

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, August 02, 2021 - 5:00 PM

City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

II. Executive Session.

The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:

1. Discussion regarding the appointment of the City Manager, pursuant to Section 551.074 (Personnel Matters) and 551.071 (Consultation with Attorney).

III. Adjourn Executive Session

IV. Reconvene Public Meeting (6:00 P.M.)

V. Invocation and Pledge of Allegiance - Councilmember Macalik

VI. Proclamations

1. Presentation of Citizen Lifesaving Awards to:

Rockwall Fire Department

Greg Givens,
Andrew Burton, and
Zach Yates

2. Presentation of Citizen Life Saving Awards to:

Rockwall Police Department

Officer Aaron Raymond and Officer David Taylor

3. Professional Engineers Day

VII. Open Forum

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. Per Council policy, public comments should be limited to three minutes out of respect for other citizens' time. If you have a topic that warrants longer time, please contact the City Secretary at kcole@rockwall.com to be placed on the Agenda during the "Appointment Items" portion of the meeting. This will allow your topic to be provided sufficient time for discussion and will permit proper notice to be given to the public. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

VIII. Take any Action as a Result of Executive Session

IX. Consent Agenda

These agenda items are routine/administrative in nature, have previously been discussed at a prior City Council meeting, and/or they do not warrant Council deliberation. If you would like to discuss one of these items, please let the City Secretary know before the meeting starts so that you may speak during "Open Forum."

1. Consider approval of the minutes from the July 19, 2021 regular city council meeting, and take any action necessary.

2. **Z2021-020** - Consider a request by St. Benedict's Anglican Church on behalf of Brett Hall for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing a *House of Worship* on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary **(2nd Reading)**.
3. **Z2021-021** - Consider a request by Stephen Seitz of Seitz Architects, Inc. on behalf of Jim Vaudagna of the Vault Self-Storage for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing the expansion of an existing *Mini-Warehouse Facility* on a 6.06-acre parcel of land identified as Lot 1, Block C, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1280 E. Ralph Hall Parkway, and take any action necessary **(2nd Reading)**.
4. **Z2021-022** - Consider a request by Ignacio Cardenas for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing *Residential Infill in an Established Subdivision* on a 0.158-acre parcel of land identified as Lot 810-A0 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 147 Eva Place, and take any action necessary **(2nd Reading)**.
5. **Z2021-024** - Consider a request by Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of an **ordinance** for a *Zoning Change* amending Planned Development District 46 (PD-46) to allow *Warehouse* as a permitted land use on a 1.90-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, addressed as 3301 Springer Road, and take any action necessary **(2nd Reading)**.
6. **Z2021-025** - Consider a request by Kevin Osornio for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 908A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 154 Lynne Drive, and take any action necessary **(2nd Reading)**.
7. **A2021-005** - Consider approval of an **ordinance** reducing the City's Extraterritorial Jurisdiction (ETJ) by releasing a 3,475.20-acre tract of land generally located north of the boundary between Rockwall County and Collin County, and take any action necessary **(2nd Reading)**.
8. **P2021-038** - Consider a request by Bill Thomas of Engineering Concepts & Design on behalf of Josh Swiercinsky of 7.1 Ridge, LLC for the approval of a *Replat* for Lots 2-7, Block A, Sky Ridge Addition being a 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located west of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.
9. **P2021-039** - Consider a request by Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a *Final Plat* for Lot 1, Block A, Rockwall Friendship Baptist Church Addition being a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.
10. **P2021-042** - Consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a *Replat* for Lot 2, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.
11. **P2021-043** - Consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a *Conveyance Plat* for Lots 1 & 2, Block B, Fit Sport Life Addition being a 12.807-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.

12. **MIS2021-008** - Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Will Salee of Rockwall ISD for the approval of an Alternative Tree Mitigation Settlement Agreement for a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.
13. Consider an **ordinance** approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the 2021 Rate Review Mechanism filing, adopting tariffs as part of the settlement, and take any action necessary.
14. Consider a resolution repealing Resolution No. 19-15 and approving a new resolution to establish an updated fee schedule for Permit, Health and Misc. Fees, for the city, and take any action necessary.
15. Consider authorizing the City Manager to negotiate an agreement with WME for Founders Day Festival 2022 entertainment to be paid from Hotel Occupancy Tax Funds in the amount of \$35,000, and take any action necessary.

X. Appointment Items

1. Appointment with Joy Bounds Murphy to present concerns regarding frequent power outages in the vicinity of Tanya Drive, and take any action necessary
2. Appointment with Bob Wacker to hear his comments regarding SP2021-001, and take any action necessary.

XI. Public Hearing Items

If you would like to speak regarding an item listed below, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. The Mayor or Mayor Pro Tem will call upon you to come forth at the proper time. Please limit your comments to no more than three minutes.

1. **Z2021-026** - Hold a public hearing to discuss and consider a request by Troy Lewis of Newstream Capital Partners for the approval of an ordinance for a Zoning Change amending Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [*FM-740*], and take any action necessary (1st Reading).

XII. Action Items

If your comments are regarding an agenda item below, you are asked to wait until that particular agenda item is up for discussion, and the Mayor or Mayor Pro Tem will call you forth to the podium to hear your comments (please limit to 3 minutes or less). This allows for all public comments to be grouped with each specific agenda item for the Council to consider, and they are then easily referenced in meeting recordings.

1. **A2021-004** - Discuss and consider the approval of an **ordinance** annexing a 20.83-acre tract of land in accordance with a 212 Development Agreement and identified as Tract 22 of the W. M. Dalton Survey, Abstract No. 72, Rockwall County, Texas, addressed as 427 Clem Road, and take any action necessary (**2nd Reading**).
2. **Z2021-027** - Discuss and consider approval of an **ordinance** amending Planned Development District 91 (PD-91) [*Ordinance No. 21-17*] to incorporate a 20.83-acre tract of land in accordance with a 212 Development Agreement and identified as Tract 22 of the W. M. Dalton Survey, Abstract No. 72, Rockwall County, Texas, addressed as 427 Clem Road, and take any action necessary (**2nd Reading**).
3. Discuss and consider (re)appointments to non-regulatory city boards and commissions (Historic Preservation Advisory Board), and take any action necessary

XIII. City Manager's Report, Departmental Reports and related discussions pertaining to current city activities, upcoming meetings, future legislative activities, and other related matters.

1. Building Inspections Monthly Report - June 2021

2. Fire Department Monthly Report - June 2021
3. Parks & Recreation Department Monthly Report - June 2021
4. Police Department Monthly Report - June 2021
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

XIV. Executive Session.

The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:

1. Discussion regarding the appointment of the City Manager, pursuant to Section 551.074 (Personnel Matters) and 551.071 (Consultation with Attorney).

XV. Reconvene Public Meeting & Take Any Action as Result of Executive Session

XVI. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code ¶ 551.071 (Consultation with Attorney) ¶ 551.072 (Deliberations about Real Property) ¶ 551.074 (Personnel Matters) and ¶ 551.087 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 30th day of July, 2021 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kristy Cole, City Secretary
or Margaret Delaney, Asst. to the City Sect.

Date Removed

Lifesaving Award



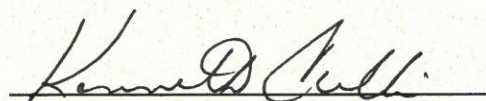
ROCKWALL FIRE

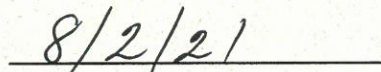
Rockwall Fire Department

*takes great pleasure in recognizing with pride
and admiration the members of*

EN01 "B"
CA Greg Givens
DE Andrew Burton
FF Zach Yates

On June 12, 2021 at 11:57 PM the Rockwall Fire Department responded to a reported unconscious person in the 700 block of N. Alamo Road. Upon arrival the crew from EN01 "B" shift noted that a unit from the Rockwall Police Department was on scene and performing CPR. The crew quickly began resuscitation efforts by providing ventilations with a bag valve mask and applying their automatic external defibrillator (AED). During the course of patient care the patient was defibrillated with the AED one time after which a palpable pulse was detected along with an improved respiratory rate. Firefighters continued to assist with patient care after the arrival of Rockwall County EMS who transported the patient to an area hospital. As a result of the professionalism and teamwork displayed by all involved the patient was released from the hospital only days later having suffered no deficits due to the incident.


Fire Chief


Date

LIFE SAVING AWARD

THIS AWARD PRESENTED TO

Officer David Taylor

FOR HIS EFFORT IN ADMINISTERING CPR TO A
CITIZEN IN MEDICAL DISTRESS AND
CONTRIBUTING TO HIS SURVIVAL AND RECOVERY.

June 12, 2021

Chief Max Geron

Chief of Police, Rockwall Police Department

LIFE SAVING AWARD

THIS AWARD PRESENTED TO

Officer Aaron Raymond

FOR HIS EFFORT IN ADMINISTERING CPR TO A
CITIZEN IN MEDICAL DISTRESS AND
CONTRIBUTING TO HIS SURVIVAL AND RECOVERY.

June 12, 2021

Chief Max Geron

Chief of Police, Rockwall Police Department



Proclamation

Whereas, licensed professional engineers are dedicated to applying scientific knowledge, mathematics, and ingenuity to develop solutions for technical, societal, and commercial problems while holding paramount the public health, safety, and welfare; and

Whereas, the licensed professional engineers have made significant contributions on a local and national scale; and

Whereas, the economy has grown, in part, because its licensed professional engineers are instrumental to our community; and

Whereas, August 4, 2021, has been declared PROFESSIONAL ENGINEERS DAY by the Texas Society of Professional Engineers in conjunction with the National Society of Professional Engineers, an organization founded in 1934 that represents the interests of more than 31,000 licensed professional engineers and those on the path to licensure, who show the highest level of dedication to their profession in all 50 states and US territories;

Now, Therefore, I, Kevin Fowler, Mayor of the City of Rockwall, do hereby proclaim August 4, 2021, as:

“PROFESSIONAL ENGINEERS DAY”

in the City of Rockwall, and call upon all citizens to join me in this special observance and to recognize the contributions which professional engineers make every day to our health, safety, comfort, and quality of life.

In Witness Whereof, I hereunto set my hand and official seal on this 2nd day of August 2021.

Kevin Fowler, Mayor

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, July 19, 2021 - 4:00 PM

City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Fowler called the meeting to order at 4:06 p.m. Present were Mayor Kevin Fowler and Councilmembers Clarence Jorif, Dana Macalik, Trace Johannesen, Bennie Daniels and Anna Campbell. Also present were Interim City Manager Mary Smith, and Assistant City Manager Joey Boyd. Mayor Pro Tem John Hohenshelt was absent from the majority of the work session but joined the meeting at 4:54 p.m. as noted below. City Attorney Frank Garza joined the meeting at 4:15 p.m.

II. WORK SESSION

1. Hold work session with Clark Staggs to hear proposal related to hangar development on property located east of the Ralph M. Hall / Rockwall Municipal Airport

Clark Staggs came forth and briefed the Council on his proposal for a hangar development at the municipal airport. He pointed out that there is a notable shortage of airport hangars, sharing details of the waiting list for hangars at several smaller airports across the region. As part of this proposal, an office / terminal building would be constructed (about 2,800 or 3,000 sq. feet). All of the proposed work could be completed within about a year, and it would add about \$7 million dollars of taxable value to the tax role. Mr. Robert LaCroix joined the discussion. In part, he discussed a 'thru the fence' agreement and a 380 development agreement. Indication was given that an existing structure that serves a maintenance-related purpose would be removed, and council seemed to have some concern about its removal. General discussion ensued pertaining to this proposal, with Council ultimately giving an informal 'go ahead' to Mr. Staggs concerning moving forward with this project through the normal process.

Mayor Pro Tem Hohenshelt joined the meeting at 4:54 p.m.

Mayor Fowler read the below listed discussion items into the record before recessing the public meeting to go into Executive Session at 4:56 p.m.

III. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTER AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

1. Discussion regarding the appointment/employment process for the position of City Manager, pursuant to Section 551.074 (Personnel Matters) and 551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 5:25 p.m.

V. RECONVENE PUBLIC MEETING (6:00 P.M.)

Mayor Fowler reconvened the public meeting at 6:00 p.m. with all seven city council members being present.

VI. INVOCATION AND PLEDGE OF ALLEGIANCE - COUNCILMEMBER JORIF

Councilmember Jorif delivered the invocation and led the Pledge of Allegiance.

VII. OPEN FORUM

Mayor Fowler explained how open forum is conducted, explaining that speakers are asked to limit their comments to 3 minutes or less.

Bob Wacker
3096 Featherstone Drive
Rockwall, TX 75087

Mr. Wacker came forth and provided comments to Council concerning the 'multi-family apartment buildings' that are being proposed in the downtown area. He generally spoke in strong opposition of the Council approving this proposed development. He compared and contrasted 'urban residential' and 'multi-family.' He shared that people on social media have expressed (via an informal poll he conducted) that they do not want these loft apartments near downtown. He went on to stress that he would like to see proof in 'black and white' that this proposed development is indeed allowed 'by right' and that a public hearing does not have to be held on it.

Bruce Markham
667 York Drive
Rockwall, TX 75087

Mr. Marham came forth and expressed dissatisfaction about the proposed apartment complex development in the downtown area. He has concerns about the right turn lane at that intersection (near the police station), as it is already really backed up due to traffic congestion.

Melba Jeffus
2606 Cypress Street
Rockwall, TX 75087

Mrs. Jeffus came forth and shared that she and her husband have researched past city council meeting minutes, and she is concerned about a past "Executive Session" item that they saw. She believes that this item was associated with this now proposed apartment development. She shared that the city secretary informed them that "minutes" from Executive Session are not available except thru a judge's order, which obviously could not be obtained in time for tonight's meeting. She went on to express extreme dissatisfaction in this renter-owned apartment complex development. She has many concerns, including parking and the decline of downtown businesses due to the negative impact this development will have. She does not believe this is a 'done deal,' and she urged an attorney to find a loophole to stop it.

Larry Jeffus

552 Granite Fields
Rockwall, TX 75087

Mr. Jeffus came forth and shared that he is a Rockwall resident, and he used to serve on the Garland City Council. He went on to share his thoughts that apartments have a limited lifespan, and their value and vitality decline greatly over time. He urged the City Council to think hard about the impact this development will have on the downtown area. The current traffic in downtown is already 'a parking lot.' He is in opposition of these apartments being built.

Shirley Smith
609 Amherst Drive
Rockwall, TX 75087

Mrs. Smith shared that she has concerns that there was a lack of transparency associated with this proposed apartment complex in the downtown area. She does not understand why there hasn't been more public notice concerning this apartment complex and the associated 380 development agreement. She does not like that no public hearing has been held concerning this development. These apartments will change the look and feel of the downtown area from here on out. She urged Council to look into how and why this is a 'done deal,' and she would like Council to obtain a second opinion on this regard. She urged Council to be more transparent and make efforts to more proactively inform residents. She wants Council to be sure that it has done all it can do to be sure that this is for sure a 'done deal.'

James Smith
609 Amherst Drive
Rockwall, TX 75087

Mr. Smith provided praise to the Council concerning Planning Director, Ryan Miller. He wanted to be sure to provide positive comments. He generally seemed to empathize with the Council, as he acknowledged they are 'stuck between a rock and hard place' on this proposed, downtown apartment complex development. He feels as though this development was treated with less transparency than it should have been treated. He expressed that people on social media / NextDoor do not understand the situation, and it leaves a black mark on the city.

Nell Welborn
810 Lake Meadows Circle
Rockwall, TX 75087

Mrs. Welborn came forth and indicated that she is a former city council member and former P&Z Commission member. She reminisced about Barb Coleson and Claudette Hatfield, indicating that those two ladies were responsible for getting their two husbands to run for city council. She shared that these two ladies were responsible for getting our city designated as a "Main Street" city, and they also made large efforts towards getting the bond election passed to upgrade the entire downtown. She spoke in strong opposition of the apartment complex in the downtown area. She believes that Barb Coleson is probably "spinning in her grave" this evening.

Jim Turner
1691 E. Old Quail Run Road

Rockwall, TX

Mr. Turner came forth and shared that he is a concerned citizen. He believes that ‘transparency’ did not occur pertaining to the past Executive Session item that was held when the 380 development agreement was previously approved. He pointed out that the city sold that police department parking lot for \$10, and he would have given the city more than that. He is mad because he believes that it was not transparent, and it was not ethical. He suggested that this go back through the process and see why the 380 development agreement was not given proper public notice and input.

**Gary Freedman
1404 Willow Lane
Rockwall, TX 75087**

Mr. Freedman shared that what occurred took place prior to this current city council. He shared that what happened is not something that can be retroactively changed (about the downtown apartment complex). He shared that sometimes people will need to accept things they cannot change and try to figure out a way to make the best of it (i.e. perhaps the developer could move it down the road further). He acknowledged that perhaps more transparency could have been exercised on the part of this and past city councils.

**Les Chapman
733 Sunset Hill Drive
Rockwall, TX**

Mr. Chapman spoke about the downtown apartment complex. He does not believe this development will not fiscally help the city or the downtown area. Envisioning a 7-story building is very difficult. He shared that the book depository in downtown Dallas is 7-stories tall. He shared that this proposed apartment complex and its height does not fit in downtown Rockwall. He urged Council to get involved in a lawsuit to fight the proposed downtown apartments.

**Richard Borek
2140 Hillcroft Drive
Rockwall, TX**

Mr. Borek came forth and shared that he and his family moved here about a year ago. He has concerns about the impact that the proposed downtown apartment complex will have on the local school system. He generally spoke in opposition of the apartments.

**Mary Alice Caffarel
304 Meadowdale
Rockwall, TX 75087**

Mrs. Caffarel is concerned about the apartments in downtown. She went on to explain that the traffic that sits at the light at the nearby intersection already sits there for a very long time. She has concerns about traffic, too many vehicles, and not enough streets to put them on. She believes that people will get fed up with this traffic in and around the intersection, and they will

divert to Lakeshore (where the undesirable roundabouts were recently installed). She is in opposition of the apartment complex

Brent Dunklau
2070 Belfrey Court
Rockwall, TX 75087

Mr. Dunklau came forth and shared that he understands the city's hands are currently 'tied.' However, he would like to take steps to be sure that something like this (the apartments near downtown) does not happen again in the future. He would like to have a public meeting where rezoning can occur. He is against the apartment complex in the downtown area.

Dana Wilson
1598 Sunset Hill Drive
Rockwall, TX 75087

Ms. Wilson shared that she has concerns about speeding vehicles on Lakeshore Drive. She would like someone to do something about the traffic (i.e. some sort of speed trap, some sort of extra notification and/or extra police officers). She shared that she lives on the corner, and excessive and frequent speeding happens along Lakeshore at all different times of the day and night.

Penelope Chapman
733 Sunset Hill Drive
Rockwall, TX 75087

Mrs. Chapman came forth and shared that she understands the basics about the organizational chart for the City of Rockwall, and she understands the city's stated 'mission.' She believes that the Planning & Zoning Commission and City Council are not doing what is in the best of the citizens. She stated that the City needs to remember that citizens are who they work for, and the city cannot sell the citizens' parking lot without asking the citizens' permission. She was very mad and angry, and stated that this city

Neil Langford
1597 Hill Haven Court
Rockwall, TX

Mr. Langford came forth and spoke, providing some of his background information, including how long he has lived here, where he lived before, and why he and his family moved to Rockwall. He generally expressed concerns about the downtown apartment complex. He thanked the Council Members for their time and their commitment to the city.

Janice Carson
826 Oak Hollow Lane
Rockwall, TX 75087

Ms. Carson came forth and shared that she is in agreement with Mr. Wacker's previous comments. She shared that he and others have done a ton of research into what has previously occurred that has led up to this downtown apartment complex. She acknowledged that she

knows this is not the fault of this current council; however, she implored the Council to figure out some way to rescind the 380 development agreement. She believes that if the city had 'held out,' they could have obtained additional land and could have placed a parking lot for the police department and for the public. She spoke briefly about the zoning, and she mentioned that she had previously emailed comments to the council members. She would like to have more information about any upcoming 'traffic impact analysis' that will be conducted pertaining to the construction of these apartments. She has concerns about the height of this apartment complex and the safety of residents. She understands that the developer wants to make money, but traffic is already so horrible, and this will only add to the congestion. She urged the Council to please see what it can do to stop this project.

Stan Jeffus
2606 Cypress Drive
Rockwall, TX 75087

Mr. Jeffus shared that the apartment complex development in downtown does not make sense, and he believes it is wrong 'all the way around.' He is very much against it.

Steven Curtis
2130 FM 1131
Rockwall, TX

Mr. Curtis shared that 'we don't do these things because they are easy – we do them because they are hard.' He indicated that citizens are asking Council to do a 'hard thing,' but he urged the Council to find the 'hard answer.' He pointed out that this apartment complex received a lot of negative commentary on social media.

Bob Wacker came forth again and shared that "urban residential" was added to the zoning in 2004. However, he pointed out that said development needs to have office space incorporated into it. He pointed out that this council voted at the last meeting on the 'conveyance of this land.' He pointed out that the 380 development agreement was approved out of an Executive Session in 2019, and he believes this whole thing started in 2018. He believes several of these council members

Mrs. Jeffus shared that she has raised a lot of money for local charities in this town, and she understands that taxpayers do not want to spend money on legal fees for a lawsuit. However, she is happy to raise money to provide the money to pay for the lawsuit.

Bruce Markham
667 York Drive
Rockwall, TX 75087

He came forth again and expressed that he wonders if the developer is aware that no one wants his apartment complex. Yes, he does know / is aware.

Mary Alice Caffarel
304 Meadowdale
Rockwall, TX 75087

Mrs. Caffarel shared that she has concerns about Code Enforcement not doing its job concerning various houses being in disrepair (i.e. yards unmowed, trash in the street) within the city (indicating she has seen several posts in this regard on social media sites). She has one behind her house that has been vacant for 18 months now, and the fence is falling down, the pool is black, it hasn't been mowed in a year-and-a-half. She shares that the city has called "code enforcement," but nothing seems to get addressed. She went on to acknowledge that someone from the City of Rockwall did recently visit that property (behind her house), and they did post a notice on the door; however, she does not know how the property owner would see it, as it is vacant and no one is currently living there. Mayor Fowler shared that there are legal steps that the City has to take in order to address a code-related concern.

Sharon Fields
5920 Volunteer Place
Rockwall, TX

Mrs. Fields shared that she has been dealing with a hoarder for 25 years in her neighborhood. However, she has been told that Code Enforcement only does 'drive bys' – they cannot go on a property and observe, and they do not get involved with hoarding situations. She is hoping the city or someone will get involved to get something done about the hoarding situation.

There being no one else wishing to speak during Open Forum, Mayor Fowler closed this portion of the meeting.

VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

No action was taken as a result of Executive Session.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the July 6, 2021 regular city council meeting, and take any action necessary.
2. **P2021-033** - Consider a request by Aaron Selden for the approval of a *Final Plat* for Lots 1 & 2, Block A, Aaron Selden Addition being a 5.74-acre tract of land identified as Tracts 5-05, 5-06, & 5-12 of the J. Simmons Survey, Abstract No. 190, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 260 Anna Cade Road, and take any action necessary.
3. **P2021-036** - Consider a request by Bart Carroll for the approval of a *Preliminary Plat* for Phase 2 of the Landon Subdivision being a 94.273-acre tract of land identified as a portion of Tract 13 of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southwest corner of the intersection of S. Munson Street and Streetman Road, and take any action necessary.

