
5. Minimum width of side setback -
   a) Without fire retardant wall - 6 feet
   b) With fire retardant wall - 0 feet
   c) Abutting residential zoned property - 20 feet
   d) Abutting arterial from right-of-way - 25 feet
   e) Abutting other streets - 20 feet
6. Minimum depth of rear setback -
   a) Abutting non-residential property with fire wall - 0 feet
   b) Without fire retardant wall - 20 feet
7. Minimum distance between detached buildings on the same parcel of land or lot -
   a) Without fire wall - 15 feet
   b) With fire wall - 0 feet
8. Minimum requirement for construction materials -
   a) Structures - non-combustible - 100 feet %
   b) Exterior buildings facing masonry - 90 percent
10. Maximum amount of impervious coverage - 80 percent
11. Minimum amount of landscaping - 20 percent
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet
14. Maximum number of entrances -
   a) On arterial (street frontage) - 1 per 200 feet
   b) On collector (street frontage) - 1 per 100 feet
   c) On local street frontage - 1 per 50 feet

ORDINANCE NO 87-30

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND ORDINANCE 86-55, SO AS TO AMEND THE LAND USES AND AREA REQUIREMENTS APPROVED IN THE PRELIMINARY PLAN FOR "PD-9" PLANNED DEVELOPMENT DISTRICT NO. 9; ATTACHING THE APPROVED REVISIONS AS EXHIBIT "B"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and Ordinance 86-55 as heretofore amended, be, and the same is hereby amended by amending the approved land uses and approved development criteria for the Office/Warehouse tract as described in Exhibit "A". That said amended land uses and development criteria are attached hereto as Exhibit "B" and made a part hereof for all purposes.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That Planned Development District No. 9 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the amendment of the approved preliminary plan for Planned Development District No. 9 shall affect only the property shown thereon and said property shall be limited to the uses, density, area, setback and

other requirements set forth thereon, subject to the following special conditions:

a. That the amended and approved land uses and development criteria attached hereto as Exhibit "B", and made a part hereof shall control the development of Planned Development District No. 9 and any and all such development shall be in strict accordance with such development criteria.

b. No substantial change in development of "PD-9" shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District No. 9 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

c. All other area requirements for each use not specifically covered in the Development Criteria attached as Exhibit "B" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of One Thousand Dollars ($1,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 1st day of June, 1987.

ATTEST: APPROVED

Mayor

1st reading 5/18/87
2nd reading 6/1/87

EXHIBIT "B" ORDINANCE NO._____

PERMITTED USES:

1. All those as defined in the Rockwall Comprehensive Zoning Ordinance under Office District, Ordinance #83-23, adopted May 16,1983.

2. In addition to those defined, include the following:

   a) Light Assembly with without front showroom and with or without warehouse storage within the same building. Maximum area restricted to 30,000 square feet.

   b) Furniture Store with front showroom and warehouse storage within the same building or similar business.

   c) Hardware Store with showroom and warehouse storage within the same building or similar business.

   d) Pastery Shop with cooking facilities within the same building or similar business.

   e) Warehouse and Office Combination for terminal establishment and distribution point. Maximum area up to 25,000 square feet - area increases considered under conditional use permit or similar business.

   f) Wholesale Trade or Accessory Outlets with or without showroom and with or without warehouse storage within the same building or similar business.

   g) Small Business Office with or without showroom, with or without warehouse storage within the same building.

   h) Manufacturer and assembly of electrical wiring harnesses for irrigation systems with or without accessory warehouse storage.

3. Other uses similarly related to any within item 1 or 2 and those which may be included in special use permit.

TODAY NO OFFICE = GR

EXHIBIT "A" Ordinance No._____

OFFICE/WAREHOUSE

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 38' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 48' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 18' 48" West a distance of 1158.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1811.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

ATTACHMENT "A" Ordinance No._____

TRACT A
(Shall include the following described property less the acreage described in tract B)

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 00" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 30' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 40' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 10' 48" West a distance of 1150.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1011.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

TRACT B

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that certain tract of land described as Tract 3 in deed recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the Southeast line of a County Road with the Southwest line of F.M. 3097, a variable width right-of-way, and at the North corner of said Tract 3;
THENCE: South 45° 38' 43" East a distance of 111.49 feet with the Southwest line of F.M. 3097 to an iron rod set at the Point of Beginning;
THENCE: South 45° 38' 43" East a distance of 188.14 feet continuing with said Southwest line to an iron rod set at the point of curvature of a circular curve to the left having a central angle of 0° 36' 48", a radius of 5779.58 feet, and a chord that bears South 45° 57' 07" East a distance of 61.86 feet;
THENCE: Along said curve and continuing with said Southwest line an arc distance of 61.86 feet to an iron rod set for a corner on an intersecting circular curve to the left having a central angle of 52° 49' 33", a radius of 250.00 feet, and a chord that bears South 18° 01' 04" West a distance of 222.82 feet;
THENCE: Along said curve an arc distance of 230.50 feet to an iron rod set for a corner;
THENCE: South 8° 23' 43" East a distance of 525.93 feet to an iron rod set for a corner;
THENCE: South 81° 36' 17" West a distance of 250.00 feet to an iron rod set for a corner;
THENCE: North 8° 23' 43" West a distance of 525.93 feet to an iron rod set for a corner at the point of curvature of a circular curve to the right having a central angle of 52° 45' 00", a radius of 500.00 feet, and a chord that bears North 17° 58' 47" East a distance of 444.24 feet;
THENCE: Along said curve an arc distance of 460.33 feet to the Point of Beginning and Containing 217,800 Square Feet or 5.0000 Acres of Land.

EXHIBIT "B" ORDINANCE NO._____

PD-9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

PRODUCT: OFFICE WAREHOUSE (OFW) - 39.555 Acres

1. Minimum site size - 6,000 square feet

2. Minimum site frontage - 50 feet

3. Minimum site depth - 100 feet

4. Minimum depth of front setback - 25 feet

5. Minimum width of side setback -

   a) without fire retardant wall - 6 feet
   b) with fire retardant wall - 0 feet
   c) abutting residential zoned property - 20 feet
   d) abutting arterial from right-of-way - 25 feet
   e) abutting other streets - 20 feet

6. Minimum depth of rear setback -

   a) abutting non residential property with fire wall - 0 feet
   b) without fire retardant wall - 20 feet

7. Minimum distance between detached buildings on the same parcel of land or lot -

   a) without fire wall - 15 feet
   b) with fire wall - 0 feet

8. Minimum requirement for construction materials -
   a) structures - non-combustible - 100%
   b) exterior buildings facing masonry - 90%

9. Maximum amount of impervious coverage - 95%

10. Minimum amount of landscaping - TRACT A- (Described in attachment A-20%
    TRACT B- (Described in Attachment A-12.9%
    In Addition to the minimum % required in tract B, all adjacent street parkway shall be permanently landscaped.

11. Maximum floor area ratio - 2:1

12. Maximum height of structures - 60 feet

13. Maximum number of entrances -

    a) on arterial (street frontage) - 1 per 200 feet
    b) on collector (street frontage) - 1 per 100 feet
    c) on local street frontage - 1 per 50 feet

ORDINANCE NO. 88-13

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE 86-55 TO INCLUDE GARDEN CENTERS AS APPROVED USES UNDER "PD-9" PLANNED DEVELOPMENT DISTRICT NO. 9; 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; AND PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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 notice by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, and the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows, NOW, THEREFORE

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending Exhibit "C" of Ordinance 86-55 as follows: (wording in " " indicates additions):

Exhibit "C"

Product: General Retail District "<u>including garden centers as approved uses</u>".

Section 2. That the above described tract of land shall be used only in the manner and for the purpose authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, by including garden center uses as approved uses under "PD-9" Planned Development District No. 9.

Section 3. Any person, firm, or corporation violating the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, and upon conviction shall be punished by fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication

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

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

DULY PASSED AND APPROVED this 2nd day of May, 1988.

APPROVED:

Jack R Miller
Mayor

ATTEST:

By

1st Reading 4/18/88
2nd Reading 5/2/88

ORDINANCE NO. 88-20

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS , AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AS HERETOFORE AMENDED AND ORDINANCE 86-55 TO AMEND THE PRELIMINARY PLAN FOR "PD-9" PLANNED DEVELOPMENT DISTRICT NO.9; 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 A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a change in the preliminary plan for "PD-9" has been requested by Whittle Development to change the land use from "SF-12.5" TO "SF-10" on the property described in Exhibit "A" and relocate the amenities from the property described in Exhibit "B" to the property described in Exhibit "D"attached hereto; and

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended,, be and the same is hereby amended by amending Exhibit "B" of Ordinance 86-55 as follows:

a. Changing the zoning designation from "SF-12.5" to "SF-10" on the 1.7 acre tract of land as shown on Exhibit "B" and further described in Exhibit "A"

b. Removing the 7 acre amenities area as shown on Exhibit "B", and

c. Locating a 3.5 acre public park as shown on the revised concept plan attached hereto as Exhibit "C" and as further described on Exhibit "D"

Section 2. That the above described tracts of land shall be used on in the manner and for the purpose authorized by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, by relocating the amenities area and changing the zoning designation from "SF-12.5" to "SF-10" on the tract of land described in Exhibit "A".

Section 3. Any person, firm, or corporation violating the provisions of this ordinance shall be subject to the same penalty as provided for in the

Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, and upon conviction shall be punished by fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,,000) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed,, and all other ordinances of the City of Rockwall no in conflict with the provisions of this ordinance shall remain in full force and effect.

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

DULY PASSED AND APPROVED THIS 6th DAY OF June, 1988

APPROVED;

Jack R Miller
Mayor

ATTEST;

By Julie Coleman

1st reading 5/16/88
2nd reading 6/6/88

STATE OF TEXAS
COUNTY OF ROCKWALL

EXHIBIT "A"

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the beginning of a circular curve to the left;
THENCE: Along said curve having a central angle of 19° 01' 57", a radius of 613.99 feet, a tangent length of 102.93 feet, for an arc length of 203.95 feet;
THENCE: North 62° 35' 43" East a distance of 300.00 feet to the Point of Beginning;
THENCE: North 62° 35' 43" East a distance of 299.60 feet to a point for a corner;
THENCE: South 27° 24' 17" East a distance of 247.17 feet to a point for a corner;
THENCE: South 62° 35' 43" West a distance of 299.60 feet to a point for a corner;
THENCE: North 27° 24' 17" West a distance of 247.17 feet to the Point of Beginning and Containing 1.700 Acres of Land.

area designated as SF-12.5 to be amended to SF-10

Harold L. Evans & Associates
March 29, 1988

EXHIBIT "B"

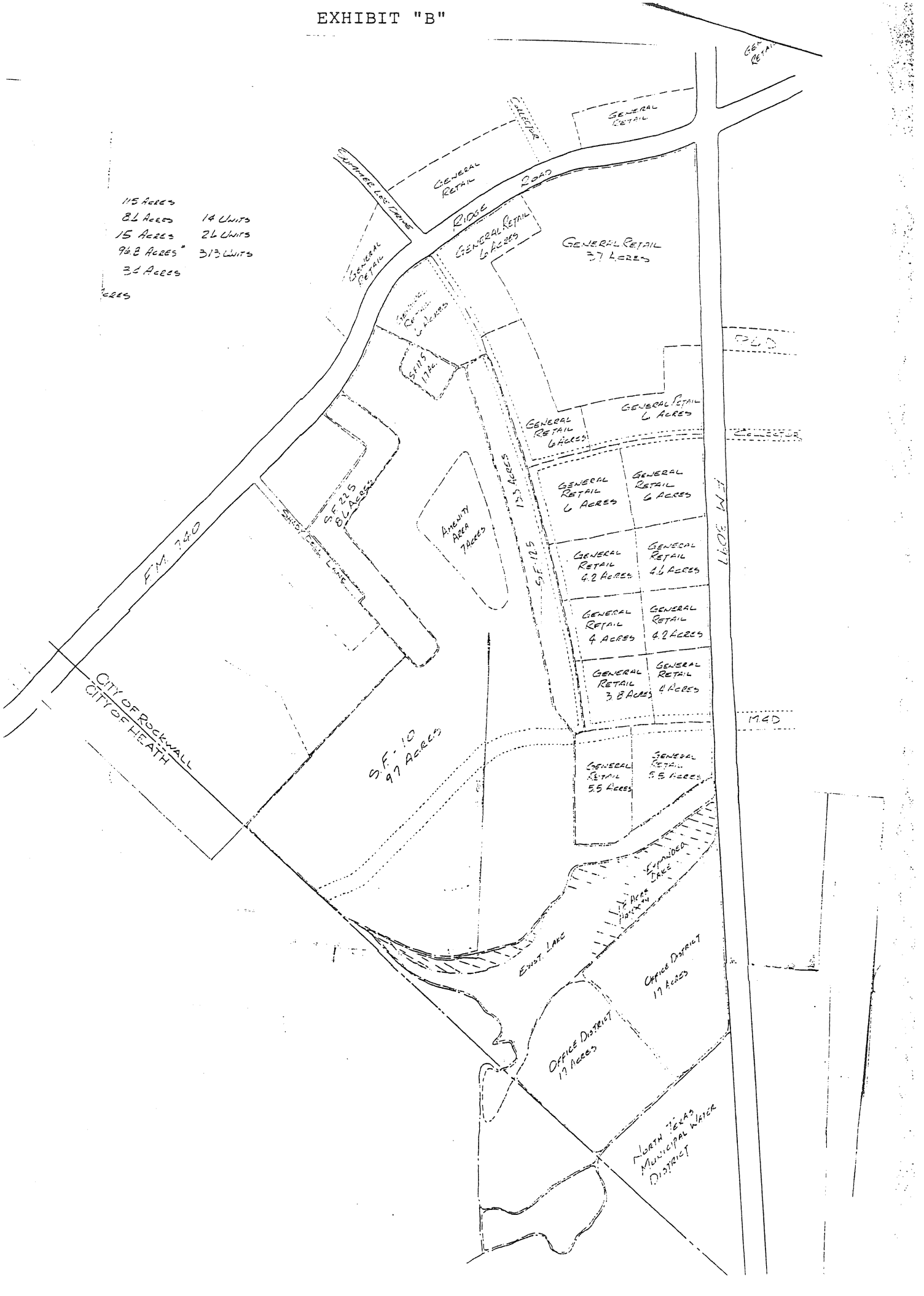
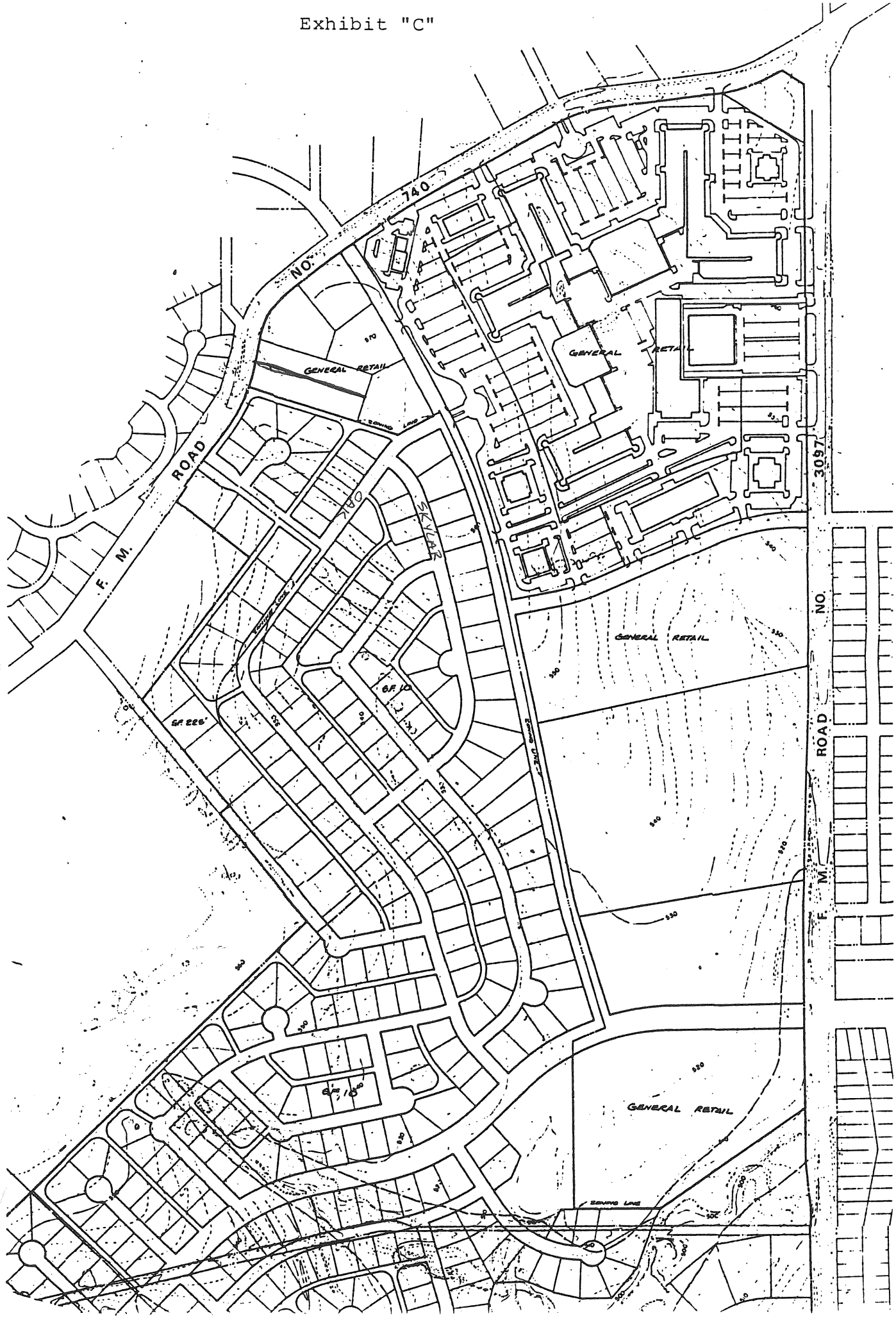

11.5 Acres
8.4 Acres 14 Units
15 Acres 26 Units
96.8 Acres* 313 Units
3.4 Acres
Acres
Summer Lee Drive
Collector
General Retail
Ridge Road
General Retail 6 Acres
General Retail 37 Acres
General Retail 6 Acres
SF 17.5
SF 22.5 8.4 Acres
FM 740
Shady Rest Lane
Amenity Area 7 Acres
SF 12.5
General Retail 6 Acres
General Retail 6 Acres
General Retail 6 Acres
General Retail 6 Acres
General Retail 4.2 Acres
General Retail 4.6 Acres
General Retail 4 Acres
General Retail 4.2 Acres
General Retail 3.8 Acres
General Retail 4 Acres
General Retail 5.5 Acres
General Retail 5.5 Acres
MED
Lake Ray Hubbard
City of Rockwall
City of Heath
S.F. 10 97 Acres
Expanded Lake
17 Acre Addition
Exist. Lake
Office District 17 Acres
Office District 17 Acres
North Texas Municipal Water District

Exhibit "C"


740
NO.
F. M.
ROAD
3097
NO.
ROAD
F. M.
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
OAK
SKYLAR
ZONING LINE
ZONING LINE
ZONING LINE
SF. 226
SF. 10
SF. 18

PARK

STATE OF TEXAS
COUNTY OF ROCKWALL

EXHIBIT "D"

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, same being the most Northerly corner of the herein described tract;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows:
South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument;
South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument;
South 45° 31' 22" East a distance of 802.41 feet to a point for a corner;
THENCE: Leaving said Southwesterly line as follows:
South 10° 28' 38" West a distance of 662.77 feet to a point for a corner; and
South 44° 24' 40" West a distance of 334.49 feet to the Point of Beginning;
THENCE: South 44° 24' 40" West a distance of 47.00 feet to a point for a corner;
THENCE: South 20° 02' 12" East a distance of 126.71 feet to the point of curvature of a circular curve to the right having a central angle of 32° 17' 34", a radius of 375.00 feet, and a chord that bears South 84° 30' 18" West a distance of 208.57 feet;
THENCE: Along said curve an arc distance of 211.36 feet to a point for a corner;
THENCE: North 79° 20' 55" West a distance of 264.95 feet to the point of curvature of a circular curve to the left having a central angle of 6° 24' 51", a radius of 955.00 feet, and a chord that bears North 4° 37' 05" East a distance of 106.85 feet;
THENCE: Along said curve an arc distance of 106.91 feet to a point for a corner;
THENCE: North 1° 24' 40" East a distance of 214.65 feet to the point of curvature of a circular curve to the right having a central angle of 15° 00' 00", a radius of 800.00 feet, and a chord that bears North 8° 54' 40" East a distance of 208.84 feet;
THENCE: Along said curve an arc distance of 209.44 feet to a point for a corner;
THENCE: South 45° 31' 22" East a distance of 576.34 feet to the Point of Beginning and Containing 164,371 Square Feet or 3.7734 Acres of Land.

area to be designated as park

Harold L. Evans & Associates
March 29, 1988

ORDINANCE NO. 95-17

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 86-55 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO CHANGE THE AREA REQUIREMENTS IN PLANNED DEVELOPMENT 9, SHOWN AS PART OF EXHIBIT "C", ; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Exhibit "C" of Ordinance 86-55 of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance and Exhibit "C" of Ordinance No. 86-55 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve an amendment to the area requirements of PD-9 Exhibit "C" as follows:

8. Minimum requirements for construction materials

   a. All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceeding 5,000 square feet, shall consist of 100% non-combustible materials.

   b. All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors and ceilings.

c. Exterior walls - Each exterior wall shall consist of 90% masonry materials as defined in the comprehensive zoning ordinance.

Section 2. That Planned Development District No. 9, shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of these changes to Planned Development District No. 9 and are subject to the following special conditions:

A. All development of property covered by Planned Development District No. 9, shall be in accordance with the provisions of this ordinance and the finally approved site plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

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

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

DULY PASSED AND APPROVED this 5th day of June, 1995.

APPROVED:

Mayor

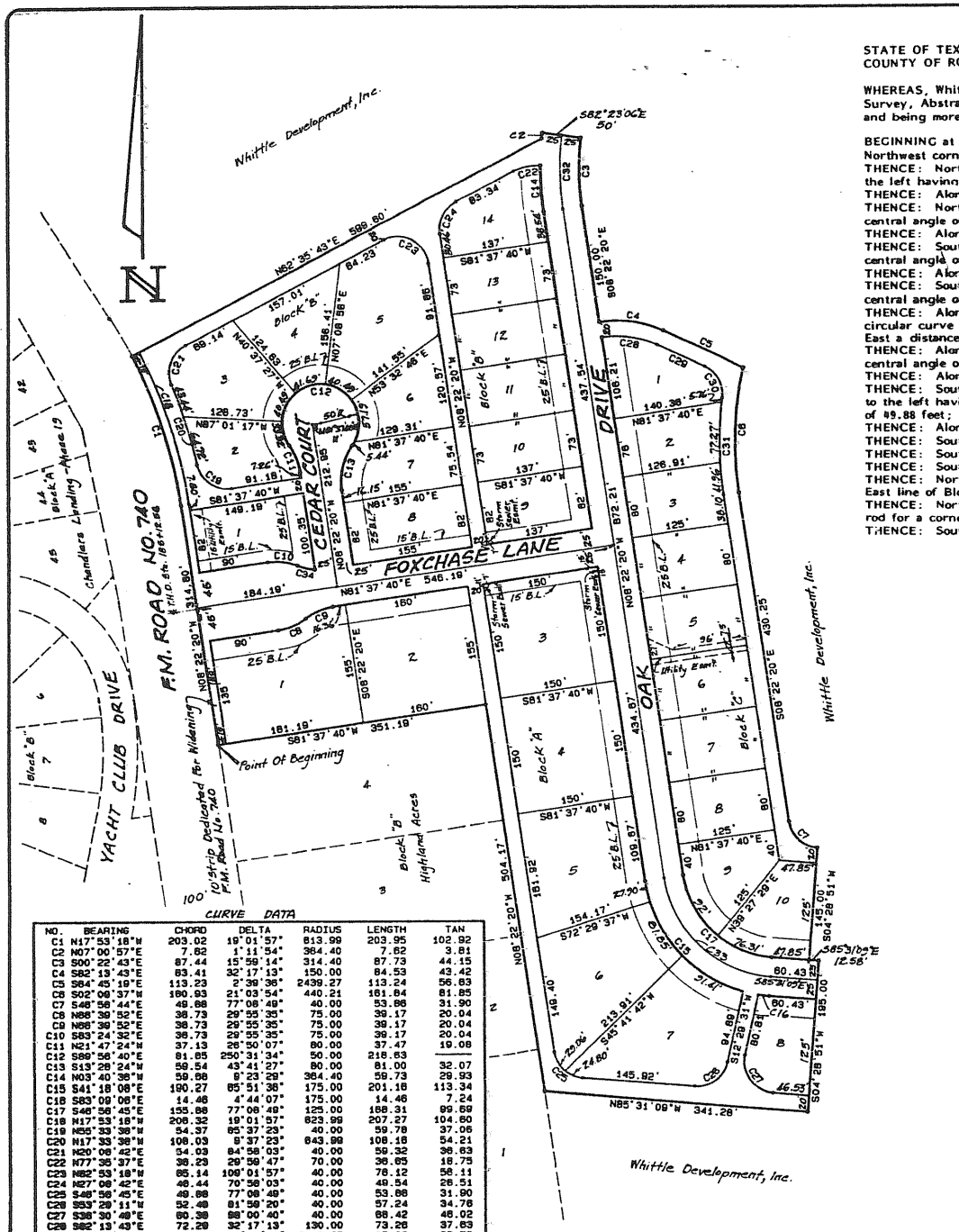
George R. Hatfield

ATTEST:

By: _____
Stacey Robbins, City Secretary

1st reading 5/15/95

2nd reading 6/5/95



CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N17°53'18"W	203.02	19°01'57"	613.99	203.95	102.92
C2	N07°00'57"E	7.82	1°11'54"	364.40	7.82	3.81
C3	S00°22'43"E	87.44	15°59'14"	314.40	87.73	44.15
C4	S82°13'43"E	83.41	32°17'13"	150.00	84.53	43.42
C5	S84°45'19"E	113.23	2°39'36"	2439.27	113.24	56.63
C6	S02°00'37"W	180.93	21°03'54"	440.21	181.84	81.85
C7	S46°56'44"E	49.68	77°08'49"	40.00	53.86	31.90
C8	N88°39'52"E	38.73	29°55'35"	75.00	39.17	20.04
C9	N88°36'52"E	38.73	29°55'35"	75.00	39.17	20.04
C10	S88°24'32"E	38.73	29°55'35"	75.00	39.17	20.04
C11	N21°47'24"W	37.13	26°50'07"	80.00	37.47	19.08
C12	S89°56'40"E	81.65	250°31'34"	50.00	218.63	
C13	S13°28'24"W	59.54	43°41'27"	80.00	81.00	32.07
C14	N03°40'36"W	59.68	8°23'29"	364.40	59.73	29.93
C15	S41°18'08"E	190.27	65°51'38"	175.00	201.18	113.34
C16	S83°06'06"E	14.48	4°44'07"	175.00	14.48	7.24
C17	S48°38'45"E	155.98	77°08'49"	125.00	168.31	99.69
C18	N17°53'18"W	206.32	19°01'57"	623.99	207.27	104.60
C19	N55°33'38"W	54.37	85°37'23"	40.00	59.78	37.06
C20	N17°33'38"W	108.03	9°37'23"	643.99	108.18	54.21
C21	N20°08'42"E	54.03	84°58'03"	40.00	59.32	36.63
C22	N77°35'37"E	38.23	29°59'47"	70.00	36.65	18.78
C23	N82°33'18"W	85.14	109°01'57"	40.00	76.12	56.11
C24	N27°08'42"E	48.44	70°58'03"	40.00	49.54	28.51
C25	S48°38'45"E	49.68	77°08'49"	40.00	53.86	31.90
C26	S33°29'11"W	52.48	81°59'20"	40.00	57.24	34.76
C27	S38°30'40"E	60.38	88°00'40"	40.00	68.62	46.02
C28	S82°13'43"E	72.28	32°17'13"	130.00	73.28	37.83
C29	S85°17'29"E	87.08	1°35'18"	2419.27	87.08	33.59
C30	S29°38'14"E	46.85	71°41'09"	40.00	50.05	28.89
C31	S00°35'30"E	124.81	15°33'41"	460.21	124.88	62.88
C32	N00°22'43"W	84.38	15°59'14"	338.40	84.70	47.68
C33	S48°38'	187.08	77°08'49"	150.00	201.87	118.83
C34	S77°23	23.32	17°53'12"	75.00	23.41	11.80

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Whittle Development, Inc., is the owner of a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5 and at the Northwest corner of Lot 4, Block B of Highland Acres as recorded in Slide A, Page 91, Plat Records, Rockwall County, Texas;
THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet;
THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to an iron rod for a corner;
THENCE: North 62° 35' 43" East a distance of 599.60 feet to an iron rod for a corner on a circular curve to the right having a central angle of 1° 11' 54", a radius of 364.40 feet and a chord that bears North 7° 00' 57" East a distance of 7.62 feet;
THENCE: Along said curve an arc distance of 7.62 feet to an iron rod for a corner;
THENCE: South 82° 23' 06" East a distance of 50.00 feet to an iron rod for a corner on a circular curve to the left having a central angle of 15° 59' 14", a radius of 314.40 feet, and a chord that bears South 0° 22' 43" East a distance of 87.44 feet;
THENCE: Along said curve an arc distance of 87.73 feet to an iron rod for a corner;
THENCE: South 8° 22' 20" East a distance of 150.00 feet to an iron rod for a corner on a circular curve to the right having a central angle of 32° 17' 13", a radius of 150.00 feet, and a chord that bears South 82° 13' 43" East a distance of 83.41 feet;
THENCE: Along said curve an arc distance of 84.53 feet to an iron rod for a corner at the point of compound curvature of a circular curve to the right having a central angle of 2° 39' 36", a radius of 2439.27 feet, and a chord that bears South 64° 45' 19" East a distance of 113.23 feet;
THENCE: Along said curve an arc distance of 113.24 feet to an iron rod for a corner on a circular curve to the left having a central angle of 21° 03' 54", a radius of 440.21 feet, and a chord that bears South 2° 09' 37" West a distance of 160.93 feet;
THENCE: Along said curve an arc distance of 161.84 feet to an iron rod for a corner;
THENCE: South 8° 22' 20" East a distance of 430.25 feet to an iron rod for a corner at the point of curvature of a circular curve to the left having a central angle of 77° 08' 49", a radius of 40.00 feet, and a chord that bears South 46° 56' 44" East a distance of 49.88 feet;
THENCE: Along said curve an arc distance of 53.86 feet to an iron rod for a corner;
THENCE: South 4° 28' 51" West a distance of 145.00 feet to an iron rod for a corner;
THENCE: South 85° 31' 09" East a distance of 12.58 feet to an iron rod for a corner;
THENCE: South 4° 28' 51" West a distance of 195.00 feet to an iron rod for a corner;
THENCE: North 85° 31' 09" West a distance of 341.28 feet to an iron rod for a corner on the West line of said Tract 5 and on the East line of Block B of the previously mentioned Highland Acres;
THENCE: North 8° 22' 20" West a distance of 504.17 feet with the West line of Tract 5 and the East line of Block B to an iron rod for a corner at the Northeast corner of Lot 4 of said Block B;
THENCE: South 81° 37' 40" West a distance of 351.19 feet to the Point of Beginning and Containing 14.356 Acres of Land.

LOT AREAS

BLOCK A		BLOCK B				BLOCK C	
Lot	Sq. Ft.	Lot	Sq. Ft.	Lot	Sq. Ft.	Lot	Sq. Ft.
1	25,536	1	12,678	7	11,228	1	11,430
2	24,800	2	10,701	8	12,710	2	10,073
3-5	22,500	3	14,182	9	11,234	3	10,027
6	22,501	4	12,303	10-13	10,001	4-8	10,000
7	22,598	5	20,998	14	11,187	9	10,750
8	10,000	6	10,725			10	10,751

1/2

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

SCALE	DATE	JOB NO.
1"=100'	7-6-88	87201

FOXCHASE - PHASE ONE

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

WHITTLE DEVELOPMENT, INC.
100 COUNTRY CLUB DRIVE, HEATH, TEXAS 75087 — 771-5238

ORDINANCE NO. 01-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE (ORD. NO. 83-23) OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE NO. 86-55, TO PERMIT A FOUR-PUMP GASOLINE CONVENIENCE STORE AS AN ACCESSORY TO A RETAIL GROCERY FACILITY AS AN APPROVED USE UNDER "PD-9", PLANNED DEVELOPMENT DISTRICT NO. 9; 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, an amendment to the City of Rockwall Comprehensive Zoning Ordinance has been requested by the Regency Realty Corporation to provide for the general provision and requirements for an amendment to Ordinance No. 86-55 so as to approve the use of a four-pump gasoline convenience store as an accessory to a retail grocery facility on property described on Exhibit A attached hereto and made a part hereof; and

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

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

Section 1. That the Comprehensive Zoning Ordinance, as heretofore amended, be and the same is hereby amended by the approval of an amendment to the planned development to allow a four-pump gasoline convenience store as an accessory to a retail grocery facility in the "PD-9", Planned Development District, on property as described on Exhibit A attached hereto and made a part hereof.

Section 2. That the tract of land described on Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall has herefore amended, as amended herein by granting of this approval shall affect only the property as heretofore described and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development on property described on Exhibit "A" shall include the use

of a four-pump gasoline convenience store as an accessory to a grocery retail facility with the following conditions:

1. That the area requirements conform to the PD-9, Planned Development District (Ordinance No. 86-55).

2. That the fuel center be limited to four pumps.

3. That no free standing pole sign be allowed.

4. That no incidental display be allowed, including vending machines.

5. That the building materials conform to Exhibit "B".

6. That the fuel center be manned at all times during operating hours. The fuel center shall not operate unmanned.

7. Additional road work to be performed on FM 3097 and FM 740 to conform to Exhibit "C". Construction for road work will start within 45 days after the following conditions have been met:

    a. Filing of the plat.
    b. Relocation of utilities by the local provider.
    c. Approval of construction drawings by TXDOT and other governmental authorities.
    d. Issuance of TXDOT permit for construction of the roadwork.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

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

DULY PASSED AND APPROVED this 17th day of September, 2001.

Terry Raulston
APPROVED
Terry Raulston, Mayor Pro Tem

Cheryl Austin
ATTEST, Cheryl Austin
City Secretary

1st Reading 9/4/01

2nd Reading 9/17/01

CITY OF ROCKWALL TEXAS
SEAL

2001-12-Z/PD Gasoline sales facility
FM 740 and FM 3097

EXHIBIT "A"

ZONING EXHIBIT
0.861ACRE TRACT
ROCKWALL, TEXAS

Being a 0.861acre tract situated in the City of Rockwall, Rockwall County, Texas, being out of the E. Teal Survey, Abstract No. 207, said tract being more particularly described as follows:

COMMENCING at a ½-inch iron road found for corner of the southwest line of said F.M. Road No. 3097, a 100 foot right-of-way at this point, said point being at the southeasterly corner of a 7.5 foot strip of land dedicated for widening of said F.M. Road No. 3097 as shown by plat of Lot 1, Block A, of Mr. M. Addition, an addition of the City of Rockwall, according to the map thereof dated October 9, 1987 and recorded in Cabinet C, Page 24, of the Plat Records of Rockwall County, Texas;

THENCE along the southwest line of said F.M. Road 3097 the following:

South 45°37'17" East, a distance of 374.66 feet to a point found for corner, same point being the ***POINT OF BEGINNING***;

South 45°37'17" East, a distance of 268.00 feet to a point found for corner;

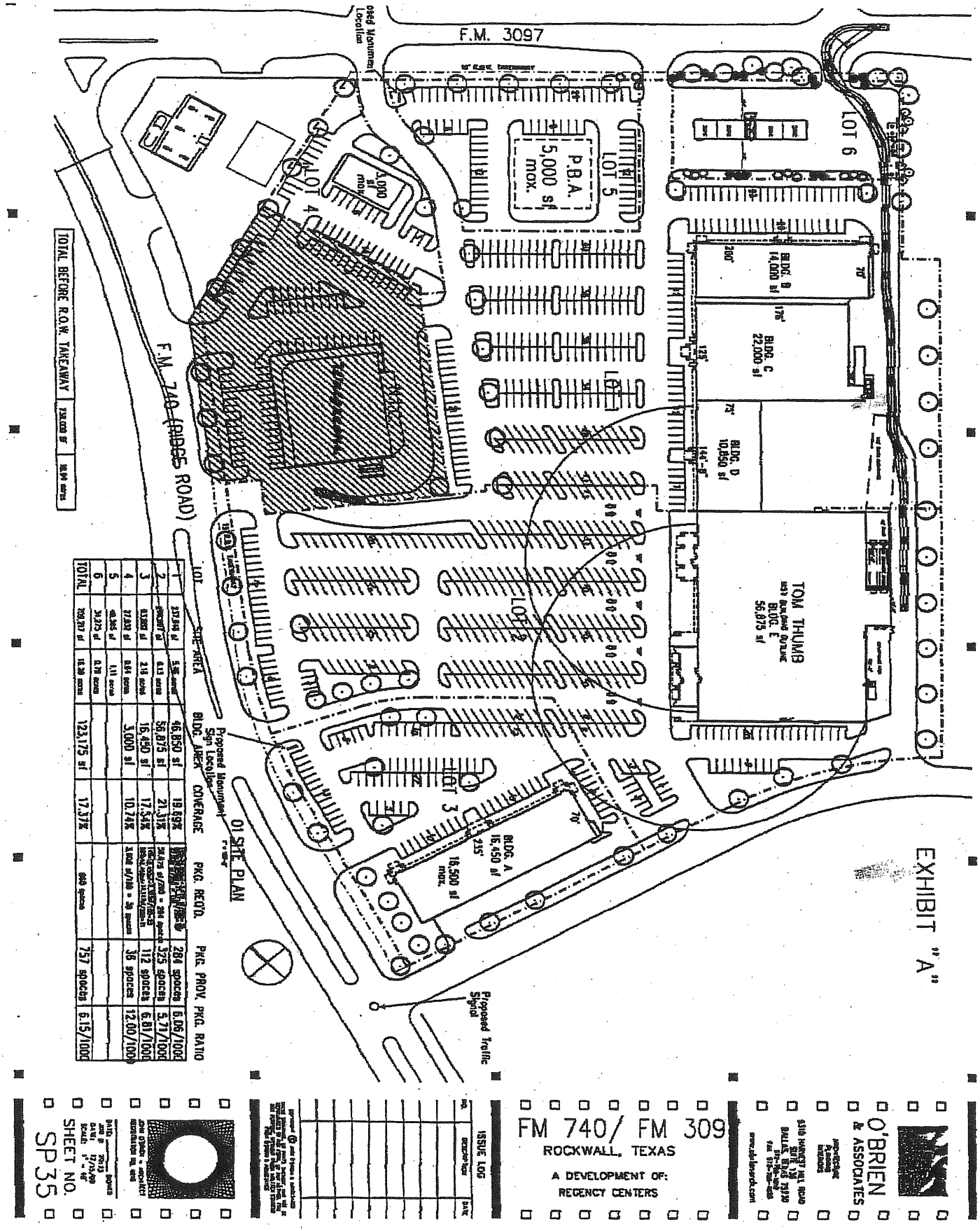
THENCE South 44°22'43" West, a distance of 140.00 feet to a point found for corner;

THENCE North 45°37'17" West, a distance of 268.00 feet to a point found for corner;

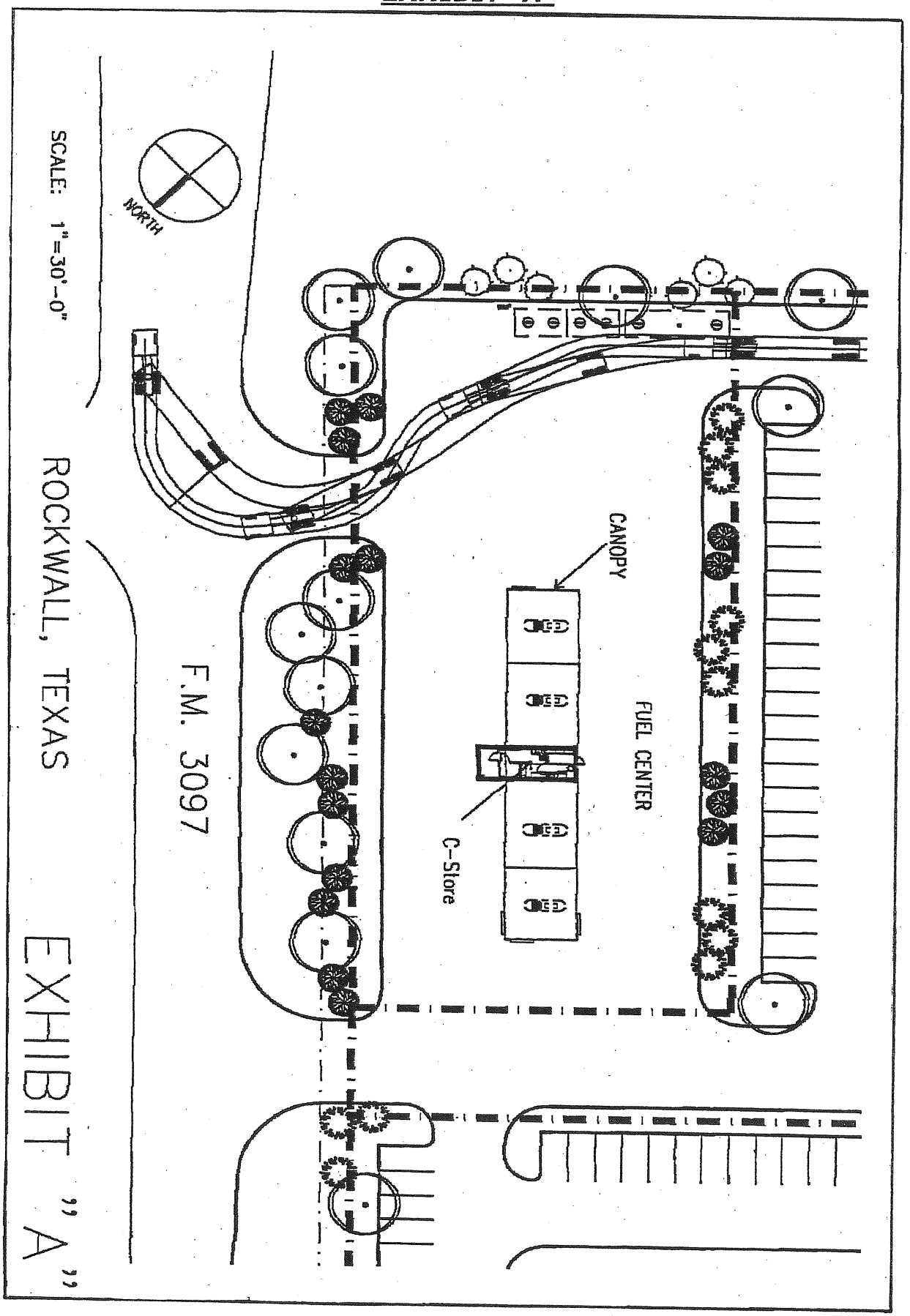
THENCE North 44°22'43" East, a distance of 140.00 feet to the ***POINT OF BEGINNING***;

CONTAINING a computed are of 37,520 square feet or 0.861 acres of land.

EXHIBIT "A"



	SITE AREA	BLDG. AREA	COVERAGE	PKG. REQ'D.	PKG. PROV.	PKG. RATIO
1	237,994 sf	46,850 sf	19.69%	284 spaces	284 spaces	6.06/1000
2	amount sf	56,875 sf	21.31%	325 spaces	325 spaces	5.71/1000
3	113,393 sf	16,450 sf	17.54%	112 spaces	112 spaces	6.81/1000
4	27,433 sf	3,000 sf	10.74%	36 spaces	36 spaces	12.00/1000
5	40,366 sf					
6	39,275 sf					
TOTAL	708,207 sf	123,175 sf	17.39%	757 spaces	757 spaces	6.15/1000


SCALE: 1"=30'-0"
NORTH
ROCKWALL, TEXAS
F.M. 3097
CANOPY
FUEL CENTER
C-Store
EXHIBIT "A"

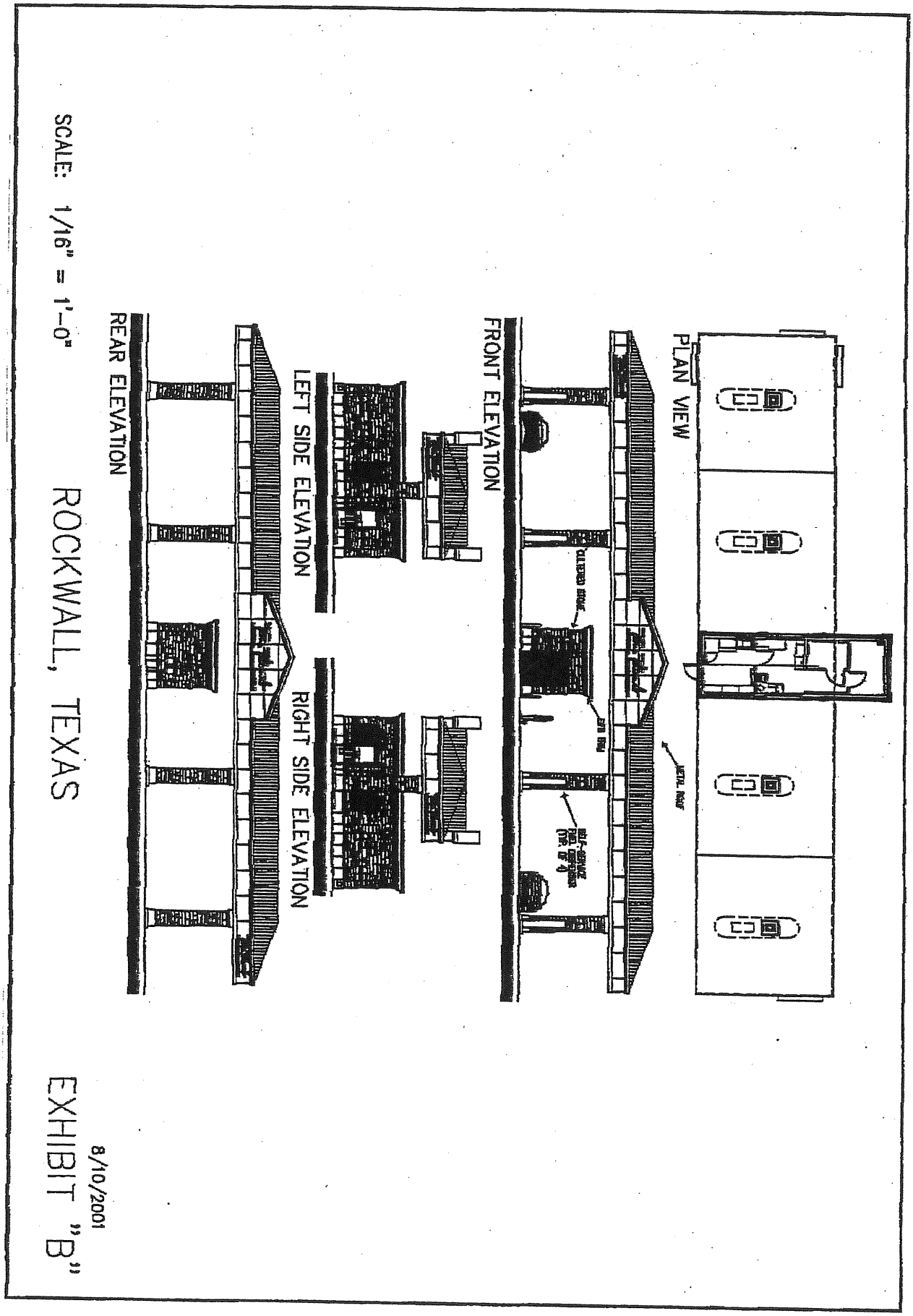
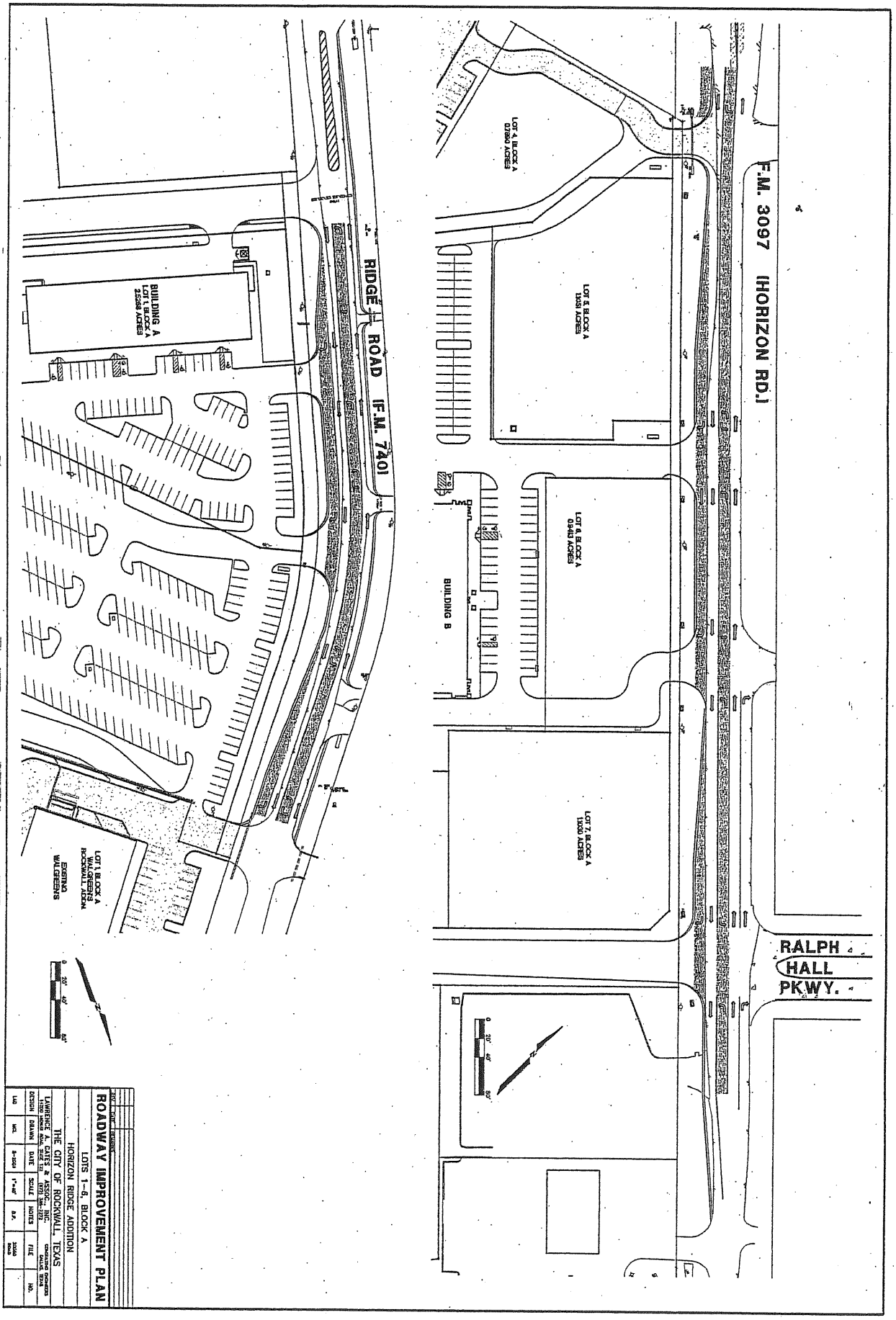

PLAN VIEW
FRONT ELEVATION
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION
REAR ELEVATION
SCALE: 1/16" = 1'-0"
ROCKWALL, TEXAS
EXHIBIT "B"
8/10/2001

EXHIBIT "C"


F.M. 3097 (HORIZON RD.)
RIDGE ROAD (F.M. 740)
RALPH HALL PKWY.
LOT 4, BLOCK A
0.7940 ACRES
LOT 5, BLOCK A
1.951 ACRES
LOT 6, BLOCK A
0.940 ACRES
LOT 7, BLOCK A
1.930 ACRES
BUILDING A
LOT 1, BLOCK A
2.5288 ACRES
BUILDING B
LOT 1, BLOCK A
WALGREENS
ROCKWALL ADDN.
EXISTING
WALGREENS
0
20'
40'
80'
ROADWAY IMPROVEMENT PLAN
LOTS 1-6, BLOCK A
HORIZON RIDGE ADDITION
THE CITY OF ROCKWALL, TEXAS
LAWRENCE A. GATES & ASSOC., INC.
CONSULTING ENGINEERS
DALLAS, TEXAS
(972) 386-0777
DESIGN
DRAWN
DATE
SCALE
NOTES
FILE
NO.
LAG
MCL
8-2001
1"=40'
D.A.
32050
R&B

740
RD.
GR
CRESTHAVEN
WESTWOOD DR.
WINTER PARK
PKWY.
ROCKWALL
OAK
WINDM
3097
SITE LOCATION
HORIZON ROAD
740
PD-18
CEDAR CT.
SKYLAR DRIVE
EASTERNER
FOXCHASE LN.
OAK DRIVE
NORTH
HUNTERS GLEN
LAR DR.

2001-12

CITY OF ROCKWALL

ORDINANCE NO. 04-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM "A", AGRICULTURAL TO "PD-9", PLANNED DEVELOPMENT NO. 9 DISTRICT, FOR A 36.5427-ACRE TRACT BEING A PORTION OF THE RAINBOW LAKE ESTATES ADDITION AND ALL OF TRACTS 4-1 AND 4-3, ABSTRACT 207, AND MORE FULLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning for a tract of land containing 36.5427-acres being a portion of the Rainbow Lake Estates Addition and Tracts 4-1 and 4-3 of the E. Teal Survey, Abstract 207, and more fully described herein as Exhibit "A", City of Rockwall, Rockwall County, Texas, from "A", Agricultural District to "PD-9", Planned Development No. 9 District, and;

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in ***§2.3 – (SF-10) SINGLE FAMILY RESIDENTIAL DISTRICT*** of the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and the following conditions shall apply:

1. Development of vacant land south of Foxchase Phase 6 and Rainbow Lake Estates shall include a 5-ft landscape buffer and screening element along the Tubbs Road extension and White Road.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. 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 Subdivision Regulations of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of January, 2004.

Ken Jones, Mayor

ATTEST:

Dorothy Brooks

Dorothy Brooks, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: December 15, 2003

2nd Reading: January 5, 2004

Exhibit "A"
Legal Description

STATE OF TEXAS
COUNTY OF ROCKWALL

Being a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, including a part of an addition known as Rainbow Lake Estates recorded in Cabinet D, Slide 344; a part of Tract 7, as described in Deed recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas; and a 1.8652 acre tract described in Deed to Whittle Development, recorded in Volume 269, Page 45; and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the center of Rainbow Road, a County road, at a corner of the City Limits of the City of Rockwall and at the North corner of said Tract 7;

THENCE, With the meanders of Brockway Branch a tributary of Buffalo Creek), the East lines of said Tract 7, and said City Limits line as follows:
South 00°06' 21" East a distance of 183.00 feet;
South 71°36' 01" East a distance of 122.00 feet;
South 03°08' 59" West a distance of 195.00 feet;
South 44°36' 01" East a distance of 146.00 feet;
South 73°23' 59" West a distance of 211.00 feet;
South 20°51' 01" East a distance of 103.00 feet;
South 77°06' 01" East a distance of 250.00 feet;
South 9°06' 01" East a distance of 118.00 feet;
South 41°23' 59" West a distance of 180.00 feet;
South 48°36' 01" East a distance of 92.00 feet;
South 04°53' 59" West a distance of 43.00 feet;
South 88°08' 59" West a distance of 126.00 feet;
South 08°21' 01" East a distance of 218.00 feet; and
South 71°08' 59" West a distance of 87.98 feet to the North corner of a tract of land conveyed to Thomas W. Jones et al by Deed recorded in Volume 166, Page 410, Deed Records, Rockwall County, Texas;

THENCE, Along the Northeast lines of said Jones Tract and continuing along said City Limits Line as follows:
South 01°25' 42" East a distance of 107.53 feet;
South 54°55' 42" East a distance of 106.99 feet; and
South 24°55' 42" East a distance of 100.58 feet to a point on the common City Limits line of the City of Rockwall and the City of Heath;

THENCE, South 89°25' 57" West a distance of 634.45 feet along said Heath City Limit line to a point in a dry wash and on the Southerly lines of said Tract 7;

THENCE, In a Westerly direction with the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:
South 45°15' 18" West a distance of 22.28 feet;
North 83°12' 42" West a distance of 43.70 feet; and
North 50°58' 42" West a distance of 15.58 feet to a point on the previously mentioned Heath City Limits line;

THENCE, South 89°25' 57" West a distance of 92.46 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limits line to a point in said dry wash and said southerly lines;

Exhibit "A"
Legal Description

THENCE, With the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:
South 67°46' 18" West a distance of 99.50 feet; and
North 65°47' 42" West a distance of 87.65 feet to a point on said Heath City Limits line;

THENCE, South 89°25' 57" West a distance of 63.51 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limit line to a point in said dry wash and said Southerly Lines;

THENCE, With the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:
South 10°03' 18" West a distance of 12.88 feet; and
North 82°54' 42" West a distance of 94.99 feet to a point on said Heath City Limits Line;

THENCE, South 89°25' 57" West a distance of 325.59 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limit line to a point on the projected line of the original West line of White Road;

THENCE, South 00°22' 56" East a distance of 353.97 feet along said projected line of the original White Road to a point at the Eastward projection of the South right-of-way line of White Road;

THENCE, North 89°33' 15" West a distance of 583.26 feet along the south right-of-way line of White Road, to a point being a projection of the west line of said Whittle Development tract;

THENCE, North 00°02' 30" West a distance of 343.69 feet to a point being the southwest corner of an addition known as Foxchase Phase Six recorded in Cabinet D, Slides 335-336;

THENCE, North 89°25' 57" East a distance of 525.72 feet to a point within the right-of-way of Tubbs Road, also being a point on the existing Rockwall City Limits line and within the original Rainbow Road;

THENCE, North 31°41' 03" East a distance of 955.02 feet, along Rockwall City Limits line within the said Rainbow Lake Estates Addition to a point for a corner;

THENCE, North 45°08' 44" East a distance of 1131.97 feet continuing with said Rockwall City Limits line to the Point of Beginning and containing approximately 36.5427 acres (1,591,800.58 sf) of land.

CITY OF ROCKWALL

ORDINANCE NO. 11- 31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND (PD-9) PLANNED DEVELOPMENT NO. 9 DISTRICT, SPECIFICALLY TO ALLOW FOR A PROPOSED FUEL CENTER IN CONJUNCTION WITH THE EXISTING KROGER STORE LOCATED ON LOT 18, BLOCK A, HORIZON RIDGE ADDITION, BEING 7.1779-ACRES AND LOCATED AT 2935 RIDGE ROAD, AND MORE SPECIFICALLY SHOWN IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to (PD-9) Planned Development No. 9 District has been requested by Christina Konrad of Kroger Texas LP, specifically to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres and located at 2935 Ridge Road, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A"; and

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

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

Section 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended by approval of an amendment to (PD-9) Planned Development No. 9 District to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres and located at 2935 Ridge Road, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A"; and

Section 2. That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Unified Development Code (Ord. No. 04-38) of the City of Rockwall and to the conditions set forth in (PD-9) Planned Development No. 9 District, as heretofore amended, and as amended herein by granting of this approval, and shall be subject to the following conditions:

1. The development shall strictly adhere to the approved concept plan (Exhibit A), landscape plan (Exhibit B) and building elevations (Exhibit C).
2. The construction of the "Right-in/Right-out" raised median as shown on concept plan (Exhibit A) shall commence within twelve (12) months of the issuance of building permit for the fuel center.

3. No outside display of merchandise shall be permitted within or around the proposed fuel center, except for the ice machine as shown on the concept plan and elevations, which shall be painted to match the exterior materials of the adjacent kiosk. However, the grocery store shall continue to display merchandise as permitted under the City's "incidental display" requirements of the Unified Development Code.
4. No seasonal sales of merchandise or other special event (e.g. Christmas tree sales, Valentine's Day tent sale) that would result in a further reduction of the required parking spaces shall be allowed on the property, unless specifically permitted on a case-by-case basis by the City Council.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. 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 No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of July, 2011.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: 06-20-11
2nd Reading: 07-05-11

Exhibit "A"
Kroger Fuel (PD-9 Amendment)

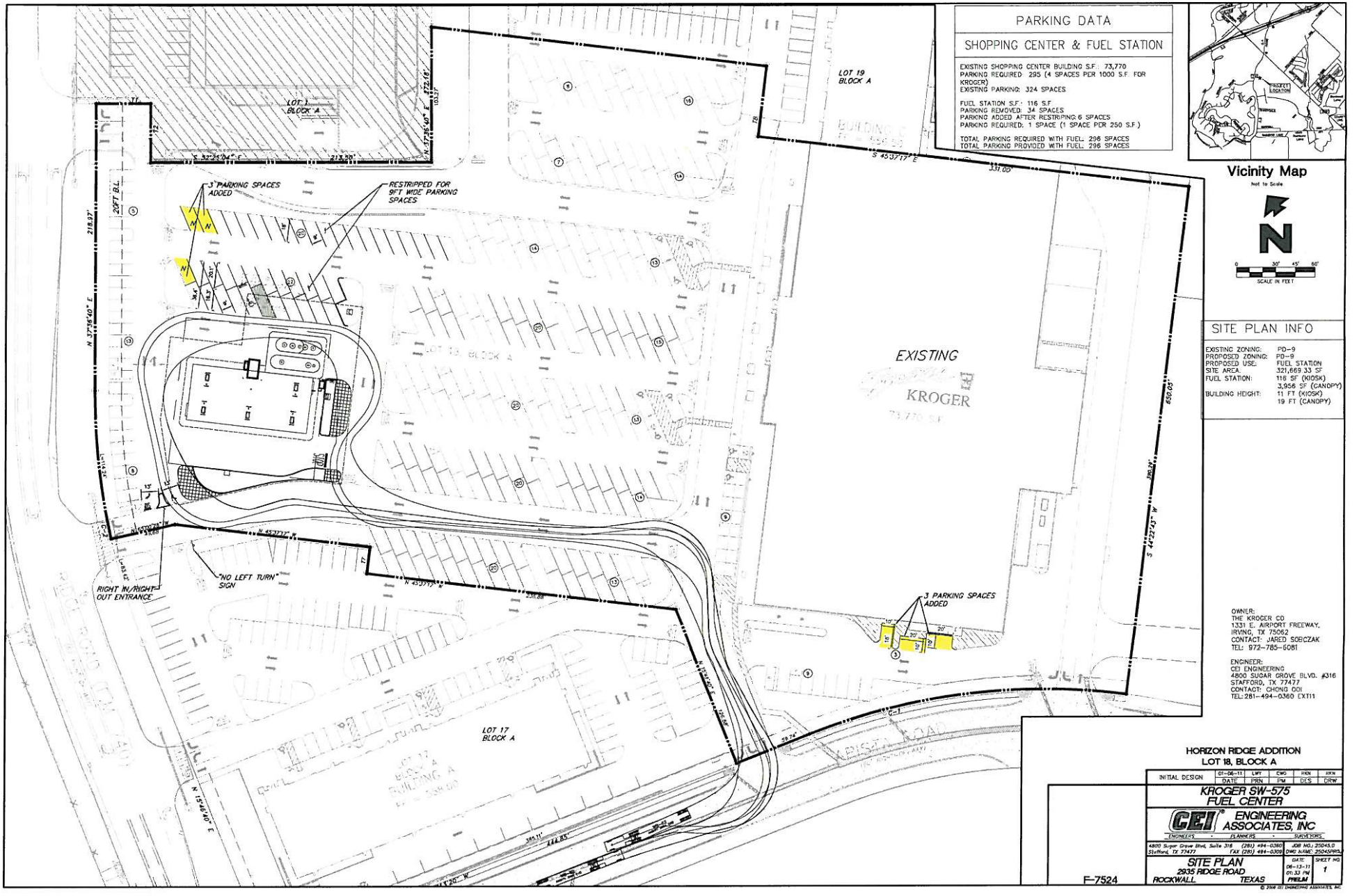
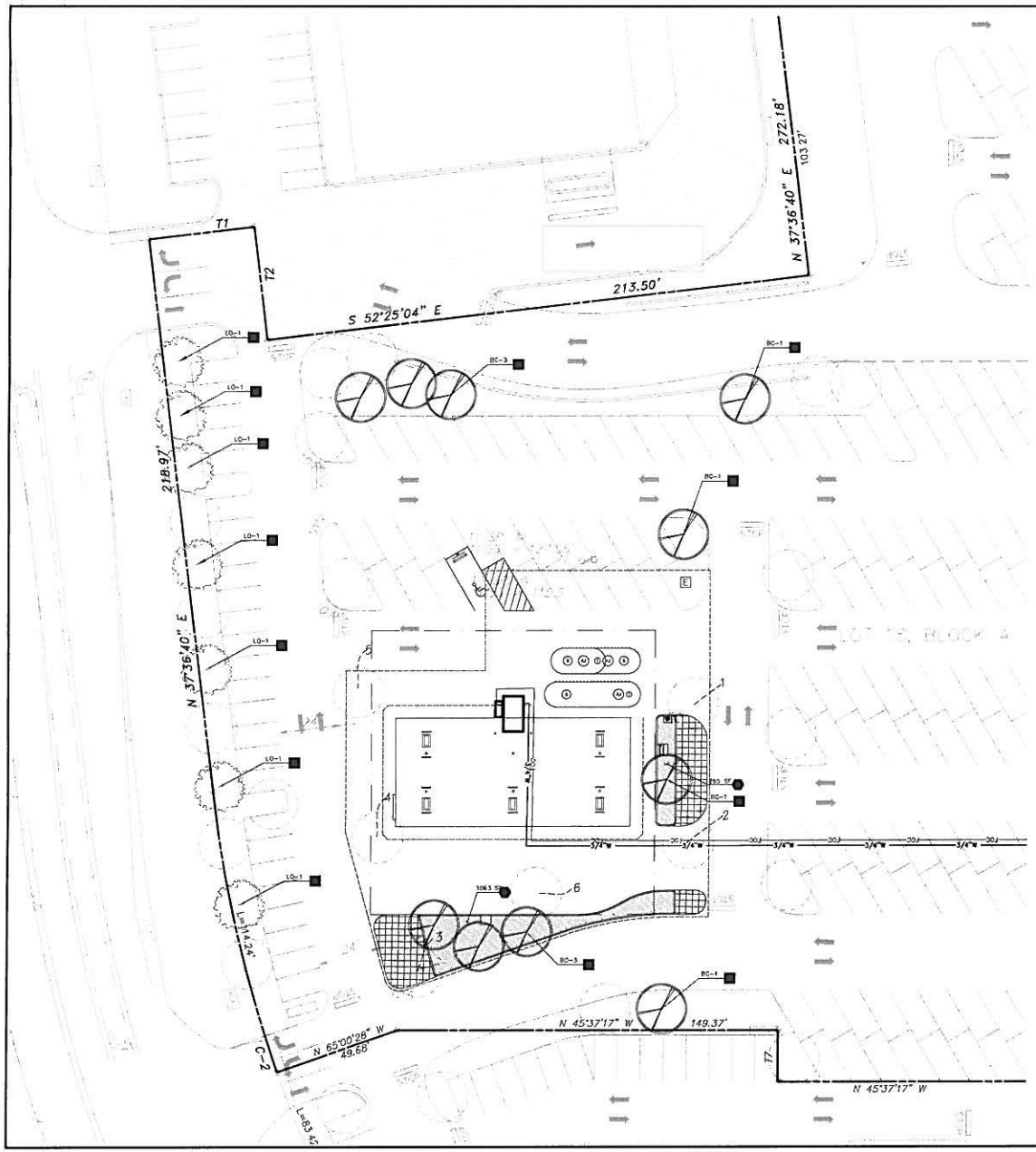
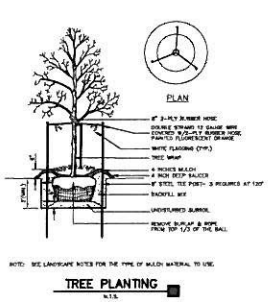


Exhibit "B"
Kroger Fuel (PD-9 Amendment)

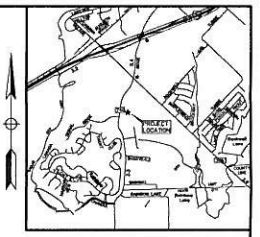




NOTE: PROPOSED TREES TO BE PLANTED AT LEAST 5FT AWAY FROM WATER, SEWER AND STORM SEWER LINES.

EXISTING TREES WITHIN AREA OF DISTURBANCE

#	SPECIE	STATUS	INCH CALIPER
1	BALD CYPRESS/Taxodium distichum	REMOVE	8"
2	BALD CYPRESS/Taxodium distichum	REMOVE	9"
3	BALD CYPRESS/Taxodium distichum	REMOVE	8"
4	BALD CYPRESS/Taxodium distichum	REMOVE	10"
5	BALD CYPRESS/Taxodium distichum	REMOVE	7"
6	CEDAR ELM/Ulmus crassifolia	REMOVE	6"
		TOTAL INCH CALIPER REMOVED =	48"



Vicinity Map
Not to Scale

LEGEND

EXISTING

- FIRE HYDRANT
- CHISELED "X" SET
- CHISELED "X" FOUND
- IRON ROD FOUND (SIZE AS NOTED)
- IRON ROD SET (SIZE AS NOTED)
- OVERHEAD UTILITY POLE W/ GUY
- UNDERGROUND ELECTRIC OR TELEPHONE
- LIGHT POLE (EX)
- SANITARY SEWER MANHOLE (EX)
- SAN. SWR. CLEAN OUT (EX)
- GAS VALVE (EX)
- WATER VALVE (EX)
- TREE

- PROP COMBINATION GRATE INLET
- PROP DROP INLET
- PROP CURB INLET
- PROP SIGNAGE (H.C.)
- PROP STOP SIGN
- PAINTED HANDICAP SYMBOL
- PAINTED STRIPING @ ACCESS ROUTES
- FIRE LANE
- VAN ACCESSIBLE

PROPOSED

- BOUNDARY LINE
- RIGHT OF WAY LINE
- TYPICAL PLANTING WITH QUANTITY AND KEY

GENERAL LANDSCAPE NOTES

A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.

B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.

D. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH THE RELEASE FERTILIZER PER BRANDS SPECIFIED APPLICATION RATES.

F. HARDWOOD MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).

G. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES.

LANDSCAPE DETAILS

50A TREE PLANTING

LANDSCAPE NOTES

1.B SOD AREA

PLANT LIST

KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
BC	10	BALD CYPRESS Taxodium distichum	B&B	4" CAL	PLANT AS SHOWN
LO	7	LIVE OAK Quercus virginiana	B&B	4" CAL	PLANT AS SHOWN
1,748 SF		SUN TYPE BERMUDA GRASS SOD			

CITY OF ROCKWALL, TX LANDSCAPE AND TREE MITIGATION REQUIREMENTS

TREE MITIGATION	REQUIRED	PROVIDED
REMOVED CALIPER TREES	48"	10 (4"CAL) 10 (4"CAL)
LANDSCAPE REQUIREMENTS	PRE-PROJECT	POST-PROJECT
LOT 18 SITE AREA=313,648.33 SF LANDSCAPED AREA (TYP&MIN) REQUIRED= 31,364.83 SF	41,876.95 SF (13.4%)	38,364.83 SF (12.2%)
PARKING LOT TREES PARKING SPACES 19 TREES REQUIRED	7 SHADE TREES 14 ORNAMENTAL TREES	19 SHADE 14 ORNAMENTAL TREES

OWNER:
THE KROGER CO.
1331 E. AIRPORT FREEWAY,
IRVING, TX 75062
CONTACT: JARED SOBCZAK
TEL: 972-785-6081

ENGINEER:
CEI ENGINEERING
4800 SUGAR GROVE BLVD. #316
STAFFORD, TX 77477
CONTACT: CHONG COI
TEL: 281-494-0360 EXT11

HORIZON RIDGE ADDITION
LOT 18, BLOCK A

INITIAL DESIGN	01-06-11	LWY	CWO	RKN	RKN
	DATE	PRN	PM	DES	DRW

KROGER SW-575
FUEL CENTER

CEI ENGINEERING ASSOCIATES, INC
ENGINEERS • PLANNERS • SURVEYORS

4800 Sugar Grove Blvd, Suite 316, Stafford, TX 77477
(281) 494-0360 FAX (281) 494-0339
JOB NO.: 250415.0
DWG NAME: 250415PRO1

LANDSCAPE PLAN
2935 RIDGE ROAD
ROCKWALL TEXAS

DATE: 01-27-11 10:22 AM PRELIM
SHEET NO.: 2

F-7524

© 2008 CEI ENGINEERING ASSOCIATES, INC

Exhibit "C"
Kroger Fuel (PD-9 Amendment)

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	MONUMENT SIGN BY SIGN CONTRACTOR		BARKER SIGNS		OWNER	SIGN INSTALLER
B	INTERNALLY ILLUMINATED REMOTE CONTROL PRICE SIGN		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
C	STATIC WARNING DECAL		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
D	REMOTE PRICE SIGN CONTROL BOX		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
E	6-SIGN POLE - O.C. TO PAINT	BLACK	DUALITE		OWNER	SIGN INSTALLER
F	CANOPY FASCIA	SANDSTONE			CANOPY FABRICATOR	CANOPY FABRICATOR
G	CANOPY FASCIA	OYSTER			CANOPY FABRICATOR	CANOPY FABRICATOR
H	LOGO - NON-ILLUMINATED (28"H x 15'-10 1/2" W)		DUALITE		OWNER	GENERAL CONTRACTOR
I	PIPE BOLLARD WITH CONCRETE FILL PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
J	DISPENSER DOOR GRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
K	KIOSK FASCIA	SANDSTONE			KIOSK FABRICATOR	KIOSK FABRICATOR
L	KIOSK FASCIA	OYSTER			KIOSK FABRICATOR	KIOSK FABRICATOR
M	CANOPY				CANOPY FABRICATOR	CANOPY FABRICATOR
N	6" DIAMETER BOLLARD - O.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
O	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
P	KIOSK - PREFABRICATED	MASONRY TO MATCH STORE			KIOSK FABRICATOR	GENERAL CONTRACTOR
Q	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
R	ISLAND PORTS - O.C. TO PAINT	GRAPHITE (PAINT)	OPW		OWNER	GENERAL CONTRACTOR
S	CANOPY COLUMNS - O.C. TO PAINT	MASONRY TO MATCH STORE			CANOPY FABRICATOR	CANOPY FABRICATOR
T	U-SHAPED BOLLARD - O.C. TO PAINT	SAFETY RED	RIVERSIDE		OWNER	GENERAL CONTRACTOR
U	PRICE SIGN, SEE DETAIL 8, THIS SHEET		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
V	ILLUMINATED CHANNEL LETTERS		DUALITE		OWNER	SIGN INSTALLER
W	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
X	ILLUMINATED LOGO SIGN		DUALITE		OWNER	SIGN INSTALLER
Y	PUMP NUMBER PLAQ				CANOPY FABRICATOR	GENERAL CONTRACTOR

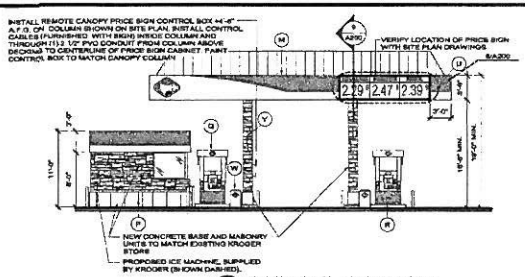
EXTERIOR FINISH LEGEND:

- (M-1) FIELD STONE MANUF.: LYNCHBURGH /KIMBROUGH / ALAMO COLOR: AUTUMN BLEND LEDGESTONE TO MATCH KROGER STORE
- (PT-1) PAINT COLOR (FOR CONCRETE BASE) MANUF.: SHERWIN WILLIAMS COLOR: COLOR TO MATCH KROGER STORE

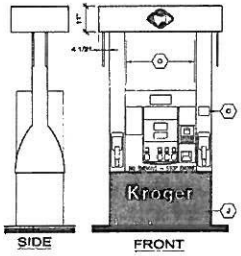
NOTE:
1. GROUT MANUF: SOUTHWEST CONCRETE PRODUCTS. COLOR: CREAM TO MATCH KROGER STORE.
2. TREAT CONCRETE BASE SURFACE WITH SURE KLEAN WEATHER SEAL BLOK-GUARD & GRAFFITI CONTROL

EXTERIOR MATERIALS BY %:

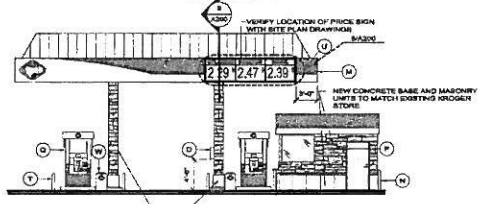
FRONT ELEVATION:	734 SF (EXCLUDES GLAZING)	
	STONE -	57 SF (7.8%)
	CONCRETE -	23 SF (3.9%)
	METAL -	658 SF (89.2%)
REAR ELEVATION:	766 SF (EXCLUDES GLAZING)	
	STONE -	88 SF (11.6%)
	CONCRETE -	22 SF (2.9%)
	METAL -	658 SF (85.6%)
LEFT SIDE ELEV:	486 SF (EXCLUDES GLAZING)	
	STONE -	62 SF (12.9%)
	CONCRETE -	36 SF (8.2%)
	METAL -	387 SF (78.8%)
RIGHT SIDE ELEV:	441 SF (EXCLUDES GLAZING AND DOOR)	
	STONE -	81 SF (18.4%)
	CONCRETE -	31 SF (7.0%)
	METAL -	329 SF (74.6%)
TOTAL ALL ELEVS:	2406 SF (EXCLUDES GLAZING AND DOOR)	
	STONE -	287 SF (12.0%)
	CONCRETE -	113 SF (4.7%)
	METAL -	2006 SF (83.3%)



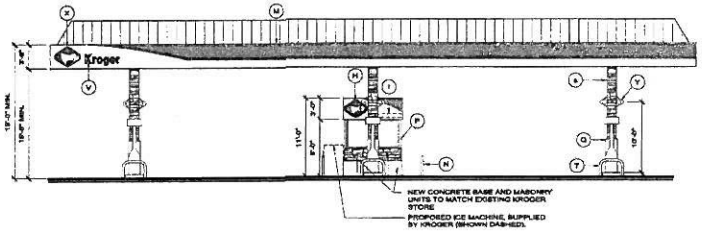
1 LEFT ELEVATION
SCALE:1/8"=1'-0"



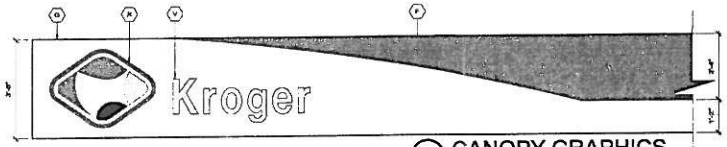
3 DISPENSER ELEVATION
SCALE:1/2"=1'-0"



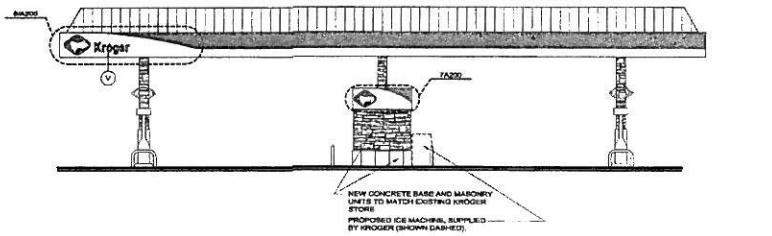
2 RIGHT ELEVATION
SCALE:1/8"=1'-0"



4 FRONT ELEVATION
SCALE:1/8"=1'-0"

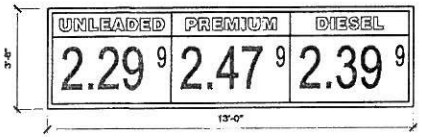


6 CANOPY GRAPHICS
SCALE:1/2"=1'-0"

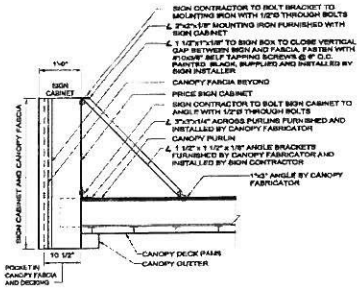


5 REAR ELEVATION
SCALE 1/8"=1'-0"

7 KIOSK GRAPHICS
SCALE:1/2"=1'-0"



8 CANOPY PRICE SIGN
SCALE:1/2"=1'-0"



9 CANOPY SIGN DETAIL
SCALE:3/4"=1'-0"

CDA Architects
3403 Corrstone Village Dr.
Plano, Texas 75023
(214) 440-5200 Fax (214) 440-2080

The Kroger Co.
Kroger

EXTERIOR ELEVATIONS

FUEL STATION SW-575
2935 RIDGE ROAD
ROCKWALL, TEXAS

A200

CITY OF ROCKWALL

ORDINANCE NO. 13-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. 04-38) OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND (PD-9) PLANNED DEVELOPMENT NO. 9 DISTRICT AND ORDINANCE 86-55, SO AS TO AMEND THE RESIDENTIAL STANDARDS AND CHANGE THE ZONING FROM (SF-22.5) SINGLE FAMILY RESIDENTIAL DISTRICT TO (SF-12.5) SINGLE FAMILY RESIDENTIAL DISTRICT FOR A 4.96-ACRE PORTION OF (PD-9) PLANNED DEVELOPMENT DISTRICT NO. 9, AND BEING IDENTIFIED AS TRACTS 4-13 & 4-14, EDWARD TEAL SURVEY, ABSTRACT 207 AND LOCATED EAST OF THE INTERSECTION OF RIDGE ROAD AND SHADY DALE LANE, AND MORE SPECIFICALLY SHOWN AS EXHIBIT "B" (BOUNDARY SURVEY); 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, an amendment to (PD-9) Planned Development No. 9 District has been requested by John P. Allender of Architexas and on behalf of Greener City Group, Inc., to amend the residential standards and change the zoning from (SF-22.5) Single Family Residential District to (SF-12.5) Single Family Residential District for a 4.96-acre portion of (PD-9) Planned Development District No. 9, and being identified as tracts 4-13 &4-14 of the Edward Teal Survey, Abstract 207 and located east of the intersection of Ridge Road and Shady Dale Lane, City and County of Rockwall, Texas, and more specifically shown in Exhibit "B" (Boundary Survey) 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

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

Section 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended by approval of an amendment to (PD-9) Planned Development No. 9 District so as to change the zoning from a (SF-22.5) Single Family Residential District to a (SF-12.5) Single Family Residential District for the *Subject Property*; and;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for in the Unified Development Code (Ord. No. 04-38) of the City of Rockwall and to the *(SF-12.5) Single Family Residential District* standards set forth in (PD-9) Planned

Development No. 9 District, as heretofore amended, and as amended herein by granting of this zoning change, and as may be amended in the future, and;

1. That the development shall strictly adhere to the standards as established in the (SF-12.5) Single Family Residential District referred to as the P.D. 9 – Shady Dale Lane Development Area Requirements attached hereto as Exhibit "A".

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 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 offence 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 No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 4th day of November, 2013.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank Garza, City Attorney

1st Reading: October 21, 2013

2nd Reading: November 4, 2013

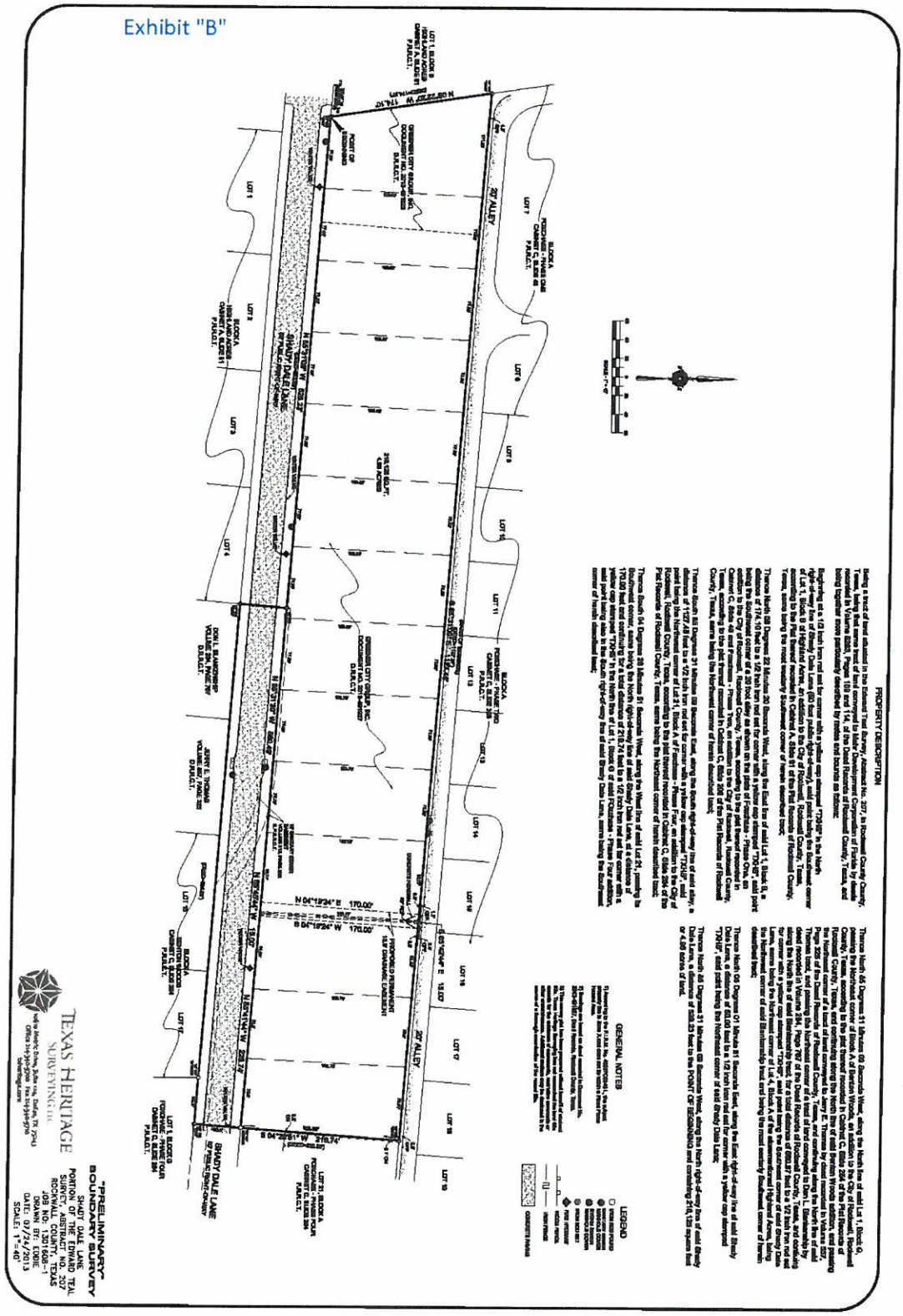
EXHIBIT "A"

P.D. 9 – SHADY DALE LANE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F. – 12.5) Single Family Residential District
Minimum 12,500 Square Feet.

1. Minimum lot area – 12,500 square feet
2. Maximum number of single family detached units per lot – 1 each
3. Minimum square footage per dwelling unit – 2,000 square feet
4. Minimum lot frontage on public street – 75 feet
5. Minimum lot depth – 160 feet
6. Minimum depth of front setback – 20 feet
7. Minimum depth of rear setback – 10 feet
8. Minimum width of side setback –
   a) Internal lot – 6 feet
   b) Side yard abutting street – 15 feet
   c) Abutting an arterial – 20 feet
9. Minimum distance between separate buildings on the parcel of land or lot – 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard – 18 feet
11. Maximum building coverage as percent of lot area – 35 percent
12. Maximum height of structures – 36 feet
13. Minimum number of off-street parking spaces (excluding garage) – 2 each

Exhibit "B"


PROPERTY DESCRIPTION
GENERAL NOTES
LEGEND
"PRELIMINARY"
BOUNDARY SURVEY
SHADY DALE LANE
PORTION OF SHADY DALE LANE, TEAL
SURVEY, ABSTRACT NO. 207
ROCKWALL COUNTY, TEXAS
JOB NO: 130116d8-1
DRAWN BY: SCB
DATE: 07/24/2013
SCALE: 1"=40'
TEXAS HERITAGE
SURVEYING LLC
SHADY DALE LANE
20' ALLEY
PROPOSED PERMANENT
ESMT. DRAINAGE EASEMENT
POINT OF BEGINNING
POINT OF COMMENCING

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 307.57-ACRE TRACT OF LAND SITUATED WITHIN THE E TEAL SURVEY, ABSTRACT NO. 207, 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 of Rockwall has initiated an amendment to the Planned Development District 9 (PD-9) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*].

WHEREAS, Planned Development District 9 (PD-9) is a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*;

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

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

DRAFT ORDINANCE 2024

amended zoning classification for the *Subject Property*;

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

SECTION 5. The Homeowner's Association (HOA) shall be responsible for the maintenance of all common areas, screening walls and features, landscape areas, deed restriction enforcement, and all other functions required to maintain the quality of the development.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JANUARY, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 1.26.2024

1st Reading: December 16, 2024

2nd Reading: January 6, 2024

DRAFT ORDINANCE 11.26.2024

Exhibit 'A':
Legal Description

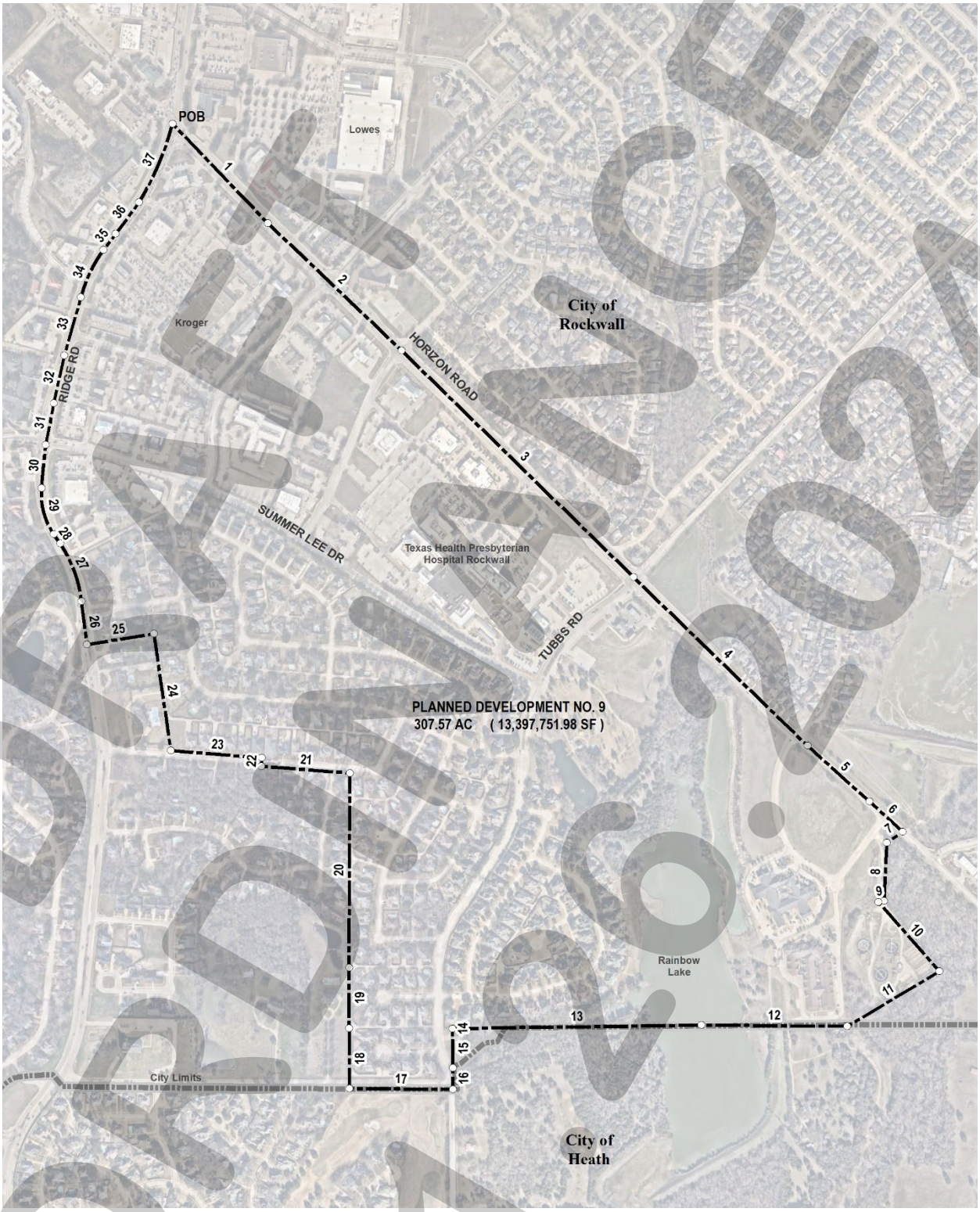
BEING 307.57 acres of land situated in Abstract 207, E. Teal Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the center of the intersection of Horizon Rd (FM3097) and Ridge Rd, *(NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,264.736, N 7,013,506.983 Feet);*

1 **THENCE** South 42°-42'-40" East, along the center of Horizon Road, a distance of 796.38 feet to a point;
2 **THENCE** South 45°-17'-46" East, continuing along said centerline, a distance of 1067.835 feet to a point;
3 **THENCE** South 44°-34'-21" East, a distance of 1870.922 feet to a point;
4 **THENCE** South 44°-49'-17" East, a distance of 1399.251 feet to a point;
5 **THENCE** South 46°-51'-8" East, a distance of 481.716 feet to a point;
6 **THENCE** South 46°-42'-30" East, a distance of 258.877 feet for a corner;
7 **THENCE** South 57°-1'-39" West, a distance of 111.082 feet to a point;
8 **THENCE** South 3°-49'-47" West, a distance of 337.364 feet to a point;
9 **THENCE** South 80°-0'-50" West, a distance of 32.893 feet to a point;
10 **THENCE** South 40°-15'-7" East, a distance of 532.823 feet to a point;
11 **THENCE** South 60°-15'-43" West, a distance of 620.808 feet for a corner;
12 **THENCE** North 88°-24'-50" West, along the Southern City Limits line of the City of Rockwall, a distance of 842.312 feet to a point;
13 **THENCE** North 89°-38'-21" West, continuing along said City Limits line, a distance of 1438.136 for a corner;
14 **THENCE** South 0°-17'-52" West, a distance of 0.253 feet to a point;
15 **THENCE** South 0°-15'-51" West, a distance of 227.577 feet to a point;
16 **THENCE** South 0°-47'-17" West, a distance of 123.607 feet for a corner;
17 **THENCE** North 88°-31'-26" West, a distance of 598.278 feet for a corner;
18 **THENCE** North 0°-44'-41" East, along the West line of the Foxchase Addition, a distance of 348.465 feet to a point;
19 **THENCE** North 1°-2'-26" East, a distance of 351.601 feet to a point;
20 **THENCE** North 1°-20'-59" East, a distance of 1122.141 for a corner;
21 **THENCE** North 84°-24'-12" West, a distance of 513.729 feet for a corner;
22 **THENCE** North 6°-36'-59" East, a distance of 48.053 feet for a corner;
23 **THENCE** North 84°-19'-46" West, a distance of 528.673 feet for a corner;
24 **THENCE** North 7°-8'-19" West, a distance of 680.962 feet for a corner;
25 **THENCE** South 81°-59'-27" West, a distance of 392.733 feet for a corner;
26 **THENCE** North 5°-54'-11" West, generally following the Centerline of Ridge Rd, a distance of 252.075 feet to the beginning of a curve;
27 **THENCE** along said curve to the left having an angle of 27°-0'-51" and a radius of 759.035 feet with a chord distance of 354.568 feet and a chord bearing of North 19°-11'-18" West, to the beginning of a curve;
28 **THENCE** along said curve to the left having an angle of 3°-50'-26"and a radius of 974.115 feet with a chord distance of 65.281 feet and a chord bearing of North 33°-37'-15" West, to the beginning of a curve;
29 **THENCE** along said curve to the right having an angle of 36°-52'-27"and a radius of 438.264 feet with a chord distance of 277.213 feet and a chord bearing of North 13°-29'-36" West, to the beginning of a curve;
30 **THENCE** along said curve to the right having an angle of 3°-29'-57" and a radius of 4,089.283 feet with a chord distance of 249.711 feet and a chord bearing of North 6°-45'-24" East, to a point;
31 **THENCE** North 11°-48'-52" East, a distance of 245.242 feet to a point;
32 **THENCE** North 13°-45'-2" East, a distance of 282.517 feet to a point;
33 **THENCE** North 17°-1'-45" East, a distance of 347.78 feet to the beginning of a curve;
34 **THENCE** along said curve to the right having an angle of 22°-5'-10" and a radius of 792.43 feet with a chord distance of 303.575 feet and a chord bearing of North 26°-26'-2" East, to a point;
35 **THENCE** North 38°-42'-35" East, a distance of 116.194 feet to a point;
36 **THENCE** North 37°-33'-44" East, a distance of 226.689 feet to the beginning of a curve;
37 **THENCE** along said curve to the left having an angle of 16°-48'-35"and a radius of 1687.504 feet with a chord distance of 493.314 feet and a chord bearing of North 24°-11'-9" East, to the POINT OF BEGINNING AND CONTAINING 307.57 acres of land (13,397,751.98 square feet) more or less.

