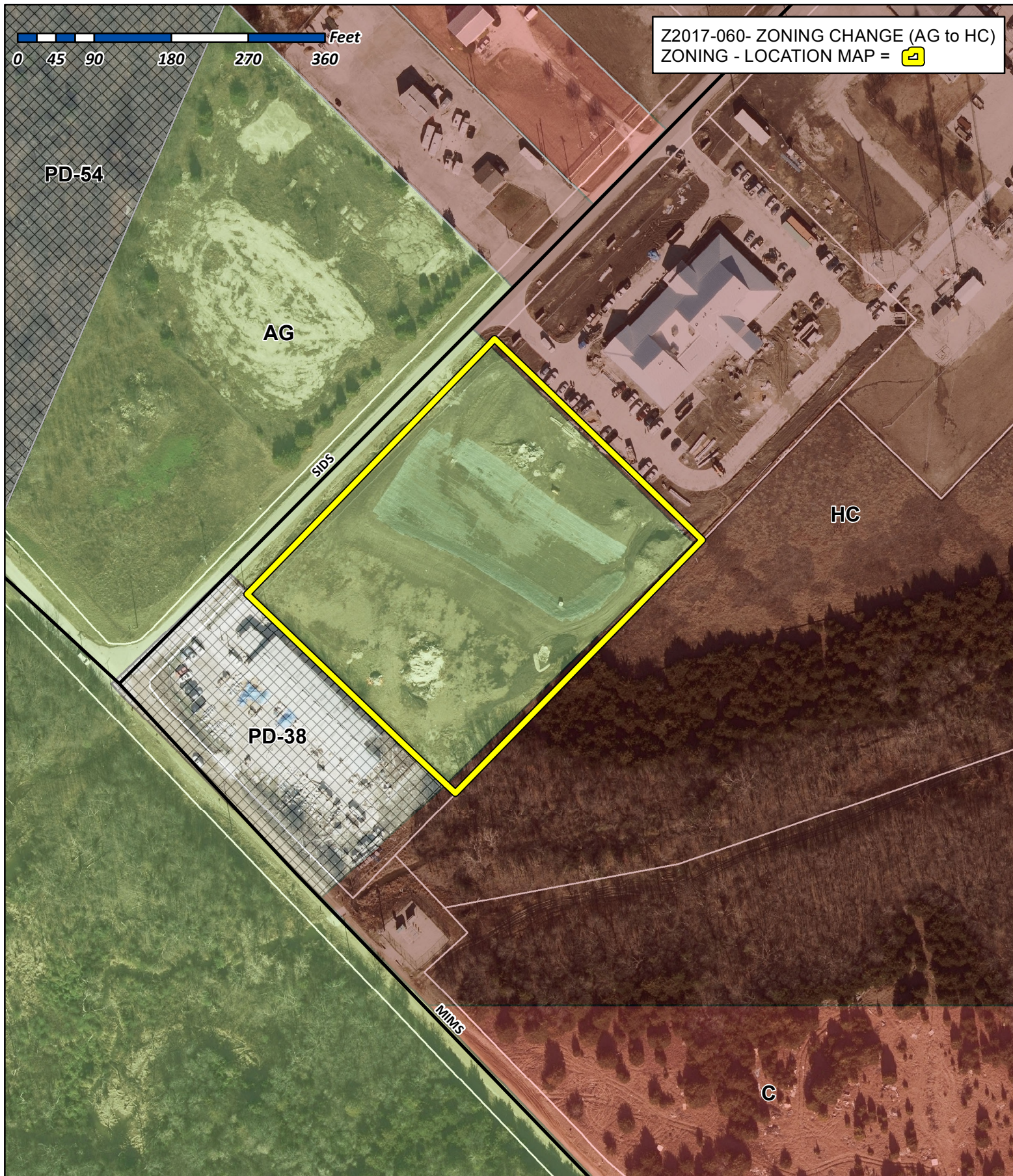




City of Rockwall

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

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



CURRENT FUTURE LAND USE MAP DESIGNATION:
COMMERCIAL/INDUSTRIAL

0 37.5 75 150 225 300 Feet

SIDS

Commercial/Industrial

Medium Density
Single-Family