Mayor Pro Tem Hohenshelt moved to approve the entire Consent Agenda (#s 1, 2, and 3). Councilmember Jorif seconded the motion, which passed by a vote of 7 ayes to 0 nays.

X. APPOINTMENT ITEMS

1. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.

Eric Chodun, Chairman of the Planning & Zoning Commission, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. Council took no action as a result of Mr. Chodun's report.

XI. PUBLIC HEARING ITEMS

1. **Z2021-020** - Hold a public hearing to discuss and consider a request by St. Benedict's Anglican Church on behalf of Brett Hall for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing a *House of Worship* on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary (**1st Reading**).

Planning Director Ryan Miller provided background information concerning this agenda item. Staff sent out 126 notices to adjacent residents and property owners located within 500' of the subject property. Thirteen notices were received back in favor, 15 notices were received back in opposition, and one notice was received from someone who is 'undecided.' He went on to share that the P&Z Commission voted 5 – 1 (nay) to recommend approval of this proposal.

Mayor Fowler called forth the applicant(s) to speak at this time.

Dub Douphrate
2235 Ridge Road
Rockwall, TX

Mr. Douphrate came forth and shared that this is a small (approximately 60 member) congregation, and it will remain a small congregation. They do hope to construct a 3,000 square foot chapel with about 40 parking spaces (initially). He kindly urged the Council to approve this proposal.

Brett Hall came forth on behalf of the Hall Family and executor of his father's estate. His father owned this property for 40-50 years. It is on about 7.5 acres, and he spent a great deal of his childhood there, and his children were essentially raised there. So he and his family have a great deal of connection to this home and this property. He shared that both of his parents died in this home, and his father has been deceased now for about 2.5 years. The home is about 8,000 square feet, and it took about one, solid year for him to go through all of the personal effects, furniture and other contents in order to get the house in order so that it could be listed for sale. About a week before he was going to list it, Brian Williams (another judge with whom he works), approached him and said that his mother, Alma Williams, wanted to talk to him about his dad's house. He went on to explain how things unfolded and how it came to be that this church purchased the property and has now owned it for about thirty days. He went on to express that he knows that traffic is always a concern; however, he does believe that the new owners (the church) will be very good neighbors. He strongly urged Council to consider approving this request this evening.

Alma Williams Howard
219 Rush Creek Drive
Heath, TX 75032

Mrs. Howard came forth and shared that she has been a part of the community for the last fifty years. She has always wanted – first and foremost – things that are for the good and the betterment of Rockwall. She explained that this church means a lot to her personally, and the church and its congregation feels totally blessed to have been able to purchase this church. She explained that she would like to have a “Hall Library” within the church / on the property in order to properly honor the Hall Family and its legacy. She stated that the church plans to have a prayer garden in honor of the late Mrs. Hall. She provided brief comments about traffic.

Mayor Fowler opened the public hearing, asking if anyone would like to come forth and speak at this time.

John White
1929 S. Lakeshore Drive
Rockwall, TX 75087

Mr. White shared that he is coming to speak in favor of this proposal. He indicated that these people are a blessing, and they are good people. He does not believe that traffic will be an issue at all.

Bill Lofland
1 Topside Lane
Rockwall, TX

Mr. Lofland came forth and shared that he is opposed to this proposal, and he does live within the 500’ buffer zone as far as those who received public notice of this proposal. He believes this property should remain ‘residential.’ He indicated that he likes to think ‘long-term,’ and he does not believe that rezoning this for a church is good on a long-term basis. This is a long established residential neighborhood, and this would be ‘spot zoning’ if Council approves this proposal. He is in favor of this church, and he hopes it grows and flourishes; however he would like to see them build a church elsewhere and not within this established, residential neighborhood.

Penelope Chapman
733 Sunset Hill Drive
Rockwall, TX 75087

Mrs. Chapman came forth and shared that she is ‘kind of in favor’ of the church. She went on to share that she believes she recalls a conversation with the late Congressman Hall in which he had expressed that he would like the home to someday become a museum and library for the people of the county. She knows this would be a big expense for the family. She loves the idea of a garden for the late Mrs. Hall.

Stacy Bassett
1592 Sunset Hill Drive
Rockwall, TX

She and her family have lived in this home for about twenty-six years. They live about three houses down, directly across from the ‘open land’ portion of the Hall property. She agrees with

everything that Mr. Lofland has said about this property. She opposes this SUP for a church and believes it should remain strictly residential.

Marilyn King
511 Sunset Hill Drive
Rockwall, TX 75087

Mrs. King shared that she has been here for thirty years. She recently spoke to John Vick and believes he had a good idea. She wonders if it would be possible to put a park at this location so that children could play there and so that it could be something for everyone to enjoy – not just one, small group.

Kimberly Hiles
1460 White Sand Drive
Rockwall, TX 75087

She shared that she lives in The Shores community. She is wholeheartedly in favor of this proposal for a “place of worship” at this location.

Della Vickers
9006 Chimneywood Drive
Rowlett, TX

Mrs. Vickers shared that this church started with about 7 or 8 people, and it is an amazing church. She is a member, and she pointed out that this started as a small church, and it desires to remain a small church. Its members do not desire to grow large and be like Lakepointe Church. She generally spoke in favor of Council approving this SUP request.

Jodi Vinson
304 Glenn
Rockwall, TX 75087

Mrs. Vinson came forth and shared that she is 100% in favor of this proposal. She shared that the church being able to purchase the property was a miracle. She is a member of this church, and she wants this property to remain ‘as it is’ and to honor the Hall Family.

Debra Kern
1211 North Goliad
Rockwall, TX

She urged Council to consider allowing this to be zoned only as a church. She has concerns about what it might turn into 20 or 30 years down the road if this Anglican church decides to sell it someday.

There being no one else wishing to come forth and speak, Mayor Fowler closed the Public Hearing.

Mr. Hall came forth and provided additional comments, generally and strongly urging the Council to consider approving this proposed 'house of worship.'

Councilmember Jorif asked how many churches are located within residentially zoned areas. Mr. Miller shared that nineteen of thirty-four churches are located within residentially zoned areas.

Following clarifying questions and answers between Council, staff, and the city attorney, Councilmember Macalik moved to approve Z2021-020. Councilmember Campbell seconded the motion. The ordinance was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 21-XX
SPECIFIC USE PERMIT NO. S-2XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CHURCH/HOUSE OF WORSHIP WITHIN A SINGLE-FAMILY 10 (SF-10) DISTRICT, ON A 7.45-ACRE TRACT OF LAND, IDENTIFIED AS TRACTS 3 & 10 OF THE W. B. BOWLES SURVEY, ABSTRACT NO. 12 AND THE A. HANNA SURVEY, ABSTRACT NO. 98, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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.

The motion passed by a vote of 7 ayes to 0 nays.

Mayor Fowler recessed the public meeting and called for a break at 8:02 p.m. He reconvened the meeting at 8:19 p.m.

2. **Z2021-021** - Hold a public hearing to discuss and consider a request by Stephen Seitz of Seitz Architects, Inc. on behalf of Jim Vaudagna of the Vault Self-Storage for the approval of an ordinance for a Specific Use Permit (SUP) allowing the expansion of an existing Mini-Warehouse Facility on a 6.06-acre parcel of land identified as Lot 1, Block C, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1280 E. Ralph Hall Parkway, and take any action necessary (1st Reading).

Planning Director Ryan Miller provided background information pertaining to this agenda item. Notices were sent out to adjacent property owners located within 500' of the subject property, and nearby HOAs were also notified. The P&Z Commission has recommended approval of this item by a vote of 6-0.

Mayor Fowler called forth the applicant to speak at this time.

Matthew Mulliken

Mulliken Construction Management
105 St. Marys, Suite 300
Rockwall, TX

He explained that he is the construction manager, and he is speaking on behalf of his client, the applicant. They would like to expand their facility, and they are trying to make it look consistent.

Mayor Fowler opened the public hearing, asking if anyone would like to speak. There being no one wishing to speak, Mayor Fowler then closed the public hearing.

Mayor Pro Tem Hohenshelt moved to approve Z2021-021. Councilmember Jorif seconded the motion. Following brief, additional discussion regarding the Spanish style tiled roof, the ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 21-XX
SPECIFIC USE PERMIT NO. S-XXX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THE EXPANSION OF AN EXISTING MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE 04, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 6.06-ACRE PARCEL OF LAND ZONED COMMERCIAL (C) DISTRICT, AND DESCRIBED AS LOT 1, BLOCK C OF THE ROCKWALL BUSINESS PARK EAST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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.

The motion passed by a vote of 7 ayes to 0 nays.

3. **Z2021-022** - Hold a public hearing to discuss and consider a request by Ignacio Cardenas for the approval of an ordinance for a *Specific Use Permit (SUP)* allowing *Residential Infill in an Established Subdivision* on a 0.158-acre parcel of land identified as Lot 810-A0 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 147 Eva Place, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information pertaining to this agenda item. Notices were sent out to property owners and residents within 500', and one notice was received back in opposition. Furthermore, the P&Z Commission has recommended approval of this request.

Mayor Fowler called forth the applicant, who briefly came forth and introduced himself.

Mayor Fowler opened the public hearing, asking if anyone would like to speak regarding this agenda item. There being no one indicating such, he then closed the public hearing.

Councilmember Daniels moved to approve Z2021-022. Mayor Pro Tem Hohenshelt seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 21-XX
SPECIFIC USE PERMIT NO. S-2XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.158-ACRE TRACT OF LAND, IDENTIFIED AS LOT 810-A0, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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.

The motion passed by a vote of 7 ayes to 0 nays.

4. **Z2021-023** - Hold a public hearing to discuss and consider a request by Don Holamon for the approval of an ordinance for a *Specific Use Permit (SUP)* allowing an *Accessory Building* on a 1.50-acre parcel of land identified as Lot 12, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 3221 Diamond Way Drive, and take any action necessary (1st Reading).

Planning Director, Ryan Miller, provided background information pertaining to this agenda item. Notices were sent out to adjacent residents and property owners located within 500' of the subject property. Staff did not receive any notices back. The nearby HOAs were also notified, and the P&Z Commission voted by a vote of 5-1 to recommend approval of this proposal.

Mayor Fowler called forth the applicant, who was not present. He then opened the public hearing, asking if anyone would like to speak. No one came forth, so he closed the public hearing.

Brief clarification took place pertaining to the size and numbers of accessory buildings that the applicant is requesting associated with this case.

Mayor Pro Tem Hohenshelt moved to deny Z2021-023. Councilmember Johannesen seconded the motion. Following brief clarification, the motion to deny this case/request passed by a vote of 6 ayes with 1 against (Campbell).

5. **Z2021-024** - Hold a public hearing to discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of an **ordinance** for a Zoning Change amending Planned Development District 46 (PD-46) to allow *Warehouse* as a permitted land use on a 1.90-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, addressed as 3301 Springer Road, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information pertaining to this agenda item. Notices (70) were sent out to adjacent property owners located within 500' of the subject property. However, staff has not received any notices in response to those that were mailed out. The P&Z Commission voted 6-0 to recommend approval of this request.

Mayor Fowler called forth Greg Wallis of Mershawn architects, who briefly came forth and introduced himself. Fowler then opened the public hearing, asking if anyone would like to speak. There being no one indicating such, he then closed the public hearing.

Councilmember Jorif moved to approve Z2021-024. Councilmember Johannesen seconded the motion. The ordinance was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 21-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 99-05] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A 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.

The motion passed by a vote of 7 ayes to 0 nays.

6. **Z2021-025** - Hold a public hearing to discuss and consider a request by Kevin Osornio for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 908A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 154 Lynne Drive, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information on this agenda item. He explained that Council is being asked to look at the location, size and architecture of this proposed single-family home in comparison to the existing housing. In late June, 130 notices were sent out to adjacent residents and property owners. One notice was received back in opposition of this request, and the P&Z Commission did recommend approval of this request by a vote of 6-0.

Mayor Fowler opened the public hearing. There being no one indicating a desire to speak, he then closed the public hearing.

Councilmember Johannesen moved to approve Z2021-025. Councilmember Macalik seconded the motion. The ordinance was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 21-XX
SPECIFIC USE PERMIT NO. S-2XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.165-ACRE TRACT OF LAND, IDENTIFIED AS LOT 908A, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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.

The motion passed by a vote of 7 ayes to 0 nays.

7. **Z2021-026** - Hold a public hearing to discuss and consider a request by Troy Lewis of Newstream Capital Partners for the approval of an **ordinance** for a Zoning Change to amend Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [*FM-740*], and take any action necessary (**1st Reading**).

Mayor Fowler announced that the P&Z Commission recently voted to table this item. So this item will be postponed until the August 2, 2021 city council meeting.

8. **A2021-004** – Hold a public hearing to discuss and consider the approval of an **ordinance** annexing a 20.83-acre tract of land in accordance with a 212 Development Agreement and identified as Tract 22 of the W. M. Dalton Survey, Abstract No. 72, Rockwall County, Texas, addressed as 427 Clem Road, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information pertaining to this agenda item. Mayor Fowler then opened the public hearing, asking if anyone would like to come forth and speak at this time.

John Canavan
714 Clem Road

Rockwall, TX

Mr. Canavan came forth and shared that he is strongly opposed to this item being approved this evening. In addition, his elderly neighbors are also opposed to it; however, due to health reasons, they are unable to be here to express their opposition this evening.

Mr. Steven Curtis
(FM 1141)

Mr. Curtis came forth again during this portion of the meeting (see above for full name/address), and he spoke in opposition of Council approving this case this evening.

Mayor Pro Tem Hohenshelt moved to approve A2021-004. Councilmember Jorif seconded the motion. The ordinance was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 21-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, GRANTING A REQUEST FOR ANNEXATION AND PROVIDING FOR THE EXTENSION OF MUNICIPAL BOUNDARY LIMITS TO INCORPORATE SUCH PROPERTY INTO THE CITY OF ROCKWALL, TEXAS WITH THE ANNEXATION OF A 20.83-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, ROCKWALL COUNTY, TEXAS, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 6 ayes with 1 nay (Campbell).

XII. ACTION ITEMS

1. **Z2021-027** - Discuss and consider approval of an ordinance amending Planned Development District 91 (PD-91) [*Ordinance No. 21-17*] to incorporate a 20.83-acre tract of land in accordance with a 212 Development Agreement and identified as Tract 22 of the W. M. Dalton Survey, Abstract No. 72, Rockwall County, Texas, addressed as 427 Clem Road, and take any action necessary (**1st Reading**).

Planning Director Ryan Miller provided background information pertaining to this agenda item.

Mayor Pro Tem Hohenshelt moved to approve Z2021-027. Councilmember Johannesen seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 21-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 91 (PD-91) FOR SINGLE-FAMILY 16 (SF-16) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 58.842-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17, 17-01, & 22 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, 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.

The motion passed by a vote of 6 ayes with 1 against (Campbell).

- 2. A2021-005 - Discuss and consider approval of an ordinance reducing the City's Extraterritorial Jurisdiction (ETJ) by releasing a 3,475.20-acre tract of land generally located north of the boundary between Rockwall County and Collin County, and take any action necessary (1st Reading).**

Planning Director Ryan Miller provided background information on this agenda item. Indication was given that this property is of no value to the City of Rockwall, and release of it to Collin County is actually a favorable move. Hohenshelt pointed out that this land is not located within our city, our county or our school district. He then moved to approve A2021-005. Councilmember Macalik seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 21-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REDUCING ITS EXTRATERRITORIAL JURISDICTION (ETJ) BY RELEASING SUCH TERRITORY DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE TO THE COUNTY OF COLLIN; ESTABLISHING THE NEW CORPORATE BOUNDARIES OF THE CITY OF ROCKWALL; PROVIDING FOR AMENDING AND CORRECTING THE OFFICIAL CORPORATE AND EXTRATERRITORIAL BOUNDARIES OF THE CITY AS HERETOFORE ADOPTED AND CORRECTING THE OFFICIAL CITY MAPS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 7 ayes to 0 nays.

- 3. Discuss and consider (re)appointments to non-regulatory city boards and commissions (Historic Preservation Advisory Board, ART Commission, and Comprehensive Plan Advisory Committee), and take any action necessary.**

Councilmember Macalik thanked Kathleen Morrow for her extensive contributions to the city's ART Commission, pointing out that she will be terming out in August. She then recommended appointing Ashlie Neill to replace Mrs. Morrow, indicating such in the form of a motion. Mayor Fowler seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Councilmember Campbell moved to appoint Richard Henson to the city's Comprehensive Plan Advisory Commission. Councilmember Jorif seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XIII. EXECUTIVE SESSION.

THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTER AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:

- 1. Discussion regarding the appointment/employment process for the position of City Manager, pursuant to Section 551.074 (Personnel Matters) and 551.071 (Consultation with Attorney).**

XIV RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

**Council did not reconvene in Executive Session following the close of the public meeting agenda.
No action was taken as a result of Executive Session.**

XV. ADJOURNMENT

Mayor Fowler adjourned the meeting at 9:05 p.m.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS 2nd
DAY OF AUGUST, 2021.**

KEVIN FOWLER, MAYOR

ATTEST:

KRISTY COLE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 21-29

SPECIFIC USE PERMIT NO. S-250

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *CHURCH/HOUSE OF WORSHIP* WITHIN A SINGLE-FAMILY 10 (SF-10) DISTRICT, ON A 7.45-ACRE TRACT OF LAND, IDENTIFIED AS TRACTS 3 & 10 OF THE W. B. BOWLES SURVEY, ABSTRACT NO. 12 AND THE A. HANNA SURVEY, ABSTRACT NO. 98, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by St. Benedict's Anglican Church on behalf of Brett Hall for the approval of a Specific Use Permit (SUP) for a *Church/House of Worship* on a 7.45-acre tract of land identified as Tracts 3 & 10 of the W.B. Bowles Survey, Abstract No. 12 and the A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1500 Sunset Hill Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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 [*Ordinance No. 20-02*] 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 [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Church/House of Worship* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(C)(2), *Church/House of Worship*, of Article 04, *Permissible Uses* and 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 my be amended in the future -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Church/House of Worship* land use on the *Subject Property* and conformance to these conditions is necessary for continued operations:

- (1) The *Church/House of Worship* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) Any changes or additions to the exterior of the existing structures or the addition of new structures shall be required to be reviewed by the Architectural Review Board (ARB) and approved by the Planning and Zoning Commission.
- (3) Headlight screening shall be incorporated adjacent to the parking areas as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance.
- (4) Three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be incorporated adjacent to the northern and eastern property lines of the subject property generally as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- (1) Upon obtaining a *Certificate of Occupancy (CO)*, should any business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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 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, 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 shall remain in full force and effect.

SECTION 7. 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 2ND DAY OF AUGUST 2021.**

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

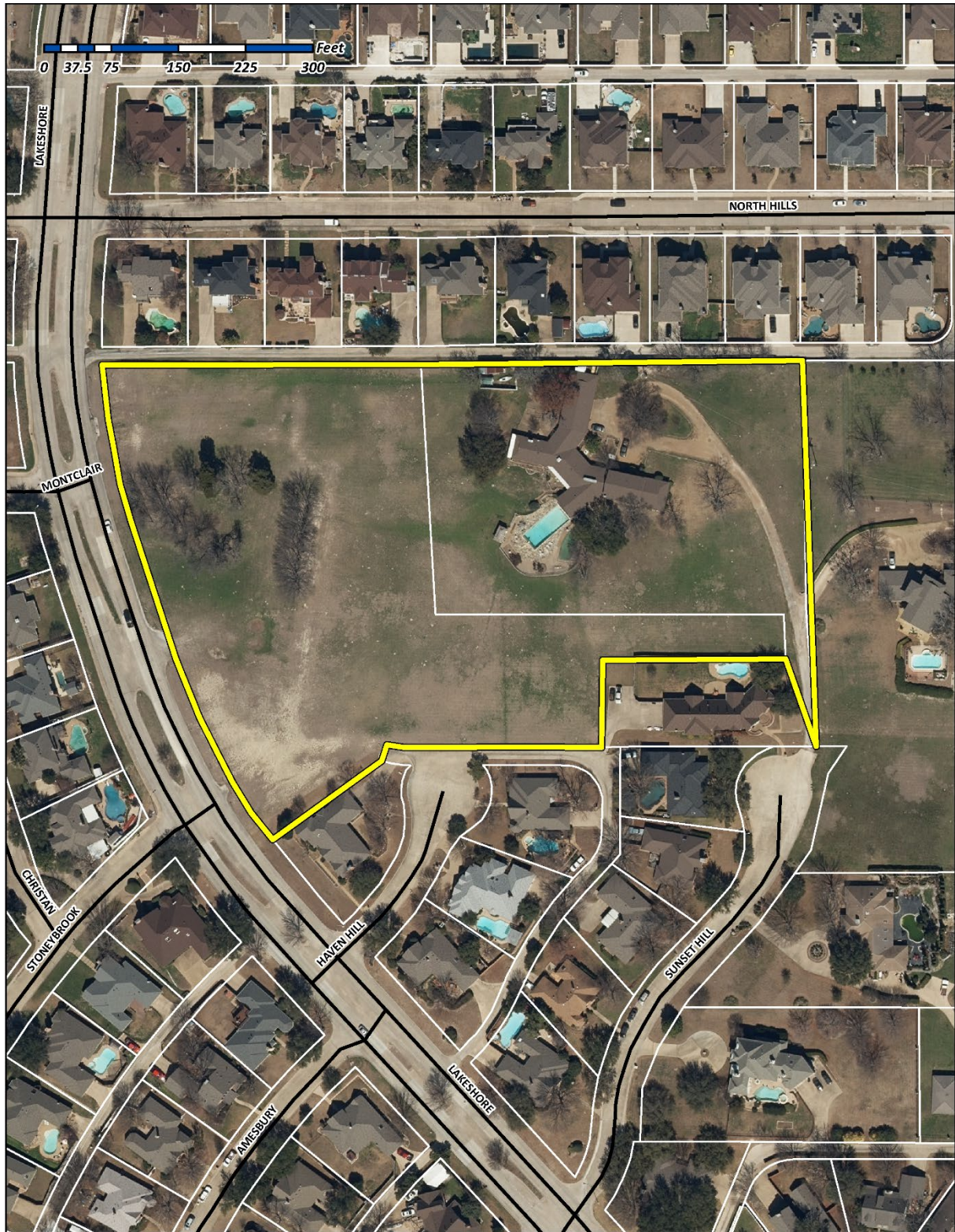
APPROVED AS TO FORM:

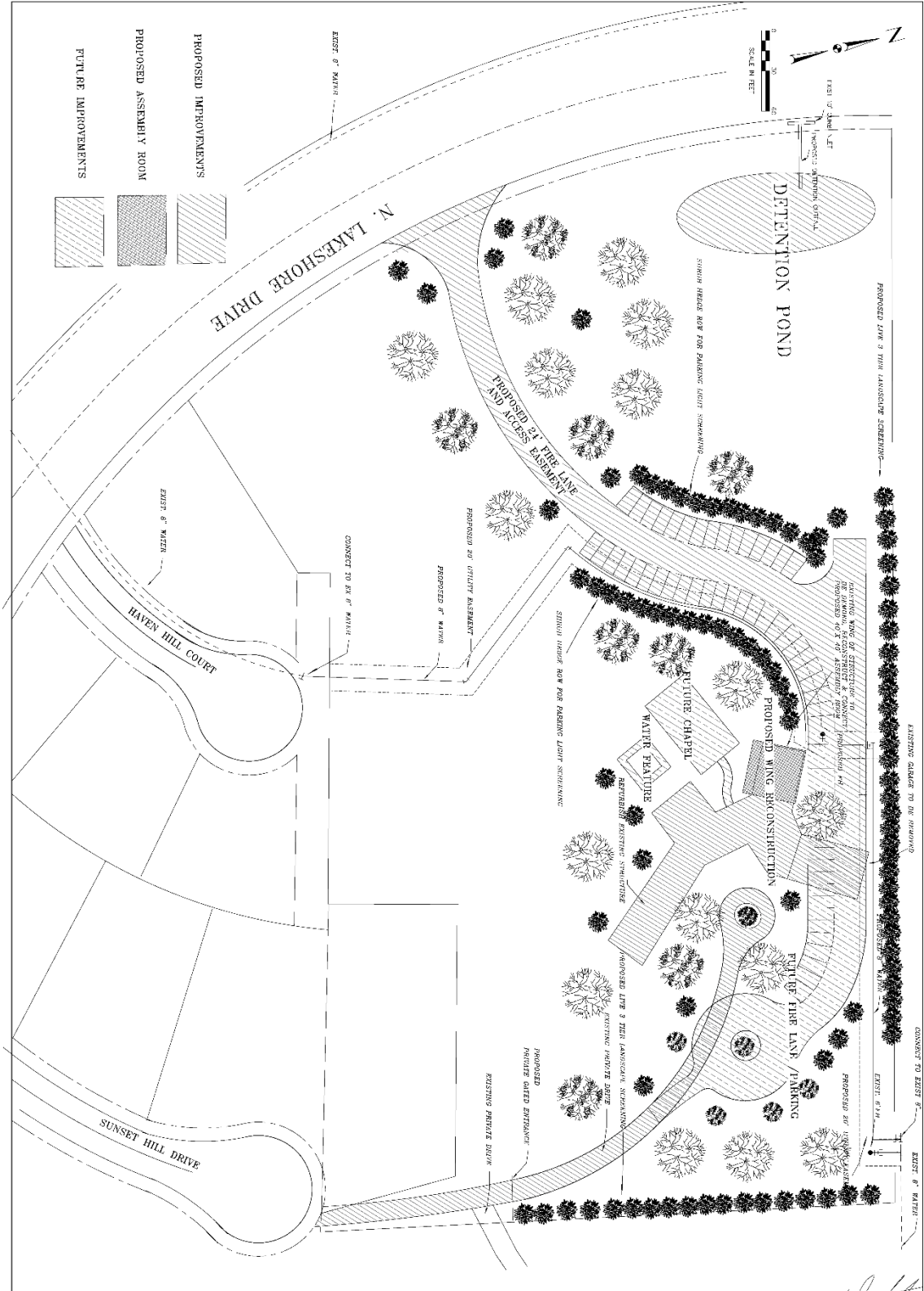
Frank J. Garza, City Attorney

1st Reading: July 19, 2021

2nd Reading: August 2, 2021

Legal Description: Tracts 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey, Abstract No. 98
Address: 1500 Sunset Hill Drive





- PROPOSED IMPROVEMENTS
- PROPOSED ASSEMBLY ROOM
- FUTURE IMPROVEMENTS

| | |
|----------|---|
| DATE | APR. 23, 2013 |
| BY | DOUPHRADE & ASSOCIATES, INC. |
| PROJECT | ST. BENEDICT'S ANGLICAN CHURCH PROPERTY |
| SCALE | AS SHOWN |
| OWNER | W.L.D. |
| DESIGNER | DOUPHRADE & ASSOCIATES, INC. |
| DATE | APR. 23, 2013 |
| BY | DOUPHRADE & ASSOCIATES, INC. |
| PROJECT | ST. BENEDICT'S ANGLICAN CHURCH PROPERTY |
| SCALE | AS SHOWN |

CONCEPT PLAN
ST. BENEDICT'S ANGLICAN CHURCH PROPERTY
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

DOUPHRADE & ASSOCIATES, INC.
 ARCHITECTS AND PLANNERS
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

THE SEAL, APPROVING ON THIS DOCUMENT, IMPLIES THAT THE DESIGNER HAS REVIEWED THE PLANS AND IS SURE THAT THEY COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS.
 DATE: APR. 23, 2013



CITY OF ROCKWALL

ORDINANCE NO. 21-30

SPECIFIC USE PERMIT NO. S-251

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THE EXPANSION OF AN EXISTING MINI-WAREHOUSE FACILITY WITHIN A COMMERCIAL (C) DISTRICT AS SPECIFIED WITHIN ARTICLE 04, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE, FOR A 6.06-ACRE PARCEL OF LAND ZONED COMMERCIAL (C) DISTRICT, AND DESCRIBED AS LOT 1, BLOCK C OF THE ROCKWALL BUSINESS PARK EAST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Stephen Seitz, on behalf of Jim Vaudagna, for the approval of a Specific Use Permit (SUP) to allow the expansion of an existing mini-warehouse facility within a Commercial (C) District for a 6.06-acre parcel of land identified as Lot 1, Block C of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, which is generally situated west of the intersection of SH-205 and Ralph Hall Parkway, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after 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 (UDC) [*Ordinance No. 20-02*] 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 (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the expansion of a an existing mini-warehouse facility within a Commercial (C) District as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03 J, *Wholesale, Distribution and Storage Land Uses*, of Article 04, *Permissible*

Uses, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Mini-Warehouse Facility on the Subject Property, and conformance to these operational conditions are required for continued operations:*

- (1) All operations on this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) The building elevations submitted with the site plan shall generally adhere to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- (3) The minimum roof pitches for the proposed buildings shall be the same as the existing buildings or conform to the roof pitches called out on the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (4) No outside storage of any kind shall be permitted on this site. This includes the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles.
- (5) Businesses shall not be allowed to operate within individual storage units.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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 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, 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 shall remain in full force and effect.

SECTION 7. 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 2ND DAY OF AUGUST, 2021.**

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

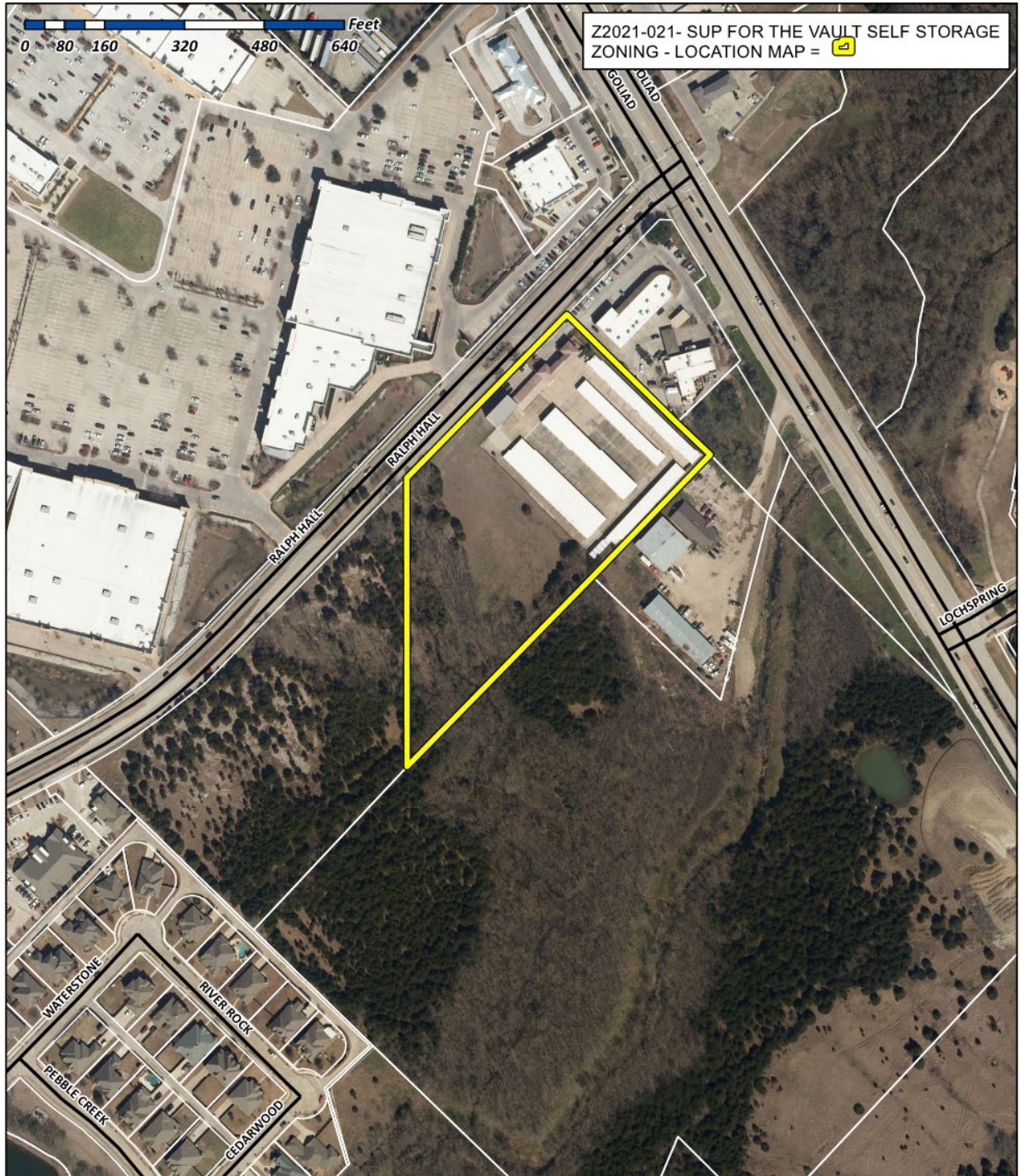
Frank J. Garza, City Attorney

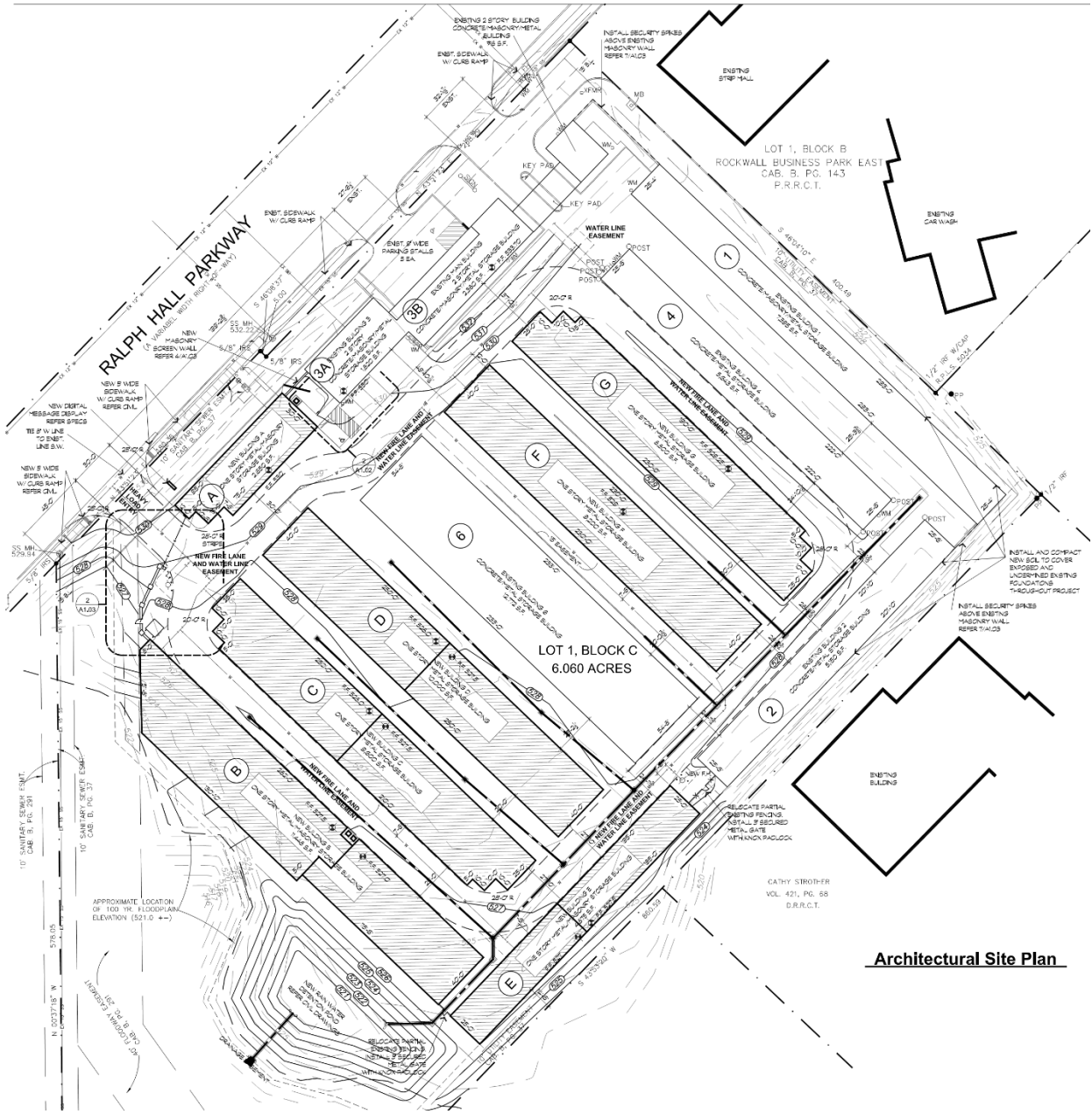
1st Reading: July 19, 2021

2nd Reading: August 2, 2021

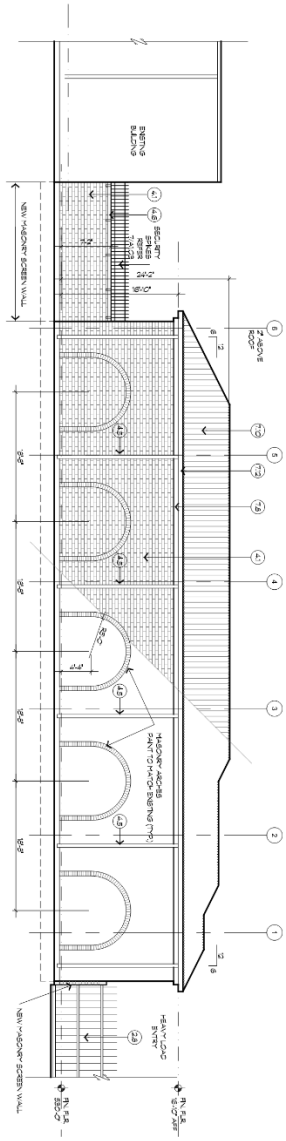
Address: 1280 E. Ralph Hall Parkway

Legal Description: Lot 1, Block C, Rockwall Business Park East Addition

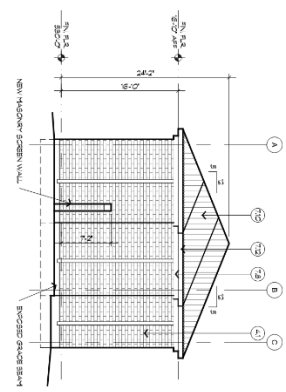




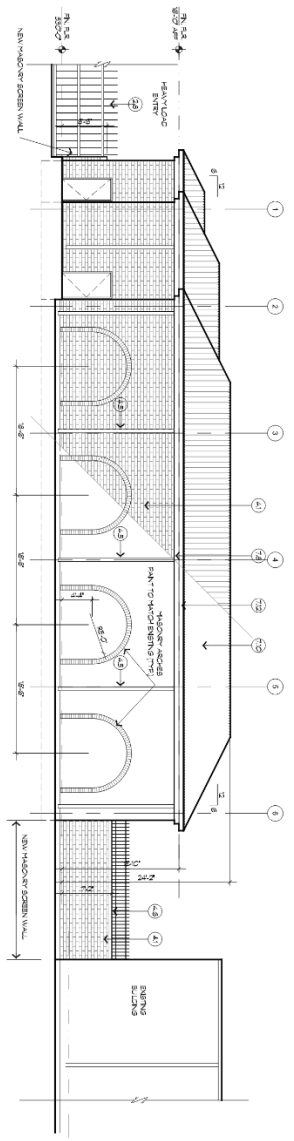
Architectural Site Plan



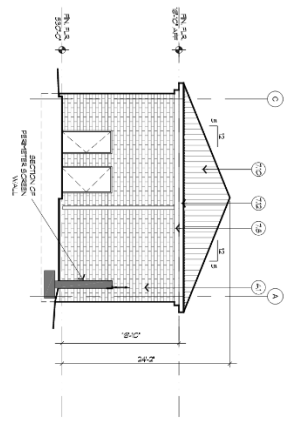
Bldg. "A" North Elevation
 SCALE: 1/8" = 1'-0"



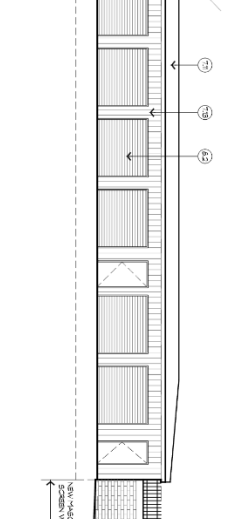
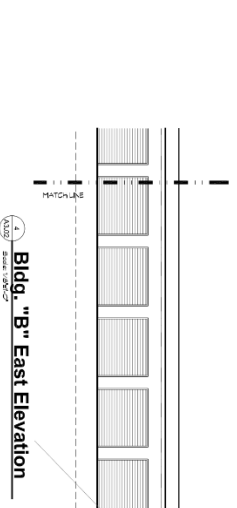
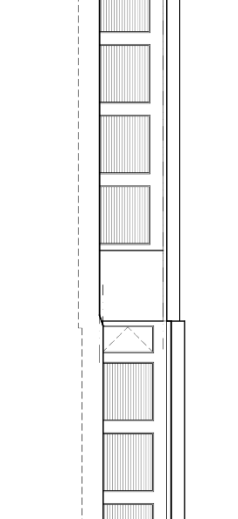
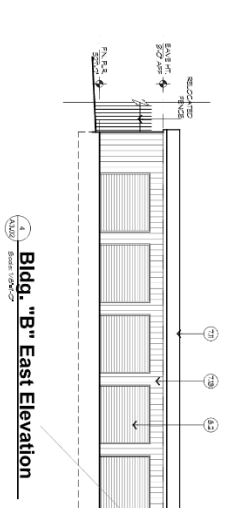
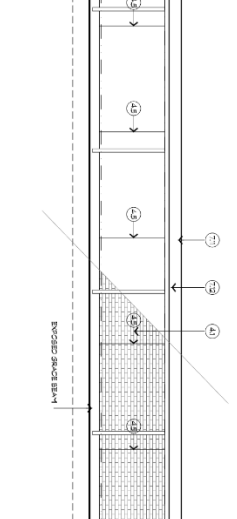
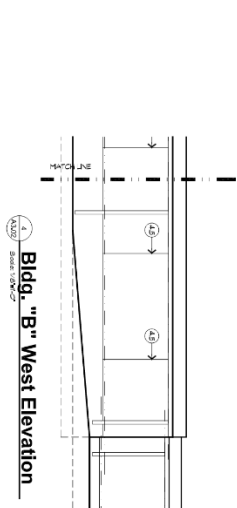
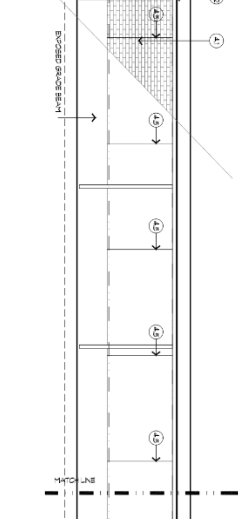
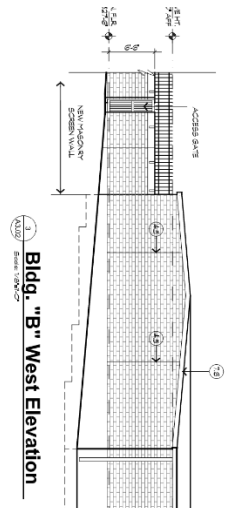
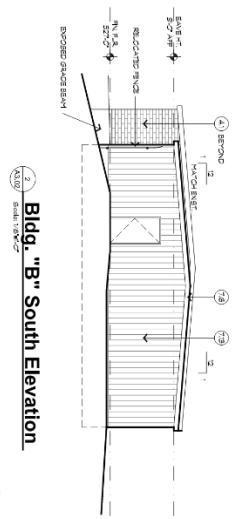
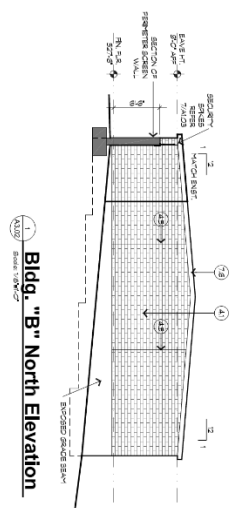
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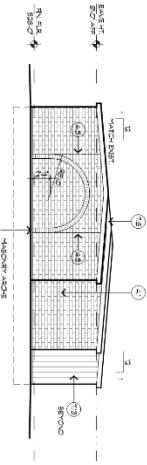


Bldg. "A" South Elevation
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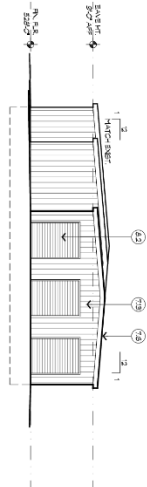


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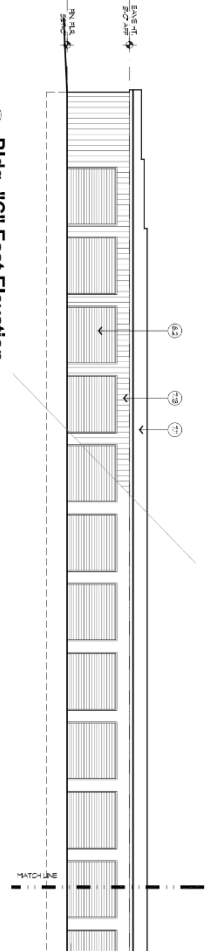




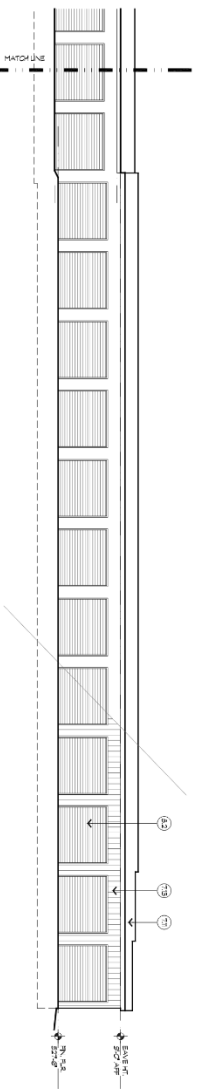
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Bldg. "C" North Elevation
SCALE: 1/8"=1'-0"



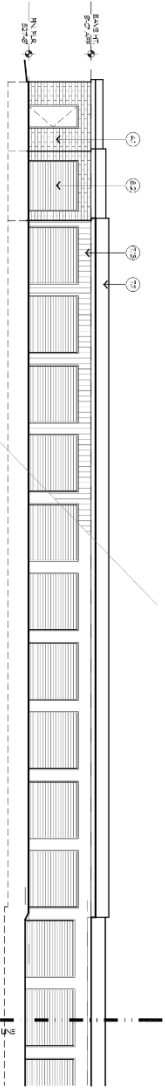
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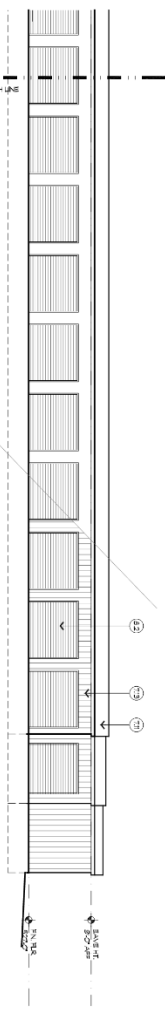
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Bldg. "C" East Elevation
SCALE: 1/8"=1'-0"



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Bldg. "C" West Elevation
SCALE: 1/8"=1'-0"

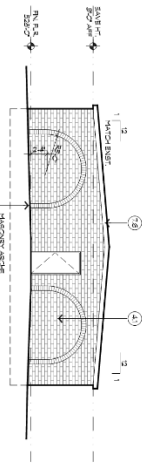


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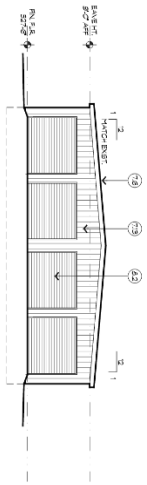


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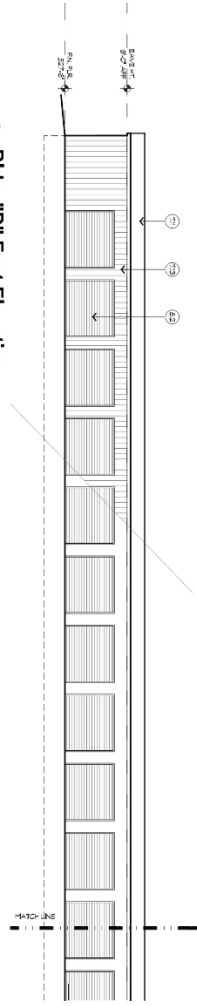
GENERAL NOTES:
1. REFER TO SHEET C-2 FOR MORE DETAILS.
2. REFER TO SHEET C-3 FOR MORE DETAILS.