DRAFT ONLY 12.16.2024

Exhibit 'B':
Survey



DRAFT ORDINANCE 11-20-2024

Exhibit 'C':
Concept Plan

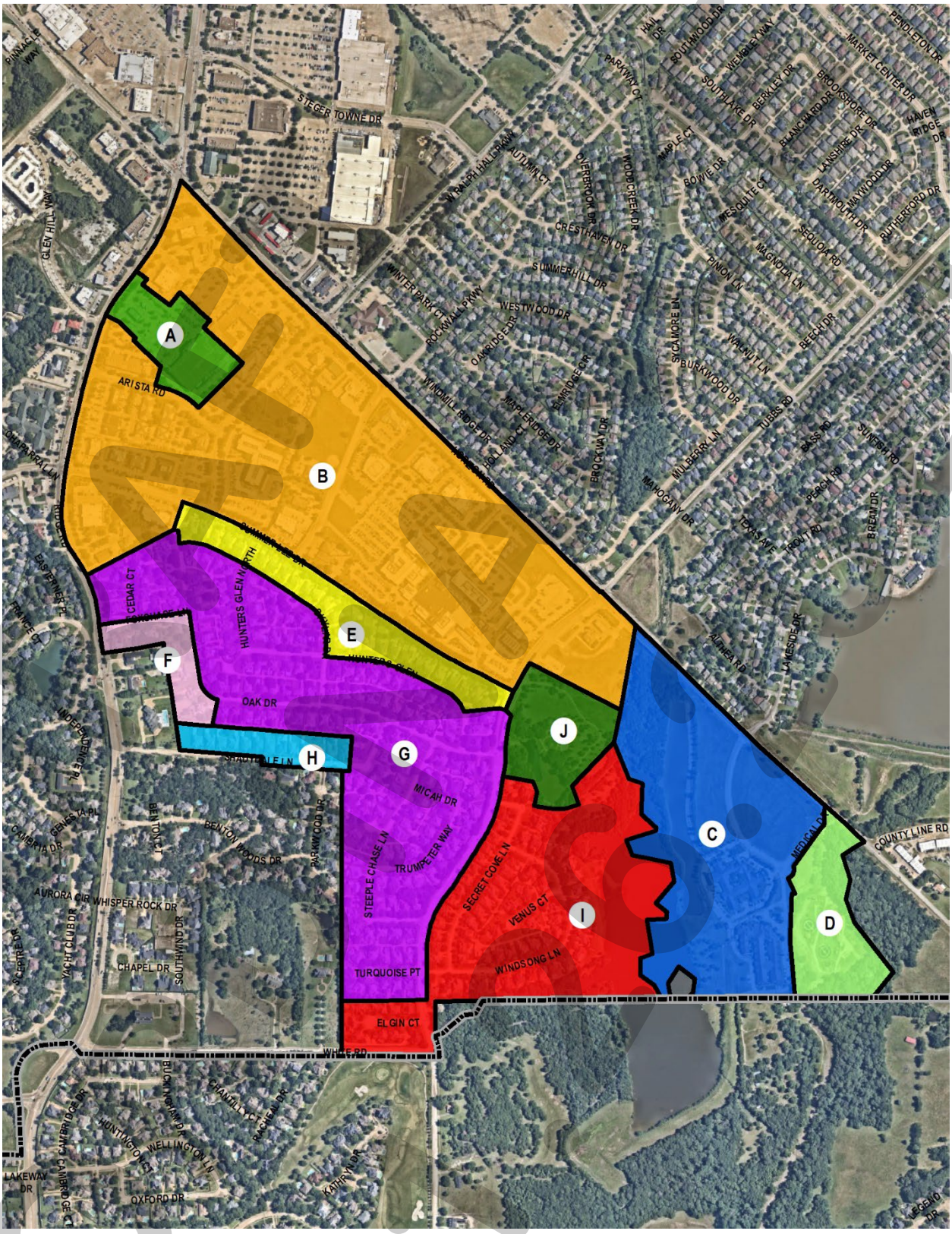


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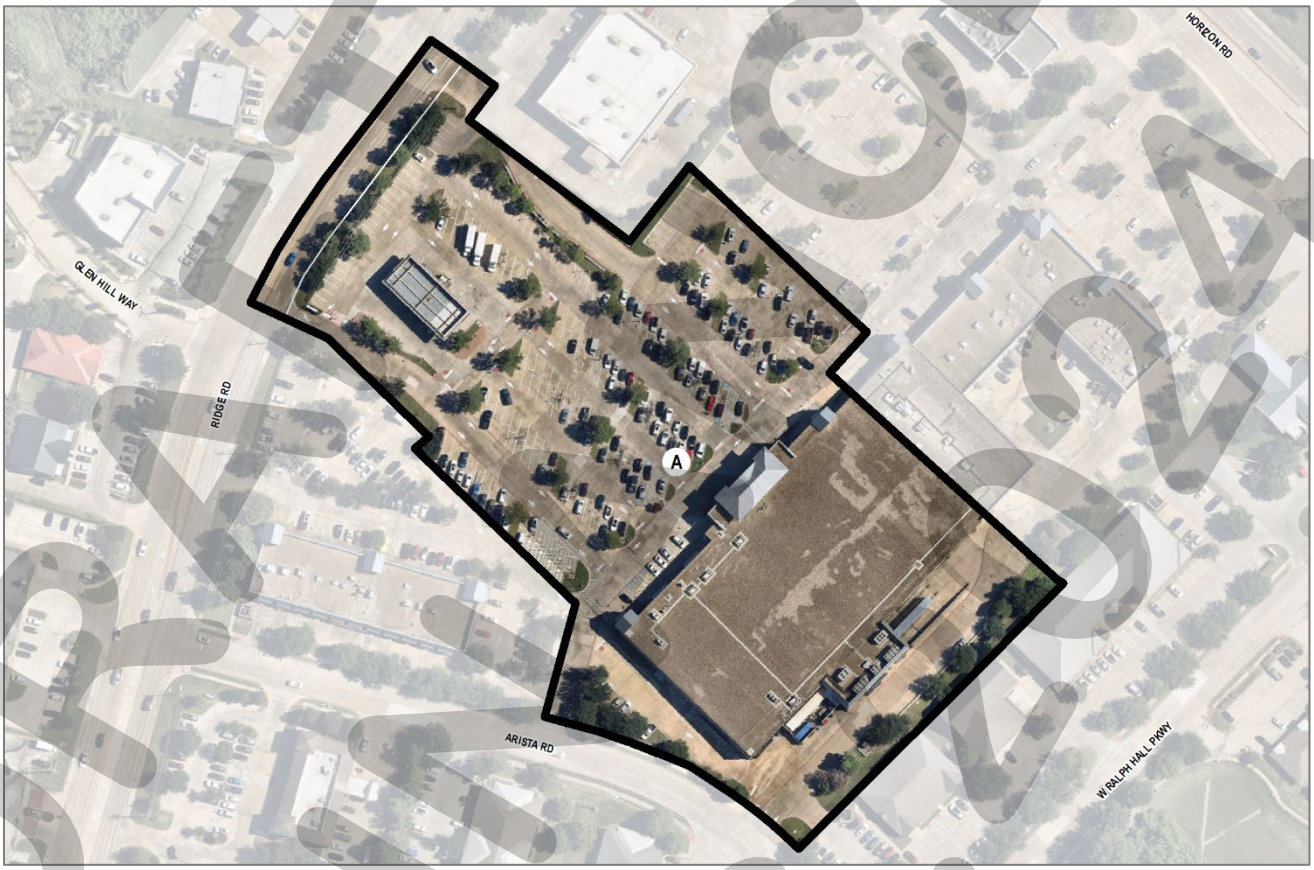
Exhibit 'D':
Density and Development Standards

(1) *TRACT A*. *[Ordinance 11-31]*

(A) *Concept Plan*. All development of *Tract A* shall conform with the *Concept Plan* depicted in *Figure 1*.

FIGURE 1. CONCEPT PLAN FOR TRACT A



(A) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract A -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

☑ RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. A MAXIMUM OF FOUR [4] VEHICLES*) (1) & (2)

NOTES:

(1) NO OUTSIDE DISPLAY OF MERCHANDISE SHALL BE PERMITTED WITHIN OR AROUND THE PROPOSED FUEL CENTER, EXCEPT FOR THE ICE MACHINE AS SHOWN IN *EXHIBIT 'E'* OF THIS ORDINANCE, WHICH SHALL BE PAINTED TO MATCH THE EXTERIOR MATERIALS OF THE ADJACENT KIOSK; HOWEVER, THE GROCERY STORE SHALL CONTINUE TO DISPLAY MERCHANDISE AS PERMITTED UNDER THE CITY'S *INCIDENTAL DISPLAY* REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC).

(2) NO SEASONAL SALES OF MERCHANDISE OR OTHER SPECIAL EVENT (*E.G. CHRISTMAS TREE SALES, VALENTINE'S DAY TENT SALE*) THAT WOULD RESULT IN A FURTHER REDUCTION OF THE REQUIRED PARKING SPACES SHALL BE ALLOWED ON THE PROPERTY, UNLESS SPECIFICALLY PERMITTED ON A *CASE-BY-CASE* BASIS THROUGH THE *SEASONAL OUTDOOR DISPLAY* POLICIES OF THE CITY OF ROCKWALL OR BY THE CITY COUNCIL.

DRAFT 12.20.2024

Exhibit 'D':
Density and Development Standards

(B) *Density and Development Standards*. The development of *Tract A -- as depicted in Exhibits 'C' & 'E' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract A* shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: *LOT DIMENSIONAL REQUIREMENTS*

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK WITHOUT A FIRE WALL	15'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'
MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	90%
MINIMUM AMOUNT OF LANDSCAPED AREAS	10%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	120'
MAXIMUM NUMBER OF ENTRANCES (ARTERIAL)	1/200'
MAXIMUM NUMBER OF ENTRANCES (COLLECTOR)	1/100'
MAXIMUM NUMBER OF ENTRANCES (LOCAL)	1/50'

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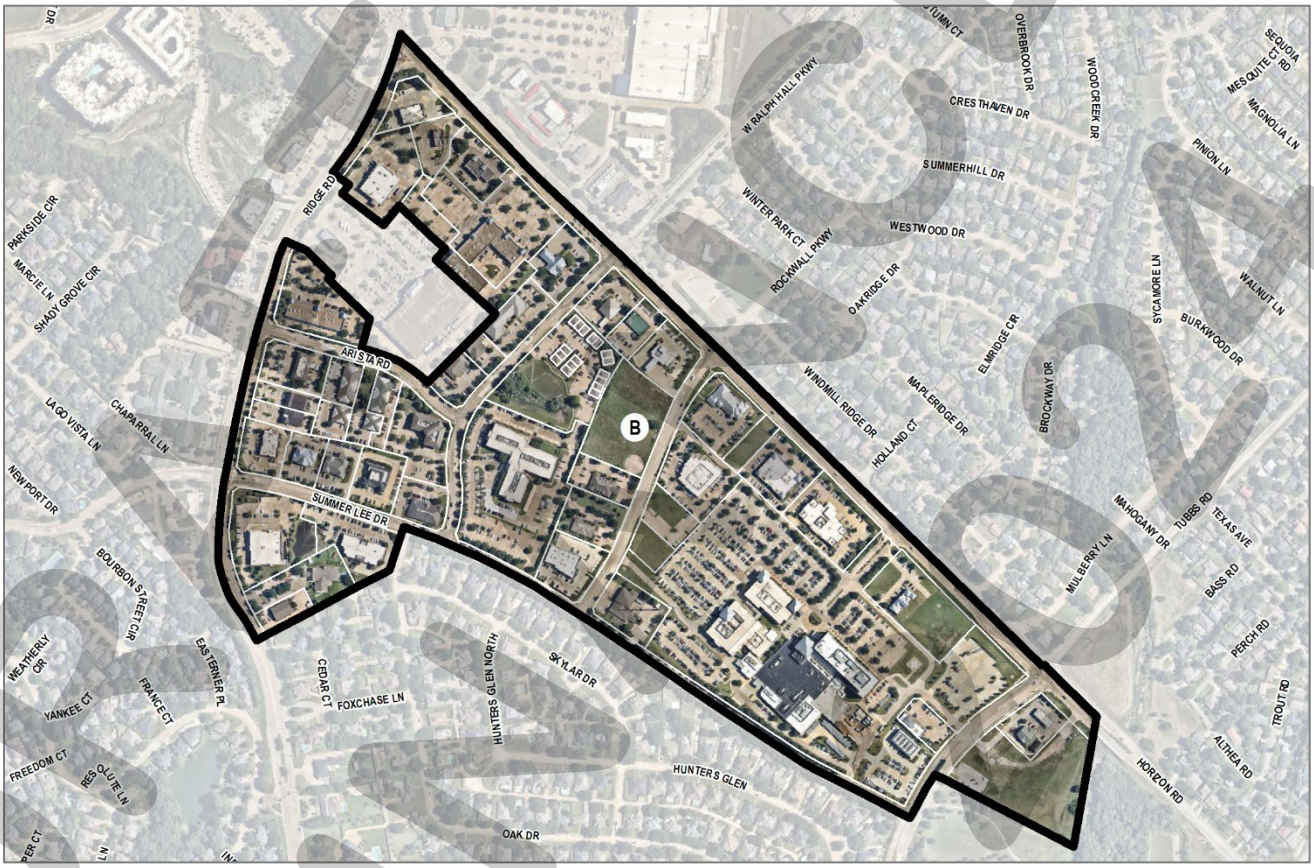
(2) *TRACT B. [Ordinance 86-55]*

(A) *Concept Plan*. All development of *Tract B* shall conform with the *Concept Plan* depicted in *Figure 2*.

FIGURE 2. CONCEPT PLAN FOR TRACT B



(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract B* shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK WITHOUT A FIRE WALL	15'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'

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Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	90%
MINIMUM AMOUNT OF LANDSCAPED AREAS	10%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	120'
MAXIMUM NUMBER OF ENTRANCES (ARTERIAL)	1/200'
MAXIMUM NUMBER OF ENTRANCES (COLLECTOR)	1/100'
MAXIMUM NUMBER OF ENTRANCES (LOCAL)	1/50'

DRAFT ORDINANCE 11.26.2024

(3) *TRACT C. [Ordinance 87-30]*

(A) *Concept Plan*. All development of *Tract C* shall conform with the *Concept Plan* depicted in *Figure 3*.

FIGURE 3. CONCEPT PLAN FOR TRACT C

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract C -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

- ☑ LIGHT ASSEMBLY WITH OR WITHOUT FRONT SHOWROOM AND WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING. THE MAXIMUM BUILDING SHALL BE RESTRICTED TO 30,000 SF.
- ☑ FURNITURE STORE WITH FRONT SHOWROOM AND WAREHOUSE STORAGE WITHIN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ HARDWARE STORE WITH SHOWROOM AND WAREHOUSE STORAGE WITHIN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ PASTRY SHOP WITH COOKING FACILITIES WITHIN IN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ OFFICE WITH WAREHOUSE/DISTRIBUTION CENTER. THE MAXIMUM BUILDING AREA SHALL BE 25,000 SF. A SPECIFIC USE PERMIT (SUP) MAY BE APPROVED FOR INCREASED BUILDING AREA OR TO ALLOW A SIMILAR LAND USE.
- ☑ WHOLESALE TRADE OR ACCESSORY OUTLETS WITH OR WITHOUT SHOWROOM AND WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING.

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- ☑ SMALL BUSINESS OFFICE WITH OR WITHOUT SHOWROOM, WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING.
- ☑ MANUFACTURER AND ASSEMBLY OF ELECTRICAL WIRING HARNESSES FOR IRRIGATION SYSTEMS WITH OR WITHOUT ACCESSORY WAREHOUSE STORAGE.

(C) *Density and Development Standards*. The development of *Tract C* -- *as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract C* shall conform to the standards depicted in *Table 3*, which are as follows:

TABLE 3: *LOT DIMENSIONAL REQUIREMENTS*

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	50'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK WITHOUT FIRE WALL	6'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'
MINIMUM SIDE YARD SETBACK ABBUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	25'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	20'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPARATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM IMPERVIOUS COVERAGE	95%
MINIMUM AMOUNT OF LANDSCAPED AREAS	20%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	60'
MAXIMUM NUMBER OF ENTRANCES ON ARTERIAL	1/200'
MAXIMUM NUMBER OF ENTRANCES ON COLLECTOR	1/100'
MAXIMUM NUMBER OF ENTRANCES ON LOCAL STREET	1/50'

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(4) *TRACT D. [Ordinance No. 73-49]*

(A) *Concept Plan*. All development of *Tract D* shall conform with the *Concept Plan* depicted in *Figure 4*.

FIGURE 4. CONCEPT PLAN FOR TRACT D

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract D -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

☑ MUNICIPALLY OWNED OR CONTROLLED FACILITIES, UTILITIES, AND USES (*INCLUDES UTILITIES WITH A FRANCHISE UTILITY AGREEMENT WITH THE CITY OF ROCKWALL*)

(C) *Density and Development Standards*. The development of *Tract D -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

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(5) *TRACT E. [Ordinance No. 86-55]*

(A) *Concept Plan*. All development of *Tract E* shall conform with the *Concept Plan* depicted in *Figure 5*.

FIGURE 5. CONCEPT PLAN FOR TRACT E

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract E -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract E -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract E* shall conform to the standards depicted in *Table 4*, which are as follows:

TABLE 4: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	12,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,500 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'

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Exhibit 'D':
Density and Development Standards

MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

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(6) *TRACT F. [Ordinance No. 86-55]*

(A) *Concept Plan*. All development of *Tract F* shall conform with the *Concept Plan* depicted in *Figure 6*.

FIGURE 6. CONCEPT PLAN FOR TRACT F

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract F -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract F -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract F* shall conform to the standards depicted in *Table 5*, which are as follows:

TABLE 5: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	22,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,800 SF

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ONLY

Exhibit 'D':
Density and Development Standards

MINIMUM LOT WIDTH	80'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	8'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	20'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

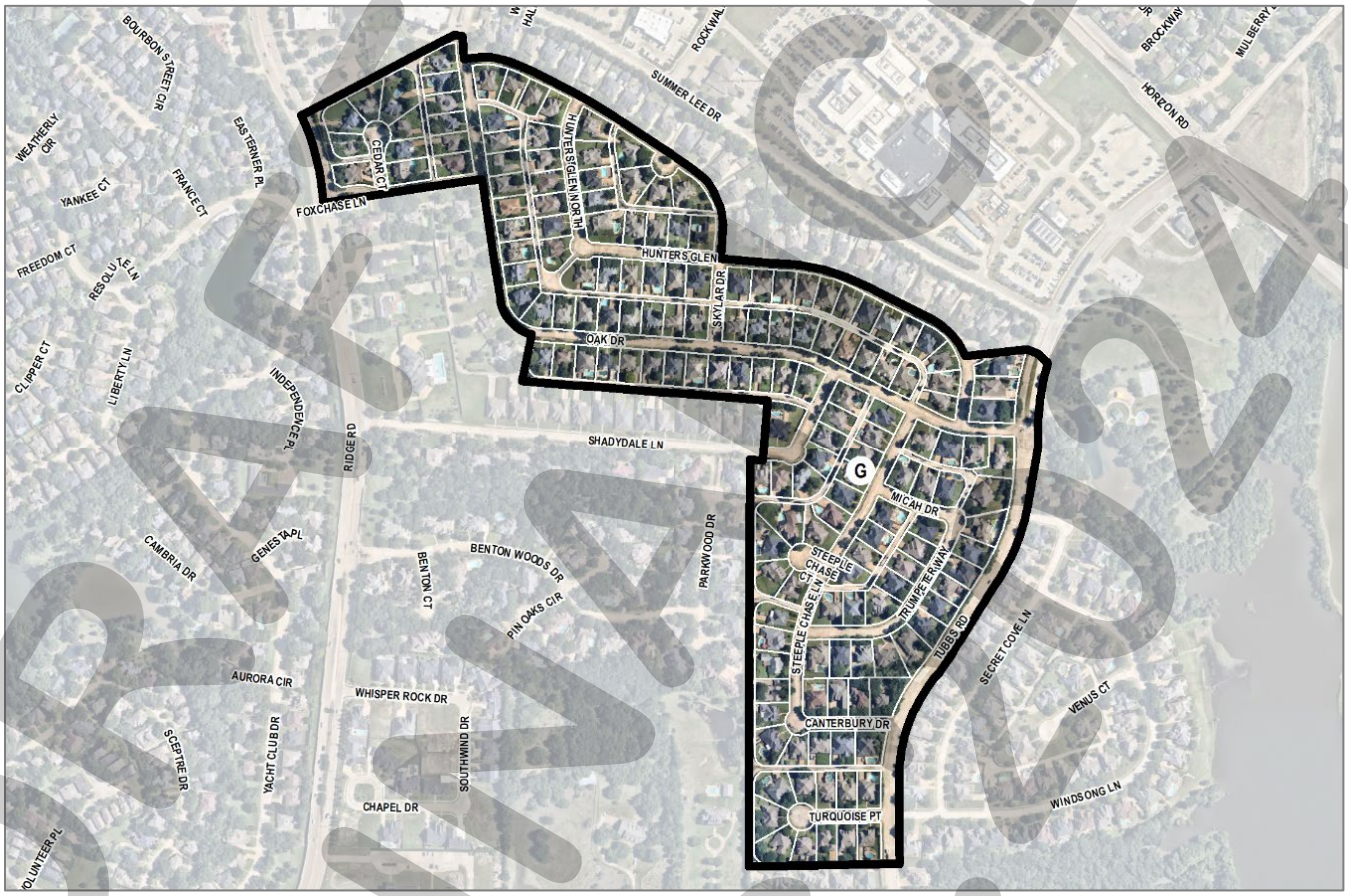
(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

DRAFT ORDINANCE 11.26.2024

(7) *TRACT G. [Ordinance No. 86-55]*

(A) *Concept Plan*. All development of *Tract G* shall conform with the *Concept Plan* depicted in *Figure 7*.

FIGURE 7. CONCEPT PLAN FOR TRACT G



(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract G -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract G -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract G* shall conform to the standards depicted in *Table 6*, which are as follows:

TABLE 6: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,500 SF
MINIMUM LOT WIDTH	60'

DRAFT

Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

DRAFT ORDINANCE 11.26.2024

(8) *TRACT H. [Ordinance No. 13-43]*

(A) *Concept Plan*. All development of *Tract H* shall conform with the *Concept Plan* depicted in *Figure 8*.

FIGURE 8. CONCEPT PLAN FOR TRACT H

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract H -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract H -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract H* shall conform to the standards depicted in *Table 7*, which are as follows:

TABLE 7: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	12,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	2,000 SF
MINIMUM LOT WIDTH	75'
MINIMUM LOT DEPTH	160'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

DRAFT ORDINANCE 4.26.2024

(9) *TRACT I. [Ordinance No. 04-02]*

(A) *Concept Plan*. All development of *Tract I* shall conform with the *Concept Plan* depicted in *Figure 9*.

FIGURE 9. CONCEPT PLAN FOR TRACT I

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract I -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract I -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

(D) *Landscaping Buffer Requirements*. The development of vacant land -- *south of Phase 6 of the Foxchase and Rainbow Lake Estates Subdivision* -- shall include a five (5) foot landscape buffer and screening elements along Tubbs Road and White Road.

DRAFT CASE

(10) *TRACT J. [Ordinance No. 88-20]*

(A) *Concept Plan*. All development of *Tract J* shall conform with the *Concept Plan* depicted in *Figure 10*.

FIGURE 10. CONCEPT PLAN FOR TRACT J

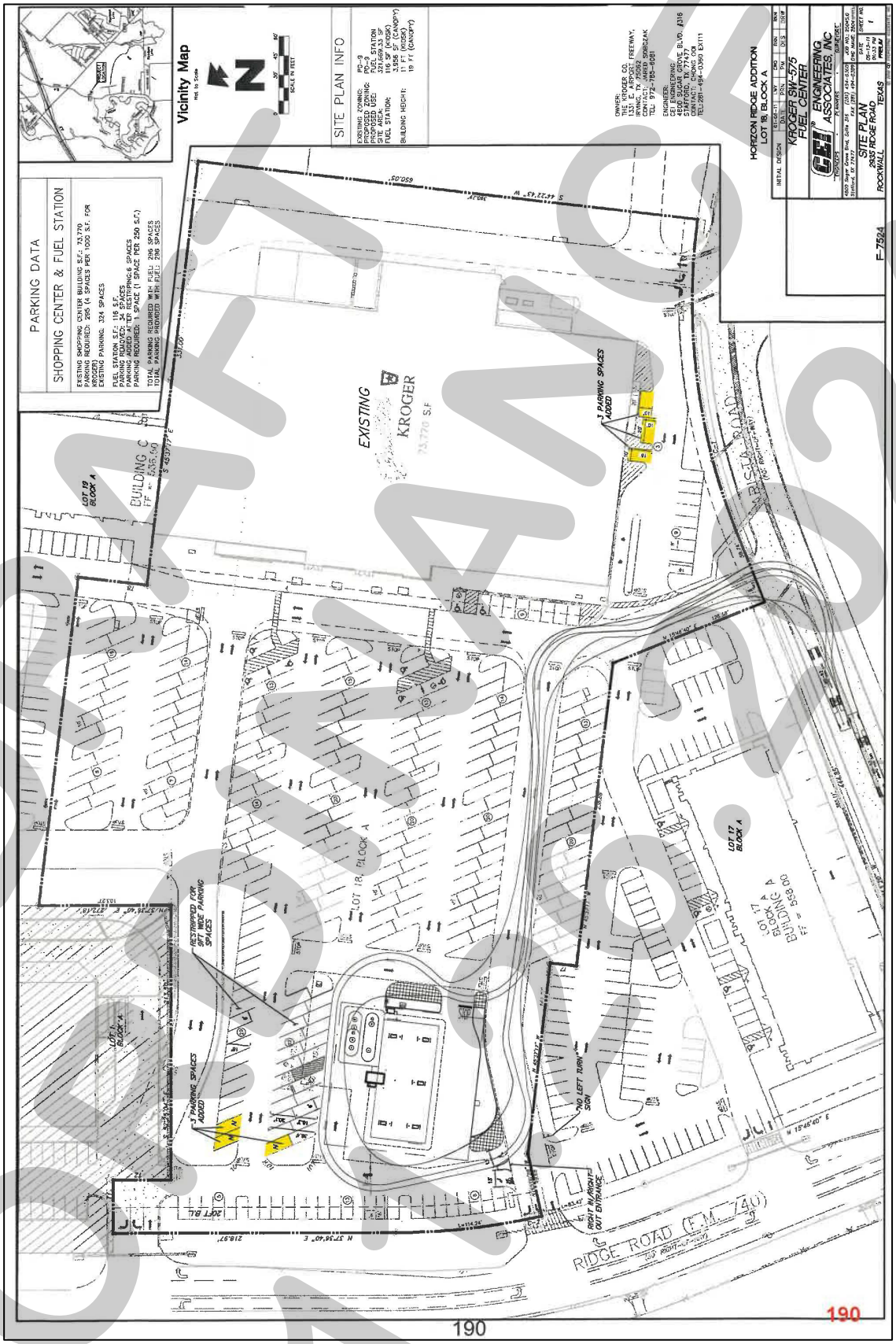
(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract J -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be the only permitted *by-right* land use:

☑ PUBLIC PARK

(C) *Density and Development Standards*. The development of *Tract J -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

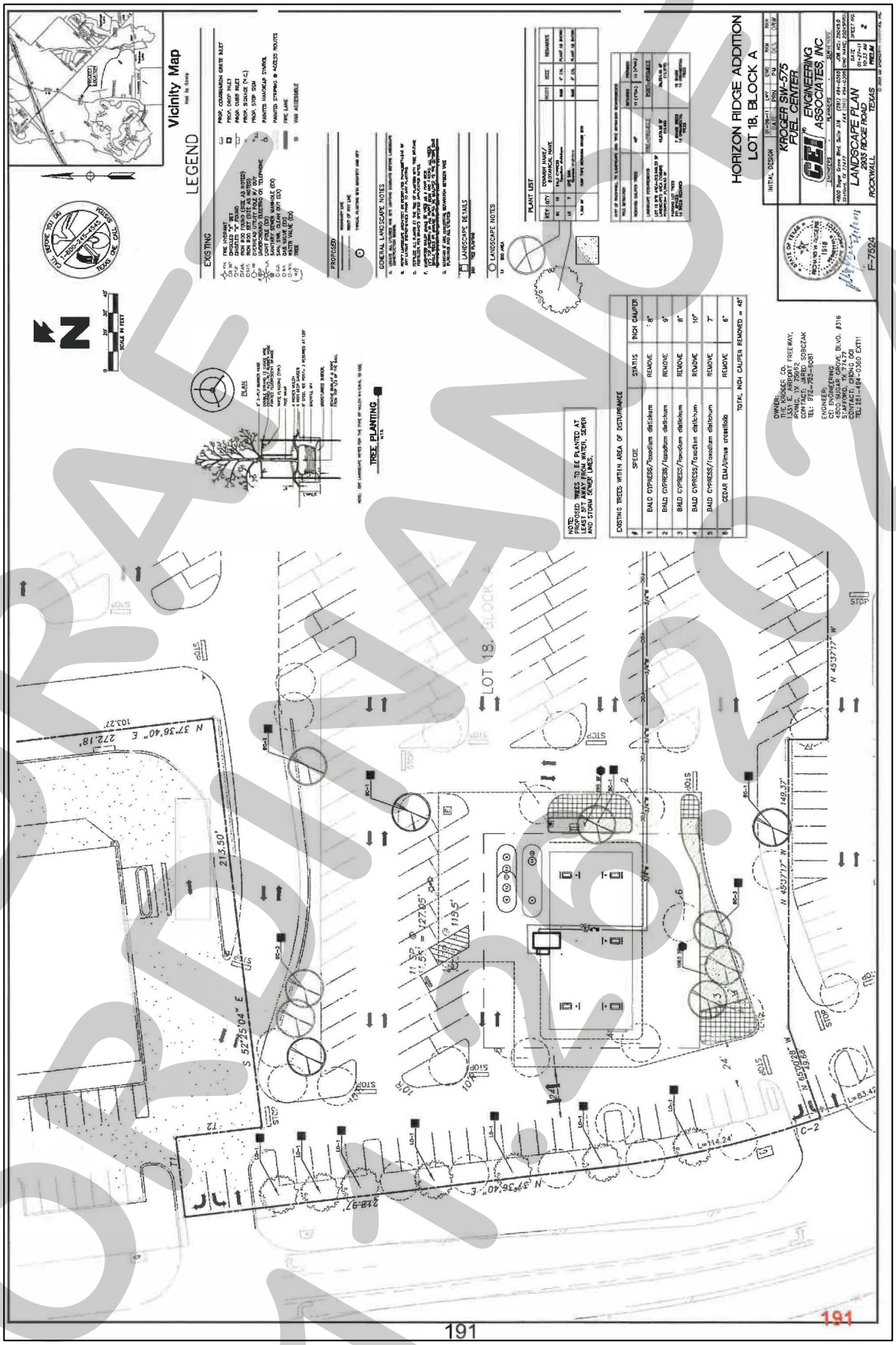
DRAFT 06.06.2024

Exhibit 'E':
Tract 'A' Concept Plan



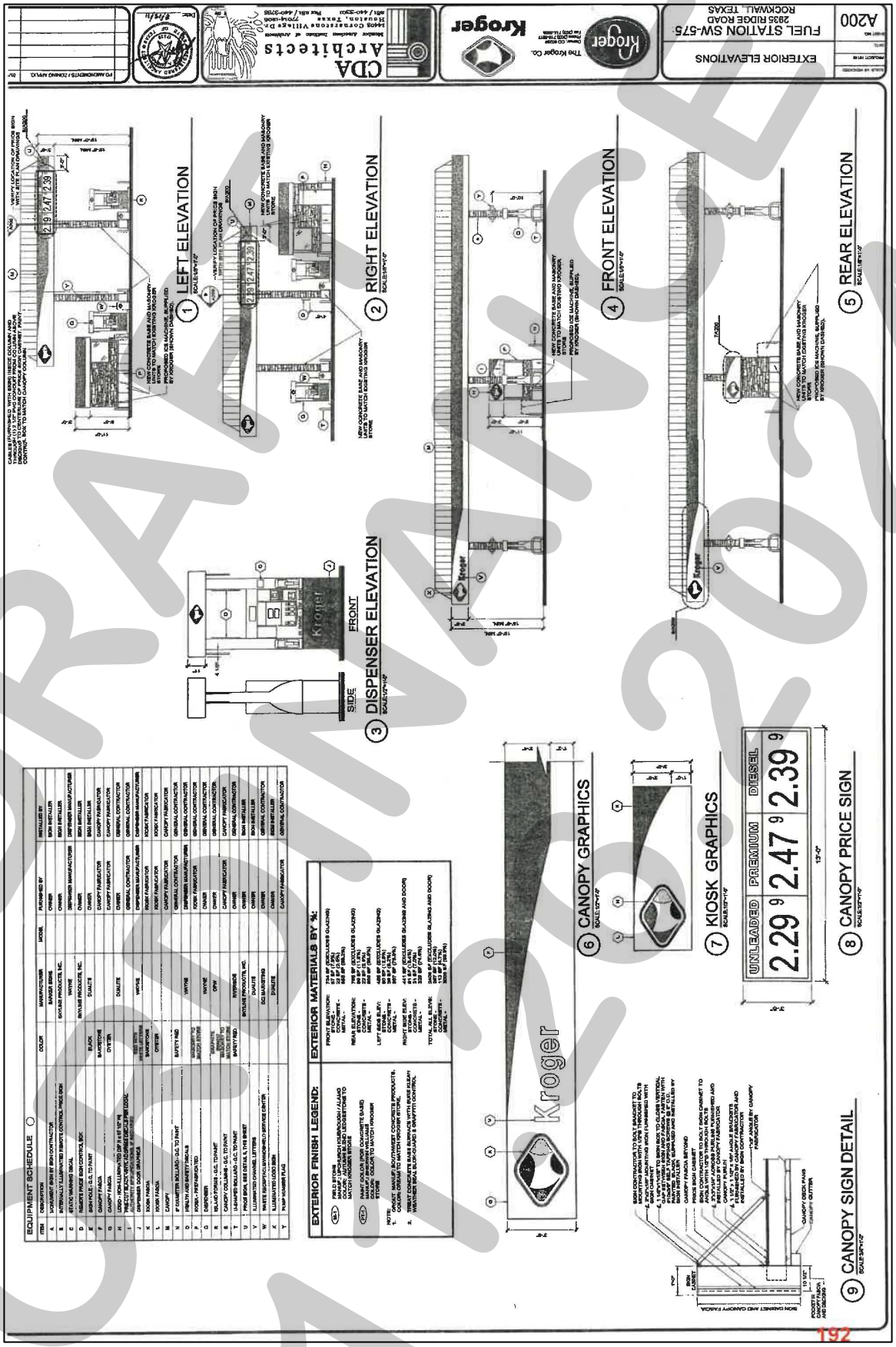
DRAFT
ONLY
10.07.2024

Exhibit 'E':
Tract 'A' Concept Plan



DRAFT ORDINANCE 11.26.2024

Exhibit 'E':
Tract 'A' Concept Plan



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Bethany Ross; *Planner*
DATE:	December 10, 2024
SUBJECT:	Z2024-054; Amendment to Planned Development District 9 (PD-9)

On June 5, 2023, the City Council directed staff to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts in order to prepare consolidating ordinances (*i.e. writing one [1] ordinance that supersedes all previous ordinances for the Planned Development Districts*). The purpose of this effort is to [*1*] make zoning easier to understand for the City's external customers (*i.e. developers, homebuilders, and citizens*), and [*2*] to make the zoning ordinances easier to interpret internally by City staff; however, the proposed consolidating ordinances are *not* intended to change any of the requirements, concept plans, or development standards stipulated for any Planned Development (PD) District. This was successfully done recently to the Planned Development (PD) Districts for the Chandler's Landing Subdivision (*i.e. Planned Development District 8 [PD-8]*), Lakeside Village/Turtle Cove Subdivisions (*i.e. Planned Development District 2 [PD-2]*), the Shores Subdivision (*i.e. Planned Development District 3 [PD-3]*), and the Windmill Ridge Estates Subdivision (*i.e. Planned Development District 13 [PD-13]*).

Planned Development District 9 (PD-9) was originally adopted in 1973, and currently consists of 66 pages of regulations within ten (10) regulating ordinances. The Planned Development District also consists of approximately 205 development cases. The proposed draft ordinance consolidates these regulating ordinances and development cases into a single document. Staff should note that under the proposed amendment, staff is required to initiate zoning; however, the proposed consolidating ordinance *will not* change any of the requirements, concept plans, or development standards stipulated for any property within Planned Development District 9 (PD-9).

This being a zoning case, staff sent out 868 notices to all property owners and occupants within Planned Development District 9 (PD-9), and within 500-feet of the Planned Development District's boundaries. In addition, staff notified the Fox Chase, Benton Woods, Rainbow Lakes, Lago Vista, Lyndon Park, Water's Edge, Lake Ray Hubbard, Signal Ridge, Signal Ridge Phase 4, Chandler's Landing, The Cabanas at Chandlers, Match Point, Landing Townhomes, Cutter Hill Phase 3, Spyglass Phase 2 &3 Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of Planned Development District 9 (PD-9) participating in the Neighborhood Notification Program. Included with the notice was a link to the City's website -- *which had all of the zoning documents associated with the case (i.e. the old Planned Development District 9 [PD-9] ordinances and the proposed draft ordinance)* --, and included with the notice was a letter explaining the purpose of the zoning amendment. To date, staff has not received any responses in favor or in opposition of the request.

To assist the Planning and Zoning Commission in understanding this zoning change, staff has included a copy of the current ordinances that make up Planned Development District 9 (PD-9), a timeline and summary of each development case associated with Planned Development District 9 (PD-9), and staff's proposed draft ordinance for comparison purposes. Should the Planning and Zoning Commission have any questions, staff will be available at the *December 10, 2024* Planning and Zoning Public Hearing.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Bethany Ross; Planner
DATE:	December 10, 2024
SUBJECT:	Development Cases for Planned Development District 9 (PD-9)

Planned Development District 9 (PD-9) was originally adopted in 1973, and currently consists of 66 pages of regulations within 10 regulating ordinances. The following is a timeline and summary of the ~205 development cases associated with this Planned Development District:

RED: EXPIRED ORDINANCES
BLUE: SUPERSEDED ORDINANCES
GREEN: PARTIALLY SUPERSEDED ORDINANCES
ORANGE: ORDINANCES

- *JULY 23, 1968*: [*Case No. Not Found*] A final plat was approved for Highland Acres Subdivision.
- *OCTOBER 29, 1973 (ORDINANCE NO. 73-44)*: [*Case No. A1973-006*] An annexation was approved for a 138.5-acre portion of Planned Development District 9 (PD-9).
- *OCTOBER 29, 1973 (ORDINANCE NO. 73-45)*: [*Case No. A1973-007*] An annexation was approved for a 53.6-acre portion of Planned Development District 9 (PD-9).
- *NOVEMBER 12, 1973 (ORDINANCE NO. 73-49)*: The original Planned Development District 9 (PD-9) was established as part of the 1972 Zoning Ordinance [*Ordinance No. 72-02*], and allowed the following land uses: *shopping center uses, garden apartments, town homes, cluster homes, single-family units*. [*SUPERSEDED BY ORDINANCE NO. 86-55*]
- *SEPTEMBER 10, 1979 (ORDINANCE NO. 79-16, S-008):* A specific use permit (SUP) was approved for a *municipally owned or controlled facility* for the North Texas Municipal Water District.
- *JUNE 16, 1986 (ORDINANCE NO. 86-55):* [*Case No. PZ1986-003-01*] This ordinance partially superseded the existing Planned Development District 9 (PD-9), and adopted a concept plan for the 287.403-acre tract of land and provided area requirements for the following uses: *office/warehouse, single-family units, and general retail*. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 87-30, 88-13, 88-20, 95-17, 01-43, and 13-43*]
- *APRIL 20, 1987*: [*Case No. PZ1987-23-01-PP*] A preliminary plat was approved for Lot 1, Block A, Buffalo Creek Office Park.
- *MAY 18, 1987:* [*Case No. PZ1987-031-FP*] A final plat was approved for Lot 1, Block A, Buffalo Creek Office Park.
- *MAY 18, 1987:* [*Case No. PZ1987-032-01*] A revised preliminary plat was approved for Planned Development District 9 (PD-9) for the purpose of reducing the required square footage for buildings and landscaped percentage in the office/warehouse area.
- *JUNE 1, 1987 (ORDINANCE NO. 87-30):* [*Case No. PZ-1987-32-Z*] This ordinance amended *Ordinance No. 86-55*. Under this amendment, the development standards for the *office/warehouse* use were amended. [*PARTIALLY SUPERSEDED BY ORDINANCE NO. 95-17*]
- *MARCH 21,1988:* [*Case No. PZ1988-006-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 1.
- *APRIL 4, 1988:* [*Case No. PZ1988-013-02*] A conditional use permit (CUP) was approved to include a *garden center* as a listed use under *general retail* area.
- *MAY 2, 1988:* [*Case No. PZ1988-005-01*] A preliminary plat was approved for Lot 1, Block A, Buffalo Creek Shopping Village.
- *MAY 2, 1988:* [*Case No. PZ1988-005-02*] A site plan was approved to allow an *indoor commercial amusement/recreation center*.
- *MAY 2, 1988:* [*Case No. PZ1988-005-03*] A conditional use permit (CUP) was approved for an *indoor commercial amusement/recreation center*.

- *MAY 2, 1988 (ORDINANCE NO. 88-13):* [*Case No. PZ1988-013-01*] This ordinance amended Ordinance No. 86-55. Under this amendment, *garden center* was added as a listed use in the *general retail* area.
- *MAY 2, 1988:* [*Case No. PZ1988-013-02*] A conditional use permit (CUP) was approved for a *garden center*.
- *MAY 2, 1988:* [*Case No. PZ1988-013-03*] A site plan was approved for a *general retail building* in Buffalo Creek Shopping Center No. 2.
- *MAY 2, 1988:* [*Case No. PZ1988-015-01*] A final plat was approved for the Lot 1, Block A, Buffalo Creek Shopping Center No. 2.
- *MAY 12, 1988:* [*Case No. PZ1988-021-01*] A final plat was approved for the Lot 1, Block A, Buffalo Creek Shopping Center.
- *JUNE 6, 1988 (ORDINANCE NO. 88-20):* [*Case No. PZ1988-017-01*] This ordinance amended *Ordinance No. 86-55*. Under this amendment, a zoning change from Single-Family 12.5 (SF-12.5) District land uses to Single-Family 10 (SF-10) District land uses was approved for Foxchase Subdivision, Phase 1.
- *JUNE 6, 1988:* [*Case No. PZ1988-017-02*] A preliminary plat was approved for Foxchase Subdivision, Phase 1.
- *AUGUST 11, 1988:* [*Case No. PZ1988-042-01*] A final plat was approved for Foxchase Subdivision, Phase 1.
- *MARCH 6, 1989:* [*Case No. PZ1989-004-01*] A conditional use permit (CUP) was approved for a garden center.
- *DECEMBER 20, 1993:* [*Case No. PZ1993-042-01*] A final plat was approved for Foxchase Subdivision, Phase 2.
- *MAY 16, 1994:* [*Case No. PZ1994-008-01*] A final plat was approved for Foxchase Subdivision, Phase 3.
- *NOVEMBER 7, 1994:* [*Case No. PZ1994-026-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 4.
- *DECEMBER 19, 1994:* [*Case No. PZ1994-035-01*] A final plat was approved for Foxchase Subdivision, Phase 4.
- *MAY 15, 1995:* [*Case No. PZ95-019-01*] A conditional use permit (CUP) was approved for a *self-service car wash.*
- *MAY 15, 1995:* [*Case No. PZ95-019-01*] A site plan was approved for a *self-service car wash*.
- *MAY 15, 1995:* [*Case No. PZ95-019-01*] A final plat was approved for Lot 1, Block A, Mark Carson Addition.
- *MAY 15, 1995:* [*Case No. PZ95-8-RP*] A replat was approved for Lots 1-R & 2-R, Block A, Buffalo Creek Shopping Center No. 2.
- *JUNE 5, 1995 (ORDINANCE NO. 95-17):* [*Case No. PZ-95-8-Z/SPP.RP*] This ordinance amended *Ordinance No. 87-30.* Under this amendment, the construction material requirements for Planned Development District 9 (PD-9) were revised.
- *JUNE 5, 1995:* [*Case No. PZ-95-8-Z/SPP.RP*] A replat was approved for Lots 2 and 3, Block A of Buffalo Creek Shopping Center.
- *JUNE 5, 1995:* [*Case No. PZ-95-8-Z/SPP.RP*] A site plan for was approved for a *strip retail center*.
- *DECEMBER 16, 1996:* [*Case No. PZ1996-094-01-PP*] A final plat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- *JANUARY 21, 1997:* [*Case No. PZ1996-89*] A replat was approved for Lots 1-RA & 2-RA, Block A, Buffalo Shopping Village No. 2.
- *OCTOBER 20, 1997:* [*Case No. PZ1997-072-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 5.
- *DECEMBER 9, 1997:* [*Case No. PZ1997-088-01*] A final plat was approved for Foxchase Subdivision, Phase 5.
- *JULY 28, 1998:* [*Case No. PZ1998-044-01*] A treescape plan was approved for Foxchase Subdivision, Phase 5.
- *FEBRUARY 2, 1999:* [*Case No. PZ1999-005-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 6.
- *JUNE 21, 1999:* [*Case No. PZ1999-39-01-Z*] A zoning change from General Retail (GR) District land uses to Commercial (C) District land uses to allow a *major automotive repair facility* was denied for Lots 1-3, Block A, Allen Anderson Addition.
- *JUNE 21, 1999:* [*Case No. PZ1999-39-02-CUP*] A conditional use permit (CUP) to allow a *major automotive repair facility* was denied for the Allen Anderson Addition.
- *JUNE 21, 1999:* [*Case No. PZ1999-39-03-FP*] A final plat was denied for Lots 1-3, Block A, Allen Anderson Addition.
- *JULY 19, 1999:* [*Case No. PZ1999-50-01-PP*] A preliminary plat and concept plan was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- *JULY 19, 1999:* [*Case No. PZ1999-50-01-PP*] A preliminary plat was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- *OCTOBER 18, 1999:* [*Case No. PZ1999-061-01*] A final plat was approved for Foxchase Subdivision, Phase 6.
- *OCTOBER 18, 1999:* [*Case No. PZ1999-074-01*] A final plat was approved for Rainbow Lake Estates.
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-01*] A preliminary plat was approved for Lot 1, Block A, Walgreens – Rockwall Addition.
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-02*] A site plan was approved for a *general retail store* (*i.e. Walgreens*).
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-03*] A landscape plan was approved for a *general retail store* (*i.e. Walgreens*)

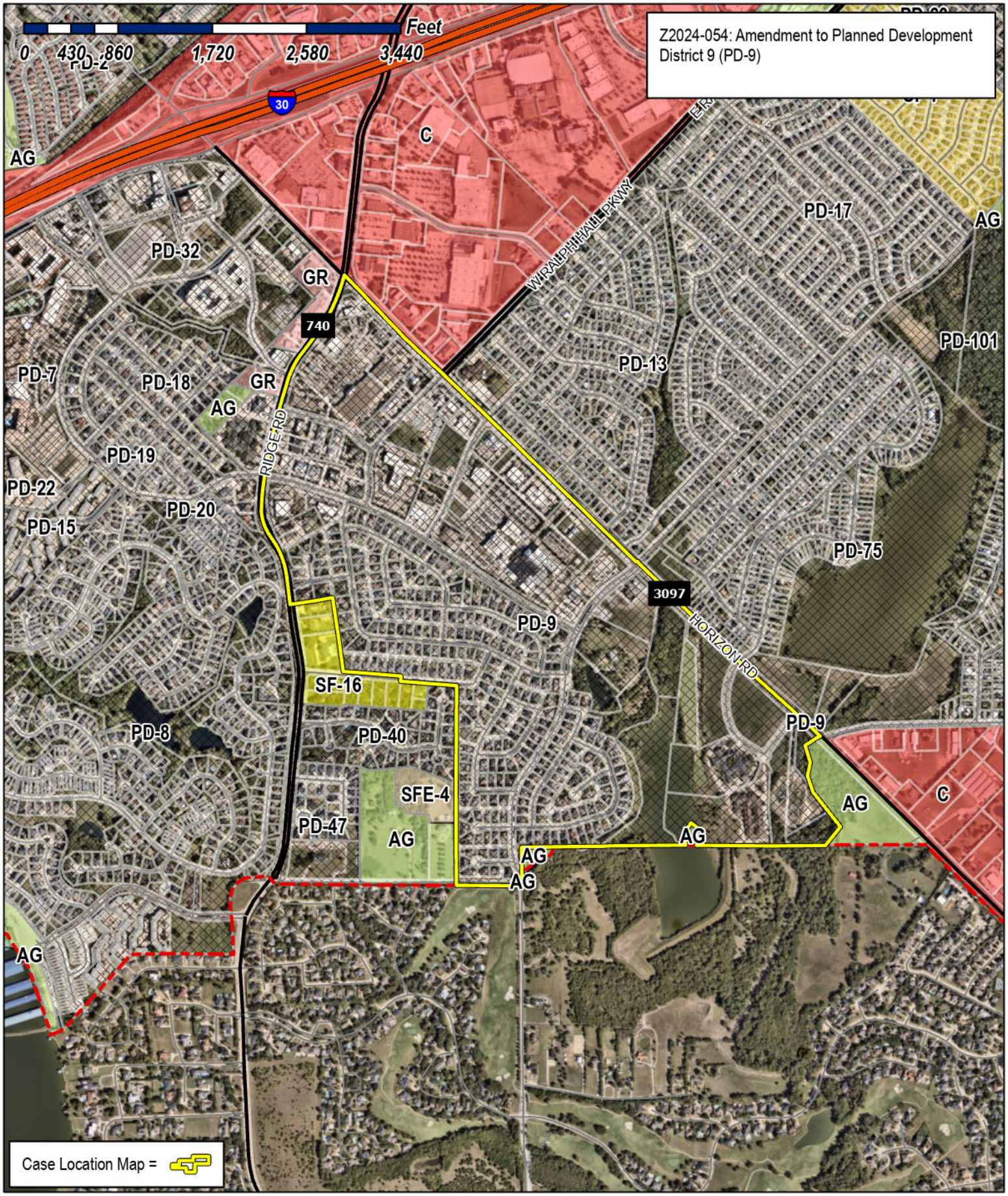
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-04*] A treescape plan was approved for a *general retail store* (*i.e. Walgreens*).
- *DECEMBER 20, 1999:* [*Case No. PZ1999-090-01*] A final plat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- *DECEMBER 20, 1999:* [*Case No. PZ1999-099-01*] A replat was approved for Lot 29-R, Block C, Foxchase Subdivision, Phase 3.
- *JANUARY 18, 2000:* [*Case No. PZ1999-109-01*] A site plan was approved for a *medical office building*.
- *FEBRUARY 21, 2000:* [*Case No. PZ2000-007-01*] A final plat was approved for Lot 1, Block A, RDI Retail Addition.
- *JULY 17, 2000:* [*Case No. PZ2000-060-01*] A preliminary plat was approved for Lots 1 & 2, Block A, M.R.P. Investments Addition.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-01*] A final plat was approved for Lots 1 & 2, Block A, M.R.P. Investments Addition.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-02*] A site plan was approved for a *medical office building*.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-03*] A treescape plan was approved for a *medical office building*.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-04*] A landscape plan was approved for a *medical office building*.
- *JANUARY 16, 2001:* [*Case No. PZ2000-113-01*] A concept plan was approved for a *strip retail center*.
- *JANUARY 16, 2001:* [*Case No. PZ2000-113-02*] A preliminary plat was approved for Lots 1-13, Block A, Horizon Ridge Addition & Lots 1-5, Block B, Horizon Ridge Addition.
- *JULY 10, 2001:* [*Case No. PZ2001-069-01-FP-SP-BE-LP-TP*] A final plat, site plan (including building elevations), landscape plan, and treescape plan was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- *SEPTEMBER 17, 2001 (ORDINANCE NO. 01-43):* [*Case No. Z2001-012*] This ordinance amended *Ordinance No. 86-55*. Under this amendment, use of a *four-pump gasoline convince store* was approved as an accessory use to a *retail grocery facility*. [*EXPIRED; NO LONGER APPLICABLE*]
- *NOVEMBER 19, 2001:* [*Case No. PZ1999-049-01-FP*] A final plat was approved for Lots 1 & 2, Block A, Horizon Ridge Center, Phase 1.
- *DECEMBER 16, 2002:* [*Case No. PZ2002-102-RP/FP*] A replat was approved for Lot 9R and 14, Block A, Horizon Ridge Addition.
- *MARCH 17, 2003:* [*Case No. PZ2003-13-RP*] A replat was approved for Lots 7R, 8R, & 12, Block A Horizon Ridge Addition.
- *MARCH 17, 2003:* [*Case No. PZ2003-26-RP*] A replat was approved for Lot 5R, Block A, Horizon Ridge Addition.
- *APRIL 21, 2003:* [*Case No. PZ-2003-27-SP-BE-LP*] A site plan including building elevations and landscape plan was approved for a *financial institution with a drive-through* (*i.e. South Trust Bank*).
- *APRIL 21, 2003:* [*Case No. PZ-2003-29-RP*] A replat was approved for Lot 10R and 13, Block A, Horizon Ridge Addition.
- *MAY 5, 2003:* [*Case No. PZ2003-26-SP-BE-LP*] A site plan including building elevations and landscape plan was approved for a *financial institution with a drive-through* (*i.e. Bank of America*).
- *MAY 19, 2003:* [*Case No. PZ2003-035-01*] A replat was approved for Lots 10R, 11R, 13, Block A, Horizon Ridge Addition.
- *MAY 19, 2003:* [*Case No. PZ2003-035-02*] A site plan was approved for a *financial institution with a drive-through*.
- *MAY 19, 2003:* [*Case No. PZ2003-035-03*] Building elevations were approved for a *financial institution with a drive-through.*
- *MAY 19, 2003:* [*Case No. PZ2003-035-04*] A landscape plan was approved for a *financial institution with a drive-through*.
- *JUNE 16, 2003:* [*Case No. P2003-009*] A replat was approved for Lot 13R, Block A, Horizon Ridge Addition.
- *JULY 7, 2003:* [*Case No. Z2003-004*] A conditional use permit (CUP) was approved to allow combustible structural construction materials.
- *AUGUST 2, 2003:* [*Case No. SP2003-005*] A site plan was approved for a *medical office building*.
- *OCTOBER 6, 2003 (ORDINANCE NO. 03-39):* [*Case No. A2003-001*] An annexation was approved for Rainbow Lakes Subdivision and Foxchase Subdivision, Phase 7.
- *OCTOBER 20, 2003:* [*Case No. SP2003-012*] A site plan was approved for an *office building*.
- *NOVEMBER 17, 2003:* [*Case No. P2003-025*] A replat was approved for Lot 1, Block 1, Horizon Village Addition.
- *JANUARY 5, 2004 (ORDINANCE NO. 04-02):* [*Case No. Z2003-014*] A zoning change from Agricultural (AG) District to Single-Family 10 (SF-10) District was approved for Rainbow Lakes Subdivision and Foxchase Subdivision, Phase 7.
- *JANUARY 20, 2024:* [*Case No. P2003-035*] A replat was approved for Lots 10R1, 10R2, & 10R3, Block A, Horizon Ridge Addition.

- *JANUARY 20, 2004:* [*Case No. SP2003-022*] A site plan was approved for an *office building*.
- *JULY 6, 2004:* [*Case No. P2004-022*] A replat was approved for Lots 6 & 7, Block B, Horizon Ridge Addition.
- *SEPTEMBER 20, 2004:* [Case No. P2004-043] A replat was approved for Lot 8R, Block A, Horizon Ridge Addition.
- *OCTOBER 18, 2004:* [*Case No. P2004-018*] A final plat for was approved for Foxchase Subdivision, Phase 7.
- *NOVEMBER 15, 2004:* [*Case No. P2004-053*] A replat was approved for Lots 4 & 5, Block B, Horizon Ridge Addition.
- *NOVEMBER 15, 2004:* [*Case No. P2004-054*] A replat was approved for Lots 17, 18, 19, Block A, Horizon Ridge Addition.
- *NOVEMBER 15, 2004:* [*Case No. SP2004-023*] A site plan was approved for a *medical office building* (*i.e. Rockwall Medical Center*).
- *JULY 6, 2004:* [*Case No. SP2004-009*] A site plan was approved for *office buildings*.
- *JANUARY 18, 2005:* [*Case No. P2004-069*] A replat was approved for Lot 10, Block B, Horizon Ridge Addition.
- *FEBRUARY 7, 2005:* [*Case No. SP2004-031*] A site plan was approved for a *medical office building* (*i.e. Open Imaging of Rockwall*).
- *FEBRUARY 21, 2005:* [*Case No. P2005-008*] A replat was approved for Lots 15 & 16, Block A, Horizon Ridge Addition.
- *FEBRUARY 21, 2005:* [*Case No. SP2005-003*] A site plan was approved for a *medical office building*.
- *MARCH 21, 2005:* [*Case No. SP2005-006*] A site plan was approved for a *medical office building* (*i.e. Eye Care Management of Rockwall*).
- *MAY 2, 2005:* [*Case No. SP2005-009*] A site plan was approved for the expansion of a *medical office building* (*i.e. Rockwall Medical Center*)
- *MAY 2, 2005:* [*Case No. Z2005-013*] A Planned Development amendment to Planned Development District 9 (PD-09) was denied to add a permitted use for a *Congregate Care Facility/Elderly Housing*.
- *MAY 2, 2005:* [*Case No. P2005-016*] A replat was approved for Lot 11, Block B, Horizon Ridge Addition.
- *SEPTEMBER 27, 2005:* [*Case No. SP2005-018*] A site plan was approved for a *restaurant with a drive-through* (*i.e Panda Express*).
- *OCTOBER 17, 2005 (ORDINANCE NO. 05-55, S-024):* [*Case No. Z2005-035*] A specific use permit (SUP) was approved for a *restaurant with a drive-through* (*i.e. Panda Express*).
- *DECEMBER 5, 2005:* [*Case No. P2005-042*] A final plat was approved for Lot 1, Block A, Horizon Ridge Center, Phase I.
- *JANUARY 17, 2006:* [*Case No. P2005-048*] A replat was approved for Lot 4, Block A, Horizon Ridge Addition.
- *MARCH 6, 2006:* [*Case No. P2006-005*] An amended preliminary plat was approved for Horizon Ridge Center – North.
- *MARCH 6, 2006:* [*Case No. P2006-006*] An amended preliminary plat was approved for Horizon Ridge Center – South.
- *APRIL 11, 2006:* [*Case No. SP2006-008*] A site plan was approved for an *office building*.
- *JULY 11, 2006:* [*Case No. SP2006-017*] A site plan was approved for a *medical office building* (*i.e. Rockwall Oral and Facial*).
- *SEPTEMBER 5, 2006:* [*Case No. P2006-035*] A final plat was approved for Lots 1-14, Block A, Horizon Ridge Addition.
- *NOVEMBER 28,2006:* [*Case No. SP2006-035*] A site plan was approved for a *Congregate Care Facility/Elderly Housing Facility* (*i.e. Lakeshore Assisted Living*).
- *FEBRUARY 5, 2007:* [*Case No. P2007-001*] A replat was approved for Lot 21, Block A, Horizon Ridge Addition.
- *SEPTEMBER 9, 2007:* [*Case No. SP2007-022*] A site plan was approved for a *office buildings*.
- *OCTOBER 9, 2007:* [*Case No. SP2007-021*] A site plan was approved for *medical office buildings* (*i.e. Horizon Ridge Medical Park*).
- *OCTOBER 15, 2007:* [Case No. P2007-031] A replat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- *JANUARY 22, 2008:* [*Case No. SP2007-029*] A site plan was approved for a *medical office building* (*i.e. Presbyterian Hospital*).
- *JANUARY 22, 2008:* [*Case No. P2008-002*] A replat was approved for Lot 15, Block A, Presbyterian Hospital of Rockwall Addition.
- *JANURARY 29, 2008:* [*Case No. SP2007-025*] A site plan was approved for a *financial institution with a drive-through* (*i.e. Chase Bank*).
- *FEBRAURY 12, 2008:* [*Case No. SP2008-001*] A site plan was approved for a *medical office building*.
- *FEBRUARY 12, 2008:* [*Case No. SP2008-002*] A site plan was approved for a *medical office building* (*i.e. Lake Pointe Orthopedics*).
- *FEBRUARY 18, 2008:* [*Case No. P2008-004*] A final plat was approved for Lot 7, Block C, Horizon Ridge Medical Park.
- *MARCH 12, 2008:* [*Case No. SP2008-005*] A site plan was approved for a *medical office building*.

- *MARCH 3, 2008:* [*Case No. P2008-007*] A replat was approved for Lots 16 and 17, Block A, Presbyterian Hospital of Rockwall Addition.
- *APRIL 7, 2007:* [*Case No. P2008-012*] A replat was approved for Lot 2, Block A, Mark Carson Addition.
- *APRIL 7, 2008:* [*Case No. P2008-010*] A replat was approved for Lot 18, Block A, Presbyterian Hospital of Rockwall Addition.
- *APRIL 21, 2008:* [*Case No. P2008-013*] A replat was approved for Lot 22, Block A, Horizon Ridge Addition.
- *JUNE 16, 2008:* [*Case No. P2008-017*] A replat was approved for Lots 16, 17, & 19, Block A, Presbyterian Hospital of Rockwall.
- *JULY 21, 2008:* [*Case No. P2008-022*] A replat was approved for Lot 8, Block C, Horizon Ridge Medical Park.
- *JANUARY 13, 2009:* [*Case No. SP2008-016*] A site plan was approved for a *medical office* complex south of the main entrance of Presbyterian Hospital of Rockwall.
- *AUGUST 17, 2009:* [*Case No. P2009-017*] A replat was approved for Lot 20, Block A, Presbyterian Hospital of Rockwall.
- *NOVEMBER 24, 2009:* [*Case No. MIS2009-009*] A tree preservation plan was approved for 832 Trumpeter Way.
- *JANUARY 10, 2010:* [*Case No. SP2009-010*] A site plan was denied for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *JANUARY 15, 2010:* [*Case No. Z2009-023*] The applicant withdrew the specific use permit (SUP) request for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *MARCH 9, 2010:* [*Case No. SP2010-002*] A site plan was approved for a *medical office building*.
- *MARCH 30, 2010:* [*Case No. SP2010-003*] A site plan was approved for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *APRIL 19, 2010 (ORDINANCE NO. 10-09):* [*Case No. Z2010-004*] A specific use permit (SUP) was approved for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *APRIL 19, 2010:* [*Case No. Z2010-006*] A specific use permit (SUP) was denied for a *minor auto repair shop* (*i.e. Christian Brothers*).
- *JULY 19, 2010:* [*Case No. P2010-012*] A final plat was approved for Lots 1 & 2, Block B, Horizon Ridge Center (*i.e. 7-Eleven*).
- *OCTOBER 18, 2010 (ORDINANCE NO. 10-29):* [*Case No. Z2010-015*] A specific use permit (SUP) was approved for outside storage at a *retail store with gasoline sales* (i.e. 7-Eleven).
- *FEBRUARY 8, 2011:* [*Case No. SP2011-002*] A site plan was approved for *gasoline sales* at Kroger but because the Planned Development District 9 (PD-09) amendment (*Case No. Z2011-002*) was denied on February 21, 2011, the site plan approval is considered invalid.
- *FEBRUARY 21, 2011:* [*Case No. Z2011-002*] An amendment to Planned Development District 9 (PD-09) was denied for the use of a proposed fuel center in conjunction with the existing *general retail store* (*i.e. Kroger*).
- *JULY 5, 2011 (ORDINANCE NO. 11-31):* [*Case No. Z2011-012*] This ordinance amended Ordinance No. 86-55. Under this amendment, use of a proposed fuel center in conjunction with the existing *general retail store* (*i.e. Kroger*).
- *JULY 12, 2011:* [*Case No. SP2011-006*] An amended site plan was approved for a *Congregate Care Facility/Elderly Housing Facility* (*i.e. Broadmore Medical Lodge*).
- *NOVEMBER 7, 2011:* [*Case No. P2011-018*] A final plat was approved for Lot 6, Block C, of Horizon Ridge Medical Park.
- *NOVMEMBER 8, 2011:* [Case No. SP2011-013] A site plan was approved for a *general retail store* (*i.e. Autozone*).
- *JANUARY 3, 2012:* [*Case No. P2011-021*] A replat was approved for lot 23, Block A, Horizon Ridge Addition but was never filed.
- *FEBRUARY 20, 2012:* [*Case No. P2012-003*] A preliminary plat was approved for Lots 1 & 2, Block A, Ridge/Summer Lee Addition.
- *FEBRUARY 28, 2012:* [*Case No. SP2012-001*] A site plan was approved for a *general retail store* (*i.e. ALDI*) on Lot 1, Block A, Ridge/Summer Lee Addition.
- *APRIL 2, 2012:* [Case No. P2012-008] A final plat was approved for Lots 1 & 2, Block A, Ridge/Summer Lee Addition.
- *NOVEMBER 19, 2012 (ORDINANCE NO. 12-28):* [*Case No. A2012-002*] An annexation was approved for Lot 1, Block B, Foxchase Subdivision, Phase 7.
- *DECEMBER 17, 2012:* [*Case No. SP2012-027*] A site plan was approved for a *medical office building*.
- *JULY 9, 2013:* [*Case No. SP2013-012*] A site plan was approved for a *restaurant with a drive-through* (*i.e. Dunkin Donuts*).
- *AUGUST 14, 2013:* [*Case No. SP2013-021*] An amended site plan was approved for a *general retail store* (*i.e. Kroger*).
- *AUGUST 19, 2013:* [*Case No. P2013-025*] A replat was approved for Lots 23, 24, & 25, Block A, Horizon Ridge Addition.
- *AUGUST 19, 2013:* [*Case No. SP2013-019*] A site plan was approved for two (2) *office buildings*.

- *AUGUST 19, 2013:* [*Case No. Z2013-017*] A specific use permit (SUP)was approved for a *restaurant with a drive-through* (*i.e. Dunkin Donuts*).
- *NOVEMBER 4, 2013 (ORDINANCE NO. 13-43):* [*Case No. Z2013-026*] This ordinance amended *Ordinance No. 86-55* and approved a zoning change from Single-Family 22.5 (SF-22.5) District land uses to a Single-Family 12.5 (SF-12.5) District land uses for Shady Dale Lane Subdivision.
- *NOVEMBER 4, 2013:* [*Case No. P2013-036*] A final plat was approved for Lot 1, Block A, NEC Ridge/Summer Lee Addition.
- *NOVEMBER 18, 2013:* [*Case No. P2013-038*] A replat was approved for Lots 26 and 27, Block A, Horizon Ridge Addition.
- *JANUARY 14, 2014:* [*Case No. SP2013-031*] A site plan was approved for a *medical office building*.
- *JANUARY 21, 2014:* [*Case No. P2013-042*] A final plat was approved for Lots 1-14, Block 1, Shady Dale Estates.
- *AUGUST 4, 2014:* [*Case No. P2014-015*] A final plat was approved for Lot 1, Block A, Eye Care and Laser Management of Rockwall.
- *AUGUST 4, 2014:* [*Case No. SP2014-010*] A site plan was approved for a *medical office building*.
- *SEPTEMBER 2, 2014:* [*Case No. P2014-019*] A replat was approved for Lot 21, Block A, Presbyterian Hospital of Rockwall Addition.
- *NOVEMBER 21, 2014:* [*Case No. SP2014-030*] An amended site plan was approved for a *hospital* (*i.e. Presbyterian Hospital of Rockwall*).
- *March 16, 2015:* [*Case No. SP2015-003*] A site plan was approved for a *medical office building*.
- *MAY 12, 2015:* [*Case No. SP2015-009*] A site plan was approved for a *medical office building*.
- *MAY 12, 2015:* [*Case No. SP2015-010*] A site plan was approved for a *medical office building*.
- *JUNE 26, 2015:* [*Case No. P2015-026*] A minor plat was approved for Lots 1-3, Block A, Temunovic Addition.
- *JULY 6, 2015:* [*Case No. P2015-027*] A replat was approved for Lot 2, Block A, Ridge/Summer Lee Addition.
- *AUGUST 3, 2015:* [Case No. P2015-032] A final plat was approved for Lots 4-6, Block A, Temunovic Addition.
- *MAY 12, 2016:* [*Case No. SP2016-011*] An amended site plan was approved for a *general retail store* (*i.e. Walgreens*).
- *JUNE 6, 2016 (ORDINANCE NO. 16-38, S-153):* [*Case No. Z2016-012*] A specific use permit (SUP) was approved for *gasoline sales* at Kroger.
- *OCTOBER 11, 2016:* [*Case No. SP2016-020*] A site plan was approved for a *hospital* (*i.e. Presbyterian Hospital of Rockwall*).
- *NOVEMBER 21, 2016:* [*Case No. P2016-049*] A replat was approved for Lot 22, Block A, Presbyterian Hospital.
- *JUNE 13, 2017:* [*Case No. SP2017-017*] An amended site plan was approved for a *hospital* (i.e. *Presbyterian Hospital of Rockwall*).
- *JULY 25, 2017:* [*Case No. SP2017-023*] A site plan was approved for a *medical office building* (*i.e. Fisher and Zitterich*).
- *AUGUST 7, 2017:* [*Case No. P2017-036*] A replat was approved for Lot 23, Block A, Presbyterian Hospital.
- *OCTOBER 2, 2017 (ORDINANCE NO. 17-52, S-175)*: [Case No. Z2017-036] A specific use permit (SUP) was approved for exceeding the maximum height of a *medical office building* (*i.e. Fisher and Zitterich*) within the Scenic Overlay (SOV) District at 1310 Summer Lee Drive.
- *FEBRUARY 19, 2018*: [*Case No. SP2018-001*] A site plan was approved for a *retail store with gasoline sales* (*i.e. 7-eleven*).
- *OCTOBER 1, 2018 (ORDINANCE NO.18-44, S-196)*: [*Case No. Z2018-039*] A specific use permit (SUP) was approved for a *retail store with gasoline sales* (*i.e. 7-eleven*).
- *NOVEMBER 13, 2018:* [*Case No. SP2018-031*] A site plan was approved for a *retail store with gasoline sales* (*i.e. 7-eleven*).
- *FEBRUARY 4, 2019:* [*Case No. P2019-001*] A replat was approved for Lots 4 & 5, Block B, Horizon Ridge Addition.
- *FEBRAURY 4, 2019:* [*Case No. P2019-004*] A replat was approved for Lot 7, Block A, Temunovic Addition.
- *FEBRUARY 19, 2019:* [Case No. P2019-001] A replat was approved for Lots 3 & 4, Block B, Horizon Ridge Center Addition.
- *APRIL 30, 2019:* [*Case No. SP2019-011*] An amended site plan was approved for a *medical office building* (*i.e. Fisher and Zitterich*).
- *SEPTEMBER 16, 2019:* [*Case No. Z2019-019*] A specific use permit (SUP) was withdrawn for a *freestanding commercial antenna* for a *government facility* (*i.e. Fire Station No. 2*).
- *JANUARY 14, 2020:* [*Case No. SP2019-051*] A site plan was approved for a *hospital* (*i.e. Presbyterian Hospital of Rockwall*)

- *APRIL 20, 2020:* [*Case No. P2020-015*] A replat was approved for Lot 24, Block A, Presbyterian Hospital.
- *APRIL 28, 2020:* [*Case No. SP2020-004*] A site plan was approved for a *strip retail center* (*i.e. Crisp and Green & MOD Pizza*).
- *JULY 14, 2020:* [*Case No. SP2020-010*] A site plan was approved for a *medical office building* (*i.e. Ellis Medical Center*).
- *AUGUST 3, 2020 (ORDINANCE NO. 20-26, S-228):* [*Case No. Z2020-023*] A specific use permit (SUP) was approved for residential infill in an established subdivision for 54 Shadydale Lane.
- *OCTOBER 2, 2020:* [*Case No. SP2020-024*] A site plan for 3140 Horizon Road was approved.
- *OCTOBER 27, 2020:* [*Case No. MIS2020-013*] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- *NOVEMBER 24, 2020:* [*Case No. SP2020-030*] An amended site plan was approved for a hospital (i.e. The Presbyterian Hospital CUP Building).
- *JANUARY 4, 2021 (ORDINANCE NO. 21-05, S-241):* [*Case No. Z2020-051*] A specific use permit (SUP) was approved for Residential Infill within Shady Dale Lane Subdivision.
- *JANUARY 4, 2021:* [*Case No. P2020-051*] A final plat was approved for Lot 1, Block A, SDI Rockwall Addition.
- *FEBRUARY 23, 2021:* [*Case No. MIS2021-003*] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- *OCTOBER 4, 2021:* [*Case No. Z2021-037*] A specific use permit (SUP) was approved for an *accessory structure* exceeding the maximum square footage for 54 Shadydale Lane.
- *MARCH 15, 2022:* [*Case No. MIS2022-004*] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- *MAY 3, 2021:* [*Case No. P2021-017*] A replat was approved for Lot 25, Block A, Presbyterian Hospital.
- *JANUARY 11, 2022:* [*Case No. SP2021-035*] A site plan was approved for a *financial institution with a drive through* (*i.e. Frost Bank*).
- *MARCH 21, 2022:* [*Case No. P2022-007*] A replat was approved for Lot 3, Block A, Allen Anderson Addition.
- *APRIL 12, 2022:* [*Case No. SP2022-009*] A site plan was approved for a *medical office building* (*i.e. Capps, Morgan, Hodges*).
- *DECEMBER 5, 2022:* [*Case No. P2022-057*] A replat for Lot 12, Block B, Horizon Ridge Addition was approved to establish the easements for the construction of a medical office (*i.e. Capps, Morgan, Hodges*).
- *OCTOBER 29, 2024:* [*Case No. SP2024-035*] An amended site plan was approved for a *general retail store* (*i.e. Kroger*).



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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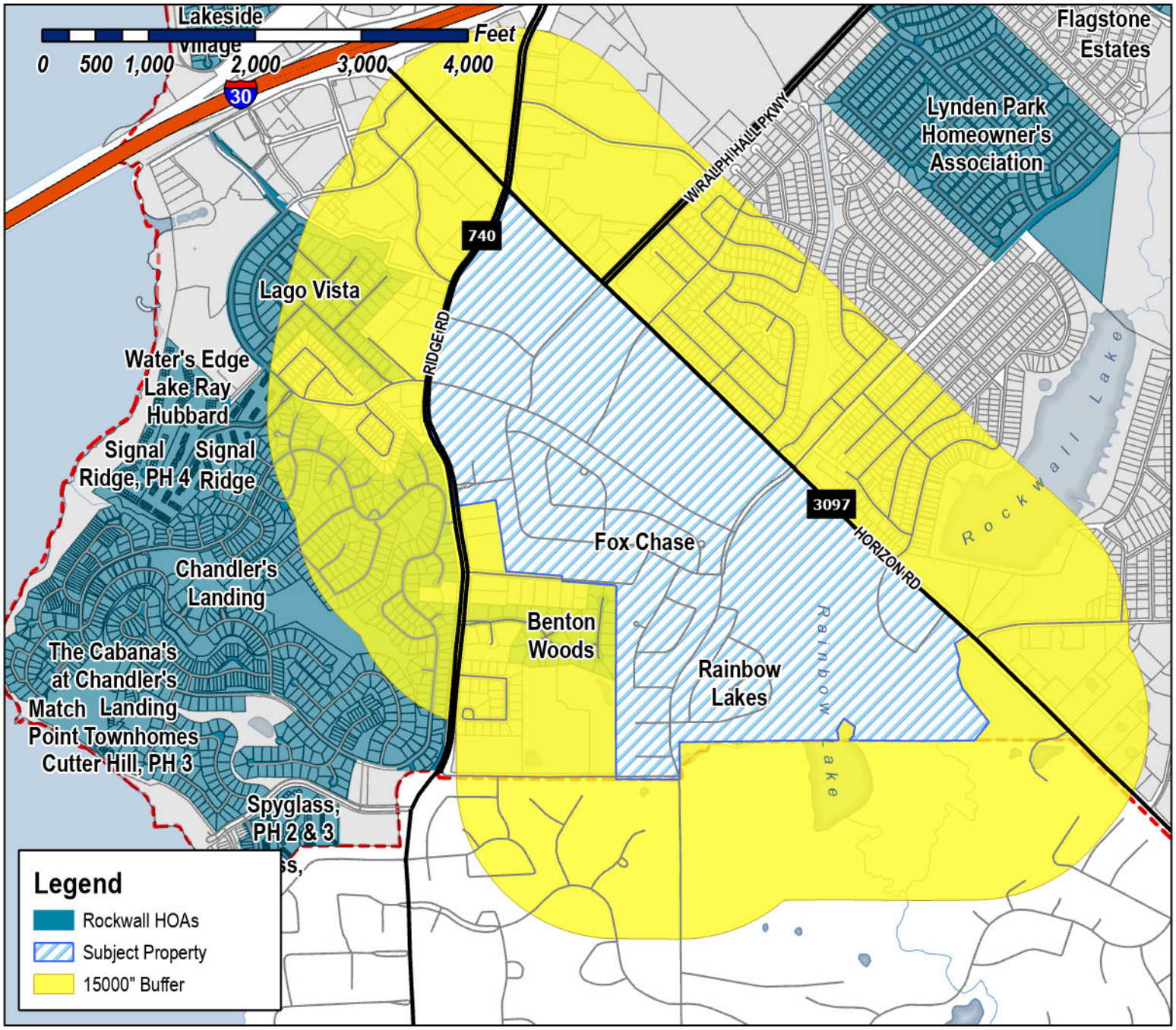
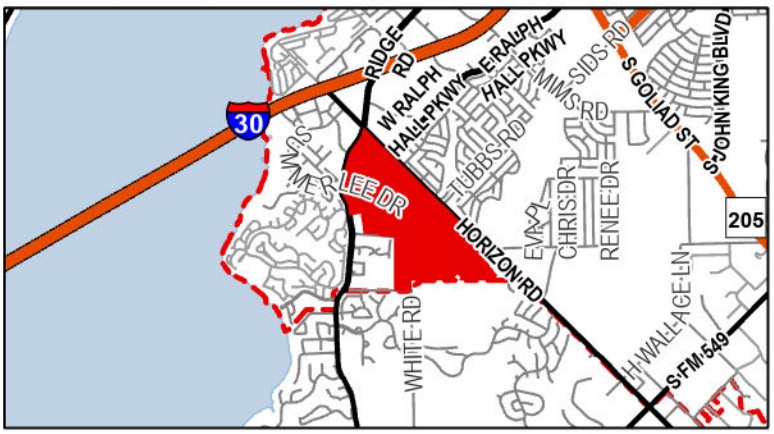


Case Number: Z2024-054
Case Name: Amendment to Planned Development District 9 (PD-9)
Case Type: Zoning
Zoning: Planned Development District 9 (PD-9)
Case Address: Foxchase Subdivision

Date Saved: 11/6/2024
For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, November 20, 2024 1:59 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-054]
Attachments: Public Notice (P&Z) (11.18.2024).pdf; HOA Map (11.6.2024).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 *Friday, November 22, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

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Z2024-054: Amending PD-9
Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* amending Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] for the purpose of consolidating the regulating ordinances for a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), generally located south of Horizon Road [FM-3097], east of Ridge Road, and north of the southern corporate limits of the City of Rockwall, and take any action necessary.

Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

Planning & Zoning Department
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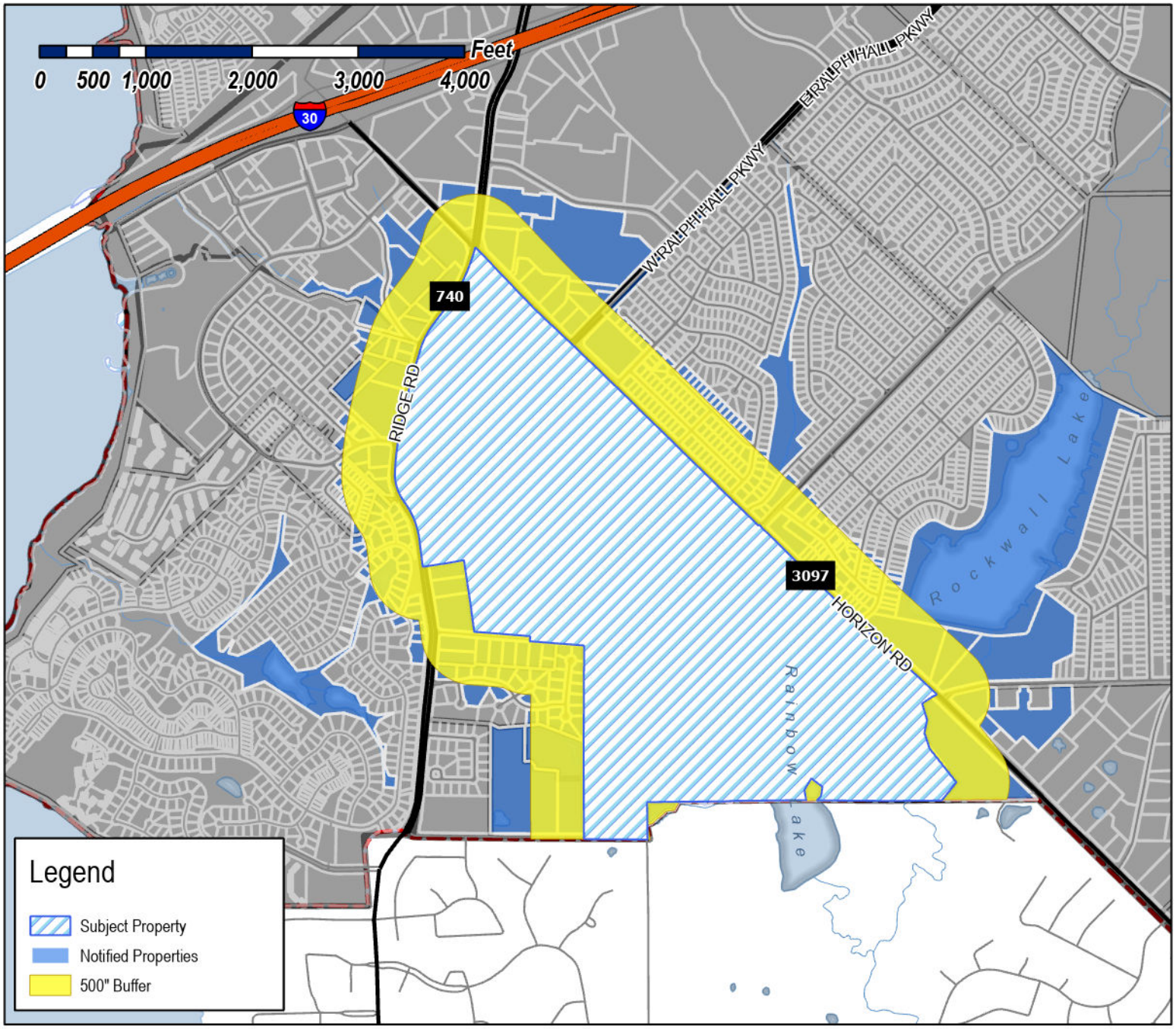
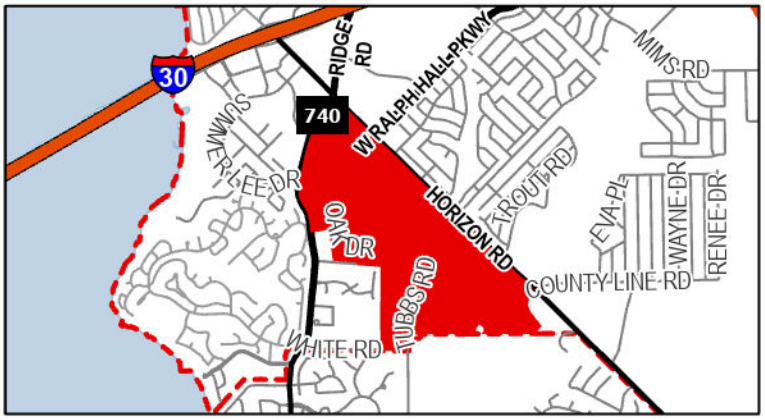


Case Number: Z2024-054
Case Name: Amendment to Planned Development District 9 (PD-9)
Case Type: Zoning
Zoning: Planned Development District 9 (PD-9)
Case Address: Foxchase Subdivision

Date Saved: 11/6/2024
For Questions on this Case Call: (972) 771-7745



CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

2023 S H ADAMS REVOCABLE TRUST
SHAWN LINDSEY ADAMS & HOLLI GAIL ADAMS - TRUSTEES
1 MANOR CT
HEATH, TX 75032

HATFIELD CLAUDETTE
1 SHADY DALE LN
ROCKWALL, TX 75032

LOWES HOME CENTERS INC
1000 LOWES BLVD
MOORESVILLE, NC 28117

RESIDENT
1005 W RALPH HALL PKWY
ROCKWALL, TX 75032

RESIDENT
101 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
101 FRANCE CT
ROCKWALL, TX 75032

RESIDENT
101 MAPLERIDGE DR
ROCKWALL, TX 75032

RENTFROW JENNIFER AND
BRETT HOFFMAN
101 EASTERNER PLACE
ROCKWALL, TX 75032

BECKER CHRISTIANE AND
JOSEPH WORRALL
101 INDEPENDENCE PLACE
ROCKWALL, TX 75032

SHOCKLEY URIAH B
101 OAKRIDGE DR
ROCKWALL, TX 75032

MOULTON JENNIFER DEE
101 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1010 W RALPH HALL PKWY
ROCKWALL, TX 75032

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

BRIGHT WILLIAM MARK AND SHERRYL J
102 EASTERNER PLACE
ROCKWALL, TX 75032

GARDNER PAUL S AND CINDY
102 INDEPENDENCE PL
ROCKWALL, TX 75032

FUENTES MARIA E
102 MULBERRY LN
ROCKWALL, TX 75032

FUENTES MARIA E
102 MULBERRY LN
ROCKWALL, TX 75032

VU NGOC TRI AND
LE THI THU AND DAVID VU
102 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1020 W RALPH HALL PKWY
ROCKWALL, TX 75032

HVCSG LLC
1027 WOODBRIDGE PLACE
HEATH, TX 75032

RESIDENT
103 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
103 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
103 WINDMILL RIDGE DR
ROCKWALL, TX 75032

PARNELL TOMMY AND PATTI
103 BROCKWAY DRIVE
ROCKWALL, TX 75032

MORENO SUSAN C
103 EASTERNER PL
ROCKWALL, TX 75032

POPA VALENTIN D & CONSTANTA
103 FRANCE CT
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

UNDERHILL TERESA D AND STEPHEN
103 INDEPENDENCE PL
ROCKWALL, TX 75032

TRISTAN DAVID
103 OAKRIDGE DRIVE
ROCKWALL, TX 75032

RANEY JOHN CURTIS & BRENDA GAIL SMITH
104 EASTERNER PL
ROCKWALL, TX 75032

NEWMAN DONALD T
104 FRANCES CT
ROCKWALL, TX 75032

TREJO NICOLAS & MINDY
104 MAPLERIDGE DR
ROCKWALL, TX 75032

ROOKER ESTELLAMARIE & OBIE
104 WINDMILL RIDGE DR
ROCKWALL, TX 75032

GABRIEL KAY
1040 TWIN BROOKS DRIVE
GRAND PRAIRIE, TX 75051

GABRIEL KAY
1040 TWIN BROOKS DRIVE
GRAND PRAIRIE, TX 75051

RESIDENT
105 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
105 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
105 WINDMILL RIDGE DR
ROCKWALL, TX 75032

SCHUBERT LAURIE LEE
105 EASTERNER PLACE
ROCKWALL, TX 75032

CROOKS JOHN O & PATRICIA K
105 FRANCE CT
ROCKWALL, TX 75032

PARK SI GWAN &
JUNG OK LEE
105 INDEPENDENCE PL
ROCKWALL, TX 75032

HUGGS DENISE RAE
105 MULBERRY LN
ROCKWALL, TX 75032

BIRDSONG PAUL KENT AND KAREN M
105 N ALAMO RD
ROCKWALL, TX 75087

CM & C COMBS REAL ESTATE INVESTMENTS LLC
-
SERIES K ROCKWALL FAMILY LAND
10521 FINCHER ROAD
ARGYLE, TX 76226

RESIDENT
106 MAPLERIDGE DR
ROCKWALL, TX 75032

LAWRENCE JULIE & SUSAN J EVERETT
106 EASTERNER PL
ROCKWALL, TX 75032

DUGAN ADAM TL AND WHITNEY C
106 FRANCE CT
ROCKWALL, TX 75032

ALLEN DONNA A
106 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
107 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ORTIZ ADAN AND ANA
107 BROCKWAY DR
ROCKWALL, TX 75032

ALVARENGA OSWALDO JR & JUDITH
107 EASTERNER PL
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND
YULYIA NESTERENKO
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

VALDEZ EULOGIO & JESUSA A
107 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
108 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
108 MULBERRY LN
ROCKWALL, TX 75032

SHARING SMILES LLC
108 CRYSTAL CT
RICHARDSON, TX 75081

HUMBLE BRIAN
108 EASTERNER PLACE
ROCKWALL, TX 75032

ROSEKRANS JOHN
108 HOMESTEAD BLVD
MILL VALLEY, CA 94941

GEIST JOANN
108 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
109 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
109 INDEPENDENCE PL
ROCKWALL, TX 75032

RESIDENT
109 WINDMILL RIDGE DR
ROCKWALL, TX 75032

POWELL ISAAC &
ASHLEY TAYLOR
109 EASTERNER PL
ROCKWALL, TX 75032

BARTHALT JULIE AND JOHN JR
109 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

MAC SPORTS AND REHAB LLC
11 SOUTH ANGELL ST
PROVIDENCE, RI 2906

MAXWELL CAROLE AND GARY
110 EASTERNER PL
ROCKWALL, TX 75032

GAITAN JOSE EFRAIN
110 MAPLERIDGE DR
ROCKWALL, TX 75032

CROWTHER CHAD ETHAN
110 WINDMILL RIDGE DRIVE
ROCKWALL, TX 75032

THE BELTRAN GROUP LLC
1100 EDGEFIELD DR
PLANO, TX 75075

ROYALAND PROPERTIES LLC
11034 GRISSOM LANE
DALLAS, TX 75229

RESIDENT
111 WINDMILL RIDGE DR
ROCKWALL, TX 75032

KERR NICHOLAS H &
THOMAS C KERR
111 BROCKWAY DR
ROCKWALL, TX 75032

LONG DAMON & HEIDI
111 MAPLERIDGE DR
ROCKWALL, TX 75032

HUCK AMBER L
111 TROUT ST
ROCKWALL, TX 75032

FROST BANK
ATTN: ACCOUNTING (DT SA FL 11)
111 W HOUSTON STREET
SAN ANTONIO, TX 78205

MODERN PYRAMIDS INC
1111 BELTLINE RD STE #100
GARLAND, TX 75040

MCCLUNG CARL G AND MARESA A
1114 OXFORD CT
ROCKWALL, TX 75032

REDDEN TRAVIS
1115 CONCAN DRIVE
FORNEY, TX 75126

CHAKMAKJIAN ZAVEN C
1118 NEWCASTLE DRIVE
ROCKWALL, TX 75032

RESIDENT
112 MAPLERIDGE DR
ROCKWALL, TX 75032

HARMON JIMMY R
112 EASTERNER PL
ROCKWALL, TX 75032

WILLIAMS KATHY S
112 GLENN AVE
ROCKWALL, TX 75087

UNRUH CASSIDY A
112 WINDMILL RIDGE RD
ROCKWALL, TX 75032

RESIDENT
113 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HEFFERNAN JOHN R
113 BROCKWAY DR
ROCKWALL, TX 75032

WILLIAMS GEORGE CRAIG
113 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

MEEDER JEFFREY S
1137 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
114 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
114 WINDMILL RIDGE DR
ROCKWALL, TX 75032

EDWARDS RICHARD J
1140 BENTON WOODS DR
ROCKWALL, TX 75032

VU RUBY HONG-NGOC
11402 JOLA AVENUE
GARDEN GROVE, CA 92843

SIPPLE CHRISTOPHER C & JENNIFER N
1145 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
115 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
115 MULBERRY LN
ROCKWALL, TX 75032

RESIDENT
115 WINDMILL RIDGE DR
ROCKWALL, TX 75032

STUBBS MARK A & CAROLYN C
1151 SKYLAR DR
ROCKWALL, TX 75032

ERVIN PROPERTIES LLC
1155 W WALL STREET SUITE 101
GRAPEVINE, TX 76051

GEMMELL FAMILY LIVING TRUST
ANTONY JAMES FALCONER GEMMELL &
CAROLYN DOUGLAS GEMMELL - TR
1157 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
116 BASS RD
ROCKWALL, TX 75032

RESIDENT
116 WINDMILL RIDGE DR
ROCKWALL, TX 75032

WYONT RONALD M
116 MAPLERIDGE DR
ROCKWALL, TX 75032

MASE FAMILY LIVING TRUST
RICHARD J MASE JR AND KRISTIANE K MASE -
TRUSTEES
1160 SKYLAR DR
ROCKWALL, TX 75032

RICHARD FLOYD M & TERI
1163 SKYLAR DR
ROCKWALL, TX 75032

GARY & ELIZABETH TIMBES REVOCABLE LIVING
TRUST
GARY R TIMBES AND ELIZABETH S TIMBES - CO-
TRUSTEES
1164 BENTON WOODS DR
ROCKWALL, TX 75032

JAMESON JANIE
1164 SKYLAR DRIVE
ROCKWALL, TX 75032

PINTOR KELLI AND ALFRED T
1168 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
1169 SKYLAR DR
ROCKWALL, TX 75032

VILLARREAL SELINA NICOLE
117 WINDMILL RIDGE DR
ROCKWALL, TX 75032

WORSHAM JERRY L & CAROLYN C &
LUFF BRIAN LEE & LISA K
1172 SKYLAR DR
ROCKWALL, TX 75032

MITCHELL CASEY & DEANNA
1175 SKYLAR DR
ROCKWALL, TX 75032

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

PORTILLO LINDA FRANCES
118 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HAIL KATHLEEN
1181 SKYLAR DR
ROCKWALL, TX 75032

DUPONT GARRETT J AND JENNY L
1187 SKYLAR DR
ROCKWALL, TX 75032

HARRIS FAMILY REVOCABLE LIVING TRUST
WILLIAM J HARRIS AND JONNA R HARRIS-
COTRUSTEES
1188 BENTON WOODS DRIVE
ROCKWALL, TX 75032

RESIDENT
119 WINDMILL RIDGE DR
ROCKWALL, TX 75032

PARKER BILLY W AND D'ANDREA TURNER
1193 SKYLAR
ROCKWALL, TX 75032

CONFIDENTIAL
1199 SKYLAR DR
ROCKWALL, TX 75032

SFR BORROWER 2021-2 LLC
120 S RIVERSIDE PLAZ SUITE 2000
CHICAGO, IL 60606

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA BORROWER 2019-2 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

GONZALEZ ANTONIO & MARIA
120 WINDMILL RIDGE DR
ROCKWALL, TX 75032

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

US REO LLC SERIES M
1200 JUPITER ROAD SUITE #940414
PLANO, TX 75094

RESIDENT
1201 ARISTA RD
ROCKWALL, TX 75032

RESIDENT
1205 SKYLAR DR
ROCKWALL, TX 75032

SCOTT R MAHLER LIVING TRUST
SCOTT R MAHLER AND MARCUS DONALD
MAHLER - TRUSTEES
1206 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
1207 ARISTA DR
ROCKWALL, TX 75032

BELT JACKIE
121 MULBERRY LN
ROCKWALL, TX 75032

ALLEN L KEITH & BETTY L
1211 SKYLAR DR
ROCKWALL, TX 75032

WINDELS R LEONARD
1212 SKYLAR DRIVE
ROCKWALL, TX 75032

RESIDENT
1215 ARISTA DR
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE
1216 BENTON WOODS DR
ROCKWALL, TX 75032

GASTON RICHARD
1217 SKYLAR DR
ROCKWALL, TX 75032

MAXWELL GLENDA KAY
1218 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

SUN T ENTERPRISES LLC
1221 ARISTA RD
ROCKWALL, TX 75032

FRANCE'S LANDING LLC
12222 MERIT DRIVE STE 1000
DALLAS, TX 75251

WATSON WILLIAM B AND ELIZABETH A
1223 SKYLAR DR
ROCKWALL, TX 75032

GULLION H DENNIS & KAY
1224 SKYLAR DR
ROCKWALL, TX 75032

RODRIGUEZ PAUL AND JANAH HAMMOND
1229 SKYLAR DR
ROCKWALL, TX 75032

ZOMER JOHN DAVID
123 TROUT ST
ROCKWALL, TX 75032

GOFF SEAN & STEPHANIE BARNES
1250 BENTON WOODS DRIVE
ROCKWALL, TX 75032

JAY & MALISHA LLC
1260 HERON LAKES CIR
MOBILE, AL 36693

TYRELL ROBERT & KATHY
127 BASS RD
ROCKWALL, TX 75032

HERNANDEZ ERIKA
127 MULBERRY LN
ROCKWALL, TX 75032

HERNANDEZ SESAR M & MARTA P
127 PERCH RD
ROCKWALL, TX 75032

RESIDENT
128 BASS RD
ROCKWALL, TX 75032

OJEDA ELIZABETH RODRIGUEZ
128 ALTHEA RD
ROCKWALL, TX 75032

WHITE DOVE CAPITAL LLC
12953 TRINITY BLVD STE 125
EULESS, TX 76040

RESIDENT
130 PERCH RD
ROCKWALL, TX 75032

RESIDENT
1301 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
1306 SUMMER LEE
ROCKWALL, TX 75032