Residential

MIMS

PROPOSED FUTURE LAND USE MAP DESIGNATION:
NO CHANGE REQUIRED

0 37.5 75 150 225 300 Feet

SIDS

Commercial/Industrial

Medium Density
Single-Family
Residential

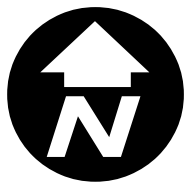
MIMS



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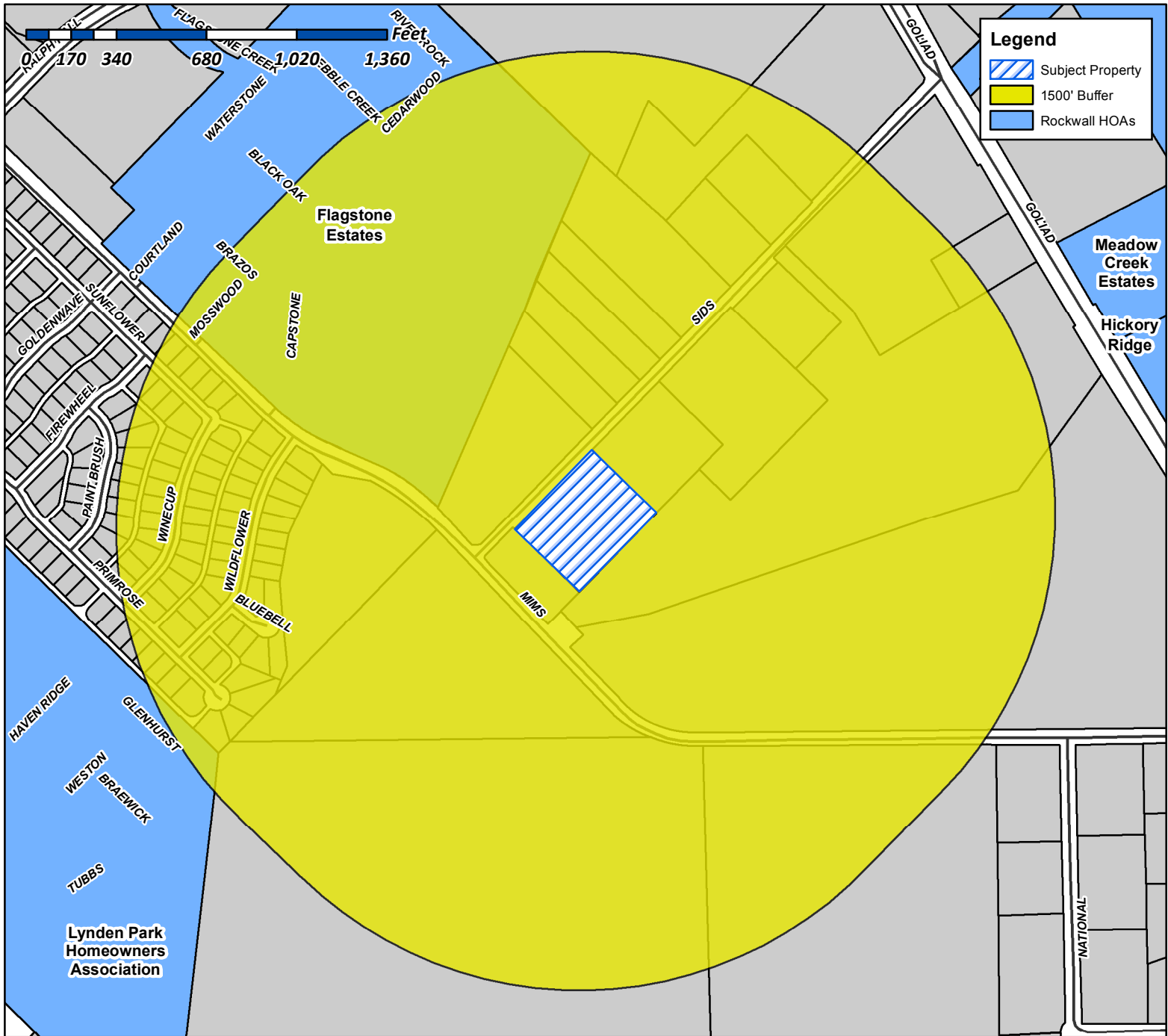