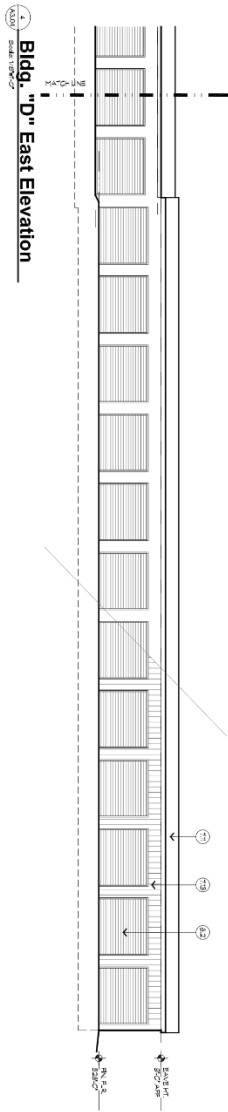
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 Scale: 1/8" = 1'-0"
Bldg. "D" North Elevation



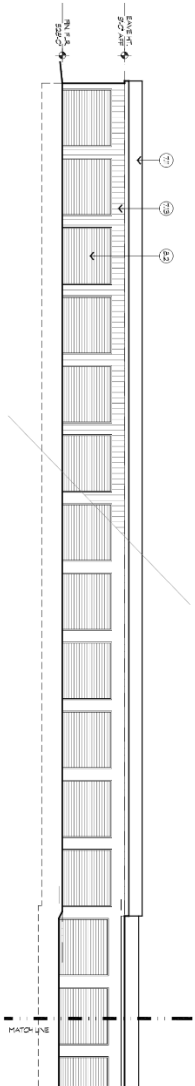
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 Scale: 1/8" = 1'-0"
Bldg. "D" South Elevation



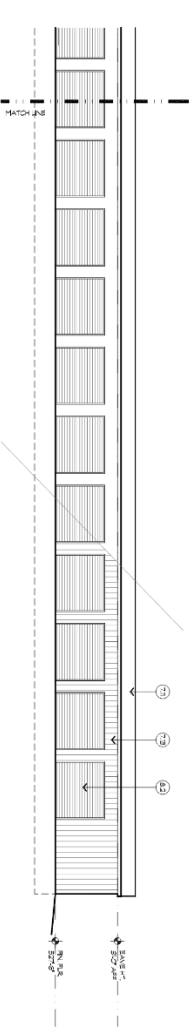
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 Scale: 1/8" = 1'-0"
Bldg. "D" East Elevation



1
 1/4" = 1'-0"
 Scale: 1/8" = 1'-0"
Bldg. "D" West Elevation

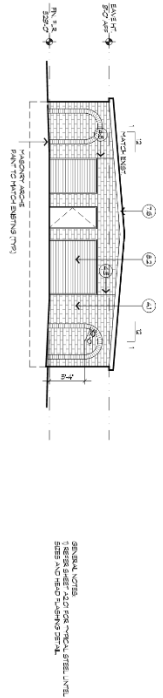


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 Scale: 1/8" = 1'-0"
Bldg. "D" North Elevation

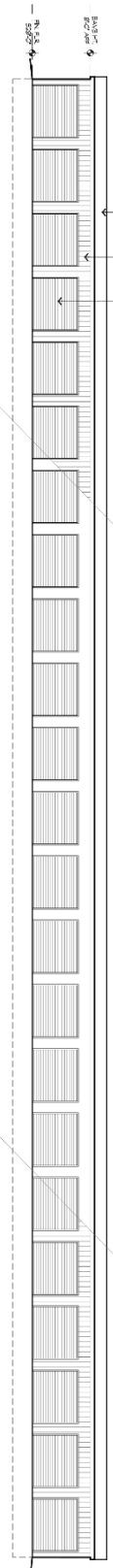


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 Scale: 1/8" = 1'-0"
Bldg. "D" South Elevation

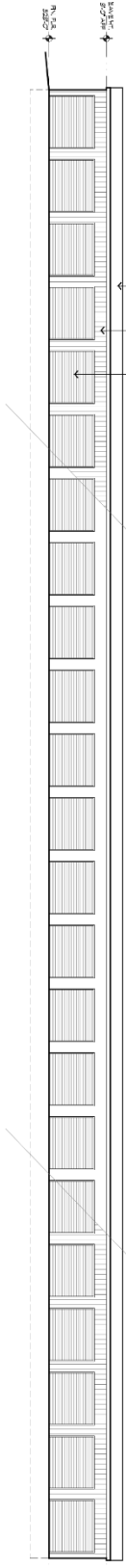
GENERAL NOTES:
 1. REFER SHEET 101 FOR MATERIALS, FINISHES, AND
 DETAILS AND FOR DIMENSIONS.



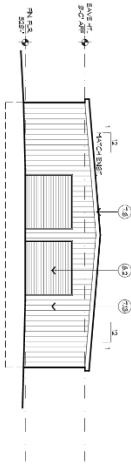
1. Bildg. "F" North Elevation



2. Bildg. "F" East Elevation



3. Bildg. "F" West Elevation



4. Bildg. "F" South Elevation

Key Notes

- GENERAL NOTES FOR ALL ELEVATIONS:
1. GENERAL REQUIREMENTS: NOT USED
 2. FINISHES: REFER TO ARCHITECTURAL DETAILS
 3. MATERIALS: REFER TO ARCHITECTURAL DETAILS
 4. LIGHTING: REFER TO ELECTRICAL SYMBOLS
 5. STRUCTURAL: REFER TO STRUCTURAL DRAWINGS
- GENERAL NOTES FOR EAST ELEVATION:
1. REFER TO ARCHITECTURAL DETAILS FOR FINISHES AND MATERIALS
 2. REFER TO ELECTRICAL SYMBOLS FOR LIGHTING FIXTURES
- GENERAL NOTES FOR WEST ELEVATION:
1. REFER TO ARCHITECTURAL DETAILS FOR FINISHES AND MATERIALS
 2. REFER TO ELECTRICAL SYMBOLS FOR LIGHTING FIXTURES
- GENERAL NOTES FOR SOUTH ELEVATION:
1. REFER TO ARCHITECTURAL DETAILS FOR FINISHES AND MATERIALS
 2. REFER TO ELECTRICAL SYMBOLS FOR LIGHTING FIXTURES
- GENERAL NOTES FOR NORTH ELEVATION:
1. REFER TO ARCHITECTURAL DETAILS FOR FINISHES AND MATERIALS
 2. REFER TO ELECTRICAL SYMBOLS FOR LIGHTING FIXTURES

CITY OF ROCKWALL

ORDINANCE NO. 21-31

SPECIFIC USE PERMIT NO. S-252

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.158-ACRE TRACT OF LAND, IDENTIFIED AS LOT 810-A0, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Ignacio Cardenas for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.158-acre tract of land identified as Lot 810-A0, Rockwall Lake Properties Development #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 147 Eva Place, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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 (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] 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 (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family*

7 (SF-7) District, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] -- as heretofore amended and may be amended in the future - and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

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 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, 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 shall remain in full force and effect.

SECTION 7. 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 2ND DAY OF AUGUST, 2021.**

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

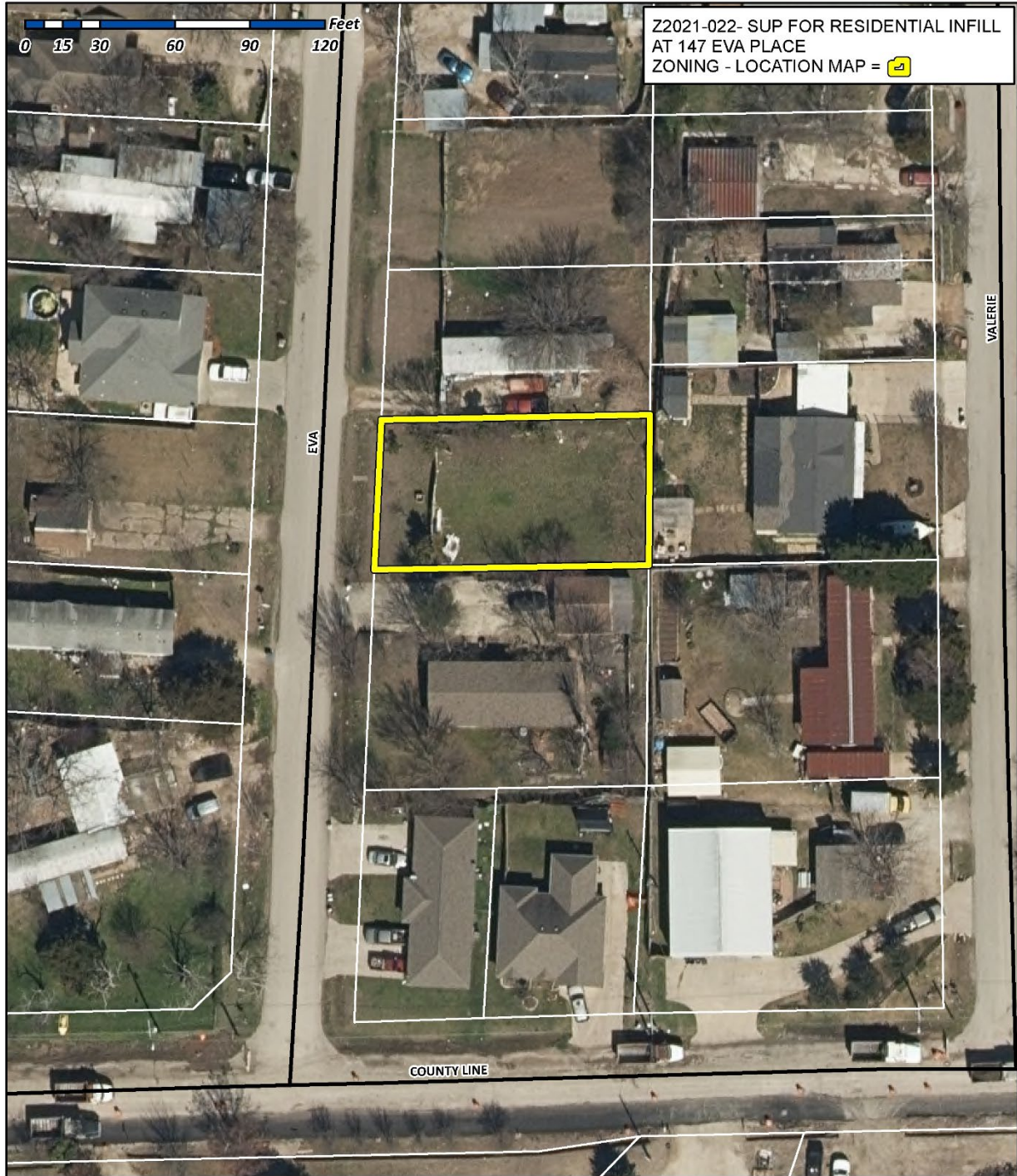
Frank J. Garza, City Attorney

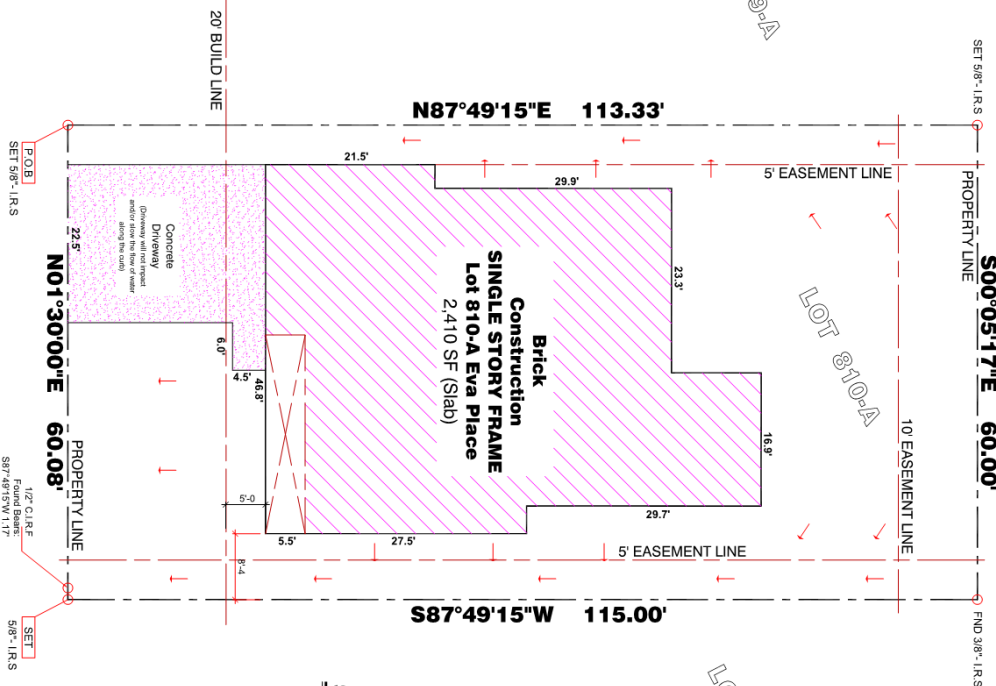
1st Reading: July 19, 2021

2nd Reading: August 2, 2021

Address: 147 Eva Place

Legal Description: Lot 810-A0, Rockwall Lake Estates #2 Addition





SURVEY PLAT DESCRIPTION:
 Property located at No. LOT 810-A, of ROCKWALL LAKE PROPERTIES Development No 2, an Addition to ROCKWALL COUNTY, Texas, according to the plat thereof recorded in CABINET A, SLIDE 79, of the PLATS Records of Rockwall County, Texas.

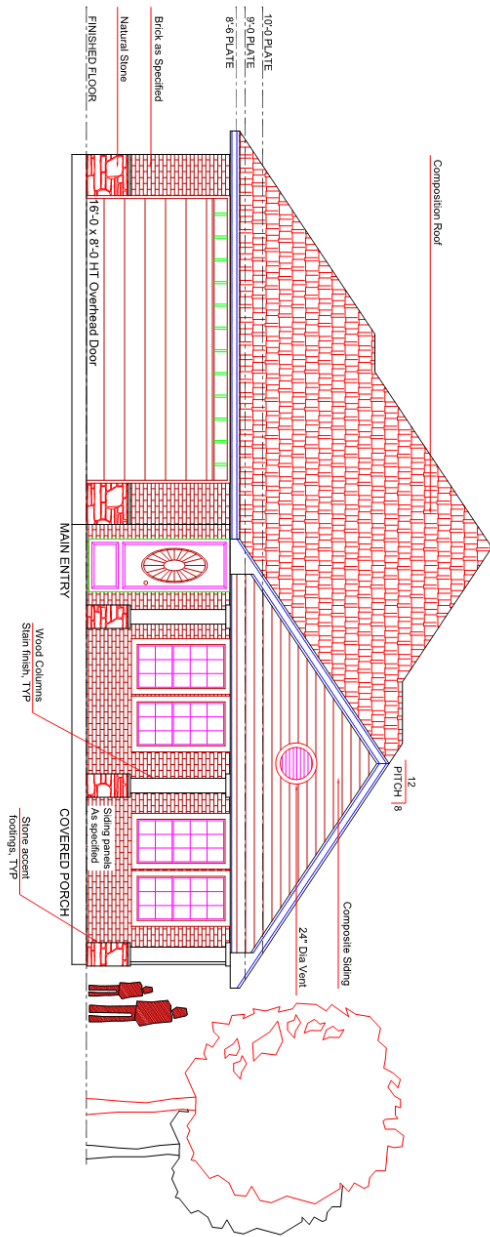
SITE PLAN

LOT 810-A EVA PLACE, ROCKWALL TX



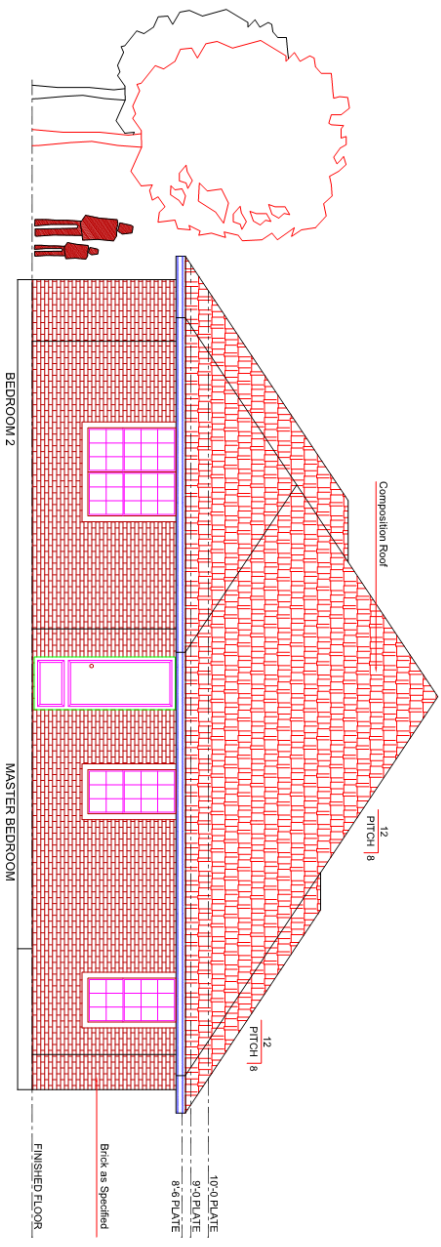
Site Plan shown with Proposed Drainage

- NOTES:**
1. Grading and Drainage shall not negatively impact surrounding properties. Current drainage flows to EVA PLACE street.
 2. Proposed drainage continues to flow to street, however, elevation needs to be raised.
 3. A minimum slope of 5% is required (10% is preferred) for at least the first 3ft away from the structure on all sides.
 4. As required for this property, a grade of 1% slope (Minimum) will be constructed to convey all runoff to EVA PLACE street.
 5. If AC unit is located on the direction of the swale (North or South), the AC unit shall not block the water flow on the swale direction.
 6. The construction of the Driveway shall not impact or slow down the flow of water along the concrete curb.



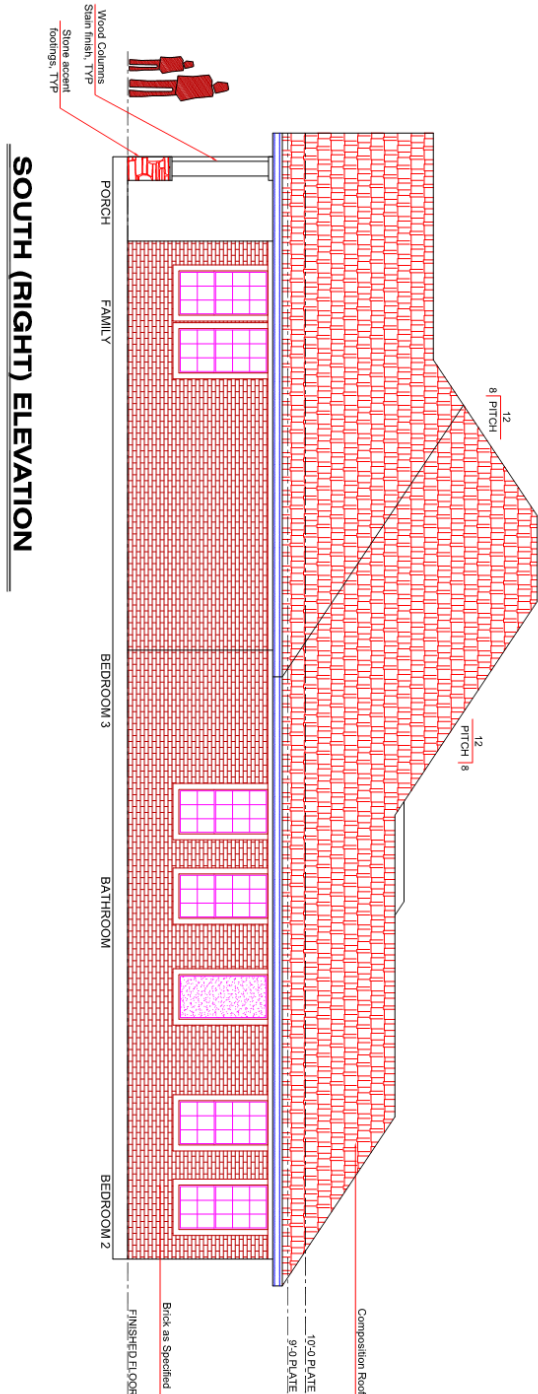
WEST (FRONT) ELEVATION

FROM EVA PLACE STREET

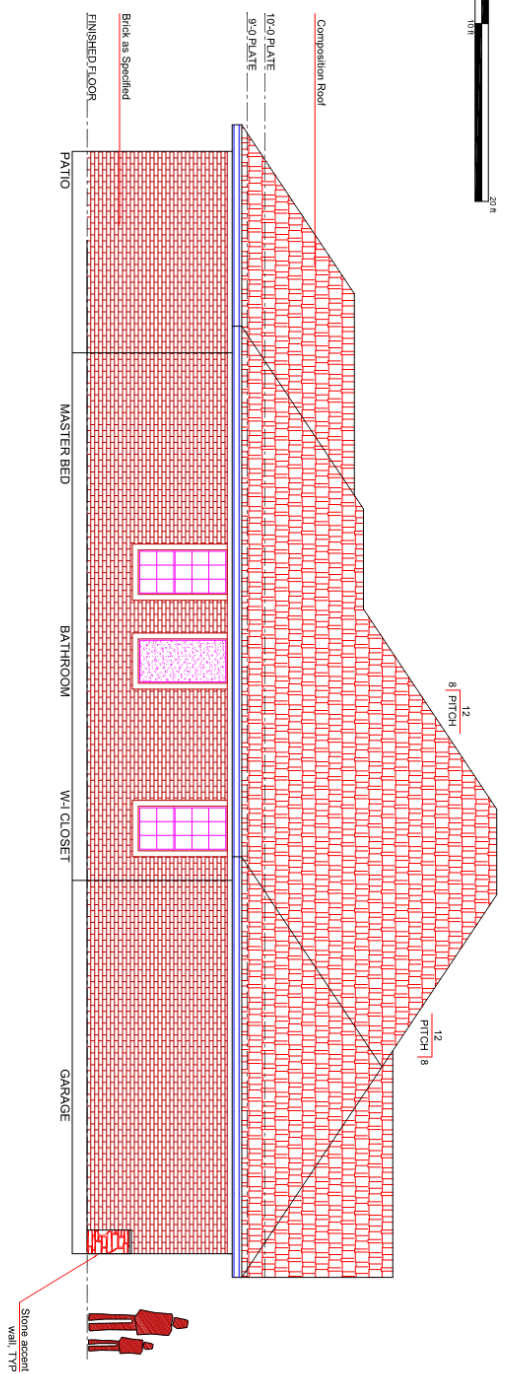


EAST (BACK) ELEVATION

FROM PATIO



SOUTH (RIGHT) ELEVATION



NORTH (LEFT) ELEVATION

CITY OF ROCKWALL

ORDINANCE NO. 21-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 99-05] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Greg Wallis of Mershawn Architects on behalf of Kris Sharp for the approval of an amendment Planned Development District 46 (PD-46) [*Ordinance No. 99-05*] for the purpose of allowing a *Warehouse* as a permitted land use on a 1.90-acre parcel of land identified as Lot 5, Block A, Sharp Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [*Ordinance No. 99-05*], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and 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 46 (PD-46) [*Ordinance No. 99-05*] 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 99-05*;

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

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described 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 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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 [*Ordinance No. 04-38*], 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 [*Ordinance No. 04-38*] of 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 [*Ordinance No. 04-38*] (*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 2ND DAY OF AUGUST, 2021.