RESIDENT
131 MULBERRY LN
ROCKWALL, TX 75032

SALAZAR JOSE & MARIA E
132 ALTHEA RD
ROCKWALL, TX 75032

HALL & LEE LAND COMPANY LLC
1320 SUMMER LEE DR
ROCKWALL, TX 75032

WADE CHELSEA L
133 ALTHEA ROAD
ROCKWALL, TX 75032

PALMER CHRIS
135 TROUT ST
ROCKWALL, TX 75032

LOWDENT LLC
1350 SUMMER LEE DR
ROCKWALL, TX 75032

NATIONAL TRANSFER SERVICES, LLC
1360 POST OAK BLVD STE 100 # 16-2
HOUSTON, TX 77056

RESIDENT
139 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
140 TROUT RD
ROCKWALL, TX 75032

ROCKWALL RETAIL CENTER LLC
1401 LAVACA STREET UNIT 42704
AUSTIN, TX 78701

TUTTLE LEON & BILLIE JEAN
1408 DHAKA DR
ROCKWALL, TX 75087

GUZMAN LUIS & YOLANDA
142 ALTHEA RD
ROCKWALL, TX 75032

VASQUEZ THOMAS J AND
LORENA ALVARADO
147 TROUT ST
ROCKWALL, TX 75032

RESIDENT
1489 SHADY GROVE CIR
ROCKWALL, TX 75032

RESIDENT
149 LAKESIDE DR
ROCKWALL, TX 75032

FW 1508 LLC
14951 DALLAS PARKWAY SUITE 400
DALLAS, TX 75254

STOKES AARON
15 KERIMORE COURT
HEATH, TX 75032

DRAKE CARLA DEE & DENNIS HARTLINE
1501 SHADY GROVE CIR
ROCKWALL, TX 75032

WECHES LAND LTD
1505 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
152 ALTHEA RD
ROCKWALL, TX 75032

WILSON FAMILY TRUST
15297 BOHLMAN RD
SARATOGA, CA 95070

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE A
154 TROUT ST
ROCKWALL, TX 75032

KUTI EMMANUEL AND ESE
157 LAKESIDE DRIVE
ROCKWALL, TX 75032

SFR JV-1 2019-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SC ROCKWALL LLC
16 VILLAGE LN STE 250
COLLEYVILLE, TX 76034

TNT INVESTEMENT LIMITED
1606 HIDDEN CREEK DR
ROYSE CITY, TX 75189

RESIDENT
164 ALTHEA RD
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

RESIDENT
165 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
166 TROUT RD
ROCKWALL, TX 75032

BALLARD STEVE & ANNABETH
17 SHADYDALE LANE
ROCKWALL, TX 75032

YU JINWEN
1701 PAYNE ST APT 2006
DALLAS, TX 75201

ARISTA OFFICE LP
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

RESIDENT
174 TROUT DR
ROCKWALL, TX 75032

ESPINOSA DAVID AND ERIN
174 LAKESIDE DR
ROCKWALL, TX 75032

LEMMOND BRENTON
175 E INTERSTATE 30
GARLAND, TX 75043

MCCREARY LARRY &
SHIRLEY WINGO
176 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
177 ALTHEA RD
ROCKWALL, TX 75032

MAKARA MICHAEL AND LYNN
179 LAKESIDE DR
ROCKWALL, TX 75032

CROCHERON AVENUE LLC
18 BEVERLY ROAD
DOUGLASTON, NY 11363

RESIDENT
182 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
188 ALTHEA RD
ROCKWALL, TX 75032

PARIS BRIAN I AND LINDSEY
189 LAKESIDE DR
ROCKWALL, TX 75032

DOSKOCIL PATRICK AND GLINDA
19 SHADYDALE LN
ROCKWALL, TX 75032

FAEC HOLDINGS (ROCKWALL) LLC
C/O HCP INC
1920 MAIN ST SUITE 1200
IRVINE, CA 92614

RAMIREZ EDDIE RAFAEL & CASSANDRA GAYLE
194 LAKESIDE DR
ROCKWALL, TX 75032

BROWN WALTER R & MARJORIE C
196 WILLOW OAK WAY
PALM COAST, FL 32137

RESIDENT
199 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
199 LAKESIDE DR
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE
2 SHADYDALE LANE
ROCKWALL, TX 75032

MASSEY WAYNE O ETUX
200 MAPLERIDGE DR
ROCKWALL, TX 75032

WHITNEY SARDIS LLC
2001 MARCUS AVENUE SUITE N118
LAKE SUCCESS, NY 11042

COMMUNITY BANK OF ROCKWALL
201 E KAUFMAN ST
ROCKWALL, TX 75087

COLLINS MARIANNE R
201 MAPLERIDGE DR
ROCKWALL, TX 75032

REED BRANDON
201 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ST JOSEPH'S RENTALS LLC
2012 BEDFORD RD
BEDFORD, TX 76021

GUO ZHENJING AND
FANRUI MENG
2017 RUMSON DRIVE
ARLINGTON, TX 76006

RESIDENT
202 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
202 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
202 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
203 MAPLERIDGE DR
ROCKWALL, TX 75032

HENDERSON JORDAN
203 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
204 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
204 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
205 MAPLERIDGE DR
ROCKWALL, TX 75032

RODRIGUEZ JOSE L JR
205 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
206 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
206 WINDMILL RIDGE DR
ROCKWALL, TX 75032

LARUE PATRICIA
207 MAPLERIDGE DR
ROCKWALL, TX 75023

MENDOZA-GARCIA FAVIOLA RUBI
207 WINDMILL RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
208 MAPLERIDGE DR
ROCKWALL, TX 75032

CULEBRO EDGAR HAMED AND
CLAUDIA ELVIRA JUAREZ VALDEZ
208 ALTHEA RD

GONZALEZ MARIA A
208 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
209 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
209 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ARCILA MARIA GABRIELA MORALES AND
JOSE R MORALES ANGULO
209 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
21 SHADYDALE LN
ROCKWALL, TX 75032

RODRIGUEZ ALICIA
210 MAPLERIDGE DR
ROCKWALL, TX 75032

NIEMEYER RYAN
210 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
211 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RAMSAY ROSS
211 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
212 MAPLERIDGE DR
ROCKWALL, TX 75032

ROSSMAN CONNIE
212 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HERNANDEZ JOSE
213 MAPLERIDGE DR
ROCKWALL, TX 75032

CLEM CHRISTOPHER AND NANCY AND
HOLLY CLEM
213 WINDMILL RIDGE
ROCKWALL, TX 75032

RESIDENT
214 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
214 WINDMILL RIDGE DR
ROCKWALL, TX 75032

YOUNG DANIEL JOSEPH
214 STANFORD CT
HEATH, TX 75032

PS5 PROPERTIES LLC
2144 CORDERO RD
DEL MAR, CA 92014

MORRIS KATE E
215 MAPLERIDGE DR
ROCKWALL, TX 75032

SMITH JACOB
215 WINDMILL RIDGE
ROCKWALL, TX 75032

RODRIGUEZ SUZANNA
216 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HALL TIMOTHY D & BRENDA K
217 MAPLERIDGE DR
ROCKWALL, TX 75032

TURNER CYNTHIA J
217 WINDMILL RIDGE
ROCKWALL, TX 75032

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

CAMACHO JOEL MEJIA AND
EMMA HERRERA LUNA
218 LAKESIDE DRIVE
ROCKWALL, TX 75032

REYNA FRANCISCO & DOLORES
218 WINDMILL RIDGE DR
ROCKWALL, TX 75032

BROWN REBECCA H &
ELMER E HILL
219 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
220 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
220 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
221 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
222 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
223 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
223 WINDMILL RIDGE DR
ROCKWALL, TX 75032

LUU NGHIA H AND
JULIE THURSTON
224 WINDMILL RIDGE DR
ROCKWALL, TX 75032

TURNER RICHARD D AND JANET L TURNER AND
ANDREW M TURNER
226 ROCKWALL PARKWAY
ROCKWALL, TX 75032

RIPP THOMAS V DR & HAZEL T
2266 LAFAYETTE LNDG
HEATH, TX 75032

YV ROCKWALL REALTY HOLDINGS LLC
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

RESIDENT
228 ROCKWALL PKWY
ROCKWALL, TX 75032

REIMER TROY A & LISA C
23 KESWICK CT
HEATH, TX 75032

HWANG SEUNG RYONG &
EUN SUN KIM HWANG
23 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
230 LAKESIDE DR
ROCKWALL, TX 75032

SHIPMAN KATHLEEN (MERRI)
230 ROCKWALL PKWY
ROCKWALL, TX 75032

DICKINSON JIMMY AND BARBARA
2317 FAIRWAY CIR
ROCKWALL, TX 75032

RESIDENT
232 ALTHEA RD
ROCKWALL, TX 75032

KELLY EDDY DELMAR AND
REX ALLEN KELLY AND RUSSELL GENE KELLY
2324 E I-30
ROYSE CITY, TX 75189

RESIDENT
235 ALTHEA RD
ROCKWALL, TX 75032

B R DALLAS PROPERTIES LLC
23801 CALABASAS RD STE 1036
CALABASAS, CA 91302

LEMUS MIGUEL
2381 FIELDCREST DRIVE
ROCKWALL, TX 75032

WILLIS GEORGE V & KAREN
24 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
242 ALTHEA RD
ROCKWALL, TX 75032

1306 SUMMER LEE LLC
244 HARVEST RIDGE DR
ROCKWALL, TX 75032

SERIES 305 WINTER PARK, A PROTECTED SERIES
WITHIN
DFRW INVESTMENT HOLDING LLC
2443 FILLMORE ST #380-3288
SAN FRANCISCO, CA 94115

TOVAR LUISIHNO
245 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
2450 HORIZON RD
ROCKWALL, TX 75032

SIDNEY S NOE REVOCABLE TRUST
SIDNEY S NOE- TRUSTEE
2497 ASHBURY CIRCLE
CAPE CORAL, FL 33991

SNIDER VICTOR BRUCE & JUDY LYNNE
25 SHADY DALE LN
ROCKWALL, TX 75032

ASTUMIAN SARA LYNN
250 COUNTY ROAD 2504
MINEOLA, TX 75773

RESIDENT
2500 SUMMER LEE DR
ROCKWALL, TX 75032

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

NEW BLB CORPORATION
2501 HORIZON RD
ROCKWALL, TX 75032

CONFIDENTIAL
25014 KIOWA CRK
SAN ANTONIO, TX 78255

RESIDENT
252 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
2525 HORIZON RD
ROCKWALL, TX 75032

C M GUIDRY REVOCABLE TRUST
CHRISTOPHER MARK GUIDRY- TRUSTEE
2540 WINCREST DRIVE
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

RESIDENT
2581 HORIZON RD
ROCKWALL, TX 75032

SUDELA THOMAS S AND KAREN C
26 SHADY DALE LN
ROCKWALL, TX 75032

HIMMELREICH STEVEN D & NANCY L
2620 WHITE RD
ROCKWALL, TX 75032

RESIDENT
264 ALTHEA RD
ROCKWALL, TX 75032

DUHON CRAIG R & DONNA L
2640 WHITE RD
ROCKWALL, TX 75032

RESIDENT
265 ALTHEA RD
ROCKWALL, TX 75032

PARVIN RHONDA
27 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
2700 SUMMER LEE
ROCKWALL, TX 75032

TRAN JAY
2701 CEDAR COURT
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

HERRIAGE JENNIFER RANEY & TIMOTHY
2701 WHISPERING OAKS
ROCKWALL, TX 75087

MUMPHREY SCHEDRICK RANDTEZ AND
MELODY HOSKINS
2702 FOXCHASE LANE
ROCKWALL, TX 75032

ESTES JACK D & DELORES E
2703 CEDAR CT
ROCKWALL, TX 75032

HOWELL BRIAN AND KATHRYN
2704 FOXCHASE LN
ROCKWALL, TX 75032

DANZEISEN AMANDA WEST & LLOYD ROSS
2705 CEDAR CT
ROCKWALL, TX 75032

NIXON KENNETH G & MARY H
2707 CEDAR CT
ROCKWALL, TX 75032

ALBRECHT LAWRENCE & LINDA
2709 CEDAR CT
ROCKWALL, TX 75032

VENTAS AH ROCKWALL LLC
27101 PUERTA REAL, SUITE 450
MISSION VIEJO, CA 92691

LUO JIAN AND KUN
2711 CEDAR CT
ROCKWALL, TX 75032

ARMSTRONG MARY B
2713 CEDAR CT
ROCKWALL, TX 75032

KRUSZ WILLIAM C & EVELYN KAY
2715 CEDAR CT
ROCKWALL, TX 75032

WEINTRAUB DONALD AND KATHLEEN
28 SHADY DALE LANE
ROCKWALL, TX 75032

RESIDENT
2805 HORIZON RD
ROCKWALL, TX 75032

TAGGART MICHAEL AND KELLY
2843 MIRA VISTA LN
ROCKWALL, TX 75032

RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2855 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2861 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

HUFFMAN JAMES D & STEPHANIE L
29 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

TOVAR LAURA
2916 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
2918 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2931 RIDGE RD
ROCKWALL, TX 75032

BAKER DON
2931 RIDGE RD STE 101-220
ROCKWALL, TX 75032

RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2945 LAGO VISTA LN
ROCKWALL, TX 75032

PRINCE BARRY J
2945 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

STOKES LEVIN E & MISUZU
2951 RISING TIDE DR
FRISCO, TX 75034

PATEL HIMANSHU S AND NIKITA H
2952 OAK DR
ROCKWALL, TX 75032

STORBAKKEN JESSICA & NICHOLAS
2953 LAGO VISTA LANE
ROCKWALL, TX 75032

CONFIDENTIAL
2954 OAK DR
ROCKWALL, TX 75032

WHISMAN RAYMOND V & KATHY M
2956 LAGO VISTA LANE
ROCKWALL, TX 75032

BRELAND JUNIOR L & SERENIAH K
2956 OAK DR
ROCKWALL, TX 75032

JORDAN WILLIAM
2958 OAK DR
ROCKWALL, TX 75032

BURBULYS PAUL D
2959 OAK DR
ROCKWALL, TX 75032

FRIZZELL BARBARA
2960 OAK DRIVE
ROCKWALL, TX 75032

CROSSLAND RAY WALKER & STACY WORSHAM
2961 HUNTERS GLN N
ROCKWALL, TX 75032

LAMBOURNE STEPHEN C & KELLY J
2961 OAK DR
ROCKWALL, TX 75032

POWELL TIMOTHY J AND BARBARA TURNER POWELL
2962 HUNTERS GLEN N
ROCKWALL, TX 75032

KEVIN T MONK AND LISA M MONK REVOCABLE LIVING TRUST
KEVIN T AND LISA M MONK TRUSTEES
2962 OAK DR
ROCKWALL, TX 75032

SERCY NORMAN W & MARSHA M
2963 LAGO VISTA LN
ROCKWALL, TX 75032

WOOD DANNY A & CHERYL
2963 OAK DR
ROCKWALL, TX 75032

RESIDENT
2969 N HUNTERS GLEN
ROCKWALL, TX 75032

RESIDENT
2970 HORIZON RD
ROCKWALL, TX 75032

BEKKA MUSTAPHA & JACQUELINE A
2970 N HUNTERS GLEN
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E
2970 OAK DR
ROCKWALL, TX 75032

LANE RICHARD ALLAN
2971 OAK DRIVE
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G
2972 OAK DR
ROCKWALL, TX 75032

BOURQUIN LAUREN
2973 OAK DRIVE
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST
JACK E AND HELEN R BOWERMAN TRUSTEES
2974 OAK DR
ROCKWALL, TX 75032

CHANCELLOR CINDY R
2975 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

EVANS JENNIFER BEARD
2975 OAK DR
ROCKWALL, TX 75032

MORGAN DALE S & KAY C
2976 HUNTERS GLN N
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C
2976 OAK DR
ROCKWALL, TX 75032

KARLEN FRANK W & CHANDRA J
2977 OAK DR
ROCKWALL, TX 75032

FOSTER DONNA JO
2978 OAK DRIVE
ROCKWALL, TX 75032

SEXTON CHRISTOPHER
2979 OAK DR
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA
2980 OAK DR
ROCKWALL, TX 75032

DUNAWAY STEVEN FRANKLIN
2981 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

CONFIDENTIAL OWNER
2981 OAK DRIVE
ROCKWALL, TX 75032

RESIDENT
2982 OAK DR
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON COLEMAN
2983 OAK DR
ROCKWALL, TX 75032

BLACK SHERYL NKA SHERYL L COMPTON AND WILLIAM D COMPTON
2984 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K
2985 OAK DR
ROCKWALL, TX 75032

ANDERSON WILLIAM D & KRISTIN R
2987 HUNTERS GLN N
ROCKWALL, TX 75032

HENDRICKS MILLIE E
2990 HUNTERS GLEN
ROCKWALL, TX 75032

CONNET STEPHEN R AND DONNA JEAN
2990 OAK DRIVE
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J
2993 OAK DR
ROCKWALL, TX 75032

RESIDENT
2994 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
2995 HORIZON RD
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R
2996 HUNTERS GLN N
ROCKWALL, TX 75032

BORGES DEAN A AND VALARIE D
2998 OAK DRIVE
ROCKWALL, TX 75032

COUGHLIN BRIAN & KAREN
2999 OAK DR
ROCKWALL, TX 75032

MITCHELL RYAN PATTON & AMANDA NICOLE
3 SHADYDALE LANE
ROCKWALL, TX 75032

BESS JULIE M AND JOHN HAGAMAN
30 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
3000 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
3001 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3003 HORIZON RD
ROCKWALL, TX 75032

OUR SAVIOR EVANGELIC LUTHERAN CHURCH OF ROCKWALL
C/O E H CONSTION
3003 HORIZON
ROCKWALL, TX 75032

HOYA CHARLOTTE G
3006 OAK DR
ROCKWALL, TX 75032

RESIDENT
3007 OAK DR
ROCKWALL, TX 75032

EEEM ENTERPRISES LLC
3009 N SPRING CT
GARLAND, TX 75044

FAULKNER SCOTT
301 WINTER PARK
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

JBE RIDGE LLC
3012 RIDGE RD STE 204
ROCKWALL, TX 75032

JBE RIDGE LLC
3012 RIDGE RD STE 204
ROCKWALL, TX 75032

RESIDENT
3013 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3014 RIDGE RD
ROCKWALL, TX 75032

GROSS STEPHEN R & MICHELLE L
3014 OAK DR
ROCKWALL, TX 75032

RESIDENT
3015 OAK DR
ROCKWALL, TX 75032

RESIDENT
3016 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3020 RIDGE RD
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

CONFIDENTIAL
3021 RIDGE RD DR #198
ROCKWALL, TX 75032

RIDGE ROAD PROPERTIES LLC
3021 RIDGE RD PMB 144
ROCKWALL, TX 75032

OSBORN DAVID R & DELL A
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA
3021 RIDGE RD SUITE A-66
ROCKWALL, TX 75032

FOLKS ARCHIE PATRICK & JANETTE E
3022 OAK DR
ROCKWALL, TX 75032

PETROCELLY JUNE LIVING TRUST
JUNE PETROCELLY TRUSTEE
3023 OAK DRIVE
ROCKWALL, TX 75087

COOKS LESTER L
3026 ANDREW DR
FARMERSVILLE, TX 75442

WHEELER KEITH P AND TINA KAREN MCMILLAN
303 FEATHERSTONE
ROCKWALL, TX 75087

2024 G S SLOAN REVOCABLE TRUST
GARY DEAN & STEPHANIE ANN SLOAN - TRUSTEE
3030 OAK DR
ROCKWALL, TX 75032

CLARK ROGER AND VICKIE LYNN
3033 OAK DRIVE
ROCKWALL, TX 75032

RESIDENT
3035 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
305 WINTER PARK
ROCKWALL, TX 75032

RESIDENT
3060 RIDGE RD
ROCKWALL, TX 75032

BARTELL RICKY J
307 ROCKBROOK DR
ROCKWALL, TX 75087

BARTELL RICKY J
307 ROCKBROOK DR
ROCKWALL, TX 75087

RESIDENT
3085 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
309 WINTER PARK
ROCKWALL, TX 75032

HORIZON RIDGE PROFFESSIONAL CNTR LTD
309 ROOKERY CT
MARCO ISLAND, FL 34145

GILLEAN AND POTTER REAL ESTATE LLC
3090 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3100 RIDGE RD
ROCKWALL, TX 75032

VEAL JEREMY
3101 BOURBON ST
ROCKWALL, TX 75032

PATTERSON BRANDY & RYAN LOCKWOOD
3103 BOURBON STREET CIR
ROCKWALL, TX 75032

BELL WILLIAM B AND KRISTA D
3104 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

LYNN KELSIE
3105 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

LIEBSCH MICHAEL JR
3107 BOURBON STREET CIR
ROCKWALL, TX 75032

NANCE CARLTON ERIC & RHONDA D
3107 OAK DR
ROCKWALL, TX 75032

GREEN DAVID D JR AND JESSICA L
3108 BOURBON STREET CIR
ROCKWALL, TX 75032

BOWERS DENNIS & COLLEEN
3108 OAK DR
ROCKWALL, TX 75032

SORRELL PATRICIA A AND
MARK ANDREWS
3109 BOURBON STREET CIR
ROCKWALL, TX 75032

LONG SHAWN
3110 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
3111 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3112 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3113 BOURBON ST. CIR
ROCKWALL, TX 75032

RESIDENT
3114 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3115 RIDGE RD
ROCKWALL, TX 75032

BILLY AND VICKIE COLEMAN REVOCABLE TRUST
BILLY C COLEMAN AND VICKIE D COLEMAN - TRUSTEES
3115 BOURBON ST CIR
ROCKWALL, TX 75032

MCMAHON SANDRA
3115 OAK DR
ROCKWALL, TX 75032

BEVAN MARILYN
3116 OAK DR
ROCKWALL, TX 75032

ANDERSON CLAUDIA
3117 BOURBON STREET CIR
ROCKWALL, TX 75032

KELBERT ERIC R
3119 BOURBON STREET CIR
ROCKWALL, TX 75032

IMAN SUE ROFFEE LIVING TRUST
IMAN SUE ROFFEE AND JOSEPH MICHAEL AL-KIRWI
3121 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
3123 BOURBON ST CIR
ROCKWALL, TX 75032

KUBIAK NICHOLAS E AND JENNIFER L
3123 OAK DR
ROCKWALL, TX 75032

CHILDRESS SHERRY L
3124 OAK DR
ROCKWALL, TX 75032

RESIDENT
3125 RIDGE RD
ROCKWALL, TX 75032

YORK MICHELLE
3125 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

SLAUGHTER CATHY
3127 BOURBON STREET CIR
ROCKWALL, TX 75032

HOUSE CHRISTOPHER W
3129 BOURBON STREET CIR
ROCKWALL, TX 75032

MORTON JONNA
313 ROCKBROOK
ROCKWALL, TX 75087

MILLS JASON E & SARAH C
313 WINTER PARK
ROCKWALL, TX 75032

HOVAGUIMIAN MICHAEL GREGORY AND LARA
3131 BOURBON ST CR
ROCKWALL, TX 75032

MISHLER JEREMY & CHRISTI
3131 OAK DR
ROCKWALL, TX 75032

HALL KEVIN A & MICHELLE D
3133 BOURBON STREET CIR
ROCKWALL, TX 75032

MANNO SHARON &
PAUL FULLINGTON
3134 OAK DR
ROCKWALL, TX 75032

RESIDENT
3136 HORIZON RD
ROCKWALL, TX 75032

DODSON GERELDENE
3139 OAK DR
ROCKWALL, TX 75032

RESIDENT
3140 HORIZON RD
ROCKWALL, TX 75032

GARZA ERIC ISAAC AND KARINA RUBIO
3140 BOURBON STREET CIR
ROCKWALL, TX 75032

CROWELL SHANNON P
3142 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

HOWARD WILLIAM ARTHUR AND DEBORAH
3144 BOURBON STREET CIR
ROCKWALL, TX 75032

DICKINSON JONATHAN PAUL & THERESA MICHELLE
3144 OAK DRIVE
ROCKWALL, TX 75032

SALITURE CODY AND BRITTANY
3146 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

STANLEY RONALD ALAN & JENNIFER J
3147 OAK DR
ROCKWALL, TX 75032

RESIDENT
3150 HORIZON RD
ROCKWALL, TX 75032

LEVINE ERIC HARRIS & MARIO MONZON CUELLAR
3155 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

HOWELL RANDALL R & DANA L
3155 OAK DR
ROCKWALL, TX 75032

DIESSONGO THIERRY AND
MARIAME DIESSONGO
3163 OAK DR
ROCKWALL, TX 75032

RESIDENT
3164 HORIZON RD
ROCKWALL, TX 75032

BELL CAROLYN
317 WINTER PARK
ROCKWALL, TX 75032

PIKE MARTIN E & JANET L
3171 OAK DRIVE
ROCKWALL, TX 75032

WEICHEL JAMES D & KRISTEN E
3182 OAK DR
ROCKWALL, TX 75032

RESIDENT
3185 S RIDGE RD
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH
3187 RIDGE RD
ROCKWALL, TX 75032

BALLI NOE III & LYNN E
3190 OAK DR
ROCKWALL, TX 75032

CULLISON LLOYD AND REBECCA
3198 OAK DR
ROCKWALL, TX 75032

KASIRI SAHBA AND SARA SADEGHI
32 SHADY DALE LN
ROCKWALL, TX 75032

JANKE JOEL & HALEY BETHEL
3200 OAK DR
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J
3201 RIDGE RD
ROCKWALL, TX 75032

SWAGERTY TOMMY & DEBORAH K HARGROVE
321 WINTER PARK
ROCKWALL, TX 75032

KIYA ENTERPRISES INC OF ROCKWALL
3312 HAYLEY COURT
RICHARDSON, TX 75082

SOUTHTRUST BANK
C/O WELLS FARGO
333 MARKET ST 10TH FLOOR 10TH
FLMACA0109-101
SAN FRANCISCO, CA 94105

TINDALL CINDY P
34 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
3520 HORIZON
ROCKWALL, TX 75032

DRIBBEN FAMILY TRUST
RONALD MARTIN DRIBBEN AND DOLLY MARNA
DRIBBEN- COTRUSTEES
357 MARIAH BAY DR
HEATH, TX 75032

HAYWOOD CHARLES E AND LISA K
36 IONA DRIVE RD3 TAURANGA
NEW ZEALAND 3173,

WATSON BRANDON AND VALERIE
36 SHADY DALE LN
ROCKWALL, TX 75032

PARKER SLURPEE 2 LLC
3600 POTOMAC AVENUE
HIGHLAND PARK, TX 75205

RESIDENT
3615 FM3097
ROCKWALL, TX 75032

RESIDENT
3775 FM3097
ROCKWALL, TX 75032

RESIDENT
38 SHADYDALE LN
ROCKWALL, TX 75032

MMAC 300 ROCKWALL TX LLC
C/O MONTECITO MEDICAL REAL ESTATE, ATTN
BRIAN MAAS
3807 CLEGHORN AVENUE SUITE 903
NASHVILLE, TN 37215

RESIDENT
3835 FM3097
ROCKWALL, TX 75032

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

RESIDENT
3885 FM3097
ROCKWALL, TX 75032

KELLY REX ALLEN
3919 BETTY ST
ROCKWALL, TX 75087

RHUDY FAMILY REVOCABLE LIVING TRUST
RHUDY THOMAS RICHARD AND LAURA MARIE-
TRUSTEES
3923 POSTRIDGE TRAIL
MELBOURNE, FL 32934

RESIDENT
3935 FM3097
ROCKWALL, TX 75032

KELBERT ERIC R
3939 E ALLIN ST UNIT 322
LONG BEACH, CA 90803

RESIDENT
3985 FM3097
ROCKWALL, TX 75032

TASSET AUSTIN & KENNEDY
4 SHADY DALE LANE
ROCKWALL, TX 75032

JETER PATRICK ALAN AND NATALIE F
40 SHADY DALE LANE
ROCKWALL, TX 75032

KRUGER KARIN
400 CHAPARRAL LN
ROCKWALL, TX 75032

NERITA LLC
4001 MCEWEN RD SUITE 408
FARMERS BRANCH, TX 75244

RESIDENT
4065 FM3097
ROCKWALL, TX 75032

CASTILLO SILVIA
4125 FM 3097
ROCKWALL, TX 75032

RESIDENT
4175 FM3097
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY
42 SHADY DALE LANE
ROCKWALL, TX 75032

RESIDENT
4215 FM3097
ROCKWALL, TX 75032

RESIDENT
4275 FM3097
ROCKWALL, TX 75032

RESIDENT
4325 FM3097
ROCKWALL, TX 75032

RESIDENT
4375 FM3097
ROCKWALL, TX 75032

BREWER ELIZABETH CAITLIN AND
NICOLAS LUKASHEVICH
44 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
4425 FM3097
ROCKWALL, TX 75032

LAKESIDE SURGERY LAND HOLDINGS LLC
4450 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
4475 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
4485 HORIZON RD
ROCKWALL, TX 75032

HERNANDEZ ANDRES & MISTY
4550 STEEPLE CHASE LN
ROCKWALL, TX 75032

HARRIS GERALD T & SHERRI K
4558 STEEPLE CHASE LN
ROCKWALL, TX 75032

KIRK MARGIE
4566 STEEPLE CHASE LN
ROCKWALL, TX 75032

KEITH LARRY J & CAROLYN K
4574 STEEPLE CHASE LN
ROCKWALL, TX 75032

GAGNON STEVEN C ETUX SUZANNE
459 WINDING RIDGE LN
ROCKWALL, TX 75032

HARGETT STEPHEN WAYNE
46 SHADYDALE LN
ROCKWALL TX, 75032

ARNDT GARY & DIANNE
4608 STEEPLE CHASE LN
ROCKWALL, TX 75032

POWELL ALEAH D
4609 STEEPLE CHASE LN
ROCKWALL, TX 75032

BRANNING BARRY S & LINDA R
4616 STEEPLE CHASE LN
ROCKWALL, TX 75032

RESIDENT
4617 STEEPLE CHASE LN
ROCKWALL, TX 75032

WATSON MATTHEW WAYNE
4625 STEEPLE CHASE
ROCKWALL, TX 75087

KHODAPARAST RAHIM & ROYA
4630 PARKWOOD DR
ROCKWALL, TX 75087

VEST DONALD R
4633 PARKWOOD DR
ROCKWALL, TX 75032

FLORANCE WILLIAM C & KATHRYN E
4633 STEEPLE CHASE LANE
ROCKWALL, TX 75032

CARNEVALE EDWARD A JR AND PAMELA D
4648 PARKWOOD DRIVE
ROCKWALL, TX 75032

LEONARD N AND LINDA L SPINELLI TRUST
LEONARD N AND LINDA L SPINELLI- TRUSTEES
4648 STEEPLE CHASE
ROCKWALL, TX 75032

RESIDENT
4649 PARKWOOD DR
ROCKWALL, TX 75032

FREEMAN DENWARD LEE & ELIZABETH ANN
4660 GREENBRIAR CT
ROCKWALL, TX 75032

KUBIN CHRISTOPHER J AND ABIGAIL
4670 PARKWOOD DR
ROCKWALL, TX 75032

LIGHT LEIGH ANN AND JEFF
4671 GREENBRIAR CT
ROCKWALL, TX 75032

ZEHR JACK L & EDITH L
4671 PARKWOOD DR
ROCKWALL, TX 75032

MONGER JUSTIN C AND EVA
4684 GREENBRIAR CT
ROCKWALL, TX 75032

HAIN MARGARET GUNTHER AND
STEPHANIE HAIN TORRES
4685 GREENBRIAR CT
HEATH, TX 75032

RICHARDSON JIM & CAROL
4690 PARKWOOD DR
ROCKWALL, TX 75032

PARENT RICHARD DAVID & MARIE L
4691 PARKWOOD DR
ROCKWALL, TX 75032

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

PAUL AMANDA K & SEAN K
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

PARKS TODD L AND RHONDA DENISE
4704 GREENBRIAR CT
ROCKWALL, TX 75032

ENOCH PRESTON
4705 GREENBRIAR CIR
ROCKWALL, TX 75032

CARPENTER CRAIG S & EVE E
4710 PARKWOOD DR
ROCKWALL, TX 75032

WOLOV MATTHEW BLAKE & KRISTINA MARIE,
TRUSTEES
MATTHEW & KRISTINA WOLOV LIVING TRUST
4710 PIN OAKS CIR
ROCKWALL, TX 75032

BRACE CALVIN & CAROLYN
4710 STEEPLE CHASE LN
ROCKWALL, TX 75032

COLONNA DANIEL AND SANDRA
4711 PARKWOOD DR
ROCKWALL, TX 75032

WILLIAMS FAMILY LIVING TRUST
4718 STEEPLE CHASE LN
ROCKWALL, TX 75032

RESIDENT
4725 BENTON CT
ROCKWALL, TX 75032

RESIDENT
4726 STEEPLE CHASE LN
ROCKWALL, TX 75032

BELZOWSKI JOSEPH II & LAURA
4734 STEEPLECHASE LN
ROCKWALL, TX 75032

HARRIS JUANITA AND JUREL F SMITH JR
4740 PARKWOOD DR
ROCKWALL, TX 75032

HUGHES THOMAS DANIEL AND MADISON
ELIZABETH
4741 PARKWOOD DRIVE
ROCKWALL, TX 75032

JENNINGS CHARLES R & NITA MARIE
4741 SECRET CV
ROCKWALL, TX 75032

DORINSKI FAMILY LIVING TRUST
DAVID ALLEN DORINSKI AND TAMMY LYNN
DORINSKI - CO-TRUSTEES
4745 SECRET COVE LN
ROCKWALL, TX 75032

LULE STEVEN & LEANNA
4748 SECRET CV
ROCKWALL, TX 75032

JOHNSON SCOTT BRADLEY & JULIE
4749 SECRET CV
ROCKWALL, TX 75032

WALLER BENJAMIN E IV
4752 SECRET CV
ROCKWALL, TX 75032

MILLS MICHAEL D & MINA R MILLS
4754 PARKWOOD DR
ROCKWALL, TX 75032

YOUNES ERIC A & CECILEE M
4755 PARKWOOD DR
ROCKWALL, TX 75032

CHRYSSICAS NICOLE AND JOHN
4756 SECRET CV
ROCKWALL, TX 75032

WADE KENNETH M & DEBRA L
4760 SECRET COVE
ROCKWALL, TX 75032

MCVANEY JEFFREY AND MORGAN
4761 SECRET COVE
ROCKWALL, TX 75032

DAVIS JAMES B AND JULIE A
4764 SECRET COVE
ROCKWALL, TX 75032

BENNINGFIELD WILLIAM D
4765 SECRET CV
HEATH, TX 75032

LONG JOY
4768 PARKWOOD DR
ROCKWALL, TX 75032

GALLOWAY JONATHAN
4768 SECRET COVE
ROCKWALL, TX 75032

MEEK CHARMA
4769 SECRET CV
ROCKWALL, TX 75032

BRITT PAUL D AND HOLLY
4772 SECRET CV
ROCKWALL, TX 75474

THOMAS SIMI JOJI AND JOJIMON
4773 SECRET COVE
ROCKWALL, TX 75032

WATERS JOHN TAYLOR AND
DAVID JOSHUA REYES
4776 SECRET COVE
ROCKWALL, TX 75032

MASTROGIANNOPOULOS EMMANUEL AND
RUBY
4777 SECRET COVE
ROCKWALL, TX 75032

LEE LARRY EDWARD
4780 SECRET COVE
ROCKWALL, TX 75032

JOHNSON MATTHEW
4781 SECRET COVE
ROCKWALL, TX 75032

FIELDING JEREMY & LAURA S
4784 SECRET COVE LN
ROCKWALL, TX 75032

FOLZ GILBERT FRANK JR & MARY TERESA
4785 SECRET CV
ROCKWALL, TX 75032

BELL ADAM & JANETTE
4788 SECRET COVE LANE
ROCKWALL, TX 75032

MITCHELL CHARLES F AND PATSY
4789 SECRET COVE
ROCKWALL, TX 75032

SARAZEN RAECHELLA AND JOHN
4792 SECRET COVE
ROCKWALL, TX 75032

RESIDENT
4793 SECRET COVE LN
ROCKWALL, TX 75032

SMITH HUGH CLARK AND NATALIE ANN
4796 SECRET COVE LANE
ROCKWALL, TX 75032

ROTE MATTHEW J AND LAURA WRIGHT
4797 SECRET COVE
ROCKWALL, TX 75032

HANSON TYLER & SUMMER HANSON
48 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
4850 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
4920 HORIZON RD
ROCKWALL, TX 75032

VANDERGRIFFT IRA E & MARY L
4975 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
5 SHADYDALE LN
ROCKWALL, TX 75032

BLPT LLC
5 BROCKFIELD CT
HEATH, TX 75032

C. REAL ESTATE, LLC
5 TERRABELLA LANE
HEATH, TX 75032

AJ SQUARED LLC
5 TERRABELLA LN
HEATH, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

ARMM ASSET COMPANY 2, LLC
5001 PLAZA ON THE LK STE 200
AUSTIN, TX 78746

WEBSTER DAVID L
501 E OLD GREENVILLE RD
ROYSE CITY, TX 75189

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

KENYON REAL PROPERTY LLC
5093 TEN OAKS RD
CLARKSVILLE, MD 21029

BUCHANAN DANIEL K AND MINDY M
510 CHAPS DR
HEATH, TX 75032

HONEYCUTT WELDON & LINDA
5102 YACHT CLUB DR
ROCKWALL, TX 75032

BOUGHTON JANENE
MARK STUERTZ
5104 YACHT CLUB DR
ROCKWALL, TX 75032

SOUTHAM THOMAS & MELISSA
5106 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5108 YACHT CLUB DR
ROCKWALL, TX 75032

LOPEZ RICARDO C
519 E I 30 #306
ROCKWALL, TX 75087

RESIDENT
52 SHADYDALE LN
ROCKWALL, TX 75032

THOMAS JERRY & MARSHA
5202 YACHT CLUB DR
ROCKWALL, TX 75032

MERKEL STEPHANIE L
5204 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5206 YACHT CLUB DR
ROCKWALL, TX 75032

METRY GREGORY K
5208 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5242 MEDICAL DR
ROCKWALL, TX 75032

RESIDENT
5250 MEDICAL DR
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J
5302 YACHT CLUB DR
ROCKWALL, TX 75032

NORTON JO ANN
5303 YACHT CLUB DR
ROCKWALL, TX 75032

RANSOM DEBRA POOVEY
5304 YACHT CLUB DR
ROCKWALL, TX 75032

MARTIN CAREN
5305 YACHT CLUB DR
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S
5306 YACHT CLUB DR
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE
5308 YACHT CLUB DR.
ROCKWALL, TX 75033

RESIDENT
5335 FM3097
ROCKWALL, TX 75032

LEATHERS TIMOTHY
5335 COUNTY ROAD 597
FARMERSVILLE, TX 75442

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

RESIDENT
5399 FM3097
ROCKWALL, TX 75032

RESIDENT
54 SHADY DALE LN
ROCKWALL, TX 75032

FEKADU HENOK
5402 ONSET BAY DR
ROWLETT, TX 75089

ODOM JOSHUA D-WAYNE AND LACEY
ALEXANDRA
5402 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

HASTINGS CLAIMS SERVICE INC
5532 HUFFINES BLVD
ROYSE CITY, TX 75189

MATTHEWS GERALD W & DONNA C
5550 HORIZON RD
ROCKWALL, TX 75032

M & M ROCKWALL PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

STEGER TOWNE CROSSING LP
580 DECKER DR STE 203
IRVING, TX 75062

STEGER TOWNE CROSSING II LP
580 DECKER DR STE 203
IRVING, TX 75062

SPT IVEY ROCKWALL MOB II LLC
C/O STARWOOD PROPERTY TRUST INC
591 WEST PUTNAM AVENUE
GREENWICH, CT 6830

SPT IVEY ROCKWALL MOB LLC
C/O STARWOOD PROPERTY TRUST INC
591 WEST PUTNAM AVENUE
GREENWICH, CT 6830

CARTER SHARON R
BLANKENSHIP DON L & AUDREY LIFE ESTATE
6 SHADY DALE LN
ROCKWALL, TX 75032

28 PLAZA LTD
601 KILLARNEY
RICHARDSON, TX 75201

BALDERAS VICTORIO AND
SUSAN GAMEZ
602 LAWRENCE
HEATH, TX 75032

CHEN XIANSONG
609 BELLHAVEN DR
ALLEN, TX 75013

ROCKWALL REGIONAL HOSPITAL LLP
612 E LAMAR BLVD STE 100
ARLINGTON, TX 76011

ROCKWALL REGIONAL HOSPITAL LLP
612 E LAMAR BLVD STE 100
ARLINGTON, TX 76011

BAILEY BLAKE C & LAINE E
613 DOVE HILL CIRCLE
HEATH, TX 75032

RIDGE ROAD REAL ESTATE LLC
6245 RYEWORTH DR
FRISCO, TX 75035

AKP REALTY-DALROCK LLC
6411 ORCHID LN
DALLAS, TX 75230

SAUDER WILLIAM MICHAEL TRAN
646 FREED DR
ROCKWALL, TX 75087

LEAL ROLAND RYAN AND ERIN TAYLOR
654 SHARPLEY
FATE, TX 75087

EMERIROCK LLC
DBA EMERITUS SENIOR LIVING
6737 W WASHINGTON ST STE 2300
MILWAUKEE, WI 53214

RESIDENT
7 SHADYDALE LN
ROCKWALL, TX 75032

RESIDENT
7 SHADYDALE LN
ROCKWALL, TX 75032

CASTRO RENE AND BETSY
700 WINDSONG LN
ROCKWALL, TX 75032

DOTSON DANIEL A & KARA
704 WINDSONG LANE
ROCKWALL, TX 75032

R. C. AND I. K. ANDERSON LIVING TRUST
R.C. AND INA KAY ANDERSON
708 WINDSONG LANE
ROCKWALL, TX 75032

ADAMS RAYMOND J JR & CINDI F
712 WINDSONG LN
ROCKWALL, TX 75032

BIG H REVOCABLE TRUST
JOHN S HOHENSHELT & KELLI JENKINS
HOHENSHELT - CO-TRUSTEES
716 WINDSONG LN
ROCKWALL, TX 75032

MANN DAVID & EVELYN
717 WINDSONG LANE
ROCKWALL, TX 75032

ROELOFS ALBERT & KAREN K
720 WINDSONG LN
ROCKWALL, TX 75032

DAVIS BENJAMIN C & TRACY R
721 WINDSONG LN
ROCKWALL, TX 75032

AYRES DAVID L AND ELAINE F SULLIVAN
724 WINDSONG LN
ROCKWALL, TX 75032

RESIDENT
728 WINDSONG LN
ROCKWALL, TX 75032

PATRICK REGGIE AND BARBARA L
732 WINDSONG LANE
ROCKWALL, TX 75032

VAVRIK LUCIA E & ROBERT A
735 MICAH DR
ROCKWALL, TX 75032

SANDRA J SHURLEFF MARITAL TRUST
SANDRA J SHURLEFF - TRUSTEE
736 WINDSONG LN
ROCKWALL, TX 75032

CHM REAL ESTATE LLC
740 WILFORD WAY
HEATH, TX 75032

MCKNIGHT BYRON M & CAROLINE
740 WINDSONG LN
ROCKWALL, TX 75032

WATSON BARBARA
743 MICAH DR
ROCKWALL, TX 75032

REICHARDT LARRY W & JENNIFER L
743 WINDSONG LN
ROCKWALL, TX 75032

JOSEPH P AGOSTINI AND DEBRA R AGOSTINI
FAMILY TRUST
JOSEPH P AGOSTINI AND DEBRA R AGOSTINI-
COTRUSTEES
744 WINDSONG LANE
ROCKWALL, TX 75032

MEDINA DAVID JR & JERE
747 WINDSONG LANE
ROCKWALL, TX 75032

HILL VAN D & ANNE B
748 WINDSONG LANE
ROCKWALL, TX 75032

RESIDENT
750 RALPH HALL PKWY
ROCKWALL, TX 75032

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

SWART TAGGART TRUST
JAMES STEPHEN SWART AND ANNETTE M
TAGGART CO TRUSTEES
751 MICAH DR
ROCKWALL, TX 75032

KOHAN FERNANDO AND
FLAVIA BELPOLITI
751 WINDSONG LN
ROCKWALL, TX 75032

MATA JAIME & TRINA T
752 WINDSONG LN
ROCKWALL, TX 75032

BENNETT FAMILY LIVING TRUST
WILLIAM THOMAS AND JUDY M BENNETT
TRUSTEES
754 HUNTERS GLN
ROCKWALL, TX 75032

MARKS DONALD W
PAMELA A MARKS
755 HUNTERS GLN
ROCKWALL, TX 75032

KEYES JOANN
755 WINDSONG LN
ROCKWALL, TX 75087

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
7557 RAMBLER ROAD, SUITE 980
DALLAS, TX 75231

ROCK SOUTH INVESTMENTS LTD. A TEXAS
LIMITED PARTNERSHIP
756 RIDGE HOLLOW RD
ROCKWALL, TX 75032

SCHWERTNER RAY AND SHEILA
756 WINDSONG LANE
ROCKWALL, TX 75032

BROWN TOMMY & AMANDA
757 VENUS CT
ROCKWALL, TX 75032

ALFINITO JOSEPH J & KAREN D
759 WINDSONG LN
ROCKWALL, TX 75032

RESIDENT
760 RALPH HALL
ROCKWALL, TX 75032

WASHBURN COBY J & MARCA M
760 VENUS COURT
ROCKWALL, TX 75032

MAXWELL CARL T & LISA G
760 WINDSONG LANE
ROCKWALL, TX 75032

SAVAGE CLIFFORD & JEANA
761 HUNTERS GLN
ROCKWALL, TX 75032

KUEHL FAMILY LIVING TRUST
LESLIE L KUEHL AND SUSAN B KUEHL- TRUSTEES
762 HUNTERS GLEN
ROCKWALL, TX 75032

GILLIGAN JASON & KIM
763 WINDSONG LANE
ROCKWALL, TX 75032

CROSS MARK F AND LORI E
764 WINDSONG LANE
ROCKWALL, TX 75032

LEVINTON ETHAN AND HALEY
765 VENUS COURT
ROCKWALL, TX 75032

JENKINS SHEILA KAREN REVOCABLE LIVING
TRUST
SHEILA KAREN JENKINS TRUSTEE
767 HUNTERS GLEN
ROCKWALL, TX 75032

HOGGAN JARED M & ELISE D
767 WINDSONG LN
ROCKWALL, TX 75032

KEMP KENNETH W & BARBARA J
768 VENUS CT
ROCKWALL, TX 75032

CUNNINGHAM RONNIE & NANCY
768 WINDSONG LANE
ROCKWALL, TX 75032

BROWN SANDRA MARIE
770 HUNTERS GLEN
ROCKWALL, TX 75032

GADSDEN CURTIS & MARSHA
771 HUNTERS GLN
ROCKWALL, TX 75032

FISHER DANA
771 WINDSONG LANE
ROCKWALL, TX 75032

PIRRONE GEORGE & LISA
772 WINDSONG LANE
ROCKWALL, TX 75032

NOWAKOWSKI RICHARD T AND DEBORAH T
775 HUNTERS GLEN
ROCKWALL, TX 75032

PYTER EDWARD AND KAZIMIERA
775 WINDSONG LN
ROCKWALL, TX 75032

CHARLES W CLEMENTS REVOCABLE TRUST
CHARLES W CLEMENTS JR AND VICKI GARRETT-
TRUSTEES
776 WINDSONG LANE
ROCKWALL, TX 75032

SHERROD ROBERT T & AMY
778 HUNTERS GLN
ROCKWALL, TX 75032

HOVENDEN DANETTE & DAVID
779 HUNTERS GLEN
ROCKWALL, TX 75032

ARKELL STEVEN A AND SHELLEY L
780 WINDSONG LN
ROCKWALL, TX 75032

GARCIA FAMILY REVOCABLE LIVING TRUST
784 WINDSONG LN
ROCKWALL, TX 75032

JOHNSTON BRENT ALAN AND DALLAS
785 HUNTER GLEN
ROCKWALL, TX 75032

ROMER FRANK L & MARCY L AND
MARISSA P
786 HUNTERS GLEN
ROCKWALL, TX 75032

SMITH LYLE AND IMELDA
788 WINDSONG LN
ROCKWALL, TX 75032

QUAN KRIS GENNIFER
791 HUNTERS GLEN
ROCKWALL, TX 75032

SIKES CAMERON & MEGAN
791 WINDSONG LN
ROCKWALL, TX 75032

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

KEYES CHRISTINA R
792 WINDSONG LN
ROCKWALL, TX 75032

HONG TAE SU & SUNSIL
794 HUNTERS GLN
ROCKWALL, TX 75032

CASTEEL GERALD & CATHERINE
797 HUNTERS GLEN
ROCKWALL, TX 75032

LANG WILLIAM ALLYN & MELANIE L
800 TRUMPETER WAY
ROCKWALL, TX 75032

GOYAL SANJAY K
8008 STRECKER LN
PLANO, TX 75025

STANFORD STEVEN R AND KIRSTEN L
802 HUNTERS GLEN
ROCKWALL, TX 75032

KAMPER JENNIFER E & ROBERT
804 TRUMPETER WAY
ROCKWALL, TX 75032

MOORE ROBERT W & DIANE B
805 HUNTERS GLN
ROCKWALL, TX 75032

CARSE JOHN DANIEL
808 TRUMPETER WAY
ROCKWALL, TX 75032

GARY DENNIS & DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

CHRISTENSEN BRIAN & JENNIFER
810 HUNTERS GLN
ROCKWALL, TX 75032

HOLLY FISHER BRITT INVESTMENTS LLC
810 ROCKWALL PKWY SUITE 2020
ROCKWALL, TX 75032

LD2020 LLC
8111 PRESTON ROAD SUITE 225
DALLAS, TX 75225

WILSON GLENN & ALLISON
812 TRUMPETER WAY
ROCKWALL, TX 75032

WARD ANNE AND EDWARD
813 HUNTERS GLEN
ROCKWALL, TX 75032

FORTUNE DEAN WARREN AND LAURA THOMAS
816 TRUMPETER WAY
ROCKWALL, TX 75032

SOLARES MARIA E
817 TRUMPETER WAY
ROCKWALL, TX 75032

RESIDENT
818 HUNTERS GLEN
ROCKWALL, TX 75032

CFT NV DEVELOPMENTS LLC
CT CORPORATION SYSTEM
818 WEST 7TH STREET 2ND FLOOR
LOS ANGELES, CA 90017

JOSEPH MATHEW CORBETE AND SARAH KATHRYN
819 HUNTERS GLEN
ROCKWALL, TX 75032

BUTLER CLAYTON E
820 TRUMPETER WAY
ROCKWALL, TX 75032

CHRISTIAN ALBERT C AND JIMNETA R
821 TRUMPETER WAY
ROCKWALL, TX 75032

RESIDENT
824 TRUMPETER WAY
ROCKWALL, TX 75032

HANIE BRIAN K & CONNI C
825 HUNTERS GLEN
ROCKWALL, TX 75032

GILLEAN JULIA REBECCA
825 TRUMPETER WAY
ROCKWALL, TX 75032

BRADY LISA AND RALPH
826 HUNTERS GLEN
ROCKWALL, TX 75032

HAMMER MICHAEL AND AMANDA
827 CANTERBURY DRIVE
ROCKWALL, TX 75032

METSKER JUSTIN LEE AND TARA LYNN
827 TURQUOISE POINT
ROCKWALL, TX 75032

HASENYAGER MARCIA A AND MELVIN K
828 TRUMPETER
ROCKWALL, TX 75032

WILSON ROBERT & CAROLE RUTH
829 TRUMPETER WAY
ROCKWALL, TX 75032

ESQUIVEL MARIA GARCIA & JAVIER A
830 ELGIN COURT
ROCKWALL, TX 75032

MILLER FRANCIS EDWARD AND NATALIE
831 ELGIN CT
ROCKWALL, TX 75032

BOWNE BENJAMIN AND VALERIE
831 HUNTERS GLEN
ROCKWALL, TX 75032

LOAFMAN MELISSA & THOMAS
831 TURQUOISE PT
ROCKWALL, TX 75032

CARTER JEANNE
832 TRUMPETER WAY
ROCKWALL, TX 75032

WATKINS SPENCER P & JENNIFER A
833 TRUMPETER WAY
ROCKWALL, TX 75032

EASON GEORGE ALLAN AND MARTHA
834 CANTERBURY DR
ROCKWALL, TX 75032

SCOTT MARY ELIZABETH
834 HUNTERS GLEN
ROCKWALL, TX 75032

HELTON SHARMON BRAD AND SHIRLEY H
834 TURQUOISE PT
ROCKWALL, TX 75032

KERN JEFFREY
835 CANTERBURY DR
ROCKWALL, TX 75032

BEASLEY MARSHA G
835 TURQUOISE POINT
ROCKWALL, TX 75032

JACKSON WILLIAM HARRISON & KATHRYN GRACE
836 TRUMPETER WAY
ROCKWALL, TX 75032

RESIDENT
837 ELGIN CT
ROCKWALL, TX 75032

SHULTZ ZACHARY AND CRYSTAL
837 HUNTERS GLEN
ROCKWALL, TX 75032

REULER MARIA M
837 TRUMPETER WAY
ROCKWALL, TX 75032

CONAWAY TIMOTHY E AND ELIZABETH A
838 ELGIN COURT
ROCKWALL, TX 75032

LOWRY PAUL E & PENNY G
838 TURQUOISE PT
ROCKWALL, TX 75032

BAXTER DOUGLAS & CINDY
839 TURQUOISE PT
ROCKWALL, TX 75032

DE LA PENA ENRIQUE & WENDY J
840 TRUMPETER WAY
ROCKWALL, TX 75032

FINLEY MATTHEW AND CHARITY
841 TRUMPETER WAY
ROCKWALL, TX 75032

HAYDEN VICKY
842 CANTERBURY DRIVE
ROCKWALL, TX 75032

BRISCOE JULIE
842 HUNTERS GLEN
ROCKWALL, TX 75032

LADD HARVEY S & RILA B
842 TURQUOISE PT
ROCKWALL, TX 75032

REDDEN DARREN LEE AND SHERRY ANN
843 CANTERBURY DRIVE
ROCKWALL, TX 75032

KRAUS MARY E AND ROBERT G
843 ELGIN CT
ROCKWALL, TX 75032

STROTHER PHILLIP S
843 TURQUOISE PT
ROCKWALL, TX 75032

MAHMOUD HASSAN
844 ELGIN COURT
ROCKWALL, TX 75032

PERRY CHRISTOPHER AND JENNA L
844 TRUMPETER WAY
ROCKWALL, TX 75032

DIETERICH GEORGE D & JOHANNA
846 STEEPLE CHASE CT
ROCKWALL, TX 75032

RICH TRAVIS AND ANGELA L
846 TURQUOISE POINT
ROCKWALL, TX 75032

STEPHENS ROBERT M JR AND LIBBY D
847 TURQUOISE POINT
ROCKWALL, TX 75032

BRUMMETT JOHN OSCAR AND GAYLE KATE
849 ELGIN COURT
ROCKWALL, TX 75032

KELLY WILLIS G AND GENEVA
850 CANTERBURY DRIVE
ROCKWALL, TX 75032

BRODNAX JOE B & CINDY L
850 ELGIN CT
ROCKWALL, TX 75032

CARNES LINDA M
850 HUNTERS GLN
ROCKWALL, TX 75032

HESKETT RHEA
850 STEEPLE CHASE COURT
ROCKWALL, TX 75032

FOX WILLIAM BENJAMIN & MEREDITH PAIGE
850 TURQUOISE POINT
ROCKWALL, TX 75032

RESIDENT
851 STEGER TOWNE DR
ROCKWALL, TX 75032

ANDERSON LAWRENCE C & JANICE L
851 CANTERBURY DR
ROCKWALL, TX 75032

ANDERSON LARY & LAURIE
854 STEEPLE CHASE CT
ROCKWALL, TX 75032

RESIDENT
856 ELGIN CT
ROCKWALL, TX 75032

KRAFT RHONDA N AND KEVIN
858 CANTERBURY DRIVE
ROCKWALL, TX 75032

LEONARD SCOTT E AND CATHERINE W
858 STEEPLE CHASE CT
ROCKWALL, TX 75032

MCGUIRE JOHN L & LISA L
862 STEEPLE CHASE CT
ROCKWALL, TX 75032

BEST JAMES AND KIMBERLY
870 W INTERSTATE SUITE 100
GARLAND, TX 75043

SALDANA FLOR
8820 COUNTY RD 136
TERRELL, TX 75161

RESIDENT
890 ROCKWALL PKWY
ROCKWALL, TX 75032

HSU TAI-YI
8F,-1, NO 7., LN. 173 SHANG'AN RD
TAICHUNG CITY, TAIWAN 407,

RESIDENT
901 ROCKWALL PKWY
ROCKWALL, TX 75032

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

CTR PARTNERSHIP LP
905 CALLE AMANACER SUITE 300
SAN CLEMENTE, CA 92673

MILLER JAYME AND JASON T
905 HUNTERS GLEN
ROCKWALL, TX 75032

RESIDENT
906 ROCKWALL PKWY
ROCKWALL, TX 75032

ERICKSON MARIUM E LIVING TRUST
906 HUNTERS GLEN
ROCKWALL, TX 75032

NELSON SANDRA
908 BRIDLE PATH CT
HEATH, TX 75032

RESIDENT
909 ROCKWALL PKWY
ROCKWALL, TX 75032

LANCE A HOLLAND FAMILY TRUST
SAUNDRA G HOLLAND TRUSTEE
909 CULLINS ROAD
ROCKWALL, TX 75032

RESIDENT
913 N HUNTERS GLEN
ROCKWALL, TX 75032

MONK JEFFREY CHAD REVOCABLE LIVING TRUST
JEFFREY CHAD MONK TRUSTEE
914 HUNTERS GLEN
ROCKWALL, TX 75032

RESIDENT
920 ROCKWALL PKWY
ROCKWALL, TX 75032

WARREN LARRY RAY AND BEVERLY JOAN
921 HUNTERS GLEN
ROCKWALL, TX 75032

TEAFF DAVID J & KAREN L
922 HUNTERS GLN
ROCKWALL, TX 75032

B AND V SMITH LIVING TRUST
VONDA K SMITH - TRUSTEE
922 KEY COLONY DR
GARLAND, TX 75043

LEAL JAIME & LORI DEANN GILLILAN
929 HUNTERS GLEN
ROCKWALL, TX 75032

CLARKE VANCE M & PAMELA L
930 HUNTERS GLN
ROCKWALL, TX 75032

RESIDENT
930 W RALPH HALL PKWY
ROCKWALL, TX 75032

RESIDENT
935 W RALPH HALL
ROCKWALL, TX 75032

RESIDENT
935 W RALPH HALL
ROCKWALL, TX 75032

RESIDENT
938 HUNTERS GLEN
ROCKWALL, TX 75032

ALLECO LLC
941 W RALPH HALL PARKWAY SUITE 101
ROCKWALL, TX 75032

RESIDENT
947 W RALPH HALL
ROCKWALL, TX 75032

RH REALTY HOLDINGS LLC
947 W RALPH HALL PKWY SUITE 103
ROCKWALL, TX 75032

GAIL HERVEY FAMILY TRUST
GAIL H HERVEY - TRUSTEE
948 HUNTERS GLN
ROCKWALL, TX 75032

RESIDENT
955 W RALPH HALL
ROCKWALL, TX 75032

M&K REAL ESTATE DEV LLC
959 W RALPH HALL PKWY STE 101
ROCKWALL, TX 75032

CHRISMER LANE LTD
960 W RALPH HALL PKWY
ROCKWALL, TX 75032

SCRITCHFIELD RICHARD AND JANE
9605 WATERVIEW PKWY
ROWLETT, TX 75089

RESIDENT
965 W RALPH HALL
ROCKWALL, TX 75032

965 RHP 103 LLC
ATTN: GARON R HORTON
965 W RALPH HALL PKWY SUITE 103
ROCKWALL, TX 75032

H4HIM LEGACY LLC-SUITE 105 SERIES
965 W RALPH HALL PKWY
ROCKWALL, TX 75032

SIMPSON BLAKE JORDAN AND JESSICA MARIE
973 BENTON WOODS DRIVE
ROCKWALL, TX 75032

RESIDENT
990 W RALPH HALL PKWY
ROCKWALL, TX 75032

HUDSON SFR PROPERTY HOLDINGS II LLC
C/O HUDSON HOME MANAGEMENT LLC
ATTN: HEATHER HAWKINS 2711 N HASKELL, SUITE 2100
DALLAS, TX 75204

TENET EQUITY FUNDING SPE I, LLC
ATTN: MIKE ZIEG 7332 E BUTHERUS DRIVE, SUITE 100
SCOTTSDALE, AZ 85260

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975 PARK SORRENTO , SUITE 300
CALABASAS, CA 91302

GLEN HILLS CEMETERY
C/O INEZ GIBSON 512 COOL MEADOW COURT
DESOTO, TX 75115

750 HALL PARKWAY LLC
NTW LLC
C/O MARVIN F POER & COMPANY PO BOX 52427
ATLANTA, GA 30355

FHS ROCKWALL, L.P.
C/O MGR ASSETS INC 3160 CROW CANYON PLACE, SUITE 135
SAN RAMON, CA 94583

2021 B N CARROLL REVOCABLE TRUST
BENJAMIN THOMAS CARROLL AND
NICOLE CAMILLE (LIUDAHL) CARROL- TRUSTEES
1169 SKYLAR DRIVE
ROCKWALL, TX 75087

ARMSTRONG RALPH HALL LP
C/O ARMSTRONG DEVELOPMENT PROPERTIES INC
ONE ARMSTRONG PLACE
BUTLER, PA 16004

HIGGINS DELANNE M
P O BOX 1784
ROCKWALL, TX 75087

NORTH TEXAS MUNICIPAL WATER DIST
P O BOX 2408
WYLIE, TX 75098

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

PARKHILL GAIL C &
PHILIP W CLIFFORD & ROY MCGAHEE
PO BOX 100
PARIS, TX 75461

GIST JESSE JR AND
JANAE E BARNES
PO BOX 1381
ROCKWALL, TX 75087

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

ZOBECK TED M AND VIRGINIA F
PO BOX 2045
ROCKWALL, TX 75087

NORTH TEXAS MUNICIPAL WATER DIST
PO BOX 2408
WYLIE, TX 75098

FOX CHASE DEVELOPMENT CORP
PO BOX 369
ROCKWALL, TX 75087

FOX CHASE DEVELOPMENT CORP
PO BOX 369
ROCKWALL, TX 75087

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

PROGRESS RESIDENTIAL BORROWER 3, LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

YAMASA CO LTD., A JAPANESE CORPORATION
PO BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 3, LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

YANDELL TRUE & DAVID
PO BOX 477
ROCKWALL, TX 75087

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

HOUZZ ROCK, LLC
PO BOX 670
ROCKWALL, TX 75087

2930 S RIDGE ROAD ROCKWALL, LLC
PO BOX 741209
HOUSTON, TX 77274

2930 S RIDGE ROAD ROCKWALL, LLC
PO BOX 741209
HOUSTON, TX 77274

STOKES RICHARD & JULIE
PO BOX 8
ROCKWALL, TX 75087

HAMILTON DIRECT LLC
PO BOX 849
ROCKWALL, TX 75087

GRUBBS DAVID G
PO BOX 852
ROCKWALL, TX 75087

WAGON RANCH LLC
1010 W RALPH HALL PKWY STE 100
ROCKWALL, TX 75032

PUBLIC NOTICE

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

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

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

Z2024-054: Zoning Change Amending PD-9

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* amending Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] for the purpose of consolidating the regulating ordinances for a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), generally located south of Horizon Road [FM-3097], east of Ridge Road, and north of the southern corporate limits of the City of Rockwall, 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, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 2024 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:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, December 16, 2024 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. Z2024-054: Zoning Change Amending PD-9

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

November 18, 2024

TO: The Property Owners and/or Residents Located within Planned Development District 9 (PD-9)

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2024-054; *Amendment to Planned Development District 9 (PD-9)*

Property Owners and/or Residents Located within Planned Development District 9 (PD-9),

The City of Rockwall has initiated an amendment to Planned Development District 9 (PD-9) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 9 (PD-9) -- *which regulates the Fox Chase Subdivision, the Shadydale Estates Subdivision, -the Rainbow Lake Estates Subdivision, and various other commercial and residential properties* -- consists of over 65 pages of regulations within ten (10) regulating ordinances, and over 205 development cases. The proposed amendment *does not* change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents, developers, and contractors looking to do work on properties situated within this area, and for City staff when reviewing permits.

WHY AM I GETTING THIS NOTICE?
The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice area. This means that you are receiving this notice because you either live within the boundaries of Planned Development District 9 (PD-9) or within 500-feet of its boundaries. The attached map is a visual representation of the subject property and the 500-foot notification buffer surrounding the zoning area.

DOES THIS CHANGE MY PROPERTY'S ZONING?
NO. The proposed amendment to Planned Development District 9 (PD-9) will *not* change your zoning or any development requirements associated with your property or any other properties located within the subject property. It will *only* make it easier to find the development requirements associated with property for property owners, developers, contractors, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within Planned Development District 9 (PD-9)* -- will *not* be affected by the proposed zoning change.

WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?
The Planning and Zoning Commission will hold a *PUBLIC HEARING* on Tuesday, *December 10, 2024* at 6:00 PM, and the City Council will hold a *PUBLIC HEARING* on Monday, *December 16, 2024* at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live and via recording after the meeting through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6488 or email planning@rockwall.com.

Sincerely,

Bethany Ross
Planner
City of Rockwall Planning and Zoning Department

November 18, 2024

TO: The Property Owners and/or Residents Located within Planned Development District 9 (PD-9)

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2024-054; *Amendment to Planned Development District 9 (PD-9)*

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The City of Rockwall has initiated an amendment to Planned Development District 9 (PD-9) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 9 (PD-9) -- *which regulates the Fox Chase Subdivision, the Shadydale Estates Subdivision, -the Rainbow Lake Estates Subdivision, and various other commercial and residential properties* -- consists of over 65 pages of regulations within ten (10) regulating ordinances, and over 205 development cases. The proposed amendment *does not* change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents, developers, and contractors looking to do work on properties situated within this area, and for City staff when reviewing permits.

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NO. The proposed amendment to Planned Development District 9 (PD-9) will *not* change your zoning or any development requirements associated with your property or any other properties located within the subject property. It will *only* make it easier to find the development requirements associated with property for property owners, developers, contractors, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within Planned Development District 9 (PD-9)* -- will *not* be affected by the proposed zoning change.

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The Planning and Zoning Commission will hold a *PUBLIC HEARING* on Tuesday, *December 10, 2024* at 6:00 PM, and the City Council will hold a *PUBLIC HEARING* on Monday, *December 16, 2024* at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live and via recording after the meeting through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6488 or email planning@rockwall.com.

Sincerely,

Bethany Ross
Planner
City of Rockwall Planning and Zoning Department

PD-9

ORDINANCE NO. 73-49

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF SINGLE-FAMILY, MULTIPLE-FAMILY AND SHOPPING CENTER USES, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 9, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:
NOW, THEREFORE,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be, and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to give the following-described property the zoning classification hereinafter set out, to-wit:

SECTION 2. The granting of the Planned Development District Number 9 to the above-described property is subject to the following Special Conditions:

(1) Planned Development District Number 9 shall be developed generally in accordance with the site plan for said area, which is attached to and made a part hereof as Exhibit "A."

(2) That all development of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any building permit in Planned Development District Number 9, a Comprehensive Site Plan of the Development shall be filed with the City Council of the City and shall be approved by them and filed as a part of this ordinance. Such required detailed plan shall set forth the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed site plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

TRACT I.

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207 and being a part of a tract of land conveyed to Kirby Albright from J. L. Parker by Deed, dated August 11, 1967, and recorded in Vol. 80, Pg. 7, Rockwall County Deed Records and further being part of a tract of land conveyed to Kirby Albright, et al by Deed recorded in Vol. 81, Pg. 33, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Point of Intersection of the present Southeast City Limit Line with the South R.O.W. line of F.M. Road 3097;
THENCE: Following said South R.O.W. line South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet to the Westerly line of a County road;
THENCE: Following said Westerly line South 46° 19' 31" West, 1525.63 feet; South 65° 38' 39" West, 76.35 feet; South 40° 53' 25" West, 100.9 feet; South 30° 48' 15" West, 125.28 feet and South 32° 49' 05" West a distance of 900 feet more or less to the present North City Limit Line of the City of Heath;
THENCE: Following said North City Limit Line, West a distance of 445 feet to a point for corner;
THENCE: North 01° 40' 02" East a distance of 1560 feet more or less to the South line of a 50' wide access road easement (known as Shadydale Lane);
THENCE: With said South line, North 84° 32' 49" West a distance of 642.85 feet to a point for a corner;
THENCE: Crossing said easement, North 06° 00' 11" East 50 feet to a point for a corner on the North line of said easement;
THENCE: With said North line, North 84° 32' 49" West a distance of 526.33 feet to a point for a corner, same being the Southwest corner of Lot 1, Block "B" of Highland Acres Addition;
THENCE: Following said addition line North 7° 24' West a distance of 678.54 feet to a point for a corner at the Southeast corner of Lot 5, Block B of said addition;
THENCE: South 82° 36' West along the lot line between Lots 4 and 5 of said addition a distance of 350 feet to a point for a corner in the Easterly R.O.W. line of F.M. Road 740;
THENCE: Following said Easterly R.O.W. line, North 7° 24' West a distance of 319.06 feet, along a curve to the left an arc distance of 40 feet more or less to the present City Limit Line of the City of Rockwall;
THENCE: Following said existing City Limit Line, South 80° 20' East a distance of 918 feet and North 32° 30' East a distance of 1680 feet more or less to the PLACE OF BEGINNING and containing 138.5 acres of land more or less.

TRACT II.

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207, and being a part of a tract of land conveyed to Ralph M. Hall by Mrs. J. A. Wilkerson, et al, by Deed, dated December 24, 1964, and recorded in Vol. 71, Pg. 474, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South R.O.W. line of F.M. 3097, said point being located South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East, 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet from the Point of Intersection of the City Limit Line (as extended March 6, 1961) with said South R.O.W. line;
THENCE: Along said South R.O.W. line South 44° 37' 38" East a distance of 339.63 feet; along the arc of a curve 218.56 feet and South 46° 47' 38" East a distance of 823.15 feet to a point for a corner;
THENCE: South 58° 33' 35" West 55.88 feet to a point for a corner;
THENCE: In a Southerly direction along the meanders of Buffalo Creek as follows:
South 13° 22' 03" East 116.17 feet;
South 18° 26' 06" East 47.43 feet;
South 14° 02' 10" West 123.69 feet;
South 20° 13' 29" East 101.24 feet;
South 10° 18' 17" East 55.90 feet;
South 36° 26' 40" East 404.01 feet;
South 42° 42' 34" West 176.91 feet;
South 33° 41' 24" West 108.16 feet;
North 77° 54' 19" West 71.58 feet;
South 61° 41' 57" West 73.82 feet;
South 84° 17' 22" West 50.24 feet;
South 62° 06' 10" West 96.17 feet; and South 60 feet more or less to the existing North City Limits of the City of Heath;
THENCE: West along said existing North City Limit Line 960 feet more or less to a point in Rainbow Lake;
THENCE: North 44° 45' East 224.00 feet;
North 09° 30' East 87.00 feet;
North 52° 15' West 130.00 feet;
South 32° 05' West 126.00 feet;
South 09° 00' East 109.00 feet;
South 76° 00' West 59.00 feet;
North 23° 45' West 125.00 feet;
North 53° 45' West 107.00 feet;
North 00° 15' West 107.00 feet;
North 72° 45' East 88.00 feet;
North 06° 45' West 218.00 feet;
North 89° 45' East 126.00 feet;
North 06° 30' East 43.00 feet;
North 47° 00' West 92.00 feet;
North 43° 00' East 180.00 feet;
North 07° 30' West 118.00 feet;
North 75° 30' West 250.00 feet;
North 19° 15' West 103.00 feet;
North 75° 00' East 211.00 feet;
North 43° 00' West 146.00 feet;
North 04° 45' East 195.00 feet;
North 70° 00' West 122.00 feet;
North 01° 30' East 220.00 feet to a point in the Westerly line of a public road;
THENCE: North 46° 19' 31" East a distance of 510.0 feet more or less to the PLACE OF BEGINNING and containing 53.6 acres of land more or less.

(4) Planned Development District Number 9 shall be limited to the following uses, with acreage of each, number of dwelling units and density as noted:

	AREA	PERCENTAGE OF ACREAGE	DWELLING UNITS	DWELLING UNITS PER ACRE
Shopping Center Uses - Under General Retail Zoning	26.5±*	10.2%	-0-	-0-
Garden Apartments Under Multiple-Family Zoning	25.7±*	9.8 %	360	14.0
Town Homes - Under Multiple-Family Zoning	47.6±*	17.9 %	381	8.0
Cluster Homes - Under Multiple-Family Zoning	42.0±*	15.8 %	168	4.0
Single-Family Units - Under Single-Family Zoning	95.7±*	36.0 %	163	1.5
TOTAL DWELLING UNITS: ----------			1,072	
TOTAL NUMBER OF DWELLING UNITS PER ACRE: ----------				4.0
TOTAL ACREAGE:---	265.7±*			

(* plus or minus, more or less)

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, by the granting of this zoning change.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. Whereas, it appears that the above-described property requires classification as a Planned Development District in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 12th day of November, 1973.

APPROVED:

Harry S. Myers
MAYOR

ATTEST:

Dawn C. Williams
CITY SECRETARY

APPROVED AS TO FORM:

Robert L. Williamson
CITY ATTORNEY

VILLAGE CENTER SITE
26.5 ± NET
SHOPPING, OFFICES, ETC.

GARDEN APTS.
257 ± AC.

LAKE

SINGLE FAMILY

CLUSTER SINGLE FAMILY HOMES

SWIM. & TENNIS CENTER

TOWN HOMES

TH

POSSIBLE 23 YEAR FLOOD LINE

RAINBOW LAKE

NOT INCLUDED

(APPROX.) ROCKWALL CITY LIMITS
(APPROX.) HEATH CITY LIMITS

F M ROAD NO. 740

NOT INCLUDED

PD-9

Ordinance 13-49

ROCKWALL - DATA

	AREA	PERCENTAGE OF ACREAGE	DWELLING UNITS	D.U./AC.
TOTAL AREA	265.7± AC.			
TOTAL DWELLING UNITS			1072	
NO. OF DWELLING UNITS/AC				4.0
SHOPPING	26.5± AC.	10.2 %		
GARDEN APARTMENT	25.7± AC.	9.8 %	360	14.0
TOWN HOMES	47.6± AC.	17.9%	381	8.0
CLUSTER HOMES	42.0± AC.	15.8%	168	4.0
SINGLE FAMILY	95.7± AC.	36.0%	163	1.5

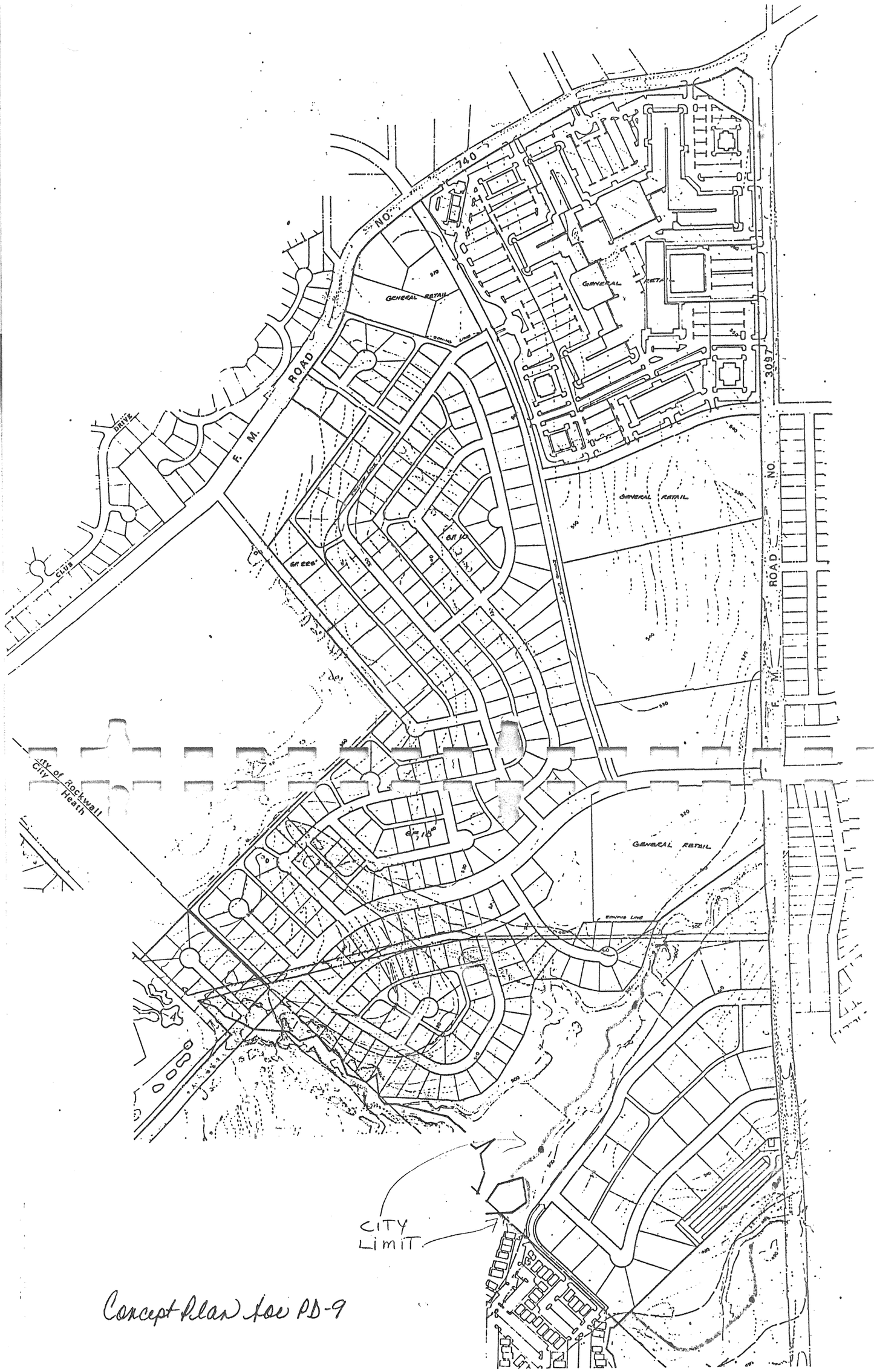
PRELIMINARY MASTER PLAN
FOR
PLANNED COMMUNITY DEVELOPMENT
ROCKWALL COUNTY

A.S.D. CORPORATION

PD-9

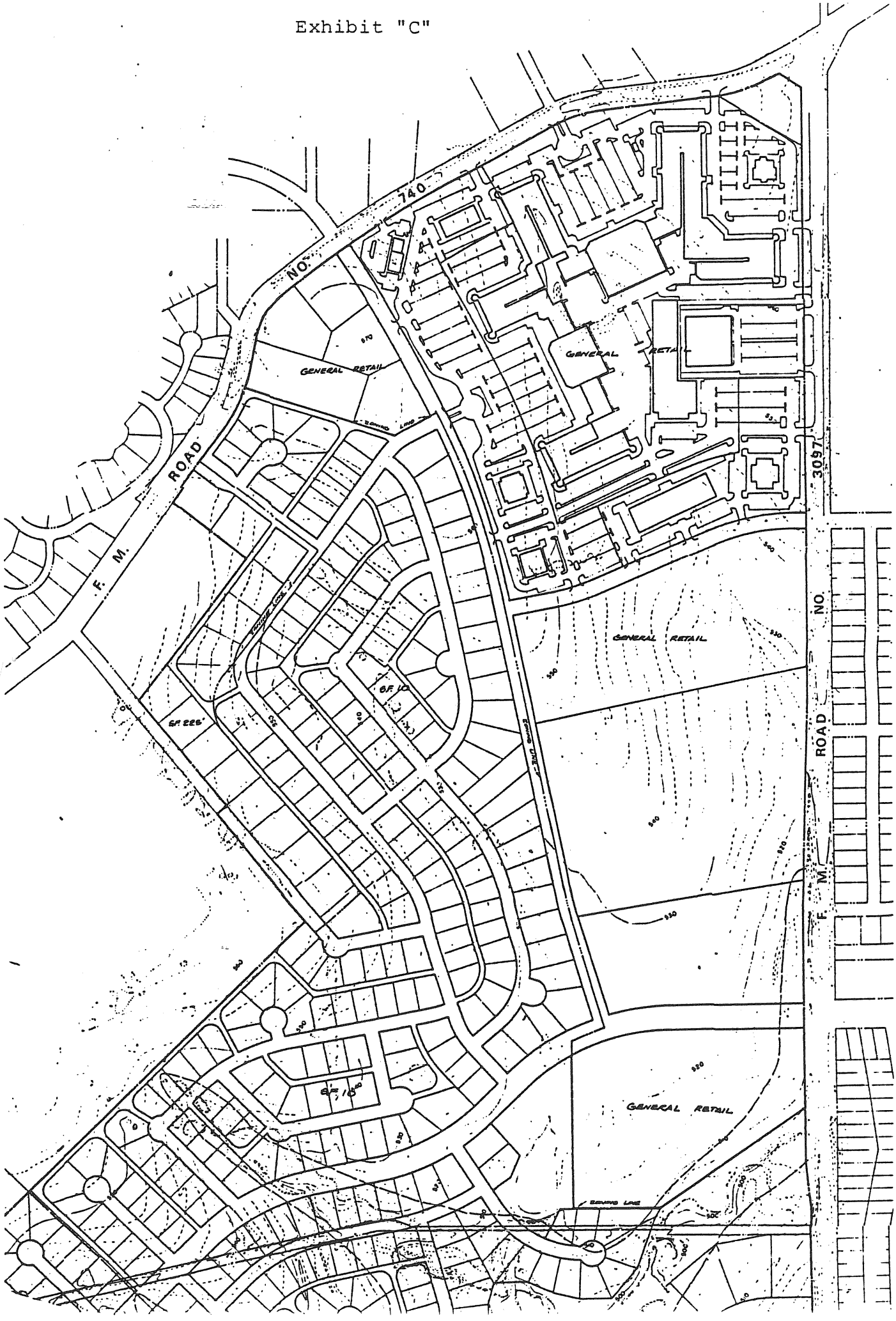
200' 0' 200' 400' 600'

PROCTOR · BOWERS & ASSOCIATES
Landscape Architects - Planning Consultants
2731 LEMMON AVENUE EAST · DALLAS, TEXAS



Concept Plan for PD-9

Exhibit "C"


740
NO.
F. M.
ROAD
3097
NO.
ROAD
F. M.
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
EXISTING LINE
EXISTING LINE
EXISTING LINE

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS

ORDINANCE NUMBER 73-49

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF SINGLE-FAMILY, MULTIPLE-FAMILY AND SHOPPING CENTER USES, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 9, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207 and being a part of a tract of land conveyed to Kirby Albright from J. L. Parker by Deed, dated August 11, 1967, and recorded in Vol. 80, Pg. 7, Rockwall County Deed Records and further being part of a tract of land conveyed to Kirby Albright, et al by Deed recorded in Vol. 81, Pg. 33, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Point of Intersection of the present Southeast City Limit Line with the South R.O.W. line of F.M. Road 3097;
THENCE: Following said South R.O.W. line South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East, 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet from the Point of Intersection of the City Limit Line (as extended March 6, 1961) with said South R.O.W. line;
THENCE: Along said South R.O.W. line South 44° 37' 38" East a distance of 339.63 feet; along the arc of a curve 218.56 feet and South 46° 47' 38" East a distance of 823.15 feet to a point for a corner;
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South 10° 18' 17" East 55.90 feet;
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South 33° 41' 24" West 108.16 feet;
North 77° 54' 19" West 71.58 feet;
South 61° 41' 57" West 73.82 feet;
South 84° 17' 22" West 50.24 feet;
South 62° 06' 10" West 96.17 feet; and South 60 feet more or less to the existing North City Limits of the City of Heath;
THENCE: West along said existing North City Limit Line 960 feet more or less to a point in Rainbow Lake;
THENCE: North 44° 45' East 224.00 feet;
North 09° 30' East 87.00 feet;
North 52° 15' West 130.00 feet;
South 32° 05' West 126.00 feet;
South 09° 00' East 109.00 feet;
South 76° 00' West 59.00 feet;
North 23° 45' West 125.00 feet;
North 53° 45' West 107.00 feet;
North 00° 15' West 107.00 feet;
North 72° 45' East 88.00 feet;
North 06° 45' West 218.00 feet;
North 89° 45' East 126.00 feet;
North 06° 30' East 43.00 feet;
North 47° 00' West 92.00 feet;
North 43° 00' East 180.00 feet;
North 07° 30' West 118.00 feet;
North 75° 30' West 250.00 feet;
North 19° 15' West 103.00 feet;
North 75° 00' East 211.00 feet;
North 43° 00' West 146.00 feet;
North 04° 45' East 195.00 feet;
North 70° 00' West 122.00 feet;
North 01° 30' East 220.00 feet to a point in the Westerly line of a public road;
THENCE: North 46° 19' 31" East a distance of 510.0 feet more or less to the PLACE OF BEGINNING and containing 53.6 acres of land more or less.

TRACT II

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207, and being a part of a tract of land conveyed to Ralph M. Hall by Mrs. J.A. Wilkerson, et al by Deed, dated December 24, 1964, and recorded in Vol. 71, Pg. 474, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South R.O.W. line of F.M. 3097, said point being located South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East, 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet from the Point of Intersection of the City Limit Line (as extended March 6, 1961) with said South R.O.W. line;
THENCE: South 82° 36' West along the lot line between Lots 4 and 5 of said addition a distance of 350 feet to a point for a corner in the Easterly R.O.W. line of F.M. Road 740;
THENCE: Following said Easterly R.O.W. line, North 7° 24' West a distance of 319.06 feet, along a curve to the left an arc distance of 40 feet more or less to the present City Limit Line of the City of Rockwall;
THENCE: Following said existing City Limit Line, South 80° 20' East a distance of 918 feet and North 32° 30' East a distance of 1680 feet more or less to the PLACE OF BEGINNING and containing 138.5 acres of land more or less.

PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 12th day of November, 1973.

APPROVED:

Harry F. Myers, Mayor

ATTEST:

Galen Williams, City Secretary

(1TC)

East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet to the Westerly line of a County road;
THENCE: Following said Westerly line South 46° 19' 31" West, 1525.63 feet; South 65° 38' 39" West, 76.35 feet; South 40° 53' 25" West, 100.9 feet; South 30° 48' 15" West, 125.28 feet and South 32° 49' 05" West a distance of 900 feet more or less to the present North City Limit Line of the City of Heath;
THENCE: Following said North City Limit Line, West a distance of 445 feet to a point for corner;
THENCE: North 01° 40' 02" East a distance of 1560 feet more or less to the South line of a 50' wide access road easement (known as Shadydale Lane);
THENCE: With said South line, North 84° 32' 49" West a distance of 642.85 feet to a point for a corner;
THENCE: Crossing said easement, North 06° 00' 11" East 50 feet to a point for a corner on the North line of said easement;
THENCE: With said North line, North 84° 32' 49" West a distance of 526.33 feet to a point for a corner, same being the Southwest corner of Lot 1, Block "B" of Highland Acres Addition;
THENCE: Following said addition line North 7° 24' West a distance of 678.54 feet to a point for a corner at the Southeast corner of Lot 5, Block B of said addition;

ORDINANCE NO. 86-55

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND THE PRELIMINARY PLAN FOR "PD-9" MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; REPEALING ORDINANCE NO. 73-49; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 9 on the property described in Exhibit "A".

Section 2. That Planned Development District Number 9 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended

and as amended hereby, provided that the granting of Planned Development District No. 9 to the above described tract of land is subject to the following special conditions:

A. Prior to issuance of any building permit in Planned Development District No. 9 a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

B. All development of property covered by Planned Development District No. 9 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

C. Development of Planned Development No. 9 shall be in conformance with the approved preliminary plan shown on Exhibit "B" and shall be regulated by the area requirements in Exhibit "C". Area requirements not specifically addressed in this ordinance shall be regulated by the requirements set forth in the "GR", "SF-10", and "O" classifications as applicable to the land uses approved under this ordinance.

Section 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS ($1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance

or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That ordinance No. 73-49 and all other ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

DULY PASSED AND APPROVED this 16th day of June, 1986.

APPROVED:

Mayor

ATTEST:

BY: Jennifer S Garrett

1st reading 6-9-86

2nd reading 6-16-86

EXHIBIT "A"

SINGLE FAMILY

SF-10

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 5 and 6, and being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, same being the most Northerly corner of the herein described tract;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 802.41 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 45° 31' 22" East a distance of 196.87 feet to a point for a corner; and South 52° 42' 43" East a distance of 134.10 feet to a point for a corner;
THENCE: South 6° 24' 04" West a distance of 1811.29 feet to a point for a corner in a branch and on the Southerly line of Tract 7;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: South 18° 44' West a distance of 170.0 feet; South 89° 43' West a distance of 208.3 feet; South 59° 32' West a distance of 274.4 feet; and South 45° 25' West a distance of 32.8 feet to said City Limits line;
THENCE: Westerly a distance of 71.3 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 50° 49' West a distance of 102.5 feet; South 7° 11' West a distance of 63.9 feet; and South 67° 56' West a distance of 5.4 feet to said City Limits line;
THENCE: Westerly a distance of 172.0 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 65° 38' West a distance of 27.6 feet; South 81° 29' West a distance of 37.9 feet; South 10° 13' West a distance of 6.2 feet to said City Limits line;
THENCE: Westerly a distance of 96.5 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 82° 45' West a distance of 7.5 feet; and South 28° 34' West a distance of 1.1 feet to said City Limits line;
THENCE: Westerly a distance of 912.5 feet along said City Limits line to a point for a corner on the West line of said Tract 6;
THENCE: North 0° 41' 42" East a distance of 1482.21 feet along said West line to a point for a corner;
THENCE: Traversing said Tract 5 & 6 as follows: South 85° 31' 09" East a distance of 50.00 feet to a point for a corner; North 4° 28' 51" East a distance of 220.00 feet to a point for a corner; North 85° 31' 09" West a distance of 787.79 feet to the point of curvature of a circular curve to the right having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; North 8° 22' 20" West a distance of 604.10 feet to a point for a corner; and South 81° 37' 40" West a distance of 546.19 feet to a point for a corner on the Easterly line of F.M. 740;
THENCE: Along the Easterly line of F.M. 740 as follows: North 8° 22' 20" West a distance of 119.80 feet to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet; and Along said curve an arc distance of 203.95 feet;
THENCE: Traversing said tracts as follows: North 62° 35' 43" East a distance of 588.16 feet to a point for a corner; North 18° 25' 30" East a distance of 10.00 feet to the point of curvature of a circular curve to the right having a central angle of 15° 09' 27", a radius of 2614.27 feet, and a chord that bears South 63° 59' 47" East a distance of 689.59 feet; Along said curve an arc distance of 691.60 feet to a point for a corner; South 56° 25' 03" East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 6° 10' 17" and a radius of 1035.00 feet; Along said curve an arc distance of 111.48 feet to a point for a corner; South 62° 35' 20" East a distance of 296.89 feet to a point for a corner; South 77° 45' 55" East a distance of 173.73 feet to a point for a corner; South 45° 31' 22" East a distance of 638.11 feet to a point for a corner; North 44° 24' 40" East a distance of 334.49 feet to a point for a corner; and North 10° 28' 38" East a distance of 662.77 feet to the Point of Beginning and Containing 112.786 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

SINGLE FAMILY

SF-12.5

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet;
THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to a point for a corner;
THENCE: Leaving said Easterly line and traversing said Tract 5 as follows: North 62° 35' 43" East a distance of 588.16 feet; and North 18° 25' 30" East a distance of 10.00 feet to the Point of Beginning;
THENCE: Continuing to traverse said Tract 5 as follows: North 18° 25' 30" East a distance of 180.00 feet to a point for a corner on a circular curve to the right having a central angle of 15° 09' 27", a radius of 2794.27 feet, and a chord that bears South 63° 59' 47" East a distance of 737.07 feet; Along said curve an arc distance of 739.22 feet to a point for a corner; South 56° 25' 03" East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 6° 10' 17", and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; South 62° 35' 20" East a distance of 453.91 feet to a point for a corner on a circular curve to the left having a central angle of 9° 03' 08", a radius of 855.00 feet, and a chord that bears South 22° 53' 06" West a distance of 134.94 feet; Along said curve an arc distance of 135.08 feet to a point for a corner; North 77° 45' 55" West a distance of 173.73 feet to a point for a corner; North 62° 35' 20" West a distance of 296.89 feet to the point of curvature of a circular curve to the right having a central angle of 6° 10' 17" and a radius of 1035.00 feet; Along said curve an arc distance of 111.48 feet to a point for a corner; North 56° 25' 03" West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 15° 09' 27" and a radius of 2614.27 feet; Along said curve an arc distance of 691.60 feet to the Point of Beginning and Containing 9.935 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

SINGLE FAMILY

SF-22.5

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 195.00 feet to a point for a corner;
THENCE: Leaving said Easterly line and traversing said Tracts 5 and 6 as follows: North 81° 37' 40" East a distance of 546.19 feet to a point for a corner; South 8° 22' 20" East a distance of 604.10 feet to the point of curvature of a circular curve to the left having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; South 85° 31' 09" East a distance of 787.79 feet to a point for a corner; South 4° 28' 51" West a distance of 220.00 feet to a point for a corner; and North 85° 31' 09" West a distance of 50.00 feet to a point for a corner at the North corner of Tract 6 as described in the above mentioned deed;
THENCE: Along the Southerly lines and Westerly lines of said Tract 5 as follows: North 85° 31' 09" West a distance of 515.68 feet to a point for a corner; North 5° 01' 51" East a distance of 50.00 feet to a point for a corner; North 85° 31' 09" West a distance of 523.38 feet to a point for a corner; and North 8° 22' 20" West a distance of 678.54 feet to a point for a corner; and South 81° 37' 40" West a distance of 351.19 feet to the Point of Beginning and Containing 9.862 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

GENERAL RETAIL

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, said being the most Northerly corner of the herein described tract;
THENCE: Along the Southwesterly right-of-way of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 802.41 feet to a point for a corner;
THENCE: Leaving said line of F.M. 3097 and traversing said tract as follows: South 10° 28' 38" West a distance of 662.77 feet to a point for a corner; South 44° 24' 40" West a distance of 334.49 feet to a point for a corner; South 45° 31' 22" West a distance of 638.11 feet to the point of curvature of a circular curve to the right having a central angle of 9° 03' 08", a radius of 855.00 feet and a chord that bears North 22° 53' 06" East a distance of 134.94 feet; Along said curve an arc distance of 135.08 feet to a point for a corner; North 62° 35' 20" West a distance of 453.91 feet to the point of curvature of a circular curve to the right having a central angle of 6° 10' 17" and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; North 56° 25' 03" West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 15° 09' 27" and a radius of 2794.27 feet; Along said curve an arc distance of 739.22 feet to a point for a corner; South 18° 25' 30" West a distance of 190.00 feet to a point for a corner; and South 62° 35' 43" West a distance of 588.16 feet to a point for a corner on the Easterly line of F.M. 740, said point being on a circular curve to the left having a central angle of 5° 09' 03", a radius of 613.99 feet, and a chord that bears North 29° 58' 48" West a distance of 55.18 feet;
THENCE: Along the Easterly line of F.M. 740 as follows: Along said curve an arc distance of 55.20 feet to a point for a corner; North 32° 33' 20" West a distance of 165.29 feet to the point of curvature of a circular curve to the right having a central angle of 38° 47' 00" and a radius of 247.93 feet; Along said curve an arc distance of 167.82 feet to a point for a corner; North 6° 13' 40" East a distance of 199.88 feet to the point of curvature of a circular curve to the right having a central angle of 9° 33' 00" and a radius of 3780.17 feet; Along said curve an arc distance of 630.07 feet to a point for a corner; North 15° 46' 40" East a distance of 394.23 feet to the point of curvature of a circular curve to the right having a central angle of 21° 50' 00" and a radius of 533.69 feet; Along said curve an arc distance of 203.37 feet to a point for a corner; North 37° 36' 40" East a distance of 408.71 feet to the point of curvature of a circular curve to the left having a central angle of 19° 16' 00" and a radius of 613.69 feet; Along said curve an arc distance of 206.36 feet to a point for a corner; North 18° 20' 40" East a distance of 69.72 feet to a point for a corner; and North 74° 40' 57" East a distance of 103.42 feet to the Point of Beginning and Containing 115.228 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

OFFICE/WAREHOUSE

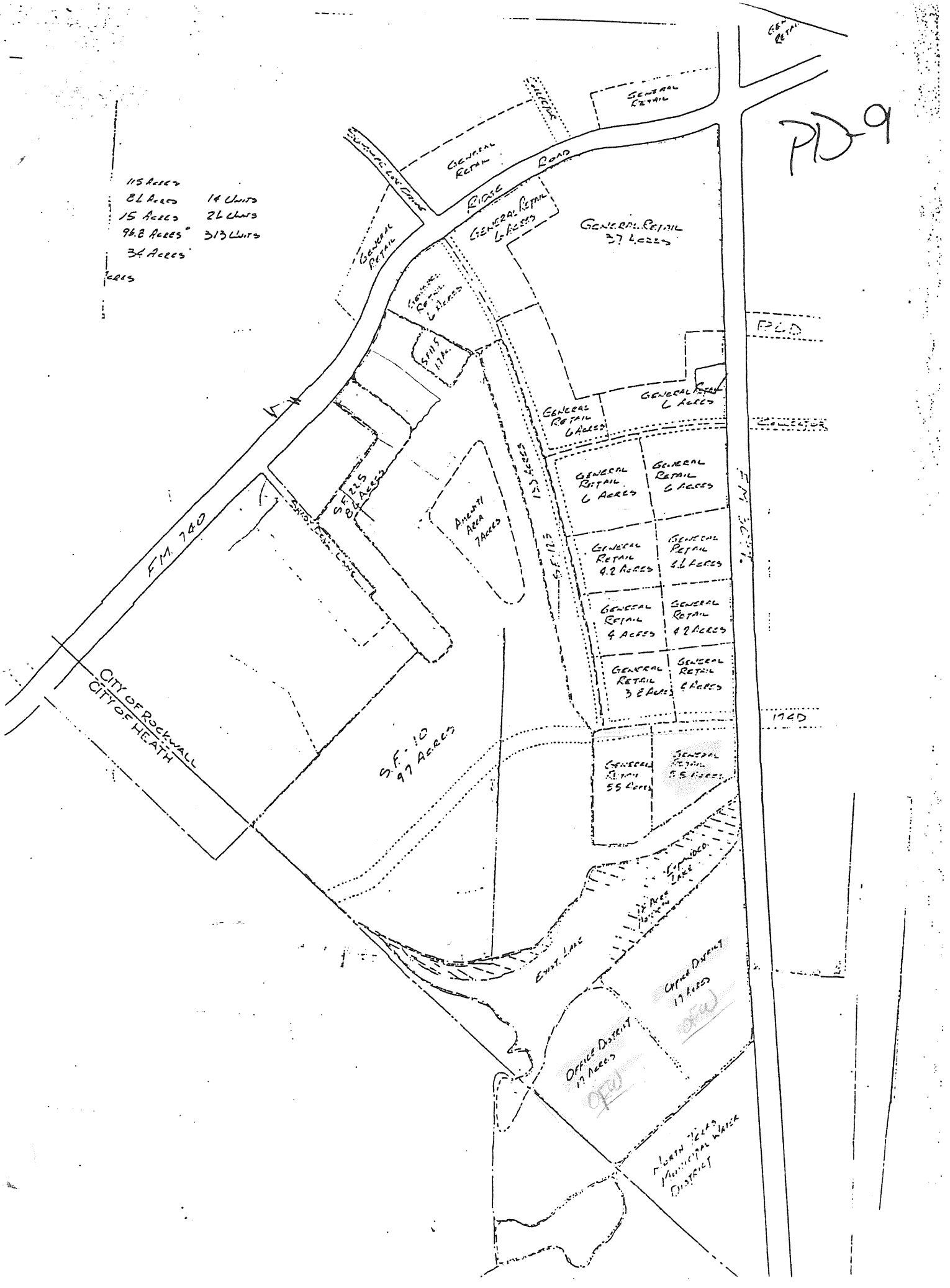
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 38' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 48' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 18' 48" West a distance of 1158.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1811.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

Harold L. Evans, Consulting Engineer

February 24, 1986


PD-9
11.5 Acres
8L Acres 14 Units
15 Acres 2L Units
96.8 Acres* 313 Units
36 Acres
Acres
General Retail
Ridge Road
General Retail 15 Acres
General Retail 37 Acres
General Retail 6 Acres
S.F. 11.5 Ac.
PLD
Collector
General Retail 6 Acres
General Retail 6 Acres
General Retail 4.2 Acres
General Retail 6.6 Acres
General Retail 4 Acres
General Retail 4.2 Acres
General Retail 3.8 Acres
General Retail 6 Acres
S.F. 72.5 8.4 Acres
Amenity Area 7 Acres
S.F. 10 9.7 Acres
General Retail 5.5 Acres
General Retail 5.5 Acres
Collector
FM. 740
City of Rockwall
City of Heath
Exist. Lake
Office District 17 Acres
Office District 19 Acres
North Texas Municipal Water District

EXHITIB "C"

Permitted Uses:

1. All those as defined in the Rockwall Comprehensive Zoning Ordinance under Office District, Ordinance #83-23, adopted May 16, 1983.