City of Rockwall

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

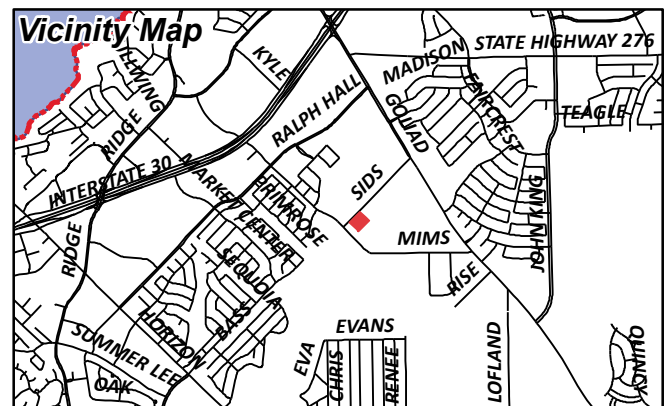
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Case Number: Z2017-060
Case Name: Zoning Change (AG to HC)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Northeast of the Intersection of Mims Road and Sids Road.

Date Created: 11/17/2017

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

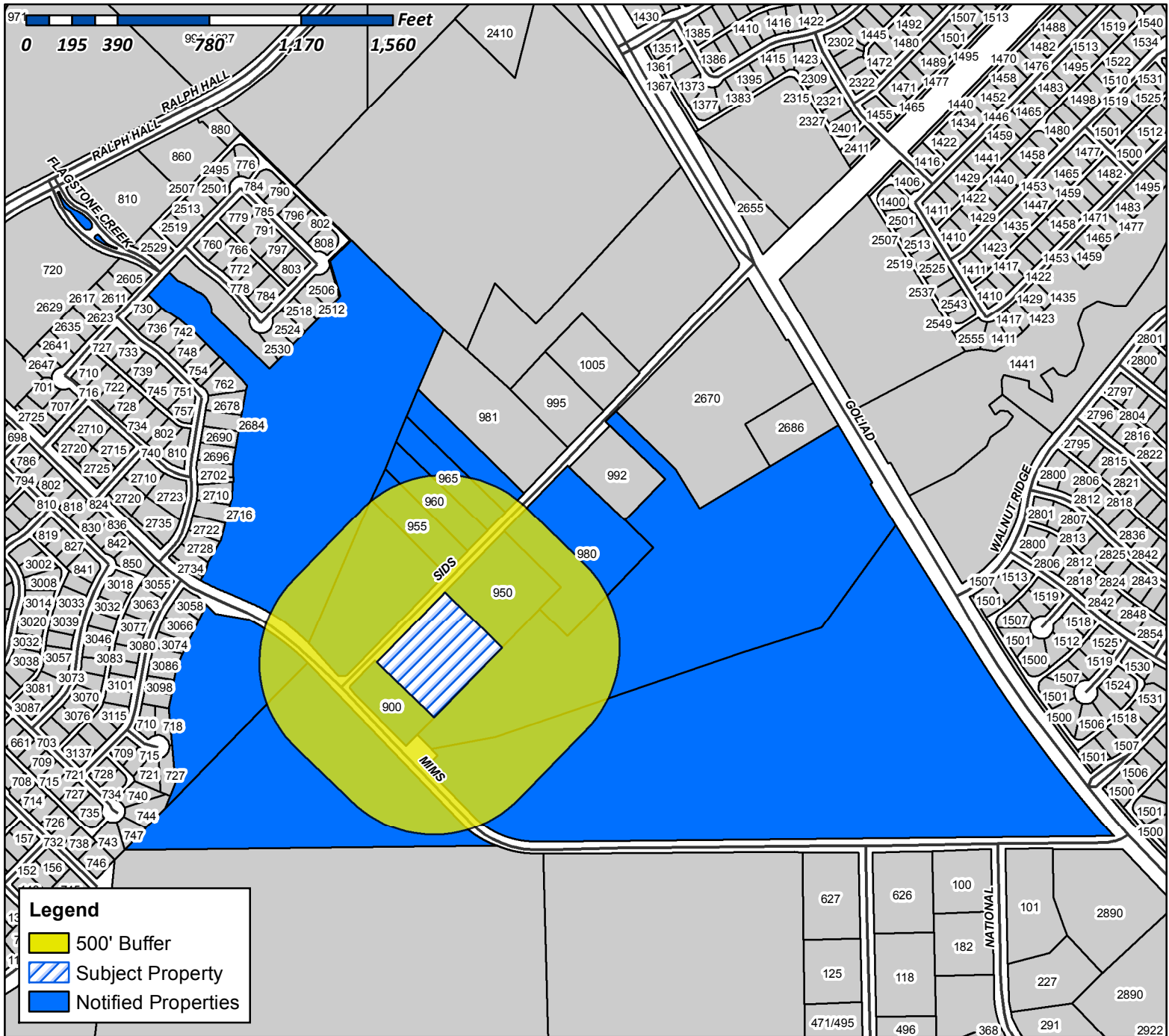




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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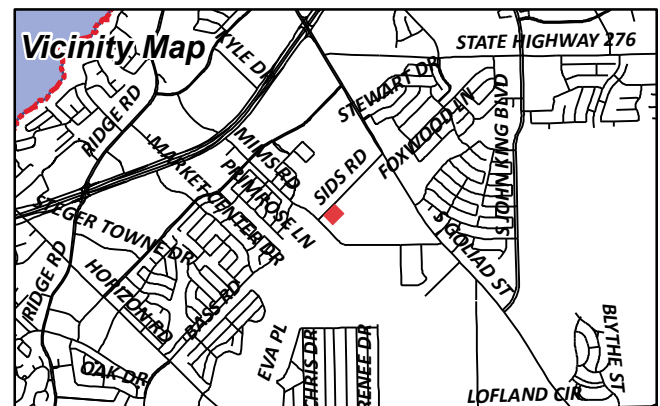
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Case Number: Z2017-060
Case Name: Zoning Change (AG to HC)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Northeast of the Intersection of Mims Road and Sids Road.

Date Created: 11/18/2017

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



ROCKWALL ISD
1050 WILLIAMS ST
ROCKWALL, TX 75087

JS CUSTOM HOMES LLC
1509 LEXINGTON DR
GARLAND, TX 75041

CAMPERS 4 RENT LLC
518 WATERVIEW DRIVE
COPPELL, TX 75019

STAGLIANO FAMILY TRUST
5501 ST ANDRES CT
PLANO, TX 75093

CURRENT RESIDENT
900 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
950 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
955 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
960 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