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 19, 2021

2nd Reading: August 2, 2021

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the *POINT OF BEGINNING*;

BEGINNING at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48' 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.



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

POC
 CITY MONUMENT:
 COR-9
 N: 7020550.132
 E: 2607463.893
 ELEV: 595.53'

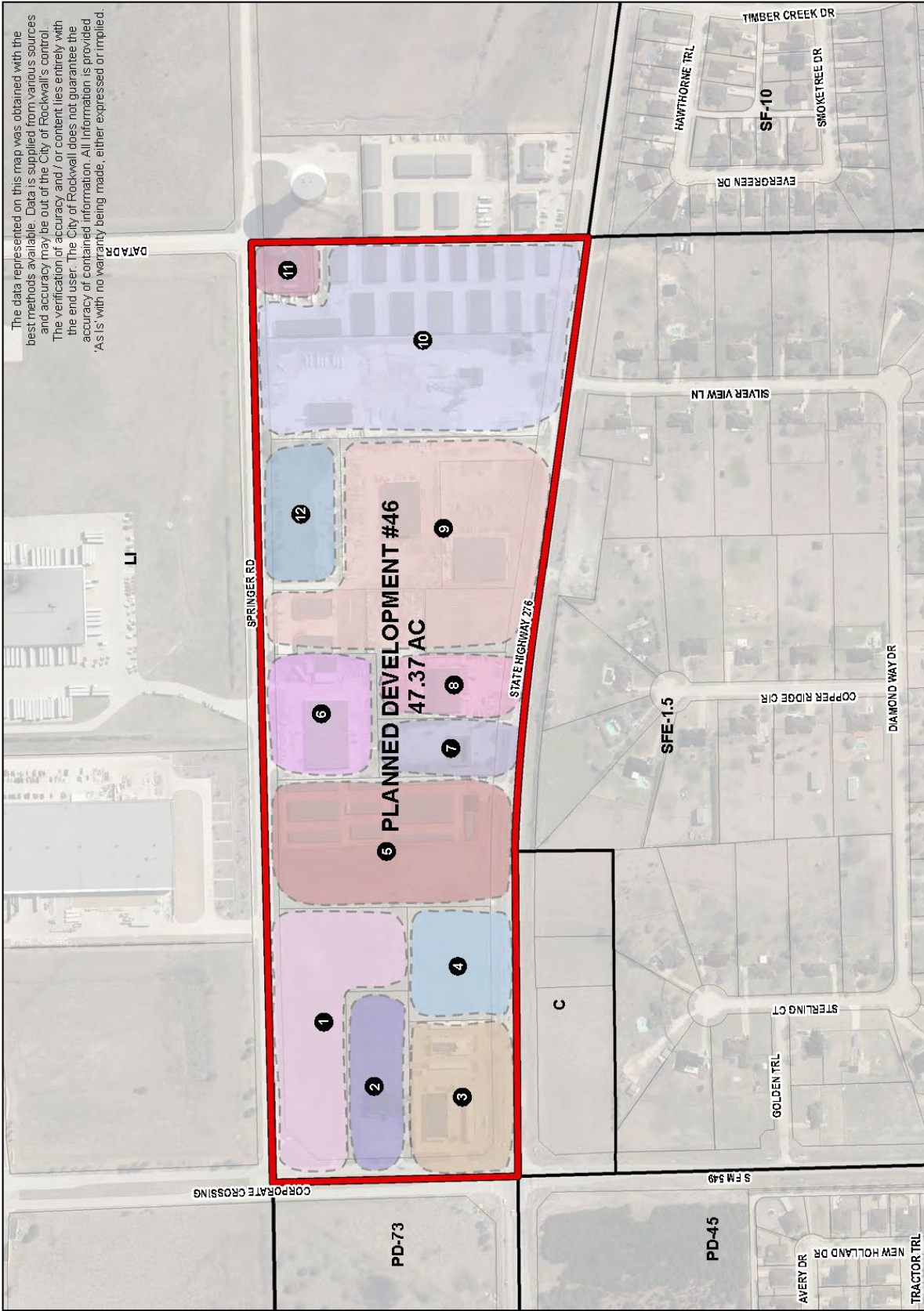
PLANNED DEVELOPMENT #46






ROCKWALL, TX
Date: 6/22/2021

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



- (A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 99-05*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 99-05* with the exception of adding the *Warehouse* land use to *Tract 12* as depicted in *Exhibit 'B'* of this ordinance.
- (B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:
- (1) Tract 3 [Tract 2, Lot 02].
 - Minor Automotive Repair Garage
 - (2) Tract 5 [Tract 2, Lot 06].
 - Mini-Warehouse
 - (3) Tract 6 [Tract 2, Lot 03].
 - Heavy Construction/Trade Yard
 - (4) Tract 7 [Tract 2, Lot 08].
 - Pawn Shop
 - (5) Tract 8 [Tract 2, Lot 07].
 - New or Used Boat Dealership
 - (6) Tract 9 [A Portion of Tract 2, Lot 00].
 - Trucking Company
 - (7) Tract 10 [Tract 2, Lot 13].
 - Concrete Batch Plant
 - Mini-Warehouse
 - (8) Tract 12 [A Portion of Tract 2, Lot 00].
 - Warehouse
- (C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District

as stipulated in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

CITY OF ROCKWALL

ORDINANCE NO. 21-33

SPECIFIC USE PERMIT NO. S-253

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.165-ACRE TRACT OF LAND, IDENTIFIED AS LOT 908A, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kevin Osornio for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.165-acre tract of land identified as Lot 908A, Rockwall Lake Properties Development #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 154 Lynne Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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 (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] 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 (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family*

7 (SF-7) District, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] -- as heretofore amended and may be amended in the future - and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

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 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, 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 shall remain in full force and effect.

SECTION 7. 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 2ND DAY OF AUGUST, 2021.**

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

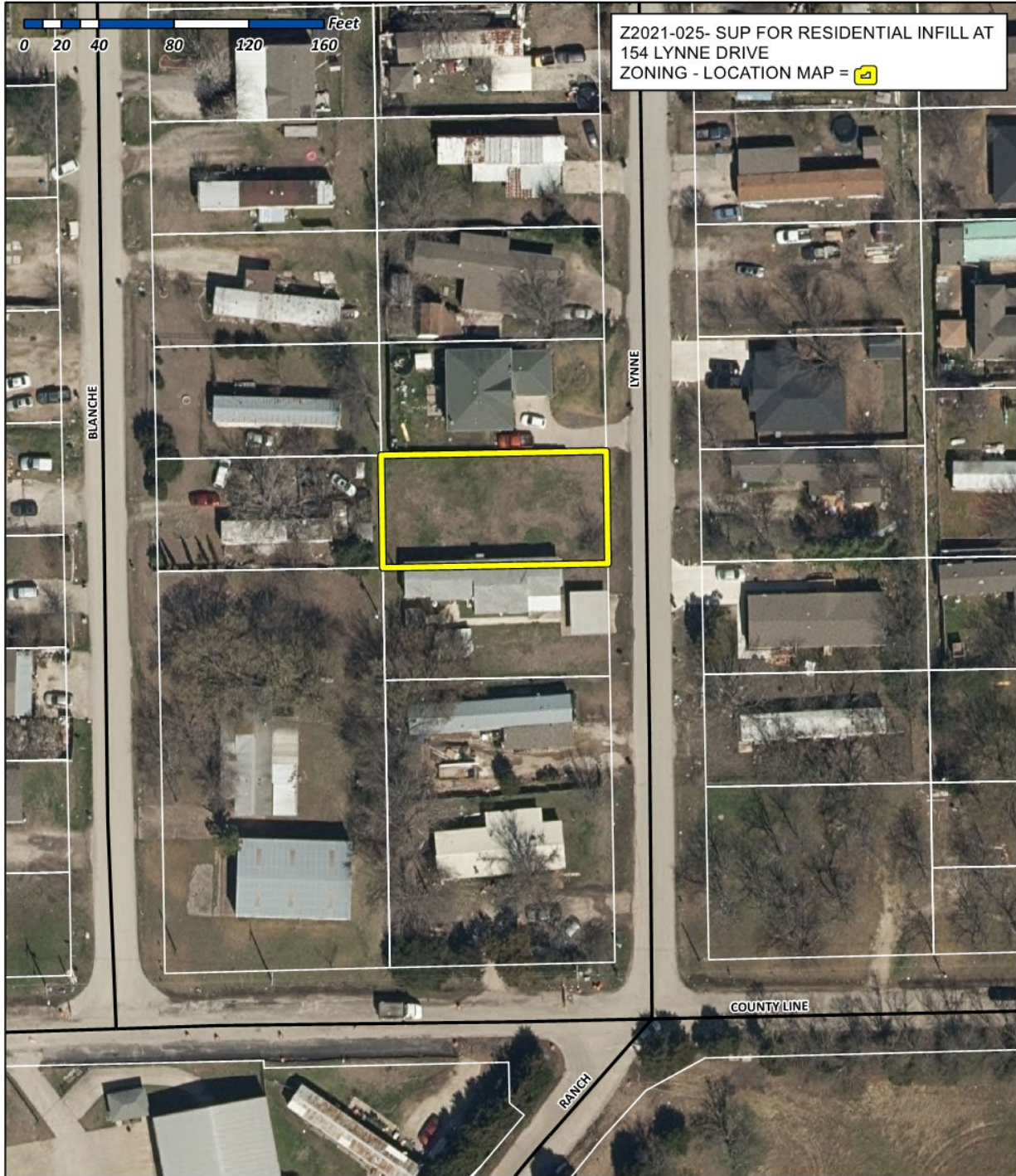
APPROVED AS TO FORM:

Frank J. Garza, City Attorney

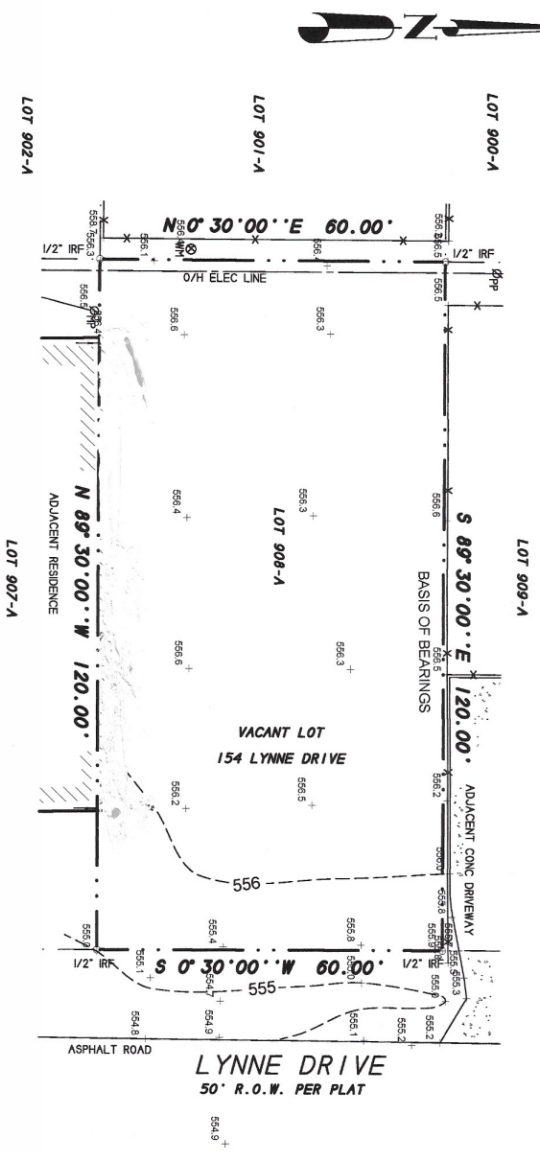
1st Reading: July 19, 2021

2nd Reading: August 2, 2021

Address: 154 Lynne Drive
Legal Description: Lot 908A, Rockwall Lake Estates #2 Addition



PLAT OF SURVEY



DESCRIPTION

BEING Lot 908-A, Rockwall Lake Subdivision, Section II, formerly, Lake Edho Subdivision, an Addition to Rockwall County, Texas, and being recorded in Cabinet A, Slides 79 and 80, of the Plat Records of Rockwall County, Texas.

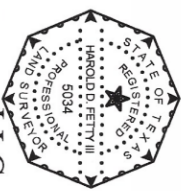
NOTES

- 1) According to E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetyly, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Arturo Osornio and Lisa Fetyly, is a true and correct plat of the same, and that the same is a true and correct plat of the same and the same is a true and correct plat of the same. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 7th day of May, 2020.

Harold D. Fetyly III, R.P.L.S. No. 5034



H.D. Fetyly and Surveyor, LLC

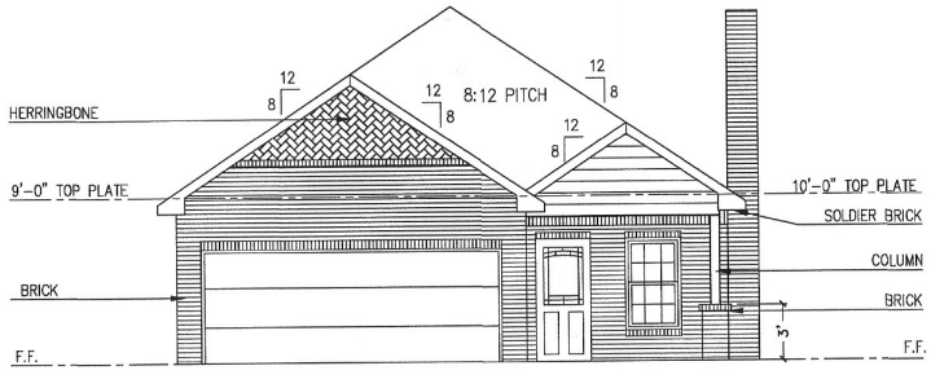
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetyly.com

| SYMBOL LEGEND | |
|---------------|-------------------------|
| ① | IRON |
| ② | STEEL |
| ③ | WOOD |
| ④ | CONCRETE |
| ⑤ | ASPHALT |
| ⑥ | PAVEMENT |
| ⑦ | GRAVEL |
| ⑧ | DIRT |
| ⑨ | ROCK |
| ⑩ | ICE |
| ⑪ | WATER |
| ⑫ | SWAMP |
| ⑬ | WETLAND |
| ⑭ | VEGETATION |
| ⑮ | ADJACENT PROPERTY |
| ⑯ | ADJACENT ROAD |
| ⑰ | ADJACENT RAILROAD |
| ⑱ | ADJACENT AIRWAY |
| ⑲ | ADJACENT WATERWAY |
| ⑳ | ADJACENT POWERLINE |
| ㉑ | ADJACENT TELEPHONE LINE |
| ㉒ | ADJACENT FENCE |
| ㉓ | ADJACENT BOUNDARY |
| ㉔ | ADJACENT SURVEY |
| ㉕ | ADJACENT EASEMENT |
| ㉖ | ADJACENT RIGHT-OF-WAY |
| ㉗ | ADJACENT ZONING |
| ㉘ | ADJACENT DISTRICT |
| ㉙ | ADJACENT COUNTY |
| ㉚ | ADJACENT STATE |
| ㉛ | ADJACENT FEDERAL |
| ㉜ | ADJACENT NATIONAL |
| ㉝ | ADJACENT INTERNATIONAL |

SURVEY ACCEPTED BY:

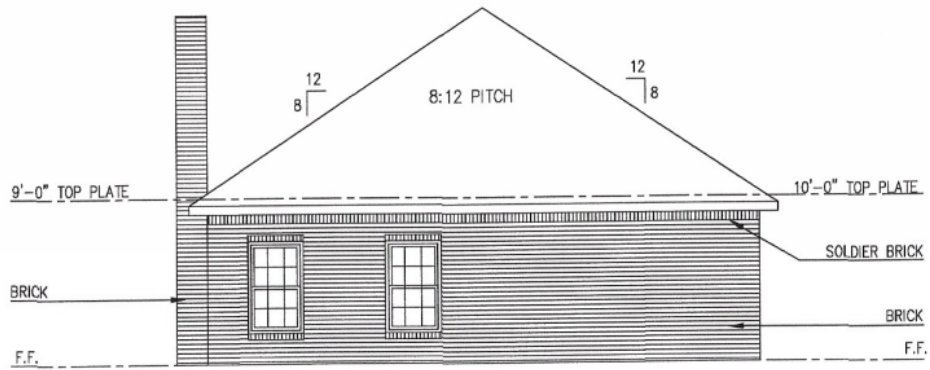
DATE _____

DATE _____



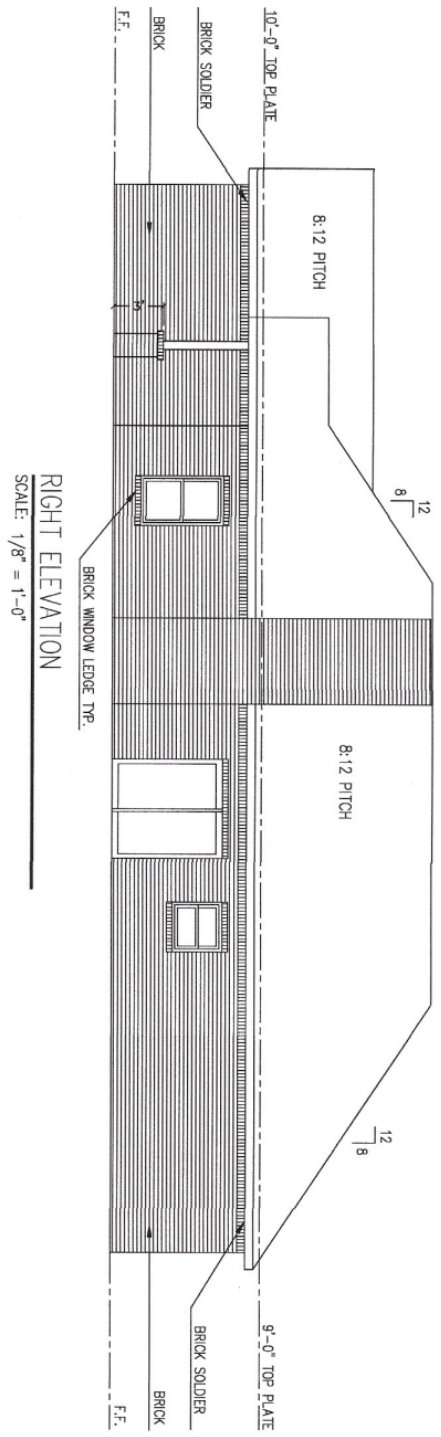
FRONT ELEVATION

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



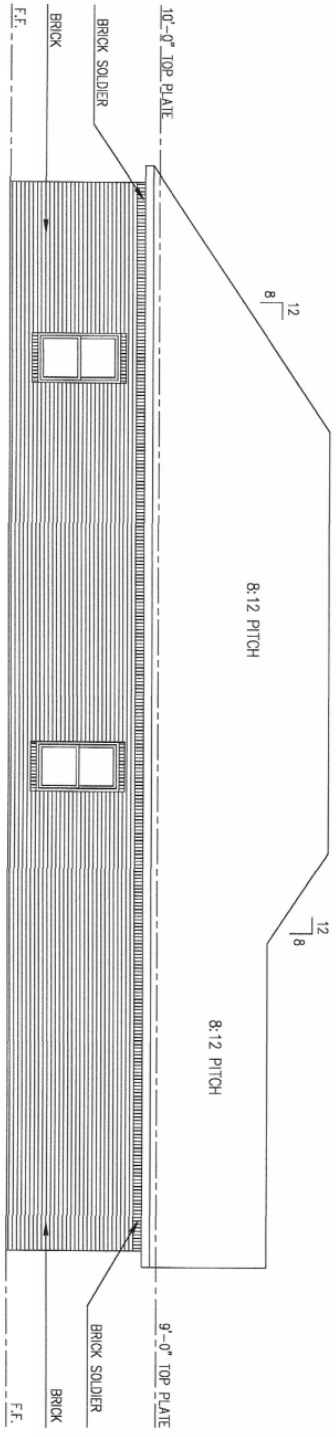
REAR ELEVATION

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



RIGHT ELEVATION

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



LEFT ELEVATION

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

CITY OF ROCKWALL

ORDINANCE NO. 21-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REDUCING ITS EXTRATERRITORIAL JURISDICTION (ETJ) BY RELEASING SUCH TERRITORY DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE TO THE COUNTY OF COLLIN; ESTABLISHING THE NEW CORPORATE BOUNDARIES OF THE CITY OF ROCKWALL; PROVIDING FOR AMENDING AND CORRECTING THE OFFICIAL CORPORATE AND EXTRATERRITORIAL BOUNDARIES OF THE CITY AS HERETOFORE ADOPTED AND CORRECTING THE OFFICIAL CITY MAPS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 42.023, *Reduction of Extraterritorial Jurisdiction*, of Chapter 42, *Extraterritorial Jurisdiction of Municipalities*, of the Texas Local Government Code the City Council of the City of Rockwall desires to release all portions of its Extraterritorial Jurisdiction (ETJ) situated within Collin County;

BEING, a 3,475.20-acre tract of land, situated within Collin County and which is more fully depicted in *Exhibit 'A'* of this *Ordinance*, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the *Subject Property* lies within the City of Rockwall's Extraterritorial Jurisdiction (ETJ) and is adjacent to and adjoining with the present corporate boundaries of the City of Rockwall, Rockwall County, Texas.