2. In addition to those defined, include the following:

   a) Light Assembly with or without front showroom and with or without warehouse storage within the same building. Maximum area restricted to 10,000 square feet.

   b) Furniture Store with front showroom and warehouse storage within the same building or similar business.

   c) Hardware Store with showroom and warehouse storage within the same building or similar business.

   d) Pastery Shop with cooking facilities within the same building or similar business.

   e) Warehouse and Office Combination for terminal establishment and distribution point. Maximum area up to 25,000 square feet - area increases considered under conditional use permit or similar business.

   f) Wholesale Trade or Accessory Outlets with or without showroom and with or without warehouse storage within the same building or similar business.

   g) Small Business Office with or without showroom, with or without warehouse storage within the same building.

3. Other uses similar related to any within item 1 or 2 and those which may be included in special use permit.

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F.-10) Single Family Residential District
Minimum 10,000 Square Feet.

1. Minimum lot area - 10,000 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
   a) Internal lot - 6 feet
   b) Side yard abutting street - 15 feet
   c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard - 18 feet
11. Maximum building coverage as a percent of lot area - 35 percent
12. Maximum height of structures - 36 feet
13. Minimum number of off-street parking spaces (excluding garage) - 2 each

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F. - 12.5) Single Family Residential District
Minimum 12,500 Square Feet.

1. Minimum lot area - 12,500 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
   a) Internal lot - 6 feet
   b) Side yard abutting street - 15 feet
   c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard - 18 feet
11. Maximum building coverage as a percent of lot area - 35 percent
12. Maximum height of structures - 36 feet
13. Minimum number of off-street parking spaces (excluding garage) - 2 each

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F.-22.5) Single Family Residential District
Minimum 22,500 Square Feet.

1. Minimum lot area - 22,500 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,800 square feet
4. Minimum lot frontage on a public street - 80 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 25 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
   a) Internal lot - 8 feet
   b) Side yard abutting street - 15 feet
   c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from public right-of-way for rear and side yard - 20 feet
11. Maximum building coverage as a percentage of area - 35 percent
12. Maximum height of structures - 36 feet
13. Maximum number of paved off-street parking spaces (excluding garage) - 2 each

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: General Retail District

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 60 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 20 feet
5. Minimum width of side setback -
   a) Without fire wall - 15 feet
   b) With fire wall - 0 feet
   c) Abutting residential - 20 feet
   d) Abutting an arterial - 20 feet
   e) Abutting other streets - 15 feet
6. Minimum depth of rear setback -
   a) Abutting non-residential with fire wall - 0 feet
   b) Abutting residential without fire wall - 20 feet
7. Minimum distance between detached buildings on same parcel of land or lot -
   a) Without fire wall - 15 feet
   b) With fire wall - 0 feet
8. Minimum requirement for construction materials -
   a) Structures - non-combustible - 100 percent
   b) Exterior building facing masonry - 90 percent
9. Maximum building coverage percent of lot - 40 percent
10. Maximum amount of impervious coverage - 90 percent
11. Minimum amount of landscape by lot area - 10 percent
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 120 feet
14. Maximum number of entrances -
   a) Arterial - 1 per 200 feet
   b) Collector - 1 per 100 feet
   c) Local - 1 per 50 feet

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: Office Warehouse (OFW) - (39.555 Acres)

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 50 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 25 feet
5. Minimum width of side setback -
   a) Without fire retardant wall - 6 feet
   b) With fire retardant wall - 0 feet
   c) Abutting residential zoned property - 20 feet
   d) Abutting arterial from right-of-way - 25 feet
   e) Abutting other streets - 20 feet
6. Minimum depth of rear setback -
   a) Abutting non-residential property with fire wall - 0 feet
   b) Without fire retardant wall - 20 feet
7. Minimum distance between detached buildings on the same parcel of land or lot -
   a) Without fire wall - 15 feet
   b) With fire wall - 0 feet
8. Minimum requirement for construction materials -
   a) Structures - non-combustible - 100 feet %
   b) Exterior buildings facing masonry - 90 percent
10. Maximum amount of impervious coverage - 80 percent
11. Minimum amount of landscaping - 20 percent
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet
14. Maximum number of entrances -
   a) On arterial (street frontage) - 1 per 200 feet
   b) On collector (street frontage) - 1 per 100 feet
   c) On local street frontage - 1 per 50 feet

ORDINANCE NO 87-30

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND ORDINANCE 86-55, SO AS TO AMEND THE LAND USES AND AREA REQUIREMENTS APPROVED IN THE PRELIMINARY PLAN FOR "PD-9" PLANNED DEVELOPMENT DISTRICT NO. 9; ATTACHING THE APPROVED REVISIONS AS EXHIBIT "B"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and Ordinance 86-55 as heretofore amended, be, and the same is hereby amended by amending the approved land uses and approved development criteria for the Office/Warehouse tract as described in Exhibit "A". That said amended land uses and development criteria are attached hereto as Exhibit "B" and made a part hereof for all purposes.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That Planned Development District No. 9 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the amendment of the approved preliminary plan for Planned Development District No. 9 shall affect only the property shown thereon and said property shall be limited to the uses, density, area, setback and

other requirements set forth thereon, subject to the following special conditions:

a. That the amended and approved land uses and development criteria attached hereto as Exhibit "B", and made a part hereof shall control the development of Planned Development District No. 9 and any and all such development shall be in strict accordance with such development criteria.

b. No substantial change in development of "PD-9" shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District No. 9 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

c. All other area requirements for each use not specifically covered in the Development Criteria attached as Exhibit "B" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of One Thousand Dollars ($1,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 1st day of June, 1987.

ATTEST: APPROVED

Mayor

1st reading 5/18/87
2nd reading 6/1/87

EXHIBIT "B" ORDINANCE NO._____

PERMITTED USES:

1. All those as defined in the Rockwall Comprehensive Zoning Ordinance under Office District, Ordinance #83-23, adopted May 16,1983.

2. In addition to those defined, include the following:

   a) Light Assembly with without front showroom and with or without warehouse storage within the same building. Maximum area restricted to 30,000 square feet.

   b) Furniture Store with front showroom and warehouse storage within the same building or similar business.

   c) Hardware Store with showroom and warehouse storage within the same building or similar business.

   d) Pastery Shop with cooking facilities within the same building or similar business.

   e) Warehouse and Office Combination for terminal establishment and distribution point. Maximum area up to 25,000 square feet - area increases considered under conditional use permit or similar business.

   f) Wholesale Trade or Accessory Outlets with or without showroom and with or without warehouse storage within the same building or similar business.

   g) Small Business Office with or without showroom, with or without warehouse storage within the same building.

   h) Manufacturer and assembly of electrical wiring harnesses for irrigation systems with or without accessory warehouse storage.

3. Other uses similarly related to any within item 1 or 2 and those which may be included in special use permit.

TODAY NO OFFICE = GR

EXHIBIT "A" Ordinance No._____

OFFICE/WAREHOUSE

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 38' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 48' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 18' 48" West a distance of 1158.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1811.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

ATTACHMENT "A" Ordinance No._____

TRACT A
(Shall include the following described property less the acreage described in tract B)

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 00" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 30' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 40' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 10' 48" West a distance of 1150.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1011.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

TRACT B

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that certain tract of land described as Tract 3 in deed recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the Southeast line of a County Road with the Southwest line of F.M. 3097, a variable width right-of-way, and at the North corner of said Tract 3;
THENCE: South 45° 38' 43" East a distance of 111.49 feet with the Southwest line of F.M. 3097 to an iron rod set at the Point of Beginning;
THENCE: South 45° 38' 43" East a distance of 188.14 feet continuing with said Southwest line to an iron rod set at the point of curvature of a circular curve to the left having a central angle of 0° 36' 48", a radius of 5779.58 feet, and a chord that bears South 45° 57' 07" East a distance of 61.86 feet;
THENCE: Along said curve and continuing with said Southwest line an arc distance of 61.86 feet to an iron rod set for a corner on an intersecting circular curve to the left having a central angle of 52° 49' 33", a radius of 250.00 feet, and a chord that bears South 18° 01' 04" West a distance of 222.82 feet;
THENCE: Along said curve an arc distance of 230.50 feet to an iron rod set for a corner;
THENCE: South 8° 23' 43" East a distance of 525.93 feet to an iron rod set for a corner;
THENCE: South 81° 36' 17" West a distance of 250.00 feet to an iron rod set for a corner;
THENCE: North 8° 23' 43" West a distance of 525.93 feet to an iron rod set for a corner at the point of curvature of a circular curve to the right having a central angle of 52° 45' 00", a radius of 500.00 feet, and a chord that bears North 17° 58' 47" East a distance of 444.24 feet;
THENCE: Along said curve an arc distance of 460.33 feet to the Point of Beginning and Containing 217,800 Square Feet or 5.0000 Acres of Land.

EXHIBIT "B" ORDINANCE NO._____

PD-9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

PRODUCT: OFFICE WAREHOUSE (OFW) - 39.555 Acres

1. Minimum site size - 6,000 square feet

2. Minimum site frontage - 50 feet

3. Minimum site depth - 100 feet

4. Minimum depth of front setback - 25 feet

5. Minimum width of side setback -

   a) without fire retardant wall - 6 feet
   b) with fire retardant wall - 0 feet
   c) abutting residential zoned property - 20 feet
   d) abutting arterial from right-of-way - 25 feet
   e) abutting other streets - 20 feet

6. Minimum depth of rear setback -

   a) abutting non residential property with fire wall - 0 feet
   b) without fire retardant wall - 20 feet

7. Minimum distance between detached buildings on the same parcel of land or lot -

   a) without fire wall - 15 feet
   b) with fire wall - 0 feet

8. Minimum requirement for construction materials -
   a) structures - non-combustible - 100%
   b) exterior buildings facing masonry - 90%

9. Maximum amount of impervious coverage - 95%

10. Minimum amount of landscaping - TRACT A- (Described in attachment A-20%
    TRACT B- (Described in Attachment A-12.9%
    In Addition to the minimum % required in tract B, all adjacent street parkway shall be permanently landscaped.

11. Maximum floor area ratio - 2:1

12. Maximum height of structures - 60 feet

13. Maximum number of entrances -

    a) on arterial (street frontage) - 1 per 200 feet
    b) on collector (street frontage) - 1 per 100 feet
    c) on local street frontage - 1 per 50 feet

ORDINANCE NO. 88-13

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE 86-55 TO INCLUDE GARDEN CENTERS AS APPROVED USES UNDER "PD-9" PLANNED DEVELOPMENT DISTRICT NO. 9; 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; AND PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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 notice by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, and the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows, NOW, THEREFORE

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending Exhibit "C" of Ordinance 86-55 as follows: (wording in " " indicates additions):

Exhibit "C"

Product: General Retail District "<u>including garden centers as approved uses</u>".

Section 2. That the above described tract of land shall be used only in the manner and for the purpose authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, by including garden center uses as approved uses under "PD-9" Planned Development District No. 9.

Section 3. Any person, firm, or corporation violating the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, and upon conviction shall be punished by fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication

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

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

DULY PASSED AND APPROVED this 2nd day of May, 1988.

APPROVED:

Jack R Miller
Mayor

ATTEST:

By

1st Reading 4/18/88
2nd Reading 5/2/88

ORDINANCE NO. 88-20

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS , AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AS HERETOFORE AMENDED AND ORDINANCE 86-55 TO AMEND THE PRELIMINARY PLAN FOR "PD-9" PLANNED DEVELOPMENT DISTRICT NO.9; 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 A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a change in the preliminary plan for "PD-9" has been requested by Whittle Development to change the land use from "SF-12.5" TO "SF-10" on the property described in Exhibit "A" and relocate the amenities from the property described in Exhibit "B" to the property described in Exhibit "D"attached hereto; and

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended,, be and the same is hereby amended by amending Exhibit "B" of Ordinance 86-55 as follows:

a. Changing the zoning designation from "SF-12.5" to "SF-10" on the 1.7 acre tract of land as shown on Exhibit "B" and further described in Exhibit "A"

b. Removing the 7 acre amenities area as shown on Exhibit "B", and

c. Locating a 3.5 acre public park as shown on the revised concept plan attached hereto as Exhibit "C" and as further described on Exhibit "D"

Section 2. That the above described tracts of land shall be used on in the manner and for the purpose authorized by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, by relocating the amenities area and changing the zoning designation from "SF-12.5" to "SF-10" on the tract of land described in Exhibit "A".

Section 3. Any person, firm, or corporation violating the provisions of this ordinance shall be subject to the same penalty as provided for in the

Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, and upon conviction shall be punished by fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,,000) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed,, and all other ordinances of the City of Rockwall no in conflict with the provisions of this ordinance shall remain in full force and effect.

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

DULY PASSED AND APPROVED THIS 6th DAY OF June, 1988

APPROVED;

Jack R Miller
Mayor

ATTEST;

By Julie Coleman

1st reading 5/16/88
2nd reading 6/6/88

STATE OF TEXAS
COUNTY OF ROCKWALL

EXHIBIT "A"

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the beginning of a circular curve to the left;
THENCE: Along said curve having a central angle of 19° 01' 57", a radius of 613.99 feet, a tangent length of 102.93 feet, for an arc length of 203.95 feet;
THENCE: North 62° 35' 43" East a distance of 300.00 feet to the Point of Beginning;
THENCE: North 62° 35' 43" East a distance of 299.60 feet to a point for a corner;
THENCE: South 27° 24' 17" East a distance of 247.17 feet to a point for a corner;
THENCE: South 62° 35' 43" West a distance of 299.60 feet to a point for a corner;
THENCE: North 27° 24' 17" West a distance of 247.17 feet to the Point of Beginning and Containing 1.700 Acres of Land.

area designated as SF-12.5 to be amended to SF-10

Harold L. Evans & Associates
March 29, 1988

EXHIBIT "B"

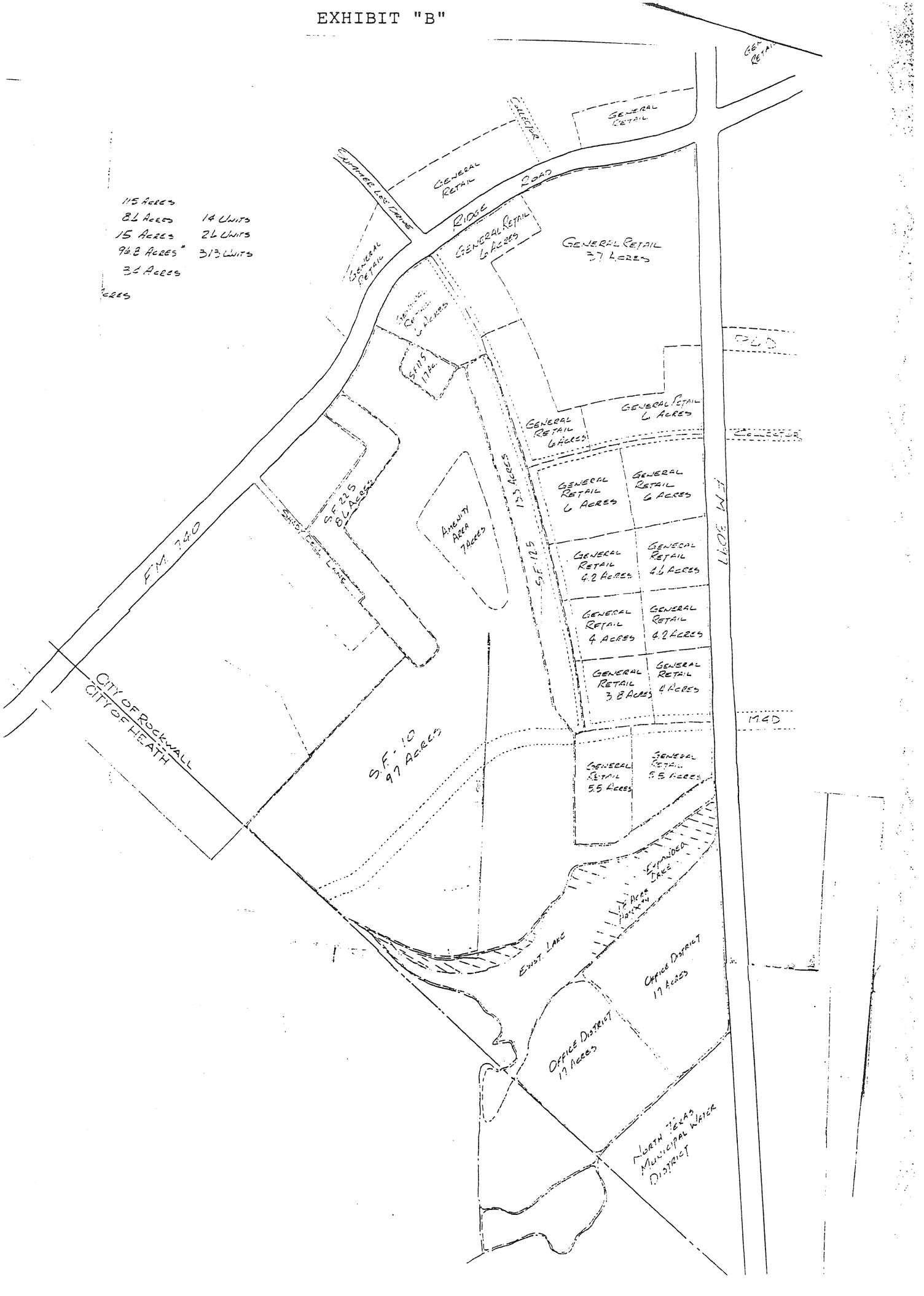
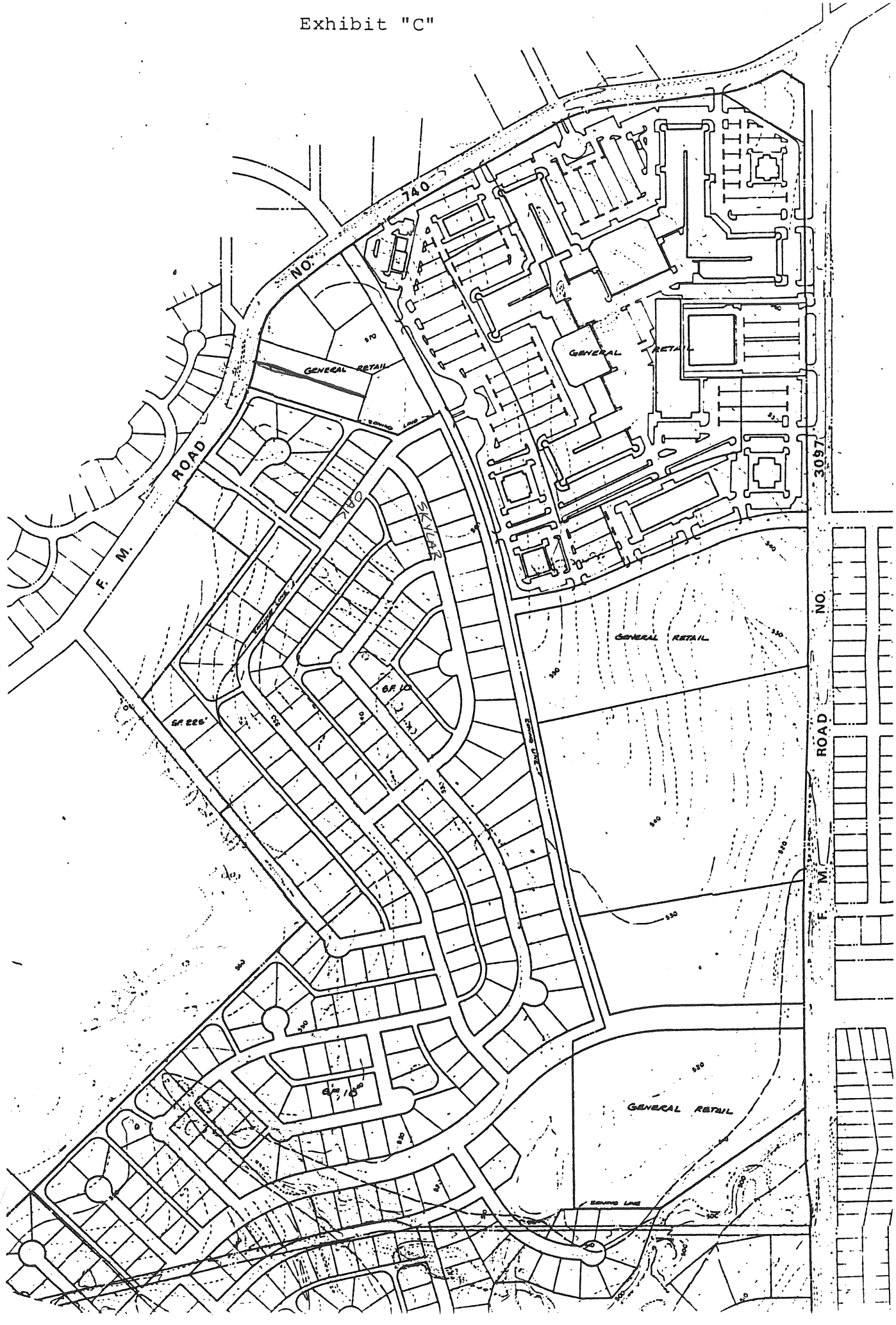

11.5 Acres
8.4 Acres 14 Units
15 Acres 26 Units
96.8 Acres* 313 Units
3.4 Acres
Acres
Summer Lee Drive
Collector
General Retail
Ridge Road
General Retail 6 Acres
General Retail 37 Acres
General Retail 6 Acres
SF 17.5
SF 22.5 8.4 Acres
FM 740
Shady Rest Lane
Amenity Area 7 Acres
SF 12.5
General Retail 6 Acres
General Retail 6 Acres
General Retail 6 Acres
General Retail 6 Acres
General Retail 4.2 Acres
General Retail 4.6 Acres
General Retail 4 Acres
General Retail 4.2 Acres
General Retail 3.8 Acres
General Retail 4 Acres
General Retail 5.5 Acres
General Retail 5.5 Acres
MED
Lake Ray Hubbard
City of Rockwall
City of Heath
S.F. 10 97 Acres
Expanded Lake
17 Acre Addition
Exist. Lake
Office District 17 Acres
Office District 17 Acres
North Texas Municipal Water District

Exhibit "C"


740
NO.
F. M.
ROAD
3097
NO.
ROAD
F. M.
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
OAK
SKYLAR
ZONING LINE
ZONING LINE
ZONING LINE
SF. 226
SF. 10
SF. 18

PARK

STATE OF TEXAS
COUNTY OF ROCKWALL

EXHIBIT "D"

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, same being the most Northerly corner of the herein described tract;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows:
South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument;
South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument;
South 45° 31' 22" East a distance of 802.41 feet to a point for a corner;
THENCE: Leaving said Southwesterly line as follows:
South 10° 28' 38" West a distance of 662.77 feet to a point for a corner; and
South 44° 24' 40" West a distance of 334.49 feet to the Point of Beginning;
THENCE: South 44° 24' 40" West a distance of 47.00 feet to a point for a corner;
THENCE: South 20° 02' 12" East a distance of 126.71 feet to the point of curvature of a circular curve to the right having a central angle of 32° 17' 34", a radius of 375.00 feet, and a chord that bears South 84° 30' 18" West a distance of 208.57 feet;
THENCE: Along said curve an arc distance of 211.36 feet to a point for a corner;
THENCE: North 79° 20' 55" West a distance of 264.95 feet to the point of curvature of a circular curve to the left having a central angle of 6° 24' 51", a radius of 955.00 feet, and a chord that bears North 4° 37' 05" East a distance of 106.85 feet;
THENCE: Along said curve an arc distance of 106.91 feet to a point for a corner;
THENCE: North 1° 24' 40" East a distance of 214.65 feet to the point of curvature of a circular curve to the right having a central angle of 15° 00' 00", a radius of 800.00 feet, and a chord that bears North 8° 54' 40" East a distance of 208.84 feet;
THENCE: Along said curve an arc distance of 209.44 feet to a point for a corner;
THENCE: South 45° 31' 22" East a distance of 576.34 feet to the Point of Beginning and Containing 164,371 Square Feet or 3.7734 Acres of Land.

area to be designated as park

Harold L. Evans & Associates
March 29, 1988

ORDINANCE NO. 95-17

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 86-55 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO CHANGE THE AREA REQUIREMENTS IN PLANNED DEVELOPMENT 9, SHOWN AS PART OF EXHIBIT "C", ; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Exhibit "C" of Ordinance 86-55 of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance and Exhibit "C" of Ordinance No. 86-55 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve an amendment to the area requirements of PD-9 Exhibit "C" as follows:

8. Minimum requirements for construction materials

   a. All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceeding 5,000 square feet, shall consist of 100% non-combustible materials.

   b. All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors and ceilings.

c. Exterior walls - Each exterior wall shall consist of 90% masonry materials as defined in the comprehensive zoning ordinance.

Section 2. That Planned Development District No. 9, shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of these changes to Planned Development District No. 9 and are subject to the following special conditions:

A. All development of property covered by Planned Development District No. 9, shall be in accordance with the provisions of this ordinance and the finally approved site plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

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

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

DULY PASSED AND APPROVED this 5th day of June, 1995.

APPROVED:

Mayor

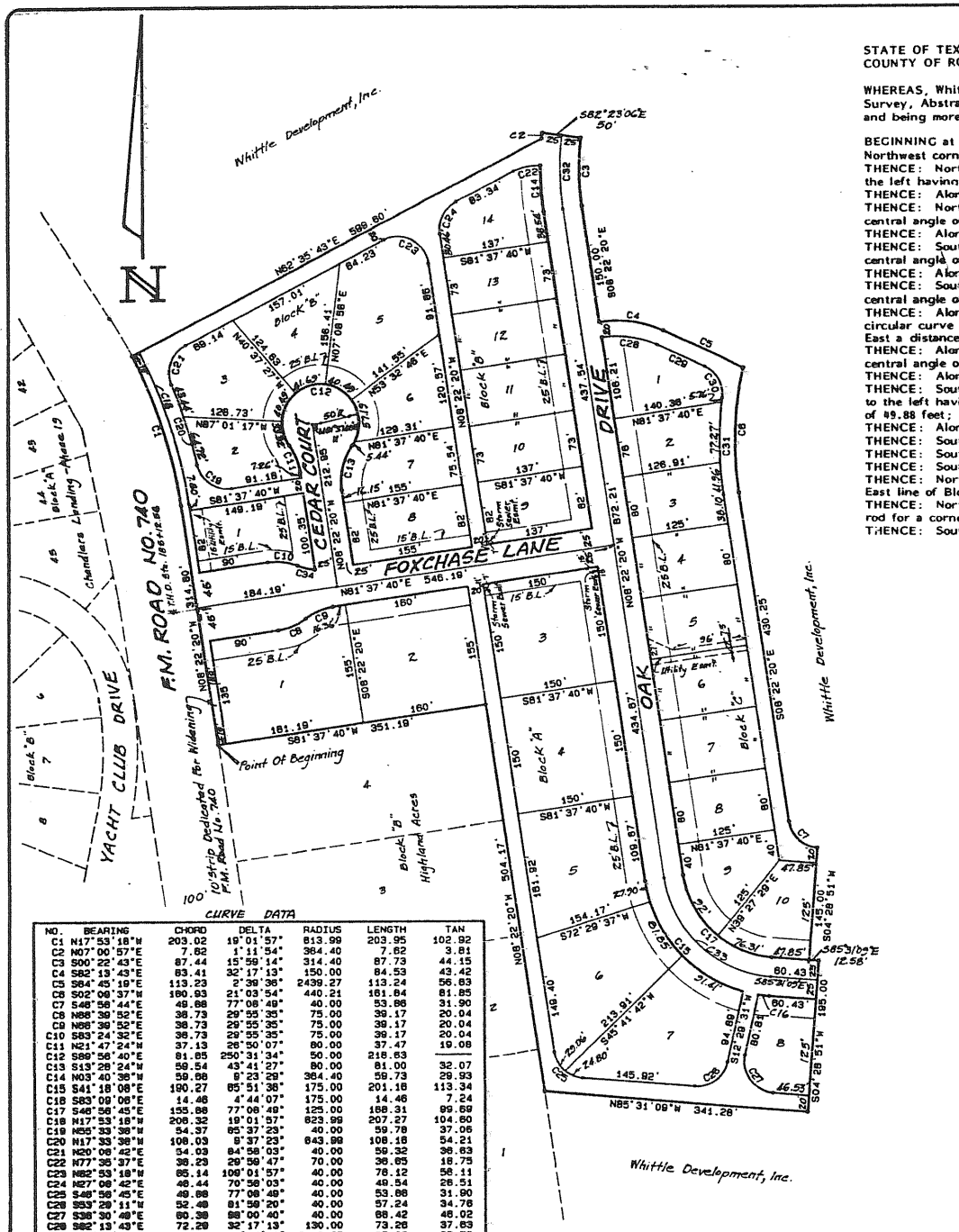
George R. Hatfield

ATTEST:

By: _____
Stacey Robbins, City Secretary

1st reading 5/15/95

2nd reading 6/5/95



CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N17°53'18"W	203.02	19°01'57"	613.99	203.95	102.92
C2	N07°00'57"E	7.82	1°11'54"	364.40	7.82	3.81
C3	S00°22'43"E	87.44	15°59'14"	314.40	87.73	44.15
C4	S82°13'43"E	83.41	32°17'13"	150.00	84.53	43.42
C5	S84°45'19"E	113.23	2°39'36"	2439.27	113.24	56.63
C6	S02°00'37"W	180.93	21°03'54"	440.21	181.84	81.85
C7	S46°56'44"E	49.68	77°08'49"	40.00	53.86	31.90
C8	N88°39'52"E	38.73	29°55'35"	75.00	39.17	20.04
C9	N88°36'52"E	38.73	29°55'35"	75.00	39.17	20.04
C10	S88°24'32"E	38.73	29°55'35"	75.00	39.17	20.04
C11	N21°47'24"W	37.13	26°50'07"	80.00	37.47	19.08
C12	S89°56'40"E	81.65	250°31'34"	50.00	218.63	
C13	S13°28'24"W	59.54	43°41'27"	80.00	81.00	32.07
C14	N03°40'36"W	59.68	8°23'29"	364.40	59.73	29.93
C15	S41°18'08"E	190.27	65°51'38"	175.00	201.18	113.34
C16	S83°06'06"E	14.48	4°44'07"	175.00	14.48	7.24
C17	S48°38'45"E	155.98	77°08'49"	125.00	168.31	99.69
C18	N17°53'18"W	206.32	19°01'57"	623.99	207.27	104.60
C19	N55°33'38"W	54.37	85°37'23"	40.00	59.78	37.06
C20	N17°33'38"W	108.03	9°37'23"	643.99	108.18	54.21
C21	N20°08'42"E	54.03	84°58'03"	40.00	59.32	36.63
C22	N77°35'37"E	38.23	29°59'47"	70.00	36.65	18.78
C23	N82°33'18"W	85.14	109°01'57"	40.00	76.12	56.11
C24	N27°08'42"E	48.44	70°58'03"	40.00	49.54	28.51
C25	S48°38'45"E	49.68	77°08'49"	40.00	53.86	31.90
C26	S33°29'11"W	52.48	81°59'20"	40.00	57.24	34.76
C27	S38°30'40"E	60.38	88°00'40"	40.00	68.62	46.02
C28	S82°13'43"E	72.28	32°17'13"	130.00	73.28	37.83
C29	S85°17'29"E	87.08	1°35'18"	2419.27	87.08	33.59
C30	S29°38'14"E	46.85	71°41'09"	40.00	50.05	28.89
C31	S00°35'30"E	124.81	15°33'41"	460.21	124.88	62.88
C32	N00°22'43"W	84.38	15°59'14"	338.40	84.70	47.68
C33	S48°38'	187.08	77°08'49"	150.00	201.87	118.83
C34	S77°23	23.32	17°53'12"	75.00	23.41	11.80

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Whittle Development, Inc., is the owner of a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5 and at the Northwest corner of Lot 4, Block B of Highland Acres as recorded in Slide A, Page 91, Plat Records, Rockwall County, Texas;
THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet;
THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to an iron rod for a corner;
THENCE: North 62° 35' 43" East a distance of 599.60 feet to an iron rod for a corner on a circular curve to the right having a central angle of 1° 11' 54", a radius of 364.40 feet and a chord that bears North 7° 00' 57" East a distance of 7.62 feet;
THENCE: Along said curve an arc distance of 7.62 feet to an iron rod for a corner;
THENCE: South 82° 23' 06" East a distance of 50.00 feet to an iron rod for a corner on a circular curve to the left having a central angle of 15° 59' 14", a radius of 314.40 feet, and a chord that bears South 0° 22' 43" East a distance of 87.44 feet;
THENCE: Along said curve an arc distance of 87.73 feet to an iron rod for a corner;
THENCE: South 8° 22' 20" East a distance of 150.00 feet to an iron rod for a corner on a circular curve to the right having a central angle of 32° 17' 13", a radius of 150.00 feet, and a chord that bears South 82° 13' 43" East a distance of 83.41 feet;
THENCE: Along said curve an arc distance of 84.53 feet to an iron rod for a corner at the point of compound curvature of a circular curve to the right having a central angle of 2° 39' 36", a radius of 2439.27 feet, and a chord that bears South 64° 45' 19" East a distance of 113.23 feet;
THENCE: Along said curve an arc distance of 113.24 feet to an iron rod for a corner on a circular curve to the left having a central angle of 21° 03' 54", a radius of 440.21 feet, and a chord that bears South 2° 09' 37" West a distance of 160.93 feet;
THENCE: Along said curve an arc distance of 161.84 feet to an iron rod for a corner;
THENCE: South 8° 22' 20" East a distance of 430.25 feet to an iron rod for a corner at the point of curvature of a circular curve to the left having a central angle of 77° 08' 49", a radius of 40.00 feet, and a chord that bears South 46° 56' 44" East a distance of 49.88 feet;
THENCE: Along said curve an arc distance of 53.86 feet to an iron rod for a corner;
THENCE: South 4° 28' 51" West a distance of 145.00 feet to an iron rod for a corner;
THENCE: South 85° 31' 09" East a distance of 12.58 feet to an iron rod for a corner;
THENCE: South 4° 28' 51" West a distance of 195.00 feet to an iron rod for a corner;
THENCE: North 85° 31' 09" West a distance of 341.28 feet to an iron rod for a corner on the West line of said Tract 5 and on the East line of Block B of the previously mentioned Highland Acres;
THENCE: North 8° 22' 20" West a distance of 504.17 feet with the West line of Tract 5 and the East line of Block B to an iron rod for a corner at the Northeast corner of Lot 4 of said Block B;
THENCE: South 81° 37' 40" West a distance of 351.19 feet to the Point of Beginning and Containing 14.356 Acres of Land.

LOT AREAS

BLOCK A		BLOCK B				BLOCK C	
Lot	Sq. Ft.	Lot	Sq. Ft.	Lot	Sq. Ft.	Lot	Sq. Ft.
1	25,536	1	12,678	7	11,228	1	11,430
2	24,800	2	10,701	8	12,710	2	10,073
3-5	22,500	3	14,182	9	11,234	3	10,027
6	22,501	4	12,303	10-13	10,001	4-8	10,000
7	22,598	5	20,998	14	11,187	9	10,750
8	10,000	6	10,725			10	10,751

1/2

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

SCALE	DATE	JOB NO.
1"=100'	7-6-88	87201

FOXCHASE - PHASE ONE

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

WHITTLE DEVELOPMENT, INC.
100 COUNTRY CLUB DRIVE, HEATH, TEXAS 75087 — 771-5238

ORDINANCE NO. 01-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE (ORD. NO. 83-23) OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE NO. 86-55, TO PERMIT A FOUR-PUMP GASOLINE CONVENIENCE STORE AS AN ACCESSORY TO A RETAIL GROCERY FACILITY AS AN APPROVED USE UNDER "PD-9", PLANNED DEVELOPMENT DISTRICT NO. 9; 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, an amendment to the City of Rockwall Comprehensive Zoning Ordinance has been requested by the Regency Realty Corporation to provide for the general provision and requirements for an amendment to Ordinance No. 86-55 so as to approve the use of a four-pump gasoline convenience store as an accessory to a retail grocery facility on property described on Exhibit A attached hereto and made a part hereof; and

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

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

Section 1. That the Comprehensive Zoning Ordinance, as heretofore amended, be and the same is hereby amended by the approval of an amendment to the planned development to allow a four-pump gasoline convenience store as an accessory to a retail grocery facility in the "PD-9", Planned Development District, on property as described on Exhibit A attached hereto and made a part hereof.

Section 2. That the tract of land described on Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall has herefore amended, as amended herein by granting of this approval shall affect only the property as heretofore described and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development on property described on Exhibit "A" shall include the use

of a four-pump gasoline convenience store as an accessory to a grocery retail facility with the following conditions:

1. That the area requirements conform to the PD-9, Planned Development District (Ordinance No. 86-55).

2. That the fuel center be limited to four pumps.

3. That no free standing pole sign be allowed.

4. That no incidental display be allowed, including vending machines.

5. That the building materials conform to Exhibit "B".

6. That the fuel center be manned at all times during operating hours. The fuel center shall not operate unmanned.

7. Additional road work to be performed on FM 3097 and FM 740 to conform to Exhibit "C". Construction for road work will start within 45 days after the following conditions have been met:

    a. Filing of the plat.
    b. Relocation of utilities by the local provider.
    c. Approval of construction drawings by TXDOT and other governmental authorities.
    d. Issuance of TXDOT permit for construction of the roadwork.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

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

DULY PASSED AND APPROVED this 17th day of September, 2001.

Terry Raulston
APPROVED
Terry Raulston, Mayor Pro Tem

Cheryl Austin
ATTEST, Cheryl Austin
City Secretary

1st Reading 9/4/01

2nd Reading 9/17/01

CITY OF ROCKWALL TEXAS
SEAL

2001-12-Z/PD Gasoline sales facility
FM 740 and FM 3097

EXHIBIT "A"

ZONING EXHIBIT
0.861ACRE TRACT
ROCKWALL, TEXAS

Being a 0.861acre tract situated in the City of Rockwall, Rockwall County, Texas, being out of the E. Teal Survey, Abstract No. 207, said tract being more particularly described as follows:

COMMENCING at a ½-inch iron road found for corner of the southwest line of said F.M. Road No. 3097, a 100 foot right-of-way at this point, said point being at the southeasterly corner of a 7.5 foot strip of land dedicated for widening of said F.M. Road No. 3097 as shown by plat of Lot 1, Block A, of Mr. M. Addition, an addition of the City of Rockwall, according to the map thereof dated October 9, 1987 and recorded in Cabinet C, Page 24, of the Plat Records of Rockwall County, Texas;

THENCE along the southwest line of said F.M. Road 3097 the following:

South 45°37'17" East, a distance of 374.66 feet to a point found for corner, same point being the ***POINT OF BEGINNING***;

South 45°37'17" East, a distance of 268.00 feet to a point found for corner;

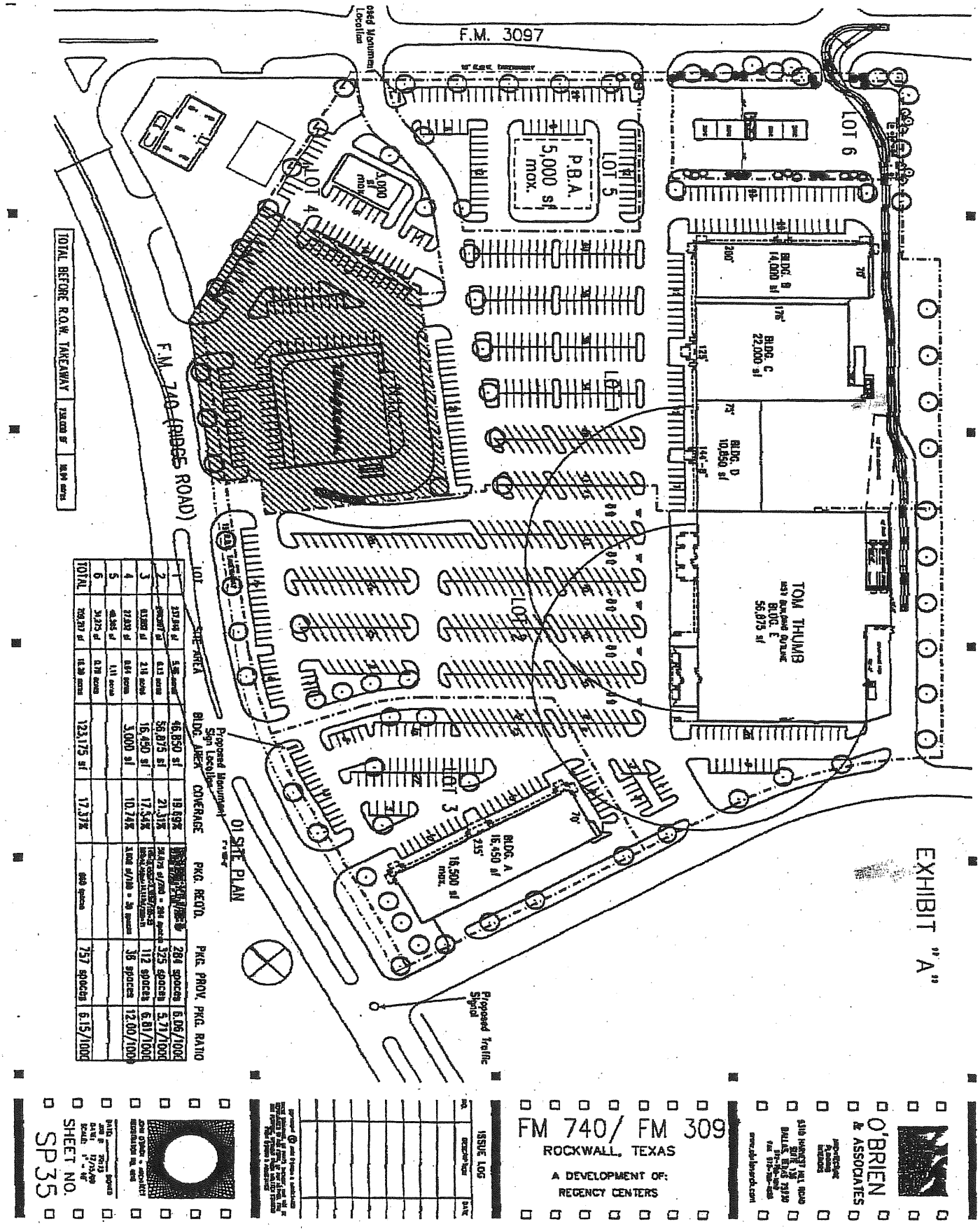
THENCE South 44°22'43" West, a distance of 140.00 feet to a point found for corner;

THENCE North 45°37'17" West, a distance of 268.00 feet to a point found for corner;

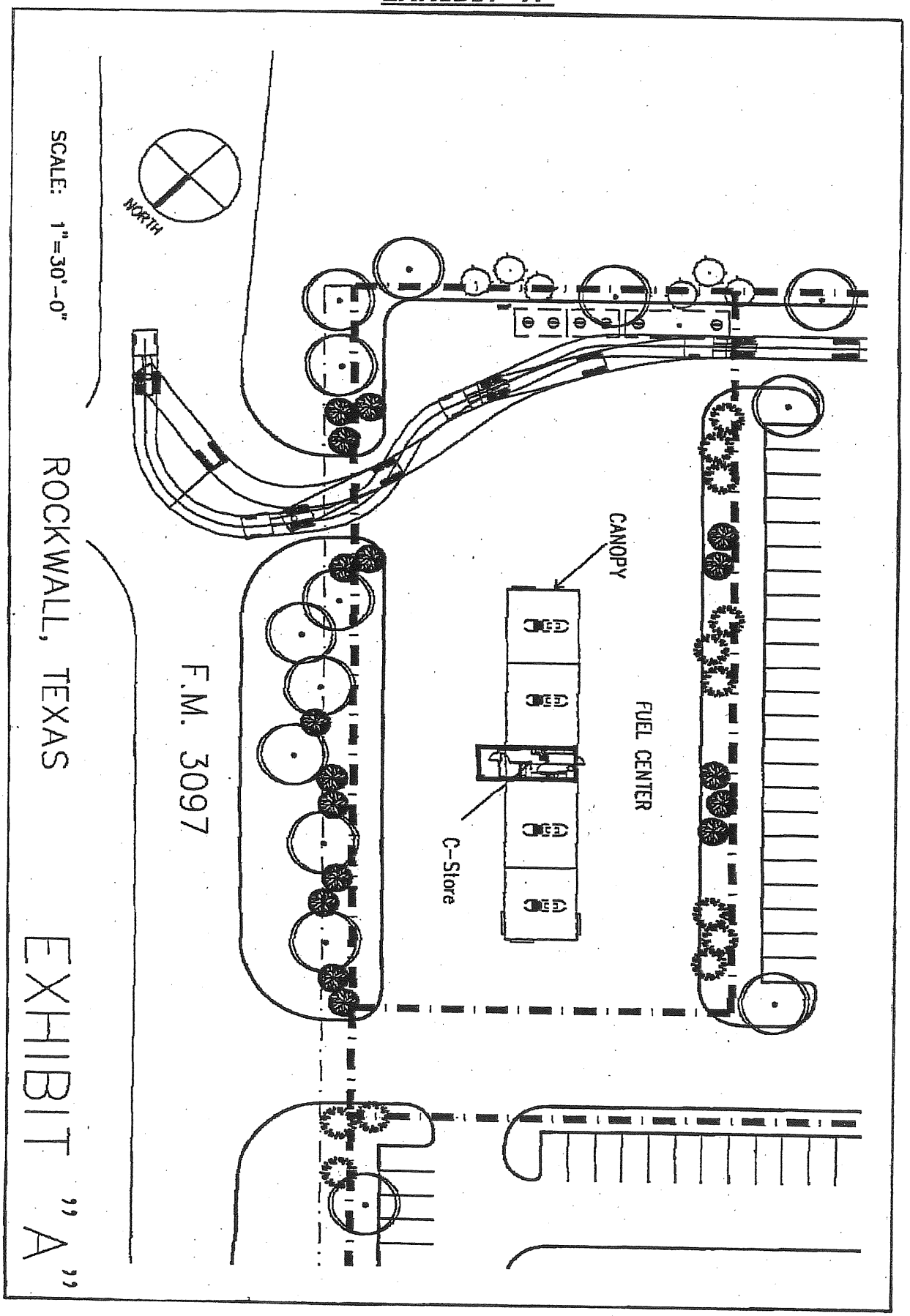
THENCE North 44°22'43" East, a distance of 140.00 feet to the ***POINT OF BEGINNING***;

CONTAINING a computed are of 37,520 square feet or 0.861 acres of land.

EXHIBIT "A"



	SITE AREA	BLDG. AREA	COVERAGE	PKG. REQ'D.	PKG. PROV.	PKG. RATIO
1	237,994 sf	46,850 sf	19.69%	284 spaces	284 spaces	6.06/1000
2	amount sf	56,875 sf	21.31%	325 spaces	325 spaces	5.71/1000
3	113,393 sf	16,450 sf	17.54%	112 spaces	112 spaces	6.81/1000
4	27,433 sf	3,000 sf	10.74%	36 spaces	36 spaces	12.00/1000
5	40,366 sf					
6	39,275 sf					
TOTAL	708,207 sf	123,175 sf	17.39%	757 spaces	757 spaces	6.15/1000


SCALE: 1"=30'-0"
NORTH
ROCKWALL, TEXAS
F.M. 3097
CANOPY
FUEL CENTER
C-Store
EXHIBIT "A"

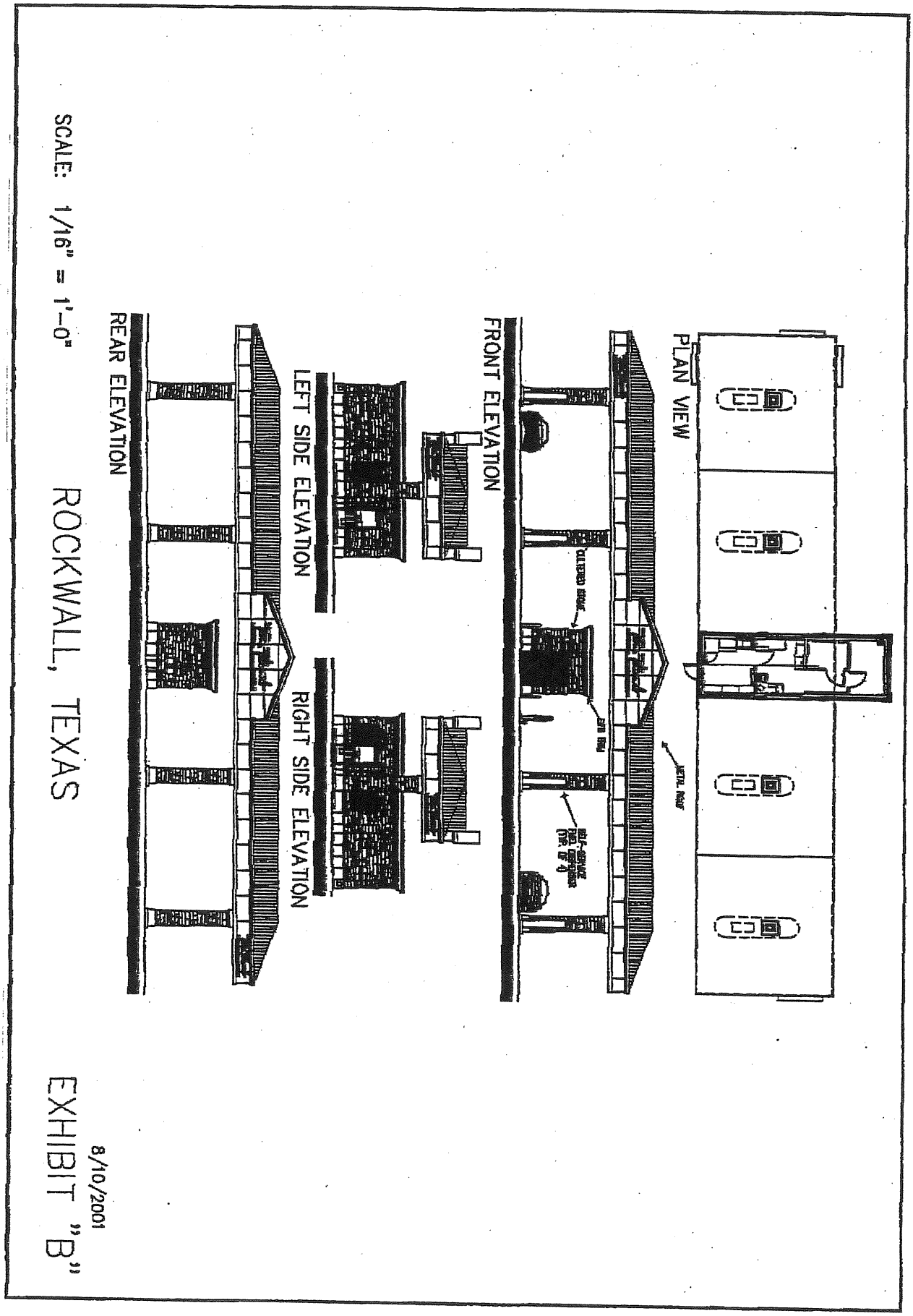
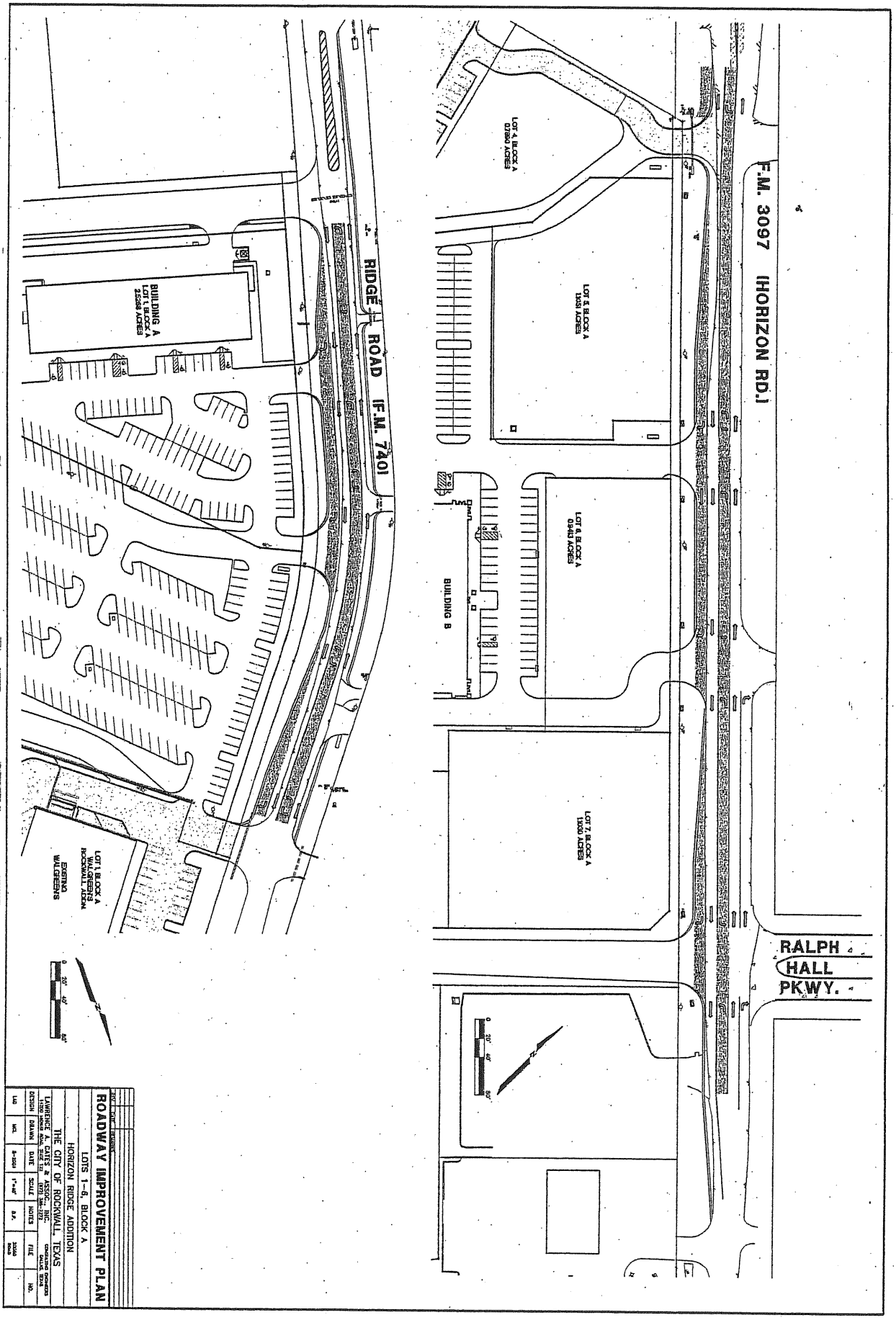

PLAN VIEW
FRONT ELEVATION
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION
REAR ELEVATION
SCALE: 1/16" = 1'-0"
ROCKWALL, TEXAS
EXHIBIT "B"
8/10/2001

EXHIBIT "C"


F.M. 3097 (HORIZON RD.)
RIDGE ROAD (F.M. 740)
RALPH HALL PKWY.
LOT 4, BLOCK A
0.7940 ACRES
LOT 5, BLOCK A
1.951 ACRES
LOT 6, BLOCK A
0.940 ACRES
LOT 7, BLOCK A
1.930 ACRES
BUILDING A
LOT 1, BLOCK A
2.5288 ACRES
BUILDING B
LOT 1, BLOCK A
WALGREENS
ROCKWALL ADDN.
EXISTING
WALGREENS
0
20'
40'
80'
ROADWAY IMPROVEMENT PLAN
LOTS 1-6, BLOCK A
HORIZON RIDGE ADDITION
THE CITY OF ROCKWALL, TEXAS
LAWRENCE A. GATES & ASSOC., INC.
CONSULTING ENGINEERS
DALLAS, TEXAS
(972) 386-0777
DESIGN
DRAWN
DATE
SCALE
NOTES
FILE
NO.
LAG
MCL
8-2001
1"=40'
D.A.
32050
R&B

740
RD.
GR
CRESTHAVEN
WESTWOOD DR.
WINTER PARK
PKWY.
ROCKWALL
OAK
WINDM
3097
SITE LOCATION
HORIZON ROAD
740
PD-18
CEDAR CT.
SKYLAR DRIVE
EASTERNER
FOXCHASE LN.
OAK DRIVE
NORTH
HUNTERS GLEN
LAR DR.

2001-12

CITY OF ROCKWALL

ORDINANCE NO. 04-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM "A", AGRICULTURAL TO "PD-9", PLANNED DEVELOPMENT NO. 9 DISTRICT, FOR A 36.5427-ACRE TRACT BEING A PORTION OF THE RAINBOW LAKE ESTATES ADDITION AND ALL OF TRACTS 4-1 AND 4-3, ABSTRACT 207, AND MORE FULLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning for a tract of land containing 36.5427-acres being a portion of the Rainbow Lake Estates Addition and Tracts 4-1 and 4-3 of the E. Teal Survey, Abstract 207, and more fully described herein as Exhibit "A", City of Rockwall, Rockwall County, Texas, from "A", Agricultural District to "PD-9", Planned Development No. 9 District, and;

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in ***§2.3 – (SF-10) SINGLE FAMILY RESIDENTIAL DISTRICT*** of the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and the following conditions shall apply:

1. Development of vacant land south of Foxchase Phase 6 and Rainbow Lake Estates shall include a 5-ft landscape buffer and screening element along the Tubbs Road extension and White Road.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. 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 Subdivision Regulations of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of January, 2004.

Ken Jones, Mayor

ATTEST:

Dorothy Brooks

Dorothy Brooks, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: December 15, 2003

2nd Reading: January 5, 2004

Exhibit "A"
Legal Description

STATE OF TEXAS
COUNTY OF ROCKWALL

Being a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, including a part of an addition known as Rainbow Lake Estates recorded in Cabinet D, Slide 344; a part of Tract 7, as described in Deed recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas; and a 1.8652 acre tract described in Deed to Whittle Development, recorded in Volume 269, Page 45; and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the center of Rainbow Road, a County road, at a corner of the City Limits of the City of Rockwall and at the North corner of said Tract 7;

THENCE, With the meanders of Brockway Branch a tributary of Buffalo Creek), the East lines of said Tract 7, and said City Limits line as follows:
South 00°06' 21" East a distance of 183.00 feet;
South 71°36' 01" East a distance of 122.00 feet;
South 03°08' 59" West a distance of 195.00 feet;
South 44°36' 01" East a distance of 146.00 feet;
South 73°23' 59" West a distance of 211.00 feet;
South 20°51' 01" East a distance of 103.00 feet;
South 77°06' 01" East a distance of 250.00 feet;
South 9°06' 01" East a distance of 118.00 feet;
South 41°23' 59" West a distance of 180.00 feet;
South 48°36' 01" East a distance of 92.00 feet;
South 04°53' 59" West a distance of 43.00 feet;
South 88°08' 59" West a distance of 126.00 feet;
South 08°21' 01" East a distance of 218.00 feet; and
South 71°08' 59" West a distance of 87.98 feet to the North corner of a tract of land conveyed to Thomas W. Jones et al by Deed recorded in Volume 166, Page 410, Deed Records, Rockwall County, Texas;

THENCE, Along the Northeast lines of said Jones Tract and continuing along said City Limits Line as follows:
South 01°25' 42" East a distance of 107.53 feet;
South 54°55' 42" East a distance of 106.99 feet; and
South 24°55' 42" East a distance of 100.58 feet to a point on the common City Limits line of the City of Rockwall and the City of Heath;

THENCE, South 89°25' 57" West a distance of 634.45 feet along said Heath City Limit line to a point in a dry wash and on the Southerly lines of said Tract 7;

THENCE, In a Westerly direction with the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:
South 45°15' 18" West a distance of 22.28 feet;
North 83°12' 42" West a distance of 43.70 feet; and
North 50°58' 42" West a distance of 15.58 feet to a point on the previously mentioned Heath City Limits line;

THENCE, South 89°25' 57" West a distance of 92.46 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limits line to a point in said dry wash and said southerly lines;

Exhibit "A"
Legal Description

THENCE, With the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:
South 67°46' 18" West a distance of 99.50 feet; and
North 65°47' 42" West a distance of 87.65 feet to a point on said Heath City Limits line;

THENCE, South 89°25' 57" West a distance of 63.51 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limit line to a point in said dry wash and said Southerly Lines;

THENCE, With the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:
South 10°03' 18" West a distance of 12.88 feet; and
North 82°54' 42" West a distance of 94.99 feet to a point on said Heath City Limits Line;

THENCE, South 89°25' 57" West a distance of 325.59 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limit line to a point on the projected line of the original West line of White Road;

THENCE, South 00°22' 56" East a distance of 353.97 feet along said projected line of the original White Road to a point at the Eastward projection of the South right-of-way line of White Road;

THENCE, North 89°33' 15" West a distance of 583.26 feet along the south right-of-way line of White Road, to a point being a projection of the west line of said Whittle Development tract;

THENCE, North 00°02' 30" West a distance of 343.69 feet to a point being the southwest corner of an addition known as Foxchase Phase Six recorded in Cabinet D, Slides 335-336;

THENCE, North 89°25' 57" East a distance of 525.72 feet to a point within the right-of-way of Tubbs Road, also being a point on the existing Rockwall City Limits line and within the original Rainbow Road;

THENCE, North 31°41' 03" East a distance of 955.02 feet, along Rockwall City Limits line within the said Rainbow Lake Estates Addition to a point for a corner;

THENCE, North 45°08' 44" East a distance of 1131.97 feet continuing with said Rockwall City Limits line to the Point of Beginning and containing approximately 36.5427 acres (1,591,800.58 sf) of land.

CITY OF ROCKWALL

ORDINANCE NO. 11- 31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND (PD-9) PLANNED DEVELOPMENT NO. 9 DISTRICT, SPECIFICALLY TO ALLOW FOR A PROPOSED FUEL CENTER IN CONJUNCTION WITH THE EXISTING KROGER STORE LOCATED ON LOT 18, BLOCK A, HORIZON RIDGE ADDITION, BEING 7.1779-ACRES AND LOCATED AT 2935 RIDGE ROAD, AND MORE SPECIFICALLY SHOWN IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to (PD-9) Planned Development No. 9 District has been requested by Christina Konrad of Kroger Texas LP, specifically to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres and located at 2935 Ridge Road, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A"; and

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

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

Section 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended by approval of an amendment to (PD-9) Planned Development No. 9 District to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres and located at 2935 Ridge Road, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A"; and

Section 2. That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Unified Development Code (Ord. No. 04-38) of the City of Rockwall and to the conditions set forth in (PD-9) Planned Development No. 9 District, as heretofore amended, and as amended herein by granting of this approval, and shall be subject to the following conditions:

1. The development shall strictly adhere to the approved concept plan (Exhibit A), landscape plan (Exhibit B) and building elevations (Exhibit C).
2. The construction of the "Right-in/Right-out" raised median as shown on concept plan (Exhibit A) shall commence within twelve (12) months of the issuance of building permit for the fuel center.

3. No outside display of merchandise shall be permitted within or around the proposed fuel center, except for the ice machine as shown on the concept plan and elevations, which shall be painted to match the exterior materials of the adjacent kiosk. However, the grocery store shall continue to display merchandise as permitted under the City's "incidental display" requirements of the Unified Development Code.
4. No seasonal sales of merchandise or other special event (e.g. Christmas tree sales, Valentine's Day tent sale) that would result in a further reduction of the required parking spaces shall be allowed on the property, unless specifically permitted on a case-by-case basis by the City Council.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. 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 No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of July, 2011.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: 06-20-11
2nd Reading: 07-05-11

Exhibit "A"
Kroger Fuel (PD-9 Amendment)

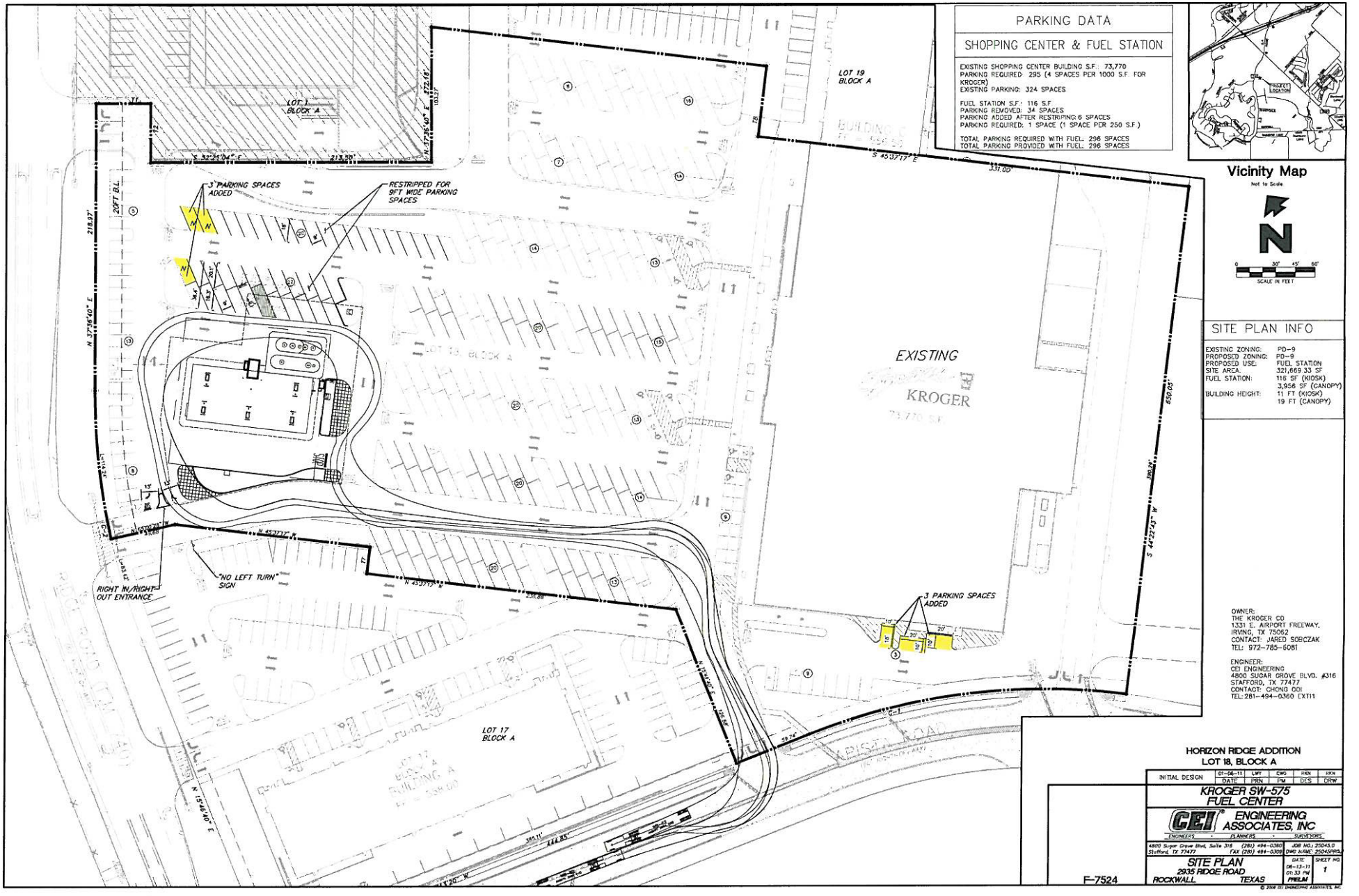
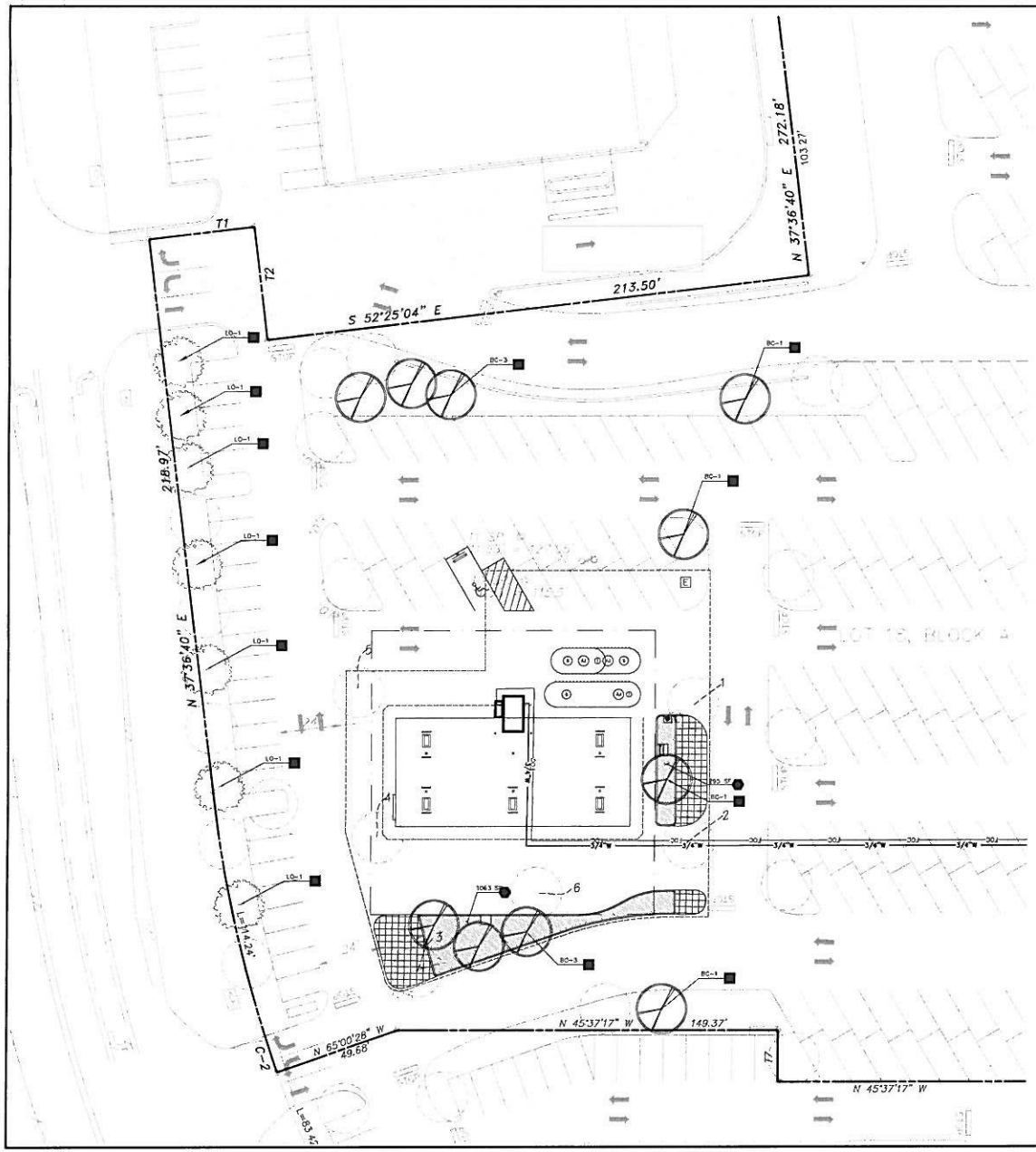
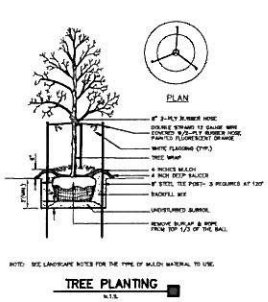


Exhibit "B"
Kroger Fuel (PD-9 Amendment)

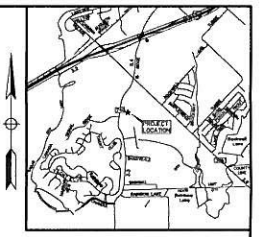




NOTE: PROPOSED TREES TO BE PLANTED AT LEAST 5FT AWAY FROM WATER, SEWER AND STORM SEWER LINES.

EXISTING TREES WITHIN AREA OF DISTURBANCE

#	SPECIE	STATUS	INCH CALIPER
1	BALD CYPRESS/Taxodium distichum	REMOVE	8"
2	BALD CYPRESS/Taxodium distichum	REMOVE	9"
3	BALD CYPRESS/Taxodium distichum	REMOVE	8"
4	BALD CYPRESS/Taxodium distichum	REMOVE	10"
5	BALD CYPRESS/Taxodium distichum	REMOVE	7"
6	CEDAR ELM/Ulmus crassifolia	REMOVE	6"
		TOTAL INCH CALIPER REMOVED =	48"



Vicinity Map
Not to Scale

LEGEND

EXISTING

- FIRE HYDRANT
- CHISELED "X" SET
- CHISELED "X" FOUND
- IRON ROD FOUND (SIZE AS NOTED)
- IRON ROD SET (SIZE AS NOTED)
- OVERHEAD UTILITY POLE W/ GUY
- UNDERGROUND ELECTRIC OR TELEPHONE
- LIGHT POLE (EX)
- SANITARY SEWER MANHOLE (EX)
- SAN. SWR. CLEAN OUT (EX)
- GAS VALVE (EX)
- WATER VALVE (EX)
- TREE

- PROP COMBINATION GRATE INLET
- PROP DROP INLET
- PROP CURB INLET
- PROP SIGNAGE (H.C.)
- PROP STOP SIGN
- PAINTED HANDICAP SYMBOL
- PAINTED STRIPING @ ACCESS ROUTES
- FIRE LANE
- VAN ACCESSIBLE

PROPOSED

- BOUNDARY LINE
- RIGHT OF WAY LINE
- TYPICAL PLANTING WITH QUANTITY AND KEY

GENERAL LANDSCAPE NOTES

A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.

B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.

D. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH THE RELEASE FERTILIZER PER BRANDS SPECIFIED APPLICATION RATES.

F. HARDWOOD MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).

G. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES.

LANDSCAPE DETAILS

50A TREE PLANTING

LANDSCAPE NOTES

1.B SOD AREA

PLANT LIST

KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
BC	10	BALD CYPRESS Taxodium distichum	B&B	4" CAL	PLANT AS SHOWN
LO	7	LIVE OAK Quercus virginiana	B&B	4" CAL	PLANT AS SHOWN
1,748 SF		SUN TYPE BERMUDA GRASS SOD			

CITY OF ROCKWALL, TX LANDSCAPE AND TREE MITIGATION REQUIREMENTS

TREE MITIGATION	REQUIRED	PROVIDED
REMOVED CALIPER TREES	48"	10 (4"CAL) 10 (4"CAL)
LANDSCAPE REQUIREMENTS	PRE-PROJECT	POST-PROJECT
LOT 18 SITE AREA=313,648.33 SF LANDSCAPED AREA (TYP&MIN) REQUIRED= 31,364.83 SF	41,876.95 SF (13.4%)	38,364.83 SF (12.2%)
PARKING LOT TREES PARKING SPACES 19 TREES REQUIRED	7 SHADE TREES 14 ORNAMENTAL TREES	19 SHADE 14 ORNAMENTAL TREES

OWNER:
THE KROGER CO.
1331 E. AIRPORT FREEWAY,
IRVING, TX 75062
CONTACT: JARED SOBCZAK
TEL: 972-785-6081

ENGINEER:
CEI ENGINEERING
4800 SUGAR GROVE BLVD. #316
STAFFORD, TX 77477
CONTACT: CHONG COI
TEL: 281-494-0360 EXT11

HORIZON RIDGE ADDITION
LOT 18, BLOCK A

INITIAL DESIGN	01-06-11	LWY	CWO	RKN	RKN
	DATE	PRN	PM	DES	DRW

KROGER SW-575
FUEL CENTER

CEI ENGINEERING ASSOCIATES, INC
ENGINEERS • PLANNERS • SURVEYORS

4800 Sugar Grove Blvd, Suite 316, Stafford, TX 77477
(281) 494-0360 FAX (281) 494-0339
JOB NO.: 250415.0
DWG NAME: 250415PRO1

LANDSCAPE PLAN
2935 RIDGE ROAD
ROCKWALL TEXAS

DATE: 01-27-11 10:22 AM PRELIM
SHEET NO.: 2

F-7524

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Exhibit "C"
Kroger Fuel (PD-9 Amendment)

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	MONUMENT SIGN BY SIGN CONTRACTOR		BARKER SIGNS		OWNER	SIGN INSTALLER
B	INTERNALLY ILLUMINATED REMOTE CONTROL PRICE SIGN		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
C	STATIC WARNING DECAL		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
D	REMOTE PRICE SIGN CONTROL BOX		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
E	6-SIGN POLE - O.C. TO PAINT	BLACK	DUALITE		OWNER	SIGN INSTALLER
F	CANOPY FASCIA	SANDSTONE			CANOPY FABRICATOR	CANOPY FABRICATOR
G	CANOPY FASCIA	OYSTER			CANOPY FABRICATOR	CANOPY FABRICATOR
H	LOGO - NON-ILLUMINATED (28"H x 15'-10 1/2" W)		DUALITE		OWNER	GENERAL CONTRACTOR
I	PIPE BOLLARD WITH CONCRETE FILL PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
J	DISPENSER DOOR GRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
K	KIOSK FASCIA	SANDSTONE			KIOSK FABRICATOR	KIOSK FABRICATOR
L	KIOSK FASCIA	OYSTER			KIOSK FABRICATOR	KIOSK FABRICATOR
M	CANOPY				CANOPY FABRICATOR	CANOPY FABRICATOR
N	6" DIAMETER BOLLARD - O.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
O	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
P	KIOSK - PREFABRICATED	MASONRY TO MATCH STORE			KIOSK FABRICATOR	GENERAL CONTRACTOR
Q	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
R	ISLAND PORTS - O.C. TO PAINT	GRAPHITE (PAINT)	OPW		OWNER	GENERAL CONTRACTOR
S	CANOPY COLUMNS - O.C. TO PAINT	MASONRY TO MATCH STORE			CANOPY FABRICATOR	CANOPY FABRICATOR
T	U-SHAPED BOLLARD - O.C. TO PAINT	SAFETY RED	RIVERSIDE		OWNER	GENERAL CONTRACTOR
U	PRICE SIGN, SEE DETAIL 8, THIS SHEET		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
V	ILLUMINATED CHANNEL LETTERS		DUALITE		OWNER	SIGN INSTALLER
W	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
X	ILLUMINATED LOGO SIGN		DUALITE		OWNER	SIGN INSTALLER
Y	PUMP NUMBER PLAQ				CANOPY FABRICATOR	GENERAL CONTRACTOR

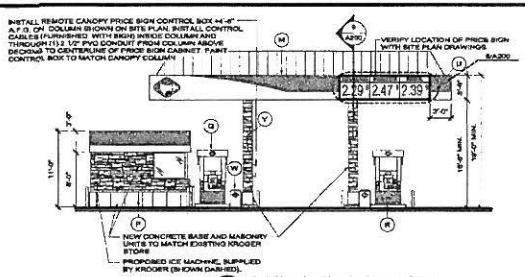
EXTERIOR FINISH LEGEND:

- (M-1) FIELD STONE MANUF.: LYNCHBURGH /KIMBROUGH / ALAMO COLOR: AUTUMN BLEND LEDGESTONE TO MATCH KROGER STORE
- (PT-1) PAINT COLOR (FOR CONCRETE BASE) MANUF.: SHERWIN WILLIAMS COLOR: COLOR TO MATCH KROGER STORE

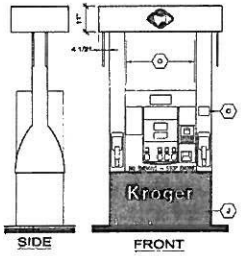
NOTE:
1. GROUT MANUF: SOUTHWEST CONCRETE PRODUCTS. COLOR: CREAM TO MATCH KROGER STORE.
2. TREAT CONCRETE BASE SURFACE WITH SURE KLEAN WEATHER SEAL BLOK-GUARD & GRAFFITI CONTROL

EXTERIOR MATERIALS BY %:

FRONT ELEVATION:	734 SF (EXCLUDES GLAZING)	
	STONE -	57 SF (7.8%)
	CONCRETE -	23 SF (3.9%)
	METAL -	658 SF (89.2%)
REAR ELEVATION:	766 SF (EXCLUDES GLAZING)	
	STONE -	88 SF (11.6%)
	CONCRETE -	22 SF (2.9%)
	METAL -	658 SF (85.6%)
LEFT SIDE ELEV:	486 SF (EXCLUDES GLAZING)	
	STONE -	62 SF (12.9%)
	CONCRETE -	36 SF (8.2%)
	METAL -	387 SF (78.8%)
RIGHT SIDE ELEV:	441 SF (EXCLUDES GLAZING AND DOOR)	
	STONE -	81 SF (18.4%)
	CONCRETE -	31 SF (7.0%)
	METAL -	329 SF (74.6%)
TOTAL ALL ELEVS:	2406 SF (EXCLUDES GLAZING AND DOOR)	
	STONE -	287 SF (12.0%)
	CONCRETE -	113 SF (4.7%)
	METAL -	2006 SF (83.3%)



1 LEFT ELEVATION
SCALE:1/8"=1'-0"



3 DISPENSER ELEVATION
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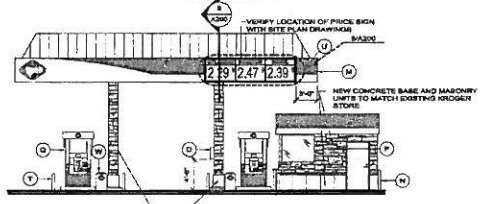
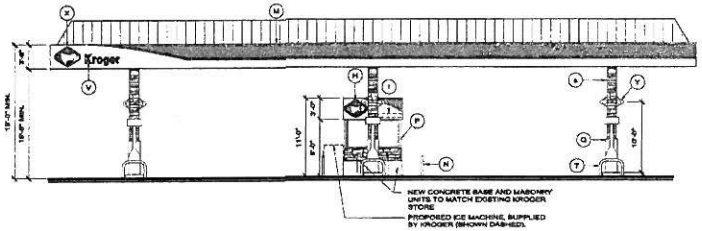
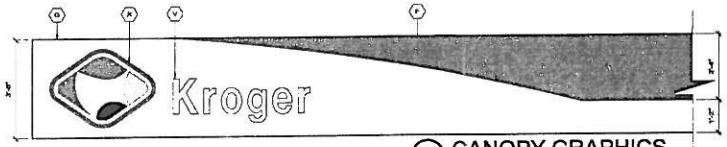


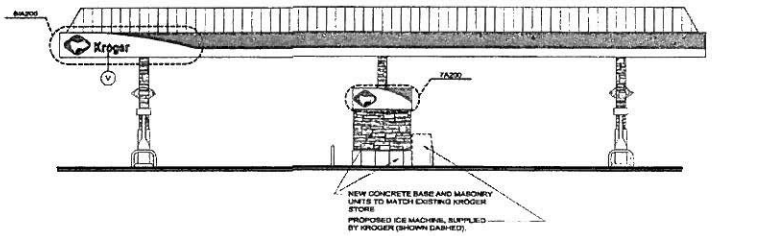
2 RIGHT ELEVATION
SCALE:1/8"=1'-0"



4 FRONT ELEVATION
SCALE:1/8"=1'-0"

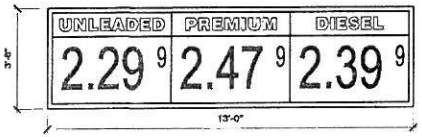


6 CANOPY GRAPHICS
SCALE:1/2"=1'-0"

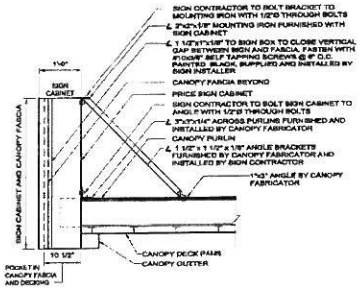


5 REAR ELEVATION
SCALE 1/8"=1'-0"

7 KIOSK GRAPHICS
SCALE:1/2"=1'-0"



8 CANOPY PRICE SIGN
SCALE:1/2"=1'-0"



9 CANOPY SIGN DETAIL
SCALE:3/4"=1'-0"

CDA Architects
3403 Corrstone Village Dr.
Plano, Texas 75023
(214) 440-5200 Fax (214) 440-2080

The Kroger Co.
Kroger

EXTERIOR ELEVATIONS

FUEL STATION SW-575
2935 RIDGE ROAD
ROCKWALL, TEXAS

A200

CITY OF ROCKWALL

ORDINANCE NO. 13-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. 04-38) OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND (PD-9) PLANNED DEVELOPMENT NO. 9 DISTRICT AND ORDINANCE 86-55, SO AS TO AMEND THE RESIDENTIAL STANDARDS AND CHANGE THE ZONING FROM (SF-22.5) SINGLE FAMILY RESIDENTIAL DISTRICT TO (SF-12.5) SINGLE FAMILY RESIDENTIAL DISTRICT FOR A 4.96-ACRE PORTION OF (PD-9) PLANNED DEVELOPMENT DISTRICT NO. 9, AND BEING IDENTIFIED AS TRACTS 4-13 & 4-14, EDWARD TEAL SURVEY, ABSTRACT 207 AND LOCATED EAST OF THE INTERSECTION OF RIDGE ROAD AND SHADY DALE LANE, AND MORE SPECIFICALLY SHOWN AS EXHIBIT "B" (BOUNDARY SURVEY); 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, an amendment to (PD-9) Planned Development No. 9 District has been requested by John P. Allender of Architexas and on behalf of Greener City Group, Inc., to amend the residential standards and change the zoning from (SF-22.5) Single Family Residential District to (SF-12.5) Single Family Residential District for a 4.96-acre portion of (PD-9) Planned Development District No. 9, and being identified as tracts 4-13 &4-14 of the Edward Teal Survey, Abstract 207 and located east of the intersection of Ridge Road and Shady Dale Lane, City and County of Rockwall, Texas, and more specifically shown in Exhibit "B" (Boundary Survey) 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

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

Section 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended by approval of an amendment to (PD-9) Planned Development No. 9 District so as to change the zoning from a (SF-22.5) Single Family Residential District to a (SF-12.5) Single Family Residential District for the *Subject Property*; and;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for in the Unified Development Code (Ord. No. 04-38) of the City of Rockwall and to the *(SF-12.5) Single Family Residential District* standards set forth in (PD-9) Planned

Development No. 9 District, as heretofore amended, and as amended herein by granting of this zoning change, and as may be amended in the future, and;

1. That the development shall strictly adhere to the standards as established in the (SF-12.5) Single Family Residential District referred to as the P.D. 9 – Shady Dale Lane Development Area Requirements attached hereto as Exhibit "A".

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 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 offence 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 No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 4th day of November, 2013.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank Garza, City Attorney

1st Reading: October 21, 2013

2nd Reading: November 4, 2013

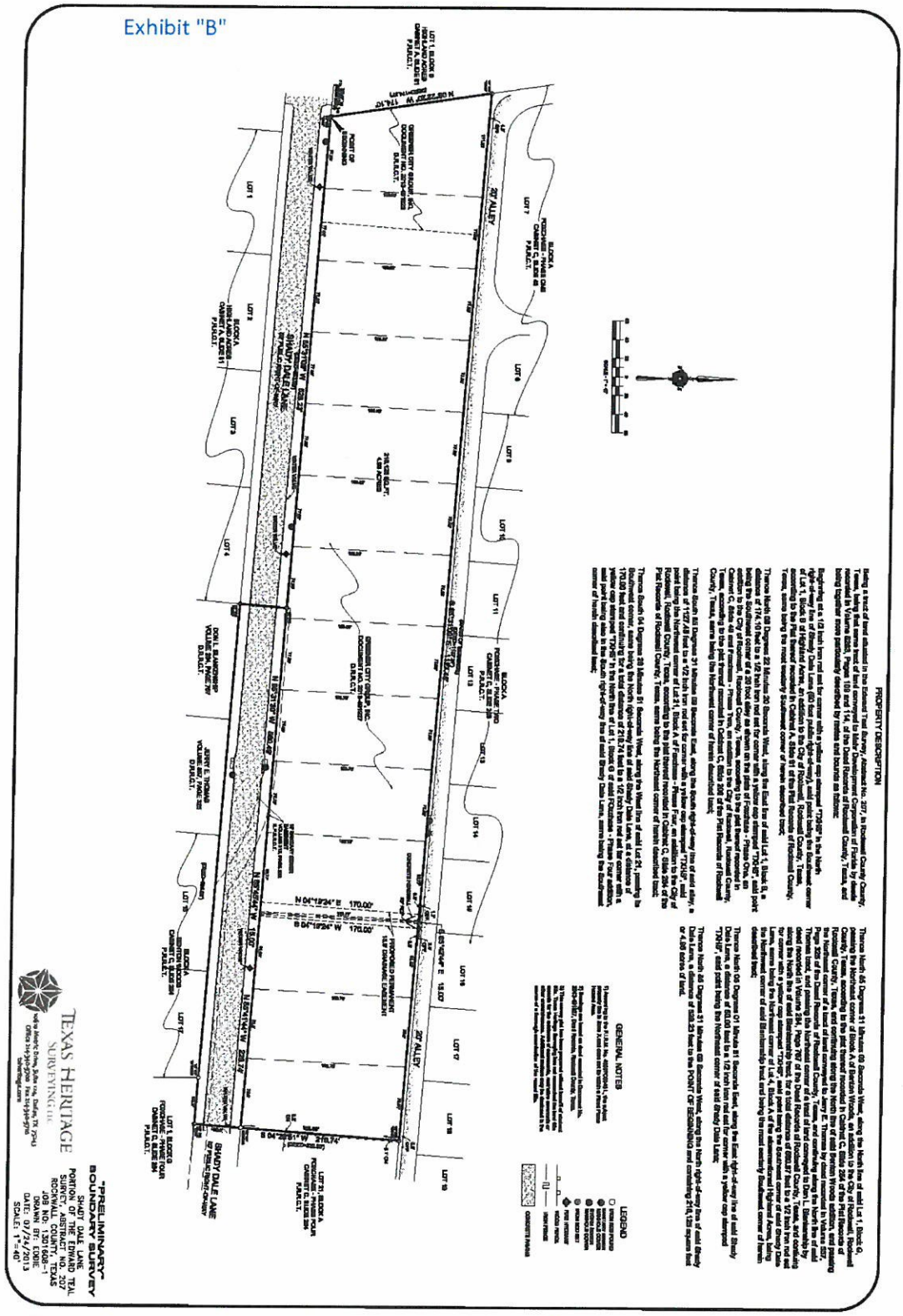
EXHIBIT "A"

P.D. 9 – SHADY DALE LANE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F. – 12.5) Single Family Residential District
Minimum 12,500 Square Feet.

1. Minimum lot area – 12,500 square feet
2. Maximum number of single family detached units per lot – 1 each
3. Minimum square footage per dwelling unit – 2,000 square feet
4. Minimum lot frontage on public street – 75 feet
5. Minimum lot depth – 160 feet
6. Minimum depth of front setback – 20 feet
7. Minimum depth of rear setback – 10 feet
8. Minimum width of side setback –
   a) Internal lot – 6 feet
   b) Side yard abutting street – 15 feet
   c) Abutting an arterial – 20 feet
9. Minimum distance between separate buildings on the parcel of land or lot – 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard – 18 feet
11. Maximum building coverage as percent of lot area – 35 percent
12. Maximum height of structures – 36 feet
13. Minimum number of off-street parking spaces (excluding garage) – 2 each

Exhibit "B"


PROPERTY DESCRIPTION
GENERAL NOTES
LEGEND
"PRELIMINARY"
BOUNDARY SURVEY
SHADY DALE LANE
PORTION OF SHADY DALE LANE, TEAL
SURVEY, ABSTRACT NO. 207
ROCKWALL COUNTY, TEXAS
JOB NO: 130116d8-1
DRAWN BY: SCB
DATE: 07/24/2013
SCALE: 1"=40'
TEXAS HERITAGE
SURVEYING LLC
SHADY DALE LANE
20' ALLEY
PROPOSED PERMANENT
ESMT. DRAINAGE EASEMENT
POINT OF BEGINNING
POINT OF COMMENCING

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 307.57-ACRE TRACT OF LAND SITUATED WITHIN THE E TEAL SURVEY, ABSTRACT NO. 207, 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 of Rockwall has initiated an amendment to the Planned Development District 9 (PD-9) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*].