965 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
980 SIDS RD
ROCKWALL, TX 75032

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

RODD HANNA'S AIR PERFORMANCE
HEATING & A/C INC
PO BOX 208
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

JOHN D. McFARLAND SURVEY
A-145

APPROX. LOCATION
A-145
A-26

ZONED: AG

5.0 ACRES
RUTLEDGE MARTIN LLC.

ZONED: HC

1.50 AC
ROBERT S. RANDALL JR.

ZONED: C

1.50 AC
RODD HANNAH'S AIR

ZONED: HC

ROCKWALL ISD

ZONED: AG

2.0 AC
ROBERT G. AND BETTY K. LOFLAND

ZONED: C

SIDS ROAD
(40' R.O.W.)

POINT OF
BEGINNING

N 44°03'02" E 416.17'

SIDS ROAD
(62.5' R.O.W.)

WILLIAM H. BARNES SURVEY
A-26

ZONED: AG

63.72 AC.
VINCENT J. STAGLIANO
VOL. 3484, PG. 277
D.R.R.C.T.

ZONED: PD-38

1.50 AC.
RICHARD E. SLAUGHTER, JR.
VOL. 1531, PG. 145
D.R.R.C.T.

PROPOSED ZONING: HC
EXISTING ZONING: AG (S64)
140,565 SQ. FT.
3.227 ACRES

LOT 3 BLOCK A
RAYBURN COUNTRY ADDITION
CAB. I, SLIDE 69
P.R.R.C.T.

ZONED: HC

LOT 2 BLOCK A
RAYBURN COUNTRY ADDITION
CAB. I SLIDE 69,
P.R.R.C.T.

LOT 1 BLOCK A
RAYBURN COUNTRY ADDITION
CAB. I, SLIDE 69
P.R.R.C.T.

ZONED: PD-43

LOT 1, BLOCK 1
POTT SHRIGLEY ADDITION
CAB. C, SL. 367
P.R.R.C.T.

ZONED: PD-44

ZONED: HC

S 44°06'36" W
414.46'

ZONED: HC

LEGAL DESCRIPTION

BEING ALL OF LOT 3, BLOCK A OF THE RAYBURN COUNTRY ADDITION AS RECORDED
IN CABINET I, SLIDE 69 P.R.R.C.T. AND CONTAINING 140,565 square feet or 3.227
acres of land.