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

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes

SECTION 2. REDUCTION OF ETJ AND RELEASE TO COLLIN COUNTY. The City of Rockwall hereby reduces its Extraterritorial Jurisdiction (ETJ) and releases to Collin County the *Subject Property*.

SECTION 3. FILING, NOTIFICATION, AND CORRECTION OF CITY MAPS. The Mayor of the City of Rockwall is hereby directed and authorized to file a certified copy of this *Ordinance* with the necessary governmental agencies, and to update the official map of the City's corporate and Extraterritorial Jurisdiction (ETJ) boundaries as depicted in *Exhibit 'A'* of this *Ordinance*.

SECTION 4. SAVINGS. This *Ordinance* shall be cumulative of all other ordinances of the City, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this *Ordinance*.

SECTION 5. SEVERABILITY. The sections, paragraphs, sentences, phrases, and words of this *Ordinance* are severable, and 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 adjudged by a trial court of competent jurisdiction to be illegal or unconstitutional, the adjudication shall not affect any other section or provision of this *Ordinance* or the application of

any other section or provision to any person, firm, corporation, situation or circumstance, and the City Council hereby declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the valid provisions of this *Ordinance* shall remain in full force and effect.

SECTION 7. REPEALER. 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 8. EFFECTIVE DATE. This *Ordinance* shall take effect immediately from and after its passage and approval, in accordance with applicable law and the charter of the City of Rockwall, Texas.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF AUGUST, 2021.**

Kevin Fowler, Mayor

ATTEST:

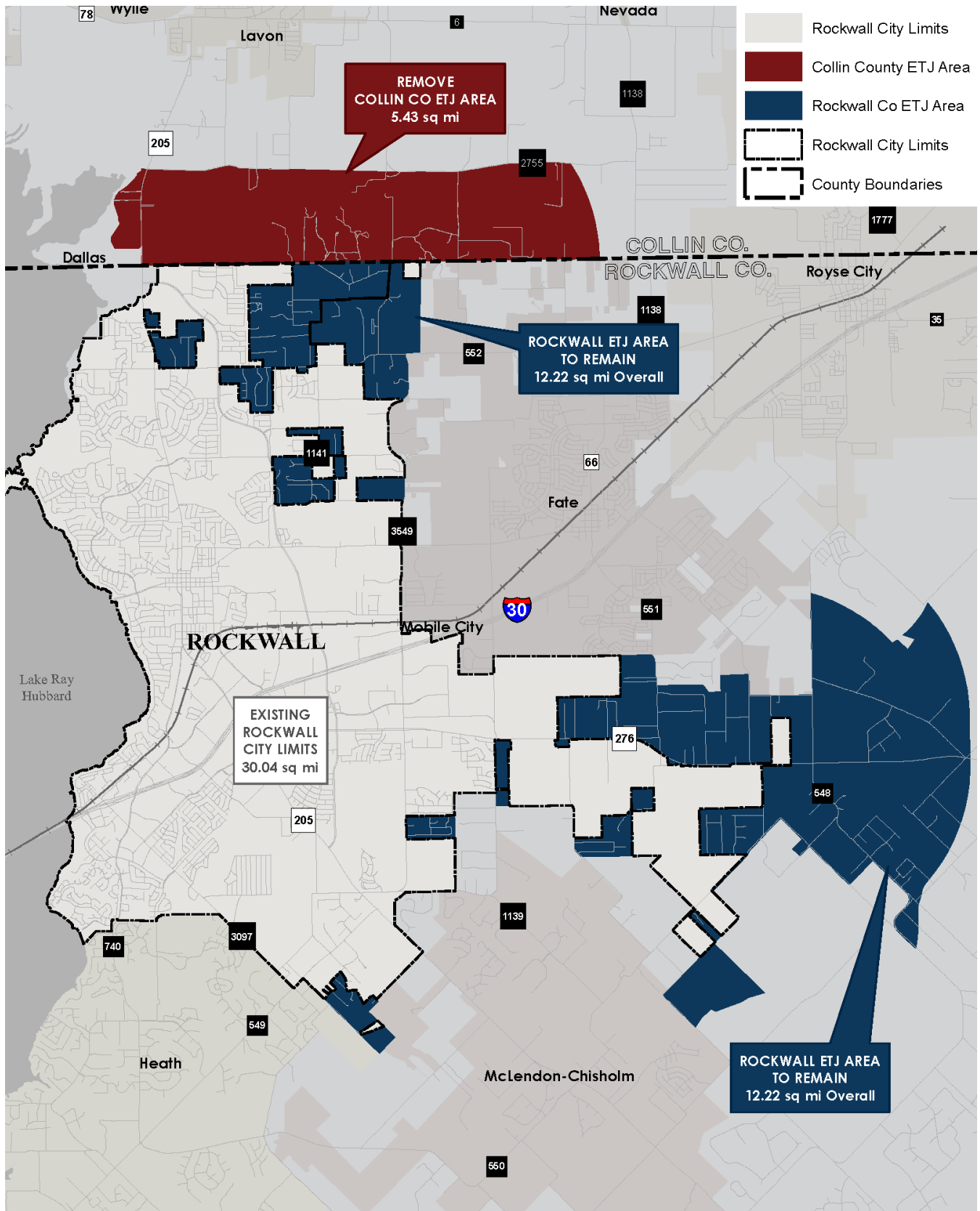
Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 19, 2021

2nd Reading: August 2, 2021





MEMORANDUM

TO: Mary Smith, Interim City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: August 2, 2021

SUBJECT: P2021-038; REPLAT FOR LOTS 2-7, BLOCK A, SKY RIDGE ADDITION

Attachments

Case Memo
Development Application
Location Map
Replat

Summary/Background Information

Consider a request by Bill Thomas of Engineering Concepts & Design on behalf of Josh Swiercinsky of 7.1 Ridge, LLC for the approval of a *Replat* for Lots 2-7, Block A, Sky Ridge Addition being a 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located west of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with condition, or deny the proposed replat.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: August 2, 2021
APPLICANT: Bill Thomas
CASE NUMBER: P2021-038; *Replat for Lots 2-7, Block A, Sky Ridge Addition*

SUMMARY

Consider a request by Bill Thomas of Engineering Concepts & Design on behalf of Josh Swiercinsky of 7.1 Ridge, LLC for the approval of a Replat for Lots 2-7, Block A, Sky Ridge Addition being a 8.583-acre parcel of land identified as Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located west of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to Replat an 8.583-acre tract of land (*i.e. Lot 1, Block A, Sky Ridge Addition*) into six (6) lots (*i.e. Lots 2-7, Block A, Sky Ridge Addition*) for the purpose of establishing access, fire lane, and utility easements for future infrastructure improvements. The subject property is located directly west of the intersection of Ridge Road and W. Yellowjacket Lane, and is zoned Commercial (C) District.
- The subject property was annexed into the City of Rockwall by *Ordinance No. 60-02* and *Ordinance No. 60-04*. The subject property was zoned Commercial (C) District according to the January 3, 1972 zoning map. On January 20, 2015, the City Council approved a tree mitigation plan (*Case No. 2014-018*) to allow for future development of the subject property. On August 7, 2017, the City Council approved a final plat (*Case No. P2017-037*) to establish the subject property as Lot 1, Block A, Sky Ridge Addition. On January 26, 2021, the Planning and Zoning Commission approved a variance to the minimum 20-foot landscape buffer requirement (*Case No. MIS2021-001*) stipulated by Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) to allow a variable width landscape buffer ranging between five (5) feet and 22-feet along the front of the subject property adjacent to Ridge Road.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 2-7, Block A, Sky Ridge Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and

- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On July 27, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

| | | | | | |
|------------------|-----------------------------|-----|-----|-------|---|
| ADDRESS | | | | | |
| SUBDIVISION | SKY RIDGE ADDITION | LOT | 2-7 | BLOCK | A |
| GENERAL LOCATION | RIDGE ROAD AT YELLOW JACKET | | | | |

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | | | |
|-----------------|-------|----------------|------------|-----------------|---|
| CURRENT ZONING | C | CURRENT USE | VACANT | | |
| PROPOSED ZONING | C | PROPOSED USE | COMMERCIAL | | |
| ACREAGE | 8.583 | LOTS [CURRENT] | 1 | LOTS [PROPOSED] | 6 |

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

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

| | | | |
|--------------------------------|---------------------------|------------------------------------|-------------------------------|
| <input type="checkbox"/> OWNER | 7.1 RIDGE LLC | <input type="checkbox"/> APPLICANT | ENGINEERING CONCEPTS & DESIGN |
| CONTACT PERSON | JOSH SWIERCINSKY | CONTACT PERSON | BILL THOMAS |
| ADDRESS | 106 E. RUSK ST STE 200 | ADDRESS | 201 WINDCO CIRCLE |
| CITY, STATE & ZIP | ROCKWALL, TX 75087 | CITY, STATE & ZIP | WYLIE, TX 75089 |
| PHONE | 214-542-2373 | PHONE | 972-941-8403 |
| E-MAIL | JOSHUA@SKYREI.COM | E-MAIL | BILL@ECDLP.COM |

NOTARY VERIFICATION [REQUIRED]

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

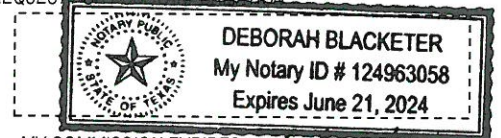
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 480 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF July, 2021 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Debbie Blacketer



MY COMMISSION EXPIRES 6/21/24

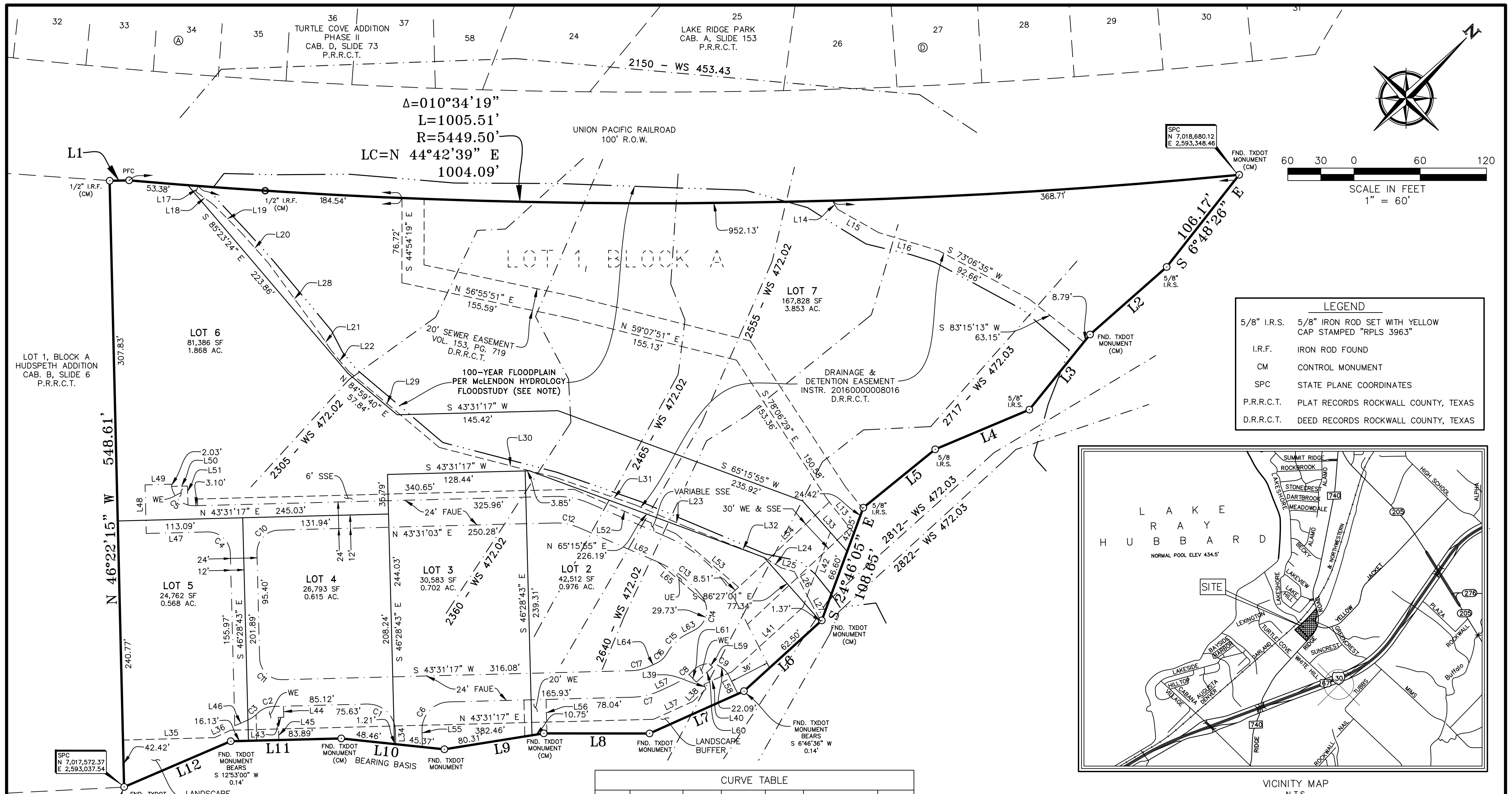


City of Rockwall

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

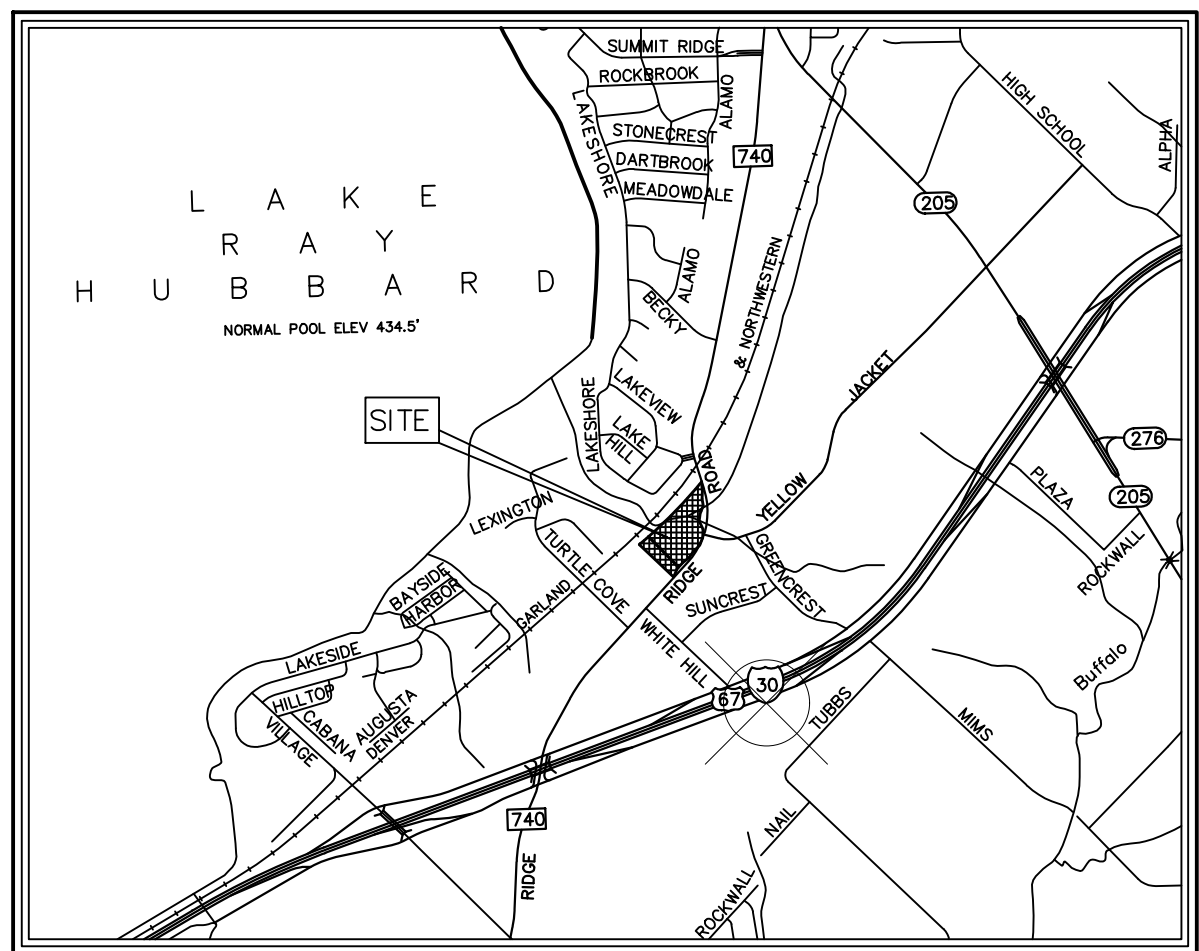
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





LEGEND

| | |
|-------------|---|
| 5/8" I.R.S. | 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963" |
| I.R.F. | IRON ROD FOUND |
| CM | CONTROL MONUMENT |
| SPC | STATE PLANE COORDINATES |
| P.R.R.C.T. | PLAT RECORDS ROCKWALL COUNTY, TEXAS |
| D.R.R.C.T. | DEED RECORDS ROCKWALL COUNTY, TEXAS |



VICINITY MAP
N.T.S.

CURVE TABLE

| CURVE | DELTA | RADIUS | TANGENT | LENGTH | CHORD BEARING | CHORD |
|-------|--------------|---------|---------|--------|---------------|--------|
| C1 | 09°00'00" | 25.00' | 25.00' | 39.27' | S 88°31'17" W | 35.36' |
| C2 | 04°31'57" | 20.00' | 7.95' | 15.13' | S 21°51'18" W | 14.77' |
| C3 | 02°11'02" | 34.00' | 6.39' | 12.63' | S 10°49'50" W | 12.56' |
| C4 | 09°00'14" | 20.00' | 20.00' | 31.42' | S 88°31'10" W | 28.29' |
| C5 | 09°06'40" | 20.00' | 20.04' | 31.45' | N 88°34'23" E | 28.31' |
| C6 | 09°00'00" | 25.00' | 25.00' | 39.27' | S 1°28'43" E | 35.36' |
| C7 | 02°31'36" | 64.00' | 13.21' | 26.06' | S 31°51'29" W | 25.88' |
| C8 | 02°11'33'57" | 58.00' | 11.05' | 21.83' | S 9°24'43" W | 21.70' |
| C9 | 109°42'40" | 20.00' | 28.41' | 38.30' | S 53°29'04" W | 32.71' |
| C10 | 089°55'11" | 20.00' | 19.97' | 31.39' | N 1°26'32" W | 28.26' |
| C11 | 09°04'35" | 20.00' | 20.03' | 31.44' | S 88°33'35" W | 28.30' |
| C12 | 025°01'10" | 50.00' | 11.09' | 21.83' | N 56°01'38" E | 21.66' |
| C13 | 029°40'50" | 100.00' | 26.50' | 51.80' | N 83°22'38" E | 51.23' |
| C14 | 100°04'22" | 20.00' | 23.87' | 34.93' | S 31°44'46" E | 30.66' |
| C15 | 035°05'17" | 41.75' | 13.20' | 25.57' | S 0°44'47" W | 25.17' |
| C16 | 036°59'33" | 20.00' | 6.69' | 12.91' | S 1°41'55" W | 12.69' |
| C17 | 023°19'36" | 40.00' | 8.26' | 16.28' | S 31°51'29" W | 16.17' |

Floodplain, cross sections and elevations by graphic interpolation from the Floodplain Work Map in the Flood Study for Stream 5 by McLendon Hydrology and Engineering L.L.C.

FINAL PLAT
LOTS 2-7, BLOCK A
SKY RIDGE ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A, SKY RIDGE ADDITION
CAB. J SLIDE X, P.R.R.C.T.
BEING
6 LOTS AND CONTAINING
8.583 ACRES

AND SITUATED IN THE
E.P. GAINES CHISUM SURVEY, A-64
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, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377

POINT OF BEGINNING

- Notes:
- Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 2016000018015, D.R.R.C.T.
 - By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
 - All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.

DATE: JULY 16, 2021

SHEET 1 OF 2

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS 7.1 RIDGE, LLC, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING an 8.583 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of a 7.01 acre tract of land (Tract I) and all of a 1.57 acre tract of land (Tract II), as described in deed to 7.1 Ridge, LLC, as recorded in Instrument 2016000018015, Deed Records, Rockwall County, Texas, said 8.583 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner at the south corner of said 1.57 acre tract, said corner being in the northeast boundary line of Lot 1, Block A, Hudspeth Addition, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 6, Plat Records, Rockwall, Texas and in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way from which a TXDOT Monument with an Aluminum Disk found for reference bears South 57 degrees 23 minutes 15 seconds West, a distance of 0.23 feet;

THENCE, North 46 degrees 22 minutes 15 seconds West, along the common boundary line of said Lot 1, Block A, Hudspeth Addition and said 1.57 acre tract, a distance of 548.61 feet to a 1/2-inch iron rod found for the west corner of said 1.57 acre tract and the north corner of said Lot 1, said corner being in the southeast right-of-way line of the Union Pacific Railroad, a 100 ft. right-of-way;

THENCE North 43 degrees 40 minutes 54 seconds East, along the common line of said Railroad and said 1.57 acre tract, a distance of 17.68 feet to the beginning of a non-tangent curve to the left having a radius of 5449.50 feet, whose chord bears North 44 degrees 42 minutes 39 seconds East, a distance of 1004.09 feet;

THENCE Northeasterly, along the common line of said Railroad, said 1.57 acre tract and said 7.001 acre tract and with said curve to the left, through a central angle of 10 degrees 34 minutes 19 seconds, an arc distance of 1005.51 feet to a TXDOT Monument with an Aluminum Disk found for the north corner of said 7.001 acre tract in the northeast right-of-way line of said FM 740;

THENCE Southwesterly, along the northwest lines of said FM 740, the following courses:

South 06 degrees 48 minutes 26 seconds East, a distance of 106.17 feet to a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 03 degrees 35 minutes 17 seconds West, a distance of 92.39 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 06 degrees 04 minutes 59 seconds East, a distance of 87.39 feet a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 22 degrees 08 minutes 13 seconds West, a distance of 92.43 feet a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 05 degrees 55 minutes 01 seconds West, a distance of 83.73 feet a 5/8-inch iron rod with yellow plastic cap stamped RPLS 3963 set for corner;

South 24 degrees 46 minutes 05 seconds East, a distance of 108.65 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 02 degrees 42 minutes 35 seconds West, a distance of 95.18 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 06 degrees 46 minutes 36 seconds West, a distance of 0.14 feet;

South 20 degrees 51 minutes 26 seconds West, a distance of 93.55 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 45 degrees 02 minutes 32 seconds West, a distance of 95.68 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 35 degrees 55 minutes 01 seconds West, a distance of 91.06 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 50 degrees 59 minutes 46 seconds West, a distance of 93.83 feet to a TXDOT Monument with an Aluminum Disk found for corner;

South 43 degrees 33 minutes 23 seconds West, a distance of 100.02 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears South 12 degrees 53 minutes 00 seconds West, a distance of 0.14 feet;

South 21 degrees 45 minutes 18 seconds West, a distance of 104.89 feet to the POINT OF BEGINNING AND CONTAINING 373,865 square feet or 8.583 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the SKY RIDGE ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the SKY RIDGE ADDITION have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

FOR: 7.1 RIDGE, LLC

BY:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this ____ day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

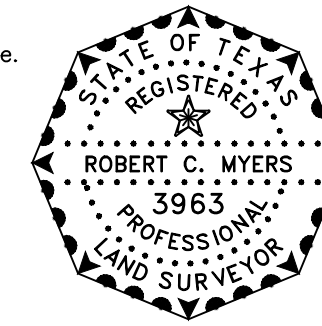
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE ___ DAY OF _____, 2021.