WHEREAS, Planned Development District 9 (PD-9) is a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*;

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

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

DRAFT ORDINANCE 8.13.2024

amended zoning classification for the *Subject Property*;

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

SECTION 5. The Homeowner's Association (HOA) shall be responsible for the maintenance of all common areas, screening walls and features, landscape areas, deed restriction enforcement, and all other functions required to maintain the quality of the development.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JANUARY, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 12.10.2024

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

DRAFT ORDINANCE 12.10.2024

Exhibit 'A':
Legal Description

BEING 307.57 acres of land situated in Abstract 207, E. Teal Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the center of the intersection of Horizon Rd (FM3097) and Ridge Rd, *(NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,264.736, N 7,013,506.983 Feet);*

1 **THENCE** South 42°-42'-40" East, along the center of Horizon Road, a distance of 796.38 feet to a point;
2 **THENCE** South 45°-17'-46" East, continuing along said centerline, a distance of 1067.835 feet to a point;
3 **THENCE** South 44°-34'-21" East, a distance of 1870.922 feet to a point;
4 **THENCE** South 44°-49'-17" East, a distance of 1399.251 feet to a point;
5 **THENCE** South 46°-51'-8" East, a distance of 481.716 feet to a point;
6 **THENCE** South 46°-42'-30" East, a distance of 258.877 feet for a corner;
7 **THENCE** South 57°-1'-39" West, a distance of 111.082 feet to a point;
8 **THENCE** South 3°-49'-47" West, a distance of 337.364 feet to a point;
9 **THENCE** South 80°-0'-50" West, a distance of 32.893 feet to a point;
10 **THENCE** South 40°-15'-7" East, a distance of 532.823 feet to a point;
11 **THENCE** South 60°-15'-43" West, a distance of 620.808 feet for a corner;
12 **THENCE** North 88°-24'-50" West, along the Southern City Limits line of the City of Rockwall, a distance of 842.312 feet to a point;
13 **THENCE** North 89°-38'-21" West, continuing along said City Limits line, a distance of 1438.136 for a corner;
14 **THENCE** South 0°-17'-52" West, a distance of 0.253 feet to a point;
15 **THENCE** South 0°-15'-51" West, a distance of 227.577 feet to a point;
16 **THENCE** South 0°-47'-17" West, a distance of 123.607 feet for a corner;
17 **THENCE** North 88°-31'-26" West, a distance of 598.278 feet for a corner;
18 **THENCE** North 0°-44'-41" East, along the West line of the Foxchase Addition, a distance of 348.465 feet to a point;
19 **THENCE** North 1°-2'-26" East, a distance of 351.601 feet to a point;
20 **THENCE** North 1°-20'-59" East, a distance of 1122.141 for a corner;
21 **THENCE** North 84°-24'-12" West, a distance of 513.729 feet for a corner;
22 **THENCE** North 6°-36'-59" East, a distance of 48.053 feet for a corner;
23 **THENCE** North 84°-19'-46" West, a distance of 528.673 feet for a corner;
24 **THENCE** North 7°-8'-19" West, a distance of 680.962 feet for a corner;
25 **THENCE** South 81°-59'-27" West, a distance of 392.733 feet for a corner;
26 **THENCE** North 5°-54'-11" West, generally following the Centerline of Ridge Rd, a distance of 252.075 feet to the beginning of a curve;
27 **THENCE** along said curve to the left having an angle of 27°-0'-51" and a radius of 759.035 feet with a chord distance of 354.568 feet and a chord bearing of North 19°-11'-18" West, to the beginning of a curve;
28 **THENCE** along said curve to the left having an angle of 3°-50'-26"and a radius of 974.115 feet with a chord distance of 65.281 feet and a chord bearing of North 33°-37'-15" West, to the beginning of a curve;
29 **THENCE** along said curve to the right having an angle of 36°-52'-27"and a radius of 438.264 feet with a chord distance of 277.213 feet and a chord bearing of North 13°-29'-36" West, to the beginning of a curve;
30 **THENCE** along said curve to the right having an angle of 3°-29'-57" and a radius of 4,089.283 feet with a chord distance of 249.711 feet and a chord bearing of North 6°-45'-24" East, to a point;
31 **THENCE** North 11°-48'-52" East, a distance of 245.242 feet to a point;
32 **THENCE** North 13°-45'-2" East, a distance of 282.517 feet to a point;
33 **THENCE** North 17°-1'-45" East, a distance of 347.78 feet to the beginning of a curve;
34 **THENCE** along said curve to the right having an angle of 22°-5'-10" and a radius of 792.43 feet with a chord distance of 303.575 feet and a chord bearing of North 26°-26'-2" East, to a point;
35 **THENCE** North 38°-42'-35" East, a distance of 116.194 feet to a point;
36 **THENCE** North 37°-33'-44" East, a distance of 226.689 feet to the beginning of a curve;
37 **THENCE** along said curve to the left having an angle of 16°-48'-35"and a radius of 1687.504 feet with a chord distance of 493.314 feet and a chord bearing of North 24°-11'-9" East, to the POINT OF BEGINNING AND CONTAINING 307.57 acres of land (13,397,751.98 square feet) more or less.

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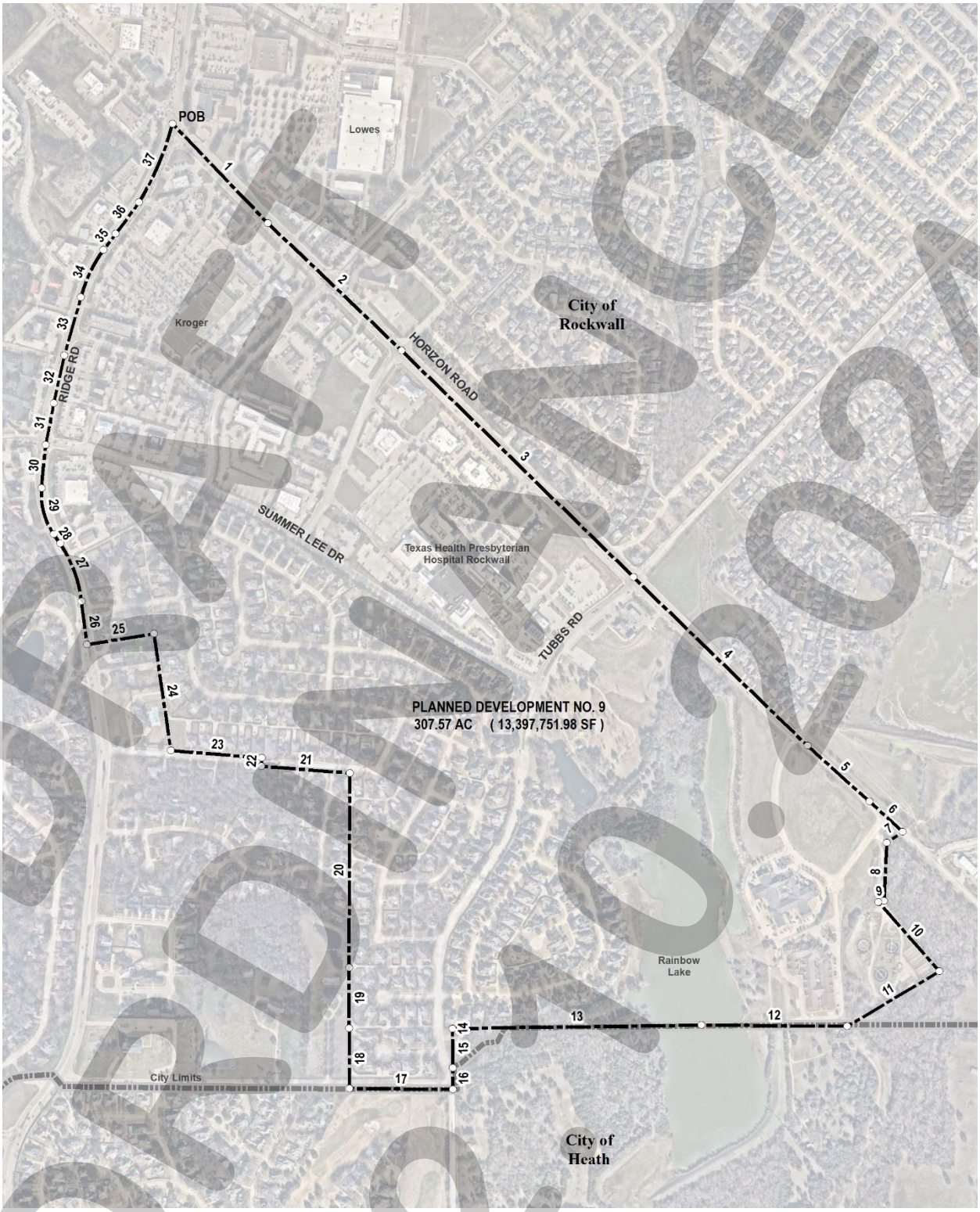
ORDINANCE
XX-XX; 2024

Exhibit 'B':
Survey



DRAFT ORDINANCE 12.10.2024

Exhibit 'C':
Concept Plan

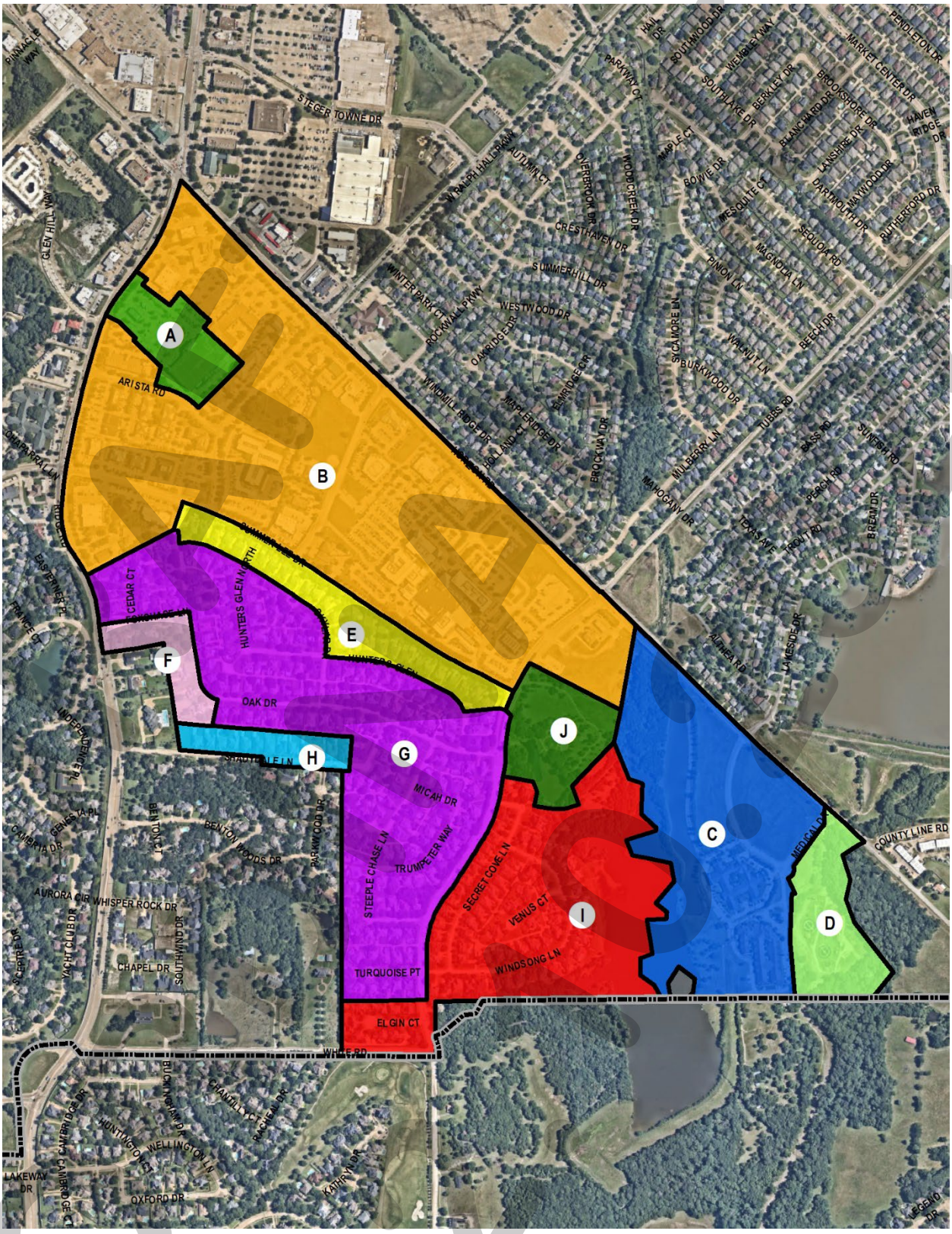


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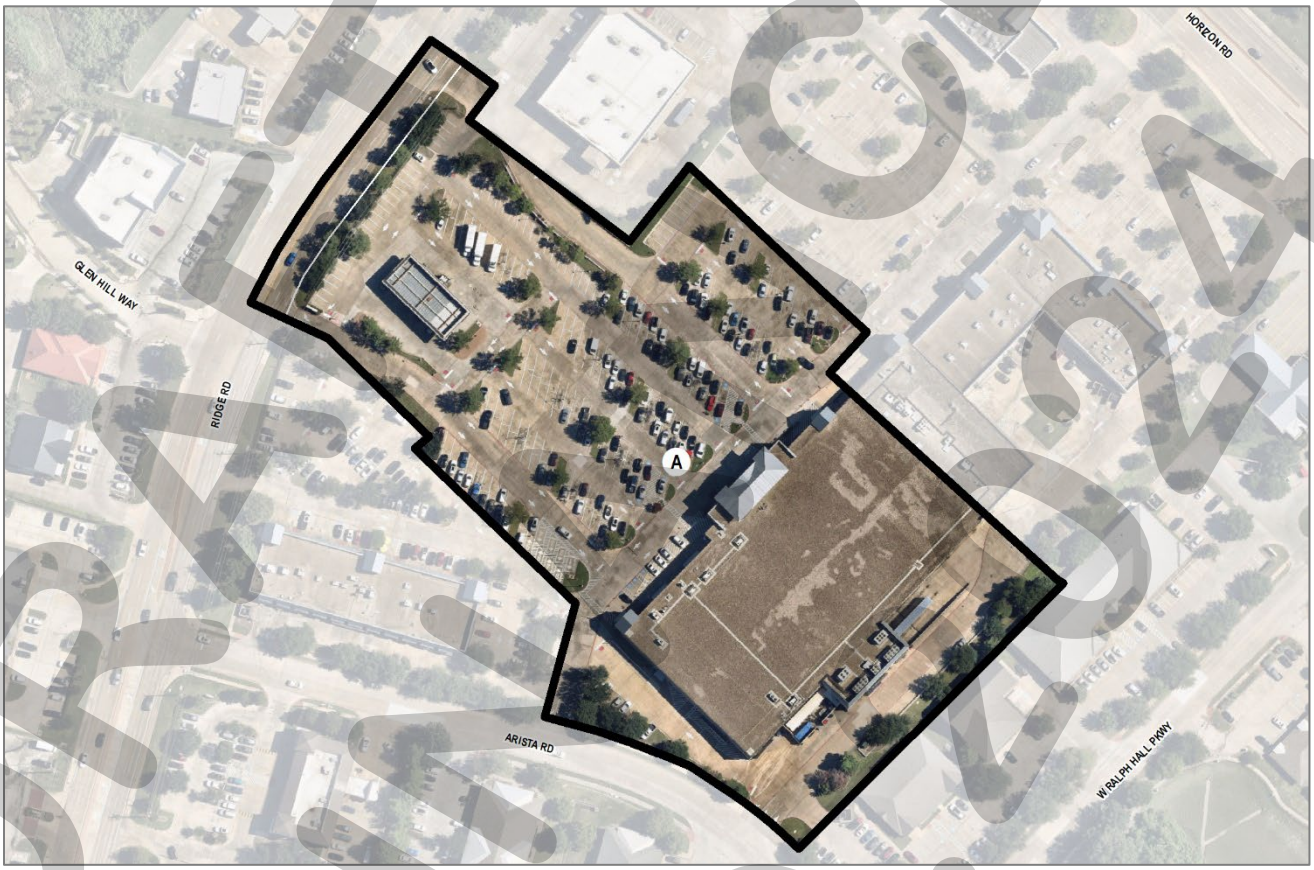
Exhibit 'D':
Density and Development Standards

(1) *TRACT A*. *[Ordinance 11-31]*

(A) *Concept Plan*. All development of *Tract A* shall conform with the *Concept Plan* depicted in *Figure 1*.

FIGURE 1. CONCEPT PLAN FOR TRACT A



(A) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract A -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

☑ RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. A MAXIMUM OF FOUR [4] VEHICLES*) (1) & (2)

NOTES:

(1) NO OUTSIDE DISPLAY OF MERCHANDISE SHALL BE PERMITTED WITHIN OR AROUND THE PROPOSED FUEL CENTER, EXCEPT FOR THE ICE MACHINE AS SHOWN IN *EXHIBIT 'E'* OF THIS ORDINANCE, WHICH SHALL BE PAINTED TO MATCH THE EXTERIOR MATERIALS OF THE ADJACENT KIOSK; HOWEVER, THE GROCERY STORE SHALL CONTINUE TO DISPLAY MERCHANDISE AS PERMITTED UNDER THE CITY'S *INCIDENTAL DISPLAY* REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC).

(2) NO SEASONAL SALES OF MERCHANDISE OR OTHER SPECIAL EVENT (*E.G. CHRISTMAS TREE SALES, VALENTINE'S DAY TENT SALE*) THAT WOULD RESULT IN A FURTHER REDUCTION OF THE REQUIRED PARKING SPACES SHALL BE ALLOWED ON THE PROPERTY, UNLESS SPECIFICALLY PERMITTED ON A *CASE-BY-CASE* BASIS THROUGH THE *SEASONAL OUTDOOR DISPLAY* POLICIES OF THE CITY OF ROCKWALL OR BY THE CITY COUNCIL.

DRAFT CASE NO. Z2024-0XX

(B) *Density and Development Standards*. The development of *Tract A -- as depicted in Exhibits 'C' & 'E' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract A* shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: *LOT DIMENSIONAL REQUIREMENTS*

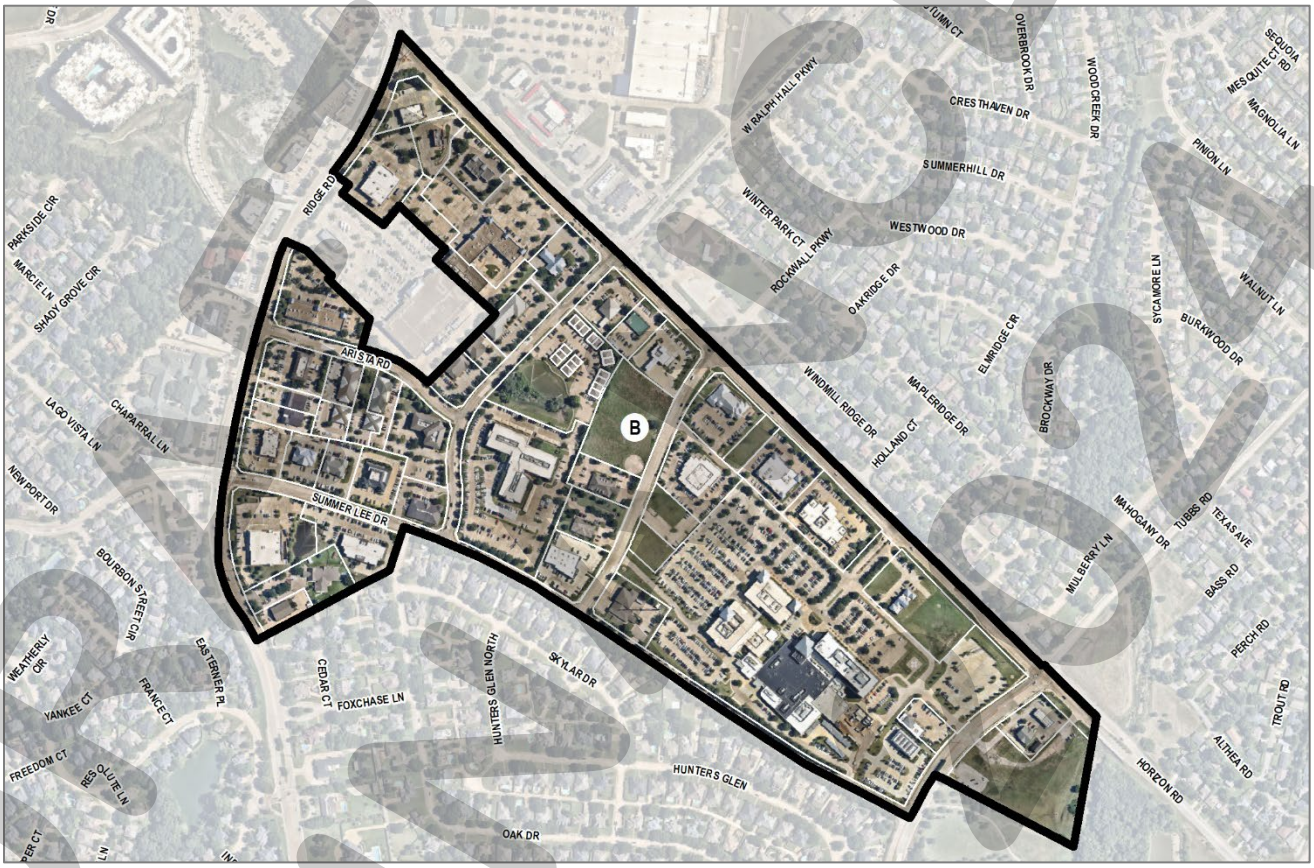
MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK WITHOUT A FIRE WALL	15'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'
MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	90%
MINIMUM AMOUNT OF LANDSCAPED AREAS	10%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	120'
MAXIMUM NUMBER OF ENTRANCES (ARTERIAL)	1/200'
MAXIMUM NUMBER OF ENTRANCES (COLLECTOR)	1/100'
MAXIMUM NUMBER OF ENTRANCES (LOCAL)	1/50'

DRAFT ORDINANCE 12.10.2024

(2) *TRACT B. [Ordinance 86-55]*

(A) *Concept Plan*. All development of *Tract B* shall conform with the *Concept Plan* depicted in *Figure 2*.

FIGURE 2. CONCEPT PLAN FOR TRACT B



(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract B* shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK WITHOUT A FIRE WALL	15'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'

DRAFT 02.20.24

Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	90%
MINIMUM AMOUNT OF LANDSCAPED AREAS	10%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	120'
MAXIMUM NUMBER OF ENTRANCES (ARTERIAL)	1/200'
MAXIMUM NUMBER OF ENTRANCES (COLLECTOR)	1/100'
MAXIMUM NUMBER OF ENTRANCES (LOCAL)	1/50'

DRAFT ORDINANCE 12.10.2024

(3) *TRACT C. [Ordinance 87-30]*

(A) *Concept Plan*. All development of *Tract C* shall conform with the *Concept Plan* depicted in *Figure 3*.

FIGURE 3. CONCEPT PLAN FOR TRACT C

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract C -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

- ☑ LIGHT ASSEMBLY WITH OR WITHOUT FRONT SHOWROOM AND WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING. THE MAXIMUM BUILDING SHALL BE RESTRICTED TO 30,000 SF.
- ☑ FURNITURE STORE WITH FRONT SHOWROOM AND WAREHOUSE STORAGE WITHIN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ HARDWARE STORE WITH SHOWROOM AND WAREHOUSE STORAGE WITHIN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ PASTRY SHOP WITH COOKING FACILITIES WITHIN IN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ OFFICE WITH WAREHOUSE/DISTRIBUTION CENTER. THE MAXIMUM BUILDING AREA SHALL BE 25,000 SF. A SPECIFIC USE PERMIT (SUP) MAY BE APPROVED FOR INCREASED BUILDING AREA OR TO ALLOW A SIMILAR LAND USE.
- ☑ WHOLESALE TRADE OR ACCESSORY OUTLETS WITH OR WITHOUT SHOWROOM AND WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING.

DRAFT 10.2.2024

- ☑ SMALL BUSINESS OFFICE WITH OR WITHOUT SHOWROOM, WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING.
- ☑ MANUFACTURER AND ASSEMBLY OF ELECTRICAL WIRING HARNESSES FOR IRRIGATION SYSTEMS WITH OR WITHOUT ACCESSORY WAREHOUSE STORAGE.

(C) *Density and Development Standards*. The development of *Tract C -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract C* shall conform to the standards depicted in *Table 3*, which are as follows:

TABLE 3: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	50'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK WITHOUT FIRE WALL	6'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'
MINIMUM SIDE YARD SETBACK ABBUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	25'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	20'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPARATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM IMPERVIOUS COVERAGE	95%
MINIMUM AMOUNT OF LANDSCAPED AREAS	20%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	60'
MAXIMUM NUMBER OF ENTRANCES ON ARTERIAL	1/200'
MAXIMUM NUMBER OF ENTRANCES ON COLLECTOR	1/100'
MAXIMUM NUMBER OF ENTRANCES ON LOCAL STREET	1/50'

DRAFT ORDINANCE 12.10.2024

(4) *TRACT D. [Ordinance No. 73-49]*

(A) *Concept Plan*. All development of *Tract D* shall conform with the *Concept Plan* depicted in *Figure 4*.

FIGURE 4. CONCEPT PLAN FOR TRACT D

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract D -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

☑ MUNICIPALLY OWNED OR CONTROLLED FACILITIES, UTILITIES, AND USES (*INCLUDES UTILITIES WITH A FRANCHISE UTILITY AGREEMENT WITH THE CITY OF ROCKWALL*)

(C) *Density and Development Standards*. The development of *Tract D -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

DRAFT
12.10.2024

(5) *TRACT E. [Ordinance No. 86-55]*

(A) *Concept Plan*. All development of *Tract E* shall conform with the *Concept Plan* depicted in *Figure 5*.

FIGURE 5. CONCEPT PLAN FOR TRACT E

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract E -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract E -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract E* shall conform to the standards depicted in *Table 4*, which are as follows:

TABLE 4: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	12,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,500 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'

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Exhibit 'D':
Density and Development Standards

MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

DRAFT ORDINANCE 12.10.2024

(6) *TRACT F. [Ordinance No. 86-55]*

(A) *Concept Plan*. All development of *Tract F* shall conform with the *Concept Plan* depicted in *Figure 6*.

FIGURE 6. CONCEPT PLAN FOR TRACT F

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract F -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract F -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract F* shall conform to the standards depicted in *Table 5*, which are as follows:

TABLE 5: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	22,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,800 SF

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Exhibit 'D':
Density and Development Standards

MINIMUM LOT WIDTH	80'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	8'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	20'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

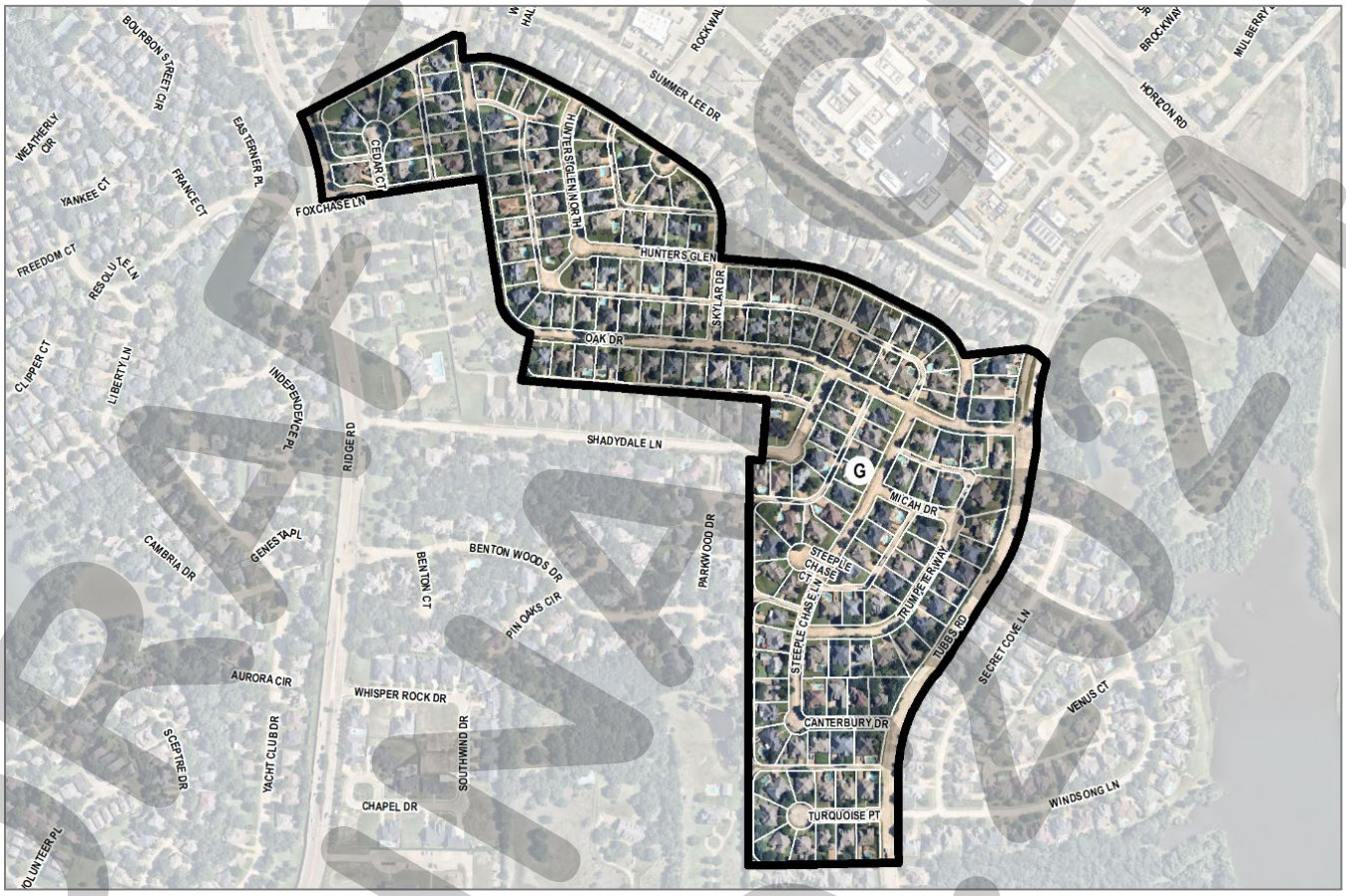
(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

DRAFT ORDINANCE 12.10.2024

(7) *TRACT G. [Ordinance No. 86-55]*

(A) *Concept Plan*. All development of *Tract G* shall conform with the *Concept Plan* depicted in *Figure 7*.

FIGURE 7. CONCEPT PLAN FOR TRACT G



(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract G -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract G -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract G* shall conform to the standards depicted in *Table 6*, which are as follows:

TABLE 6: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,500 SF
MINIMUM LOT WIDTH	60'

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Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

DRAFT ORDINANCE 12.10.2024

(8) *TRACT H. [Ordinance No. 13-43]*

(A) *Concept Plan*. All development of *Tract H* shall conform with the *Concept Plan* depicted in *Figure 8*.

FIGURE 8. CONCEPT PLAN FOR TRACT H

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract H -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract H -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract H* shall conform to the standards depicted in *Table 7*, which are as follows:

TABLE 7: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	12,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	2,000 SF
MINIMUM LOT WIDTH	75'
MINIMUM LOT DEPTH	160'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

DRAFT ORDINANCE 12.10.2024

(9) *TRACT I. [Ordinance No. 04-02]*

(A) *Concept Plan*. All development of *Tract I* shall conform with the *Concept Plan* depicted in *Figure 9*.

FIGURE 9. CONCEPT PLAN FOR TRACT I

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract I -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract I -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

(D) *Landscaping Buffer Requirements*. The development of vacant land -- *south of Phase 6 of the Foxchase and Rainbow Lake Estates Subdivision* -- shall include a five (5) foot landscape buffer and screening elements along Tubbs Road and White Road.

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ORDINANCE
2024

(10) *TRACT J. [Ordinance No. 88-20]*

(A) *Concept Plan*. All development of *Tract J* shall conform with the *Concept Plan* depicted in *Figure 10*.

FIGURE 10. CONCEPT PLAN FOR TRACT J

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract J -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be the only permitted *by-right* land use:

☑ PUBLIC PARK

(C) *Density and Development Standards*. The development of *Tract J -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

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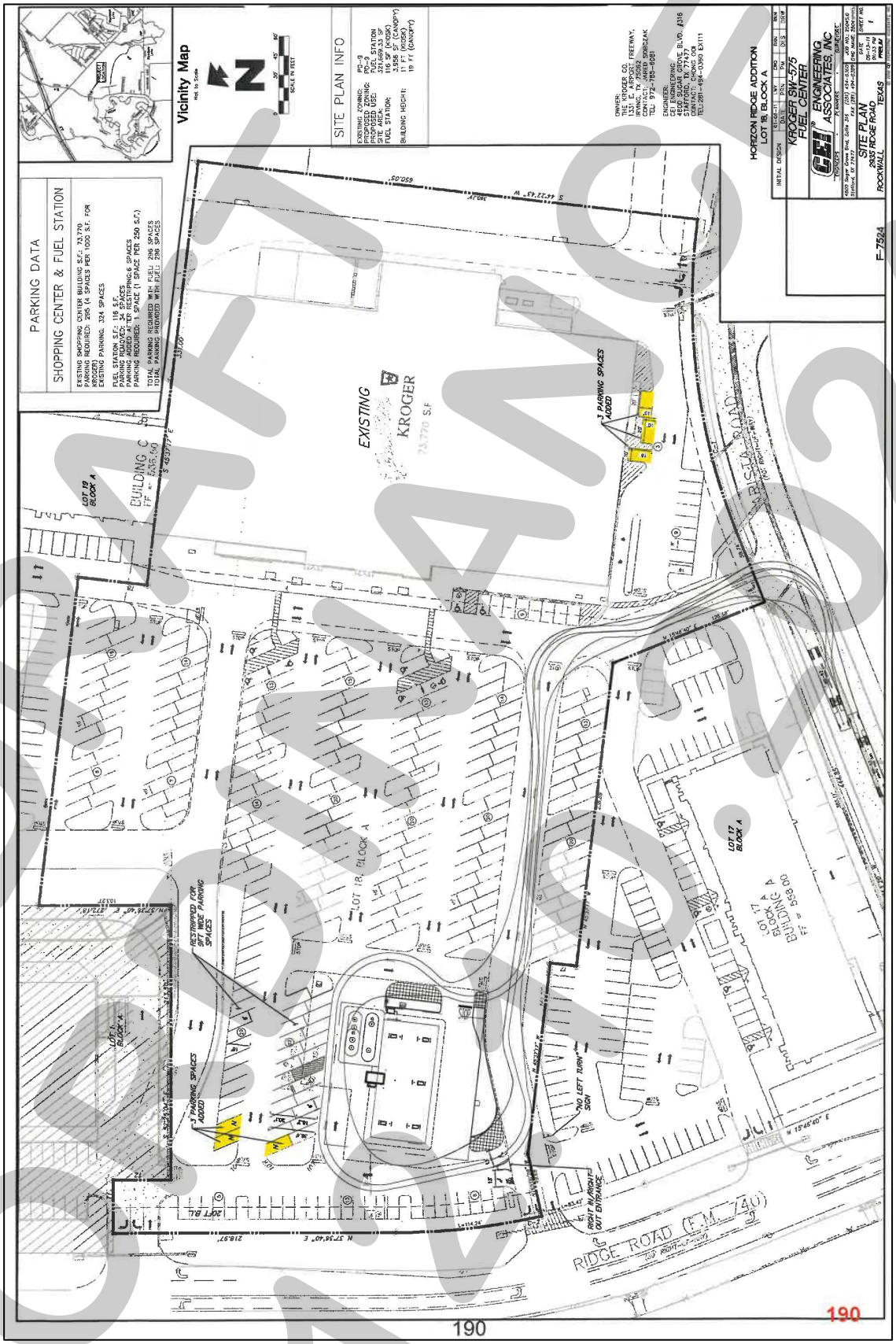
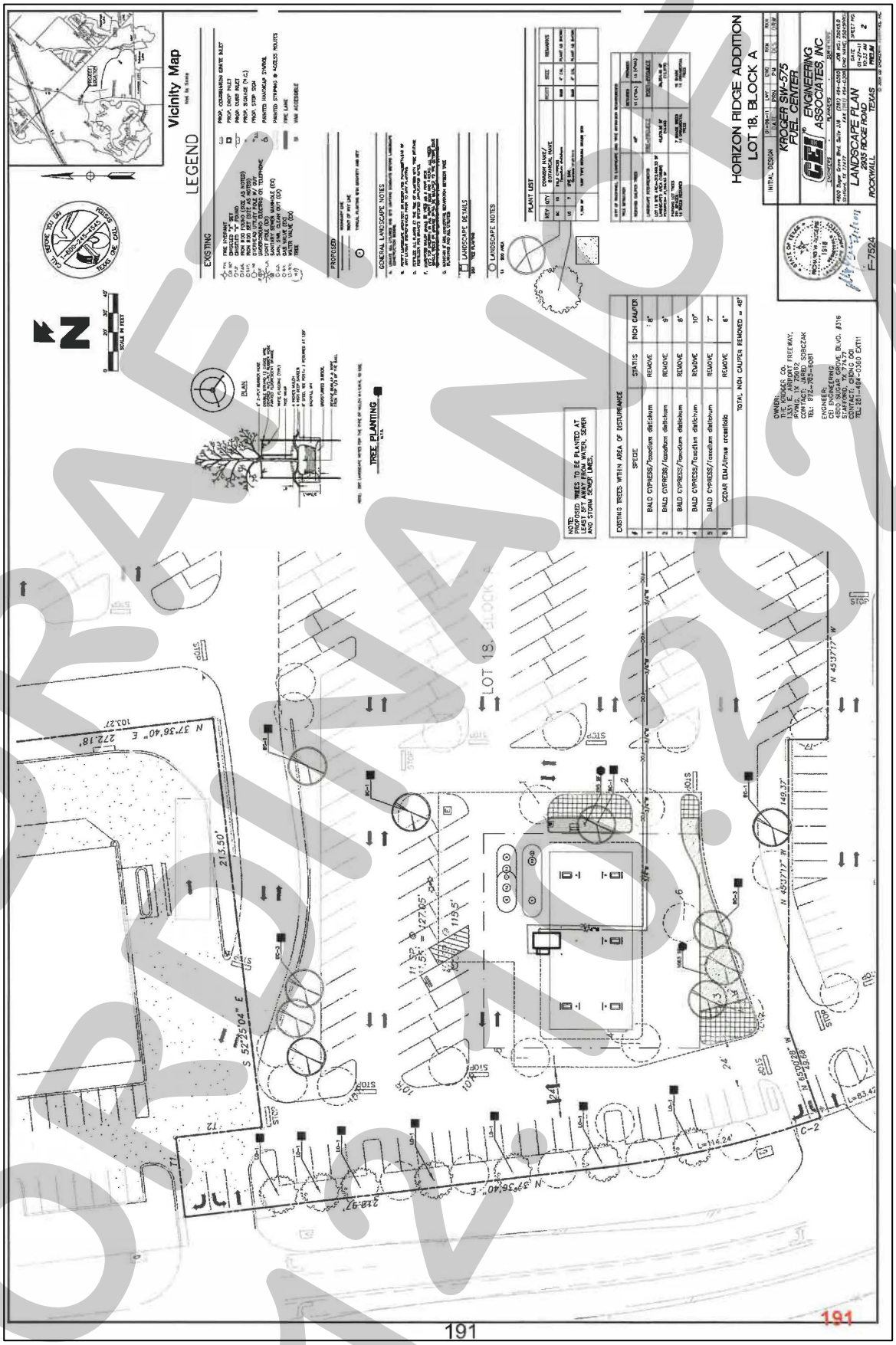
05.10.2024

Exhibit 'E':
Tract 'A' Concept Plan



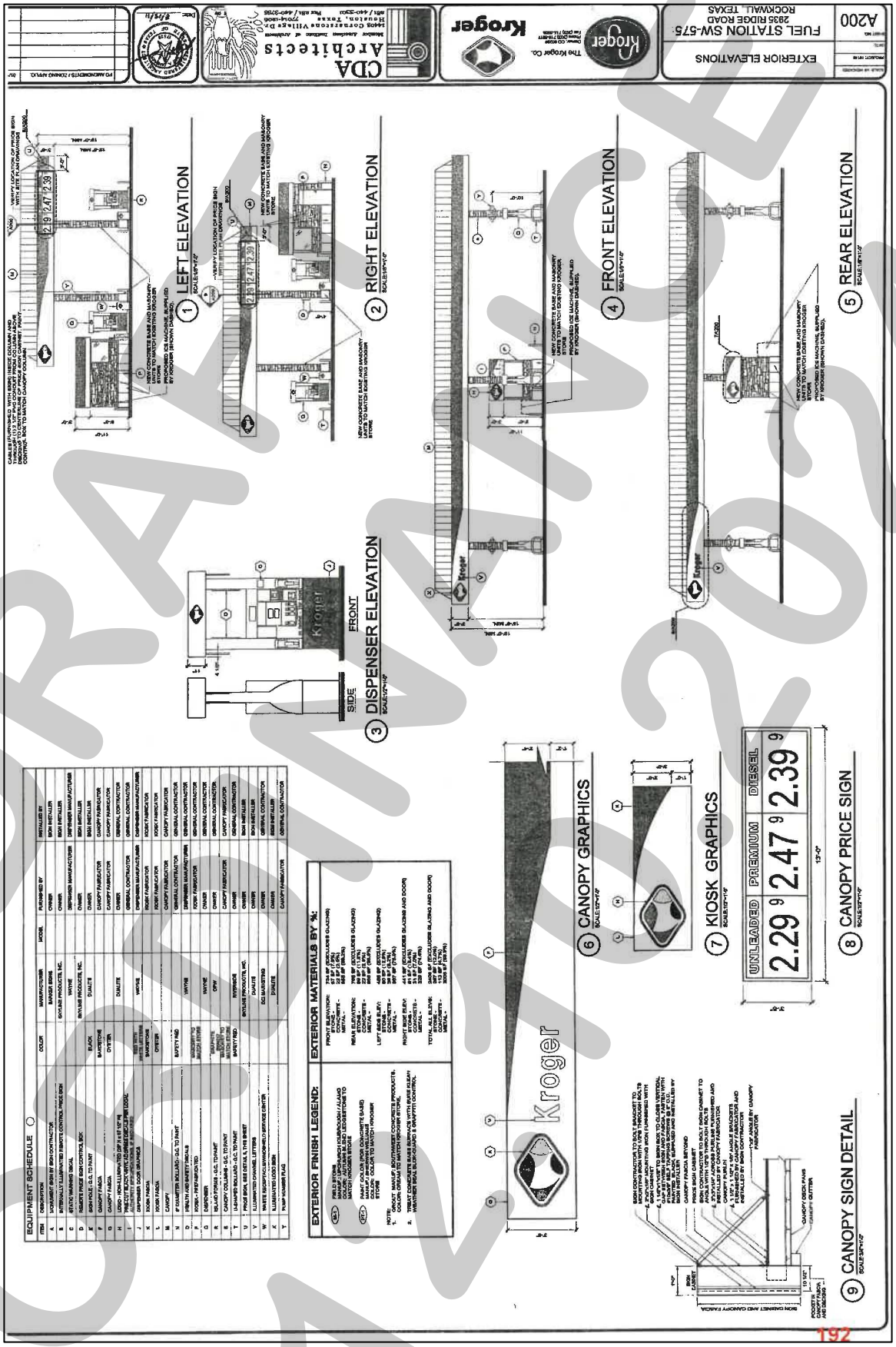
DRAFT
ORDINANCE
2024

Exhibit 'E':
Tract 'A' Concept Plan



DRAFT ORDINANCE 2024

Exhibit 'E':
Tract 'A' Concept Plan



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	December 16, 2024
SUBJECT:	Z2024-054; Amendment to Planned Development District 9 (PD-9)

On June 5, 2023, the City Council directed staff to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts in order to prepare consolidating ordinances (*i.e. writing one [1] ordinance that supersedes all previous ordinances for the Planned Development Districts*). The purpose of this effort is to [*1*] make zoning easier to understand for the City's external customers (*i.e. developers, homebuilders, and citizens*), and [*2*] to make the zoning ordinances easier to interpret internally by City staff; however, the proposed consolidating ordinances are *not* intended to change any of the requirements, concept plans, or development standards stipulated for any Planned Development (PD) District. This was successfully done recently to the Planned Development (PD) Districts for the Chandler's Landing Subdivision (*i.e. Planned Development District 8 [PD-8]*), Lakeside Village/Turtle Cove Subdivisions (*i.e. Planned Development District 2 [PD-2]*), the Shores Subdivision (*i.e. Planned Development District 3 [PD-3]*), and the Windmill Ridge Estates Subdivision (*i.e. Planned Development District 13 [PD-13]*).

Planned Development District 9 (PD-9) was originally adopted in 1973, and currently consists of 66 pages of regulations within ten (10) regulating ordinances. The Planned Development District also consists of approximately 205 development cases. The proposed draft ordinance consolidates these regulating ordinances and development cases into a single document. Staff should note that under the proposed amendment, staff is required to initiate zoning; however, the proposed consolidating ordinance *will not* change any of the requirements, concept plans, or development standards stipulated for any property within Planned Development District 9 (PD-9).

This being a zoning case, staff sent out 868 notices to all property owners and occupants within Planned Development District 9 (PD-9), and within 500-feet of the Planned Development District's boundaries. In addition, staff notified the Fox Chase, Benton Woods, Rainbow Lakes, Lago Vista, Lyndon Park, Water's Edge, Lake Ray Hubbard, Signal Ridge, Signal Ridge Phase 4, Chandler's Landing, The Cabanas at Chandlers, Match Point, Landing Townhomes, Cutter Hill Phase 3, Spyglass Phase 2 &3 Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of Planned Development District 9 (PD-9) participating in the Neighborhood Notification Program. Included with the notice was a link to the City's website -- *which had all of the zoning documents associated with the case (i.e. the old Planned Development District 9 [PD-9] ordinances and the proposed draft ordinance)* --, and included with the notice was a letter explaining the purpose of the zoning amendment. Currently, staff has received two (2) notices in opposition and one (1) in favor of the consolidated ordinance; however, as previously amended the consolidated ordinance does not change the current zoning ordinances.

To assist the City Council in understanding this zoning change, staff has included a copy of the current ordinances that make up Planned Development District 9 (PD-9), a timeline and summary of each development case associated with Planned Development District 9 (PD-9), and staff's proposed draft ordinance for comparison purposes. In accordance with the requirements of the Unified Development Code (UDC), staff brought the proposed zoning amendment to the Planning and Zoning Commission. On December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the case by a vote of 6-0, with Commissioner Conway absent. Should the City Council have any questions, staff will be available at the *December 16, 2024* City Council meeting.

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Bethany Ross; Planner
DATE:	December 16, 2024
SUBJECT:	Development Cases for Planned Development District 9 (PD-9)

Planned Development District 9 (PD-9) was originally adopted in 1973, and currently consists of 66 pages of regulations within 10 regulating ordinances. The following is a timeline and summary of the ~205 development cases associated with this Planned Development District:

RED: EXPIRED ORDINANCES
BLUE: SUPERSEDED ORDINANCES
GREEN: PARTIALLY SUPERSEDED ORDINANCES
ORANGE: ORDINANCES

- *JULY 23, 1968*: [*Case No. Not Found*] A final plat was approved for Highland Acres Subdivision.
- *OCTOBER 29, 1973 (ORDINANCE NO. 73-44)*: [*Case No. A1973-006*] An annexation was approved for a 138.5-acre portion of Planned Development District 9 (PD-9).
- *OCTOBER 29, 1973 (ORDINANCE NO. 73-45)*: [*Case No. A1973-007*] An annexation was approved for a 53.6-acre portion of Planned Development District 9 (PD-9).
- *NOVEMBER 12, 1973 (ORDINANCE NO. 73-49)*: The original Planned Development District 9 (PD-9) was established as part of the 1972 Zoning Ordinance [*Ordinance No. 72-02*], and allowed the following land uses: *shopping center uses, garden apartments, town homes, cluster homes, single-family units*. [*SUPERSEDED BY ORDINANCE NO. 86-55*]
- *SEPTEMBER 10, 1979 (ORDINANCE NO. 79-16, S-008):* A specific use permit (SUP) was approved for a *municipally owned or controlled facility* for the North Texas Municipal Water District.
- *JUNE 16, 1986 (ORDINANCE NO. 86-55):* [*Case No. PZ1986-003-01*] This ordinance partially superseded the existing Planned Development District 9 (PD-9), and adopted a concept plan for the 287.403-acre tract of land and provided area requirements for the following uses: *office/warehouse, single-family units, and general retail*. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 87-30, 88-13, 88-20, 95-17, 01-43, and 13-43*]
- *APRIL 20, 1987*: [*Case No. PZ1987-23-01-PP*] A preliminary plat was approved for Lot 1, Block A, Buffalo Creek Office Park.
- *MAY 18, 1987:* [*Case No. PZ1987-031-FP*] A final plat was approved for Lot 1, Block A, Buffalo Creek Office Park.
- *MAY 18, 1987:* [*Case No. PZ1987-032-01*] A revised preliminary plat was approved for Planned Development District 9 (PD-9) for the purpose of reducing the required square footage for buildings and landscaped percentage in the office/warehouse area.
- *JUNE 1, 1987 (ORDINANCE NO. 87-30):* [*Case No. PZ-1987-32-Z*] This ordinance amended *Ordinance No. 86-55*. Under this amendment, the development standards for the *office/warehouse* use were amended. [*PARTIALLY SUPERSEDED BY ORDINANCE NO. 95-17*]
- *MARCH 21,1988:* [*Case No. PZ1988-006-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 1.
- *APRIL 4, 1988:* [*Case No. PZ1988-013-02*] A conditional use permit (CUP) was approved to include a *garden center* as a listed use under *general retail* area.
- *MAY 2, 1988:* [*Case No. PZ1988-005-01*] A preliminary plat was approved for Lot 1, Block A, Buffalo Creek Shopping Village.
- *MAY 2, 1988:* [*Case No. PZ1988-005-02*] A site plan was approved to allow an *indoor commercial amusement/recreation center*.

- *MAY 2, 1988:* [*Case No. PZ1988-005-03*] A conditional use permit (CUP) was approved for an *indoor commercial amusement/recreation center*.
- *MAY 2, 1988 (ORDINANCE NO. 88-13):* [*Case No. PZ1988-013-01*] This ordinance amended Ordinance No. 86-55. Under this amendment, *garden center* was added as a listed use in the *general retail* area.
- *MAY 2, 1988:* [*Case No. PZ1988-013-02*] A conditional use permit (CUP) was approved for a *garden center*.
- *MAY 2, 1988:* [*Case No. PZ1988-013-03*] A site plan was approved for a *general retail building* in Buffalo Creek Shopping Center No. 2.
- *MAY 2, 1988:* [*Case No. PZ1988-015-01*] A final plat was approved for the Lot 1, Block A, Buffalo Creek Shopping Center No. 2.
- *MAY 12, 1988:* [*Case No. PZ1988-021-01*] A final plat was approved for the Lot 1, Block A, Buffalo Creek Shopping Center.
- *JUNE 6, 1988 (ORDINANCE NO. 88-20):* [*Case No. PZ1988-017-01*] This ordinance amended *Ordinance No. 86-55*. Under this amendment, a zoning change from Single-Family 12.5 (SF-12.5) District land uses to Single-Family 10 (SF-10) District land uses was approved for Foxchase Subdivision, Phase 1.
- *JUNE 6, 1988:* [*Case No. PZ1988-017-02*] A preliminary plat was approved for Foxchase Subdivision, Phase 1.
- *AUGUST 11, 1988:* [*Case No. PZ1988-042-01*] A final plat was approved for Foxchase Subdivision, Phase 1.
- *MARCH 6, 1989:* [*Case No. PZ1989-004-01*] A conditional use permit (CUP) was approved for a garden center.
- *DECEMBER 20, 1993:* [*Case No. PZ1993-042-01*] A final plat was approved for Foxchase Subdivision, Phase 2.
- *MAY 16, 1994:* [*Case No. PZ1994-008-01*] A final plat was approved for Foxchase Subdivision, Phase 3.
- *NOVEMBER 7, 1994:* [*Case No. PZ1994-026-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 4.
- *DECEMBER 19, 1994:* [*Case No. PZ1994-035-01*] A final plat was approved for Foxchase Subdivision, Phase 4.
- *MAY 15, 1995:* [*Case No. PZ95-019-01*] A conditional use permit (CUP) was approved for a *self-service car wash.*
- *MAY 15, 1995:* [*Case No. PZ95-019-01*] A site plan was approved for a *self-service car wash*.
- *MAY 15, 1995:* [*Case No. PZ95-019-01*] A final plat was approved for Lot 1, Block A, Mark Carson Addition.
- *MAY 15, 1995:* [*Case No. PZ95-8-RP*] A replat was approved for Lots 1-R & 2-R, Block A, Buffalo Creek Shopping Center No. 2.
- *JUNE 5, 1995 (ORDINANCE NO. 95-17):* [*Case No. PZ-95-8-Z/SPP.RP*] This ordinance amended *Ordinance No. 87-30.* Under this amendment, the construction material requirements for Planned Development District 9 (PD-9) were revised.
- *JUNE 5, 1995:* [*Case No. PZ-95-8-Z/SPP.RP*] A replat was approved for Lots 2 and 3, Block A of Buffalo Creek Shopping Center.
- *JUNE 5, 1995:* [*Case No. PZ-95-8-Z/SPP.RP*] A site plan for was approved for a *strip retail center*.
- *DECEMBER 16, 1996:* [*Case No. PZ1996-094-01-PP*] A final plat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- *JANUARY 21, 1997:* [*Case No. PZ1996-89*] A replat was approved for Lots 1-RA & 2-RA, Block A, Buffalo Shopping Village No. 2.
- *OCTOBER 20, 1997:* [*Case No. PZ1997-072-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 5.
- *DECEMBER 9, 1997:* [*Case No. PZ1997-088-01*] A final plat was approved for Foxchase Subdivision, Phase 5.
- *JULY 28, 1998:* [*Case No. PZ1998-044-01*] A treescape plan was approved for Foxchase Subdivision, Phase 5.
- *FEBRUARY 2, 1999:* [*Case No. PZ1999-005-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 6.
- *JUNE 21, 1999:* [*Case No. PZ1999-39-01-Z*] A zoning change from General Retail (GR) District land uses to Commercial (C) District land uses to allow a *major automotive repair facility* was denied for Lots 1-3, Block A, Allen Anderson Addition.
- *JUNE 21, 1999:* [*Case No. PZ1999-39-02-CUP*] A conditional use permit (CUP) to allow a *major automotive repair facility* was denied for the Allen Anderson Addition.
- *JUNE 21, 1999:* [*Case No. PZ1999-39-03-FP*] A final plat was denied for Lots 1-3, Block A, Allen Anderson Addition.
- *JULY 19, 1999:* [*Case No. PZ1999-50-01-PP*] A preliminary plat and concept plan was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- *JULY 19, 1999:* [*Case No. PZ1999-50-01-PP*] A preliminary plat was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- *OCTOBER 18, 1999:* [*Case No. PZ1999-061-01*] A final plat was approved for Foxchase Subdivision, Phase 6.
- *OCTOBER 18, 1999:* [*Case No. PZ1999-074-01*] A final plat was approved for Rainbow Lake Estates.
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-01*] A preliminary plat was approved for Lot 1, Block A, Walgreens – Rockwall Addition.
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-02*] A site plan was approved for a *general retail store* (*i.e. Walgreens*).

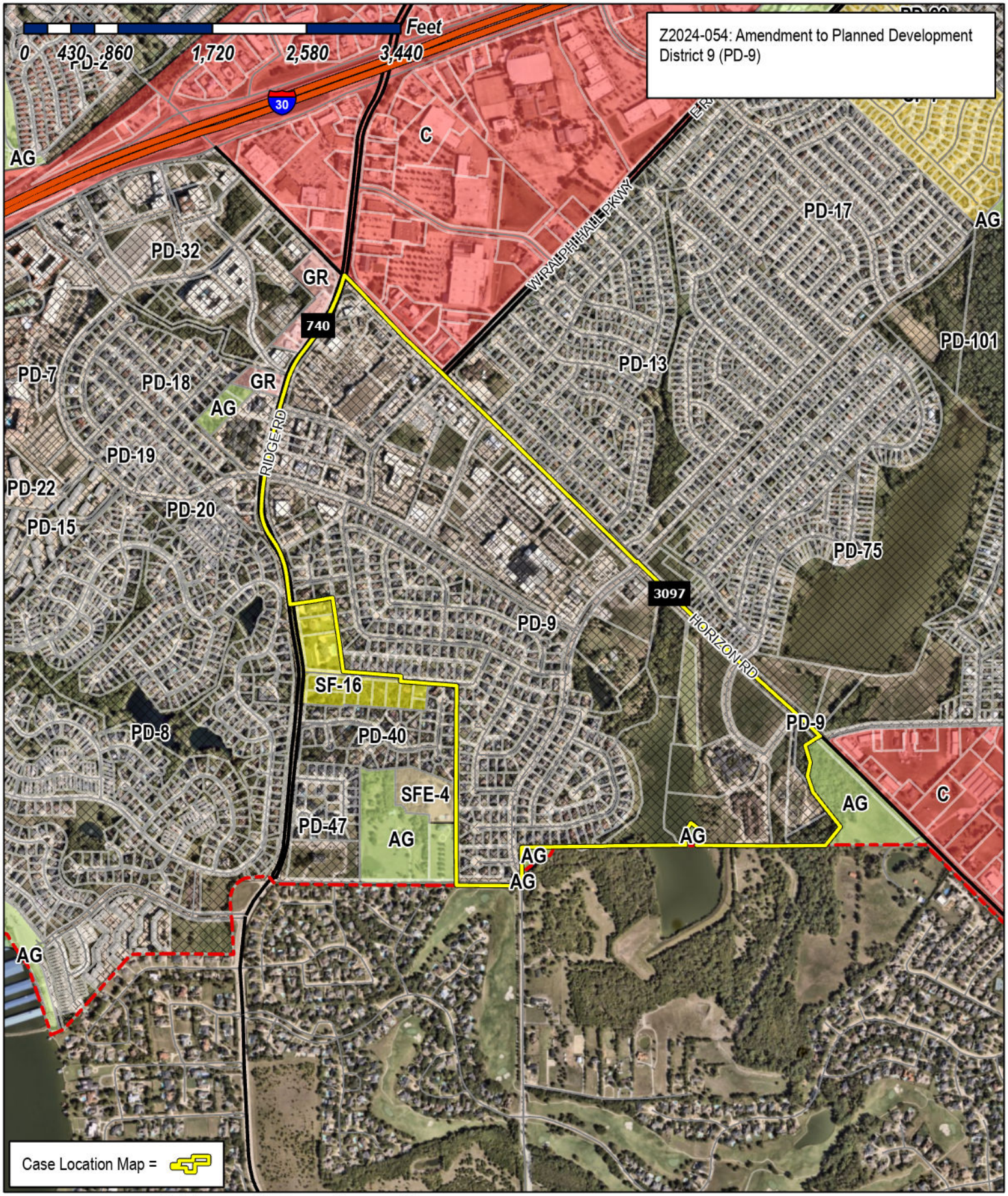
- DECEMBER 20, 1999: [*Case No. PZ1999-082-03*] A landscape plan was approved for a *general retail store* (*i.e. Walgreens*)
- DECEMBER 20, 1999: [*Case No. PZ1999-082-04*] A treescape plan was approved for a *general retail store* (*i.e. Walgreens*).
- DECEMBER 20, 1999: [*Case No. PZ1999-090-01*] A final plat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- DECEMBER 20, 1999: [*Case No. PZ1999-099-01*] A replat was approved for Lot 29-R, Block C, Foxchase Subdivision, Phase 3.
- JANUARY 18, 2000: [*Case No. PZ1999-109-01*] A site plan was approved for a *medical office building*.
- FEBRUARY 21, 2000: [*Case No. PZ2000-007-01*] A final plat was approved for Lot 1, Block A, RDI Retail Addition.
- JULY 17, 2000: [*Case No. PZ2000-060-01*] A preliminary plat was approved for Lots 1 & 2, Block A, M.R.P. Investments Addition.
- AUGUST 21, 2000: [*Case No. PZ2000-063-01*] A final plat was approved for Lots 1 & 2, Block A, M.R.P. Investments Addition.
- AUGUST 21, 2000: [*Case No. PZ2000-063-02*] A site plan was approved for a *medical office building*.
- AUGUST 21, 2000: [*Case No. PZ2000-063-03*] A treescape plan was approved for a *medical office building*.
- AUGUST 21, 2000: [*Case No. PZ2000-063-04*] A landscape plan was approved for a *medical office building*.
- JANUARY 16, 2001: [*Case No. PZ2000-113-01*] A concept plan was approved for a *strip retail center*.
- JANUARY 16, 2001: [*Case No. PZ2000-113-02*] A preliminary plat was approved for Lots 1-13, Block A, Horizon Ridge Addition & Lots 1-5, Block B, Horizon Ridge Addition.
- JULY 10, 2001: [*Case No. PZ2001-069-01-FP-SP-BE-LP-TP*] A final plat, site plan (including building elevations), landscape plan, and treescape plan was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- SEPTEMBER 17, 2001 (ORDINANCE NO. 01-43): [*Case No. Z2001-012*] This ordinance amended *Ordinance No. 86-55*. Under this amendment, use of a *four-pump gasoline convince store* was approved as an accessory use to a *retail grocery facility*. [*EXPIRED; NO LONGER APPLICABLE*]
- NOVEMBER 19, 2001: [*Case No. PZ1999-049-01-FP*] A final plat was approved for Lots 1 & 2, Block A, Horizon Ridge Center, Phase 1.
- DECEMBER 16, 2002: [*Case No. PZ2002-102-RP/FP*] A replat was approved for Lot 9R and 14, Block A, Horizon Ridge Addition.
- MARCH 17, 2003: [*Case No. PZ2003-13-RP*] A replat was approved for Lots 7R, 8R, & 12, Block A Horizon Ridge Addition.
- MARCH 17, 2003: [*Case No. PZ2003-26-RP*] A replat was approved for Lot 5R, Block A, Horizon Ridge Addition.
- APRIL 21, 2003: [*Case No. PZ-2003-27-SP-BE-LP*] A site plan including building elevations and landscape plan was approved for a *financial institution with a drive-through* (*i.e. South Trust Bank*).
- APRIL 21, 2003: [*Case No. PZ-2003-29-RP*] A replat was approved for Lot 10R and 13, Block A, Horizon Ridge Addition.
- MAY 5, 2003: [*Case No. PZ2003-26-SP-BE-LP*] A site plan including building elevations and landscape plan was approved for a *financial institution with a drive-through* (*i.e. Bank of America*).
- MAY 19, 2003: [*Case No. PZ2003-035-01*] A replat was approved for Lots 10R, 11R, 13, Block A, Horizon Ridge Addition.
- MAY 19, 2003: [*Case No. PZ2003-035-02*] A site plan was approved for a *financial institution with a drive-through*.
- MAY 19, 2003: [*Case No. PZ2003-035-03*] Building elevations were approved for a *financial institution with a drive-through.*
- MAY 19, 2003: [*Case No. PZ2003-035-04*] A landscape plan was approved for a *financial institution with a drive-through*.
- JUNE 16, 2003: [*Case No. P2003-009*] A replat was approved for Lot 13R, Block A, Horizon Ridge Addition.
- JULY 7, 2003: [*Case No. Z2003-004*] A conditional use permit (CUP) was approved to allow combustible structural construction materials.
- AUGUST 2, 2003: [*Case No. SP2003-005*] A site plan was approved for a *medical office building*.
- OCTOBER 6, 2003 (ORDINANCE NO. 03-39): [*Case No. A2003-001*] An annexation was approved for Rainbow Lakes Subdivision and Foxchase Subdivision, Phase 7.
- OCTOBER 20, 2003: [*Case No. SP2003-012*] A site plan was approved for an *office building*.
- NOVEMBER 17, 2003: [*Case No. P2003-025*] A replat was approved for Lot 1, Block 1, Horizon Village Addition.
- JANUARY 5, 2004 (ORDINANCE NO. 04-02): [*Case No. Z2003-014*] A zoning change from Agricultural (AG) District to Single-Family 10 (SF-10) District was approved for Rainbow Lakes Subdivision and Foxchase Subdivision, Phase 7.

- *JANUARY 20, 2024:* [*Case No. P2003-035*] A replat was approved for Lots 10R1, 10R2, & 10R3, Block A, Horizon Ridge Addition.
- *JANUARY 20, 2004:* [*Case No. SP2003-022*] A site plan was approved for an *office building*.
- *JULY 6, 2004:* [*Case No. P2004-022*] A replat was approved for Lots 6 & 7, Block B, Horizon Ridge Addition.
- *SEPTEMBER 20, 2004:* [Case No. P2004-043] A replat was approved for Lot 8R, Block A, Horizon Ridge Addition.
- *OCTOBER 18, 2004:* [*Case No. P2004-018*] A final plat for was approved for Foxchase Subdivision, Phase 7.
- *NOVEMBER 15, 2004:* [*Case No. P2004-053*] A replat was approved for Lots 4 & 5, Block B, Horizon Ridge Addition.
- *NOVEMBER 15, 2004:* [*Case No. P2004-054*] A replat was approved for Lots 17, 18, 19, Block A, Horizon Ridge Addition.
- *NOVEMBER 15, 2004:* [*Case No. SP2004-023*] A site plan was approved for a *medical office building* (*i.e. Rockwall Medical Center*).
- *JULY 6, 2004:* [*Case No. SP2004-009*] A site plan was approved for *office buildings*.
- *JANUARY 18, 2005:* [*Case No. P2004-069*] A replat was approved for Lot 10, Block B, Horizon Ridge Addition.
- *FEBRUARY 7, 2005:* [*Case No. SP2004-031*] A site plan was approved for a *medical office building* (*i.e. Open Imaging of Rockwall*).
- *FEBRUARY 21, 2005:* [*Case No. P2005-008*] A replat was approved for Lots 15 & 16, Block A, Horizon Ridge Addition.
- *FEBRUARY 21, 2005:* [*Case No. SP2005-003*] A site plan was approved for a *medical office building*.
- *MARCH 21, 2005:* [*Case No. SP2005-006*] A site plan was approved for a *medical office building* (*i.e. Eye Care Management of Rockwall*).
- *MAY 2, 2005:* [*Case No. SP2005-009*] A site plan was approved for the expansion of a *medical office building* (*i.e. Rockwall Medical Center*)
- *MAY 2, 2005:* [*Case No. Z2005-013*] A Planned Development amendment to Planned Development District 9 (PD-09) was denied to add a permitted use for a *Congregate Care Facility/Elderly Housing*.
- *MAY 2, 2005:* [*Case No. P2005-016*] A replat was approved for Lot 11, Block B, Horizon Ridge Addition.
- *SEPTEMBER 27, 2005:* [*Case No. SP2005-018*] A site plan was approved for a *restaurant with a drive-through* (*i.e Panda Express*).
- *OCTOBER 17, 2005 (ORDINANCE NO. 05-55, S-024):* [*Case No. Z2005-035*] A specific use permit (SUP) was approved for a *restaurant with a drive-through* (*i.e. Panda Express*).
- *DECEMBER 5, 2005:* [*Case No. P2005-042*] A final plat was approved for Lot 1, Block A, Horizon Ridge Center, Phase I.
- *JANUARY 17, 2006:* [*Case No. P2005-048*] A replat was approved for Lot 4, Block A, Horizon Ridge Addition.
- *MARCH 6, 2006:* [*Case No. P2006-005*] An amended preliminary plat was approved for Horizon Ridge Center – North.
- *MARCH 6, 2006:* [*Case No. P2006-006*] An amended preliminary plat was approved for Horizon Ridge Center – South.
- *APRIL 11, 2006:* [*Case No. SP2006-008*] A site plan was approved for an *office building*.
- *JULY 11, 2006:* [*Case No. SP2006-017*] A site plan was approved for a *medical office building* (*i.e. Rockwall Oral and Facial*).
- *SEPTEMBER 5, 2006:* [*Case No. P2006-035*] A final plat was approved for Lots 1-14, Block A, Horizon Ridge Addition.
- *NOVEMBER 28,2006:* [*Case No. SP2006-035*] A site plan was approved for a *Congregate Care Facility/Elderly Housing Facility* (*i.e. Lakeshore Assisted Living*).
- *FEBRUARY 5, 2007:* [*Case No. P2007-001*] A replat was approved for Lot 21, Block A, Horizon Ridge Addition.
- *SEPTEMBER 9, 2007:* [*Case No. SP2007-022*] A site plan was approved for a *office buildings*.
- *OCTOBER 9, 2007:* [*Case No. SP2007-021*] A site plan was approved for *medical office buildings* (*i.e. Horizon Ridge Medical Park*).
- *OCTOBER 15, 2007:* [Case No. P2007-031] A replat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- *JANUARY 22, 2008:* [*Case No. SP2007-029*] A site plan was approved for a *medical office building* (*i.e. Presbyterian Hospital*).
- *JANUARY 22, 2008:* [*Case No. P2008-002*] A replat was approved for Lot 15, Block A, Presbyterian Hospital of Rockwall Addition.
- *JANURARY 29, 2008:* [*Case No. SP2007-025*] A site plan was approved for a *financial institution with a drive-through* (*i.e. Chase Bank*).
- *FEBRAURY 12, 2008:* [*Case No. SP2008-001*] A site plan was approved for a *medical office building*.
- *FEBRUARY 12, 2008:* [*Case No. SP2008-002*] A site plan was approved for a *medical office building* (*i.e. Lake Pointe Orthopedics*).
- *FEBRUARY 18, 2008:* [*Case No. P2008-004*] A final plat was approved for Lot 7, Block C, Horizon Ridge Medical Park.

- *MARCH 12, 2008:* [*Case No. SP2008-005*] A site plan was approved for a *medical office building*.
- *MARCH 3, 2008:* [*Case No. P2008-007*] A replat was approved for Lots 16 and 17, Block A, Presbyterian Hospital of Rockwall Addition.
- *APRIL 7, 2007:* [*Case No. P2008-012*] A replat was approved for Lot 2, Block A, Mark Carson Addition.
- *APRIL 7, 2008:* [*Case No. P2008-010*] A replat was approved for Lot 18, Block A, Presbyterian Hospital of Rockwall Addition.
- *APRIL 21, 2008:* [*Case No. P2008-013*] A replat was approved for Lot 22, Block A, Horizon Ridge Addition.
- *JUNE 16, 2008:* [*Case No. P2008-017*] A replat was approved for Lots 16, 17, & 19, Block A, Presbyterian Hospital of Rockwall.
- *JULY 21, 2008:* [*Case No. P2008-022*] A replat was approved for Lot 8, Block C, Horizon Ridge Medical Park.
- *JANUARY 13, 2009:* [*Case No. SP2008-016*] A site plan was approved for a *medical office* complex south of the main entrance of Presbyterian Hospital of Rockwall.
- *AUGUST 17, 2009:* [*Case No. P2009-017*] A replat was approved for Lot 20, Block A, Presbyterian Hospital of Rockwall.
- *NOVEMBER 24, 2009:* [*Case No. MIS2009-009*] A tree preservation plan was approved for 832 Trumpeter Way.
- *JANUARY 10, 2010:* [*Case No. SP2009-010*] A site plan was denied for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *JANUARY 15, 2010:* [*Case No. Z2009-023*] The applicant withdrew the specific use permit (SUP) request for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *MARCH 9, 2010:* [*Case No. SP2010-002*] A site plan was approved for a *medical office building*.
- *MARCH 30, 2010:* [*Case No. SP2010-003*] A site plan was approved for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *APRIL 19, 2010 (ORDINANCE NO. 10-09):* [*Case No. Z2010-004*] A specific use permit (SUP) was approved for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *APRIL 19, 2010:* [*Case No. Z2010-006*] A specific use permit (SUP) was denied for a *minor auto repair shop* (*i.e. Christian Brothers*).
- *JULY 19, 2010:* [*Case No. P2010-012*] A final plat was approved for Lots 1 & 2, Block B, Horizon Ridge Center (*i.e. 7-Eleven*).
- *OCTOBER 18, 2010 (ORDINANCE NO. 10-29):* [*Case No. Z2010-015*] A specific use permit (SUP) was approved for outside storage at a *retail store with gasoline sales* (i.e. 7-Eleven).
- *FEBRUARY 8, 2011:* [*Case No. SP2011-002*] A site plan was approved for *gasoline sales* at Kroger but because the Planned Development District 9 (PD-09) amendment (*Case No. Z2011-002*) was denied on February 21, 2011, the site plan approval is considered invalid.
- *FEBRUARY 21, 2011:* [*Case No. Z2011-002*] An amendment to Planned Development District 9 (PD-09) was denied for the use of a proposed fuel center in conjunction with the existing *general retail store* (*i.e. Kroger*).
- *JULY 5, 2011 (ORDINANCE NO. 11-31):* [*Case No. Z2011-012*] This ordinance amended Ordinance No. 86-55. Under this amendment, use of a proposed fuel center in conjunction with the existing *general retail store* (*i.e. Kroger*).
- *JULY 12, 2011:* [*Case No. SP2011-006*] An amended site plan was approved for a *Congregate Care Facility/Elderly Housing Facility* (*i.e. Broadmore Medical Lodge*).
- *NOVEMBER 7, 2011:* [*Case No. P2011-018*] A final plat was approved for Lot 6, Block C, of Horizon Ridge Medical Park.
- *NOVMEMBER 8, 2011:* [Case No. SP2011-013] A site plan was approved for a *general retail store* (*i.e. Autozone*).
- *JANUARY 3, 2012:* [*Case No. P2011-021*] A replat was approved for lot 23, Block A, Horizon Ridge Addition but was never filed.
- *FEBRUARY 20, 2012:* [*Case No. P2012-003*] A preliminary plat was approved for Lots 1 & 2, Block A, Ridge/Summer Lee Addition.
- *FEBRUARY 28, 2012:* [*Case No. SP2012-001*] A site plan was approved for a *general retail store* (*i.e. ALDI*) on Lot 1, Block A, Ridge/Summer Lee Addition.
- *APRIL 2, 2012:* [Case No. P2012-008] A final plat was approved for Lots 1 & 2, Block A, Ridge/Summer Lee Addition.
- *NOVEMBER 19, 2012 (ORDINANCE NO. 12-28):* [*Case No. A2012-002*] An annexation was approved for Lot 1, Block B, Foxchase Subdivision, Phase 7.
- *DECEMBER 17, 2012:* [*Case No. SP2012-027*] A site plan was approved for a *medical office building*.
- *JULY 9, 2013:* [*Case No. SP2013-012*] A site plan was approved for a *restaurant with a drive-through* (*i.e. Dunkin Donuts*).
- *AUGUST 14, 2013:* [*Case No. SP2013-021*] An amended site plan was approved for a *general retail store* (*i.e. Kroger*).
- *AUGUST 19, 2013:* [*Case No. P2013-025*] A replat was approved for Lots 23, 24, & 25, Block A, Horizon Ridge Addition.
- *AUGUST 19, 2013:* [*Case No. SP2013-019*] A site plan was approved for two (2) *office buildings*.

- *AUGUST 19, 2013:* [*Case No. Z2013-017*] A specific use permit (SUP)was approved for a *restaurant with a drive-through* (*i.e. Dunkin Donuts*).
- *NOVEMBER 4, 2013 (ORDINANCE NO. 13-43):* [*Case No. Z2013-026*] This ordinance amended *Ordinance No. 86-55* and approved a zoning change from Single-Family 22.5 (SF-22.5) District land uses to a Single-Family 12.5 (SF-12.5) District land uses for Shady Dale Lane Subdivision.
- *NOVEMBER 4, 2013:* [*Case No. P2013-036*] A final plat was approved for Lot 1, Block A, NEC Ridge/Summer Lee Addition.
- *NOVEMBER 18, 2013:* [*Case No. P2013-038*] A replat was approved for Lots 26 and 27, Block A, Horizon Ridge Addition.
- *JANUARY 14, 2014:* [*Case No. SP2013-031*] A site plan was approved for a *medical office building*.
- *JANUARY 21, 2014:* [*Case No. P2013-042*] A final plat was approved for Lots 1-14, Block 1, Shady Dale Estates.
- *AUGUST 4, 2014:* [*Case No. P2014-015*] A final plat was approved for Lot 1, Block A, Eye Care and Laser Management of Rockwall.
- *AUGUST 4, 2014:* [*Case No. SP2014-010*] A site plan was approved for a *medical office building*.
- *SEPTEMBER 2, 2014:* [*Case No. P2014-019*] A replat was approved for Lot 21, Block A, Presbyterian Hospital of Rockwall Addition.
- *NOVEMBER 21, 2014:* [*Case No. SP2014-030*] An amended site plan was approved for a *hospital* (*i.e. Presbyterian Hospital of Rockwall*).
- *March 16, 2015:* [*Case No. SP2015-003*] A site plan was approved for a *medical office building*.
- *MAY 12, 2015:* [*Case No. SP2015-009*] A site plan was approved for a *medical office building*.
- *MAY 12, 2015:* [*Case No. SP2015-010*] A site plan was approved for a *medical office building*.
- *JUNE 26, 2015:* [*Case No. P2015-026*] A minor plat was approved for Lots 1-3, Block A, Temunovic Addition.
- *JULY 6, 2015:* [*Case No. P2015-027*] A replat was approved for Lot 2, Block A, Ridge/Summer Lee Addition.
- *AUGUST 3, 2015:* [Case No. P2015-032] A final plat was approved for Lots 4-6, Block A, Temunovic Addition.
- *MAY 12, 2016:* [*Case No. SP2016-011*] An amended site plan was approved for a *general retail store* (*i.e. Walgreens*).
- *JUNE 6, 2016 (ORDINANCE NO. 16-38, S-153):* [*Case No. Z2016-012*] A specific use permit (SUP) was approved for *gasoline sales* at Kroger.
- *OCTOBER 11, 2016:* [*Case No. SP2016-020*] A site plan was approved for a *hospital* (*i.e. Presbyterian Hospital of Rockwall*).
- *NOVEMBER 21, 2016:* [*Case No. P2016-049*] A replat was approved for Lot 22, Block A, Presbyterian Hospital.
- *JUNE 13, 2017:* [*Case No. SP2017-017*] An amended site plan was approved for a *hospital* (i.e. *Presbyterian Hospital of Rockwall*).
- *JULY 25, 2017:* [*Case No. SP2017-023*] A site plan was approved for a *medical office building* (*i.e. Fisher and Zitterich*).
- *AUGUST 7, 2017:* [*Case No. P2017-036*] A replat was approved for Lot 23, Block A, Presbyterian Hospital.
- *OCTOBER 2, 2017 (ORDINANCE NO. 17-52, S-175)*: [Case No. Z2017-036] A specific use permit (SUP) was approved for exceeding the maximum height of a *medical office building* (*i.e. Fisher and Zitterich*) within the Scenic Overlay (SOV) District at 1310 Summer Lee Drive.
- *FEBRUARY 19, 2018*: [*Case No. SP2018-001*] A site plan was approved for a *retail store with gasoline sales* (*i.e. 7-eleven*).
- *OCTOBER 1, 2018 (ORDINANCE NO.18-44, S-196)*: [*Case No. Z2018-039*] A specific use permit (SUP) was approved for a *retail store with gasoline sales* (*i.e. 7-eleven*).
- *NOVEMBER 13, 2018:* [*Case No. SP2018-031*] A site plan was approved for a *retail store with gasoline sales* (*i.e. 7-eleven*).
- *FEBRUARY 4, 2019:* [*Case No. P2019-001*] A replat was approved for Lots 4 & 5, Block B, Horizon Ridge Addition.
- *FEBRAURY 4, 2019:* [*Case No. P2019-004*] A replat was approved for Lot 7, Block A, Temunovic Addition.
- *FEBRUARY 19, 2019:* [Case No. P2019-001] A replat was approved for Lots 3 & 4, Block B, Horizon Ridge Center Addition.
- *APRIL 30, 2019:* [*Case No. SP2019-011*] An amended site plan was approved for a *medical office building* (*i.e. Fisher and Zitterich*).
- *SEPTEMBER 16, 2019:* [*Case No. Z2019-019*] A specific use permit (SUP) was withdrawn for a *freestanding commercial antenna* for a *government facility* (*i.e. Fire Station No. 2*).
- *JANUARY 14, 2020:* [*Case No. SP2019-051*] A site plan was approved for a *hospital* (*i.e. Presbyterian Hospital of Rockwall*)

- *APRIL 20, 2020:* [*Case No. P2020-015*] A replat was approved for Lot 24, Block A, Presbyterian Hospital.
- *APRIL 28, 2020:* [*Case No. SP2020-004*] A site plan was approved for a *strip retail center* (*i.e. Crisp and Green & MOD Pizza*).
- *JULY 14, 2020:* [*Case No. SP2020-010*] A site plan was approved for a *medical office building* (*i.e. Ellis Medical Center*).
- *AUGUST 3, 2020 (ORDINANCE NO. 20-26, S-228):* [*Case No. Z2020-023*] A specific use permit (SUP) was approved for residential infill in an established subdivision for 54 Shadydale Lane.
- *OCTOBER 2, 2020:* [*Case No. SP2020-024*] A site plan for 3140 Horizon Road was approved.
- *OCTOBER 27, 2020:* [*Case No. MIS2020-013*] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- *NOVEMBER 24, 2020:* [*Case No. SP2020-030*] An amended site plan was approved for a hospital (i.e. The Presbyterian Hospital CUP Building).
- *JANUARY 4, 2021 (ORDINANCE NO. 21-05, S-241):* [*Case No. Z2020-051*] A specific use permit (SUP) was approved for Residential Infill within Shady Dale Lane Subdivision.
- *JANUARY 4, 2021:* [*Case No. P2020-051*] A final plat was approved for Lot 1, Block A, SDI Rockwall Addition.
- *FEBRUARY 23, 2021:* [*Case No. MIS2021-003*] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- *OCTOBER 4, 2021:* [*Case No. Z2021-037*] A specific use permit (SUP) was approved for an *accessory structure* exceeding the maximum square footage for 54 Shadydale Lane.
- *MARCH 15, 2022:* [*Case No. MIS2022-004*] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- *MAY 3, 2021:* [*Case No. P2021-017*] A replat was approved for Lot 25, Block A, Presbyterian Hospital.
- *JANUARY 11, 2022:* [*Case No. SP2021-035*] A site plan was approved for a *financial institution with a drive through* (*i.e. Frost Bank*).
- *MARCH 21, 2022:* [*Case No. P2022-007*] A replat was approved for Lot 3, Block A, Allen Anderson Addition.
- *APRIL 12, 2022:* [*Case No. SP2022-009*] A site plan was approved for a *medical office building* (*i.e. Capps, Morgan, Hodges*).
- *DECEMBER 5, 2022:* [*Case No. P2022-057*] A replat for Lot 12, Block B, Horizon Ridge Addition was approved to establish the easements for the construction of a medical office (*i.e. Capps, Morgan, Hodges*).
- *OCTOBER 29, 2024:* [*Case No. SP2024-035*] An amended site plan was approved for a *general retail store* (*i.e. Kroger*).



City of Rockwall

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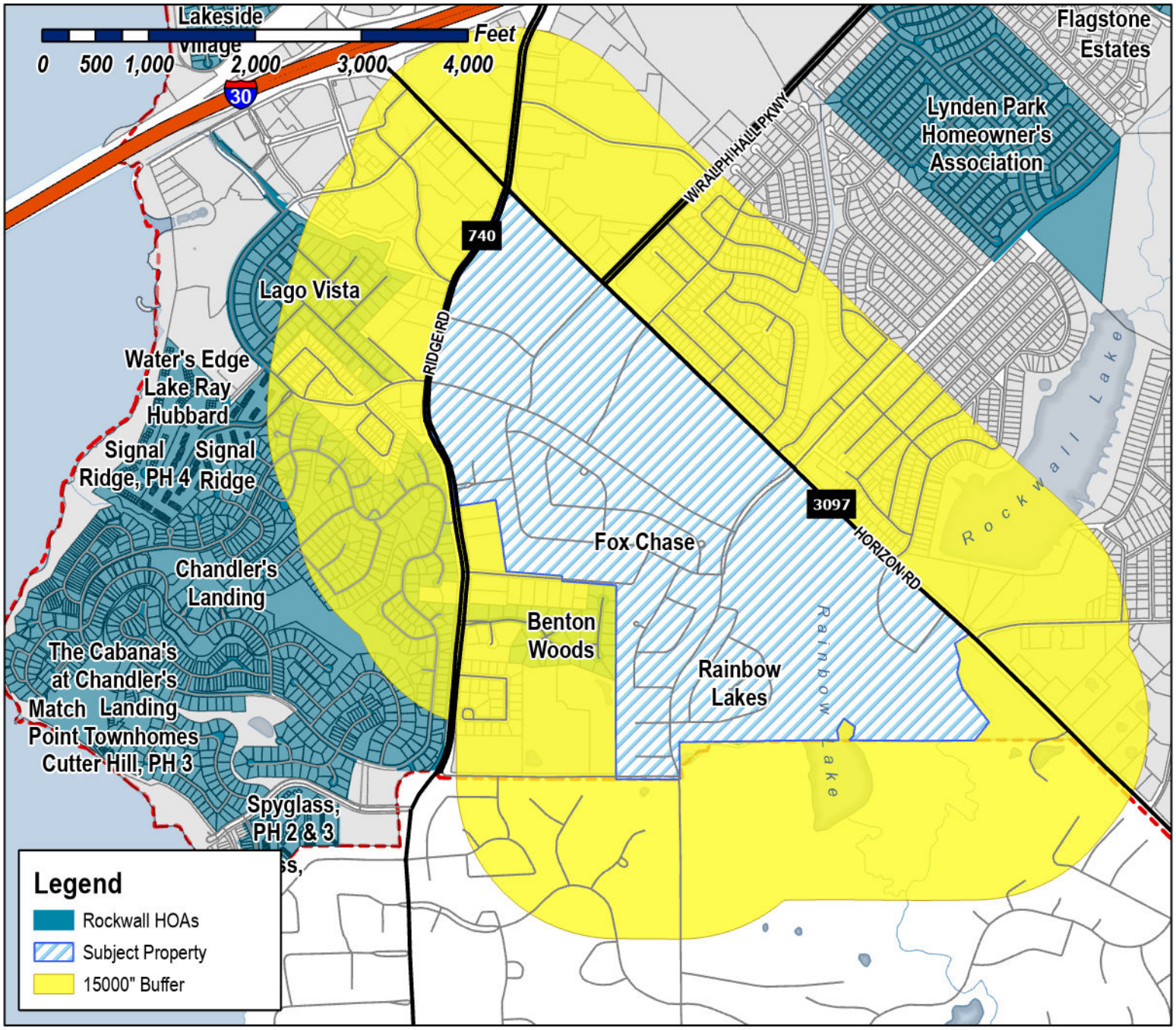
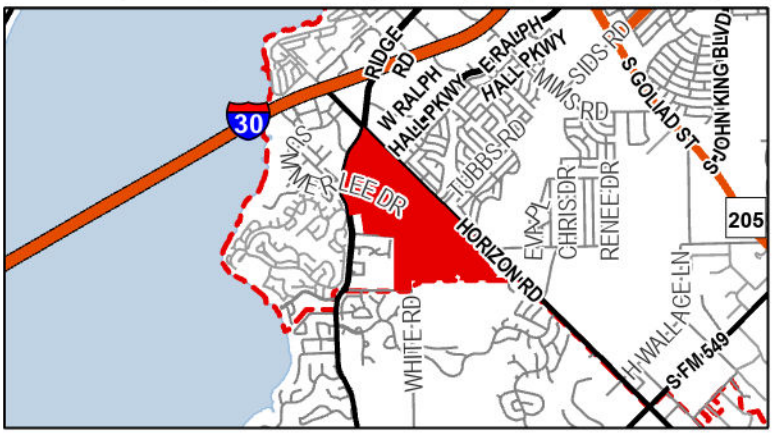


Case Number: Z2024-054
Case Name: Amendment to Planned Development District 9 (PD-9)
Case Type: Zoning
Zoning: Planned Development District 9 (PD-9)
Case Address: Foxchase Subdivision

Date Saved: 11/6/2024
For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, November 20, 2024 1:59 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-054]
Attachments: Public Notice (P&Z) (11.18.2024).pdf; HOA Map (11.6.2024).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 *Friday, November 22, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

`

Z2024-054: Amending PD-9
Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* amending Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] for the purpose of consolidating the regulating ordinances for a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), generally located south of Horizon Road [FM-3097], east of Ridge Road, and north of the southern corporate limits of the City of Rockwall, and take any action necessary.

Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

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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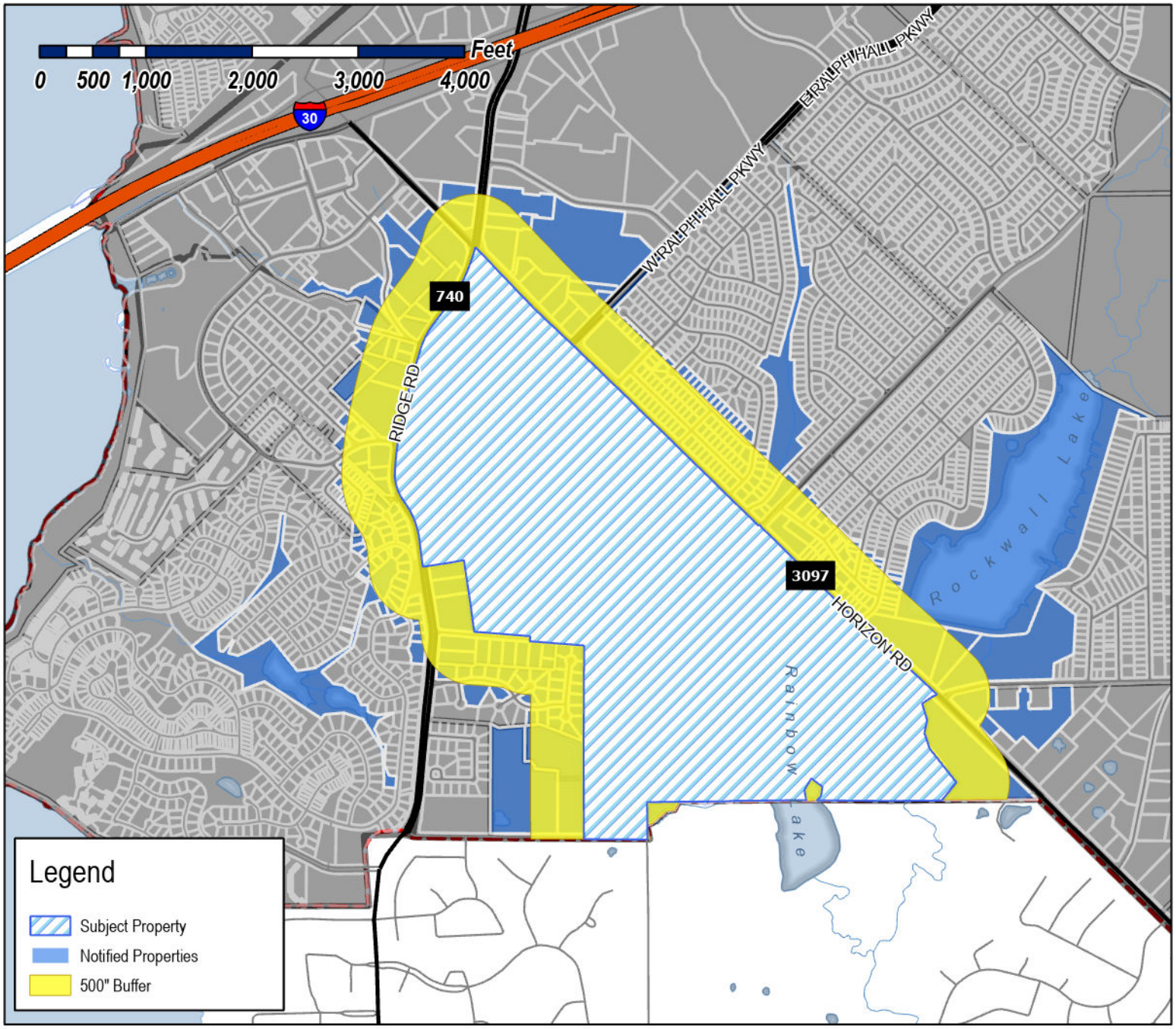

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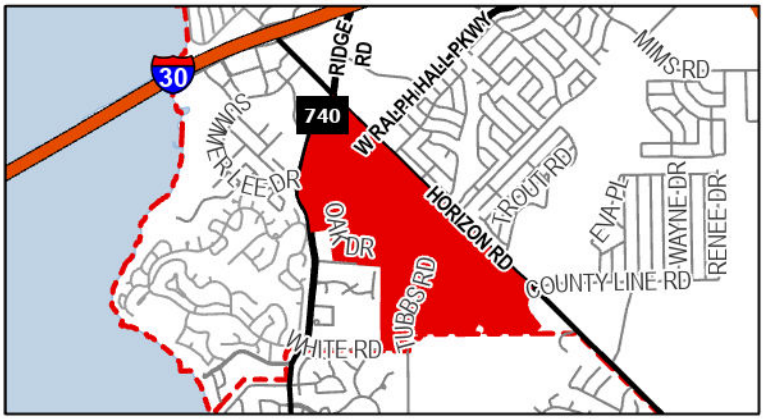

CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

2023 S H ADAMS REVOCABLE TRUST
SHAWN LINDSEY ADAMS & HOLLI GAIL ADAMS - TRUSTEES
1 MANOR CT
HEATH, TX 75032

HATFIELD CLAUDETTE
1 SHADY DALE LN
ROCKWALL, TX 75032

LOWES HOME CENTERS INC
1000 LOWES BLVD
MOORESVILLE, NC 28117

RESIDENT
1005 W RALPH HALL PKWY
ROCKWALL, TX 75032

RESIDENT
101 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
101 FRANCE CT
ROCKWALL, TX 75032

RESIDENT
101 MAPLERIDGE DR
ROCKWALL, TX 75032

RENTFROW JENNIFER AND
BRETT HOFFMAN
101 EASTERNER PLACE
ROCKWALL, TX 75032

BECKER CHRISTIANE AND
JOSEPH WORRALL
101 INDEPENDENCE PLACE
ROCKWALL, TX 75032

SHOCKLEY URIAH B
101 OAKRIDGE DR
ROCKWALL, TX 75032

MOULTON JENNIFER DEE
101 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1010 W RALPH HALL PKWY
ROCKWALL, TX 75032

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

BRIGHT WILLIAM MARK AND SHERRYL J
102 EASTERNER PLACE
ROCKWALL, TX 75032

GARDNER PAUL S AND CINDY
102 INDEPENDENCE PL
ROCKWALL, TX 75032

FUENTES MARIA E
102 MULBERRY LN
ROCKWALL, TX 75032

FUENTES MARIA E
102 MULBERRY LN
ROCKWALL, TX 75032

VU NGOC TRI AND
LE THI THU AND DAVID VU
102 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1020 W RALPH HALL PKWY
ROCKWALL, TX 75032

HVCSG LLC
1027 WOODBRIDGE PLACE
HEATH, TX 75032

RESIDENT
103 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
103 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
103 WINDMILL RIDGE DR
ROCKWALL, TX 75032

PARNELL TOMMY AND PATTI
103 BROCKWAY DRIVE
ROCKWALL, TX 75032

MORENO SUSAN C
103 EASTERNER PL
ROCKWALL, TX 75032

POPA VALENTIN D & CONSTANTA
103 FRANCE CT
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

UNDERHILL TERESA D AND STEPHEN
103 INDEPENDENCE PL
ROCKWALL, TX 75032

TRISTAN DAVID
103 OAKRIDGE DRIVE
ROCKWALL, TX 75032

RANEY JOHN CURTIS & BRENDA GAIL SMITH
104 EASTERNER PL
ROCKWALL, TX 75032

NEWMAN DONALD T
104 FRANCES CT
ROCKWALL, TX 75032

TREJO NICOLAS & MINDY
104 MAPLERIDGE DR
ROCKWALL, TX 75032

ROOKER ESTELLAMARIE & OBIE
104 WINDMILL RIDGE DR
ROCKWALL, TX 75032

GABRIEL KAY
1040 TWIN BROOKS DRIVE
GRAND PRAIRIE, TX 75051

GABRIEL KAY
1040 TWIN BROOKS DRIVE
GRAND PRAIRIE, TX 75051

RESIDENT
105 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
105 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
105 WINDMILL RIDGE DR
ROCKWALL, TX 75032

SCHUBERT LAURIE LEE
105 EASTERNER PLACE
ROCKWALL, TX 75032

CROOKS JOHN O & PATRICIA K
105 FRANCE CT
ROCKWALL, TX 75032

PARK SI GWAN &
JUNG OK LEE
105 INDEPENDENCE PL
ROCKWALL, TX 75032

HUGGS DENISE RAE
105 MULBERRY LN
ROCKWALL, TX 75032

BIRDSONG PAUL KENT AND KAREN M
105 N ALAMO RD
ROCKWALL, TX 75087

CM & C COMBS REAL ESTATE INVESTMENTS LLC
-
SERIES K ROCKWALL FAMILY LAND
10521 FINCHER ROAD
ARGYLE, TX 76226

RESIDENT
106 MAPLERIDGE DR
ROCKWALL, TX 75032

LAWRENCE JULIE & SUSAN J EVERETT
106 EASTERNER PL
ROCKWALL, TX 75032

DUGAN ADAM TL AND WHITNEY C
106 FRANCE CT
ROCKWALL, TX 75032

ALLEN DONNA A
106 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
107 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ORTIZ ADAN AND ANA
107 BROCKWAY DR
ROCKWALL, TX 75032

ALVARENGA OSWALDO JR & JUDITH
107 EASTERNER PL
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND
YULYIA NESTERENKO
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

VALDEZ EULOGIO & JESUSA A
107 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
108 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
108 MULBERRY LN
ROCKWALL, TX 75032

SHARING SMILES LLC
108 CRYSTAL CT
RICHARDSON, TX 75081

HUMBLE BRIAN
108 EASTERNER PLACE
ROCKWALL, TX 75032

ROSEKRANS JOHN
108 HOMESTEAD BLVD
MILL VALLEY, CA 94941

GEIST JOANN
108 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
109 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
109 INDEPENDENCE PL
ROCKWALL, TX 75032

RESIDENT
109 WINDMILL RIDGE DR
ROCKWALL, TX 75032

POWELL ISAAC &
ASHLEY TAYLOR
109 EASTERNER PL
ROCKWALL, TX 75032

BARTHALT JULIE AND JOHN JR
109 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

MAC SPORTS AND REHAB LLC
11 SOUTH ANGELL ST
PROVIDENCE, RI 2906

MAXWELL CAROLE AND GARY
110 EASTERNER PL
ROCKWALL, TX 75032

GAITAN JOSE EFRAIN
110 MAPLERIDGE DR
ROCKWALL, TX 75032

CROWTHER CHAD ETHAN
110 WINDMILL RIDGE DRIVE
ROCKWALL, TX 75032

THE BELTRAN GROUP LLC
1100 EDGEFIELD DR
PLANO, TX 75075

ROYALAND PROPERTIES LLC
11034 GRISSOM LANE
DALLAS, TX 75229

RESIDENT
111 WINDMILL RIDGE DR
ROCKWALL, TX 75032

KERR NICHOLAS H &
THOMAS C KERR
111 BROCKWAY DR
ROCKWALL, TX 75032

LONG DAMON & HEIDI
111 MAPLERIDGE DR
ROCKWALL, TX 75032

HUCK AMBER L
111 TROUT ST
ROCKWALL, TX 75032

FROST BANK
ATTN: ACCOUNTING (DT SA FL 11)
111 W HOUSTON STREET
SAN ANTONIO, TX 78205

MODERN PYRAMIDS INC
1111 BELTLINE RD STE #100
GARLAND, TX 75040

MCCLUNG CARL G AND MARESA A
1114 OXFORD CT
ROCKWALL, TX 75032

REDDEN TRAVIS
1115 CONCAN DRIVE
FORNEY, TX 75126

CHAKMAKJIAN ZAVEN C
1118 NEWCASTLE DRIVE
ROCKWALL, TX 75032

RESIDENT
112 MAPLERIDGE DR
ROCKWALL, TX 75032

HARMON JIMMY R
112 EASTERNER PL
ROCKWALL, TX 75032

WILLIAMS KATHY S
112 GLENN AVE
ROCKWALL, TX 75087

UNRUH CASSIDY A
112 WINDMILL RIDGE RD
ROCKWALL, TX 75032

RESIDENT
113 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HEFFERNAN JOHN R
113 BROCKWAY DR
ROCKWALL, TX 75032

WILLIAMS GEORGE CRAIG
113 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

MEEDER JEFFREY S
1137 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
114 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
114 WINDMILL RIDGE DR
ROCKWALL, TX 75032

EDWARDS RICHARD J
1140 BENTON WOODS DR
ROCKWALL, TX 75032

VU RUBY HONG-NGOC
11402 JOLA AVENUE
GARDEN GROVE, CA 92843

SIPPLE CHRISTOPHER C & JENNIFER N
1145 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
115 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
115 MULBERRY LN
ROCKWALL, TX 75032

RESIDENT
115 WINDMILL RIDGE DR
ROCKWALL, TX 75032

STUBBS MARK A & CAROLYN C
1151 SKYLAR DR
ROCKWALL, TX 75032

ERVIN PROPERTIES LLC
1155 W WALL STREET SUITE 101
GRAPEVINE, TX 76051

GEMMELL FAMILY LIVING TRUST
ANTONY JAMES FALCONER GEMMELL &
CAROLYN DOUGLAS GEMMELL - TR
1157 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
116 BASS RD
ROCKWALL, TX 75032

RESIDENT
116 WINDMILL RIDGE DR
ROCKWALL, TX 75032

WYONT RONALD M
116 MAPLERIDGE DR
ROCKWALL, TX 75032

MASE FAMILY LIVING TRUST
RICHARD J MASE JR AND KRISTIANE K MASE -
TRUSTEES
1160 SKYLAR DR
ROCKWALL, TX 75032

RICHARD FLOYD M & TERI
1163 SKYLAR DR
ROCKWALL, TX 75032

GARY & ELIZABETH TIMBES REVOCABLE LIVING
TRUST
GARY R TIMBES AND ELIZABETH S TIMBES - CO-
TRUSTEES
1164 BENTON WOODS DR
ROCKWALL, TX 75032

JAMESON JANIE
1164 SKYLAR DRIVE
ROCKWALL, TX 75032

PINTOR KELLI AND ALFRED T
1168 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
1169 SKYLAR DR
ROCKWALL, TX 75032

VILLARREAL SELINA NICOLE
117 WINDMILL RIDGE DR
ROCKWALL, TX 75032

WORSHAM JERRY L & CAROLYN C &
LUFF BRIAN LEE & LISA K
1172 SKYLAR DR
ROCKWALL, TX 75032

MITCHELL CASEY & DEANNA
1175 SKYLAR DR
ROCKWALL, TX 75032

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

PORTILLO LINDA FRANCES
118 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HAIL KATHLEEN
1181 SKYLAR DR
ROCKWALL, TX 75032

DUPONT GARRETT J AND JENNY L
1187 SKYLAR DR
ROCKWALL, TX 75032

HARRIS FAMILY REVOCABLE LIVING TRUST
WILLIAM J HARRIS AND JONNA R HARRIS-
COTRUSTEES
1188 BENTON WOODS DRIVE
ROCKWALL, TX 75032

RESIDENT
119 WINDMILL RIDGE DR
ROCKWALL, TX 75032

PARKER BILLY W AND D'ANDREA TURNER
1193 SKYLAR
ROCKWALL, TX 75032

CONFIDENTIAL
1199 SKYLAR DR
ROCKWALL, TX 75032

SFR BORROWER 2021-2 LLC
120 S RIVERSIDE PLAZ SUITE 2000
CHICAGO, IL 60606

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA BORROWER 2019-2 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

GONZALEZ ANTONIO & MARIA
120 WINDMILL RIDGE DR
ROCKWALL, TX 75032

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

US REO LLC SERIES M
1200 JUPITER ROAD SUITE #940414
PLANO, TX 75094

RESIDENT
1201 ARISTA RD
ROCKWALL, TX 75032

RESIDENT
1205 SKYLAR DR
ROCKWALL, TX 75032

SCOTT R MAHLER LIVING TRUST
SCOTT R MAHLER AND MARCUS DONALD
MAHLER - TRUSTEES
1206 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
1207 ARISTA DR
ROCKWALL, TX 75032

BELT JACKIE
121 MULBERRY LN
ROCKWALL, TX 75032

ALLEN L KEITH & BETTY L
1211 SKYLAR DR
ROCKWALL, TX 75032

WINDELS R LEONARD
1212 SKYLAR DRIVE
ROCKWALL, TX 75032

RESIDENT
1215 ARISTA DR
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE
1216 BENTON WOODS DR
ROCKWALL, TX 75032

GASTON RICHARD
1217 SKYLAR DR
ROCKWALL, TX 75032

MAXWELL GLENDA KAY
1218 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

SUN T ENTERPRISES LLC
1221 ARISTA RD
ROCKWALL, TX 75032

FRANCE'S LANDING LLC
12222 MERIT DRIVE STE 1000
DALLAS, TX 75251

WATSON WILLIAM B AND ELIZABETH A
1223 SKYLAR DR
ROCKWALL, TX 75032

GULLION H DENNIS & KAY
1224 SKYLAR DR
ROCKWALL, TX 75032

RODRIGUEZ PAUL AND JANAH HAMMOND
1229 SKYLAR DR
ROCKWALL, TX 75032

ZOMER JOHN DAVID
123 TROUT ST
ROCKWALL, TX 75032

GOFF SEAN & STEPHANIE BARNES
1250 BENTON WOODS DRIVE
ROCKWALL, TX 75032

JAY & MALISHA LLC
1260 HERON LAKES CIR
MOBILE, AL 36693

TYRELL ROBERT & KATHY
127 BASS RD
ROCKWALL, TX 75032

HERNANDEZ ERIKA
127 MULBERRY LN
ROCKWALL, TX 75032

HERNANDEZ SESAR M & MARTA P
127 PERCH RD
ROCKWALL, TX 75032

RESIDENT
128 BASS RD
ROCKWALL, TX 75032

OJEDA ELIZABETH RODRIGUEZ
128 ALTHEA RD
ROCKWALL, TX 75032

WHITE DOVE CAPITAL LLC
12953 TRINITY BLVD STE 125
EULESS, TX 76040

RESIDENT
130 PERCH RD
ROCKWALL, TX 75032

RESIDENT
1301 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
1306 SUMMER LEE
ROCKWALL, TX 75032

RESIDENT
131 MULBERRY LN
ROCKWALL, TX 75032

SALAZAR JOSE & MARIA E
132 ALTHEA RD
ROCKWALL, TX 75032

HALL & LEE LAND COMPANY LLC
1320 SUMMER LEE DR
ROCKWALL, TX 75032

WADE CHELSEA L
133 ALTHEA ROAD
ROCKWALL, TX 75032

PALMER CHRIS
135 TROUT ST
ROCKWALL, TX 75032

LOWDENT LLC
1350 SUMMER LEE DR
ROCKWALL, TX 75032

NATIONAL TRANSFER SERVICES, LLC
1360 POST OAK BLVD STE 100 # 16-2
HOUSTON, TX 77056

RESIDENT
139 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
140 TROUT RD
ROCKWALL, TX 75032

ROCKWALL RETAIL CENTER LLC
1401 LAVACA STREET UNIT 42704
AUSTIN, TX 78701

TUTTLE LEON & BILLIE JEAN
1408 DHAKA DR
ROCKWALL, TX 75087

GUZMAN LUIS & YOLANDA
142 ALTHEA RD
ROCKWALL, TX 75032

VASQUEZ THOMAS J AND
LORENA ALVARADO
147 TROUT ST
ROCKWALL, TX 75032

RESIDENT
1489 SHADY GROVE CIR
ROCKWALL, TX 75032

RESIDENT
149 LAKESIDE DR
ROCKWALL, TX 75032

FW 1508 LLC
14951 DALLAS PARKWAY SUITE 400
DALLAS, TX 75254

STOKES AARON
15 KERIMORE COURT
HEATH, TX 75032

DRAKE CARLA DEE & DENNIS HARTLINE
1501 SHADY GROVE CIR
ROCKWALL, TX 75032

WECHES LAND LTD
1505 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
152 ALTHEA RD
ROCKWALL, TX 75032

WILSON FAMILY TRUST
15297 BOHLMAN RD
SARATOGA, CA 95070

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE A
154 TROUT ST
ROCKWALL, TX 75032

KUTI EMMANUEL AND ESE
157 LAKESIDE DRIVE
ROCKWALL, TX 75032

SFR JV-1 2019-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SC ROCKWALL LLC
16 VILLAGE LN STE 250
COLLEYVILLE, TX 76034

TNT INVESTEMENT LIMITED
1606 HIDDEN CREEK DR
ROYSE CITY, TX 75189

RESIDENT
164 ALTHEA RD
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

RESIDENT
165 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
166 TROUT RD
ROCKWALL, TX 75032

BALLARD STEVE & ANNABETH
17 SHADYDALE LANE
ROCKWALL, TX 75032

YU JINWEN
1701 PAYNE ST APT 2006
DALLAS, TX 75201

ARISTA OFFICE LP
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

RESIDENT
174 TROUT DR
ROCKWALL, TX 75032

ESPINOSA DAVID AND ERIN
174 LAKESIDE DR
ROCKWALL, TX 75032

LEMMOND BRENTON
175 E INTERSTATE 30
GARLAND, TX 75043

MCCREARY LARRY &
SHIRLEY WINGO
176 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
177 ALTHEA RD
ROCKWALL, TX 75032

MAKARA MICHAEL AND LYNN
179 LAKESIDE DR
ROCKWALL, TX 75032

CROCHERON AVENUE LLC
18 BEVERLY ROAD
DOUGLASTON, NY 11363

RESIDENT
182 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
188 ALTHEA RD
ROCKWALL, TX 75032

PARIS BRIAN I AND LINDSEY
189 LAKESIDE DR
ROCKWALL, TX 75032

DOSKOCIL PATRICK AND GLINDA
19 SHADYDALE LN
ROCKWALL, TX 75032

FAEC HOLDINGS (ROCKWALL) LLC
C/O HCP INC
1920 MAIN ST SUITE 1200
IRVINE, CA 92614

RAMIREZ EDDIE RAFAEL & CASSANDRA GAYLE
194 LAKESIDE DR
ROCKWALL, TX 75032

BROWN WALTER R & MARJORIE C
196 WILLOW OAK WAY
PALM COAST, FL 32137

RESIDENT
199 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
199 LAKESIDE DR
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE
2 SHADYDALE LANE
ROCKWALL, TX 75032

MASSEY WAYNE O ETUX
200 MAPLERIDGE DR
ROCKWALL, TX 75032

WHITNEY SARDIS LLC
2001 MARCUS AVENUE SUITE N118
LAKE SUCCESS, NY 11042

COMMUNITY BANK OF ROCKWALL
201 E KAUFMAN ST
ROCKWALL, TX 75087

COLLINS MARIANNE R
201 MAPLERIDGE DR
ROCKWALL, TX 75032

REED BRANDON
201 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ST JOSEPH'S RENTALS LLC
2012 BEDFORD RD
BEDFORD, TX 76021

GUO ZHENJING AND
FANRUI MENG
2017 RUMSON DRIVE
ARLINGTON, TX 76006

RESIDENT
202 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
202 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
202 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
203 MAPLERIDGE DR
ROCKWALL, TX 75032

HENDERSON JORDAN
203 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
204 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
204 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
205 MAPLERIDGE DR
ROCKWALL, TX 75032

RODRIGUEZ JOSE L JR
205 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
206 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
206 WINDMILL RIDGE DR
ROCKWALL, TX 75032

LARUE PATRICIA
207 MAPLERIDGE DR
ROCKWALL, TX 75023

MENDOZA-GARCIA FAVIOLA RUBI
207 WINDMILL RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
208 MAPLERIDGE DR
ROCKWALL, TX 75032

CULEBRO EDGAR HAMED AND
CLAUDIA ELVIRA JUAREZ VALDEZ
208 ALTHEA RD

GONZALEZ MARIA A
208 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
209 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
209 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ARCILA MARIA GABRIELA MORALES AND
JOSE R MORALES ANGULO
209 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
21 SHADYDALE LN
ROCKWALL, TX 75032

RODRIGUEZ ALICIA
210 MAPLERIDGE DR
ROCKWALL, TX 75032

NIEMEYER RYAN
210 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
211 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RAMSAY ROSS
211 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
212 MAPLERIDGE DR
ROCKWALL, TX 75032

ROSSMAN CONNIE
212 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HERNANDEZ JOSE
213 MAPLERIDGE DR
ROCKWALL, TX 75032

CLEM CHRISTOPHER AND NANCY AND
HOLLY CLEM
213 WINDMILL RIDGE
ROCKWALL, TX 75032

RESIDENT
214 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
214 WINDMILL RIDGE DR
ROCKWALL, TX 75032

YOUNG DANIEL JOSEPH
214 STANFORD CT
HEATH, TX 75032

PS5 PROPERTIES LLC
2144 CORDERO RD
DEL MAR, CA 92014

MORRIS KATE E
215 MAPLERIDGE DR
ROCKWALL, TX 75032

SMITH JACOB
215 WINDMILL RIDGE
ROCKWALL, TX 75032

RODRIGUEZ SUZANNA
216 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HALL TIMOTHY D & BRENDA K
217 MAPLERIDGE DR
ROCKWALL, TX 75032

TURNER CYNTHIA J
217 WINDMILL RIDGE
ROCKWALL, TX 75032

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

CAMACHO JOEL MEJIA AND
EMMA HERRERA LUNA
218 LAKESIDE DRIVE
ROCKWALL, TX 75032

REYNA FRANCISCO & DOLORES
218 WINDMILL RIDGE DR
ROCKWALL, TX 75032

BROWN REBECCA H &
ELMER E HILL
219 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
220 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
220 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
221 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
222 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
223 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
223 WINDMILL RIDGE DR
ROCKWALL, TX 75032

LUU NGHIA H AND
JULIE THURSTON
224 WINDMILL RIDGE DR
ROCKWALL, TX 75032

TURNER RICHARD D AND JANET L TURNER AND
ANDREW M TURNER
226 ROCKWALL PARKWAY
ROCKWALL, TX 75032

RIPP THOMAS V DR & HAZEL T
2266 LAFAYETTE LNDG
HEATH, TX 75032

YV ROCKWALL REALTY HOLDINGS LLC
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

RESIDENT
228 ROCKWALL PKWY
ROCKWALL, TX 75032

REIMER TROY A & LISA C
23 KESWICK CT
HEATH, TX 75032

HWANG SEUNG RYONG &
EUN SUN KIM HWANG
23 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
230 LAKESIDE DR
ROCKWALL, TX 75032

SHIPMAN KATHLEEN (MERRI)
230 ROCKWALL PKWY
ROCKWALL, TX 75032

DICKINSON JIMMY AND BARBARA
2317 FAIRWAY CIR
ROCKWALL, TX 75032

RESIDENT
232 ALTHEA RD
ROCKWALL, TX 75032

KELLY EDDY DELMAR AND
REX ALLEN KELLY AND RUSSELL GENE KELLY
2324 E I-30
ROYSE CITY, TX 75189

RESIDENT
235 ALTHEA RD
ROCKWALL, TX 75032

B R DALLAS PROPERTIES LLC
23801 CALABASAS RD STE 1036
CALABASAS, CA 91302

LEMUS MIGUEL
2381 FIELDCREST DRIVE
ROCKWALL, TX 75032

WILLIS GEORGE V & KAREN
24 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
242 ALTHEA RD
ROCKWALL, TX 75032

1306 SUMMER LEE LLC
244 HARVEST RIDGE DR
ROCKWALL, TX 75032

SERIES 305 WINTER PARK, A PROTECTED SERIES
WITHIN
DFRW INVESTMENT HOLDING LLC
2443 FILLMORE ST #380-3288
SAN FRANCISCO, CA 94115

TOVAR LUISIHNO
245 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
2450 HORIZON RD
ROCKWALL, TX 75032

SIDNEY S NOE REVOCABLE TRUST
SIDNEY S NOE- TRUSTEE
2497 ASHBURY CIRCLE
CAPE CORAL, FL 33991

SNIDER VICTOR BRUCE & JUDY LYNNE
25 SHADY DALE LN
ROCKWALL, TX 75032

ASTUMIAN SARA LYNN
250 COUNTY ROAD 2504
MINEOLA, TX 75773

RESIDENT
2500 SUMMER LEE DR
ROCKWALL, TX 75032

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

NEW BLB CORPORATION
2501 HORIZON RD
ROCKWALL, TX 75032

CONFIDENTIAL
25014 KIOWA CRK
SAN ANTONIO, TX 78255

RESIDENT
252 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
2525 HORIZON RD
ROCKWALL, TX 75032

C M GUIDRY REVOCABLE TRUST
CHRISTOPHER MARK GUIDRY- TRUSTEE
2540 WINCREST DRIVE
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

RESIDENT
2581 HORIZON RD
ROCKWALL, TX 75032

SUDELA THOMAS S AND KAREN C
26 SHADY DALE LN
ROCKWALL, TX 75032

HIMMELREICH STEVEN D & NANCY L
2620 WHITE RD
ROCKWALL, TX 75032

RESIDENT
264 ALTHEA RD
ROCKWALL, TX 75032

DUHON CRAIG R & DONNA L
2640 WHITE RD
ROCKWALL, TX 75032

RESIDENT
265 ALTHEA RD
ROCKWALL, TX 75032

PARVIN RHONDA
27 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
2700 SUMMER LEE
ROCKWALL, TX 75032

TRAN JAY
2701 CEDAR COURT
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

HERRIAGE JENNIFER RANEY & TIMOTHY
2701 WHISPERING OAKS
ROCKWALL, TX 75087

MUMPHREY SCHEDRICK RANDTEZ AND
MELODY HOSKINS
2702 FOXCHASE LANE
ROCKWALL, TX 75032

ESTES JACK D & DELORES E
2703 CEDAR CT
ROCKWALL, TX 75032

HOWELL BRIAN AND KATHRYN
2704 FOXCHASE LN
ROCKWALL, TX 75032

DANZEISEN AMANDA WEST & LLOYD ROSS
2705 CEDAR CT
ROCKWALL, TX 75032

NIXON KENNETH G & MARY H
2707 CEDAR CT
ROCKWALL, TX 75032

ALBRECHT LAWRENCE & LINDA
2709 CEDAR CT
ROCKWALL, TX 75032

VENTAS AH ROCKWALL LLC
27101 PUERTA REAL, SUITE 450
MISSION VIEJO, CA 92691

LUO JIAN AND KUN
2711 CEDAR CT
ROCKWALL, TX 75032

ARMSTRONG MARY B
2713 CEDAR CT
ROCKWALL, TX 75032

KRUSZ WILLIAM C & EVELYN KAY
2715 CEDAR CT
ROCKWALL, TX 75032

WEINTRAUB DONALD AND KATHLEEN
28 SHADY DALE LANE
ROCKWALL, TX 75032

RESIDENT
2805 HORIZON RD
ROCKWALL, TX 75032

TAGGART MICHAEL AND KELLY
2843 MIRA VISTA LN
ROCKWALL, TX 75032

RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2855 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2861 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

HUFFMAN JAMES D & STEPHANIE L
29 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

TOVAR LAURA
2916 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
2918 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2931 RIDGE RD
ROCKWALL, TX 75032

BAKER DON
2931 RIDGE RD STE 101-220
ROCKWALL, TX 75032

RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2945 LAGO VISTA LN
ROCKWALL, TX 75032

PRINCE BARRY J
2945 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

STOKES LEVIN E & MISUZU
2951 RISING TIDE DR
FRISCO, TX 75034

PATEL HIMANSHU S AND NIKITA H
2952 OAK DR
ROCKWALL, TX 75032

STORBAKKEN JESSICA & NICHOLAS
2953 LAGO VISTA LANE
ROCKWALL, TX 75032

CONFIDENTIAL
2954 OAK DR
ROCKWALL, TX 75032

WHISMAN RAYMOND V & KATHY M
2956 LAGO VISTA LANE
ROCKWALL, TX 75032

BRELAND JUNIOR L & SERENIAH K
2956 OAK DR
ROCKWALL, TX 75032

JORDAN WILLIAM
2958 OAK DR
ROCKWALL, TX 75032

BURBULYS PAUL D
2959 OAK DR
ROCKWALL, TX 75032

FRIZZELL BARBARA
2960 OAK DRIVE
ROCKWALL, TX 75032

CROSSLAND RAY WALKER & STACY WORSHAM
2961 HUNTERS GLN N
ROCKWALL, TX 75032

LAMBOURNE STEPHEN C & KELLY J
2961 OAK DR
ROCKWALL, TX 75032

POWELL TIMOTHY J AND BARBARA TURNER POWELL
2962 HUNTERS GLEN N
ROCKWALL, TX 75032

KEVIN T MONK AND LISA M MONK REVOCABLE LIVING TRUST
KEVIN T AND LISA M MONK TRUSTEES
2962 OAK DR
ROCKWALL, TX 75032

SERCY NORMAN W & MARSHA M
2963 LAGO VISTA LN
ROCKWALL, TX 75032

WOOD DANNY A & CHERYL
2963 OAK DR
ROCKWALL, TX 75032

RESIDENT
2969 N HUNTERS GLEN
ROCKWALL, TX 75032

RESIDENT
2970 HORIZON RD
ROCKWALL, TX 75032

BEKKA MUSTAPHA & JACQUELINE A
2970 N HUNTERS GLEN
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E
2970 OAK DR
ROCKWALL, TX 75032

LANE RICHARD ALLAN
2971 OAK DRIVE
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G
2972 OAK DR
ROCKWALL, TX 75032

BOURQUIN LAUREN
2973 OAK DRIVE
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST
JACK E AND HELEN R BOWERMAN TRUSTEES
2974 OAK DR
ROCKWALL, TX 75032

CHANCELLOR CINDY R
2975 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

EVANS JENNIFER BEARD
2975 OAK DR
ROCKWALL, TX 75032

MORGAN DALE S & KAY C
2976 HUNTERS GLN N
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C
2976 OAK DR
ROCKWALL, TX 75032

KARLEN FRANK W & CHANDRA J
2977 OAK DR
ROCKWALL, TX 75032

FOSTER DONNA JO
2978 OAK DRIVE
ROCKWALL, TX 75032

SEXTON CHRISTOPHER
2979 OAK DR
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA
2980 OAK DR
ROCKWALL, TX 75032

DUNAWAY STEVEN FRANKLIN
2981 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

CONFIDENTIAL OWNER
2981 OAK DRIVE
ROCKWALL, TX 75032

RESIDENT
2982 OAK DR
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON COLEMAN
2983 OAK DR
ROCKWALL, TX 75032

BLACK SHERYL NKA SHERYL L COMPTON AND WILLIAM D COMPTON
2984 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K
2985 OAK DR
ROCKWALL, TX 75032

ANDERSON WILLIAM D & KRISTIN R
2987 HUNTERS GLN N
ROCKWALL, TX 75032

HENDRICKS MILLIE E
2990 HUNTERS GLEN
ROCKWALL, TX 75032

CONNET STEPHEN R AND DONNA JEAN
2990 OAK DRIVE
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J
2993 OAK DR
ROCKWALL, TX 75032

RESIDENT
2994 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
2995 HORIZON RD
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R
2996 HUNTERS GLN N
ROCKWALL, TX 75032

BORGES DEAN A AND VALARIE D
2998 OAK DRIVE
ROCKWALL, TX 75032

COUGHLIN BRIAN & KAREN
2999 OAK DR
ROCKWALL, TX 75032

MITCHELL RYAN PATTON & AMANDA NICOLE
3 SHADYDALE LANE
ROCKWALL, TX 75032

BESS JULIE M AND JOHN HAGAMAN
30 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
3000 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
3001 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3003 HORIZON RD
ROCKWALL, TX 75032

OUR SAVIOR EVANGELIC LUTHERAN CHURCH OF ROCKWALL
C/O E H CONSTION
3003 HORIZON
ROCKWALL, TX 75032

HOYA CHARLOTTE G
3006 OAK DR
ROCKWALL, TX 75032

RESIDENT
3007 OAK DR
ROCKWALL, TX 75032

EEEM ENTERPRISES LLC
3009 N SPRING CT
GARLAND, TX 75044

FAULKNER SCOTT
301 WINTER PARK
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

JBE RIDGE LLC
3012 RIDGE RD STE 204
ROCKWALL, TX 75032

JBE RIDGE LLC
3012 RIDGE RD STE 204
ROCKWALL, TX 75032

RESIDENT
3013 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3014 RIDGE RD
ROCKWALL, TX 75032

GROSS STEPHEN R & MICHELLE L
3014 OAK DR
ROCKWALL, TX 75032

RESIDENT
3015 OAK DR
ROCKWALL, TX 75032

RESIDENT
3016 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3020 RIDGE RD
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

CONFIDENTIAL
3021 RIDGE RD DR #198
ROCKWALL, TX 75032

RIDGE ROAD PROPERTIES LLC
3021 RIDGE RD PMB 144
ROCKWALL, TX 75032

OSBORN DAVID R & DELL A
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA
3021 RIDGE RD SUITE A-66
ROCKWALL, TX 75032

FOLKS ARCHIE PATRICK & JANETTE E
3022 OAK DR
ROCKWALL, TX 75032

PETROCELLY JUNE LIVING TRUST
JUNE PETROCELLY TRUSTEE
3023 OAK DRIVE
ROCKWALL, TX 75087

COOKS LESTER L
3026 ANDREW DR
FARMERSVILLE, TX 75442

WHEELER KEITH P AND TINA KAREN MCMILLAN
303 FEATHERSTONE
ROCKWALL, TX 75087

2024 G S SLOAN REVOCABLE TRUST
GARY DEAN & STEPHANIE ANN SLOAN - TRUSTEE
3030 OAK DR
ROCKWALL, TX 75032

CLARK ROGER AND VICKIE LYNN
3033 OAK DRIVE
ROCKWALL, TX 75032

RESIDENT
3035 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
305 WINTER PARK
ROCKWALL, TX 75032

RESIDENT
3060 RIDGE RD
ROCKWALL, TX 75032

BARTELL RICKY J
307 ROCKBROOK DR
ROCKWALL, TX 75087

BARTELL RICKY J
307 ROCKBROOK DR
ROCKWALL, TX 75087

RESIDENT
3085 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
309 WINTER PARK
ROCKWALL, TX 75032

HORIZON RIDGE PROFFESSIONAL CNTR LTD
309 ROOKERY CT
MARCO ISLAND, FL 34145

GILLEAN AND POTTER REAL ESTATE LLC
3090 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3100 RIDGE RD
ROCKWALL, TX 75032

VEAL JEREMY
3101 BOURBON ST
ROCKWALL, TX 75032

PATTERSON BRANDY & RYAN LOCKWOOD
3103 BOURBON STREET CIR
ROCKWALL, TX 75032

BELL WILLIAM B AND KRISTA D
3104 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

LYNN KELSIE
3105 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

LIEBSCH MICHAEL JR
3107 BOURBON STREET CIR
ROCKWALL, TX 75032

NANCE CARLTON ERIC & RHONDA D
3107 OAK DR
ROCKWALL, TX 75032

GREEN DAVID D JR AND JESSICA L
3108 BOURBON STREET CIR
ROCKWALL, TX 75032

BOWERS DENNIS & COLLEEN
3108 OAK DR
ROCKWALL, TX 75032

SORRELL PATRICIA A AND
MARK ANDREWS
3109 BOURBON STREET CIR
ROCKWALL, TX 75032

LONG SHAWN
3110 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
3111 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3112 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3113 BOURBON ST. CIR
ROCKWALL, TX 75032

RESIDENT
3114 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3115 RIDGE RD
ROCKWALL, TX 75032

BILLY AND VICKIE COLEMAN REVOCABLE TRUST
BILLY C COLEMAN AND VICKIE D COLEMAN - TRUSTEES
3115 BOURBON ST CIR
ROCKWALL, TX 75032

MCMAHON SANDRA
3115 OAK DR
ROCKWALL, TX 75032

BEVAN MARILYN
3116 OAK DR
ROCKWALL, TX 75032

ANDERSON CLAUDIA
3117 BOURBON STREET CIR
ROCKWALL, TX 75032

KELBERT ERIC R
3119 BOURBON STREET CIR
ROCKWALL, TX 75032

IMAN SUE ROFFEE LIVING TRUST
IMAN SUE ROFFEE AND JOSEPH MICHAEL AL-KIRWI
3121 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
3123 BOURBON ST CIR
ROCKWALL, TX 75032

KUBIAK NICHOLAS E AND JENNIFER L
3123 OAK DR
ROCKWALL, TX 75032

CHILDRESS SHERRY L
3124 OAK DR
ROCKWALL, TX 75032

RESIDENT
3125 RIDGE RD
ROCKWALL, TX 75032

YORK MICHELLE
3125 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

SLAUGHTER CATHY
3127 BOURBON STREET CIR
ROCKWALL, TX 75032

HOUSE CHRISTOPHER W
3129 BOURBON STREET CIR
ROCKWALL, TX 75032

MORTON JONNA
313 ROCKBROOK
ROCKWALL, TX 75087

MILLS JASON E & SARAH C
313 WINTER PARK
ROCKWALL, TX 75032

HOVAGUIMIAN MICHAEL GREGORY AND LARA
3131 BOURBON ST CR
ROCKWALL, TX 75032

MISHLER JEREMY & CHRISTI
3131 OAK DR
ROCKWALL, TX 75032

HALL KEVIN A & MICHELLE D
3133 BOURBON STREET CIR
ROCKWALL, TX 75032

MANNO SHARON &
PAUL FULLINGTON
3134 OAK DR
ROCKWALL, TX 75032

RESIDENT
3136 HORIZON RD
ROCKWALL, TX 75032

DODSON GERELDENE
3139 OAK DR
ROCKWALL, TX 75032

RESIDENT
3140 HORIZON RD
ROCKWALL, TX 75032

GARZA ERIC ISAAC AND KARINA RUBIO
3140 BOURBON STREET CIR
ROCKWALL, TX 75032

CROWELL SHANNON P
3142 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

HOWARD WILLIAM ARTHUR AND DEBORAH
3144 BOURBON STREET CIR
ROCKWALL, TX 75032

DICKINSON JONATHAN PAUL & THERESA MICHELLE
3144 OAK DRIVE
ROCKWALL, TX 75032

SALITURE CODY AND BRITTANY
3146 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

STANLEY RONALD ALAN & JENNIFER J
3147 OAK DR
ROCKWALL, TX 75032

RESIDENT
3150 HORIZON RD
ROCKWALL, TX 75032

LEVINE ERIC HARRIS & MARIO MONZON CUELLAR
3155 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

HOWELL RANDALL R & DANA L
3155 OAK DR
ROCKWALL, TX 75032

DIESSONGO THIERRY AND
MARIAME DIESSONGO
3163 OAK DR
ROCKWALL, TX 75032

RESIDENT
3164 HORIZON RD
ROCKWALL, TX 75032

BELL CAROLYN
317 WINTER PARK
ROCKWALL, TX 75032

PIKE MARTIN E & JANET L
3171 OAK DRIVE
ROCKWALL, TX 75032

WEICHEL JAMES D & KRISTEN E
3182 OAK DR
ROCKWALL, TX 75032

RESIDENT
3185 S RIDGE RD
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH
3187 RIDGE RD
ROCKWALL, TX 75032

BALLI NOE III & LYNN E
3190 OAK DR
ROCKWALL, TX 75032

CULLISON LLOYD AND REBECCA
3198 OAK DR
ROCKWALL, TX 75032

KASIRI SAHBA AND SARA SADEGHI
32 SHADY DALE LN
ROCKWALL, TX 75032

JANKE JOEL & HALEY BETHEL
3200 OAK DR
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J
3201 RIDGE RD
ROCKWALL, TX 75032

SWAGERTY TOMMY & DEBORAH K HARGROVE
321 WINTER PARK
ROCKWALL, TX 75032

KIYA ENTERPRISES INC OF ROCKWALL
3312 HAYLEY COURT
RICHARDSON, TX 75082

SOUTHTRUST BANK
C/O WELLS FARGO
333 MARKET ST 10TH FLOOR 10TH
FLMACA0109-101
SAN FRANCISCO, CA 94105

TINDALL CINDY P
34 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
3520 HORIZON
ROCKWALL, TX 75032

DRIBBEN FAMILY TRUST
RONALD MARTIN DRIBBEN AND DOLLY MARNA
DRIBBEN- COTRUSTEES
357 MARIAH BAY DR
HEATH, TX 75032

HAYWOOD CHARLES E AND LISA K
36 IONA DRIVE RD3 TAURANGA
NEW ZEALAND 3173,

WATSON BRANDON AND VALERIE
36 SHADY DALE LN
ROCKWALL, TX 75032

PARKER SLURPEE 2 LLC
3600 POTOMAC AVENUE
HIGHLAND PARK, TX 75205

RESIDENT
3615 FM3097
ROCKWALL, TX 75032

RESIDENT
3775 FM3097
ROCKWALL, TX 75032

RESIDENT
38 SHADYDALE LN
ROCKWALL, TX 75032

MMAC 300 ROCKWALL TX LLC
C/O MONTECITO MEDICAL REAL ESTATE, ATTN
BRIAN MAAS
3807 CLEGHORN AVENUE SUITE 903
NASHVILLE, TN 37215

RESIDENT
3835 FM3097
ROCKWALL, TX 75032

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

RESIDENT
3885 FM3097
ROCKWALL, TX 75032

KELLY REX ALLEN
3919 BETTY ST
ROCKWALL, TX 75087

RHUDY FAMILY REVOCABLE LIVING TRUST
RHUDY THOMAS RICHARD AND LAURA MARIE-
TRUSTEES
3923 POSTRIDGE TRAIL
MELBOURNE, FL 32934

RESIDENT
3935 FM3097
ROCKWALL, TX 75032

KELBERT ERIC R
3939 E ALLIN ST UNIT 322
LONG BEACH, CA 90803

RESIDENT
3985 FM3097
ROCKWALL, TX 75032

TASSET AUSTIN & KENNEDY
4 SHADY DALE LANE
ROCKWALL, TX 75032

JETER PATRICK ALAN AND NATALIE F
40 SHADY DALE LANE
ROCKWALL, TX 75032

KRUGER KARIN
400 CHAPARRAL LN
ROCKWALL, TX 75032

NERITA LLC
4001 MCEWEN RD SUITE 408
FARMERS BRANCH, TX 75244

RESIDENT
4065 FM3097
ROCKWALL, TX 75032

CASTILLO SILVIA
4125 FM 3097
ROCKWALL, TX 75032

RESIDENT
4175 FM3097
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY
42 SHADY DALE LANE
ROCKWALL, TX 75032

RESIDENT
4215 FM3097
ROCKWALL, TX 75032

RESIDENT
4275 FM3097
ROCKWALL, TX 75032

RESIDENT
4325 FM3097
ROCKWALL, TX 75032

RESIDENT
4375 FM3097
ROCKWALL, TX 75032

BREWER ELIZABETH CAITLIN AND
NICOLAS LUKASHEVICH
44 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
4425 FM3097
ROCKWALL, TX 75032

LAKESIDE SURGERY LAND HOLDINGS LLC
4450 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
4475 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
4485 HORIZON RD
ROCKWALL, TX 75032

HERNANDEZ ANDRES & MISTY
4550 STEEPLE CHASE LN
ROCKWALL, TX 75032

HARRIS GERALD T & SHERRI K
4558 STEEPLE CHASE LN
ROCKWALL, TX 75032

KIRK MARGIE
4566 STEEPLE CHASE LN
ROCKWALL, TX 75032

KEITH LARRY J & CAROLYN K
4574 STEEPLE CHASE LN
ROCKWALL, TX 75032

GAGNON STEVEN C ETUX SUZANNE
459 WINDING RIDGE LN
ROCKWALL, TX 75032

HARGETT STEPHEN WAYNE
46 SHADYDALE LN
ROCKWALL TX, 75032

ARNDT GARY & DIANNE
4608 STEEPLE CHASE LN
ROCKWALL, TX 75032

POWELL ALEAH D
4609 STEEPLE CHASE LN
ROCKWALL, TX 75032

BRANNING BARRY S & LINDA R
4616 STEEPLE CHASE LN
ROCKWALL, TX 75032

RESIDENT
4617 STEEPLE CHASE LN
ROCKWALL, TX 75032

WATSON MATTHEW WAYNE
4625 STEEPLE CHASE
ROCKWALL, TX 75087

KHODAPARAST RAHIM & ROYA
4630 PARKWOOD DR
ROCKWALL, TX 75087

VEST DONALD R
4633 PARKWOOD DR
ROCKWALL, TX 75032

FLORANCE WILLIAM C & KATHRYN E
4633 STEEPLE CHASE LANE
ROCKWALL, TX 75032

CARNEVALE EDWARD A JR AND PAMELA D
4648 PARKWOOD DRIVE
ROCKWALL, TX 75032

LEONARD N AND LINDA L SPINELLI TRUST
LEONARD N AND LINDA L SPINELLI- TRUSTEES
4648 STEEPLE CHASE
ROCKWALL, TX 75032

RESIDENT
4649 PARKWOOD DR
ROCKWALL, TX 75032

FREEMAN DENWARD LEE & ELIZABETH ANN
4660 GREENBRIAR CT
ROCKWALL, TX 75032

KUBIN CHRISTOPHER J AND ABIGAIL
4670 PARKWOOD DR
ROCKWALL, TX 75032

LIGHT LEIGH ANN AND JEFF
4671 GREENBRIAR CT
ROCKWALL, TX 75032

ZEHR JACK L & EDITH L
4671 PARKWOOD DR
ROCKWALL, TX 75032

MONGER JUSTIN C AND EVA
4684 GREENBRIAR CT
ROCKWALL, TX 75032

HAIN MARGARET GUNTHER AND
STEPHANIE HAIN TORRES
4685 GREENBRIAR CT
HEATH, TX 75032

RICHARDSON JIM & CAROL
4690 PARKWOOD DR
ROCKWALL, TX 75032

PARENT RICHARD DAVID & MARIE L
4691 PARKWOOD DR
ROCKWALL, TX 75032

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

PAUL AMANDA K & SEAN K
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

PARKS TODD L AND RHONDA DENISE
4704 GREENBRIAR CT
ROCKWALL, TX 75032

ENOCH PRESTON
4705 GREENBRIAR CIR
ROCKWALL, TX 75032

CARPENTER CRAIG S & EVE E
4710 PARKWOOD DR
ROCKWALL, TX 75032

WOLOV MATTHEW BLAKE & KRISTINA MARIE,
TRUSTEES
MATTHEW & KRISTINA WOLOV LIVING TRUST
4710 PIN OAKS CIR
ROCKWALL, TX 75032

BRACE CALVIN & CAROLYN
4710 STEEPLE CHASE LN
ROCKWALL, TX 75032

COLONNA DANIEL AND SANDRA
4711 PARKWOOD DR
ROCKWALL, TX 75032

WILLIAMS FAMILY LIVING TRUST
4718 STEEPLE CHASE LN
ROCKWALL, TX 75032

RESIDENT
4725 BENTON CT
ROCKWALL, TX 75032

RESIDENT
4726 STEEPLE CHASE LN
ROCKWALL, TX 75032

BELZOWSKI JOSEPH II & LAURA
4734 STEEPLECHASE LN
ROCKWALL, TX 75032

HARRIS JUANITA AND JUREL F SMITH JR
4740 PARKWOOD DR
ROCKWALL, TX 75032

HUGHES THOMAS DANIEL AND MADISON
ELIZABETH
4741 PARKWOOD DRIVE
ROCKWALL, TX 75032

JENNINGS CHARLES R & NITA MARIE
4741 SECRET CV
ROCKWALL, TX 75032

DORINSKI FAMILY LIVING TRUST
DAVID ALLEN DORINSKI AND TAMMY LYNN
DORINSKI - CO-TRUSTEES
4745 SECRET COVE LN
ROCKWALL, TX 75032

LULE STEVEN & LEANNA
4748 SECRET CV
ROCKWALL, TX 75032

JOHNSON SCOTT BRADLEY & JULIE
4749 SECRET CV
ROCKWALL, TX 75032

WALLER BENJAMIN E IV
4752 SECRET CV
ROCKWALL, TX 75032

MILLS MICHAEL D & MINA R MILLS
4754 PARKWOOD DR
ROCKWALL, TX 75032

YOUNES ERIC A & CECILEE M
4755 PARKWOOD DR
ROCKWALL, TX 75032

CHRYSSICAS NICOLE AND JOHN
4756 SECRET CV
ROCKWALL, TX 75032

WADE KENNETH M & DEBRA L
4760 SECRET COVE
ROCKWALL, TX 75032

MCVANEY JEFFREY AND MORGAN
4761 SECRET COVE
ROCKWALL, TX 75032

DAVIS JAMES B AND JULIE A
4764 SECRET COVE
ROCKWALL, TX 75032

BENNINGFIELD WILLIAM D
4765 SECRET CV
HEATH, TX 75032

LONG JOY
4768 PARKWOOD DR
ROCKWALL, TX 75032

GALLOWAY JONATHAN
4768 SECRET COVE
ROCKWALL, TX 75032

MEEK CHARMA
4769 SECRET CV
ROCKWALL, TX 75032

BRITT PAUL D AND HOLLY
4772 SECRET CV
ROCKWALL, TX 75474

THOMAS SIMI JOJI AND JOJIMON
4773 SECRET COVE
ROCKWALL, TX 75032

WATERS JOHN TAYLOR AND
DAVID JOSHUA REYES
4776 SECRET COVE
ROCKWALL, TX 75032

MASTROGIANNOPOULOS EMMANUEL AND
RUBY
4777 SECRET COVE
ROCKWALL, TX 75032

LEE LARRY EDWARD
4780 SECRET COVE
ROCKWALL, TX 75032

JOHNSON MATTHEW
4781 SECRET COVE
ROCKWALL, TX 75032

FIELDING JEREMY & LAURA S
4784 SECRET COVE LN
ROCKWALL, TX 75032

FOLZ GILBERT FRANK JR & MARY TERESA
4785 SECRET CV
ROCKWALL, TX 75032

BELL ADAM & JANETTE
4788 SECRET COVE LANE
ROCKWALL, TX 75032

MITCHELL CHARLES F AND PATSY
4789 SECRET COVE
ROCKWALL, TX 75032

SARAZEN RAECHELLA AND JOHN
4792 SECRET COVE
ROCKWALL, TX 75032

RESIDENT
4793 SECRET COVE LN
ROCKWALL, TX 75032

SMITH HUGH CLARK AND NATALIE ANN
4796 SECRET COVE LANE
ROCKWALL, TX 75032

ROTE MATTHEW J AND LAURA WRIGHT
4797 SECRET COVE
ROCKWALL, TX 75032

HANSON TYLER & SUMMER HANSON
48 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
4850 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
4920 HORIZON RD
ROCKWALL, TX 75032

VANDERGRIFFT IRA E & MARY L
4975 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
5 SHADYDALE LN
ROCKWALL, TX 75032

BLPT LLC
5 BROCKFIELD CT
HEATH, TX 75032

C. REAL ESTATE, LLC
5 TERRABELLA LANE
HEATH, TX 75032

AJ SQUARED LLC
5 TERRABELLA LN
HEATH, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

ARMM ASSET COMPANY 2, LLC
5001 PLAZA ON THE LK STE 200
AUSTIN, TX 78746

WEBSTER DAVID L
501 E OLD GREENVILLE RD
ROYSE CITY, TX 75189

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

KENYON REAL PROPERTY LLC
5093 TEN OAKS RD
CLARKSVILLE, MD 21029

BUCHANAN DANIEL K AND MINDY M
510 CHAPS DR
HEATH, TX 75032

HONEYCUTT WELDON & LINDA
5102 YACHT CLUB DR
ROCKWALL, TX 75032

BOUGHTON JANENE
MARK STUERTZ
5104 YACHT CLUB DR
ROCKWALL, TX 75032

SOUTHAM THOMAS & MELISSA
5106 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5108 YACHT CLUB DR
ROCKWALL, TX 75032

LOPEZ RICARDO C
519 E I 30 #306
ROCKWALL, TX 75087

RESIDENT
52 SHADYDALE LN
ROCKWALL, TX 75032

THOMAS JERRY & MARSHA
5202 YACHT CLUB DR
ROCKWALL, TX 75032

MERKEL STEPHANIE L
5204 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5206 YACHT CLUB DR
ROCKWALL, TX 75032

METRY GREGORY K
5208 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5242 MEDICAL DR
ROCKWALL, TX 75032

RESIDENT
5250 MEDICAL DR
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J
5302 YACHT CLUB DR
ROCKWALL, TX 75032

NORTON JO ANN
5303 YACHT CLUB DR
ROCKWALL, TX 75032

RANSOM DEBRA POOVEY
5304 YACHT CLUB DR
ROCKWALL, TX 75032

MARTIN CAREN
5305 YACHT CLUB DR
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S
5306 YACHT CLUB DR
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE
5308 YACHT CLUB DR.
ROCKWALL, TX 75033

RESIDENT
5335 FM3097
ROCKWALL, TX 75032

LEATHERS TIMOTHY
5335 COUNTY ROAD 597
FARMERSVILLE, TX 75442

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

RESIDENT
5399 FM3097
ROCKWALL, TX 75032

RESIDENT
54 SHADY DALE LN
ROCKWALL, TX 75032

FEKADU HENOK
5402 ONSET BAY DR
ROWLETT, TX 75089

ODOM JOSHUA D-WAYNE AND LACEY
ALEXANDRA
5402 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

HASTINGS CLAIMS SERVICE INC
5532 HUFFINES BLVD
ROYSE CITY, TX 75189

MATTHEWS GERALD W & DONNA C
5550 HORIZON RD
ROCKWALL, TX 75032

M & M ROCKWALL PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

STEGER TOWNE CROSSING LP
580 DECKER DR STE 203
IRVING, TX 75062

STEGER TOWNE CROSSING II LP
580 DECKER DR STE 203
IRVING, TX 75062

SPT IVEY ROCKWALL MOB II LLC
C/O STARWOOD PROPERTY TRUST INC
591 WEST PUTNAM AVENUE
GREENWICH, CT 6830

SPT IVEY ROCKWALL MOB LLC
C/O STARWOOD PROPERTY TRUST INC
591 WEST PUTNAM AVENUE
GREENWICH, CT 6830

CARTER SHARON R
BLANKENSHIP DON L & AUDREY LIFE ESTATE
6 SHADY DALE LN
ROCKWALL, TX 75032

28 PLAZA LTD
601 KILLARNEY
RICHARDSON, TX 75201

BALDERAS VICTORIO AND
SUSAN GAMEZ
602 LAWRENCE
HEATH, TX 75032

CHEN XIANSONG
609 BELLHAVEN DR
ALLEN, TX 75013

ROCKWALL REGIONAL HOSPITAL LLP
612 E LAMAR BLVD STE 100
ARLINGTON, TX 76011

ROCKWALL REGIONAL HOSPITAL LLP
612 E LAMAR BLVD STE 100
ARLINGTON, TX 76011

BAILEY BLAKE C & LAINE E
613 DOVE HILL CIRCLE
HEATH, TX 75032

RIDGE ROAD REAL ESTATE LLC
6245 RYEWORTH DR
FRISCO, TX 75035

AKP REALTY-DALROCK LLC
6411 ORCHID LN
DALLAS, TX 75230

SAUDER WILLIAM MICHAEL TRAN
646 FREED DR
ROCKWALL, TX 75087

LEAL ROLAND RYAN AND ERIN TAYLOR
654 SHARPLEY
FATE, TX 75087

EMERIROCK LLC
DBA EMERITUS SENIOR LIVING
6737 W WASHINGTON ST STE 2300
MILWAUKEE, WI 53214

RESIDENT
7 SHADYDALE LN
ROCKWALL, TX 75032

RESIDENT
7 SHADYDALE LN
ROCKWALL, TX 75032

CASTRO RENE AND BETSY
700 WINDSONG LN
ROCKWALL, TX 75032

DOTSON DANIEL A & KARA
704 WINDSONG LANE
ROCKWALL, TX 75032

R. C. AND I. K. ANDERSON LIVING TRUST
R.C. AND INA KAY ANDERSON
708 WINDSONG LANE
ROCKWALL, TX 75032

ADAMS RAYMOND J JR & CINDI F
712 WINDSONG LN
ROCKWALL, TX 75032

BIG H REVOCABLE TRUST
JOHN S HOHENSHELT & KELLI JENKINS
HOHENSHELT - CO-TRUSTEES
716 WINDSONG LN
ROCKWALL, TX 75032

MANN DAVID & EVELYN
717 WINDSONG LANE
ROCKWALL, TX 75032

ROELOFS ALBERT & KAREN K
720 WINDSONG LN
ROCKWALL, TX 75032

DAVIS BENJAMIN C & TRACY R
721 WINDSONG LN
ROCKWALL, TX 75032

AYRES DAVID L AND ELAINE F SULLIVAN
724 WINDSONG LN
ROCKWALL, TX 75032

RESIDENT
728 WINDSONG LN
ROCKWALL, TX 75032

PATRICK REGGIE AND BARBARA L
732 WINDSONG LANE
ROCKWALL, TX 75032

VAVRIK LUCIA E & ROBERT A
735 MICAH DR
ROCKWALL, TX 75032

SANDRA J SHURLEFF MARITAL TRUST
SANDRA J SHURLEFF - TRUSTEE
736 WINDSONG LN
ROCKWALL, TX 75032

CHM REAL ESTATE LLC
740 WILFORD WAY
HEATH, TX 75032

MCKNIGHT BYRON M & CAROLINE
740 WINDSONG LN
ROCKWALL, TX 75032

WATSON BARBARA
743 MICAH DR
ROCKWALL, TX 75032

REICHARDT LARRY W & JENNIFER L
743 WINDSONG LN
ROCKWALL, TX 75032

JOSEPH P AGOSTINI AND DEBRA R AGOSTINI
FAMILY TRUST
JOSEPH P AGOSTINI AND DEBRA R AGOSTINI-
COTRUSTEES
744 WINDSONG LANE
ROCKWALL, TX 75032

MEDINA DAVID JR & JERE
747 WINDSONG LANE
ROCKWALL, TX 75032

HILL VAN D & ANNE B
748 WINDSONG LANE
ROCKWALL, TX 75032

RESIDENT
750 RALPH HALL PKWY
ROCKWALL, TX 75032

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

SWART TAGGART TRUST
JAMES STEPHEN SWART AND ANNETTE M
TAGGART CO TRUSTEES
751 MICAH DR
ROCKWALL, TX 75032

KOHAN FERNANDO AND
FLAVIA BELPOLITI
751 WINDSONG LN
ROCKWALL, TX 75032

MATA JAIME & TRINA T
752 WINDSONG LN
ROCKWALL, TX 75032

BENNETT FAMILY LIVING TRUST
WILLIAM THOMAS AND JUDY M BENNETT
TRUSTEES
754 HUNTERS GLN
ROCKWALL, TX 75032

MARKS DONALD W
PAMELA A MARKS
755 HUNTERS GLN
ROCKWALL, TX 75032

KEYES JOANN
755 WINDSONG LN
ROCKWALL, TX 75087

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
7557 RAMBLER ROAD, SUITE 980
DALLAS, TX 75231

ROCK SOUTH INVESTMENTS LTD. A TEXAS
LIMITED PARTNERSHIP
756 RIDGE HOLLOW RD
ROCKWALL, TX 75032

SCHWERTNER RAY AND SHEILA
756 WINDSONG LANE
ROCKWALL, TX 75032

BROWN TOMMY & AMANDA
757 VENUS CT
ROCKWALL, TX 75032

ALFINITO JOSEPH J & KAREN D
759 WINDSONG LN
ROCKWALL, TX 75032

RESIDENT
760 RALPH HALL
ROCKWALL, TX 75032

WASHBURN COBY J & MARCA M
760 VENUS COURT
ROCKWALL, TX 75032

MAXWELL CARL T & LISA G
760 WINDSONG LANE
ROCKWALL, TX 75032

SAVAGE CLIFFORD & JEANA
761 HUNTERS GLN
ROCKWALL, TX 75032

KUEHL FAMILY LIVING TRUST
LESLIE L KUEHL AND SUSAN B KUEHL- TRUSTEES
762 HUNTERS GLEN
ROCKWALL, TX 75032

GILLIGAN JASON & KIM
763 WINDSONG LANE
ROCKWALL, TX 75032

CROSS MARK F AND LORI E
764 WINDSONG LANE
ROCKWALL, TX 75032

LEVINTON ETHAN AND HALEY
765 VENUS COURT
ROCKWALL, TX 75032

JENKINS SHEILA KAREN REVOCABLE LIVING
TRUST
SHEILA KAREN JENKINS TRUSTEE
767 HUNTERS GLEN
ROCKWALL, TX 75032

HOGGAN JARED M & ELISE D
767 WINDSONG LN
ROCKWALL, TX 75032

KEMP KENNETH W & BARBARA J
768 VENUS CT
ROCKWALL, TX 75032

CUNNINGHAM RONNIE & NANCY
768 WINDSONG LANE
ROCKWALL, TX 75032

BROWN SANDRA MARIE
770 HUNTERS GLEN
ROCKWALL, TX 75032

GADSDEN CURTIS & MARSHA
771 HUNTERS GLN
ROCKWALL, TX 75032

FISHER DANA
771 WINDSONG LANE
ROCKWALL, TX 75032

PIRRONE GEORGE & LISA
772 WINDSONG LANE
ROCKWALL, TX 75032

NOWAKOWSKI RICHARD T AND DEBORAH T
775 HUNTERS GLEN
ROCKWALL, TX 75032

PYTER EDWARD AND KAZIMIERA
775 WINDSONG LN
ROCKWALL, TX 75032

CHARLES W CLEMENTS REVOCABLE TRUST
CHARLES W CLEMENTS JR AND VICKI GARRETT-
TRUSTEES
776 WINDSONG LANE
ROCKWALL, TX 75032

SHERROD ROBERT T & AMY
778 HUNTERS GLN
ROCKWALL, TX 75032

HOVENDEN DANETTE & DAVID
779 HUNTERS GLEN
ROCKWALL, TX 75032

ARKELL STEVEN A AND SHELLEY L
780 WINDSONG LN
ROCKWALL, TX 75032

GARCIA FAMILY REVOCABLE LIVING TRUST
784 WINDSONG LN
ROCKWALL, TX 75032

JOHNSTON BRENT ALAN AND DALLAS
785 HUNTER GLEN
ROCKWALL, TX 75032

ROMER FRANK L & MARCY L AND
MARISSA P
786 HUNTERS GLEN
ROCKWALL, TX 75032

SMITH LYLE AND IMELDA
788 WINDSONG LN
ROCKWALL, TX 75032

QUAN KRIS GENNIFER
791 HUNTERS GLEN
ROCKWALL, TX 75032

SIKES CAMERON & MEGAN
791 WINDSONG LN
ROCKWALL, TX 75032

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

KEYES CHRISTINA R
792 WINDSONG LN
ROCKWALL, TX 75032

HONG TAE SU & SUNSIL
794 HUNTERS GLN
ROCKWALL, TX 75032

CASTEEL GERALD & CATHERINE
797 HUNTERS GLEN
ROCKWALL, TX 75032

LANG WILLIAM ALLYN & MELANIE L
800 TRUMPETER WAY
ROCKWALL, TX 75032

GOYAL SANJAY K
8008 STRECKER LN
PLANO, TX 75025

STANFORD STEVEN R AND KIRSTEN L
802 HUNTERS GLEN
ROCKWALL, TX 75032

KAMPER JENNIFER E & ROBERT
804 TRUMPETER WAY
ROCKWALL, TX 75032

MOORE ROBERT W & DIANE B
805 HUNTERS GLN
ROCKWALL, TX 75032

CARSE JOHN DANIEL
808 TRUMPETER WAY
ROCKWALL, TX 75032

GARY DENNIS & DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

CHRISTENSEN BRIAN & JENNIFER
810 HUNTERS GLN
ROCKWALL, TX 75032

HOLLY FISHER BRITT INVESTMENTS LLC
810 ROCKWALL PKWY SUITE 2020
ROCKWALL, TX 75032

LD2020 LLC
8111 PRESTON ROAD SUITE 225
DALLAS, TX 75225

WILSON GLENN & ALLISON
812 TRUMPETER WAY
ROCKWALL, TX 75032

WARD ANNE AND EDWARD
813 HUNTERS GLEN
ROCKWALL, TX 75032

FORTUNE DEAN WARREN AND LAURA THOMAS
816 TRUMPETER WAY
ROCKWALL, TX 75032

SOLARES MARIA E
817 TRUMPETER WAY
ROCKWALL, TX 75032

RESIDENT
818 HUNTERS GLEN
ROCKWALL, TX 75032

CFT NV DEVELOPMENTS LLC
CT CORPORATION SYSTEM
818 WEST 7TH STREET 2ND FLOOR
LOS ANGELES, CA 90017

JOSEPH MATHEW CORBETE AND SARAH KATHRYN
819 HUNTERS GLEN
ROCKWALL, TX 75032

BUTLER CLAYTON E
820 TRUMPETER WAY
ROCKWALL, TX 75032

CHRISTIAN ALBERT C AND JIMNETA R
821 TRUMPETER WAY
ROCKWALL, TX 75032

RESIDENT
824 TRUMPETER WAY
ROCKWALL, TX 75032

HANIE BRIAN K & CONNI C
825 HUNTERS GLEN
ROCKWALL, TX 75032

GILLEAN JULIA REBECCA
825 TRUMPETER WAY
ROCKWALL, TX 75032

BRADY LISA AND RALPH
826 HUNTERS GLEN
ROCKWALL, TX 75032

HAMMER MICHAEL AND AMANDA
827 CANTERBURY DRIVE
ROCKWALL, TX 75032

METSKER JUSTIN LEE AND TARA LYNN
827 TURQUOISE POINT
ROCKWALL, TX 75032

HASENYAGER MARCIA A AND MELVIN K
828 TRUMPETER
ROCKWALL, TX 75032

WILSON ROBERT & CAROLE RUTH
829 TRUMPETER WAY
ROCKWALL, TX 75032

ESQUIVEL MARIA GARCIA & JAVIER A
830 ELGIN COURT
ROCKWALL, TX 75032

MILLER FRANCIS EDWARD AND NATALIE
831 ELGIN CT
ROCKWALL, TX 75032

BOWNE BENJAMIN AND VALERIE
831 HUNTERS GLEN
ROCKWALL, TX 75032

LOAFMAN MELISSA & THOMAS
831 TURQUOISE PT
ROCKWALL, TX 75032

CARTER JEANNE
832 TRUMPETER WAY
ROCKWALL, TX 75032

WATKINS SPENCER P & JENNIFER A
833 TRUMPETER WAY
ROCKWALL, TX 75032

EASON GEORGE ALLAN AND MARTHA
834 CANTERBURY DR
ROCKWALL, TX 75032

SCOTT MARY ELIZABETH
834 HUNTERS GLEN
ROCKWALL, TX 75032

HELTON SHARMON BRAD AND SHIRLEY H
834 TURQUOISE PT
ROCKWALL, TX 75032

KERN JEFFREY
835 CANTERBURY DR
ROCKWALL, TX 75032

BEASLEY MARSHA G
835 TURQUOISE POINT
ROCKWALL, TX 75032

JACKSON WILLIAM HARRISON & KATHRYN GRACE
836 TRUMPETER WAY
ROCKWALL, TX 75032

RESIDENT
837 ELGIN CT
ROCKWALL, TX 75032

SHULTZ ZACHARY AND CRYSTAL
837 HUNTERS GLEN
ROCKWALL, TX 75032

REULER MARIA M
837 TRUMPETER WAY
ROCKWALL, TX 75032

CONAWAY TIMOTHY E AND ELIZABETH A
838 ELGIN COURT
ROCKWALL, TX 75032

LOWRY PAUL E & PENNY G
838 TURQUOISE PT
ROCKWALL, TX 75032

BAXTER DOUGLAS & CINDY
839 TURQUOISE PT
ROCKWALL, TX 75032

DE LA PENA ENRIQUE & WENDY J
840 TRUMPETER WAY
ROCKWALL, TX 75032

FINLEY MATTHEW AND CHARITY
841 TRUMPETER WAY
ROCKWALL, TX 75032

HAYDEN VICKY
842 CANTERBURY DRIVE
ROCKWALL, TX 75032

BRISCOE JULIE
842 HUNTERS GLEN
ROCKWALL, TX 75032

LADD HARVEY S & RILA B
842 TURQUOISE PT
ROCKWALL, TX 75032

REDDEN DARREN LEE AND SHERRY ANN
843 CANTERBURY DRIVE
ROCKWALL, TX 75032

KRAUS MARY E AND ROBERT G
843 ELGIN CT
ROCKWALL, TX 75032

STROTHER PHILLIP S
843 TURQUOISE PT
ROCKWALL, TX 75032

MAHMOUD HASSAN
844 ELGIN COURT
ROCKWALL, TX 75032

PERRY CHRISTOPHER AND JENNA L
844 TRUMPETER WAY
ROCKWALL, TX 75032

DIETERICH GEORGE D & JOHANNA
846 STEEPLE CHASE CT
ROCKWALL, TX 75032

RICH TRAVIS AND ANGELA L
846 TURQUOISE POINT
ROCKWALL, TX 75032

STEPHENS ROBERT M JR AND LIBBY D
847 TURQUOISE POINT
ROCKWALL, TX 75032

BRUMMETT JOHN OSCAR AND GAYLE KATE
849 ELGIN COURT
ROCKWALL, TX 75032

KELLY WILLIS G AND GENEVA
850 CANTERBURY DRIVE
ROCKWALL, TX 75032

BRODNAX JOE B & CINDY L
850 ELGIN CT
ROCKWALL, TX 75032

CARNES LINDA M
850 HUNTERS GLN
ROCKWALL, TX 75032

HESKETT RHEA
850 STEEPLE CHASE COURT
ROCKWALL, TX 75032

FOX WILLIAM BENJAMIN & MEREDITH PAIGE
850 TURQUOISE POINT
ROCKWALL, TX 75032

RESIDENT
851 STEGER TOWNE DR
ROCKWALL, TX 75032

ANDERSON LAWRENCE C & JANICE L
851 CANTERBURY DR
ROCKWALL, TX 75032

ANDERSON LARY & LAURIE
854 STEEPLE CHASE CT
ROCKWALL, TX 75032

RESIDENT
856 ELGIN CT
ROCKWALL, TX 75032

KRAFT RHONDA N AND KEVIN
858 CANTERBURY DRIVE
ROCKWALL, TX 75032

LEONARD SCOTT E AND CATHERINE W
858 STEEPLE CHASE CT
ROCKWALL, TX 75032

MCGUIRE JOHN L & LISA L
862 STEEPLE CHASE CT
ROCKWALL, TX 75032

BEST JAMES AND KIMBERLY
870 W INTERSTATE SUITE 100
GARLAND, TX 75043

SALDANA FLOR
8820 COUNTY RD 136
TERRELL, TX 75161

RESIDENT
890 ROCKWALL PKWY
ROCKWALL, TX 75032

HSU TAI-YI
8F,-1, NO 7., LN. 173 SHANG'AN RD
TAICHUNG CITY, TAIWAN 407,

RESIDENT
901 ROCKWALL PKWY
ROCKWALL, TX 75032

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

CTR PARTNERSHIP LP
905 CALLE AMANACER SUITE 300
SAN CLEMENTE, CA 92673

MILLER JAYME AND JASON T
905 HUNTERS GLEN
ROCKWALL, TX 75032

RESIDENT
906 ROCKWALL PKWY
ROCKWALL, TX 75032

ERICKSON MARIUM E LIVING TRUST
906 HUNTERS GLEN
ROCKWALL, TX 75032

NELSON SANDRA
908 BRIDLE PATH CT
HEATH, TX 75032

RESIDENT
909 ROCKWALL PKWY
ROCKWALL, TX 75032

LANCE A HOLLAND FAMILY TRUST
SAUNDRA G HOLLAND TRUSTEE
909 CULLINS ROAD
ROCKWALL, TX 75032

RESIDENT
913 N HUNTERS GLEN
ROCKWALL, TX 75032

MONK JEFFREY CHAD REVOCABLE LIVING TRUST
JEFFREY CHAD MONK TRUSTEE
914 HUNTERS GLEN
ROCKWALL, TX 75032

RESIDENT
920 ROCKWALL PKWY
ROCKWALL, TX 75032

WARREN LARRY RAY AND BEVERLY JOAN
921 HUNTERS GLEN
ROCKWALL, TX 75032

TEAFF DAVID J & KAREN L
922 HUNTERS GLN
ROCKWALL, TX 75032

B AND V SMITH LIVING TRUST
VONDA K SMITH - TRUSTEE
922 KEY COLONY DR
GARLAND, TX 75043

LEAL JAIME & LORI DEANN GILLILAN
929 HUNTERS GLEN
ROCKWALL, TX 75032

CLARKE VANCE M & PAMELA L
930 HUNTERS GLN
ROCKWALL, TX 75032

RESIDENT
930 W RALPH HALL PKWY
ROCKWALL, TX 75032

RESIDENT
935 W RALPH HALL
ROCKWALL, TX 75032

RESIDENT
935 W RALPH HALL
ROCKWALL, TX 75032

RESIDENT
938 HUNTERS GLEN
ROCKWALL, TX 75032

ALLECO LLC
941 W RALPH HALL PARKWAY SUITE 101
ROCKWALL, TX 75032

RESIDENT
947 W RALPH HALL
ROCKWALL, TX 75032

RH REALTY HOLDINGS LLC
947 W RALPH HALL PKWY SUITE 103
ROCKWALL, TX 75032

GAIL HERVEY FAMILY TRUST
GAIL H HERVEY - TRUSTEE
948 HUNTERS GLN
ROCKWALL, TX 75032

RESIDENT
955 W RALPH HALL
ROCKWALL, TX 75032

M&K REAL ESTATE DEV LLC
959 W RALPH HALL PKWY STE 101
ROCKWALL, TX 75032

CHRISMER LANE LTD
960 W RALPH HALL PKWY
ROCKWALL, TX 75032

SCRITCHFIELD RICHARD AND JANE
9605 WATERVIEW PKWY
ROWLETT, TX 75089

RESIDENT
965 W RALPH HALL
ROCKWALL, TX 75032

965 RHP 103 LLC
ATTN: GARON R HORTON
965 W RALPH HALL PKWY SUITE 103
ROCKWALL, TX 75032

H4HIM LEGACY LLC-SUITE 105 SERIES
965 W RALPH HALL PKWY
ROCKWALL, TX 75032

SIMPSON BLAKE JORDAN AND JESSICA MARIE
973 BENTON WOODS DRIVE
ROCKWALL, TX 75032

RESIDENT
990 W RALPH HALL PKWY
ROCKWALL, TX 75032

HUDSON SFR PROPERTY HOLDINGS II LLC
C/O HUDSON HOME MANAGEMENT LLC
ATTN: HEATHER HAWKINS 2711 N HASKELL, SUITE 2100
DALLAS, TX 75204

TENET EQUITY FUNDING SPE I, LLC
ATTN: MIKE ZIEG 7332 E BUTHERUS DRIVE, SUITE 100
SCOTTSDALE, AZ 85260

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975 PARK SORRENTO , SUITE 300
CALABASAS, CA 91302

GLEN HILLS CEMETERY
C/O INEZ GIBSON 512 COOL MEADOW COURT
DESOTO, TX 75115

750 HALL PARKWAY LLC
NTW LLC
C/O MARVIN F POER & COMPANY PO BOX 52427
ATLANTA, GA 30355

FHS ROCKWALL, L.P.
C/O MGR ASSETS INC 3160 CROW CANYON PLACE, SUITE 135
SAN RAMON, CA 94583

2021 B N CARROLL REVOCABLE TRUST
BENJAMIN THOMAS CARROLL AND
NICOLE CAMILLE (LIUDAHL) CARROL- TRUSTEES
1169 SKYLAR DRIVE
ROCKWALL, TX 75087

ARMSTRONG RALPH HALL LP
C/O ARMSTRONG DEVELOPMENT PROPERTIES INC
ONE ARMSTRONG PLACE
BUTLER, PA 16004

HIGGINS DELANNE M
P O BOX 1784
ROCKWALL, TX 75087

NORTH TEXAS MUNICIPAL WATER DIST
P O BOX 2408
WYLIE, TX 75098

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

PAIGE RYAN PROPERTIES LLC
P. O. BOX 853
WYLIE, TX 75098

PARKHILL GAIL C &
PHILIP W CLIFFORD & ROY MCGAHEE
PO BOX 100
PARIS, TX 75461

GIST JESSE JR AND
JANAE E BARNES
PO BOX 1381
ROCKWALL, TX 75087

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

ZOBECK TED M AND VIRGINIA F
PO BOX 2045
ROCKWALL, TX 75087

NORTH TEXAS MUNICIPAL WATER DIST
PO BOX 2408
WYLIE, TX 75098

FOX CHASE DEVELOPMENT CORP
PO BOX 369
ROCKWALL, TX 75087

FOX CHASE DEVELOPMENT CORP
PO BOX 369
ROCKWALL, TX 75087

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

PROGRESS RESIDENTIAL BORROWER 3, LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

YAMASA CO LTD., A JAPANESE CORPORATION
PO BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 3, LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

YANDELL TRUE & DAVID
PO BOX 477
ROCKWALL, TX 75087

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

HOUZZ ROCK, LLC
PO BOX 670
ROCKWALL, TX 75087

2930 S RIDGE ROAD ROCKWALL, LLC
PO BOX 741209
HOUSTON, TX 77274

2930 S RIDGE ROAD ROCKWALL, LLC
PO BOX 741209
HOUSTON, TX 77274

STOKES RICHARD & JULIE
PO BOX 8
ROCKWALL, TX 75087

HAMILTON DIRECT LLC
PO BOX 849
ROCKWALL, TX 75087

GRUBBS DAVID G
PO BOX 852
ROCKWALL, TX 75087

WAGON RANCH LLC
1010 W RALPH HALL PKWY STE 100
ROCKWALL, TX 75032

PUBLIC NOTICE

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

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

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

Z2024-054: Zoning Change Amending PD-9

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* amending Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] for the purpose of consolidating the regulating ordinances for a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), generally located south of Horizon Road [FM-3097], east of Ridge Road, and north of the southern corporate limits of the City of Rockwall, 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, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 2024 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:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, December 16, 2024 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. Z2024-054: Zoning Change Amending PD-9

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

Case No. Z2024-054: Zoning Change Amending PD-9

Please place a check mark on the appropriate line below:

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

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

I do not have in-depth information as to what this zoning change would entail, and what the benefits would be to me as a home owner.

Name: Albert Christian

Address: 821 Trumpeter Way, Rockwall, Texas 75032-5857

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

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2024-054

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☑ I am in favor of the request
- ☐ I am in opposition of the request

NAME Justin Holland

ADDRESS 3125 Ridge Rd, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The purpose of making this change is to make the document (PD-9) easier to read and understand for residents, developers and contractors looking to do work on properties situated within this area, and for City staff when reviewing permits.

PLEASE CHECK ALL THAT APPLY.

- ☐ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☑ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☑ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☑ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other:

PUBLIC NOTICE

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

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Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-054: Zoning Change Amending PD-9

Please place a check mark on the appropriate line below:

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

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

I am opposed to the request until the Consolidated ordinances are detailed and home owners rights are explained with respect to the proposed changes.

Name: Kevin T. Mark

Address: 2962 Oak Drive Rockwall, TX 75032

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

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

November 18, 2024

TO: The Property Owners and/or Residents Located within Planned Development District 9 (PD-9)

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2024-054; *Amendment to Planned Development District 9 (PD-9)*

Property Owners and/or Residents Located within Planned Development District 9 (PD-9),

The City of Rockwall has initiated an amendment to Planned Development District 9 (PD-9) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 9 (PD-9) -- *which regulates the Fox Chase Subdivision, the Shadydale Estates Subdivision, -the Rainbow Lake Estates Subdivision, and various other commercial and residential properties* -- consists of over 65 pages of regulations within ten (10) regulating ordinances, and over 205 development cases. The proposed amendment *does not* change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents, developers, and contractors looking to do work on properties situated within this area, and for City staff when reviewing permits.

WHY AM I GETTING THIS NOTICE?
The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice area. This means that you are receiving this notice because you either live within the boundaries of Planned Development District 9 (PD-9) or within 500-feet of its boundaries. The attached map is a visual representation of the subject property and the 500-foot notification buffer surrounding the zoning area.

DOES THIS CHANGE MY PROPERTY'S ZONING?
NO. The proposed amendment to Planned Development District 9 (PD-9) will *not* change your zoning or any development requirements associated with your property or any other properties located within the subject property. It will *only* make it easier to find the development requirements associated with property for property owners, developers, contractors, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within Planned Development District 9 (PD-9)* -- will *not* be affected by the proposed zoning change.

WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?
The Planning and Zoning Commission will hold a *PUBLIC HEARING* on Tuesday, *December 10, 2024* at 6:00 PM, and the City Council will hold a *PUBLIC HEARING* on Monday, *December 16, 2024* at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live and via recording after the meeting through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6488 or email planning@rockwall.com.

Sincerely,

Bethany Ross
Planner
City of Rockwall Planning and Zoning Department

November 18, 2024

TO: The Property Owners and/or Residents Located within Planned Development District 9 (PD-9)

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2024-054; *Amendment to Planned Development District 9 (PD-9)*

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Sincerely,

Bethany Ross
Planner
City of Rockwall Planning and Zoning Department

PD-9

ORDINANCE NO. 73-49

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF SINGLE-FAMILY, MULTIPLE-FAMILY AND SHOPPING CENTER USES, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 9, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:
NOW, THEREFORE,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be, and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to give the following-described property the zoning classification hereinafter set out, to-wit:

SECTION 2. The granting of the Planned Development District Number 9 to the above-described property is subject to the following Special Conditions:

(1) Planned Development District Number 9 shall be developed generally in accordance with the site plan for said area, which is attached to and made a part hereof as Exhibit "A."

(2) That all development of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any building permit in Planned Development District Number 9, a Comprehensive Site Plan of the Development shall be filed with the City Council of the City and shall be approved by them and filed as a part of this ordinance. Such required detailed plan shall set forth the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed site plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

TRACT I.

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207 and being a part of a tract of land conveyed to Kirby Albright from J. L. Parker by Deed, dated August 11, 1967, and recorded in Vol. 80, Pg. 7, Rockwall County Deed Records and further being part of a tract of land conveyed to Kirby Albright, et al by Deed recorded in Vol. 81, Pg. 33, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Point of Intersection of the present Southeast City Limit Line with the South R.O.W. line of F.M. Road 3097;
THENCE: Following said South R.O.W. line South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet to the Westerly line of a County road;
THENCE: Following said Westerly line South 46° 19' 31" West, 1525.63 feet; South 65° 38' 39" West, 76.35 feet; South 40° 53' 25" West, 100.9 feet; South 30° 48' 15" West, 125.28 feet and South 32° 49' 05" West a distance of 900 feet more or less to the present North City Limit Line of the City of Heath;
THENCE: Following said North City Limit Line, West a distance of 445 feet to a point for corner;
THENCE: North 01° 40' 02" East a distance of 1560 feet more or less to the South line of a 50' wide access road easement (known as Shadydale Lane);
THENCE: With said South line, North 84° 32' 49" West a distance of 642.85 feet to a point for a corner;
THENCE: Crossing said easement, North 06° 00' 11" East 50 feet to a point for a corner on the North line of said easement;
THENCE: With said North line, North 84° 32' 49" West a distance of 526.33 feet to a point for a corner, same being the Southwest corner of Lot 1, Block "B" of Highland Acres Addition;
THENCE: Following said addition line North 7° 24' West a distance of 678.54 feet to a point for a corner at the Southeast corner of Lot 5, Block B of said addition;
THENCE: South 82° 36' West along the lot line between Lots 4 and 5 of said addition a distance of 350 feet to a point for a corner in the Easterly R.O.W. line of F.M. Road 740;
THENCE: Following said Easterly R.O.W. line, North 7° 24' West a distance of 319.06 feet, along a curve to the left an arc distance of 40 feet more or less to the present City Limit Line of the City of Rockwall;
THENCE: Following said existing City Limit Line, South 80° 20' East a distance of 918 feet and North 32° 30' East a distance of 1680 feet more or less to the PLACE OF BEGINNING and containing 138.5 acres of land more or less.

TRACT II.

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207, and being a part of a tract of land conveyed to Ralph M. Hall by Mrs. J. A. Wilkerson, et al, by Deed, dated December 24, 1964, and recorded in Vol. 71, Pg. 474, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South R.O.W. line of F.M. 3097, said point being located South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East, 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet from the Point of Intersection of the City Limit Line (as extended March 6, 1961) with said South R.O.W. line;
THENCE: Along said South R.O.W. line South 44° 37' 38" East a distance of 339.63 feet; along the arc of a curve 218.56 feet and South 46° 47' 38" East a distance of 823.15 feet to a point for a corner;
THENCE: South 58° 33' 35" West 55.88 feet to a point for a corner;
THENCE: In a Southerly direction along the meanders of Buffalo Creek as follows:
South 13° 22' 03" East 116.17 feet;
South 18° 26' 06" East 47.43 feet;
South 14° 02' 10" West 123.69 feet;
South 20° 13' 29" East 101.24 feet;
South 10° 18' 17" East 55.90 feet;
South 36° 26' 40" East 404.01 feet;
South 42° 42' 34" West 176.91 feet;
South 33° 41' 24" West 108.16 feet;
North 77° 54' 19" West 71.58 feet;
South 61° 41' 57" West 73.82 feet;
South 84° 17' 22" West 50.24 feet;
South 62° 06' 10" West 96.17 feet; and South 60 feet more or less to the existing North City Limits of the City of Heath;
THENCE: West along said existing North City Limit Line 960 feet more or less to a point in Rainbow Lake;
THENCE: North 44° 45' East 224.00 feet;
North 09° 30' East 87.00 feet;
North 52° 15' West 130.00 feet;
South 32° 05' West 126.00 feet;
South 09° 00' East 109.00 feet;
South 76° 00' West 59.00 feet;
North 23° 45' West 125.00 feet;
North 53° 45' West 107.00 feet;
North 00° 15' West 107.00 feet;
North 72° 45' East 88.00 feet;
North 06° 45' West 218.00 feet;
North 89° 45' East 126.00 feet;
North 06° 30' East 43.00 feet;
North 47° 00' West 92.00 feet;
North 43° 00' East 180.00 feet;
North 07° 30' West 118.00 feet;
North 75° 30' West 250.00 feet;
North 19° 15' West 103.00 feet;
North 75° 00' East 211.00 feet;
North 43° 00' West 146.00 feet;
North 04° 45' East 195.00 feet;
North 70° 00' West 122.00 feet;
North 01° 30' East 220.00 feet to a point in the Westerly line of a public road;
THENCE: North 46° 19' 31" East a distance of 510.0 feet more or less to the PLACE OF BEGINNING and containing 53.6 acres of land more or less.

(4) Planned Development District Number 9 shall be limited to the following uses, with acreage of each, number of dwelling units and density as noted:

	AREA	PERCENTAGE OF ACREAGE	DWELLING UNITS	DWELLING UNITS PER ACRE
Shopping Center Uses - Under General Retail Zoning	26.5±*	10.2%	-0-	-0-
Garden Apartments Under Multiple-Family Zoning	25.7±*	9.8 %	360	14.0
Town Homes - Under Multiple-Family Zoning	47.6±*	17.9 %	381	8.0
Cluster Homes - Under Multiple-Family Zoning	42.0±*	15.8 %	168	4.0
Single-Family Units - Under Single-Family Zoning	95.7±*	36.0 %	163	1.5
TOTAL DWELLING UNITS: ----------			1,072	
TOTAL NUMBER OF DWELLING UNITS PER ACRE: ----------				4.0
TOTAL ACREAGE:---	265.7±*			

(* plus or minus, more or less)

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, by the granting of this zoning change.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. Whereas, it appears that the above-described property requires classification as a Planned Development District in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 12th day of November, 1973.

APPROVED:

Harry S. Myers
MAYOR

ATTEST:

Dawn C. Williams
CITY SECRETARY

APPROVED AS TO FORM:

Robert L. Williamson
CITY ATTORNEY

VILLAGE CENTER SITE
26.5 ± NET
SHOPPING, OFFICES, ETC.

GARDEN APTS.
257 ± AC.

LAKE

SINGLE FAMILY

CLUSTER SINGLE FAMILY HOMES

SWIM. & TENNIS CENTER

TOWN HOMES

TH

POSSIBLE 23 YEAR FLOOD LINE

RAINBOW LAKE

NOT INCLUDED

(APPROX.) ROCKWALL CITY LIMITS
(APPROX.) HEATH CITY LIMITS

F M ROAD NO. 740

NOT INCLUDED

PD-9

Ordinance 13-49

ROCKWALL - DATA

	AREA	PERCENTAGE OF ACREAGE	DWELLING UNITS	D.U./AC.
TOTAL AREA	265.7± AC.			
TOTAL DWELLING UNITS			1072	
NO. OF DWELLING UNITS/AC				4.0
SHOPPING	26.5± AC.	10.2 %		
GARDEN APARTMENT	25.7± AC.	9.8 %	360	14.0
TOWN HOMES	47.6± AC.	17.9%	381	8.0
CLUSTER HOMES	42.0± AC.	15.8%	168	4.0
SINGLE FAMILY	95.7± AC.	36.0%	163	1.5

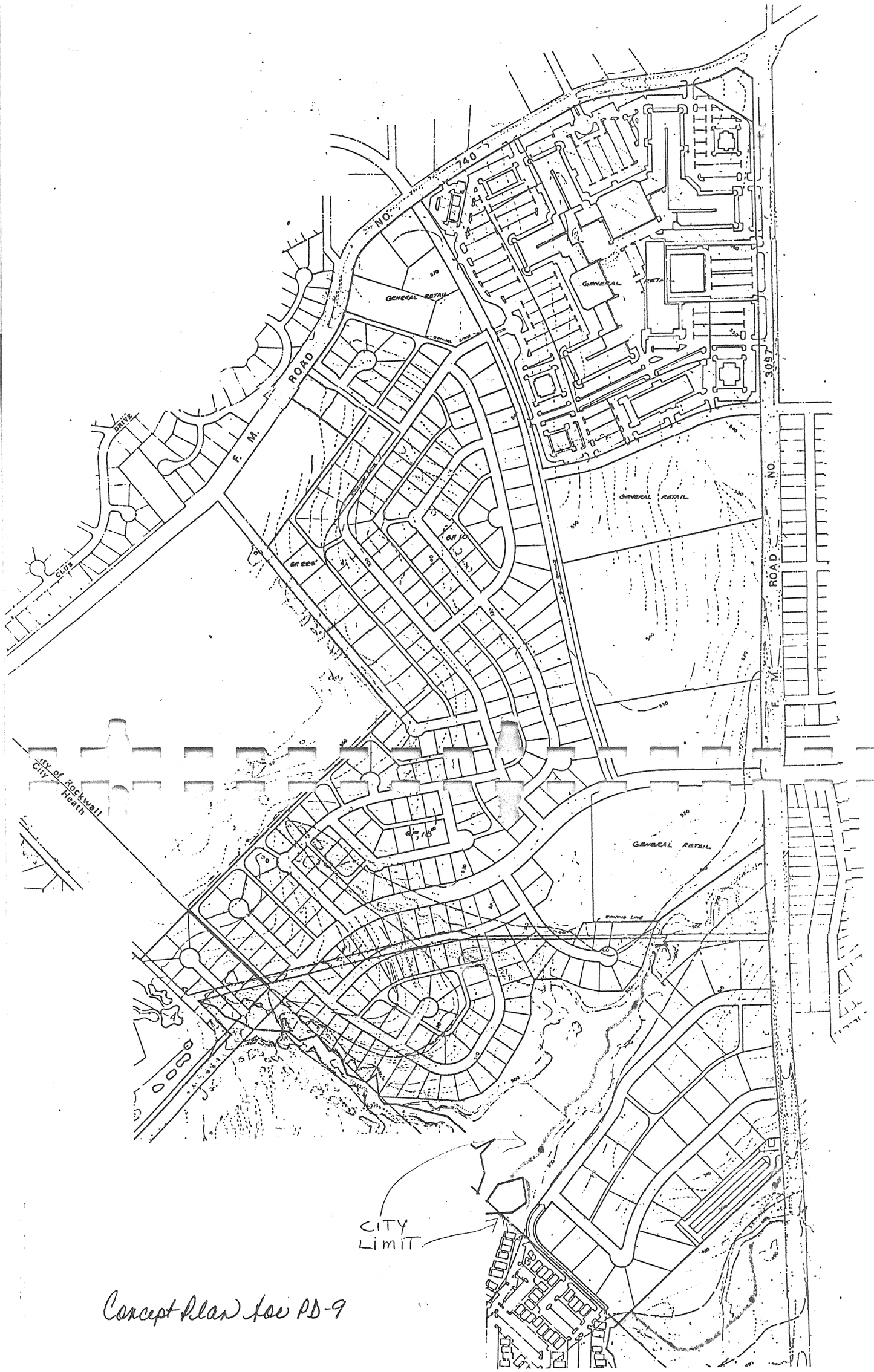
PRELIMINARY MASTER PLAN
FOR
PLANNED COMMUNITY DEVELOPMENT
ROCKWALL COUNTY

A.S.D. CORPORATION

PD-9

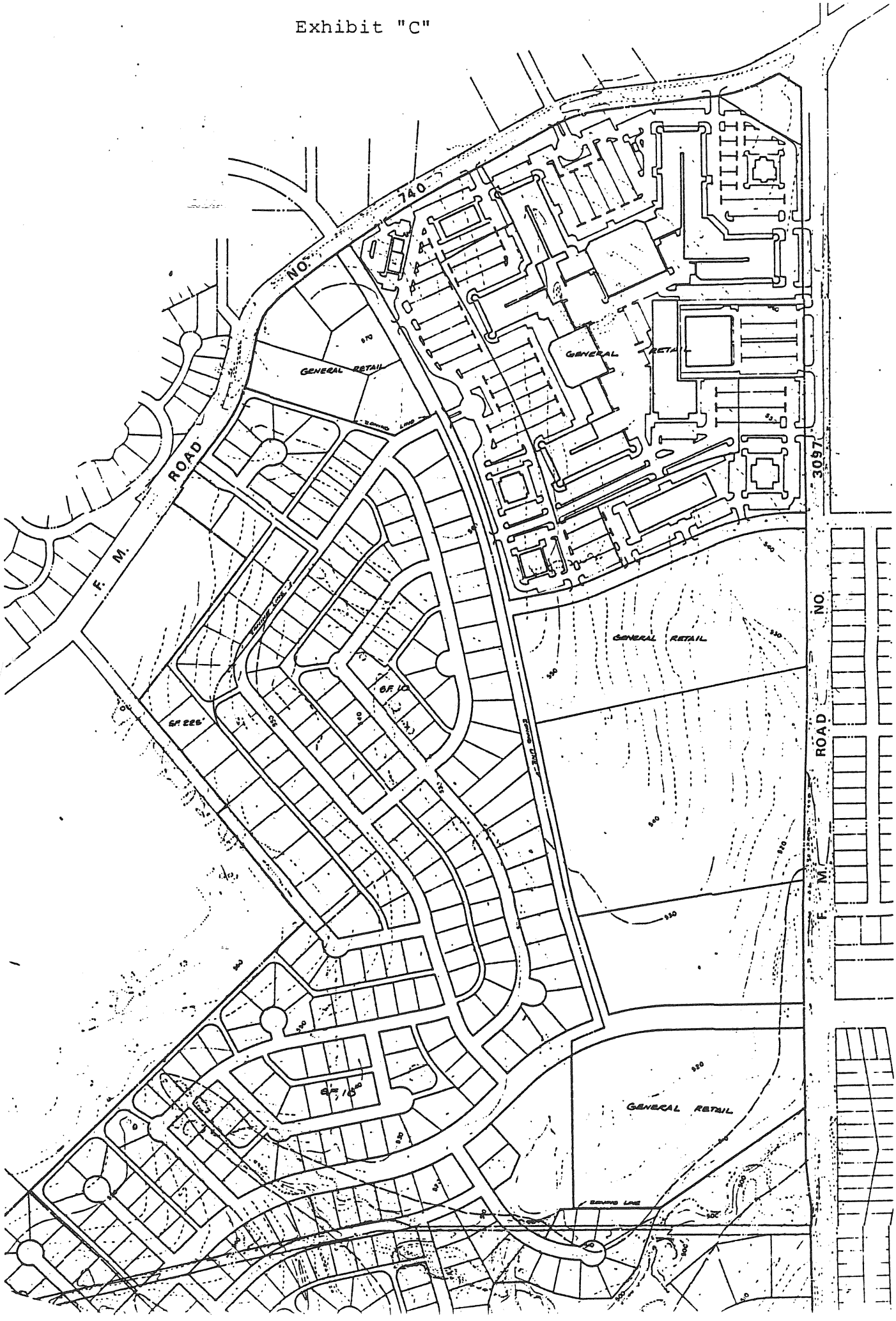
200' 0' 200' 400' 600'

PROCTOR · BOWERS & ASSOCIATES
Landscape Architects - Planning Consultants
2731 LEMMON AVENUE EAST · DALLAS, TEXAS



Concept Plan for PD-9

Exhibit "C"


740
NO.
F. M.
ROAD
3097
NO.
ROAD
F. M.
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
EXISTING LINE
EXISTING LINE
EXISTING LINE

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS

ORDINANCE NUMBER 73-49

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF SINGLE-FAMILY, MULTIPLE-FAMILY AND SHOPPING CENTER USES, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 9, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207 and being a part of a tract of land conveyed to Kirby Albright from J. L. Parker by Deed, dated August 11, 1967, and recorded in Vol. 80, Pg. 7, Rockwall County Deed Records and further being part of a tract of land conveyed to Kirby Albright, et al by Deed recorded in Vol. 81, Pg. 33, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Point of Intersection of the present Southeast City Limit Line with the South R.O.W. line of F.M. Road 3097;
THENCE: Following said South R.O.W. line South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East, 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet from the Point of Intersection of the City Limit Line (as extended March 6, 1961) with said South R.O.W. line;
THENCE: Along said South R.O.W. line South 44° 37' 38" East a distance of 339.63 feet; along the arc of a curve 218.56 feet and South 46° 47' 38" East a distance of 823.15 feet to a point for a corner;
THENCE: South 58° 33' 35" West 55.88 feet to a point for a corner;
THENCE: In a Southerly direction along the meanders of Buffalo Creek as follows:
South 13° 22' 03" East 116.17 feet;
South 18° 26' 06" East 47.43 feet;
South 14° 02' 10" West 123.69 feet;
South 20° 13' 29" East 101.24 feet;
South 10° 18' 17" East 55.90 feet;
South 36° 26' 40" East 404.01 feet;
South 42° 42' 34" West 176.91 feet;
South 33° 41' 24" West 108.16 feet;
North 77° 54' 19" West 71.58 feet;
South 61° 41' 57" West 73.82 feet;
South 84° 17' 22" West 50.24 feet;
South 62° 06' 10" West 96.17 feet; and South 60 feet more or less to the existing North City Limits of the City of Heath;
THENCE: West along said existing North City Limit Line 960 feet more or less to a point in Rainbow Lake;
THENCE: North 44° 45' East 224.00 feet;
North 09° 30' East 87.00 feet;
North 52° 15' West 130.00 feet;
South 32° 05' West 126.00 feet;
South 09° 00' East 109.00 feet;
South 76° 00' West 59.00 feet;
North 23° 45' West 125.00 feet;
North 53° 45' West 107.00 feet;
North 00° 15' West 107.00 feet;
North 72° 45' East 88.00 feet;
North 06° 45' West 218.00 feet;
North 89° 45' East 126.00 feet;
North 06° 30' East 43.00 feet;
North 47° 00' West 92.00 feet;
North 43° 00' East 180.00 feet;
North 07° 30' West 118.00 feet;
North 75° 30' West 250.00 feet;
North 19° 15' West 103.00 feet;
North 75° 00' East 211.00 feet;
North 43° 00' West 146.00 feet;
North 04° 45' East 195.00 feet;
North 70° 00' West 122.00 feet;
North 01° 30' East 220.00 feet to a point in the Westerly line of a public road;
THENCE: North 46° 19' 31" East a distance of 510.0 feet more or less to the PLACE OF BEGINNING and containing 53.6 acres of land more or less.

TRACT II

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207, and being a part of a tract of land conveyed to Ralph M. Hall by Mrs. J.A. Wilkerson, et al by Deed, dated December 24, 1964, and recorded in Vol. 71, Pg. 474, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South R.O.W. line of F.M. 3097, said point being located South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East, 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet from the Point of Intersection of the City Limit Line (as extended March 6, 1961) with said South R.O.W. line;
THENCE: South 82° 36' West along the lot line between Lots 4 and 5 of said addition a distance of 350 feet to a point for a corner in the Easterly R.O.W. line of F.M. Road 740;
THENCE: Following said Easterly R.O.W. line, North 7° 24' West a distance of 319.06 feet, along a curve to the left an arc distance of 40 feet more or less to the present City Limit Line of the City of Rockwall;
THENCE: Following said existing City Limit Line, South 80° 20' East a distance of 918 feet and North 32° 30' East a distance of 1680 feet more or less to the PLACE OF BEGINNING and containing 138.5 acres of land more or less.

PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 12th day of November, 1973.

APPROVED:

Harry F. Myers, Mayor

ATTEST:

Galen Williams, City Secretary

(1TC)

East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet to the Westerly line of a County road;
THENCE: Following said Westerly line South 46° 19' 31" West, 1525.63 feet; South 65° 38' 39" West, 76.35 feet; South 40° 53' 25" West, 100.9 feet; South 30° 48' 15" West, 125.28 feet and South 32° 49' 05" West a distance of 900 feet more or less to the present North City Limit Line of the City of Heath;
THENCE: Following said North City Limit Line, West a distance of 445 feet to a point for corner;
THENCE: North 01° 40' 02" East a distance of 1560 feet more or less to the South line of a 50' wide access road easement (known as Shadydale Lane);
THENCE: With said South line, North 84° 32' 49" West a distance of 642.85 feet to a point for a corner;
THENCE: Crossing said easement, North 06° 00' 11" East 50 feet to a point for a corner on the North line of said easement;
THENCE: With said North line, North 84° 32' 49" West a distance of 526.33 feet to a point for a corner, same being the Southwest corner of Lot 1, Block "B" of Highland Acres Addition;
THENCE: Following said addition line North 7° 24' West a distance of 678.54 feet to a point for a corner at the Southeast corner of Lot 5, Block B of said addition;

ORDINANCE NO. 86-55

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND THE PRELIMINARY PLAN FOR "PD-9" MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; REPEALING ORDINANCE NO. 73-49; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 9 on the property described in Exhibit "A".