ZONED: HC

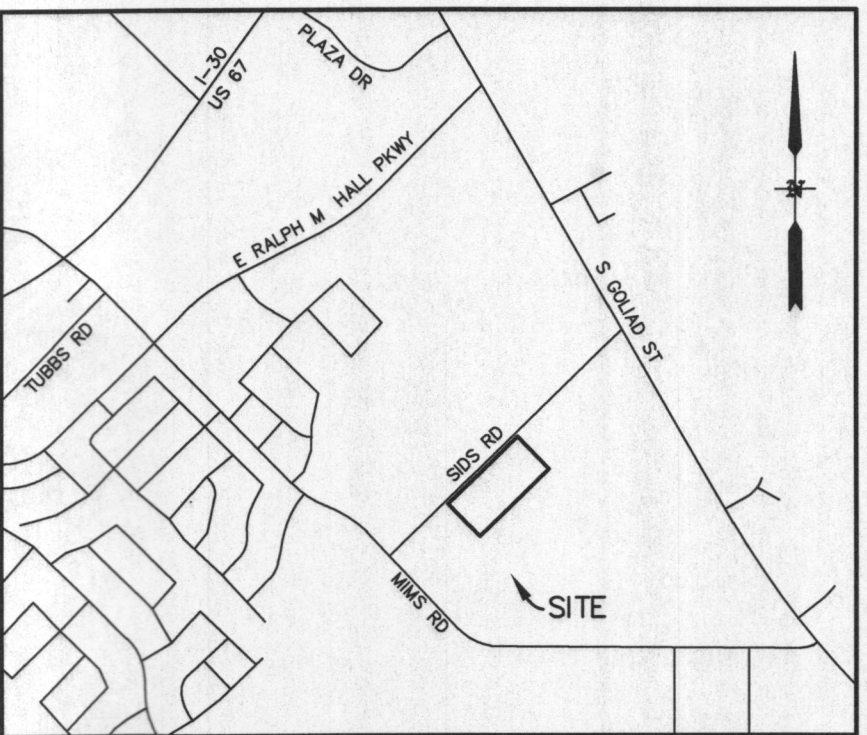
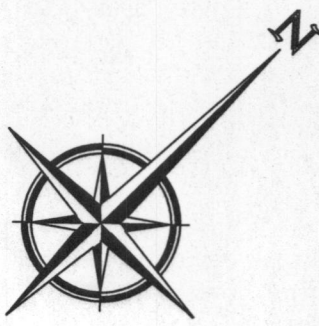
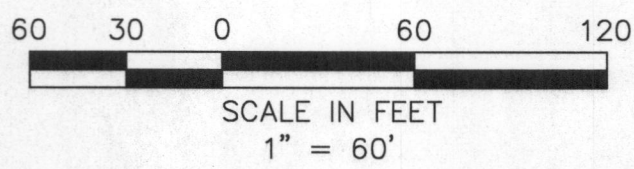
63.72 AC.
VINCENT J. STAGLIANO
VOL. 3484, PG. 277
D.R.R.C.T.

BUFFALO CREEK
TRIBUTARY 3

LEGEND	
I.R.F.	IRON ROD FOUND
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEEDS RECORDS, ROCKWALL COUNTY, TEXAS

ZONED: HC

24.818 AC.
RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
VOL. 2017, PG. 5360
D.R.R.C.T.

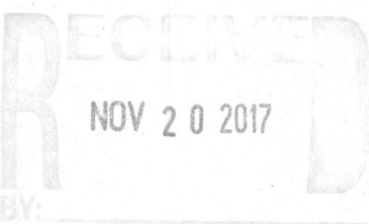


VICINITY MAP
N.T.S.

NOTE:

Bearings are based on Texas State Plane
Coordinates. Projection: State Plane NAD83 Texas
North Central Zone 4202, Lambert Conformal Conic,
Feet (TX83-NCF).

12017 060



FILE COPY

ZONING EXHIBIT
OF
3.227 ACRES

SITUATED IN THE

WILLIAM H. BARNES SURVEY, ABST. NO. 26
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

CASE NUMBER: Z2017-xxx

DATE: NOVEMBER 14, 2017