Preliminary, this document shall not filed for any purpose.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STANDARD CITY SIGNATURE BLOCK
Planning & Zoning Commission, Chairman Date
APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2021.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this ____ day of _____, 2021.
Mayor, City of Rockwall City Secretary City Engineer

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377

Table with 3 columns: NO., DIRECTION, DISTANCE. Rows L1 through L33.

Table with 3 columns: NO., DIRECTION, DISTANCE. Rows L34 through L65.

FINAL PLAT
LOTS 2-7, BLOCK A
SKY RIDGE ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A, SKY RIDGE ADDITION
CAB. J SLIDE X, P.R.R.C.T.
BEING
6 LOTS AND CONTAINING

8.583 ACRES

AND SITUATED IN THE

E.P. GAINES CHISUM SURVEY, A-64
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 TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: JULY 16, 2021

SHEET 2 OF 2



MEMORANDUM

TO: Mary Smith, Interim City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: August 2, 2021

SUBJECT: P2021-039; FINAL PLAT FOR LOT 1, BLOCK A, ROCKWALL
FRIENDSHIP BAPTIST CHURCH ADDITION

Attachments

Case Memo
Development Application
Location Map
Final Plat

Summary/Background Information

Consider a request by Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a *Final Plat* for Lot 1, Block A, Rockwall Friendship Baptist Church Addition being a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with condition, or deny the proposed final plat.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: August 2, 2021
APPLICANT: Shanon Thomas
CASE NUMBER: P2021-039; *Final Plat for Lot 1, Block A, Rockwall Friendship Baptist Church Addition*

SUMMARY

Consider a request by Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a Final Plat for Lot 1, Block A, Rockwall Friendship Baptist Church Addition being a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a Final Plat for a 3.94-acre parcel of land (*i.e. Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22*) for the purpose of establishing one (1) lot (*i.e. Lot 1, Block A, Rockwall Friendship Baptist Church Addition*). The site is generally located south of SH-276 and east of Green Circle, and is zoned Commercial (C) District.
- The subject property was annexed into the City of Rockwall on December 22, 2008 by *Ordinance No. 08-65 [Case No. A2008- 003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently existing on the subject property is a 10,100 SF metal building and 420 SF canopy that were constructed in 2003, and an additional 10,000 SF metal building was constructed in 2006. On March 1, 2012, the City issued a remodel permit [*BLD2012-0041*] for both buildings. On April 26, 2012, the City issued a Certificate of Occupancy (CO) for Rockwall Friendship Baptist Church. There has no other construction or permitting activity on the subject property since the CO was issued. On January 4, 2021, the City Council approved a zoning change [*Case No. Z2020-052*] changing the designation of the subject property from an Agricultural (AG) District to a Commercial (C) District. On April 13, 2021, the Planning and Zoning Commission approved a site plan [*Case No. SP2021-008*] to allow the expansion of the existing *House of Worship* facility.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lot 1, Block A, Rockwall Friendship Baptist Church Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

- (2) The final plat of land shall adhere to the recommendations made by Parks and Recreation Board during the preliminary plat process.
- (3) Any construction resulting from the approval of this *Final Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On July 27, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 7-0.



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

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 5651 State Hwy 276, Royse City, TX 75189
 SUBDIVISION: Rockwall Friendship Baptist Church Addn LOT: 1 BLOCK: A
 GENERAL LOCATION: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Commercial CURRENT USE: Church
 PROPOSED ZONING: Commercial PROPOSED USE: Church
 ACREAGE: 3.94 LOTS [CURRENT]: UNPLATTED LOTS [PROPOSED]: 1

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

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

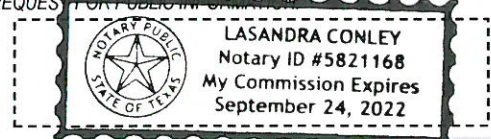
OWNER Rockwall Friendship Baptist Church APPLICANT Rockwall Friendship Baptist Church
 CONTACT PERSON: Shannon Thomas CONTACT PERSON: Shannon Thomas
 ADDRESS: 5651 State Hwy 276 ADDRESS: 5651 State Hwy 276
 CITY, STATE & ZIP: Royse City, TX 75189 CITY, STATE & ZIP: Royse City, TX 75189
 PHONE: 972-772-7530 PHONE: 972-772-7530
 E-MAIL: sthomas@rockwallfbc.org E-MAIL: sthomas@rockwallfbc.org

NOTARY VERIFICATION [REQUIRED]

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

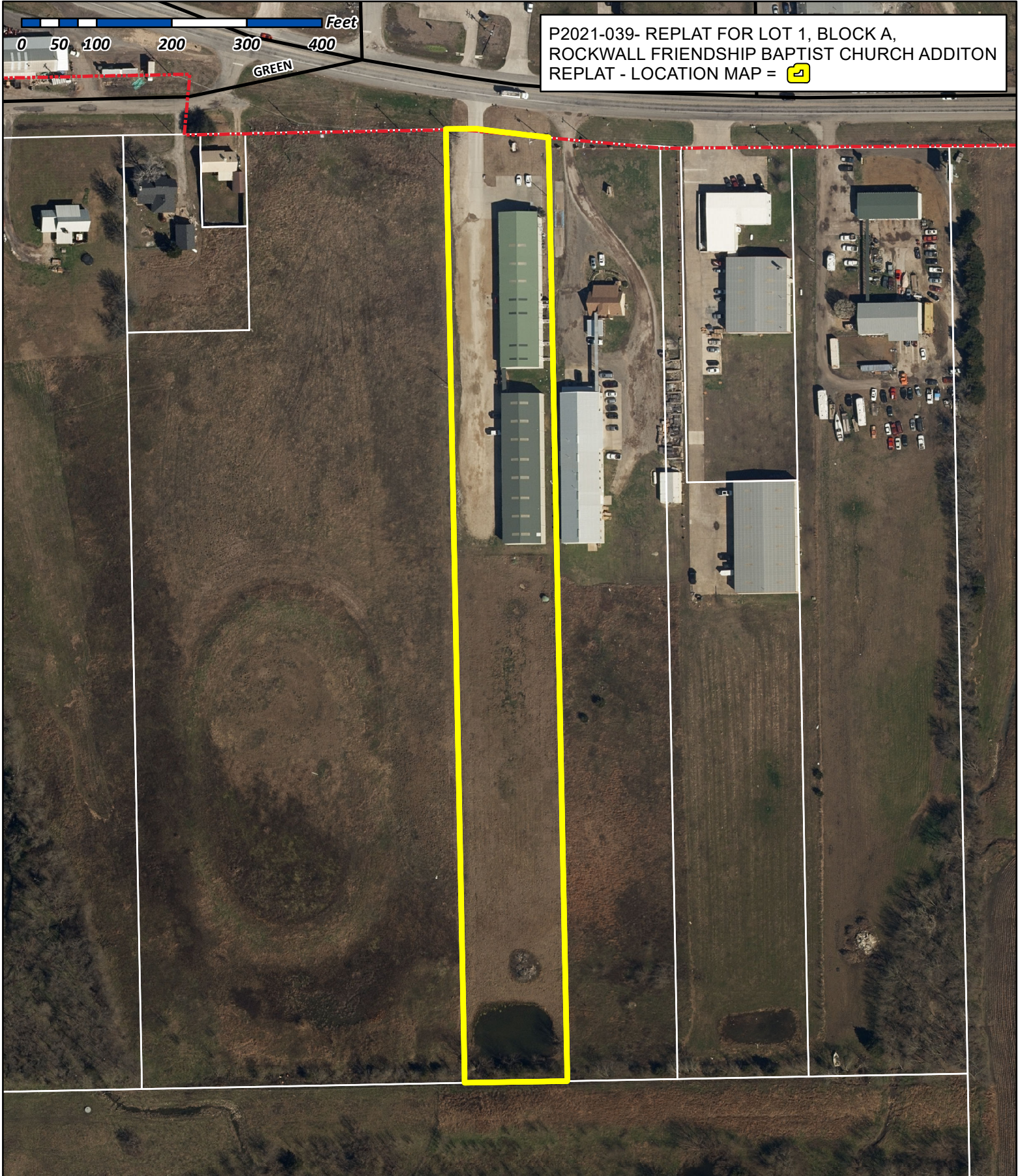
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 378.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF July, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."


GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF July, 2021.
 OWNER'S SIGNATURE: _____



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Lasandra Conley

MY COMMISSION EXPIRES 24 September 2022



P2021-039- REPLAT FOR LOT 1, BLOCK A,
ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITON
REPLAT - LOCATION MAP = 

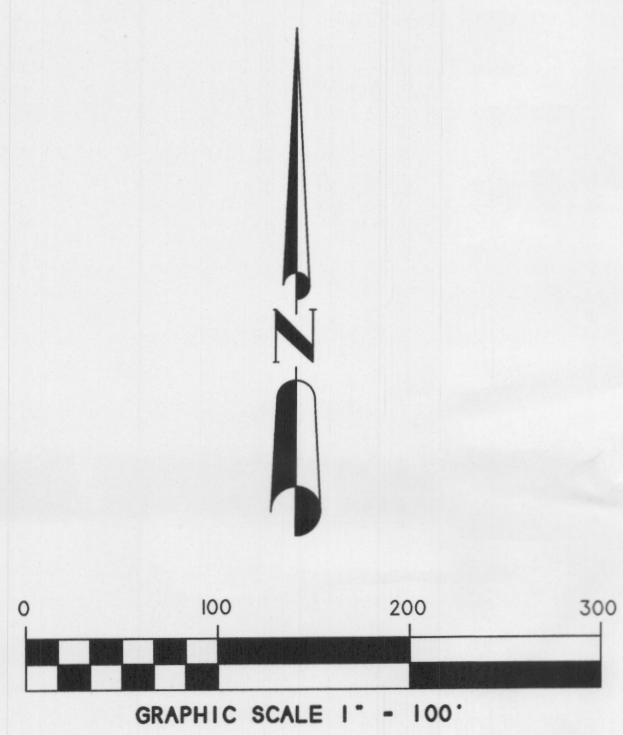
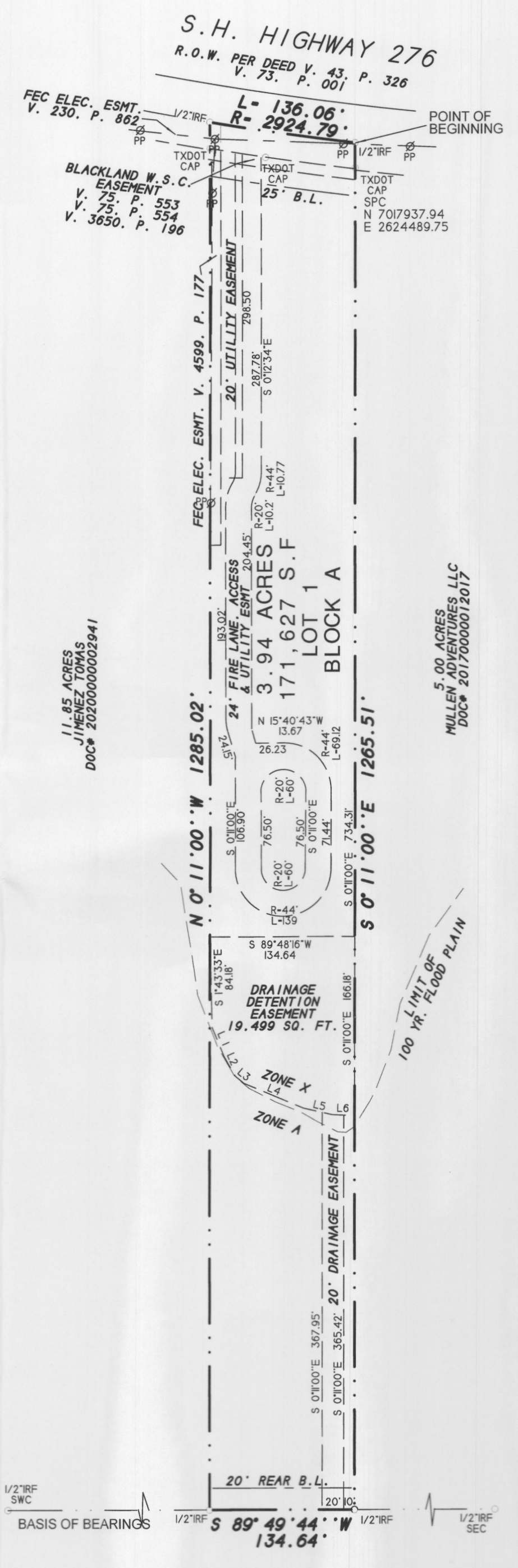


City of Rockwall

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

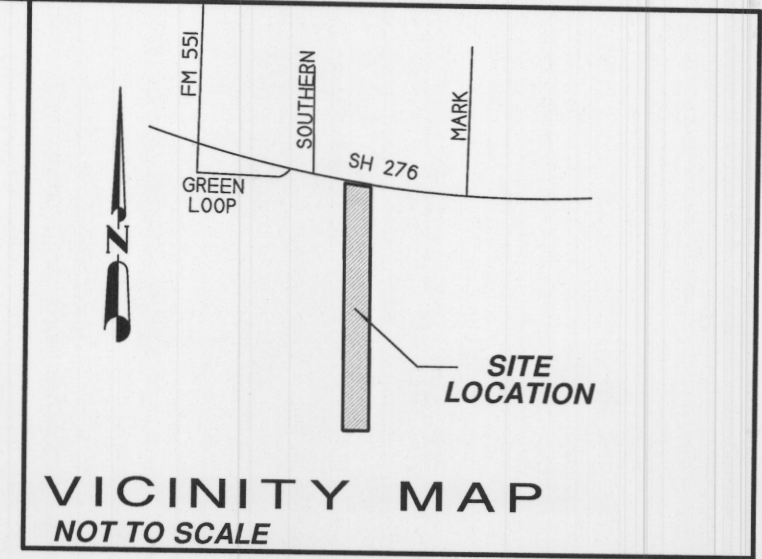
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





EASEMENT LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| L1 | S 22° 36' 46" E | 29.11' |
| L2 | S 09° 46' 42" E | 21.20' |
| L3 | S 60° 41' 47" E | 10.46' |
| L4 | S 67° 25' 09" E | 59.75' |
| L5 | S 77° 34' 31" E | 27.72' |
| L6 | S 87° 52' 15" E | 20.58' |



- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0065 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: BASED ON MONUMENTS FOUND ON SOUTH BOUNDARY LINE OF PARENT TRACT PER RECORDED DEED IN VOL. 0084, PG. 266, R.P.R.R.C.T..
 - 3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
 - 4) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

FINAL PLAT
**ROCKWALL FRIENDSHIP
 BAPTIST CHURCH ADDITION
 LOT 1, BLOCK A**

CONTAINING A TOTAL OF
 3.94 ACRES/171,627 S.F.
 (1 LOT)

J.H. BAILEY SURVEY, A-22
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
 ROCKWALL FRIENDSHIP BAPTIST CHURCH
 5651 SH 276
 ROCKWALL, TEXAS 75032

SYMBOL LEGEND

TV TELEPHONE
 GAS GAS PIPING
 ELEC. ELEC. PIPING
 SUBSURFACE JUNCTION BOX
 FENCE

HP HIGHWAY
 FM FM ROAD
 SH SH HIGHWAY
 R.P.R.R. RAILROAD
 A/C AIR CONDITIONING
 S.P. SEWER PIPING
 P.W. POTABLE WATER

EXISTS EXISTING LINE
 PROP. PROPOSED LINE

DATE NOVEMBER 16, 2020
 SCALE 1" = 100' FILE #2020/98729-5RF
 CLIENT RFBC GF # NONE

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2021-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL FRIENDSHIP BAPTIST CHURCH, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County, Texas, and being a part of that of 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W., 223.09 feet and along a curve to the right having a central angle of 06 deg. 34 min. 58 sec., a radius of 2924.79 feet, a chord of N. 86 deg. 32 min. 49 sec. W., 335.85 feet, and an arc distance of 336.03 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. parallel to the East line of said tract, a distance of 1265.51 feet to a 1/2" iron rod found with yellow plastic cap stamped "R.S.C.I. RPLS 5034" in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 134.64 feet to a 1/2" iron rod found with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 11 min. 00 sec. W. a distance of 1285.02 feet to a 1/2" iron rod found with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of State Highway 276 and in the North boundary line of said 47.10 acres tract;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 02 deg. 39 min. 56 sec., a radius of 2924.79 feet, a chord of S. 81 deg. 55 min. 22 sec. E. 136.05 feet, along said right-of-way line an arc distance of 136.06 feet to the POINT OF BEGINNING and containing 171,628 square feet or 3.94 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION, LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION, LOT 1, BLOCK A, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
- 7) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

for ROCKWALL FRIENDSHIP BAPTIST CHURCH

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____.

Notary Public in and for the State of Texas

My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of ROCKWALL FRIENDSHIP BAPTIST CHURCH ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____.

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer Date _____

FINAL PLAT
ROCKWALL FRIENDSHIP
BAPTIST CHURCH ADDITION
LOT 1, BLOCK A

CONTAINING A TOTAL OF
3.94 ACRES/171,627 S.F.
(1 LOT)

J.H. BAILEY SURVEY, A-22
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

| SYMBOL LEGEND | | | |
|-----------------------|-----------------|------------|--------------|
| TU | GAS | TEL | PI |
| TELEPHONE CABLE RISER | GAS | PHONE RISE | PAS. WETLAND |
| ELEC | ELEC | WATER | WATER |
| ELECTRIC WETTER | ELECTRIC WETTER | WATER | WATER |
| WATER | WATER | WATER | WATER |
| WATER | WATER | WATER | WATER |
| WATER | WATER | WATER | WATER |
| WATER | WATER | WATER | WATER |
| WATER | WATER | WATER | WATER |
| WATER | WATER | WATER | WATER |
| WATER | WATER | WATER | WATER |

OWNER:
ROCKWALL FRIENDSHIP BAPTIST CHURCH
5651 SH 276
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE NOVEMBER 16, 2020
SCALE 1" = 100' FILE #2020/98729-5R9
CLIENT RFBC GF # NONE

CITY CASE NO. P2021-



MEMORANDUM

TO: Mary Smith, Interim City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: August 2, 2021

SUBJECT: P2021-042; REPLAT FOR LOT 2, BLOCK A, LADERA ROCKWALL ADDITION

Attachments

Case Memo
Development Application
Location Map
Replat
Closure Report

Summary/Background Information

Consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a *Replat* for Lot 2, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with condition, or deny the proposed replat.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: August 2, 2021
APPLICANT: Justin Lansdowne; *McAdams Co.*
CASE NUMBER: P2021-042; *Replat for Lot 2, Block A, Ladera Rockwall Addition*

SUMMARY

Consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a Replat for Lot 2, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 37.8-acre parcel of land (*i.e. Lot 2, Block A, Ladera Rockwall Addition*) for purpose of establishing the necessary easements (*i.e. firelane, public access, drainage and utility easements*) in order to develop the remainder of the property. The development was approved for an age restricted, senior living community consisting of single-family homes (*i.e. 122 home sites*) setup in a condominium regime. As a note, the single-family homes are individually owned, but are situated on a single lot/unit owned and maintained by the homeowner's association.
- The majority of Planned Development District 85 (PD-85) was annexed into the City of Rockwall and zoned Agricultural (AG) District on March 16, 1998 by *Case No. A1998-001 (Ordinance No. 98-10)*. The remainder of the Planned Development District was annexed on March 2, 1960 by *Case No. A1960-001 (Ordinance No. 60-01)*. In 2007-2008, the City of Rockwall acquired a portion of this property for the future right-of-way for John King Boulevard. This divided the property into two (2) tracts of land, a 9.894-acre tract of land on the west side of John King Boulevard (*i.e. Tract 1*) and a 28.011-acre tract of land on the east side of John King Boulevard (*i.e. Tract 2, which is a portion of the subject property*). On October 16, 2017, the City Council approved Planned Development District 85 (PD-85) [*i.e. Ordinance No. 17-55*], to allow for an age restricted, senior living community with single-family residential land uses setup in a condominium regime on the *subject property*. On June 26, 2018, the Planning and Zoning Commission approved an amended treescape plan for the purpose of removing trees in association with the construction of a 12-inch sanitary sewer line that currently serves the development [*Case No. MIS2018-014*]. On August 6, 2018, the City Council approved an amendment to Planned Development District 85 (PD-85) [*i.e. Ordinance No. 18-32*], for the purpose of incorporating an additional 9.762-acre tract of land allowing the addition of 38 single-family units. This brought the total number of units to 122. On September 17, 2018 the City Council approved a preliminary plat [*P2017-068*] for one (1) lot with 122 single-family residential units within Planned Development District 85 (PD-85). On April 15, 2019, the City Council approved a final plat for Lot 1, Block A & Lot 1, Block B, Ladera Rockwall Addition. On January 14, 2020, the Planning and Zoning Commission approved a PD Site Plan [*Case No. SP2019-052*] for the purpose of developing the age-restricted master planned community, and establishing an amenity center for the development.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lot 2, Block A, Ladera Rockwall Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On July 27, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS STATE HIGHWAY 66 AND NORTH JOHN KING BLVD. NE CORNER
 SUBDIVISION LADERA ROCKWALL LOT 1 BLOCK A
 GENERAL LOCATION NE CORNER OF ST HWY 66 AND NORTH JOHN KING BLVD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-85 CURRENT USE SINGLE FAMILY RESIDENTIAL
 PROPOSED ZONING PD-85 PROPOSED USE SINGLE FAMILY RESIDENTIAL
 ACREAGE 37.800 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

| | |
|--|---|
| <input checked="" type="checkbox"/> OWNER RW LADERA, LLC | <input checked="" type="checkbox"/> APPLICANT McADAMS CO. |
| CONTACT PERSON JOHN DELIN | CONTACT PERSON JUSTIN LANSDOWNE |
| ADDRESS 361 W. BYRON NELSON BLVD STE. 104 | ADDRESS 201 COUNTRY VIEW DRIVE |
| CITY, STATE & ZIP ROANOKE, TX, 76262 | CITY, STATE & ZIP ROANOKE, TX 76262 |
| PHONE (817)919-8111 | PHONE (940)240-1012 |
| E-MAIL JOHN@INTEGRITYGROUPS.COM | E-MAIL JLANSDOWNE@MCADAMSCO.COM |

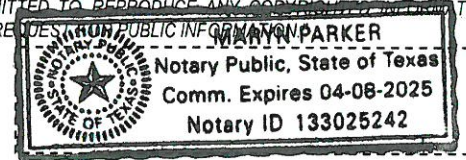
NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,000.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE twelfth DAY OF July, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF July, 2021
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



P2021-042- REPLAT FOR LOT 1, BLOCK A,
 LADERA ROCKWALL ADDITION
 REPLAT - LOCATION MAP = [icon]