Section 2. That Planned Development District Number 9 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended

and as amended hereby, provided that the granting of Planned Development District No. 9 to the above described tract of land is subject to the following special conditions:

A. Prior to issuance of any building permit in Planned Development District No. 9 a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

B. All development of property covered by Planned Development District No. 9 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

C. Development of Planned Development No. 9 shall be in conformance with the approved preliminary plan shown on Exhibit "B" and shall be regulated by the area requirements in Exhibit "C". Area requirements not specifically addressed in this ordinance shall be regulated by the requirements set forth in the "GR", "SF-10", and "O" classifications as applicable to the land uses approved under this ordinance.

Section 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS ($1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance

or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That ordinance No. 73-49 and all other ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

DULY PASSED AND APPROVED this 16th day of June, 1986.

APPROVED:

Mayor

ATTEST:

BY: Jennifer S Garrett

1st reading 6-9-86

2nd reading 6-16-86

EXHIBIT "A"

SINGLE FAMILY

SF-10

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 5 and 6, and being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, same being the most Northerly corner of the herein described tract;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 802.41 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 45° 31' 22" East a distance of 196.87 feet to a point for a corner; and South 52° 42' 43" East a distance of 134.10 feet to a point for a corner;
THENCE: South 6° 24' 04" West a distance of 1811.29 feet to a point for a corner in a branch and on the Southerly line of Tract 7;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: South 18° 44' West a distance of 170.0 feet; South 89° 43' West a distance of 208.3 feet; South 59° 32' West a distance of 274.4 feet; and South 45° 25' West a distance of 32.8 feet to said City Limits line;
THENCE: Westerly a distance of 71.3 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 50° 49' West a distance of 102.5 feet; South 7° 11' West a distance of 63.9 feet; and South 67° 56' West a distance of 5.4 feet to said City Limits line;
THENCE: Westerly a distance of 172.0 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 65° 38' West a distance of 27.6 feet; South 81° 29' West a distance of 37.9 feet; South 10° 13' West a distance of 6.2 feet to said City Limits line;
THENCE: Westerly a distance of 96.5 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 82° 45' West a distance of 7.5 feet; and South 28° 34' West a distance of 1.1 feet to said City Limits line;
THENCE: Westerly a distance of 912.5 feet along said City Limits line to a point for a corner on the West line of said Tract 6;
THENCE: North 0° 41' 42" East a distance of 1482.21 feet along said West line to a point for a corner;
THENCE: Traversing said Tract 5 & 6 as follows: South 85° 31' 09" East a distance of 50.00 feet to a point for a corner; North 4° 28' 51" East a distance of 220.00 feet to a point for a corner; North 85° 31' 09" West a distance of 787.79 feet to the point of curvature of a circular curve to the right having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; North 8° 22' 20" West a distance of 604.10 feet to a point for a corner; and South 81° 37' 40" West a distance of 546.19 feet to a point for a corner on the Easterly line of F.M. 740;
THENCE: Along the Easterly line of F.M. 740 as follows: North 8° 22' 20" West a distance of 119.80 feet to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet; and Along said curve an arc distance of 203.95 feet;
THENCE: Traversing said tracts as follows: North 62° 35' 43" East a distance of 588.16 feet to a point for a corner; North 18° 25' 30" East a distance of 10.00 feet to the point of curvature of a circular curve to the right having a central angle of 15° 09' 27", a radius of 2614.27 feet, and a chord that bears South 63° 59' 47" East a distance of 689.59 feet; Along said curve an arc distance of 691.60 feet to a point for a corner; South 56° 25' 03" East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 6° 10' 17" and a radius of 1035.00 feet; Along said curve an arc distance of 111.48 feet to a point for a corner; South 62° 35' 20" East a distance of 296.89 feet to a point for a corner; South 77° 45' 55" East a distance of 173.73 feet to a point for a corner; South 45° 31' 22" East a distance of 638.11 feet to a point for a corner; North 44° 24' 40" East a distance of 334.49 feet to a point for a corner; and North 10° 28' 38" East a distance of 662.77 feet to the Point of Beginning and Containing 112.786 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

SINGLE FAMILY

SF-12.5

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet;
THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to a point for a corner;
THENCE: Leaving said Easterly line and traversing said Tract 5 as follows: North 62° 35' 43" East a distance of 588.16 feet; and North 18° 25' 30" East a distance of 10.00 feet to the Point of Beginning;
THENCE: Continuing to traverse said Tract 5 as follows: North 18° 25' 30" East a distance of 180.00 feet to a point for a corner on a circular curve to the right having a central angle of 15° 09' 27", a radius of 2794.27 feet, and a chord that bears South 63° 59' 47" East a distance of 737.07 feet; Along said curve an arc distance of 739.22 feet to a point for a corner; South 56° 25' 03" East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 6° 10' 17", and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; South 62° 35' 20" East a distance of 453.91 feet to a point for a corner on a circular curve to the left having a central angle of 9° 03' 08", a radius of 855.00 feet, and a chord that bears South 22° 53' 06" West a distance of 134.94 feet; Along said curve an arc distance of 135.08 feet to a point for a corner; North 77° 45' 55" West a distance of 173.73 feet to a point for a corner; North 62° 35' 20" West a distance of 296.89 feet to the point of curvature of a circular curve to the right having a central angle of 6° 10' 17" and a radius of 1035.00 feet; Along said curve an arc distance of 111.48 feet to a point for a corner; North 56° 25' 03" West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 15° 09' 27" and a radius of 2614.27 feet; Along said curve an arc distance of 691.60 feet to the Point of Beginning and Containing 9.935 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

SINGLE FAMILY

SF-22.5

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 195.00 feet to a point for a corner;
THENCE: Leaving said Easterly line and traversing said Tracts 5 and 6 as follows: North 81° 37' 40" East a distance of 546.19 feet to a point for a corner; South 8° 22' 20" East a distance of 604.10 feet to the point of curvature of a circular curve to the left having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; South 85° 31' 09" East a distance of 787.79 feet to a point for a corner; South 4° 28' 51" West a distance of 220.00 feet to a point for a corner; and North 85° 31' 09" West a distance of 50.00 feet to a point for a corner at the North corner of Tract 6 as described in the above mentioned deed;
THENCE: Along the Southerly lines and Westerly lines of said Tract 5 as follows: North 85° 31' 09" West a distance of 515.68 feet to a point for a corner; North 5° 01' 51" East a distance of 50.00 feet to a point for a corner; North 85° 31' 09" West a distance of 523.38 feet to a point for a corner; and North 8° 22' 20" West a distance of 678.54 feet to a point for a corner; and South 81° 37' 40" West a distance of 351.19 feet to the Point of Beginning and Containing 9.862 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

GENERAL RETAIL

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, said being the most Northerly corner of the herein described tract;
THENCE: Along the Southwesterly right-of-way of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 802.41 feet to a point for a corner;
THENCE: Leaving said line of F.M. 3097 and traversing said tract as follows: South 10° 28' 38" West a distance of 662.77 feet to a point for a corner; South 44° 24' 40" West a distance of 334.49 feet to a point for a corner; South 45° 31' 22" West a distance of 638.11 feet to the point of curvature of a circular curve to the right having a central angle of 9° 03' 08", a radius of 855.00 feet and a chord that bears North 22° 53' 06" East a distance of 134.94 feet; Along said curve an arc distance of 135.08 feet to a point for a corner; North 62° 35' 20" West a distance of 453.91 feet to the point of curvature of a circular curve to the right having a central angle of 6° 10' 17" and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; North 56° 25' 03" West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 15° 09' 27" and a radius of 2794.27 feet; Along said curve an arc distance of 739.22 feet to a point for a corner; South 18° 25' 30" West a distance of 190.00 feet to a point for a corner; and South 62° 35' 43" West a distance of 588.16 feet to a point for a corner on the Easterly line of F.M. 740, said point being on a circular curve to the left having a central angle of 5° 09' 03", a radius of 613.99 feet, and a chord that bears North 29° 58' 48" West a distance of 55.18 feet;
THENCE: Along the Easterly line of F.M. 740 as follows: Along said curve an arc distance of 55.20 feet to a point for a corner; North 32° 33' 20" West a distance of 165.29 feet to the point of curvature of a circular curve to the right having a central angle of 38° 47' 00" and a radius of 247.93 feet; Along said curve an arc distance of 167.82 feet to a point for a corner; North 6° 13' 40" East a distance of 199.88 feet to the point of curvature of a circular curve to the right having a central angle of 9° 33' 00" and a radius of 3780.17 feet; Along said curve an arc distance of 630.07 feet to a point for a corner; North 15° 46' 40" East a distance of 394.23 feet to the point of curvature of a circular curve to the right having a central angle of 21° 50' 00" and a radius of 533.69 feet; Along said curve an arc distance of 203.37 feet to a point for a corner; North 37° 36' 40" East a distance of 408.71 feet to the point of curvature of a circular curve to the left having a central angle of 19° 16' 00" and a radius of 613.69 feet; Along said curve an arc distance of 206.36 feet to a point for a corner; North 18° 20' 40" East a distance of 69.72 feet to a point for a corner; and North 74° 40' 57" East a distance of 103.42 feet to the Point of Beginning and Containing 115.228 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

OFFICE/WAREHOUSE

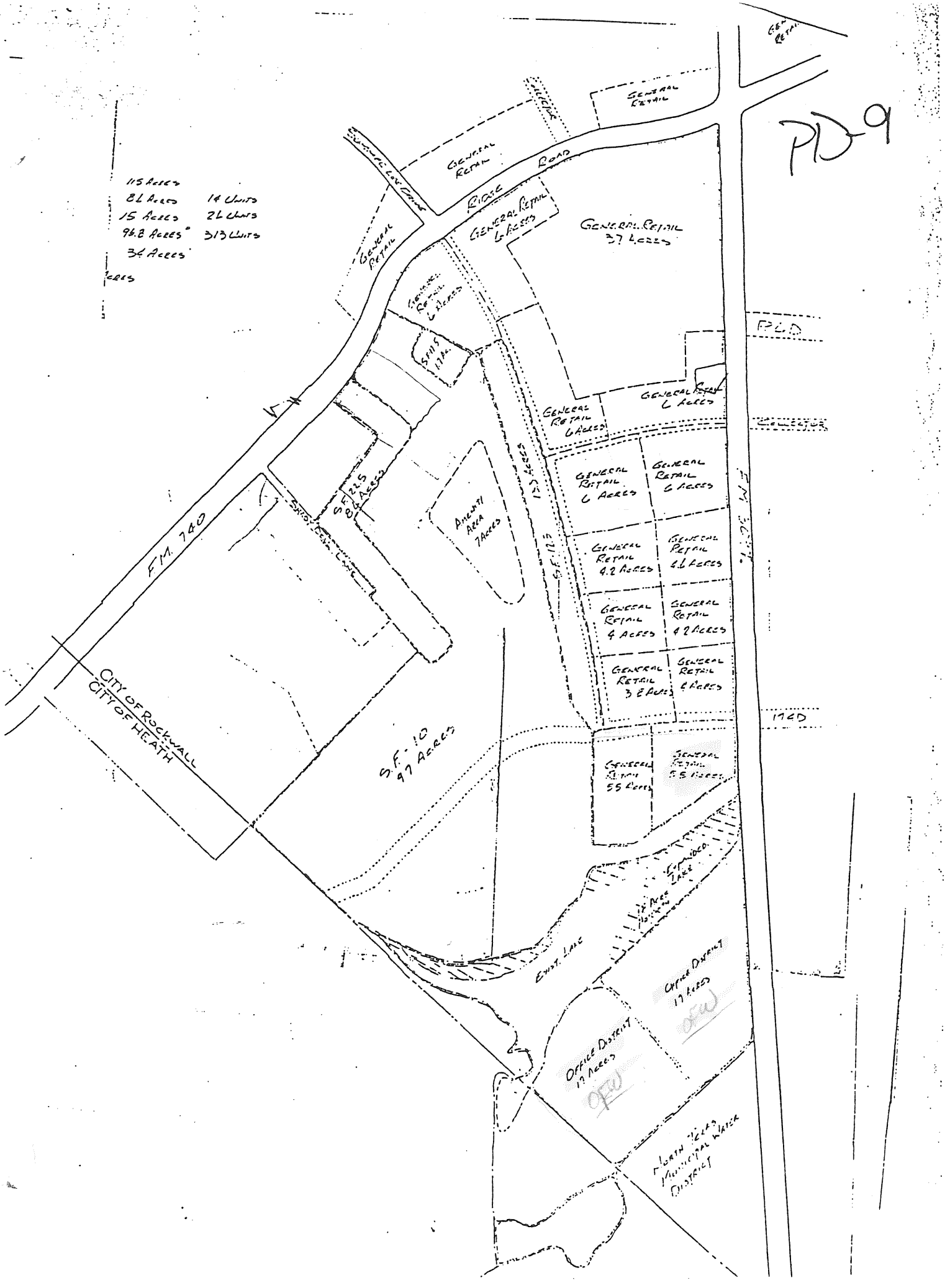
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 38' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 48' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 18' 48" West a distance of 1158.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1811.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

Harold L. Evans, Consulting Engineer

February 24, 1986


PD-9
11.5 Acres
8L Acres 14 Units
15 Acres 2L Units
96.8 Acres* 313 Units
36 Acres
Acres
General Retail
Ridge Road
General Retail 15 Acres
General Retail 37 Acres
General Retail 6 Acres
S.F. 11.5 Ac.
PLD
Collector
General Retail 6 Acres
General Retail 6 Acres
General Retail 4.2 Acres
General Retail 6.6 Acres
General Retail 4 Acres
General Retail 4.2 Acres
General Retail 3.8 Acres
General Retail 6 Acres
S.F. 72.5 8.4 Acres
Amenity Area 7 Acres
S.F. 10 9.7 Acres
General Retail 5.5 Acres
General Retail 5.5 Acres
Collector
FM. 740
City of Rockwall
City of Heath
Exist. Lake
Office District 17 Acres
Office District 19 Acres
North Texas Municipal Water District

EXHITIB "C"

Permitted Uses:

1. All those as defined in the Rockwall Comprehensive Zoning Ordinance under Office District, Ordinance #83-23, adopted May 16, 1983.

2. In addition to those defined, include the following:

   a) Light Assembly with or without front showroom and with or without warehouse storage within the same building. Maximum area restricted to 10,000 square feet.

   b) Furniture Store with front showroom and warehouse storage within the same building or similar business.

   c) Hardware Store with showroom and warehouse storage within the same building or similar business.

   d) Pastery Shop with cooking facilities within the same building or similar business.

   e) Warehouse and Office Combination for terminal establishment and distribution point. Maximum area up to 25,000 square feet - area increases considered under conditional use permit or similar business.

   f) Wholesale Trade or Accessory Outlets with or without showroom and with or without warehouse storage within the same building or similar business.

   g) Small Business Office with or without showroom, with or without warehouse storage within the same building.

3. Other uses similar related to any within item 1 or 2 and those which may be included in special use permit.

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F.-10) Single Family Residential District
Minimum 10,000 Square Feet.

1. Minimum lot area - 10,000 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
   a) Internal lot - 6 feet
   b) Side yard abutting street - 15 feet
   c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard - 18 feet
11. Maximum building coverage as a percent of lot area - 35 percent
12. Maximum height of structures - 36 feet
13. Minimum number of off-street parking spaces (excluding garage) - 2 each

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F. - 12.5) Single Family Residential District
Minimum 12,500 Square Feet.

1. Minimum lot area - 12,500 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
   a) Internal lot - 6 feet
   b) Side yard abutting street - 15 feet
   c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard - 18 feet
11. Maximum building coverage as a percent of lot area - 35 percent
12. Maximum height of structures - 36 feet
13. Minimum number of off-street parking spaces (excluding garage) - 2 each

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F.-22.5) Single Family Residential District
Minimum 22,500 Square Feet.

1. Minimum lot area - 22,500 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,800 square feet
4. Minimum lot frontage on a public street - 80 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 25 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
   a) Internal lot - 8 feet
   b) Side yard abutting street - 15 feet
   c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from public right-of-way for rear and side yard - 20 feet
11. Maximum building coverage as a percentage of area - 35 percent
12. Maximum height of structures - 36 feet
13. Maximum number of paved off-street parking spaces (excluding garage) - 2 each

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: General Retail District

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 60 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 20 feet
5. Minimum width of side setback -
   a) Without fire wall - 15 feet
   b) With fire wall - 0 feet
   c) Abutting residential - 20 feet
   d) Abutting an arterial - 20 feet
   e) Abutting other streets - 15 feet
6. Minimum depth of rear setback -
   a) Abutting non-residential with fire wall - 0 feet
   b) Abutting residential without fire wall - 20 feet
7. Minimum distance between detached buildings on same parcel of land or lot -
   a) Without fire wall - 15 feet
   b) With fire wall - 0 feet
8. Minimum requirement for construction materials -
   a) Structures - non-combustible - 100 percent
   b) Exterior building facing masonry - 90 percent
9. Maximum building coverage percent of lot - 40 percent
10. Maximum amount of impervious coverage - 90 percent
11. Minimum amount of landscape by lot area - 10 percent
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 120 feet
14. Maximum number of entrances -
   a) Arterial - 1 per 200 feet
   b) Collector - 1 per 100 feet
   c) Local - 1 per 50 feet

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: Office Warehouse (OFW) - (39.555 Acres)

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 50 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 25 feet
5. Minimum width of side setback -
   a) Without fire retardant wall - 6 feet
   b) With fire retardant wall - 0 feet
   c) Abutting residential zoned property - 20 feet
   d) Abutting arterial from right-of-way - 25 feet
   e) Abutting other streets - 20 feet
6. Minimum depth of rear setback -
   a) Abutting non-residential property with fire wall - 0 feet
   b) Without fire retardant wall - 20 feet
7. Minimum distance between detached buildings on the same parcel of land or lot -
   a) Without fire wall - 15 feet
   b) With fire wall - 0 feet
8. Minimum requirement for construction materials -
   a) Structures - non-combustible - 100 feet %
   b) Exterior buildings facing masonry - 90 percent
10. Maximum amount of impervious coverage - 80 percent
11. Minimum amount of landscaping - 20 percent
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet
14. Maximum number of entrances -
   a) On arterial (street frontage) - 1 per 200 feet
   b) On collector (street frontage) - 1 per 100 feet
   c) On local street frontage - 1 per 50 feet

ORDINANCE NO 87-30

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND ORDINANCE 86-55, SO AS TO AMEND THE LAND USES AND AREA REQUIREMENTS APPROVED IN THE PRELIMINARY PLAN FOR "PD-9" PLANNED DEVELOPMENT DISTRICT NO. 9; ATTACHING THE APPROVED REVISIONS AS EXHIBIT "B"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and Ordinance 86-55 as heretofore amended, be, and the same is hereby amended by amending the approved land uses and approved development criteria for the Office/Warehouse tract as described in Exhibit "A". That said amended land uses and development criteria are attached hereto as Exhibit "B" and made a part hereof for all purposes.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That Planned Development District No. 9 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the amendment of the approved preliminary plan for Planned Development District No. 9 shall affect only the property shown thereon and said property shall be limited to the uses, density, area, setback and

other requirements set forth thereon, subject to the following special conditions:

a. That the amended and approved land uses and development criteria attached hereto as Exhibit "B", and made a part hereof shall control the development of Planned Development District No. 9 and any and all such development shall be in strict accordance with such development criteria.

b. No substantial change in development of "PD-9" shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District No. 9 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

c. All other area requirements for each use not specifically covered in the Development Criteria attached as Exhibit "B" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of One Thousand Dollars ($1,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 1st day of June, 1987.

ATTEST: APPROVED

Mayor

1st reading 5/18/87
2nd reading 6/1/87

EXHIBIT "B" ORDINANCE NO._____

PERMITTED USES:

1. All those as defined in the Rockwall Comprehensive Zoning Ordinance under Office District, Ordinance #83-23, adopted May 16,1983.

2. In addition to those defined, include the following:

   a) Light Assembly with without front showroom and with or without warehouse storage within the same building. Maximum area restricted to 30,000 square feet.

   b) Furniture Store with front showroom and warehouse storage within the same building or similar business.

   c) Hardware Store with showroom and warehouse storage within the same building or similar business.

   d) Pastery Shop with cooking facilities within the same building or similar business.

   e) Warehouse and Office Combination for terminal establishment and distribution point. Maximum area up to 25,000 square feet - area increases considered under conditional use permit or similar business.

   f) Wholesale Trade or Accessory Outlets with or without showroom and with or without warehouse storage within the same building or similar business.

   g) Small Business Office with or without showroom, with or without warehouse storage within the same building.

   h) Manufacturer and assembly of electrical wiring harnesses for irrigation systems with or without accessory warehouse storage.

3. Other uses similarly related to any within item 1 or 2 and those which may be included in special use permit.

TODAY NO OFFICE = GR

EXHIBIT "A" Ordinance No._____

OFFICE/WAREHOUSE

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 38' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 48' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 18' 48" West a distance of 1158.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1811.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

ATTACHMENT "A" Ordinance No._____

TRACT A
(Shall include the following described property less the acreage described in tract B)

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 00" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 30' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 40' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 10' 48" West a distance of 1150.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1011.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

TRACT B

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that certain tract of land described as Tract 3 in deed recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the Southeast line of a County Road with the Southwest line of F.M. 3097, a variable width right-of-way, and at the North corner of said Tract 3;
THENCE: South 45° 38' 43" East a distance of 111.49 feet with the Southwest line of F.M. 3097 to an iron rod set at the Point of Beginning;
THENCE: South 45° 38' 43" East a distance of 188.14 feet continuing with said Southwest line to an iron rod set at the point of curvature of a circular curve to the left having a central angle of 0° 36' 48", a radius of 5779.58 feet, and a chord that bears South 45° 57' 07" East a distance of 61.86 feet;
THENCE: Along said curve and continuing with said Southwest line an arc distance of 61.86 feet to an iron rod set for a corner on an intersecting circular curve to the left having a central angle of 52° 49' 33", a radius of 250.00 feet, and a chord that bears South 18° 01' 04" West a distance of 222.82 feet;
THENCE: Along said curve an arc distance of 230.50 feet to an iron rod set for a corner;
THENCE: South 8° 23' 43" East a distance of 525.93 feet to an iron rod set for a corner;
THENCE: South 81° 36' 17" West a distance of 250.00 feet to an iron rod set for a corner;
THENCE: North 8° 23' 43" West a distance of 525.93 feet to an iron rod set for a corner at the point of curvature of a circular curve to the right having a central angle of 52° 45' 00", a radius of 500.00 feet, and a chord that bears North 17° 58' 47" East a distance of 444.24 feet;
THENCE: Along said curve an arc distance of 460.33 feet to the Point of Beginning and Containing 217,800 Square Feet or 5.0000 Acres of Land.

EXHIBIT "B" ORDINANCE NO._____

PD-9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

PRODUCT: OFFICE WAREHOUSE (OFW) - 39.555 Acres

1. Minimum site size - 6,000 square feet

2. Minimum site frontage - 50 feet

3. Minimum site depth - 100 feet

4. Minimum depth of front setback - 25 feet

5. Minimum width of side setback -

   a) without fire retardant wall - 6 feet
   b) with fire retardant wall - 0 feet
   c) abutting residential zoned property - 20 feet
   d) abutting arterial from right-of-way - 25 feet
   e) abutting other streets - 20 feet

6. Minimum depth of rear setback -

   a) abutting non residential property with fire wall - 0 feet
   b) without fire retardant wall - 20 feet

7. Minimum distance between detached buildings on the same parcel of land or lot -

   a) without fire wall - 15 feet
   b) with fire wall - 0 feet

8. Minimum requirement for construction materials -
   a) structures - non-combustible - 100%
   b) exterior buildings facing masonry - 90%

9. Maximum amount of impervious coverage - 95%

10. Minimum amount of landscaping - TRACT A- (Described in attachment A-20%
    TRACT B- (Described in Attachment A-12.9%
    In Addition to the minimum % required in tract B, all adjacent street parkway shall be permanently landscaped.

11. Maximum floor area ratio - 2:1

12. Maximum height of structures - 60 feet

13. Maximum number of entrances -

    a) on arterial (street frontage) - 1 per 200 feet
    b) on collector (street frontage) - 1 per 100 feet
    c) on local street frontage - 1 per 50 feet

ORDINANCE NO. 88-13

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE 86-55 TO INCLUDE GARDEN CENTERS AS APPROVED USES UNDER "PD-9" PLANNED DEVELOPMENT DISTRICT NO. 9; 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; AND PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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 notice by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, and the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows, NOW, THEREFORE

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending Exhibit "C" of Ordinance 86-55 as follows: (wording in " " indicates additions):

Exhibit "C"

Product: General Retail District "<u>including garden centers as approved uses</u>".

Section 2. That the above described tract of land shall be used only in the manner and for the purpose authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, by including garden center uses as approved uses under "PD-9" Planned Development District No. 9.

Section 3. Any person, firm, or corporation violating the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, and upon conviction shall be punished by fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication

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

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

DULY PASSED AND APPROVED this 2nd day of May, 1988.

APPROVED:

Jack R Miller
Mayor

ATTEST:

By

1st Reading 4/18/88
2nd Reading 5/2/88

ORDINANCE NO. 88-20

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS , AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AS HERETOFORE AMENDED AND ORDINANCE 86-55 TO AMEND THE PRELIMINARY PLAN FOR "PD-9" PLANNED DEVELOPMENT DISTRICT NO.9; 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 A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a change in the preliminary plan for "PD-9" has been requested by Whittle Development to change the land use from "SF-12.5" TO "SF-10" on the property described in Exhibit "A" and relocate the amenities from the property described in Exhibit "B" to the property described in Exhibit "D"attached hereto; and

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended,, be and the same is hereby amended by amending Exhibit "B" of Ordinance 86-55 as follows:

a. Changing the zoning designation from "SF-12.5" to "SF-10" on the 1.7 acre tract of land as shown on Exhibit "B" and further described in Exhibit "A"

b. Removing the 7 acre amenities area as shown on Exhibit "B", and

c. Locating a 3.5 acre public park as shown on the revised concept plan attached hereto as Exhibit "C" and as further described on Exhibit "D"

Section 2. That the above described tracts of land shall be used on in the manner and for the purpose authorized by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, by relocating the amenities area and changing the zoning designation from "SF-12.5" to "SF-10" on the tract of land described in Exhibit "A".

Section 3. Any person, firm, or corporation violating the provisions of this ordinance shall be subject to the same penalty as provided for in the

Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, and upon conviction shall be punished by fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,,000) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed,, and all other ordinances of the City of Rockwall no in conflict with the provisions of this ordinance shall remain in full force and effect.

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

DULY PASSED AND APPROVED THIS 6th DAY OF June, 1988

APPROVED;

Jack R Miller
Mayor

ATTEST;

By Julie Coleman

1st reading 5/16/88
2nd reading 6/6/88

STATE OF TEXAS
COUNTY OF ROCKWALL

EXHIBIT "A"

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the beginning of a circular curve to the left;
THENCE: Along said curve having a central angle of 19° 01' 57", a radius of 613.99 feet, a tangent length of 102.93 feet, for an arc length of 203.95 feet;
THENCE: North 62° 35' 43" East a distance of 300.00 feet to the Point of Beginning;
THENCE: North 62° 35' 43" East a distance of 299.60 feet to a point for a corner;
THENCE: South 27° 24' 17" East a distance of 247.17 feet to a point for a corner;
THENCE: South 62° 35' 43" West a distance of 299.60 feet to a point for a corner;
THENCE: North 27° 24' 17" West a distance of 247.17 feet to the Point of Beginning and Containing 1.700 Acres of Land.

area designated as SF-12.5 to be amended to SF-10

Harold L. Evans & Associates
March 29, 1988

EXHIBIT "B"

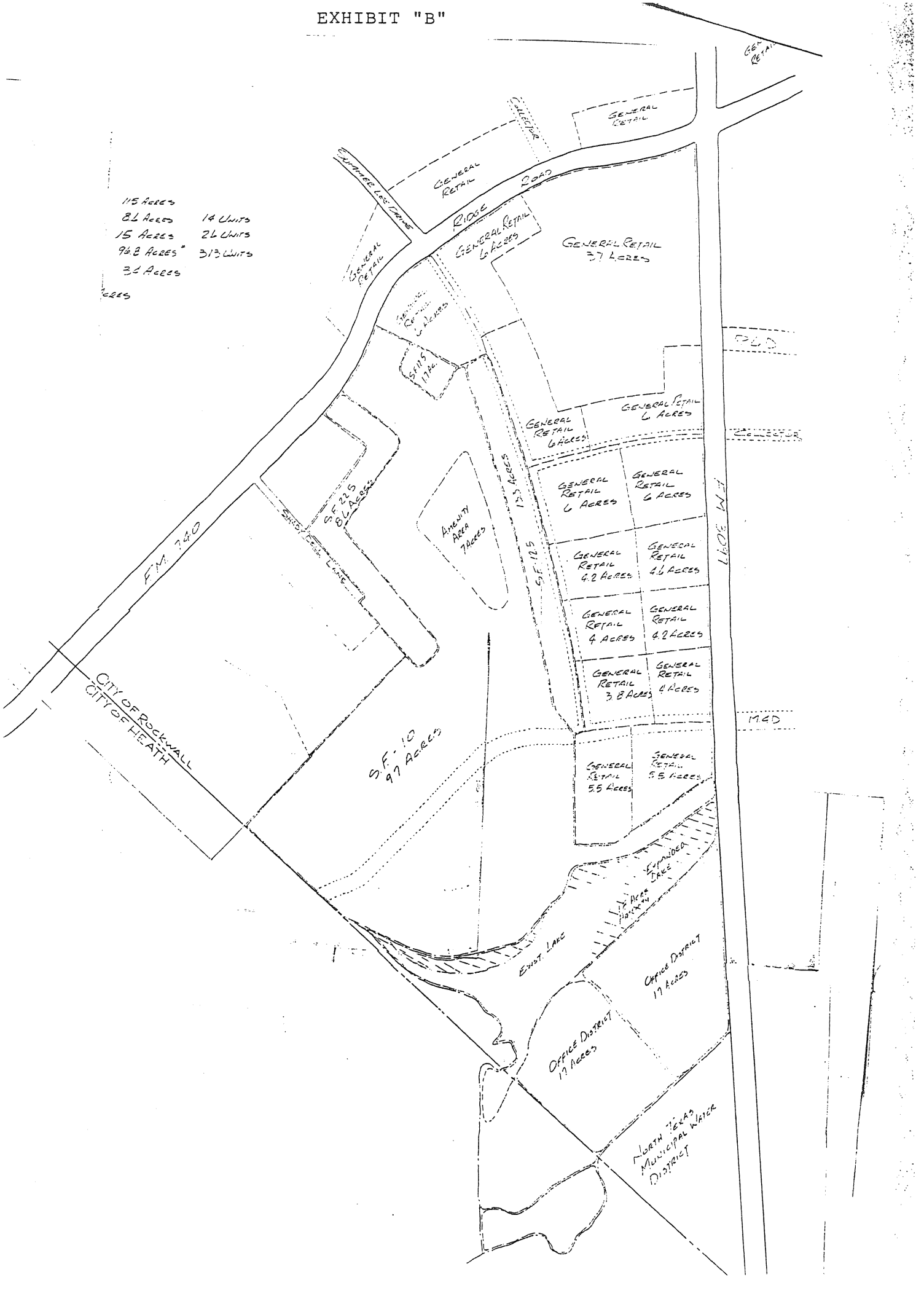
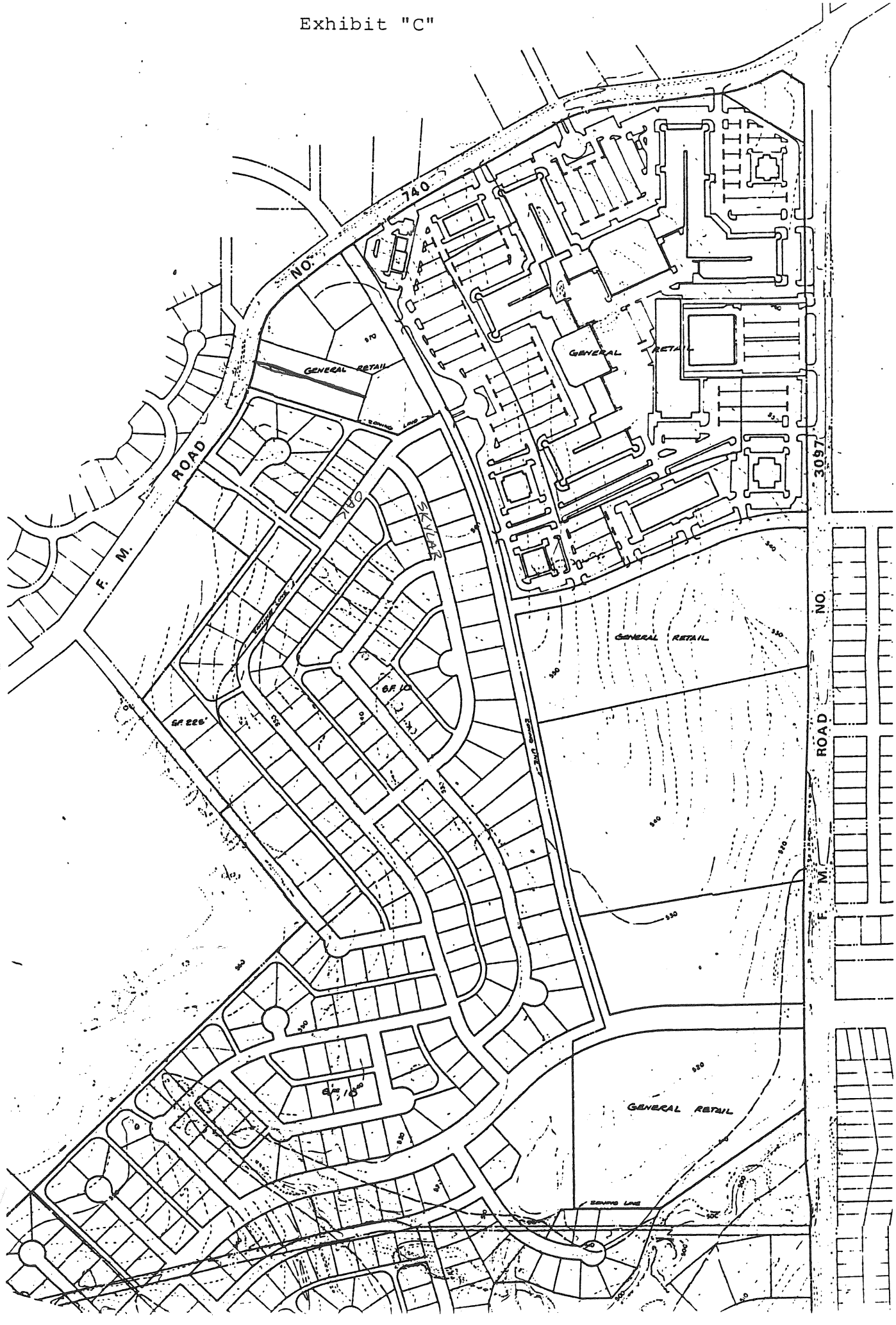

11.5 Acres
8.4 Acres 14 Units
15 Acres 26 Units
96.8 Acres* 313 Units
3.4 Acres
Acres
Summer Lee Drive
Collector
General Retail
Ridge Road
General Retail 6 Acres
General Retail 37 Acres
General Retail 6 Acres
SF 17.5
SF 22.5 8.4 Acres
FM 740
Shady Rest Lane
Amenity Area 7 Acres
SF 12.5
General Retail 6 Acres
General Retail 6 Acres
General Retail 6 Acres
General Retail 6 Acres
General Retail 4.2 Acres
General Retail 4.6 Acres
General Retail 4 Acres
General Retail 4.2 Acres
General Retail 3.8 Acres
General Retail 4 Acres
General Retail 5.5 Acres
General Retail 5.5 Acres
MED
Lake Ray Hubbard
City of Rockwall
City of Heath
S.F. 10 97 Acres
Expanded Lake
17 Acre Addition
Exist. Lake
Office District 17 Acres
Office District 17 Acres
North Texas Municipal Water District

Exhibit "C"


740
NO.
F. M.
ROAD
3097
NO.
ROAD
F. M.
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
OAK
SKYLAR
ZONING LINE
ZONING LINE
ZONING LINE
SF. 226
SF. 10
SF. 18

PARK

STATE OF TEXAS
COUNTY OF ROCKWALL

EXHIBIT "D"

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, same being the most Northerly corner of the herein described tract;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows:
South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument;
South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument;
South 45° 31' 22" East a distance of 802.41 feet to a point for a corner;
THENCE: Leaving said Southwesterly line as follows:
South 10° 28' 38" West a distance of 662.77 feet to a point for a corner; and
South 44° 24' 40" West a distance of 334.49 feet to the Point of Beginning;
THENCE: South 44° 24' 40" West a distance of 47.00 feet to a point for a corner;
THENCE: South 20° 02' 12" East a distance of 126.71 feet to the point of curvature of a circular curve to the right having a central angle of 32° 17' 34", a radius of 375.00 feet, and a chord that bears South 84° 30' 18" West a distance of 208.57 feet;
THENCE: Along said curve an arc distance of 211.36 feet to a point for a corner;
THENCE: North 79° 20' 55" West a distance of 264.95 feet to the point of curvature of a circular curve to the left having a central angle of 6° 24' 51", a radius of 955.00 feet, and a chord that bears North 4° 37' 05" East a distance of 106.85 feet;
THENCE: Along said curve an arc distance of 106.91 feet to a point for a corner;
THENCE: North 1° 24' 40" East a distance of 214.65 feet to the point of curvature of a circular curve to the right having a central angle of 15° 00' 00", a radius of 800.00 feet, and a chord that bears North 8° 54' 40" East a distance of 208.84 feet;
THENCE: Along said curve an arc distance of 209.44 feet to a point for a corner;
THENCE: South 45° 31' 22" East a distance of 576.34 feet to the Point of Beginning and Containing 164,371 Square Feet or 3.7734 Acres of Land.

area to be designated as park

Harold L. Evans & Associates
March 29, 1988

ORDINANCE NO. 95-17

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 86-55 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO CHANGE THE AREA REQUIREMENTS IN PLANNED DEVELOPMENT 9, SHOWN AS PART OF EXHIBIT "C", ; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Exhibit "C" of Ordinance 86-55 of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance and Exhibit "C" of Ordinance No. 86-55 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve an amendment to the area requirements of PD-9 Exhibit "C" as follows:

8. Minimum requirements for construction materials

   a. All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceeding 5,000 square feet, shall consist of 100% non-combustible materials.

   b. All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors and ceilings.

c. Exterior walls - Each exterior wall shall consist of 90% masonry materials as defined in the comprehensive zoning ordinance.

Section 2. That Planned Development District No. 9, shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of these changes to Planned Development District No. 9 and are subject to the following special conditions:

A. All development of property covered by Planned Development District No. 9, shall be in accordance with the provisions of this ordinance and the finally approved site plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

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

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

DULY PASSED AND APPROVED this 5th day of June, 1995.

APPROVED:

Mayor

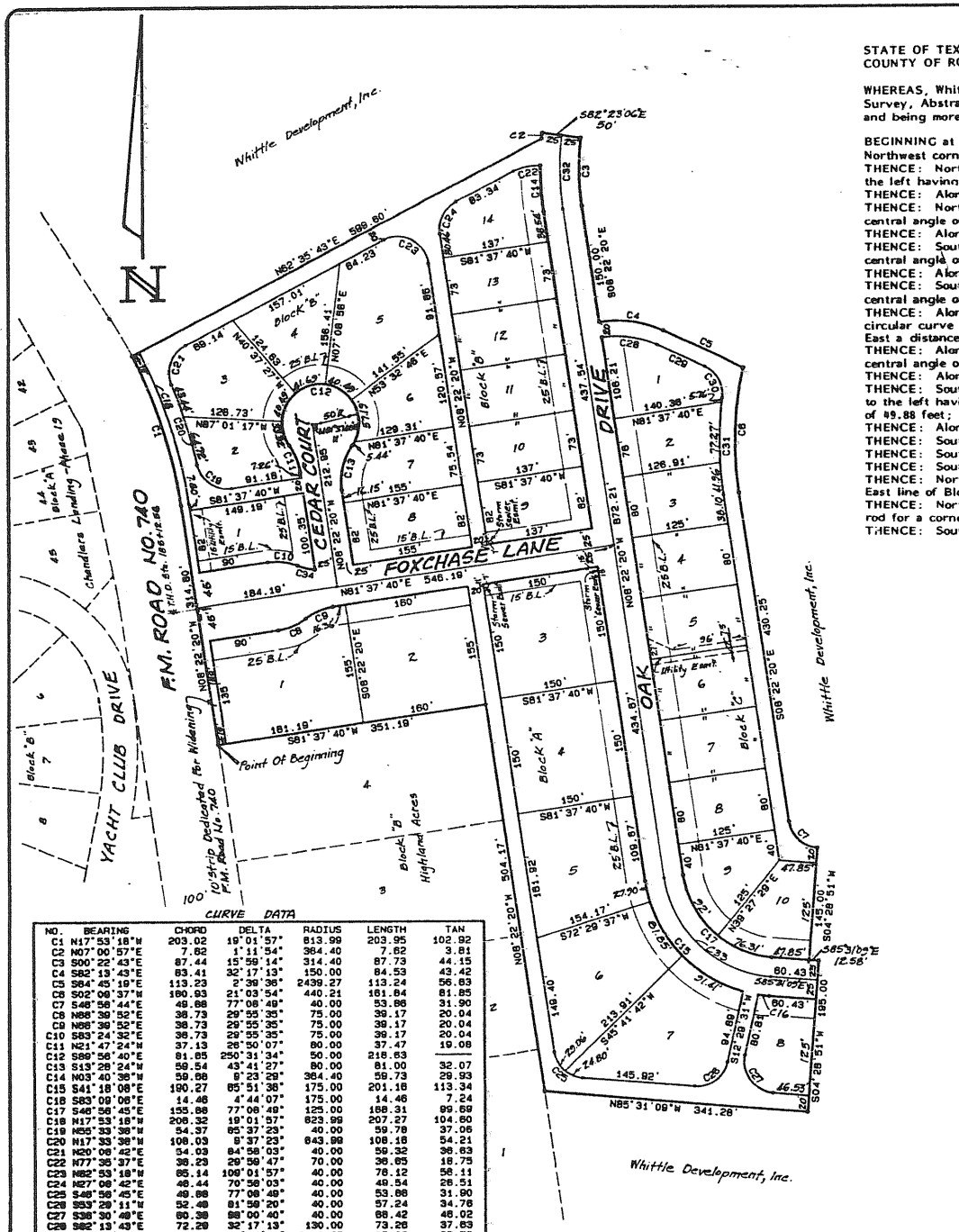
George R. Hatfield

ATTEST:

By: _____
Stacey Robbins, City Secretary

1st reading 5/15/95

2nd reading 6/5/95



CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N17°53'18"W	203.02	19°01'57"	613.99	203.95	102.92
C2	N07°00'57"E	7.82	1°11'54"	364.40	7.82	3.81
C3	S00°22'43"E	87.44	15°59'14"	314.40	87.73	44.15
C4	S82°13'43"E	83.41	32°17'13"	150.00	84.53	43.42
C5	S84°45'19"E	113.23	2°39'36"	2439.27	113.24	56.63
C6	S02°00'37"W	180.93	21°03'54"	440.21	181.84	81.85
C7	S46°56'44"E	49.68	77°08'49"	40.00	53.86	31.90
C8	N88°39'52"E	38.73	29°55'35"	75.00	39.17	20.04
C9	N88°36'52"E	38.73	29°55'35"	75.00	39.17	20.04
C10	S88°24'32"E	38.73	29°55'35"	75.00	39.17	20.04
C11	N21°47'24"W	37.13	26°50'07"	80.00	37.47	19.08
C12	S89°56'40"E	81.65	250°31'34"	50.00	218.63	
C13	S13°28'24"W	59.54	43°41'27"	80.00	81.00	32.07
C14	N03°40'36"W	59.68	8°23'29"	364.40	59.73	29.93
C15	S41°18'08"E	190.27	65°51'38"	175.00	201.18	113.34
C16	S83°06'06"E	14.48	4°44'07"	175.00	14.48	7.24
C17	S48°38'45"E	155.98	77°08'49"	125.00	168.31	99.69
C18	N17°53'18"W	206.32	19°01'57"	623.99	207.27	104.60
C19	N55°33'38"W	54.37	85°37'23"	40.00	59.78	37.06
C20	N17°33'38"W	108.03	9°37'23"	643.99	108.18	54.21
C21	N20°08'42"E	54.03	84°58'03"	40.00	59.32	36.63
C22	N77°35'37"E	38.23	29°59'47"	70.00	36.65	18.78
C23	N82°33'18"W	85.14	109°01'57"	40.00	76.12	56.11
C24	N27°08'42"E	48.44	70°58'03"	40.00	49.54	28.51
C25	S48°38'45"E	49.68	77°08'49"	40.00	53.86	31.90
C26	S33°29'11"W	52.48	81°59'20"	40.00	57.24	34.76
C27	S38°30'40"E	60.38	88°00'40"	40.00	68.62	46.02
C28	S82°13'43"E	72.28	32°17'13"	130.00	73.28	37.83
C29	S85°17'29"E	87.08	1°35'18"	2419.27	87.08	33.59
C30	S29°38'14"E	46.85	71°41'09"	40.00	50.05	28.89
C31	S00°35'30"E	124.81	15°33'41"	460.21	124.88	62.88
C32	N00°22'43"W	84.38	15°59'14"	338.40	84.70	47.68
C33	S48°38'	187.08	77°08'49"	150.00	201.87	118.83
C34	S77°23	23.32	17°53'12"	75.00	23.41	11.80

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Whittle Development, Inc., is the owner of a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5 and at the Northwest corner of Lot 4, Block B of Highland Acres as recorded in Slide A, Page 91, Plat Records, Rockwall County, Texas;
THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet;
THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to an iron rod for a corner;
THENCE: North 62° 35' 43" East a distance of 599.60 feet to an iron rod for a corner on a circular curve to the right having a central angle of 1° 11' 54", a radius of 364.40 feet and a chord that bears North 7° 00' 57" East a distance of 7.62 feet;
THENCE: Along said curve an arc distance of 7.62 feet to an iron rod for a corner;
THENCE: South 82° 23' 06" East a distance of 50.00 feet to an iron rod for a corner on a circular curve to the left having a central angle of 15° 59' 14", a radius of 314.40 feet, and a chord that bears South 0° 22' 43" East a distance of 87.44 feet;
THENCE: Along said curve an arc distance of 87.73 feet to an iron rod for a corner;
THENCE: South 8° 22' 20" East a distance of 150.00 feet to an iron rod for a corner on a circular curve to the right having a central angle of 32° 17' 13", a radius of 150.00 feet, and a chord that bears South 82° 13' 43" East a distance of 83.41 feet;
THENCE: Along said curve an arc distance of 84.53 feet to an iron rod for a corner at the point of compound curvature of a circular curve to the right having a central angle of 2° 39' 36", a radius of 2439.27 feet, and a chord that bears South 64° 45' 19" East a distance of 113.23 feet;
THENCE: Along said curve an arc distance of 113.24 feet to an iron rod for a corner on a circular curve to the left having a central angle of 21° 03' 54", a radius of 440.21 feet, and a chord that bears South 2° 09' 37" West a distance of 160.93 feet;
THENCE: Along said curve an arc distance of 161.84 feet to an iron rod for a corner;
THENCE: South 8° 22' 20" East a distance of 430.25 feet to an iron rod for a corner at the point of curvature of a circular curve to the left having a central angle of 77° 08' 49", a radius of 40.00 feet, and a chord that bears South 46° 56' 44" East a distance of 49.88 feet;
THENCE: Along said curve an arc distance of 53.86 feet to an iron rod for a corner;
THENCE: South 4° 28' 51" West a distance of 145.00 feet to an iron rod for a corner;
THENCE: South 85° 31' 09" East a distance of 12.58 feet to an iron rod for a corner;
THENCE: South 4° 28' 51" West a distance of 195.00 feet to an iron rod for a corner;
THENCE: North 85° 31' 09" West a distance of 341.28 feet to an iron rod for a corner on the West line of said Tract 5 and on the East line of Block B of the previously mentioned Highland Acres;
THENCE: North 8° 22' 20" West a distance of 504.17 feet with the West line of Tract 5 and the East line of Block B to an iron rod for a corner at the Northeast corner of Lot 4 of said Block B;
THENCE: South 81° 37' 40" West a distance of 351.19 feet to the Point of Beginning and Containing 14.356 Acres of Land.

LOT AREAS

BLOCK A		BLOCK B				BLOCK C	
Lot	Sq. Ft.	Lot	Sq. Ft.	Lot	Sq. Ft.	Lot	Sq. Ft.
1	25,536	1	12,678	7	11,228	1	11,430
2	24,800	2	10,701	8	12,710	2	10,073
3-5	22,500	3	14,182	9	11,234	3	10,027
6	22,501	4	12,303	10-13	10,001	4-8	10,000
7	22,598	5	20,998	14	11,187	9	10,750
8	10,000	6	10,725			10	10,751

1/2

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

SCALE	DATE	JOB NO.
1"=100'	7-6-88	87201

FOXCHASE - PHASE ONE

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

WHITTLE DEVELOPMENT, INC.
100 COUNTRY CLUB DRIVE, HEATH, TEXAS 75087 — 771-5238

ORDINANCE NO. 01-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE (ORD. NO. 83-23) OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE NO. 86-55, TO PERMIT A FOUR-PUMP GASOLINE CONVENIENCE STORE AS AN ACCESSORY TO A RETAIL GROCERY FACILITY AS AN APPROVED USE UNDER "PD-9", PLANNED DEVELOPMENT DISTRICT NO. 9; 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, an amendment to the City of Rockwall Comprehensive Zoning Ordinance has been requested by the Regency Realty Corporation to provide for the general provision and requirements for an amendment to Ordinance No. 86-55 so as to approve the use of a four-pump gasoline convenience store as an accessory to a retail grocery facility on property described on Exhibit A attached hereto and made a part hereof; and

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

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

Section 1. That the Comprehensive Zoning Ordinance, as heretofore amended, be and the same is hereby amended by the approval of an amendment to the planned development to allow a four-pump gasoline convenience store as an accessory to a retail grocery facility in the "PD-9", Planned Development District, on property as described on Exhibit A attached hereto and made a part hereof.

Section 2. That the tract of land described on Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall has herefore amended, as amended herein by granting of this approval shall affect only the property as heretofore described and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development on property described on Exhibit "A" shall include the use

of a four-pump gasoline convenience store as an accessory to a grocery retail facility with the following conditions:

1. That the area requirements conform to the PD-9, Planned Development District (Ordinance No. 86-55).

2. That the fuel center be limited to four pumps.

3. That no free standing pole sign be allowed.

4. That no incidental display be allowed, including vending machines.

5. That the building materials conform to Exhibit "B".

6. That the fuel center be manned at all times during operating hours. The fuel center shall not operate unmanned.

7. Additional road work to be performed on FM 3097 and FM 740 to conform to Exhibit "C". Construction for road work will start within 45 days after the following conditions have been met:

    a. Filing of the plat.
    b. Relocation of utilities by the local provider.
    c. Approval of construction drawings by TXDOT and other governmental authorities.
    d. Issuance of TXDOT permit for construction of the roadwork.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

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

DULY PASSED AND APPROVED this 17th day of September, 2001.

Terry Raulston
APPROVED
Terry Raulston, Mayor Pro Tem

Cheryl Austin
ATTEST, Cheryl Austin
City Secretary

1st Reading 9/4/01

2nd Reading 9/17/01

CITY OF ROCKWALL TEXAS
SEAL

2001-12-Z/PD Gasoline sales facility
FM 740 and FM 3097

EXHIBIT "A"

ZONING EXHIBIT
0.861ACRE TRACT
ROCKWALL, TEXAS

Being a 0.861acre tract situated in the City of Rockwall, Rockwall County, Texas, being out of the E. Teal Survey, Abstract No. 207, said tract being more particularly described as follows:

COMMENCING at a ½-inch iron road found for corner of the southwest line of said F.M. Road No. 3097, a 100 foot right-of-way at this point, said point being at the southeasterly corner of a 7.5 foot strip of land dedicated for widening of said F.M. Road No. 3097 as shown by plat of Lot 1, Block A, of Mr. M. Addition, an addition of the City of Rockwall, according to the map thereof dated October 9, 1987 and recorded in Cabinet C, Page 24, of the Plat Records of Rockwall County, Texas;

THENCE along the southwest line of said F.M. Road 3097 the following:

South 45°37'17" East, a distance of 374.66 feet to a point found for corner, same point being the ***POINT OF BEGINNING***;

South 45°37'17" East, a distance of 268.00 feet to a point found for corner;

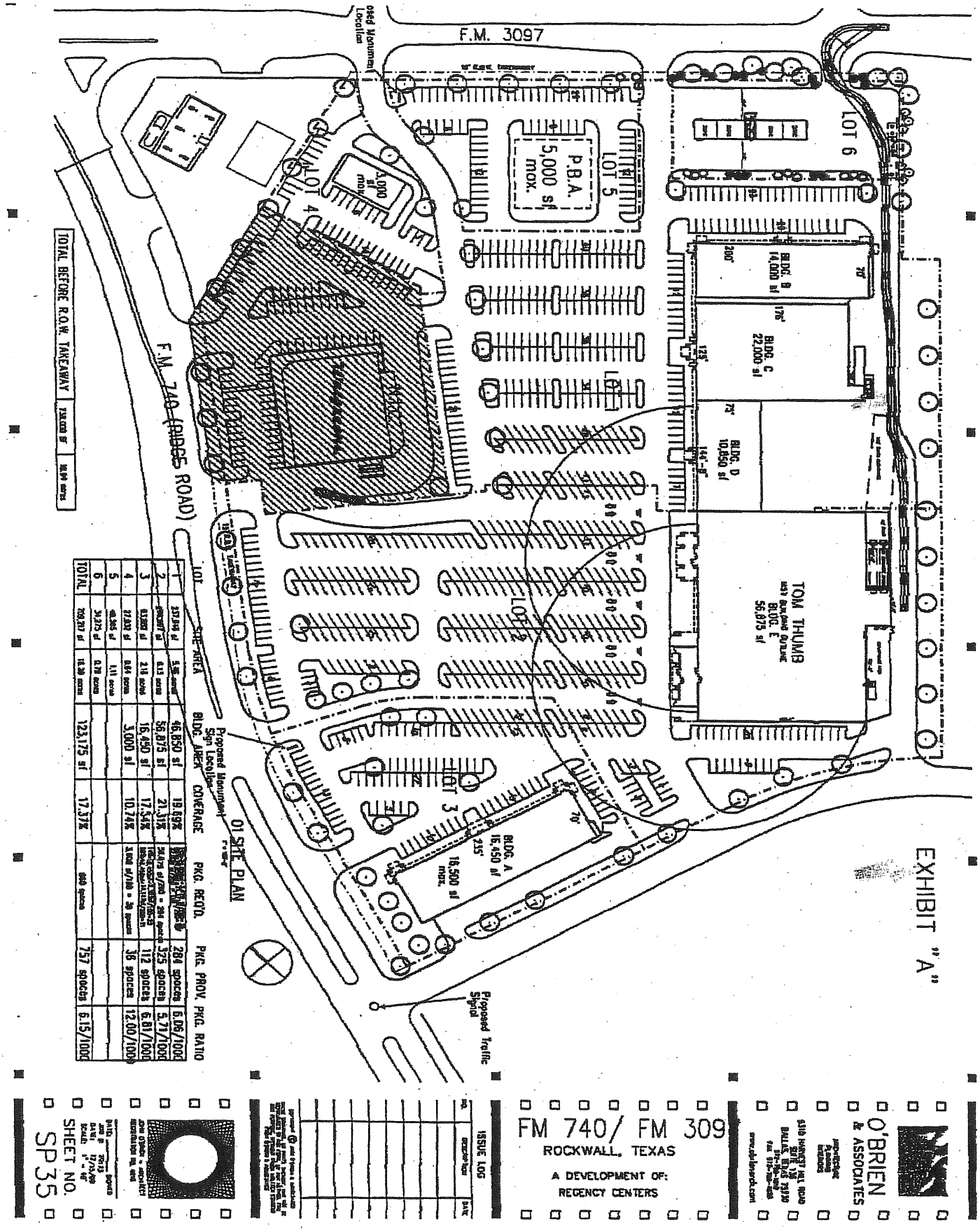
THENCE South 44°22'43" West, a distance of 140.00 feet to a point found for corner;

THENCE North 45°37'17" West, a distance of 268.00 feet to a point found for corner;

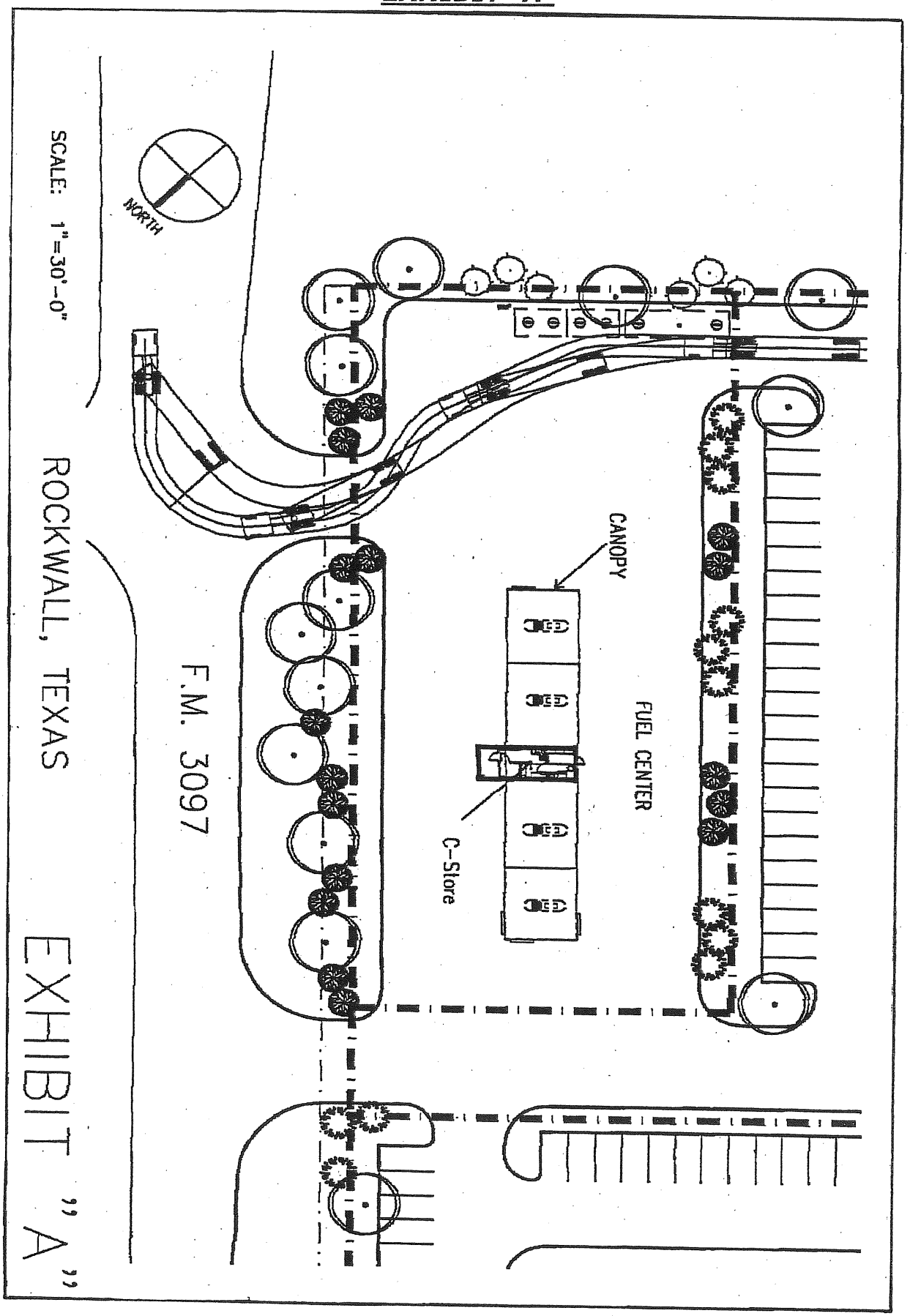
THENCE North 44°22'43" East, a distance of 140.00 feet to the ***POINT OF BEGINNING***;

CONTAINING a computed are of 37,520 square feet or 0.861 acres of land.

EXHIBIT "A"



	SITE AREA	BLDG. AREA	COVERAGE	PKG. REQ'D.	PKG. PROV.	PKG. RATIO
1	237,994 sf	46,850 sf	19.69%	284 spaces	284 spaces	6.06/1000
2	amount sf	56,875 sf	21.31%	325 spaces	325 spaces	5.71/1000
3	113,393 sf	16,450 sf	17.54%	112 spaces	112 spaces	6.81/1000
4	27,433 sf	3,000 sf	10.74%	36 spaces	36 spaces	12.00/1000
5	40,366 sf					
6	39,275 sf					
TOTAL	708,207 sf	123,175 sf	17.39%	757 spaces	757 spaces	6.15/1000


SCALE: 1"=30'-0"
NORTH
ROCKWALL, TEXAS
F.M. 3097
CANOPY
FUEL CENTER
C-Store
EXHIBIT "A"

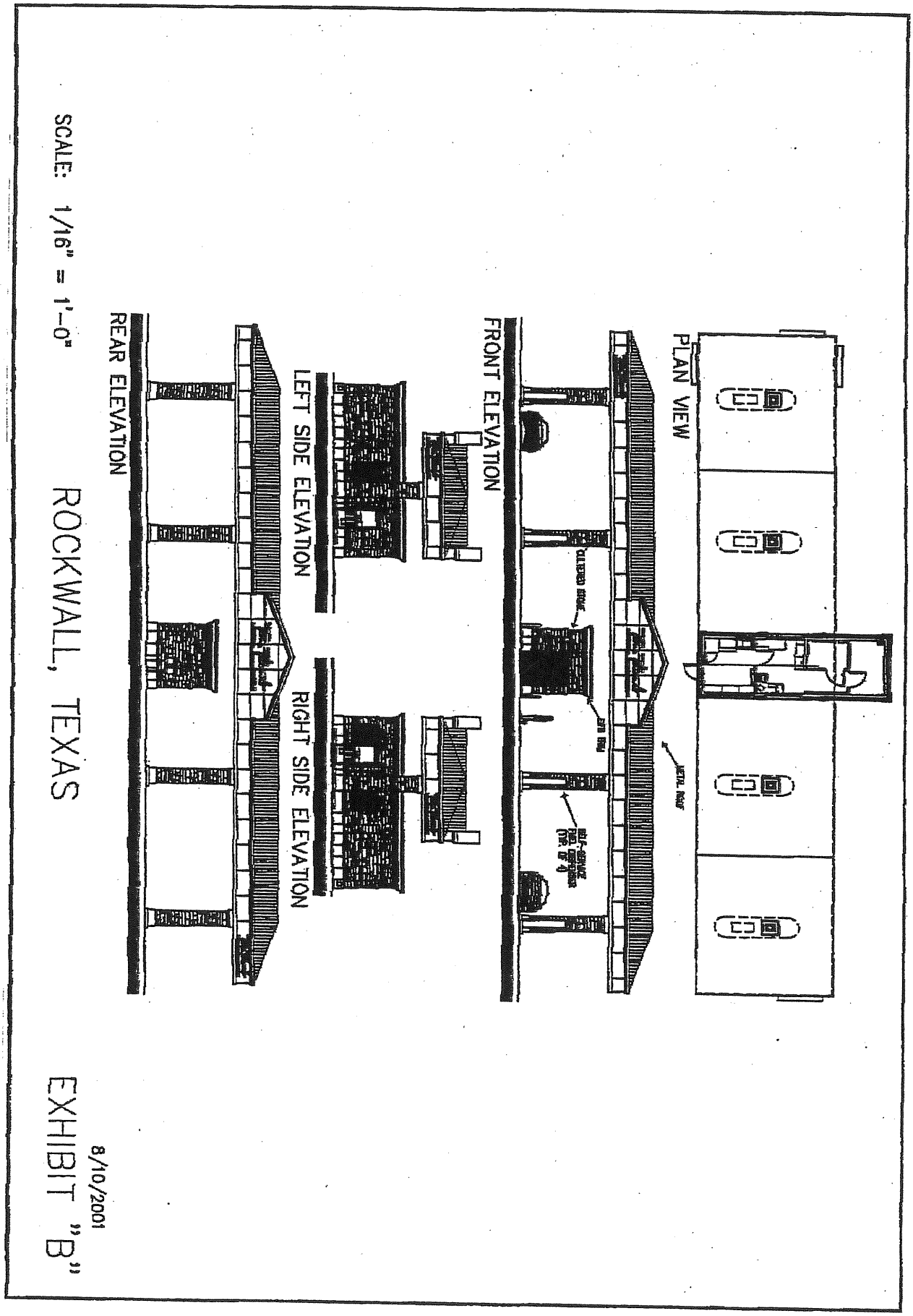
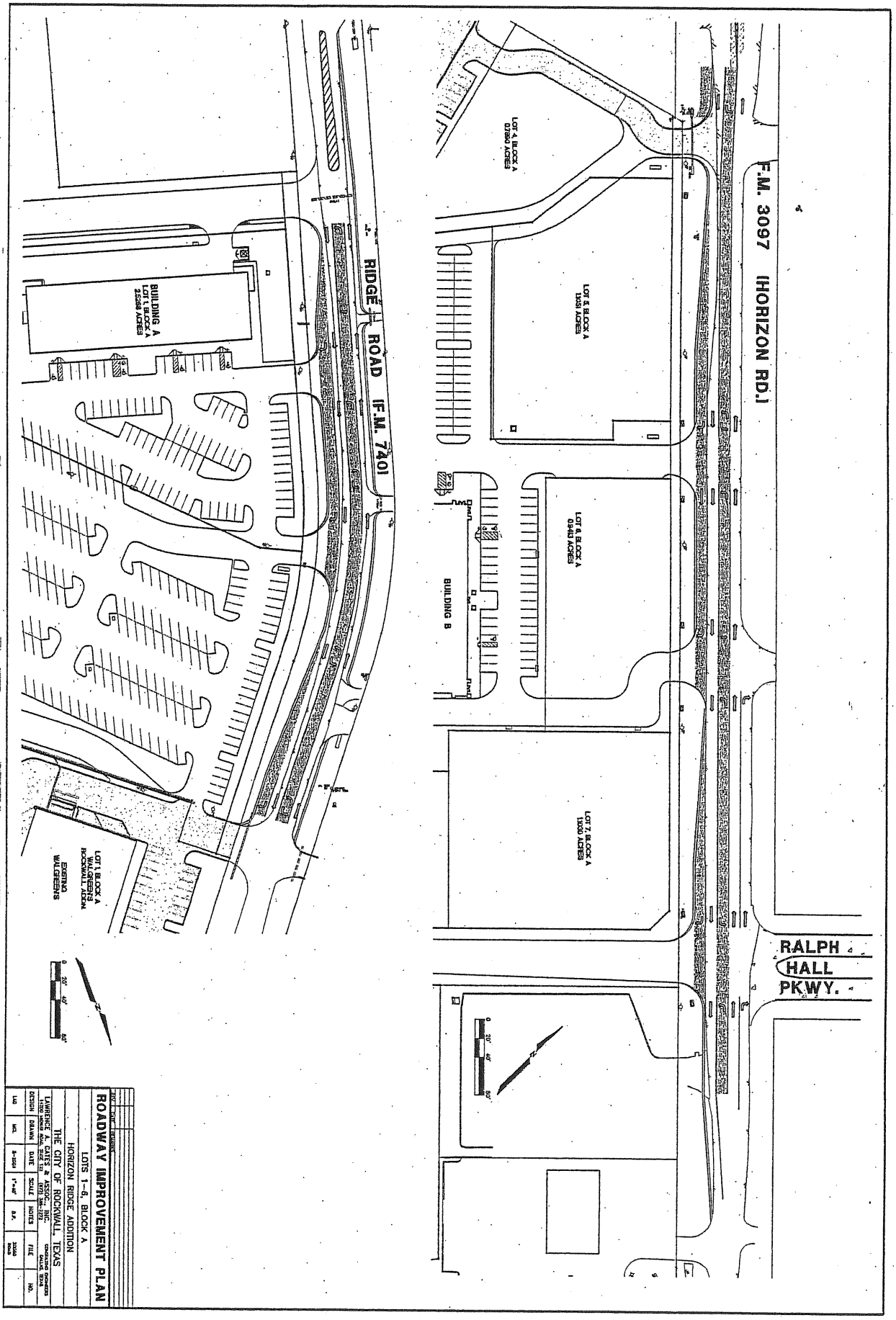

PLAN VIEW
FRONT ELEVATION
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION
REAR ELEVATION
SCALE: 1/16" = 1'-0"
ROCKWALL, TEXAS
EXHIBIT "B"
8/10/2001

EXHIBIT "C"


F.M. 3097 (HORIZON RD.)
RIDGE ROAD (F.M. 740)
RALPH HALL PKWY.
LOT 4, BLOCK A
0.7940 ACRES
LOT 5, BLOCK A
1.951 ACRES
LOT 6, BLOCK A
0.940 ACRES
LOT 7, BLOCK A
1.930 ACRES
BUILDING A
LOT 1, BLOCK A
2.5288 ACRES
BUILDING B
LOT 1, BLOCK A
WALGREENS
ROCKWALL ADDN.
EXISTING
WALGREENS
0
20'
40'
80'
ROADWAY IMPROVEMENT PLAN
LOTS 1-6, BLOCK A
HORIZON RIDGE ADDITION
THE CITY OF ROCKWALL, TEXAS
LAWRENCE A. GATES & ASSOC., INC.
CONSULTING ENGINEERS
DALLAS, TEXAS
(972) 386-0777
DESIGN
DRAWN
DATE
SCALE
NOTES
FILE
NO.
LAG
MCL
8-2001
1"=40'
D.A.
32050
R&B

740
RD.
GR
CRESTHAVEN
WESTWOOD DR.
WINTER PARK
PKWY.
ROCKWALL
OAK
WINDM
3097
SITE LOCATION
HORIZON ROAD
740
PD-18
CEDAR CT.
SKYLAR DRIVE
EASTERNER
FOXCHASE LN.
OAK DRIVE
NORTH
HUNTERS GLEN
LAR DR.

2001-12

CITY OF ROCKWALL

ORDINANCE NO. 04-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM "A", AGRICULTURAL TO "PD-9", PLANNED DEVELOPMENT NO. 9 DISTRICT, FOR A 36.5427-ACRE TRACT BEING A PORTION OF THE RAINBOW LAKE ESTATES ADDITION AND ALL OF TRACTS 4-1 AND 4-3, ABSTRACT 207, AND MORE FULLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning for a tract of land containing 36.5427-acres being a portion of the Rainbow Lake Estates Addition and Tracts 4-1 and 4-3 of the E. Teal Survey, Abstract 207, and more fully described herein as Exhibit "A", City of Rockwall, Rockwall County, Texas, from "A", Agricultural District to "PD-9", Planned Development No. 9 District, and;

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in ***§2.3 – (SF-10) SINGLE FAMILY RESIDENTIAL DISTRICT*** of the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and the following conditions shall apply:

1. Development of vacant land south of Foxchase Phase 6 and Rainbow Lake Estates shall include a 5-ft landscape buffer and screening element along the Tubbs Road extension and White Road.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. 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 Subdivision Regulations of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of January, 2004.

Ken Jones, Mayor

ATTEST:

Dorothy Brooks

Dorothy Brooks, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: December 15, 2003

2nd Reading: January 5, 2004

Exhibit "A"
Legal Description

STATE OF TEXAS
COUNTY OF ROCKWALL

Being a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, including a part of an addition known as Rainbow Lake Estates recorded in Cabinet D, Slide 344; a part of Tract 7, as described in Deed recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas; and a 1.8652 acre tract described in Deed to Whittle Development, recorded in Volume 269, Page 45; and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the center of Rainbow Road, a County road, at a corner of the City Limits of the City of Rockwall and at the North corner of said Tract 7;

THENCE, With the meanders of Brockway Branch a tributary of Buffalo Creek), the East lines of said Tract 7, and said City Limits line as follows:
South 00°06' 21" East a distance of 183.00 feet;
South 71°36' 01" East a distance of 122.00 feet;
South 03°08' 59" West a distance of 195.00 feet;
South 44°36' 01" East a distance of 146.00 feet;
South 73°23' 59" West a distance of 211.00 feet;
South 20°51' 01" East a distance of 103.00 feet;
South 77°06' 01" East a distance of 250.00 feet;
South 9°06' 01" East a distance of 118.00 feet;
South 41°23' 59" West a distance of 180.00 feet;
South 48°36' 01" East a distance of 92.00 feet;
South 04°53' 59" West a distance of 43.00 feet;
South 88°08' 59" West a distance of 126.00 feet;
South 08°21' 01" East a distance of 218.00 feet; and
South 71°08' 59" West a distance of 87.98 feet to the North corner of a tract of land conveyed to Thomas W. Jones et al by Deed recorded in Volume 166, Page 410, Deed Records, Rockwall County, Texas;

THENCE, Along the Northeast lines of said Jones Tract and continuing along said City Limits Line as follows:
South 01°25' 42" East a distance of 107.53 feet;
South 54°55' 42" East a distance of 106.99 feet; and
South 24°55' 42" East a distance of 100.58 feet to a point on the common City Limits line of the City of Rockwall and the City of Heath;

THENCE, South 89°25' 57" West a distance of 634.45 feet along said Heath City Limit line to a point in a dry wash and on the Southerly lines of said Tract 7;

THENCE, In a Westerly direction with the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:
South 45°15' 18" West a distance of 22.28 feet;
North 83°12' 42" West a distance of 43.70 feet; and
North 50°58' 42" West a distance of 15.58 feet to a point on the previously mentioned Heath City Limits line;

THENCE, South 89°25' 57" West a distance of 92.46 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limits line to a point in said dry wash and said southerly lines;

Exhibit "A"
Legal Description

THENCE, With the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:
South 67°46' 18" West a distance of 99.50 feet; and
North 65°47' 42" West a distance of 87.65 feet to a point on said Heath City Limits line;

THENCE, South 89°25' 57" West a distance of 63.51 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limit line to a point in said dry wash and said Southerly Lines;

THENCE, With the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:
South 10°03' 18" West a distance of 12.88 feet; and
North 82°54' 42" West a distance of 94.99 feet to a point on said Heath City Limits Line;

THENCE, South 89°25' 57" West a distance of 325.59 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limit line to a point on the projected line of the original West line of White Road;

THENCE, South 00°22' 56" East a distance of 353.97 feet along said projected line of the original White Road to a point at the Eastward projection of the South right-of-way line of White Road;

THENCE, North 89°33' 15" West a distance of 583.26 feet along the south right-of-way line of White Road, to a point being a projection of the west line of said Whittle Development tract;

THENCE, North 00°02' 30" West a distance of 343.69 feet to a point being the southwest corner of an addition known as Foxchase Phase Six recorded in Cabinet D, Slides 335-336;

THENCE, North 89°25' 57" East a distance of 525.72 feet to a point within the right-of-way of Tubbs Road, also being a point on the existing Rockwall City Limits line and within the original Rainbow Road;

THENCE, North 31°41' 03" East a distance of 955.02 feet, along Rockwall City Limits line within the said Rainbow Lake Estates Addition to a point for a corner;

THENCE, North 45°08' 44" East a distance of 1131.97 feet continuing with said Rockwall City Limits line to the Point of Beginning and containing approximately 36.5427 acres (1,591,800.58 sf) of land.

CITY OF ROCKWALL

ORDINANCE NO. 11- 31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND (PD-9) PLANNED DEVELOPMENT NO. 9 DISTRICT, SPECIFICALLY TO ALLOW FOR A PROPOSED FUEL CENTER IN CONJUNCTION WITH THE EXISTING KROGER STORE LOCATED ON LOT 18, BLOCK A, HORIZON RIDGE ADDITION, BEING 7.1779-ACRES AND LOCATED AT 2935 RIDGE ROAD, AND MORE SPECIFICALLY SHOWN IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to (PD-9) Planned Development No. 9 District has been requested by Christina Konrad of Kroger Texas LP, specifically to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres and located at 2935 Ridge Road, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A"; and

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

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

Section 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended by approval of an amendment to (PD-9) Planned Development No. 9 District to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres and located at 2935 Ridge Road, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A"; and

Section 2. That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Unified Development Code (Ord. No. 04-38) of the City of Rockwall and to the conditions set forth in (PD-9) Planned Development No. 9 District, as heretofore amended, and as amended herein by granting of this approval, and shall be subject to the following conditions:

1. The development shall strictly adhere to the approved concept plan (Exhibit A), landscape plan (Exhibit B) and building elevations (Exhibit C).
2. The construction of the "Right-in/Right-out" raised median as shown on concept plan (Exhibit A) shall commence within twelve (12) months of the issuance of building permit for the fuel center.

3. No outside display of merchandise shall be permitted within or around the proposed fuel center, except for the ice machine as shown on the concept plan and elevations, which shall be painted to match the exterior materials of the adjacent kiosk. However, the grocery store shall continue to display merchandise as permitted under the City's "incidental display" requirements of the Unified Development Code.
4. No seasonal sales of merchandise or other special event (e.g. Christmas tree sales, Valentine's Day tent sale) that would result in a further reduction of the required parking spaces shall be allowed on the property, unless specifically permitted on a case-by-case basis by the City Council.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. 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 No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of July, 2011.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: 06-20-11
2nd Reading: 07-05-11

Exhibit "A"
Kroger Fuel (PD-9 Amendment)

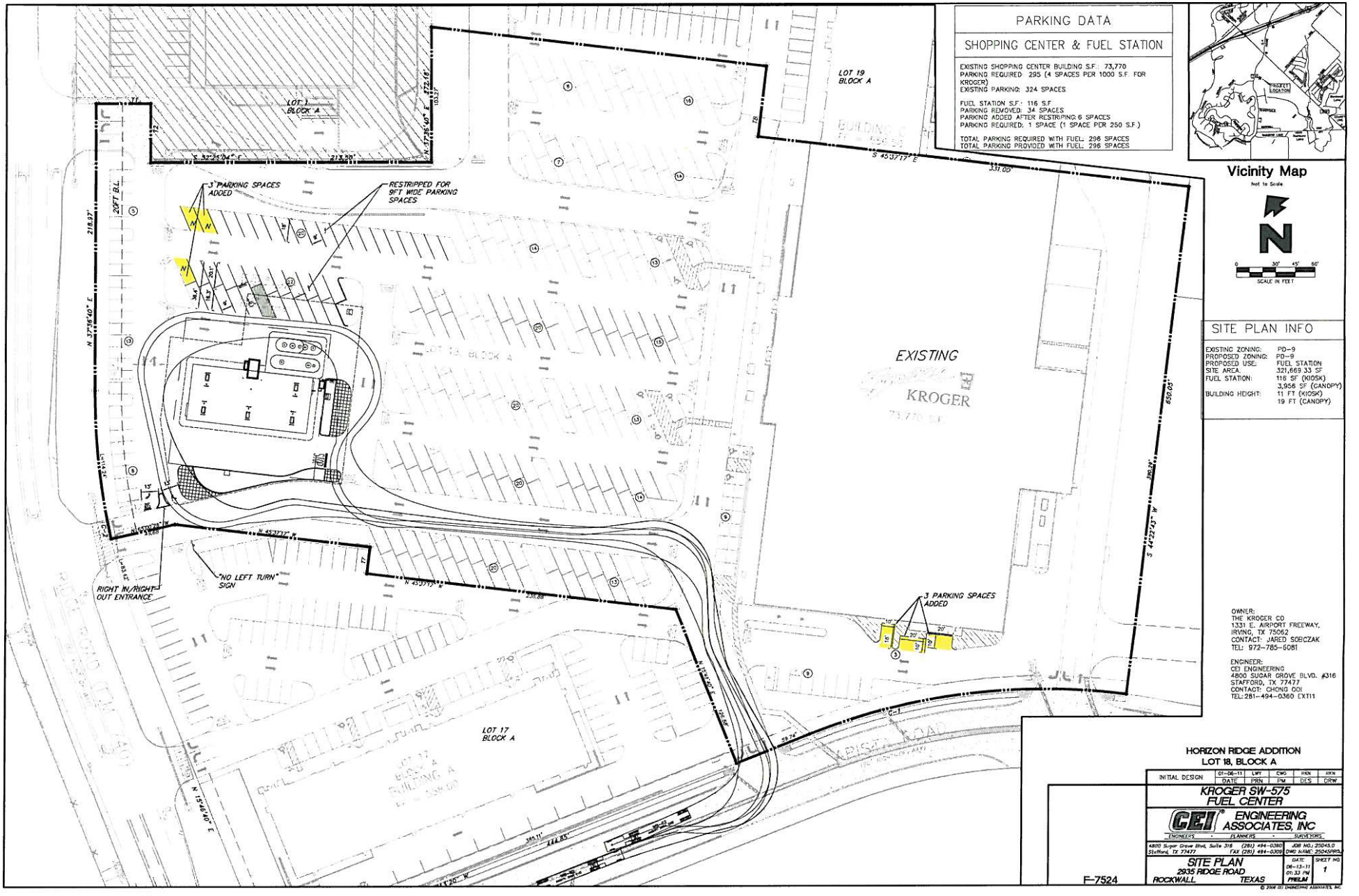
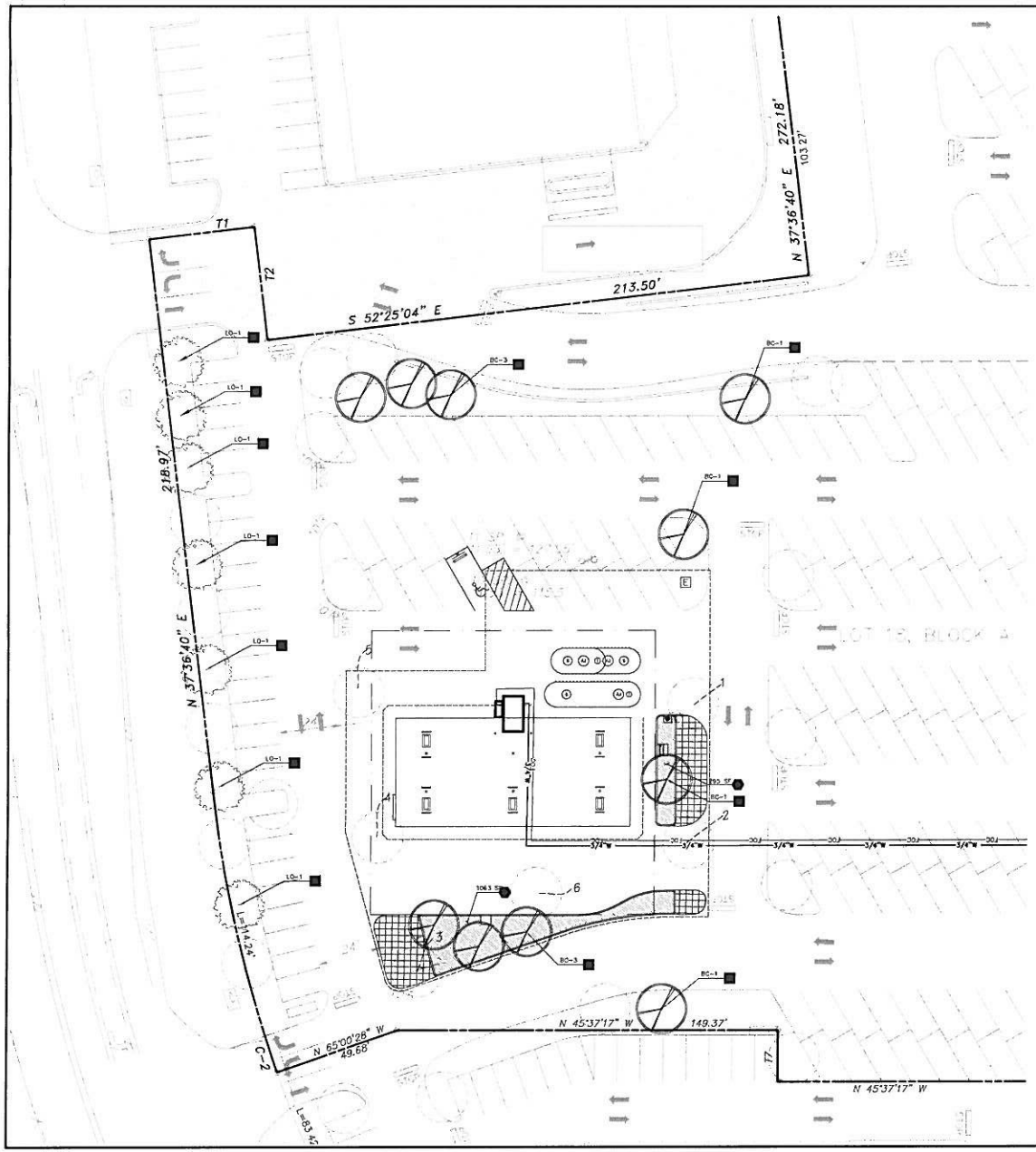
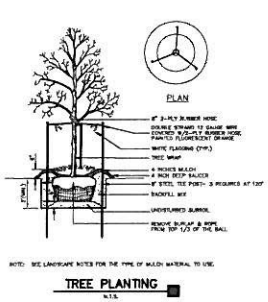


Exhibit "B"
Kroger Fuel (PD-9 Amendment)

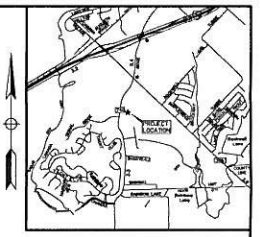




NOTE: PROPOSED TREES TO BE PLANTED AT LEAST 5FT AWAY FROM WATER, SEWER AND STORM SEWER LINES.

EXISTING TREES WITHIN AREA OF DISTURBANCE

#	SPECIE	STATUS	INCH CALIPER
1	BALD CYPRESS/Taxodium distichum	REMOVE	8"
2	BALD CYPRESS/Taxodium distichum	REMOVE	9"
3	BALD CYPRESS/Taxodium distichum	REMOVE	8"
4	BALD CYPRESS/Taxodium distichum	REMOVE	10"
5	BALD CYPRESS/Taxodium distichum	REMOVE	7"
6	CEDAR ELM/Ulmus crassifolia	REMOVE	6"
		TOTAL INCH CALIPER REMOVED =	48"



Vicinity Map
Not to Scale

LEGEND

EXISTING

- FIRE HYDRANT
- CHISELED "X" SET
- CHISELED "X" FOUND
- IRON ROD FOUND (SIZE AS NOTED)
- IRON ROD SET (SIZE AS NOTED)
- OVERHEAD UTILITY POLE W/ GUY
- UNDERGROUND ELECTRIC OR TELEPHONE
- LIGHT POLE (EX)
- SANITARY SEWER MANHOLE (EX)
- SAN. SWR. CLEAN OUT (EX)
- GAS VALVE (EX)
- WATER VALVE (EX)
- TREE

- PROP COMBINATION GRATE INLET
- PROP DROP INLET
- PROP CURB INLET
- PROP SIGNAGE (H.C.)
- PROP STOP SIGN
- PAINTED HANDICAP SYMBOL
- PAINTED STRIPING @ ACCESS ROUTES
- FIRE LANE
- VAN ACCESSIBLE

PROPOSED

- BOUNDARY LINE
- RIGHT OF WAY LINE
- TYPICAL PLANTING WITH QUANTITY AND KEY

GENERAL LANDSCAPE NOTES

A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.

B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.

D. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH THE RELEASE FERTILIZER PER BRANDS SPECIFIED APPLICATION RATES.

F. HARDWOOD MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).

G. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES.

LANDSCAPE DETAILS

50A TREE PLANTING

LANDSCAPE NOTES

1.B SOD AREA

PLANT LIST

KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
BC	10	BALD CYPRESS Taxodium distichum	B&B	4" CAL	PLANT AS SHOWN
LO	7	LIVE OAK Quercus virginiana	B&B	4" CAL	PLANT AS SHOWN
1,748 SF		SUN TYPE BERMUDA GRASS SOD			

CITY OF ROCKWALL, TX LANDSCAPE AND TREE MITIGATION REQUIREMENTS

TREE MITIGATION	REQUIRED	PROVIDED
REMOVED CALIPER TREES	48"	10 (4"CAL) 10 (4"CAL)
LANDSCAPE REQUIREMENTS	PRE-PROJECT	POST-PROJECT
LOT 18 SITE AREA=313,648.33 SF LANDSCAPED AREA (TYP&MIN) REQUIRED= 31,364.83 SF	41,876.95 SF (13.4%)	38,364.83 SF (12.2%)
PARKING LOT TREES PARKING SPACES 19 TREES REQUIRED	7 SHADE TREES 14 ORNAMENTAL TREES	19 SHADE 14 ORNAMENTAL TREES

OWNER:
THE KROGER CO.
1331 E. AIRPORT FREEWAY,
IRVING, TX 75062
CONTACT: JARED SOBCZAK
TEL: 972-785-6081

ENGINEER:
CEI ENGINEERING
4800 SUGAR GROVE BLVD. #316
STAFFORD, TX 77477
CONTACT: CHONG COI
TEL: 281-494-0360 EXT11

HORIZON RIDGE ADDITION
LOT 18, BLOCK A

INITIAL DESIGN	01-06-11	LWY	CWO	RKN	RKN
	DATE	PRN	PM	DES	DRW

KROGER SW-575
FUEL CENTER

CEI ENGINEERING ASSOCIATES, INC
ENGINEERS • PLANNERS • SURVEYORS

4800 Sugar Grove Blvd, Suite 316, Stafford, TX 77477
(281) 494-0360 FAX (281) 494-0339
JOB NO.: 250415.0
DWG NAME: 250415PRO1

LANDSCAPE PLAN
2935 RIDGE ROAD
ROCKWALL TEXAS

DATE: 01-27-11 10:22 AM PRELIM
SHEET NO.: 2

F-7524

© 2008 CEI ENGINEERING ASSOCIATES, INC

Exhibit "C"
Kroger Fuel (PD-9 Amendment)

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	MONUMENT SIGN BY SIGN CONTRACTOR		BARKER SIGNS		OWNER	SIGN INSTALLER
B	INTERNALLY ILLUMINATED REMOTE CONTROL PRICE SIGN		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
C	STATIC WARNING DECAL		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
D	REMOTE PRICE SIGN CONTROL BOX		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
E	6-SIGN POLE - O.C. TO PAINT	BLACK	DUALITE		OWNER	SIGN INSTALLER
F	CANOPY FASCIA	SANDSTONE			CANOPY FABRICATOR	CANOPY FABRICATOR
G	CANOPY FASCIA	OYSTER			CANOPY FABRICATOR	CANOPY FABRICATOR
H	LOGO - NON-ILLUMINATED (28"H x 15'-10 1/2" W)		DUALITE		OWNER	GENERAL CONTRACTOR
I	PIPE BOLLARD WITH CONCRETE FILL PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
J	DISPENSER DOOR GRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
K	KIOSK FASCIA	SANDSTONE			KIOSK FABRICATOR	KIOSK FABRICATOR
L	KIOSK FASCIA	OYSTER			KIOSK FABRICATOR	KIOSK FABRICATOR
M	CANOPY				CANOPY FABRICATOR	CANOPY FABRICATOR
N	6" DIAMETER BOLLARD - O.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
O	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
P	KIOSK - PREFABRICATED	MASONRY TO MATCH STORE			KIOSK FABRICATOR	GENERAL CONTRACTOR
Q	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
R	ISLAND PORTS - O.C. TO PAINT	GRAPHITE (PAINT)	OPW		OWNER	GENERAL CONTRACTOR
S	CANOPY COLUMNS - O.C. TO PAINT	MASONRY TO MATCH STORE			CANOPY FABRICATOR	CANOPY FABRICATOR
T	U-SHAPED BOLLARD - O.C. TO PAINT	SAFETY RED	RIVERSIDE		OWNER	GENERAL CONTRACTOR
U	PRICE SIGN, SEE DETAIL 8, THIS SHEET		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
V	ILLUMINATED CHANNEL LETTERS		DUALITE		OWNER	SIGN INSTALLER
W	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
X	ILLUMINATED LOGO SIGN		DUALITE		OWNER	SIGN INSTALLER
Y	PUMP NUMBER PLAQ				CANOPY FABRICATOR	GENERAL CONTRACTOR

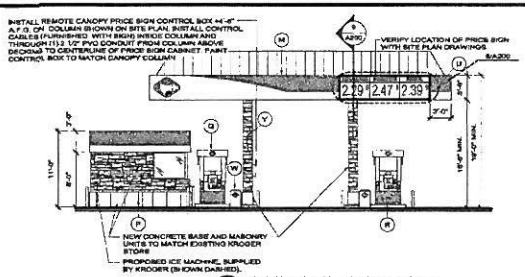
EXTERIOR FINISH LEGEND:

- (M-1) FIELD STONE MANUF.: LYNCHBURGH /KIMBROUGH / ALAMO COLOR: AUTUMN BLEND LEDGESTONE TO MATCH KROGER STORE
- (PT-1) PAINT COLOR (FOR CONCRETE BASE) MANUF.: SHERWIN WILLIAMS COLOR: COLOR TO MATCH KROGER STORE

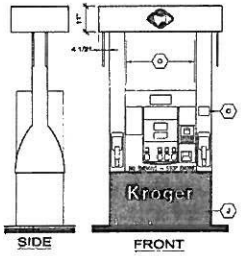
NOTE:
1. GROUT MANUF: SOUTHWEST CONCRETE PRODUCTS. COLOR: CREAM TO MATCH KROGER STORE.
2. TREAT CONCRETE BASE SURFACE WITH SURE KLEAN WEATHER SEAL BLOK-GUARD & GRAFFITI CONTROL

EXTERIOR MATERIALS BY %:

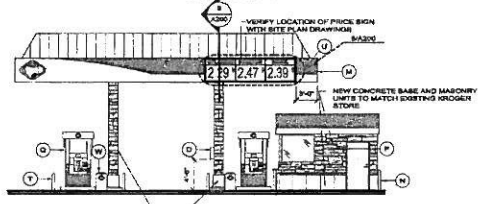
FRONT ELEVATION:	734 SF (EXCLUDES GLAZING)	
	STONE -	57 SF (7.8%)
	CONCRETE -	23 SF (3.9%)
	METAL -	658 SF (89.2%)
REAR ELEVATION:	766 SF (EXCLUDES GLAZING)	
	STONE -	88 SF (11.6%)
	CONCRETE -	22 SF (2.9%)
	METAL -	658 SF (85.6%)
LEFT SIDE ELEV:	486 SF (EXCLUDES GLAZING)	
	STONE -	62 SF (12.9%)
	CONCRETE -	36 SF (8.2%)
	METAL -	387 SF (78.8%)
RIGHT SIDE ELEV:	441 SF (EXCLUDES GLAZING AND DOOR)	
	STONE -	81 SF (18.4%)
	CONCRETE -	31 SF (7.0%)
	METAL -	329 SF (74.6%)
TOTAL ALL ELEVS:	2406 SF (EXCLUDES GLAZING AND DOOR)	
	STONE -	287 SF (12.0%)
	CONCRETE -	113 SF (4.7%)
	METAL -	2006 SF (83.3%)



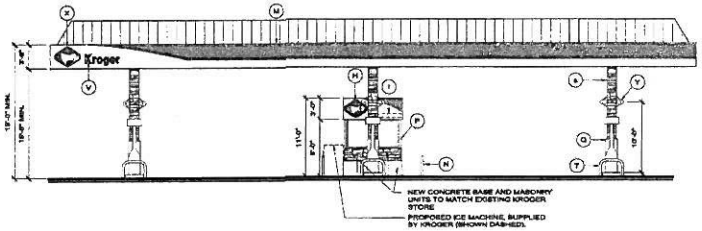
1 LEFT ELEVATION
SCALE:1/8"=1'-0"



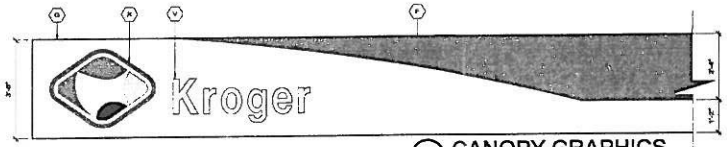
3 DISPENSER ELEVATION
SCALE:1/2"=1'-0"



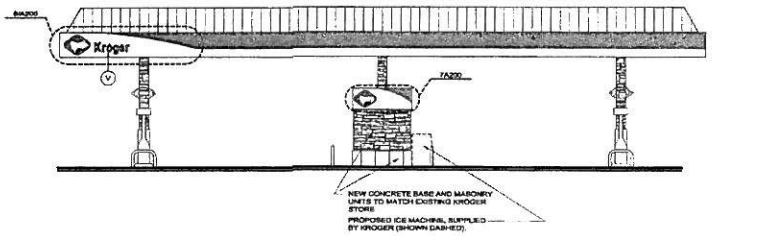
2 RIGHT ELEVATION
SCALE:1/8"=1'-0"



4 FRONT ELEVATION
SCALE:1/8"=1'-0"

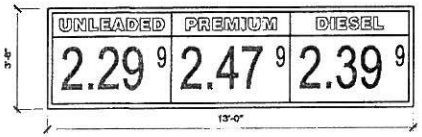


6 CANOPY GRAPHICS
SCALE:1/2"=1'-0"

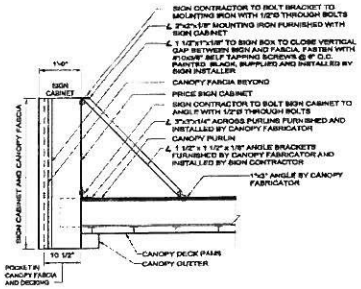


5 REAR ELEVATION
SCALE 1/8"=1'-0"

7 KIOSK GRAPHICS
SCALE:1/2"=1'-0"



8 CANOPY PRICE SIGN
SCALE:1/2"=1'-0"



9 CANOPY SIGN DETAIL
SCALE:3/4"=1'-0"

CDA Architects
3403 Corrstone Village Dr.
Plano, Texas 75023
(214) 440-5200 Fax (214) 440-2080

The Kroger Co.
Kroger

EXTERIOR ELEVATIONS

FUEL STATION SW-575
2935 RIDGE ROAD
ROCKWALL, TEXAS

A200

CITY OF ROCKWALL

ORDINANCE NO. 13-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. 04-38) OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND (PD-9) PLANNED DEVELOPMENT NO. 9 DISTRICT AND ORDINANCE 86-55, SO AS TO AMEND THE RESIDENTIAL STANDARDS AND CHANGE THE ZONING FROM (SF-22.5) SINGLE FAMILY RESIDENTIAL DISTRICT TO (SF-12.5) SINGLE FAMILY RESIDENTIAL DISTRICT FOR A 4.96-ACRE PORTION OF (PD-9) PLANNED DEVELOPMENT DISTRICT NO. 9, AND BEING IDENTIFIED AS TRACTS 4-13 & 4-14, EDWARD TEAL SURVEY, ABSTRACT 207 AND LOCATED EAST OF THE INTERSECTION OF RIDGE ROAD AND SHADY DALE LANE, AND MORE SPECIFICALLY SHOWN AS EXHIBIT "B" (BOUNDARY SURVEY); 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, an amendment to (PD-9) Planned Development No. 9 District has been requested by John P. Allender of Architexas and on behalf of Greener City Group, Inc., to amend the residential standards and change the zoning from (SF-22.5) Single Family Residential District to (SF-12.5) Single Family Residential District for a 4.96-acre portion of (PD-9) Planned Development District No. 9, and being identified as tracts 4-13 &4-14 of the Edward Teal Survey, Abstract 207 and located east of the intersection of Ridge Road and Shady Dale Lane, City and County of Rockwall, Texas, and more specifically shown in Exhibit "B" (Boundary Survey) 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

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

Section 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended by approval of an amendment to (PD-9) Planned Development No. 9 District so as to change the zoning from a (SF-22.5) Single Family Residential District to a (SF-12.5) Single Family Residential District for the *Subject Property*; and;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for in the Unified Development Code (Ord. No. 04-38) of the City of Rockwall and to the *(SF-12.5) Single Family Residential District* standards set forth in (PD-9) Planned

Development No. 9 District, as heretofore amended, and as amended herein by granting of this zoning change, and as may be amended in the future, and;

1. That the development shall strictly adhere to the standards as established in the (SF-12.5) Single Family Residential District referred to as the P.D. 9 – Shady Dale Lane Development Area Requirements attached hereto as Exhibit "A".

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 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 offence 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 No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 4th day of November, 2013.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank Garza, City Attorney

1st Reading: October 21, 2013

2nd Reading: November 4, 2013

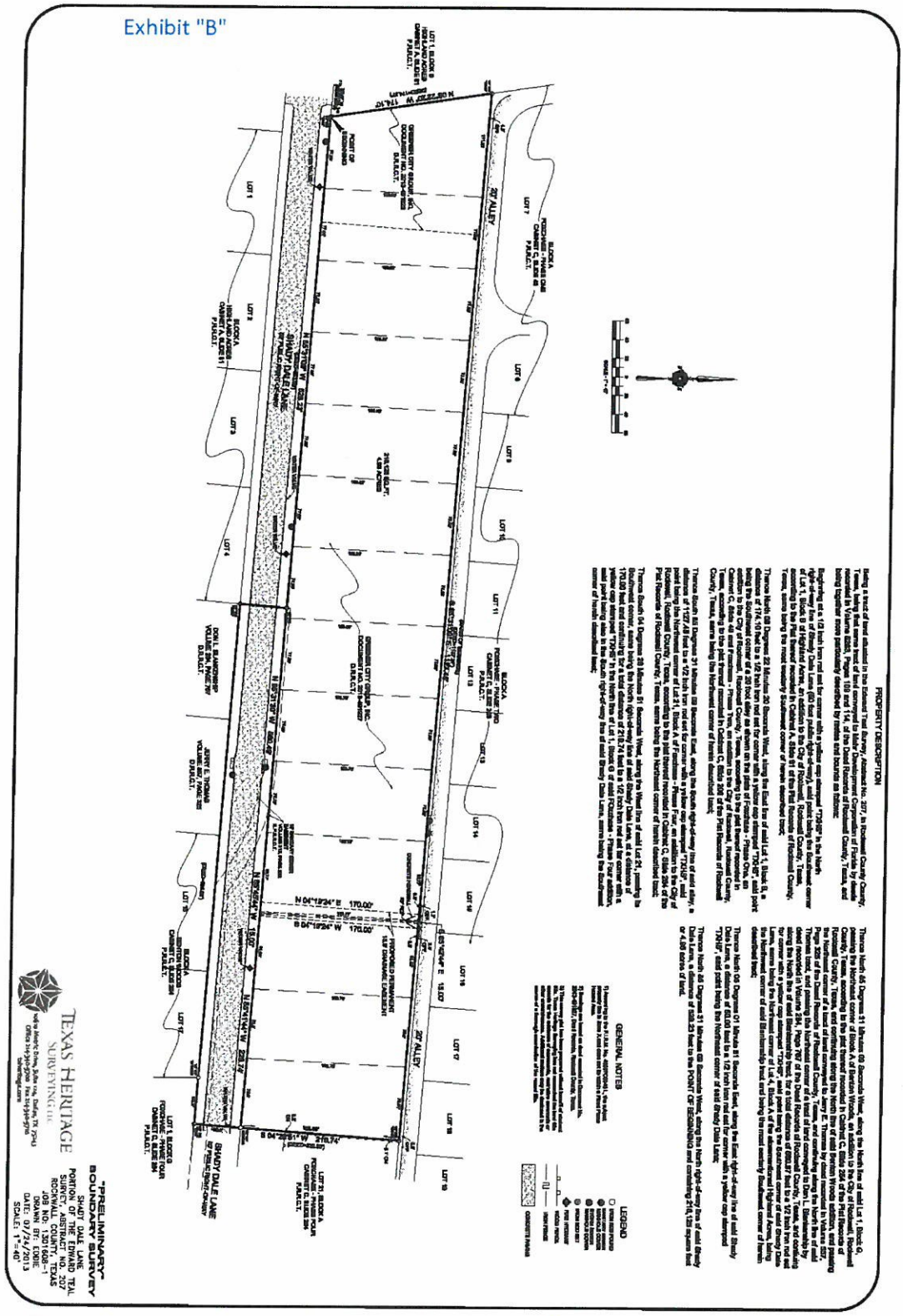
EXHIBIT "A"

P.D. 9 – SHADY DALE LANE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F. – 12.5) Single Family Residential District
Minimum 12,500 Square Feet.

1. Minimum lot area – 12,500 square feet
2. Maximum number of single family detached units per lot – 1 each
3. Minimum square footage per dwelling unit – 2,000 square feet
4. Minimum lot frontage on public street – 75 feet
5. Minimum lot depth – 160 feet
6. Minimum depth of front setback – 20 feet
7. Minimum depth of rear setback – 10 feet
8. Minimum width of side setback –
   a) Internal lot – 6 feet
   b) Side yard abutting street – 15 feet
   c) Abutting an arterial – 20 feet
9. Minimum distance between separate buildings on the parcel of land or lot – 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard – 18 feet
11. Maximum building coverage as percent of lot area – 35 percent
12. Maximum height of structures – 36 feet
13. Minimum number of off-street parking spaces (excluding garage) – 2 each

Exhibit "B"


PROPERTY DESCRIPTION
GENERAL NOTES
LEGEND
"PRELIMINARY"
BOUNDARY SURVEY
SHADY DALE LANE
PORTION OF SHADY DALE LANE, TEAL
SURVEY, ABSTRACT NO. 207
ROCKWALL COUNTY, TEXAS
JOB NO: 130116d8-1
DRAWN BY: SCB
DATE: 07/24/2013
SCALE: 1"=40'
TEXAS HERITAGE
SURVEYING LLC
SHADY DALE LANE
20' ALLEY
PROPOSED PERMANENT
ESMT. DRAINAGE EASEMENT
POINT OF BEGINNING
POINT OF COMMENCING

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 307.57-ACRE TRACT OF LAND SITUATED WITHIN THE E TEAL SURVEY, ABSTRACT NO. 207, 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 of Rockwall has initiated an amendment to the Planned Development District 9 (PD-9) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*].

WHEREAS, Planned Development District 9 (PD-9) is a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*;

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

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

DRAFT ORDINANCE 12.16.2024

amended zoning classification for the *Subject Property*;

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

SECTION 5. The Homeowner's Association (HOA) shall be responsible for the maintenance of all common areas, screening walls and features, landscape areas, deed restriction enforcement, and all other functions required to maintain the quality of the development.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JANUARY, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 12.16.2024

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

DRAFT ORDINANCE 12.16.2024

Exhibit 'A':
Legal Description

BEING 307.57 acres of land situated in Abstract 207, E. Teal Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the center of the intersection of Horizon Rd (FM3097) and Ridge Rd, *(NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,264.736, N 7,013,506.983 Feet);*

1 **THENCE** South 42°-42'-40" East, along the center of Horizon Road, a distance of 796.38 feet to a point;
2 **THENCE** South 45°-17'-46" East, continuing along said centerline, a distance of 1067.835 feet to a point;
3 **THENCE** South 44°-34'-21" East, a distance of 1870.922 feet to a point;
4 **THENCE** South 44°-49'-17" East, a distance of 1399.251 feet to a point;
5 **THENCE** South 46°-51'-8" East, a distance of 481.716 feet to a point;
6 **THENCE** South 46°-42'-30" East, a distance of 258.877 feet for a corner;
7 **THENCE** South 57°-1'-39" West, a distance of 111.082 feet to a point;
8 **THENCE** South 3°-49'-47" West, a distance of 337.364 feet to a point;
9 **THENCE** South 80°-0'-50" West, a distance of 32.893 feet to a point;
10 **THENCE** South 40°-15'-7" East, a distance of 532.823 feet to a point;
11 **THENCE** South 60°-15'-43" West, a distance of 620.808 feet for a corner;
12 **THENCE** North 88°-24'-50" West, along the Southern City Limits line of the City of Rockwall, a distance of 842.312 feet to a point;
13 **THENCE** North 89°-38'-21" West, continuing along said City Limits line, a distance of 1438.136 for a corner;
14 **THENCE** South 0°-17'-52" West, a distance of 0.253 feet to a point;
15 **THENCE** South 0°-15'-51" West, a distance of 227.577 feet to a point;
16 **THENCE** South 0°-47'-17" West, a distance of 123.607 feet for a corner;
17 **THENCE** North 88°-31'-26" West, a distance of 598.278 feet for a corner;
18 **THENCE** North 0°-44'-41" East, along the West line of the Foxchase Addition, a distance of 348.465 feet to a point;
19 **THENCE** North 1°-2'-26" East, a distance of 351.601 feet to a point;
20 **THENCE** North 1°-20'-59" East, a distance of 1122.141 for a corner;
21 **THENCE** North 84°-24'-12" West, a distance of 513.729 feet for a corner;
22 **THENCE** North 6°-36'-59" East, a distance of 48.053 feet for a corner;
23 **THENCE** North 84°-19'-46" West, a distance of 528.673 feet for a corner;
24 **THENCE** North 7°-8'-19" West, a distance of 680.962 feet for a corner;
25 **THENCE** South 81°-59'-27" West, a distance of 392.733 feet for a corner;
26 **THENCE** North 5°-54'-11" West, generally following the Centerline of Ridge Rd, a distance of 252.075 feet to the beginning of a curve;
27 **THENCE** along said curve to the left having an angle of 27°-0'-51" and a radius of 759.035 feet with a chord distance of 354.568 feet and a chord bearing of North 19°-11'-18" West, to the beginning of a curve;
28 **THENCE** along said curve to the left having an angle of 3°-50'-26"and a radius of 974.115 feet with a chord distance of 65.281 feet and a chord bearing of North 33°-37'-15" West, to the beginning of a curve;
29 **THENCE** along said curve to the right having an angle of 36°-52'-27"and a radius of 438.264 feet with a chord distance of 277.213 feet and a chord bearing of North 13°-29'-36" West, to the beginning of a curve;
30 **THENCE** along said curve to the right having an angle of 3°-29'-57" and a radius of 4,089.283 feet with a chord distance of 249.711 feet and a chord bearing of North 6°-45'-24" East, to a point;
31 **THENCE** North 11°-48'-52" East, a distance of 245.242 feet to a point;
32 **THENCE** North 13°-45'-2" East, a distance of 282.517 feet to a point;
33 **THENCE** North 17°-1'-45" East, a distance of 347.78 feet to the beginning of a curve;
34 **THENCE** along said curve to the right having an angle of 22°-5'-10" and a radius of 792.43 feet with a chord distance of 303.575 feet and a chord bearing of North 26°-26'-2" East, to a point;
35 **THENCE** North 38°-42'-35" East, a distance of 116.194 feet to a point;
36 **THENCE** North 37°-33'-44" East, a distance of 226.689 feet to the beginning of a curve;
37 **THENCE** along said curve to the left having an angle of 16°-48'-35"and a radius of 1687.504 feet with a chord distance of 493.314 feet and a chord bearing of North 24°-11'-9" East, to the POINT OF BEGINNING AND CONTAINING 307.57 acres of land (13,397,751.98 square feet) more or less.

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Exhibit 'B':
Survey

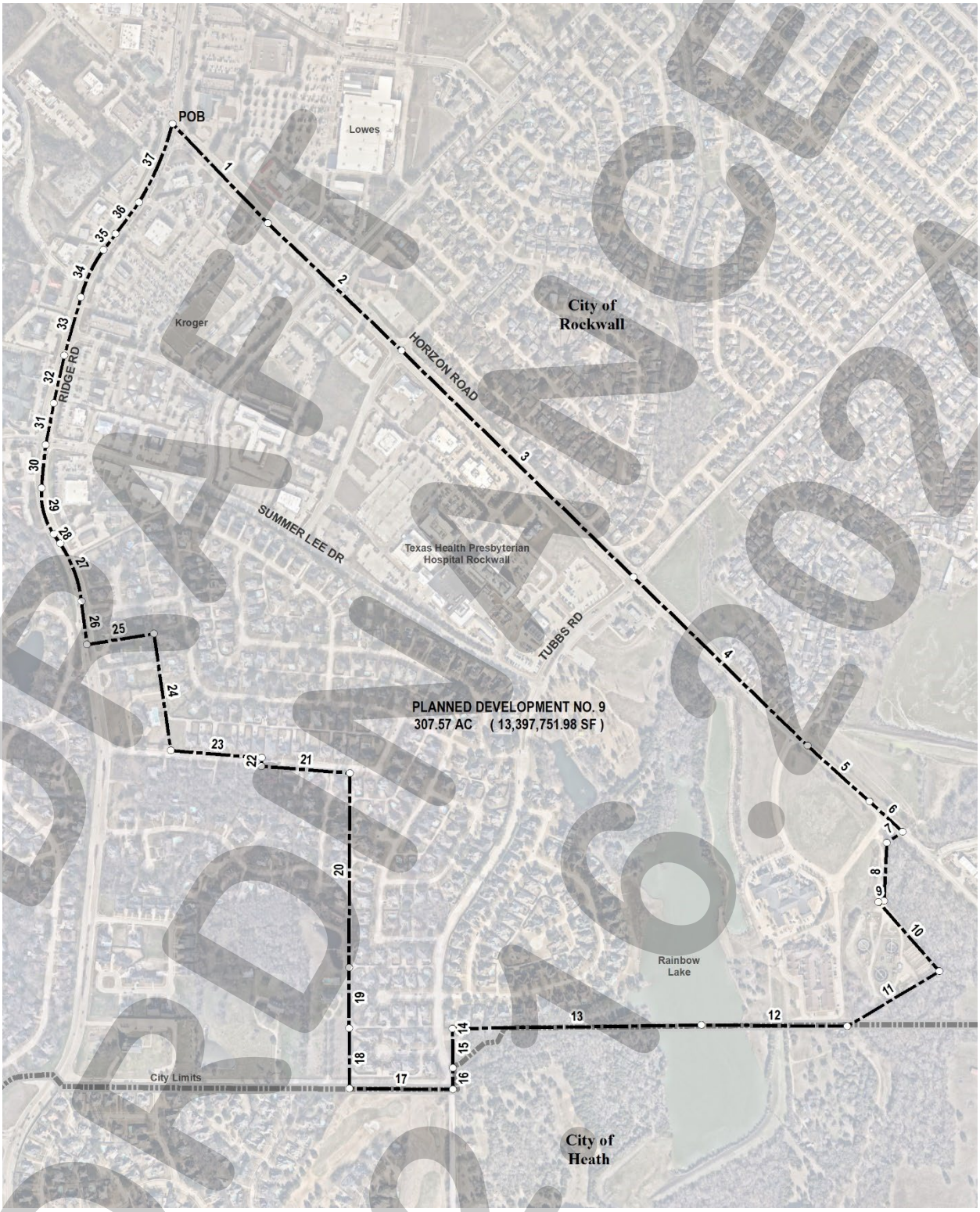

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Exhibit 'C':
Concept Plan

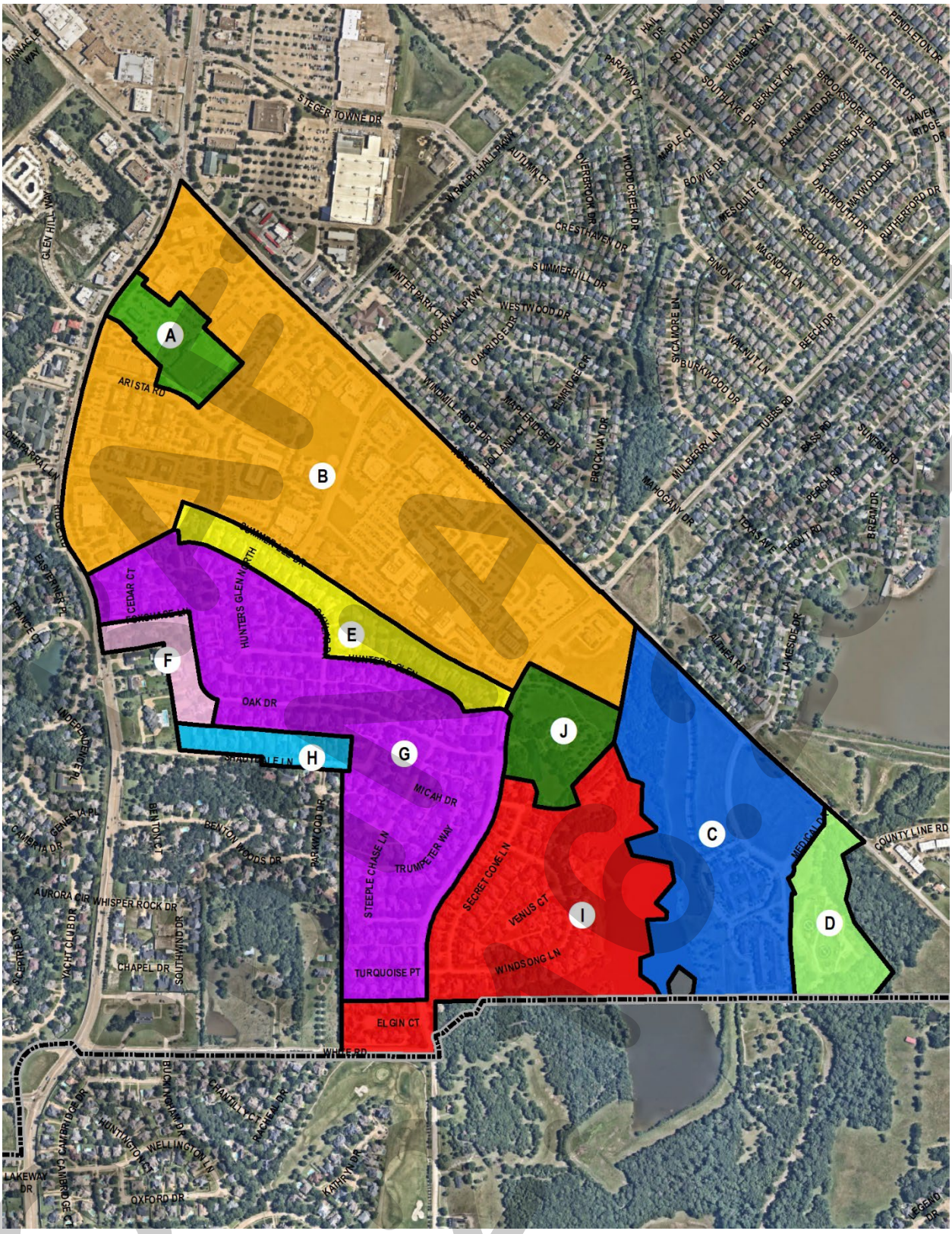

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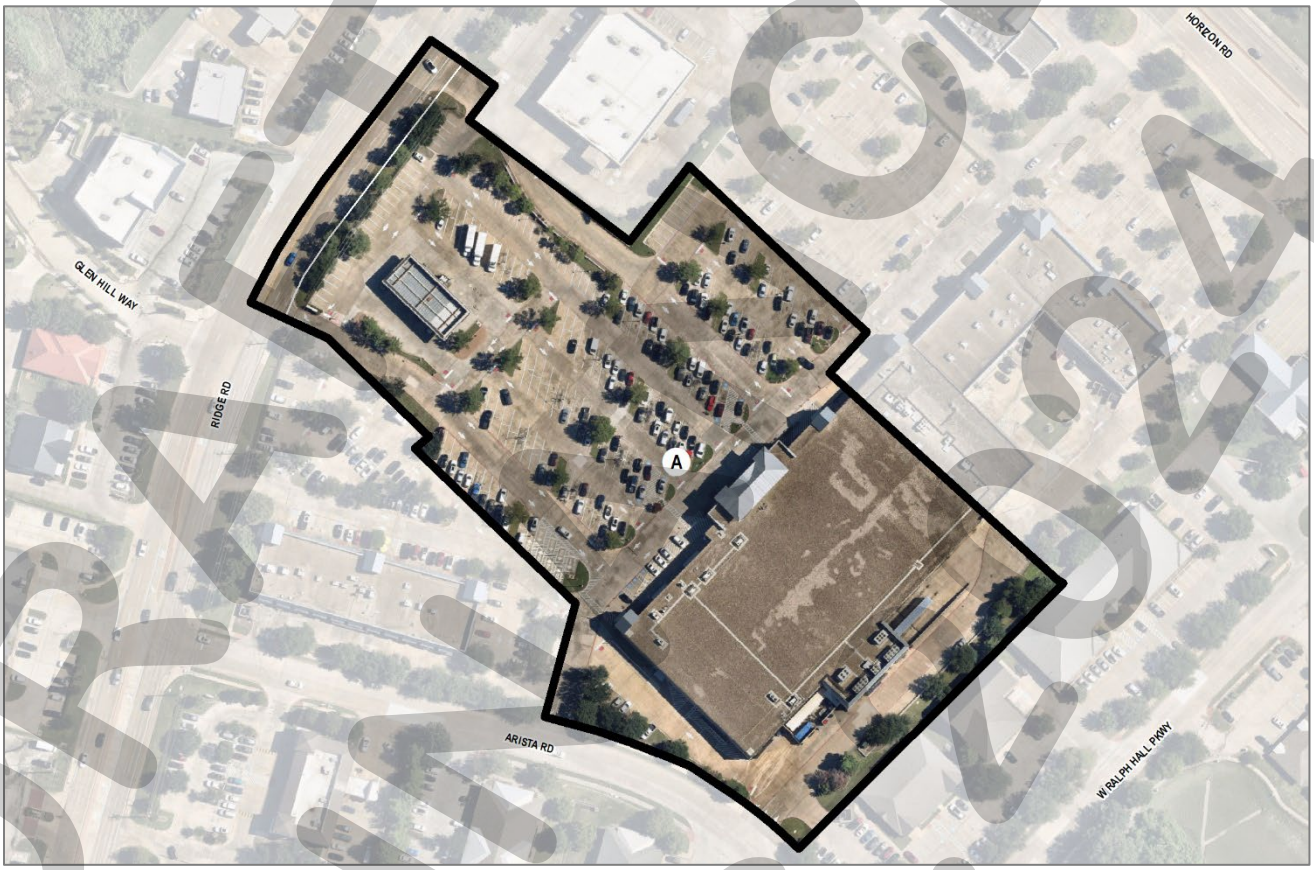
Exhibit 'D':
Density and Development Standards

(1) *TRACT A*. *[Ordinance 11-31]*

(A) *Concept Plan*. All development of *Tract A* shall conform with the *Concept Plan* depicted in *Figure 1*.

FIGURE 1. CONCEPT PLAN FOR TRACT A



(A) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract A -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

☑ RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. A MAXIMUM OF FOUR [4] VEHICLES*) (1) & (2)

NOTES:

(1) NO OUTSIDE DISPLAY OF MERCHANDISE SHALL BE PERMITTED WITHIN OR AROUND THE PROPOSED FUEL CENTER, EXCEPT FOR THE ICE MACHINE AS SHOWN IN *EXHIBIT 'E'* OF THIS ORDINANCE, WHICH SHALL BE PAINTED TO MATCH THE EXTERIOR MATERIALS OF THE ADJACENT KIOSK; HOWEVER, THE GROCERY STORE SHALL CONTINUE TO DISPLAY MERCHANDISE AS PERMITTED UNDER THE CITY'S *INCIDENTAL DISPLAY* REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC).

(2) NO SEASONAL SALES OF MERCHANDISE OR OTHER SPECIAL EVENT (*E.G. CHRISTMAS TREE SALES, VALENTINE'S DAY TENT SALE*) THAT WOULD RESULT IN A FURTHER REDUCTION OF THE REQUIRED PARKING SPACES SHALL BE ALLOWED ON THE PROPERTY, UNLESS SPECIFICALLY PERMITTED ON A *CASE-BY-CASE* BASIS THROUGH THE *SEASONAL OUTDOOR DISPLAY* POLICIES OF THE CITY OF ROCKWALL OR BY THE CITY COUNCIL.

DRAFT CASE NO. Z2024-0XX

Exhibit 'D':
Density and Development Standards

(B) *Density and Development Standards*. The development of *Tract A -- as depicted in Exhibits 'C' & 'E' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract A* shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: *LOT DIMENSIONAL REQUIREMENTS*

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK WITHOUT A FIRE WALL	15'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'
MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	90%
MINIMUM AMOUNT OF LANDSCAPED AREAS	10%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	120'
MAXIMUM NUMBER OF ENTRANCES (ARTERIAL)	1/200'
MAXIMUM NUMBER OF ENTRANCES (COLLECTOR)	1/100'
MAXIMUM NUMBER OF ENTRANCES (LOCAL)	1/50'

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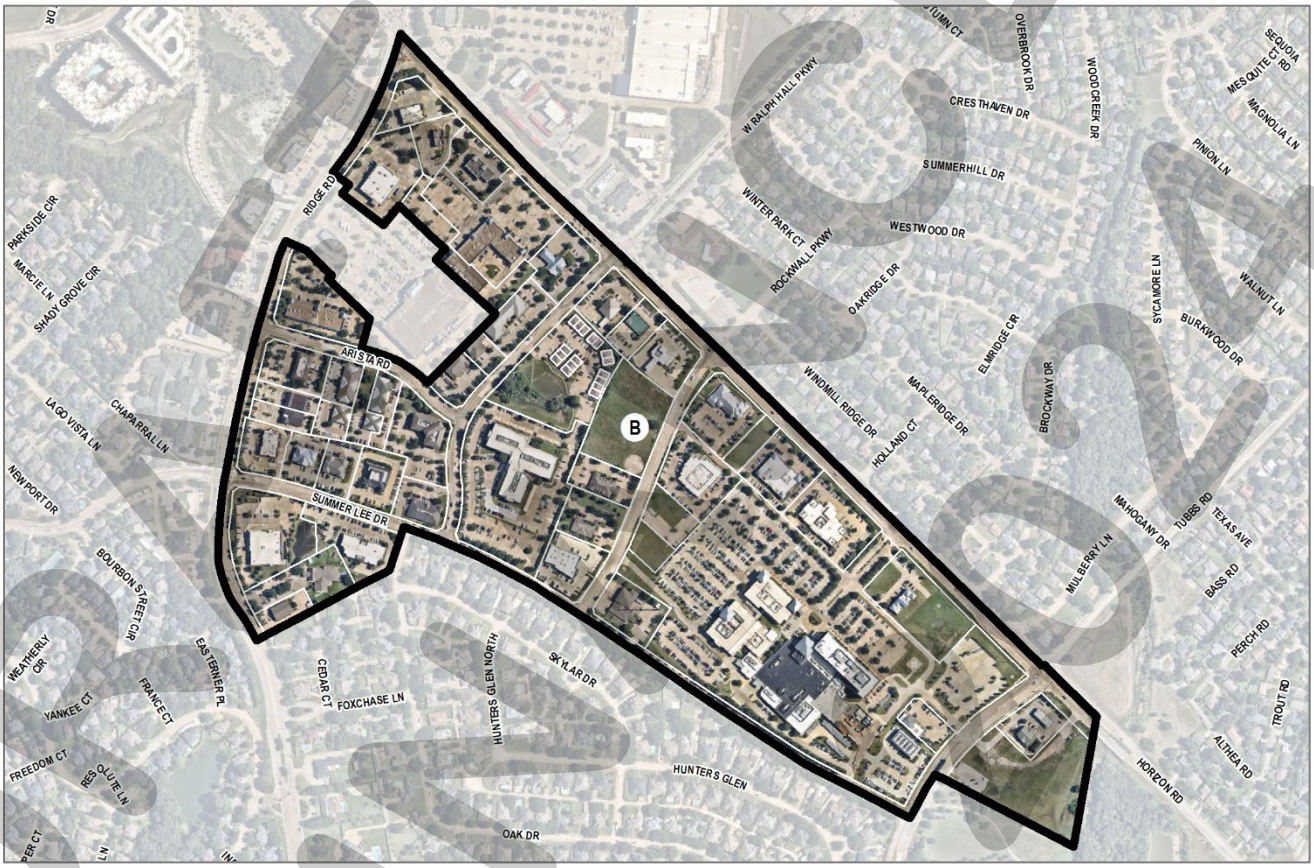
(2) *TRACT B. [Ordinance 86-55]*

(A) *Concept Plan*. All development of *Tract B* shall conform with the *Concept Plan* depicted in *Figure 2*.

FIGURE 2. CONCEPT PLAN FOR TRACT B



(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract B* shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK WITHOUT A FIRE WALL	15'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'

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Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	90%
MINIMUM AMOUNT OF LANDSCAPED AREAS	10%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	120'
MAXIMUM NUMBER OF ENTRANCES (ARTERIAL)	1/200'
MAXIMUM NUMBER OF ENTRANCES (COLLECTOR)	1/100'
MAXIMUM NUMBER OF ENTRANCES (LOCAL)	1/50'

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(3) *TRACT C. [Ordinance 87-30]*

(A) *Concept Plan*. All development of *Tract C* shall conform with the *Concept Plan* depicted in *Figure 3*.

FIGURE 3. CONCEPT PLAN FOR TRACT C

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract C -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

- ☑ LIGHT ASSEMBLY WITH OR WITHOUT FRONT SHOWROOM AND WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING. THE MAXIMUM BUILDING SHALL BE RESTRICTED TO 30,000 SF.
- ☑ FURNITURE STORE WITH FRONT SHOWROOM AND WAREHOUSE STORAGE WITHIN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ HARDWARE STORE WITH SHOWROOM AND WAREHOUSE STORAGE WITHIN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ PASTRY SHOP WITH COOKING FACILITIES WITHIN IN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ OFFICE WITH WAREHOUSE/DISTRIBUTION CENTER. THE MAXIMUM BUILDING AREA SHALL BE 25,000 SF. A SPECIFIC USE PERMIT (SUP) MAY BE APPROVED FOR INCREASED BUILDING AREA OR TO ALLOW A SIMILAR LAND USE.
- ☑ WHOLESALE TRADE OR ACCESSORY OUTLETS WITH OR WITHOUT SHOWROOM AND WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING.

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- ☑ SMALL BUSINESS OFFICE WITH OR WITHOUT SHOWROOM, WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING.
- ☑ MANUFACTURER AND ASSEMBLY OF ELECTRICAL WIRING HARNESSES FOR IRRIGATION SYSTEMS WITH OR WITHOUT ACCESSORY WAREHOUSE STORAGE.

(C) *Density and Development Standards*. The development of *Tract C* -- *as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract C* shall conform to the standards depicted in *Table 3*, which are as follows:

TABLE 3: *LOT DIMENSIONAL REQUIREMENTS*

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	50'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK WITHOUT FIRE WALL	6'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'
MINIMUM SIDE YARD SETBACK ABBUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	25'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	20'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPARATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM IMPERVIOUS COVERAGE	95%
MINIMUM AMOUNT OF LANDSCAPED AREAS	20%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	60'
MAXIMUM NUMBER OF ENTRANCES ON ARTERIAL	1/200'
MAXIMUM NUMBER OF ENTRANCES ON COLLECTOR	1/100'
MAXIMUM NUMBER OF ENTRANCES ON LOCAL STREET	1/50'

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(4) *TRACT D. [Ordinance No. 73-49]*

(A) *Concept Plan*. All development of *Tract D* shall conform with the *Concept Plan* depicted in *Figure 4*.

FIGURE 4. CONCEPT PLAN FOR TRACT D

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract D -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

☑ MUNICIPALLY OWNED OR CONTROLLED FACILITIES, UTILITIES, AND USES (*INCLUDES UTILITIES WITH A FRANCHISE UTILITY AGREEMENT WITH THE CITY OF ROCKWALL*)

(C) *Density and Development Standards*. The development of *Tract D -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

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(5) *TRACT E. [Ordinance No. 86-55]*

(A) *Concept Plan*. All development of *Tract E* shall conform with the *Concept Plan* depicted in *Figure 5*.

FIGURE 5. CONCEPT PLAN FOR TRACT E

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract E -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract E -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract E* shall conform to the standards depicted in *Table 4*, which are as follows:

TABLE 4: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	12,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,500 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'

DRAFT

Exhibit 'D':
Density and Development Standards

MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

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(6) *TRACT F. [Ordinance No. 86-55]*

(A) *Concept Plan*. All development of *Tract F* shall conform with the *Concept Plan* depicted in *Figure 6*.

FIGURE 6. CONCEPT PLAN FOR TRACT F

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract F -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract F -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract F* shall conform to the standards depicted in *Table 5*, which are as follows:

TABLE 5: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	22,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,800 SF

DRAFT ONLY 02.21.24

Exhibit 'D':
Density and Development Standards

MINIMUM LOT WIDTH	80'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	8'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	20'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

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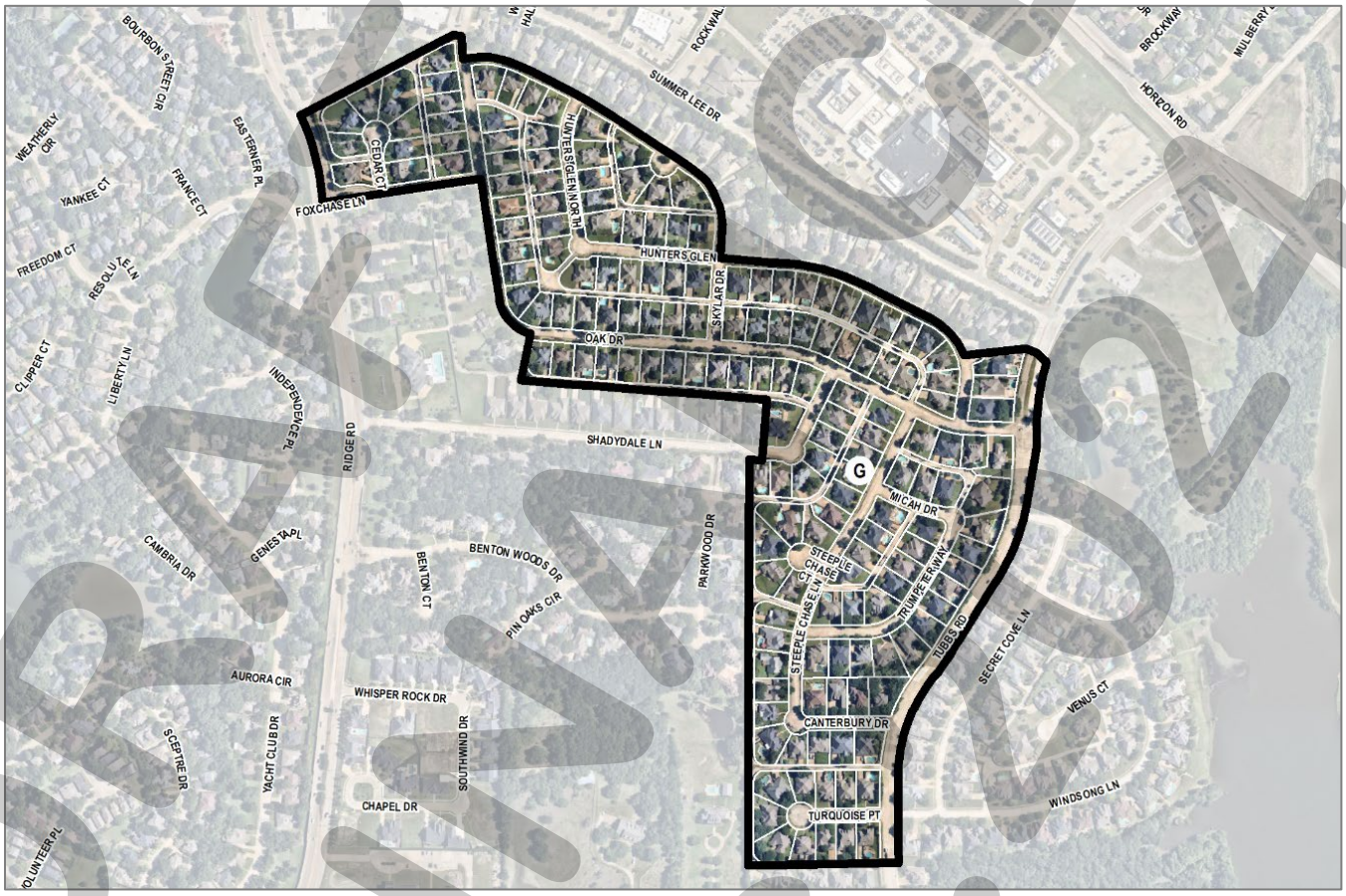
(7) *TRACT G. [Ordinance No. 86-55]*

(A) *Concept Plan*. All development of *Tract G* shall conform with the *Concept Plan* depicted in *Figure 7*.

FIGURE 7. CONCEPT PLAN FOR TRACT G



(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract G -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract G -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract G* shall conform to the standards depicted in *Table 6*, which are as follows:

TABLE 6: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,500 SF
MINIMUM LOT WIDTH	60'

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Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

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(8) *TRACT H. [Ordinance No. 13-43]*

(A) *Concept Plan*. All development of *Tract H* shall conform with the *Concept Plan* depicted in *Figure 8*.

FIGURE 8. CONCEPT PLAN FOR TRACT H

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract H -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract H -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract H* shall conform to the standards depicted in *Table 7*, which are as follows:

TABLE 7: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	12,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	2,000 SF
MINIMUM LOT WIDTH	75'
MINIMUM LOT DEPTH	160'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

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(9) *TRACT I. [Ordinance No. 04-02]*

(A) *Concept Plan*. All development of *Tract I* shall conform with the *Concept Plan* depicted in *Figure 9*.

FIGURE 9. CONCEPT PLAN FOR TRACT I

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract I -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract I -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

(D) *Landscaping Buffer Requirements*. The development of vacant land -- *south of Phase 6 of the Foxchase and Rainbow Lake Estates Subdivision* -- shall include a five (5) foot landscape buffer and screening elements along Tubbs Road and White Road.

DRAFT
Oct 25, 2024

(10) *TRACT J. [Ordinance No. 88-20]*

(A) *Concept Plan*. All development of *Tract J* shall conform with the *Concept Plan* depicted in *Figure 10*.

FIGURE 10. CONCEPT PLAN FOR TRACT J

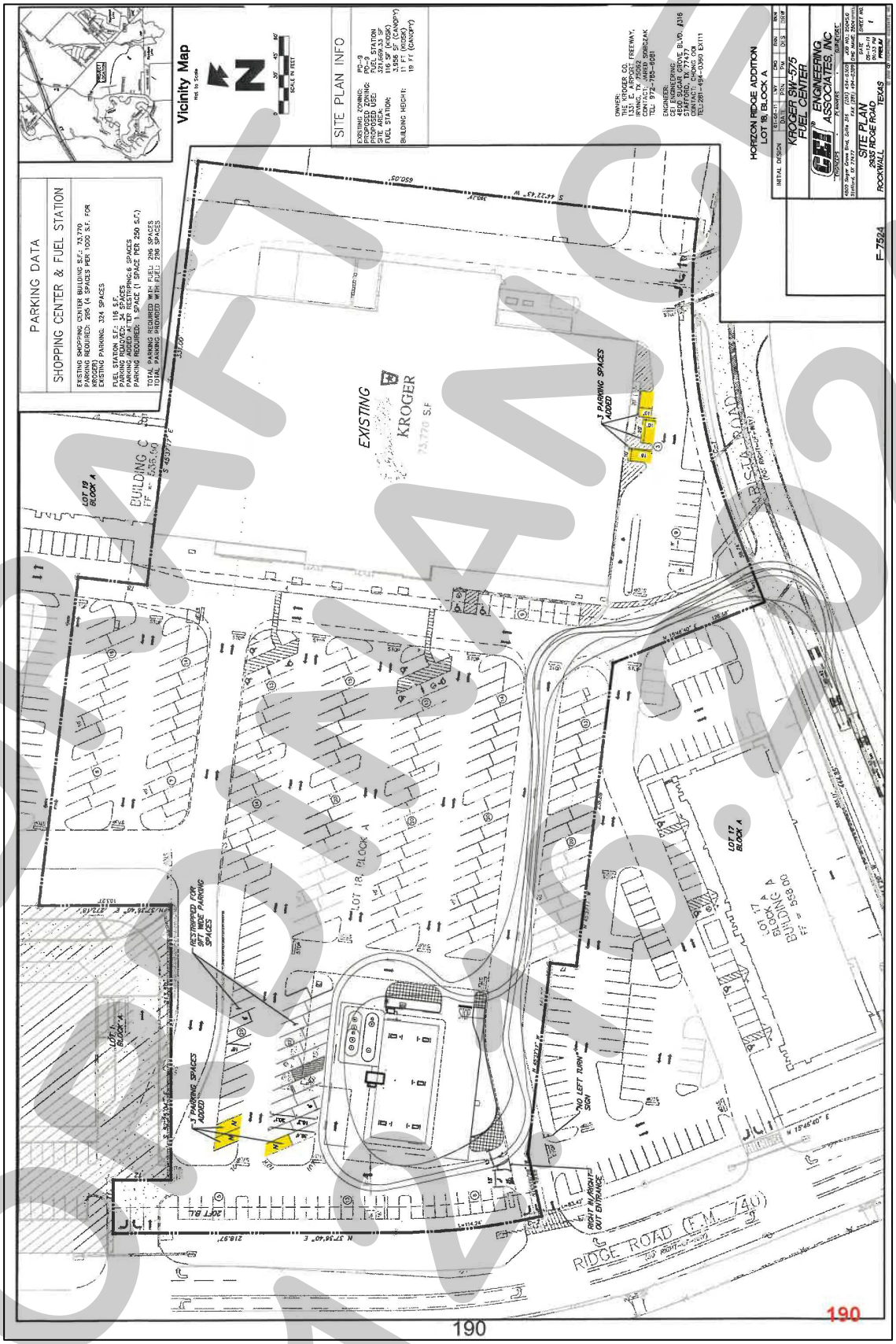
(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract J -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be the only permitted *by-right* land use:

☑ PUBLIC PARK

(C) *Density and Development Standards*. The development of *Tract J -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

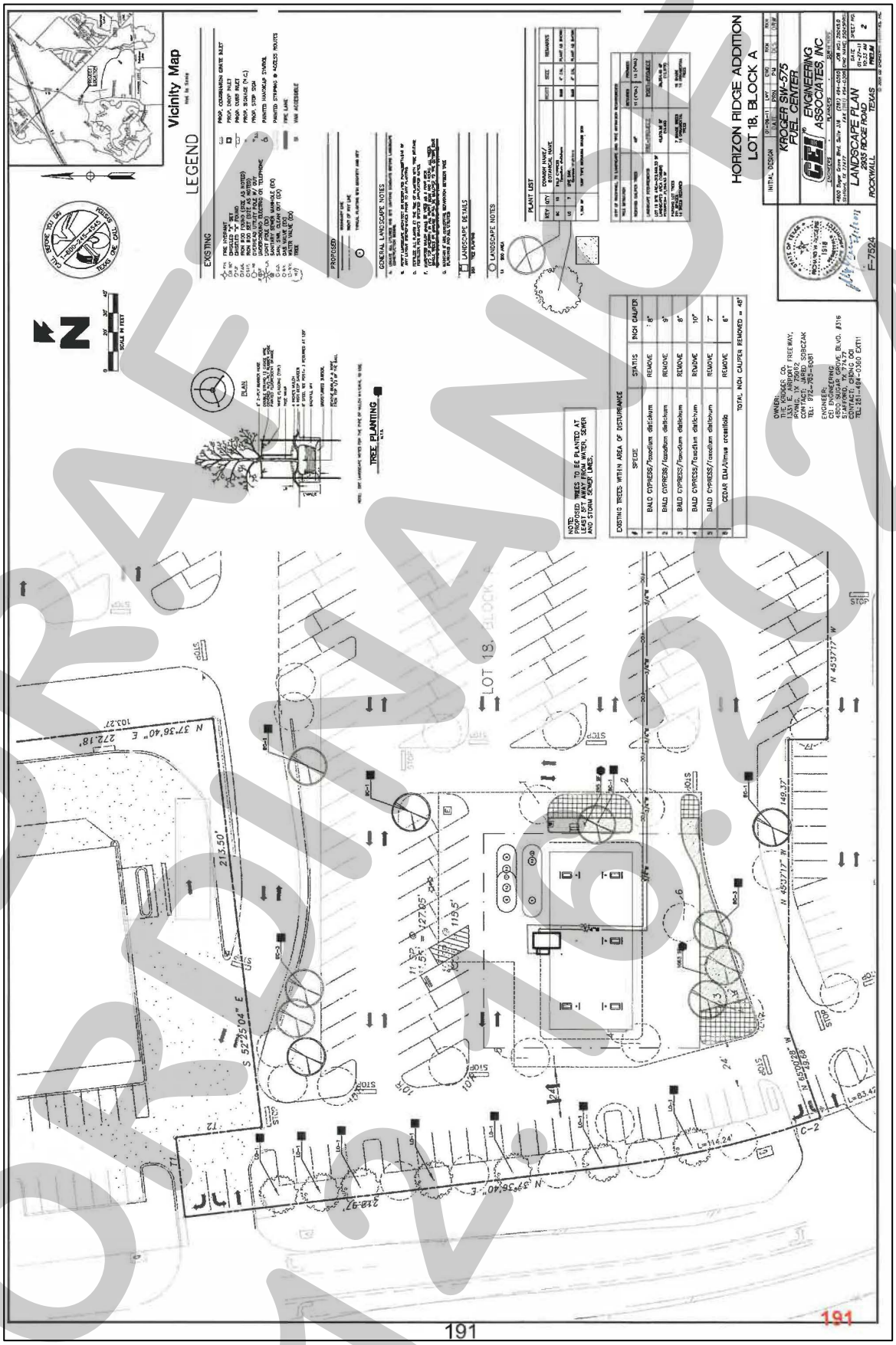
DRAFT
6.26.2024

Exhibit 'E':
Tract 'A' Concept Plan



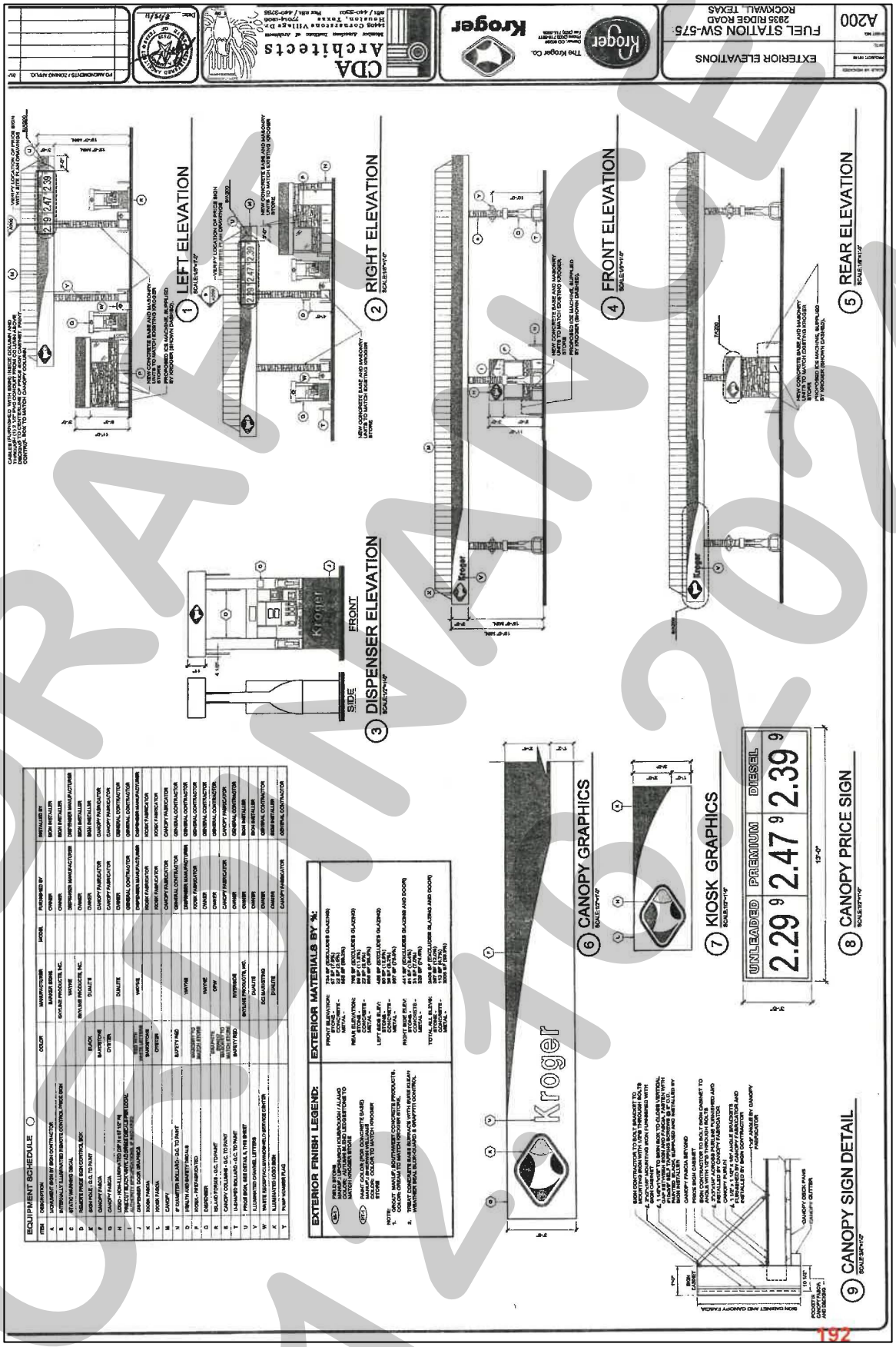
DRAFT
ORDINANCE
2024

Exhibit 'E':
Tract 'A' Concept Plan



DRAFT ORDINANCE 4.16.2024

Exhibit 'E':
Tract 'A' Concept Plan



CITY OF ROCKWALL

ORDINANCE NO. 25-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 307.57-ACRE TRACT OF LAND SITUATED WITHIN THE E TEAL SURVEY, ABSTRACT NO. 207, 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 of Rockwall has initiated an amendment to the Planned Development District 9 (PD-9) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*].

WHEREAS, Planned Development District 9 (PD-9) is a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*;

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

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated

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

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

SECTION 5. The Homeowner's Association (HOA) shall be responsible for the maintenance of all common areas, screening walls and features, landscape areas, deed restriction enforcement, and all other functions required to maintain the quality of the development.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JANUARY, 2025.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

Exhibit 'A':
Legal Description

BEING 307.57 acres of land situated in Abstract 207, E. Teal Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the center of the intersection of Horizon Rd (FM3097) and Ridge Rd, *(NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,264.736, N 7,013,506.983 Feet);*

1 **THENCE** South 42°-42'-40" East, along the center of Horizon Road, a distance of 796.38 feet to a point;
2 **THENCE** South 45°-17'-46" East, continuing along said centerline, a distance of 1067.835 feet to a point;
3 **THENCE** South 44°-34'-21" East, a distance of 1870.922 feet to a point;
4 **THENCE** South 44°-49'-17" East, a distance of 1399.251 feet to a point;
5 **THENCE** South 46°-51'-8" East, a distance of 481.716 feet to a point;
6 **THENCE** South 46°-42'-30" East, a distance of 258.877 feet for a corner;
7 **THENCE** South 57°-1'-39" West, a distance of 111.082 feet to a point;
8 **THENCE** South 3°-49'-47" West, a distance of 337.364 feet to a point;
9 **THENCE** South 80°-0'-50" West, a distance of 32.893 feet to a point;
10 **THENCE** South 40°-15'-7" East, a distance of 532.823 feet to a point;
11 **THENCE** South 60°-15'-43" West, a distance of 620.808 feet for a corner;
12 **THENCE** North 88°-24'-50" West, along the Southern City Limits line of the City of Rockwall, a distance of 842.312 feet to a point;
13 **THENCE** North 89°-38'-21" West, continuing along said City Limits line, a distance of 1438.136 for a corner;
14 **THENCE** South 0°-17'-52" West, a distance of 0.253 feet to a point;
15 **THENCE** South 0°-15'-51" West, a distance of 227.577 feet to a point;
16 **THENCE** South 0°-47'-17" West, a distance of 123.607 feet for a corner;
17 **THENCE** North 88°-31'-26" West, a distance of 598.278 feet for a corner;
18 **THENCE** North 0°-44'-41" East, along the West line of the Foxchase Addition, a distance of 348.465 feet to a point;
19 **THENCE** North 1°-2'-26" East, a distance of 351.601 feet to a point;
20 **THENCE** North 1°-20'-59" East, a distance of 1122.141 for a corner;
21 **THENCE** North 84°-24'-12" West, a distance of 513.729 feet for a corner;
22 **THENCE** North 6°-36'-59" East, a distance of 48.053 feet for a corner;
23 **THENCE** North 84°-19'-46" West, a distance of 528.673 feet for a corner;
24 **THENCE** North 7°-8'-19" West, a distance of 680.962 feet for a corner;
25 **THENCE** South 81°-59'-27" West, a distance of 392.733 feet for a corner;
26 **THENCE** North 5°-54'-11" West, generally following the Centerline of Ridge Rd, a distance of 252.075 feet to the beginning of a curve;
27 **THENCE** along said curve to the left having an angle of 27°-0'-51" and a radius of 759.035 feet with a chord distance of 354.568 feet and a chord bearing of North 19°-11'-18" West, to the beginning of a curve;
28 **THENCE** along said curve to the left having an angle of 3°-50'-26"and a radius of 974.115 feet with a chord distance of 65.281 feet and a chord bearing of North 33°-37'-15" West, to the beginning of a curve;
29 **THENCE** along said curve to the right having an angle of 36°-52'-27"and a radius of 438.264 feet with a chord distance of 277.213 feet and a chord bearing of North 13°-29'-36" West, to the beginning of a curve;
30 **THENCE** along said curve to the right having an angle of 3°-29'-57" and a radius of 4,089.283 feet with a chord distance of 249.711 feet and a chord bearing of North 6°-45'-24" East, to a point;
31 **THENCE** North 11°-48'-52" East, a distance of 245.242 feet to a point;
32 **THENCE** North 13°-45'-2" East, a distance of 282.517 feet to a point;
33 **THENCE** North 17°-1'-45" East, a distance of 347.78 feet to the beginning of a curve;
34 **THENCE** along said curve to the right having an angle of 22°-5'-10" and a radius of 792.43 feet with a chord distance of 303.575 feet and a chord bearing of North 26°-26'-2" East, to a point;
35 **THENCE** North 38°-42'-35" East, a distance of 116.194 feet to a point;
36 **THENCE** North 37°-33'-44" East, a distance of 226.689 feet to the beginning of a curve;
37 **THENCE** along said curve to the left having an angle of 16°-48'-35"and a radius of 1687.504 feet with a chord distance of 493.314 feet and a chord bearing of North 24°-11'-9" East, to the POINT OF BEGINNING AND CONTAINING 307.57 acres of land (13,397,751.98 square feet) more or less.

Exhibit 'B':
Survey

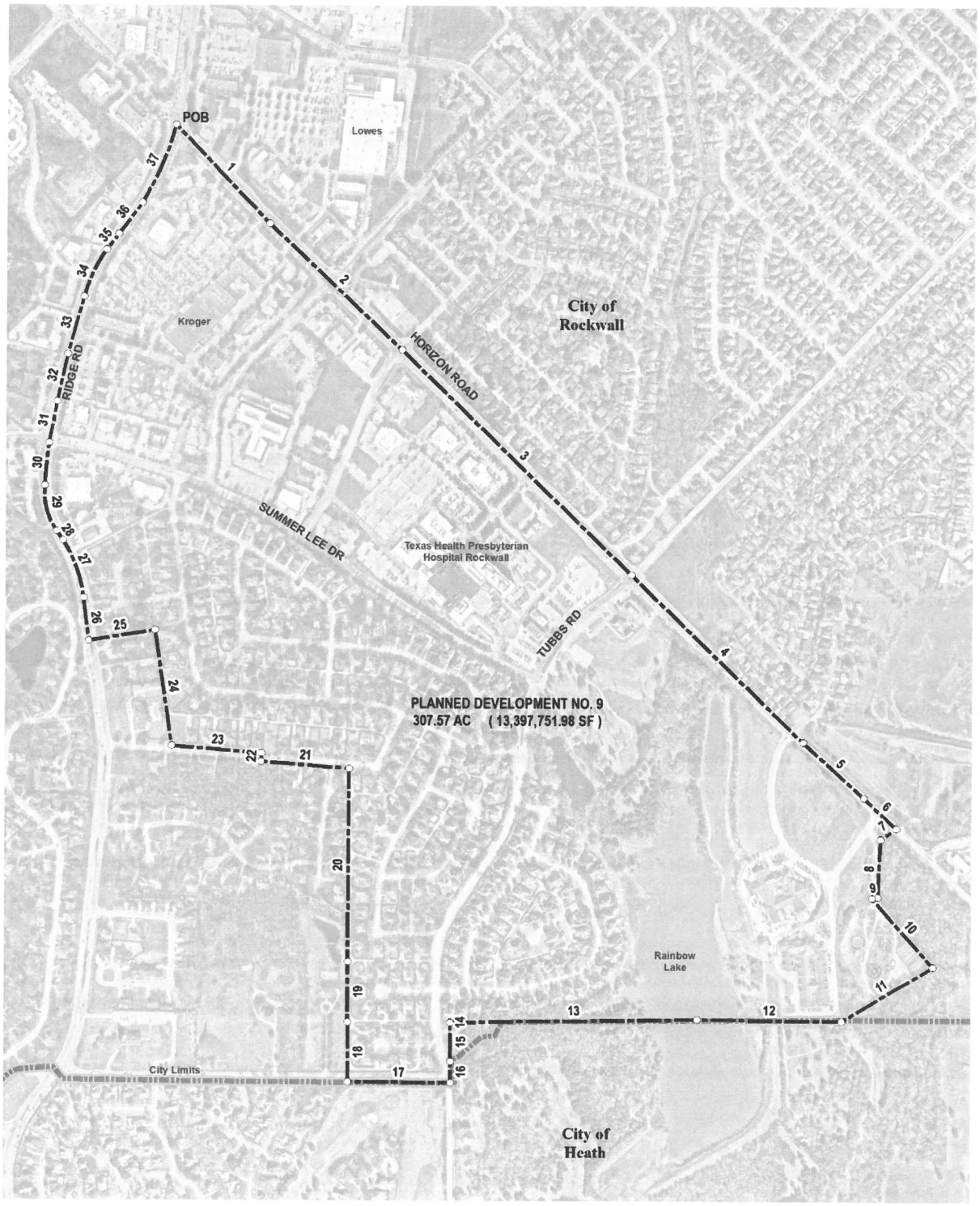


Exhibit 'C':
Concept Plan

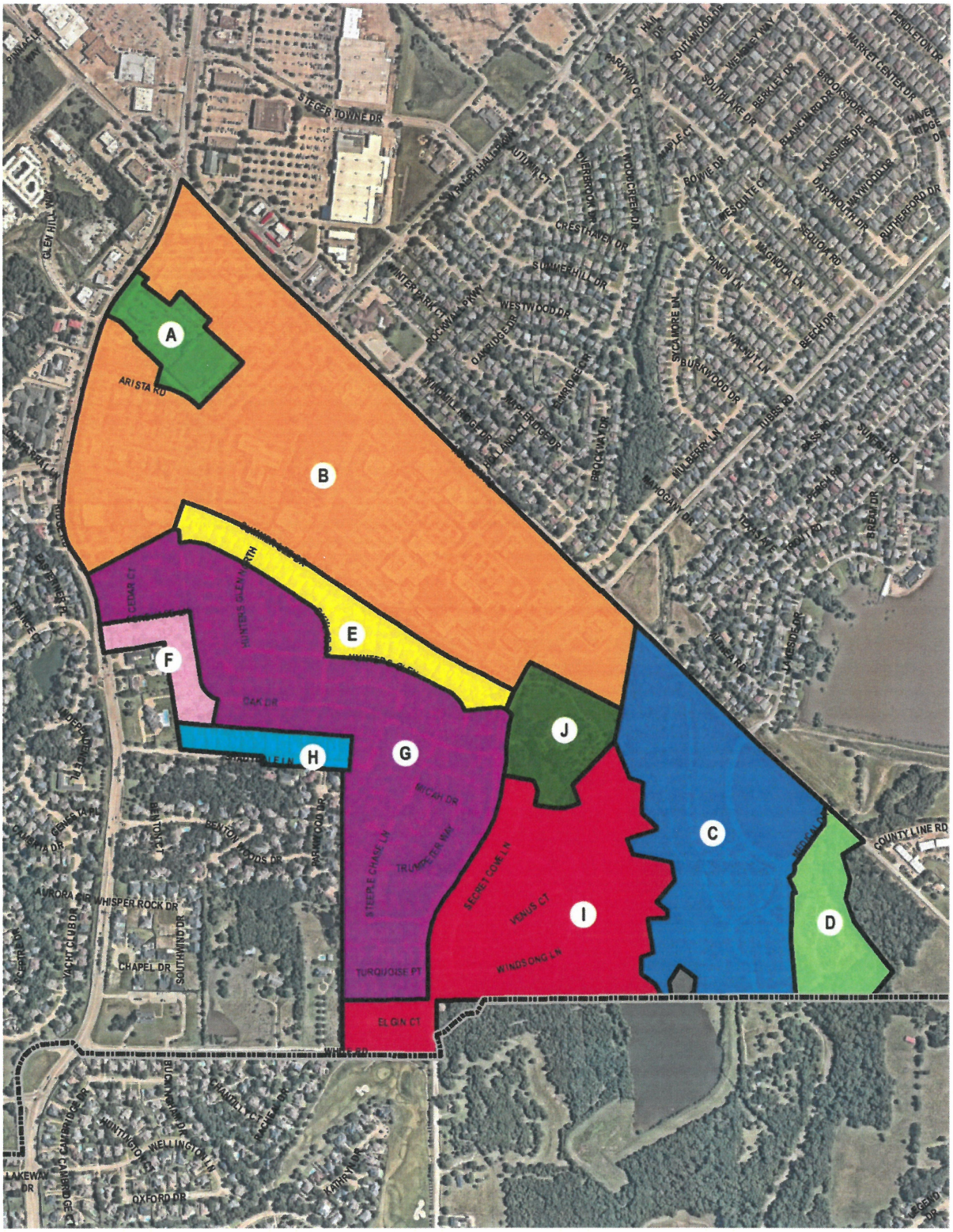


Exhibit 'D':
Density and Development Standards

(1) *TRACT A. [Ordinance 11-31]*

(A) *Concept Plan*. All development of *Tract A* shall conform with the *Concept Plan* depicted in *Figure 1*.

FIGURE 1. CONCEPT PLAN FOR TRACT A

(A) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract A -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

☑ RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. A MAXIMUM OF FOUR [4] VEHICLES*) (1) & (2)

NOTES:

(1) NO OUTSIDE DISPLAY OF MERCHANDISE SHALL BE PERMITTED WITHIN OR AROUND THE PROPOSED FUEL CENTER, EXCEPT FOR THE ICE MACHINE AS SHOWN IN *EXHIBIT 'E'* OF THIS ORDINANCE, WHICH SHALL BE PAINTED TO MATCH THE EXTERIOR MATERIALS OF THE ADJACENT KIOSK; HOWEVER, THE GROCERY STORE SHALL CONTINUE TO DISPLAY MERCHANDISE AS PERMITTED UNDER THE CITY'S *INCIDENTAL DISPLAY* REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC).

(2) NO SEASONAL SALES OF MERCHANDISE OR OTHER SPECIAL EVENT (*E.G. CHRISTMAS TREE SALES, VALENTINE'S DAY TENT SALE*) THAT WOULD RESULT IN A FURTHER REDUCTION OF THE REQUIRED PARKING SPACES SHALL BE ALLOWED ON THE PROPERTY, UNLESS SPECIFICALLY PERMITTED ON A *CASE-BY-CASE* BASIS THROUGH THE *SEASONAL OUTDOOR DISPLAY* POLICIES OF THE CITY OF ROCKWALL OR BY THE CITY COUNCIL.

Exhibit 'D':
Density and Development Standards

(B) *Density and Development Standards*. The development of *Tract A -- as depicted in Exhibits 'C' & 'E' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract A* shall conform to the standards depicted in *Table 1*, which are as follows:

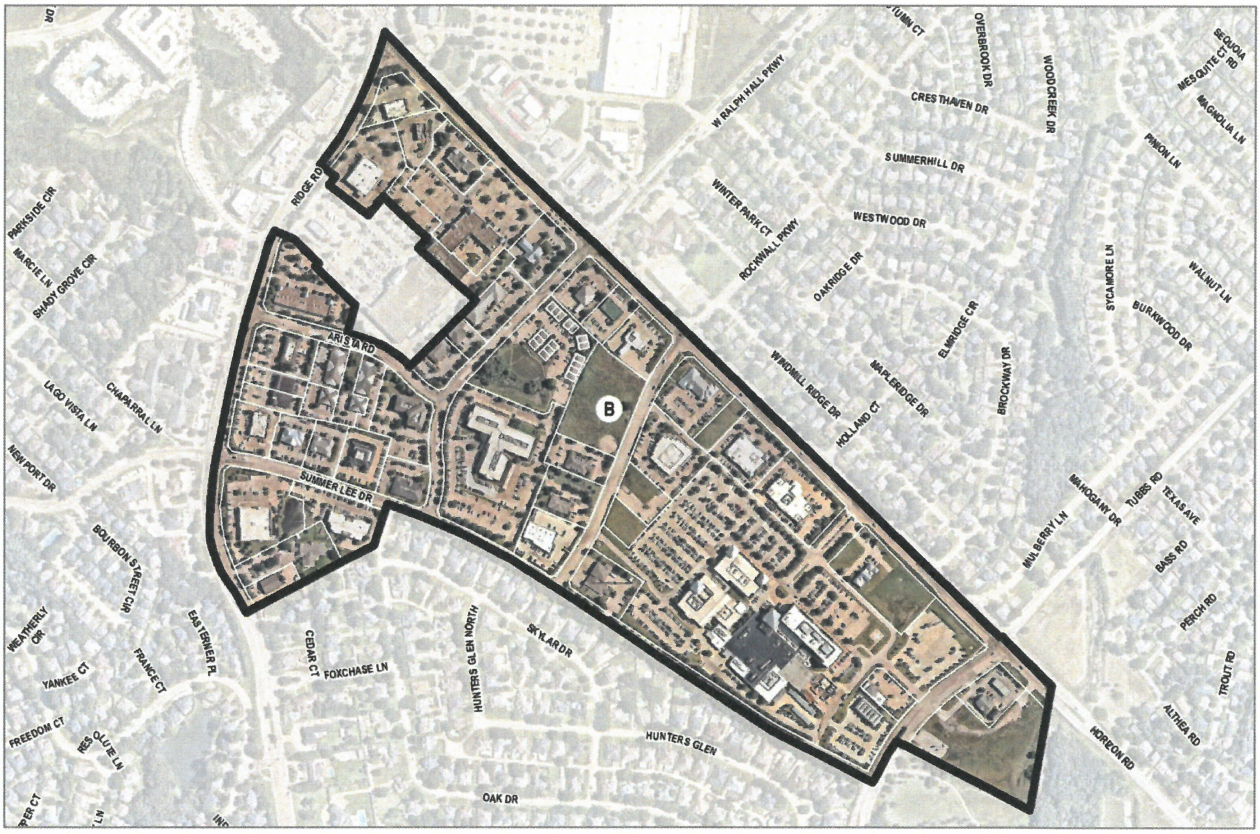
TABLE 1: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK WITHOUT A FIRE WALL	15'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'
MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	90%
MINIMUM AMOUNT OF LANDSCAPED AREAS	10%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	120'
MAXIMUM NUMBER OF ENTRANCES (ARTERIAL)	1/200'
MAXIMUM NUMBER OF ENTRANCES (COLLECTOR)	1/100'
MAXIMUM NUMBER OF ENTRANCES (LOCAL)	1/50'

(2) *TRACT B. [Ordinance 86-55]*

(A) *Concept Plan*. All development of *Tract B* shall conform with the *Concept Plan* depicted in *Figure 2*.

FIGURE 2. CONCEPT PLAN FOR TRACT B



(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract B* shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK WITHOUT A FIRE WALL	15'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'

Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	90%
MINIMUM AMOUNT OF LANDSCAPED AREAS	10%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	120'
MAXIMUM NUMBER OF ENTRANCES (ARTERIAL)	1/200'
MAXIMUM NUMBER OF ENTRANCES (COLLECTOR)	1/100'
MAXIMUM NUMBER OF ENTRANCES (LOCAL)	1/50'

(3) *TRACT C. [Ordinance 87-30]*

(A) *Concept Plan*. All development of *Tract C* shall conform with the *Concept Plan* depicted in *Figure 3*.

FIGURE 3. CONCEPT PLAN FOR TRACT C

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract C -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

- ☑ LIGHT ASSEMBLY WITH OR WITHOUT FRONT SHOWROOM AND WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING. THE MAXIMUM BUILDING SHALL BE RESTRICTED TO 30,000 SF.
- ☑ FURNITURE STORE WITH FRONT SHOWROOM AND WAREHOUSE STORAGE WITHIN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ HARDWARE STORE WITH SHOWROOM AND WAREHOUSE STORAGE WITHIN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ PASTRY SHOP WITH COOKING FACILITIES WITHIN IN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ OFFICE WITH WAREHOUSE/DISTRIBUTION CENTER. THE MAXIMUM BUILDING AREA SHALL BE 25,000 SF. A SPECIFIC USE PERMIT (SUP) MAY BE APPROVED FOR INCREASED BUILDING AREA OR TO ALLOW A SIMILAR LAND USE.
- ☑ WHOLESALE TRADE OR ACCESSORY OUTLETS WITH OR WITHOUT SHOWROOM AND WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING.

- ☑ SMALL BUSINESS OFFICE WITH OR WITHOUT SHOWROOM, WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING.
- ☑ MANUFACTURER AND ASSEMBLY OF ELECTRICAL WIRING HARNESSES FOR IRRIGATION SYSTEMS WITH OR WITHOUT ACCESSORY WAREHOUSE STORAGE.

(C) *Density and Development Standards*. The development of *Tract C -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract C* shall conform to the standards depicted in *Table 3*, which are as follows:

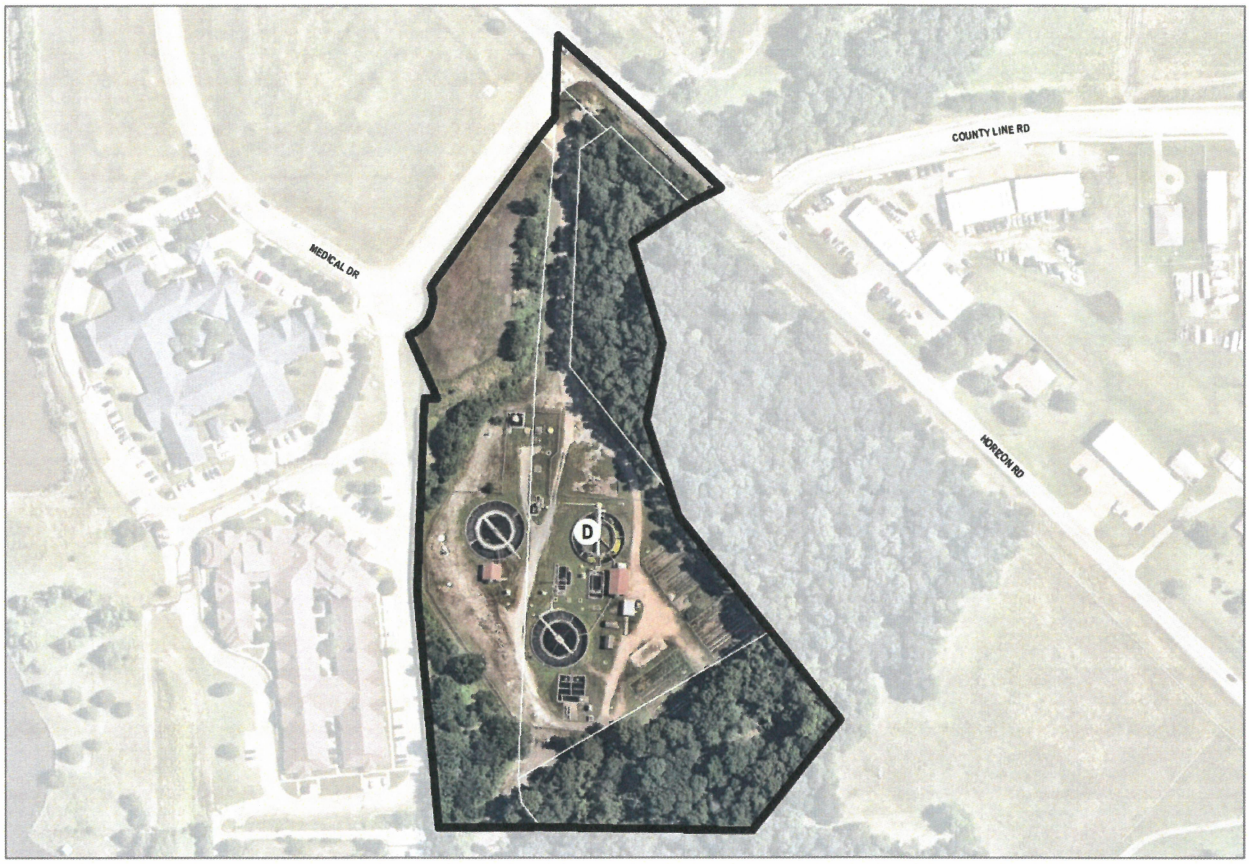
TABLE 3: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	50'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK WITHOUT FIRE WALL	6'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'
MINIMUM SIDE YARD SETBACK ABBUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	25'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	20'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPARATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM IMPERVIOUS COVERAGE	95%
MINIMUM AMOUNT OF LANDSCAPED AREAS	20%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	60'
MAXIMUM NUMBER OF ENTRANCES ON ARTERIAL	1/200'
MAXIMUM NUMBER OF ENTRANCES ON COLLECTOR	1/100'
MAXIMUM NUMBER OF ENTRANCES ON LOCAL STREET	1/50'

(4) *TRACT D. [Ordinance No. 73-49]*

(A) *Concept Plan*. All development of *Tract D* shall conform with the *Concept Plan* depicted in *Figure 4*.

FIGURE 4. CONCEPT PLAN FOR TRACT D



(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract D -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

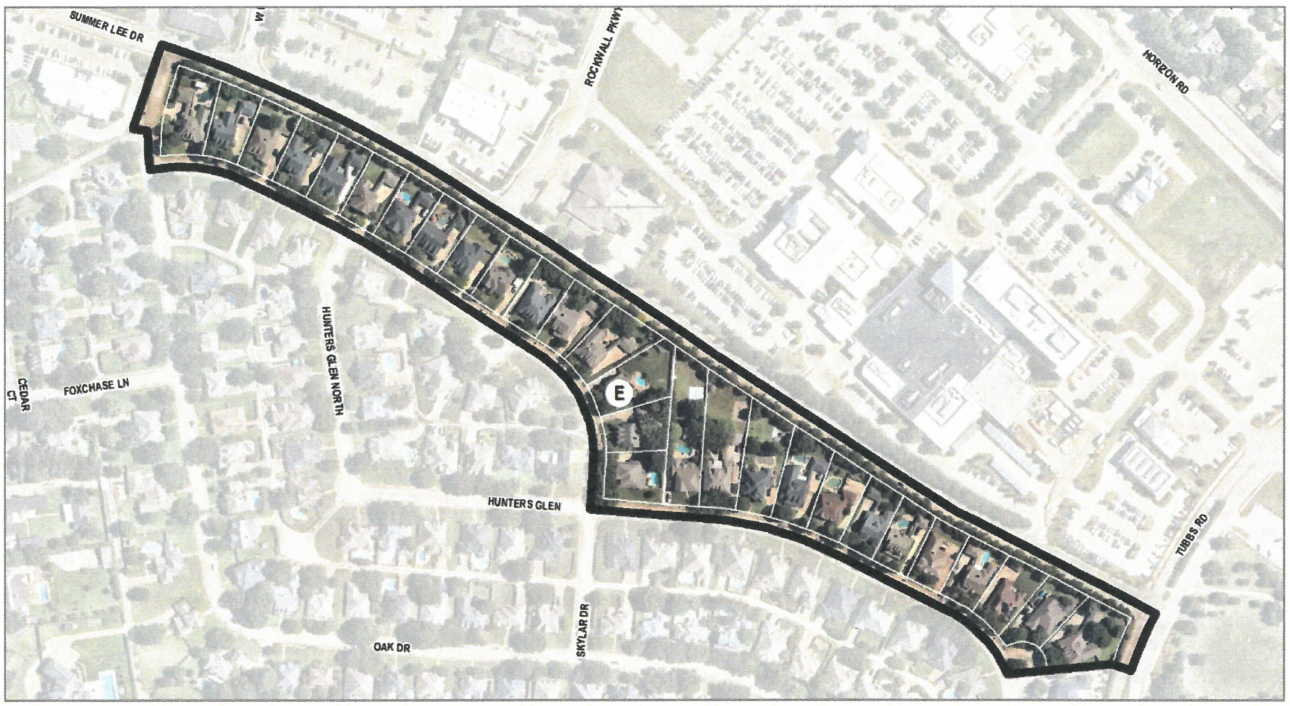
☑ MUNICIPALLY OWNED OR CONTROLLED FACILITIES, UTILITIES, AND USES (*INCLUDES UTILITIES WITH A FRANCHISE UTILITY AGREEMENT WITH THE CITY OF ROCKWALL*)

(C) *Density and Development Standards*. The development of *Tract D -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

(5) *TRACT E. [Ordinance No. 86-55]*

(A) *Concept Plan*. All development of *Tract E* shall conform with the *Concept Plan* depicted in *Figure 5*.

FIGURE 5. CONCEPT PLAN FOR TRACT E



(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract E -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract E -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract E* shall conform to the standards depicted in *Table 4*, which are as follows:

TABLE 4: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	12,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,500 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'

Exhibit 'D':
Density and Development Standards

MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

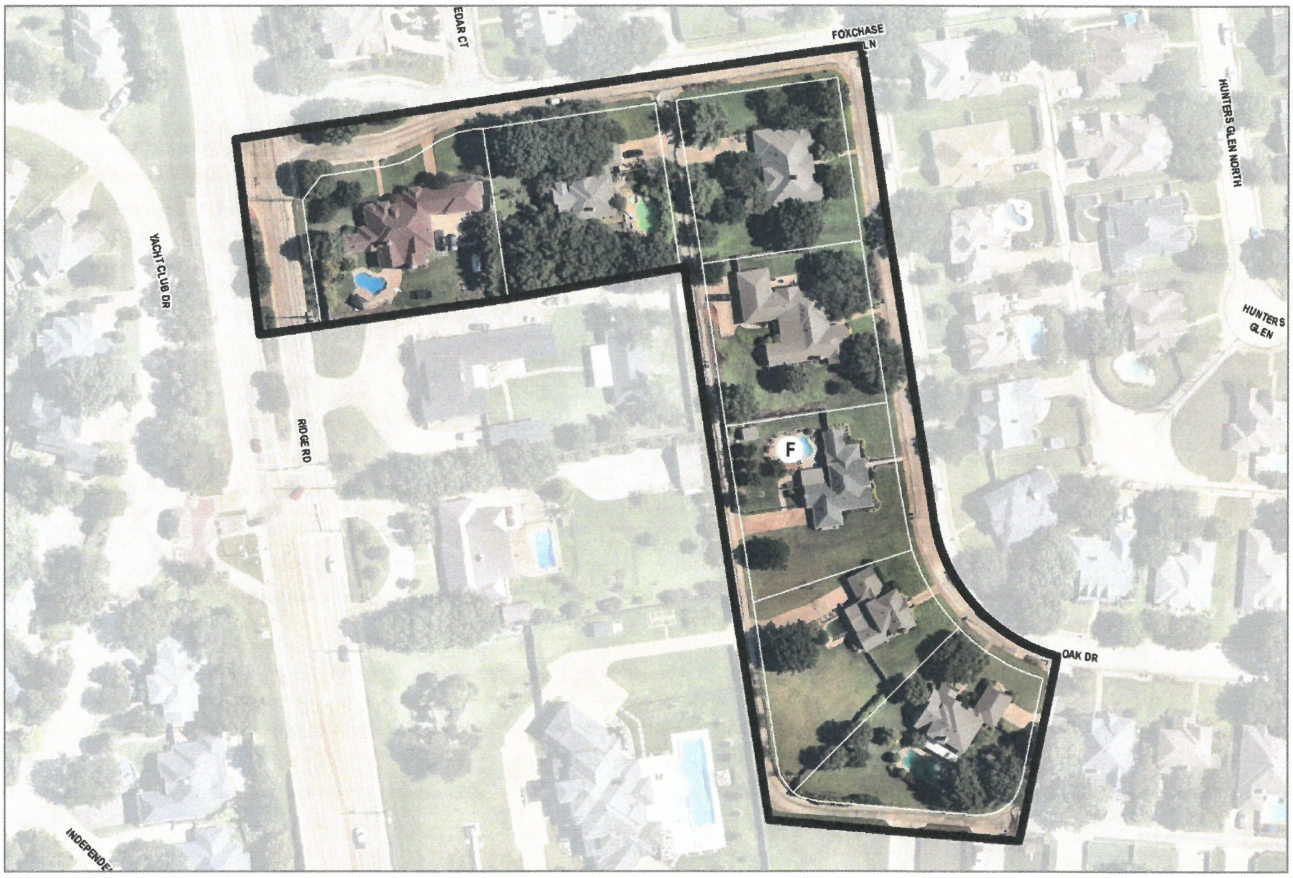
NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

(6) *TRACT F. [Ordinance No. 86-55]*

(A) *Concept Plan*. All development of *Tract F* shall conform with the *Concept Plan* depicted in *Figure 6*.

FIGURE 6. CONCEPT PLAN FOR TRACT F



(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract F -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract F -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract F* shall conform to the standards depicted in *Table 5*, which are as follows:

TABLE 5: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	22,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,800 SF

Exhibit 'D':
Density and Development Standards

MINIMUM LOT WIDTH	80'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	8'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	20'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

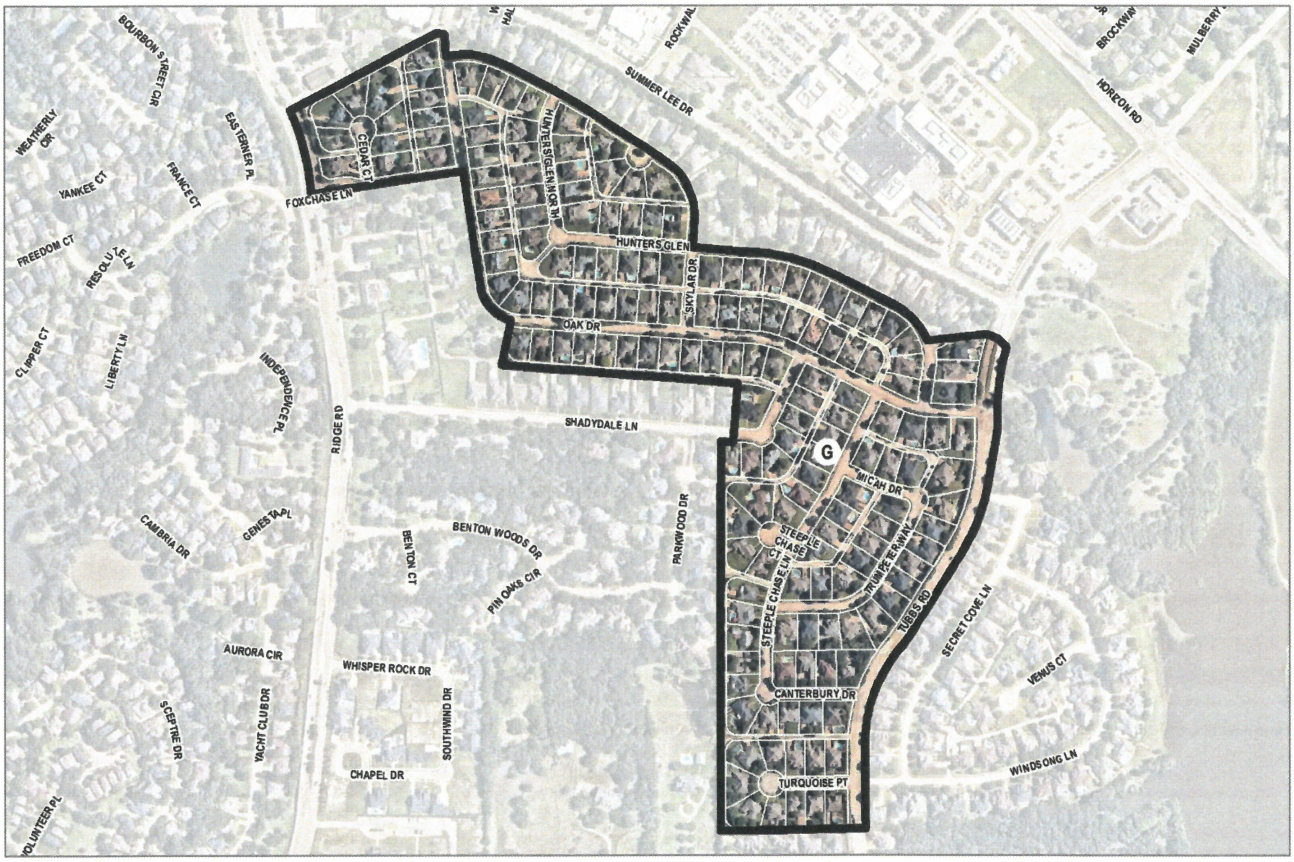
NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

(7) *TRACT G. [Ordinance No. 86-55]*

(A) *Concept Plan*. All development of *Tract G* shall conform with the *Concept Plan* depicted in *Figure 7*.

FIGURE 7. CONCEPT PLAN FOR TRACT G



(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract G -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract G -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract G* shall conform to the standards depicted in *Table 6*, which are as follows:

TABLE 6: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,500 SF
MINIMUM LOT WIDTH	60'

Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

(8) *TRACT H. [Ordinance No. 13-43]*

(A) *Concept Plan*. All development of *Tract H* shall conform with the *Concept Plan* depicted in *Figure 8*.

FIGURE 8. CONCEPT PLAN FOR TRACT H

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract H -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract H -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract H* shall conform to the standards depicted in *Table 7*, which are as follows:

TABLE 7: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	12,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	2,000 SF
MINIMUM LOT WIDTH	75'
MINIMUM LOT DEPTH	160'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

(9) *TRACT I. [Ordinance No. 04-02]*

(A) *Concept Plan*. All development of *Tract I* shall conform with the *Concept Plan* depicted in *Figure 9*.

FIGURE 9. CONCEPT PLAN FOR TRACT I

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract I -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract I -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

(D) *Landscaping Buffer Requirements*. The development of vacant land -- *south of Phase 6 of the Foxchase and Rainbow Lake Estates Subdivision* -- shall include a five (5) foot landscape buffer and screening elements along Tubbs Road and White Road.

(10) *TRACT J. [Ordinance No. 88-20]*

(A) *Concept Plan*. All development of *Tract J* shall conform with the *Concept Plan* depicted in *Figure 10*.

FIGURE 10. CONCEPT PLAN FOR TRACT J

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract J -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be the only permitted *by-right* land use:

☑ PUBLIC PARK

(C) *Density and Development Standards*. The development of *Tract J -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

Exhibit 'E':
Tract 'A' Concept Plan

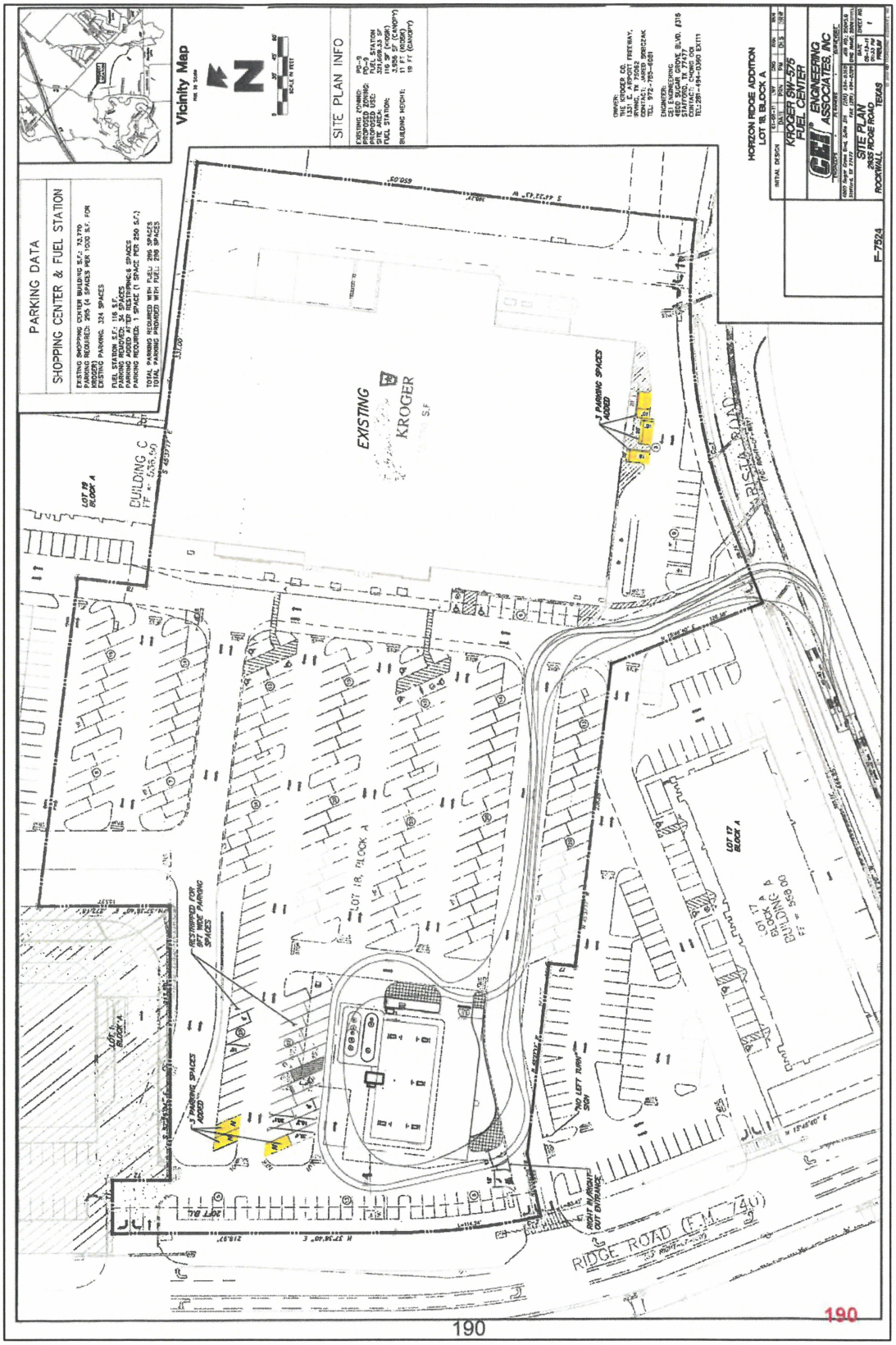


Exhibit 'E':
Tract 'A' Concept Plan

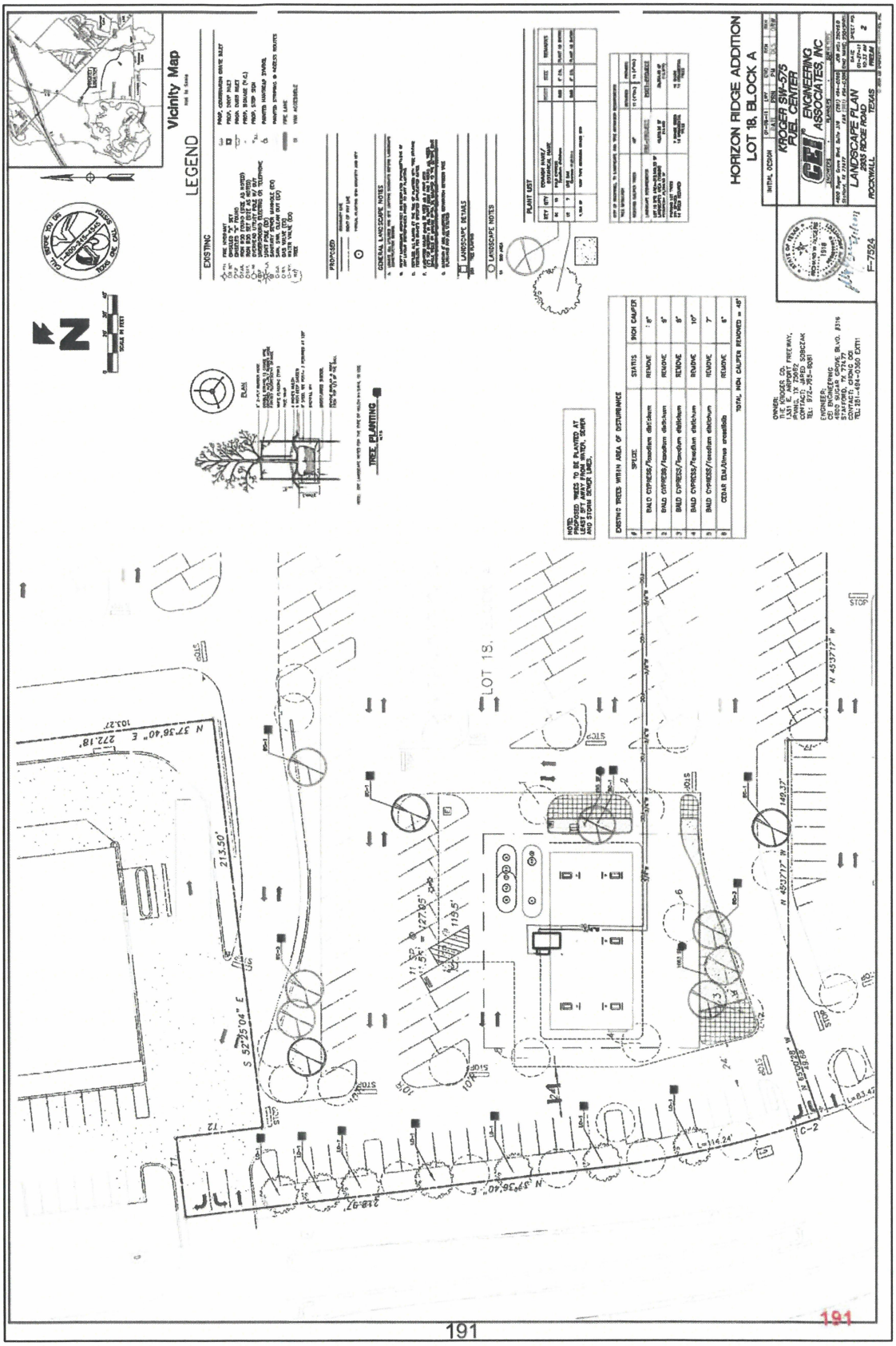


Exhibit 'E':
Tract 'A' Concept Plan