City of Rockwall

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

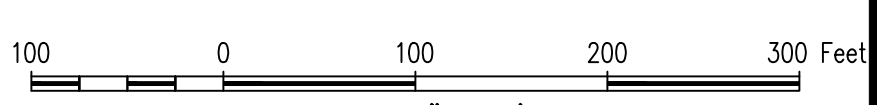
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



DETAIL A
SCALE: 1"=40'

MATCHLINE

PROJECT SITE



SCALE: 1"=100'

LEGEND

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- CRF = CAPPED REBAR FOUND
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- MAE = MUTUAL ACCESS EASEMENT
- MAUE = MUTUAL ACCESS & UTILITY EASEMENT
- SSE = SANITARY SEWER EASEMENT
- LS = LANDSCAPE
- DDE = DRAINAGE & DETENTION EASEMENT
- EHS = EROSION HAZARDOUS SETBACK
- VE = VISIBILITY EASEMENT
- FE = FIRELANE EASEMENT
- PAE = PEDESTRIAN ACCESS EASEMENT

FINAL PLAT
Lot 2, Block A
LADERA ROCKWALL
 being a Replat of
Lot 1, Block A
LADERA ROCKWALL
Zoned: PD-85
 in the
M. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1/2

The John R. McAdams Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712

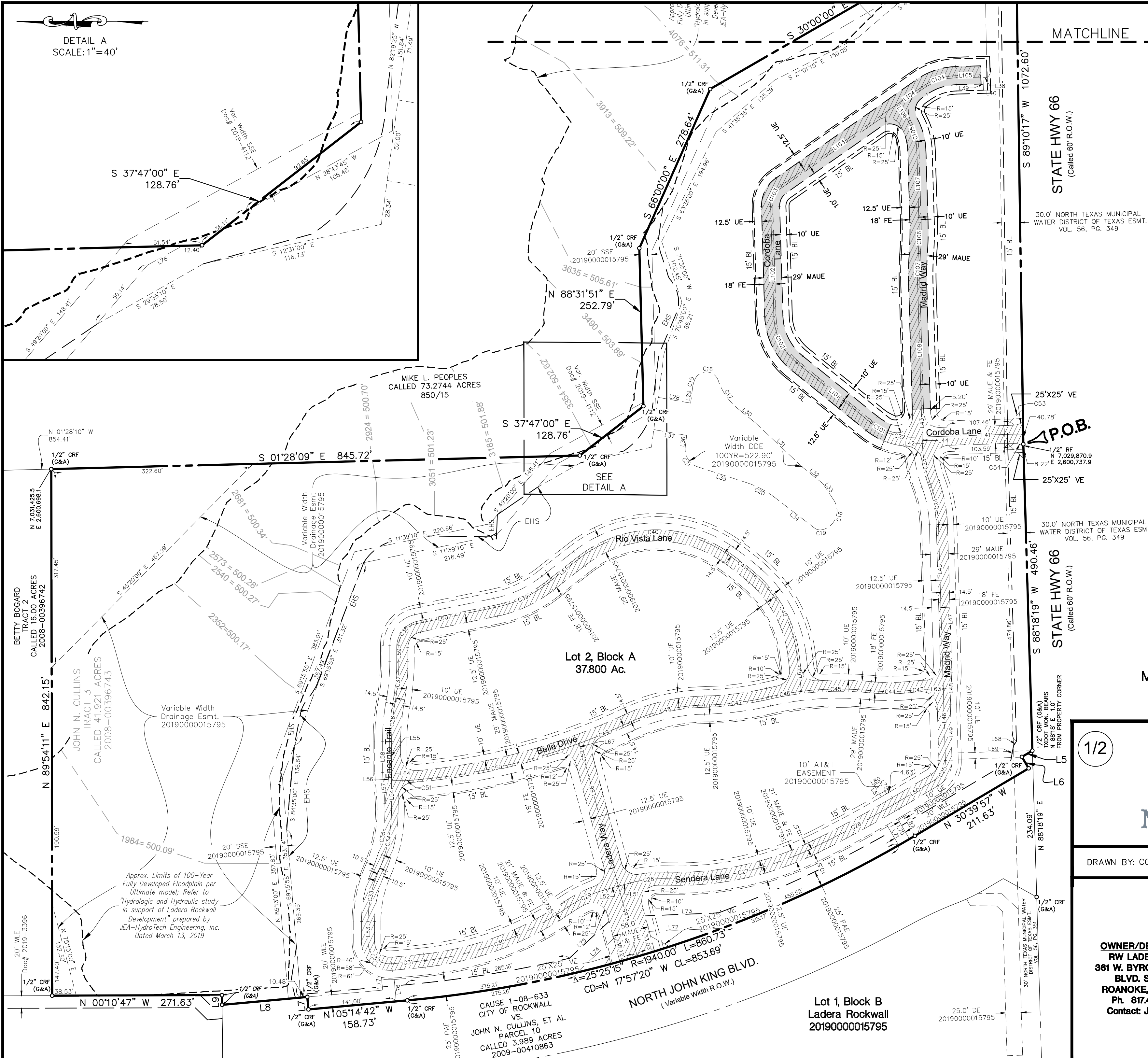
201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012

TBPE: 19762 TBPLS: 10194440
 www.gacon.com
 www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON
BLVD. STE 104
ROANOKE, TX 76262
Ph. 817.430.3318
Contact: John Dellin

Case No. P2021-###



File: Z:\2021\17191\Drawings\17191 FP PH2.BAS
 Plotted: 7/15/2021 4:54 PM, by Bidwell, Alec; Saved: 7/8/2021 11:04 AM, by cooper
 Doc# 2019-3396

Approx. Limits of 100-Year Fully Developed Floodplain per Ultimate model; Refer to "Hydrologic and Hydraulic study in support of Ladera Rockwall Development" prepared by JEA-HydroTech Engineering, Inc. Dated March 13, 2019

CAUSE 1-08-633
 CITY OF ROCKWALL
 VS.
 JOHN N. CULLINS, ET AL
 PARCEL 10
 CALLED 3.989 ACRES
 2009-00410863

Lot 1, Block B
 Ladera Rockwall
 20190000015795

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1R, BLOCK A

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 2019000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19" W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the most southerly southwest corner of said Lot 1 and being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwestwesterly with the east line of said Lot 1, the 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 175°7'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northeast corner of said Lot 1 and being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northerly northeast corner of said Lot 1, being the southeast corner of said 16.000 acre tract and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

STATE OF TEXAS

COUNTY OF Rockwall: We the undersigned owner(s) of the land shown on this plat, and designated herein as the Ladera Rockwall subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Ladera Rockwall subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

WITNESS OUR HAND this ____ day of _____, 2021.

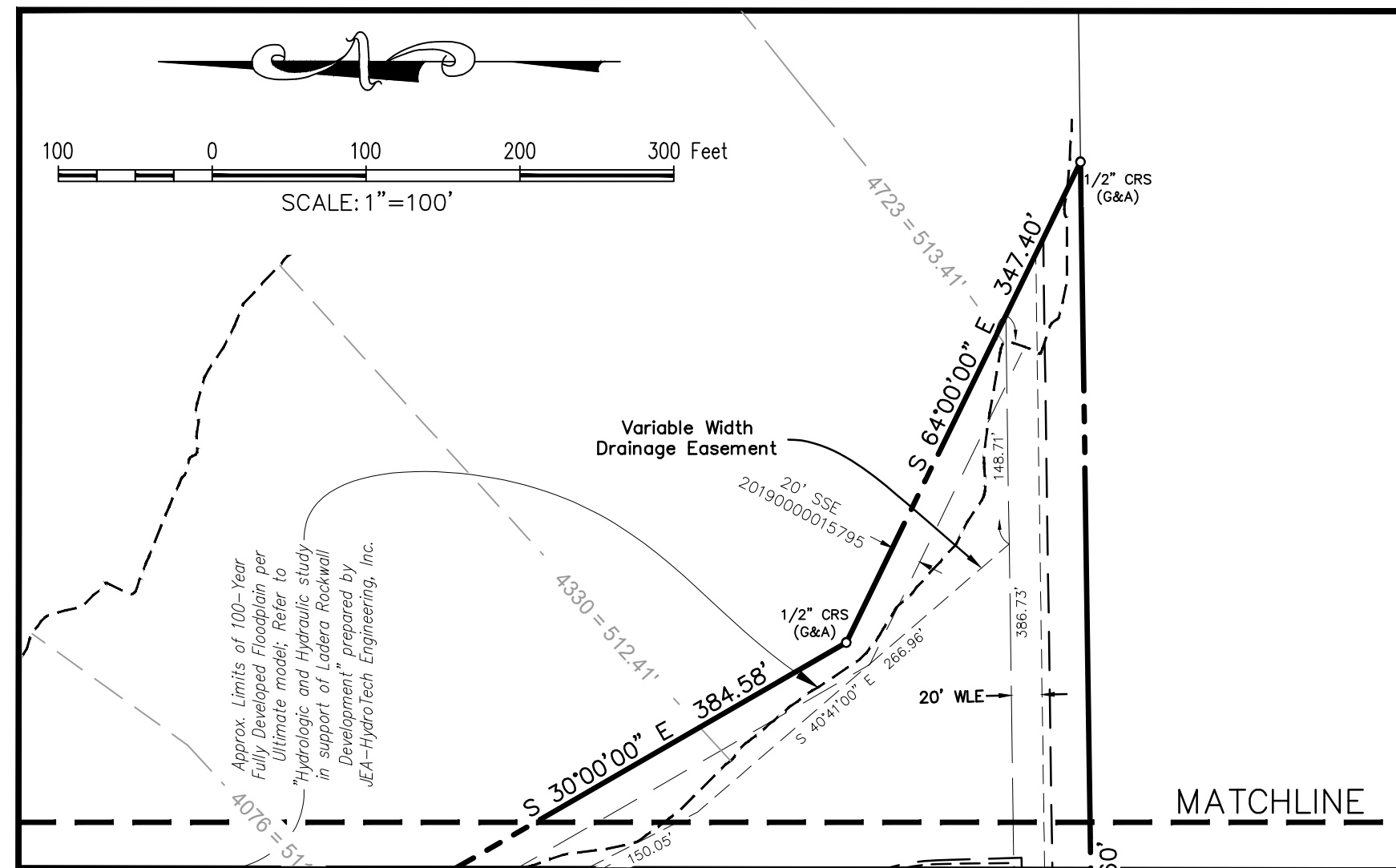
John Delin, Authorized Representative

STATE OF TEXAS: COUNTY OF _____: BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2021.

Notary Public

My commission expires the ____ day of _____, 2021.



PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L5 through L45.

PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L46 through L65.

PHASE 1 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L66 through L87.

PHASE 2 LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L101 through L112.

PHASE 1 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C15 through C35.

PHASE 1 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C36 through C54.

PHASE 2 CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C101 through C107.

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, and have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision. PRELIMINARY DOCUMENT: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. W. THAD MURLEY III, RPLS 6802 7/16/21

W. Thad Murley III, RPLS Texas Registration No. 5802

NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83.
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed on the subject property G&A I MCADAMS.
5. All property corners are 1/2" rebar set with cap stamped "G&A I MCADAMS", unless otherwise noted.
6. Refer to Typical Street Section for fire lane information.
7. COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
8. COA is to maintain open space, flood plain/ drainage easement.
9. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit thereof issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
10. The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by JEa-Hydro Tech Engineering, Inc. dated March 13, 2019.

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on this ____ day of _____, 2021.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____,

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT Lot 2, Block A LADERA ROCKWALL being a Replat of Lot 1, Block A LADERA ROCKWALL Zoned: PD-85 in the M. JONES SURVEY, ABSTRACT NO. 122 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

2/2



The John R. McAdams Company, Inc. 111 Hillside Drive Lewisville, Texas 75057 972.436.9712

201 Country View Drive Roanoke, Texas 76262 940.240.1012

TBPE: 19762 TBPLS: 10194440 www.gacon.com www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER RW LADERA, LLC. 361 W. BYRON NELSON BLVD. STE. 104 ROANOKE, TX 76262 Ph. 817.430.3318 Contact: John Delin

Case No. P2021-###

SWBC Rockwall: McAdams Job # WBC-20000

PRELIMINARY DOCUMENT:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

W. THAD MURLEY III, RPLS 5802 07/15/21

Inverse With Area

Thu Jul 15 18:17:35 2021

| PntNo | Bearing | Distance | Northing | Easting | Description |
|-------|---------------|----------|------------|------------|-------------|
| | | | 7021029.53 | 2604732.51 | |
| | N 00°38'00" E | 94.13 | | | |
| | | | 7021123.66 | 2604733.55 | |
| | N 06°34'20" E | 97.60 | | | |
| | | | 7021220.62 | 2604744.72 | |
| | N 00°38'40" E | 376.00 | | | |
| | | | 7021596.60 | 2604748.95 | |
| | N 18°18'50" E | 385.05 | | | |
| | | | 7021962.14 | 2604869.94 | |
| | N 71°41'10" W | 94.15 | | | |
| | | | 7021991.73 | 2604780.56 | |
| | N 18°18'50" E | 56.85 | | | |
| | | | 7022045.70 | 2604798.42 | |
| | N 71°41'10" W | 121.00 | | | |
| | | | 7022083.72 | 2604683.55 | |
| | N 18°18'50" E | 75.15 | | | |
| | | | 7022155.07 | 2604707.17 | |
| | N 71°41'10" W | 232.93 | | | |
| | | | 7022228.26 | 2604486.04 | |
| | N 00°03'50" E | 570.38 | | | |
| | | | 7022798.64 | 2604486.67 | |
| | N 89°35'05" E | 681.87 | | | |
| | | | 7022803.58 | 2605168.52 | |
| | S 01°33'10" E | 1767.98 | | | |
| | | | 7021036.25 | 2605216.43 | |
| | S 89°12'17" W | 483.97 | | | |
| | | | 7021029.53 | 2604732.51 | |

Closure Error Distance> 0.0000

Total Distance Inversed> 5037.07

Area: 926730 Sq. Feet, 21.2748 Acres



MEMORANDUM

TO: Mary Smith, Interim City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: August 2, 2021

SUBJECT: P2021-043; CONVEYANCE PLAT FOR LOTS 1 & 2, BLOCK B, FIT SPORT LIFE ADDITION

Attachments

Case Memo
Development Application
Location Map
Conveyance Plat

Summary/Background Information

Consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a *Conveyance Plat* for Lots 1 & 2, Block B, Fit Sport Life Addition being a 12.807-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.

Action Needed

The City Council is being as to approve, approve with conditions, or deny the proposed conveyance plat.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: August 2, 2021
APPLICANT: Randall Eardley, *Wier & Associates, Inc.*
SUBJECT: P2021-043; *Final Plat for Lots 1 & 2, Block B, Fit Sport Life Addition*

SUMMARY

Consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a Conveyance Plat for Lots 1 & 2, Block B, Fit Sport Life Addition being a 12.807-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a Final Plat for a 12.807-acre portion of a larger 31.65-acre parcel of land (*i.e. Lots 1 & 2*) for the purpose of establishing two (2) lots (*i.e. Lots 1 & 2, Block B, Fit Sport Life Addition*). The applicant will be dedicating the right-of-way for a future public roadway that will extend through the site. In addition, they will need to dedicate a temporary turn around easement at the eastern terminus of the street.
- The subject property was annexed by the City Council on July 21, 1997 by Ordinance No. 97-14 [Case No. A1997-001]. On May 11, 2021, the Planning and Zoning Commission approved a site plan [SP2021-010] for the purpose of developing a ~87,155 SF sports and recreation facility on Lot 2, Block B of the subject property. On May 17, 2021, the City Council approved the applicant's request to preliminary plat a 55.784-acre tract of land (*i.e. a portion of Tract 22 and all of Tracts 22-5 & 24 of the R. Irvine Survey, Abstract No. 120*) into six (6) lots (*i.e. Lots 1-6, Block A, Fit Sport Life Addition*) for the purpose of laying out a proposed non-residential subdivision of land.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lots 1 & 2, Block B, Fit Sport Life Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

- (2) Any construction resulting from the approval of this *Final Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On July 27, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* with the conditions of approval by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-038

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

| | | | |
|------------------|--|-------|---|
| ADDRESS | | | |
| SUBDIVISION | Fit Sport Life Addition | LOT | 1 |
| | | BLOCK | A |
| GENERAL LOCATION | Southeast corner of IH 30 and Corporate Crossing | | |

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | |
|-----------------|--------------|-----------------|----------------|
| CURRENT ZONING | Commercial C | CURRENT USE | Vacant |
| PROPOSED ZONING | N/A | PROPOSED USE | Sports Complex |
| ACREAGE | 6.38 | LOTS [CURRENT] | 0 |
| | | LOTS [PROPOSED] | 1 |

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

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

| | | | |
|--------------------------------|-----------------------------------|---|------------------------------|
| <input type="checkbox"/> OWNER | Structured REA-Rockwall Land, LLC | <input checked="" type="checkbox"/> APPLICANT | Wier & Associates, Inc. |
| CONTACT PERSON | Stephen Doyle | CONTACT PERSON | Randall Eardley |
| ADDRESS | 171 N Aberdeen Street, Suite 400 | ADDRESS | 2201 E. Lamar Blvd, Ste 200E |
| CITY, STATE & ZIP | Chicago, Illinois 60607 | CITY, STATE & ZIP | Arlington, Texas 76006 |
| PHONE | 847-951-8974 | PHONE | 817-467-7700 |
| E-MAIL | SteveD@structuredrea.com | E-MAIL | RandyE@WierAssociates.com |

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$297.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF July, 20 21 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF July, 20 21.

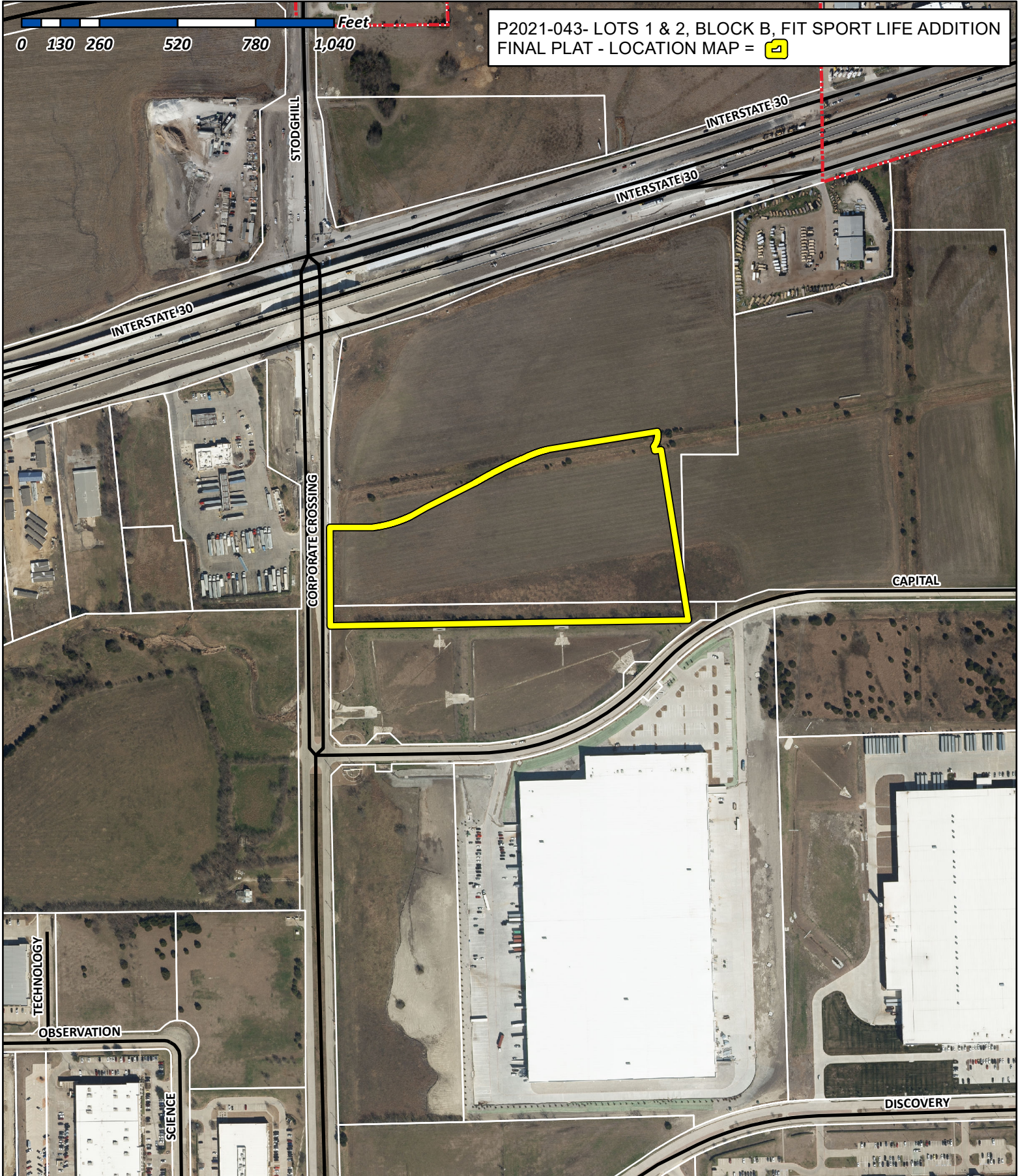
OWNER'S SIGNATURE Stephen Doyle

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

See attached certificate RWP



MY COMMISSION EXPIRES



P2021-043- LOTS 1 & 2, BLOCK B, FIT SPORT LIFE ADDITION
 FINAL PLAT - LOCATION MAP = [icon]

0 130 260 520 780 1,040 Feet

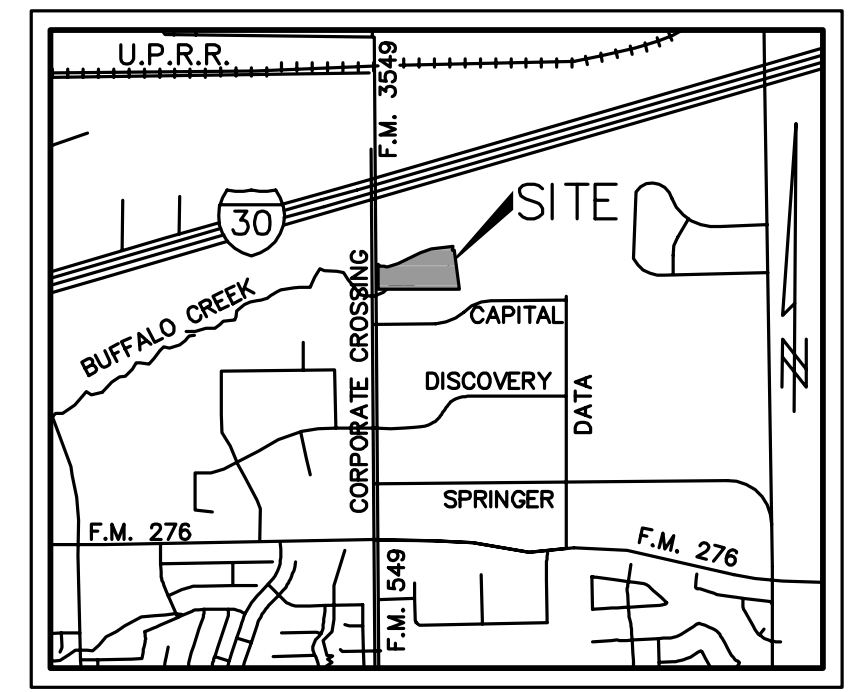
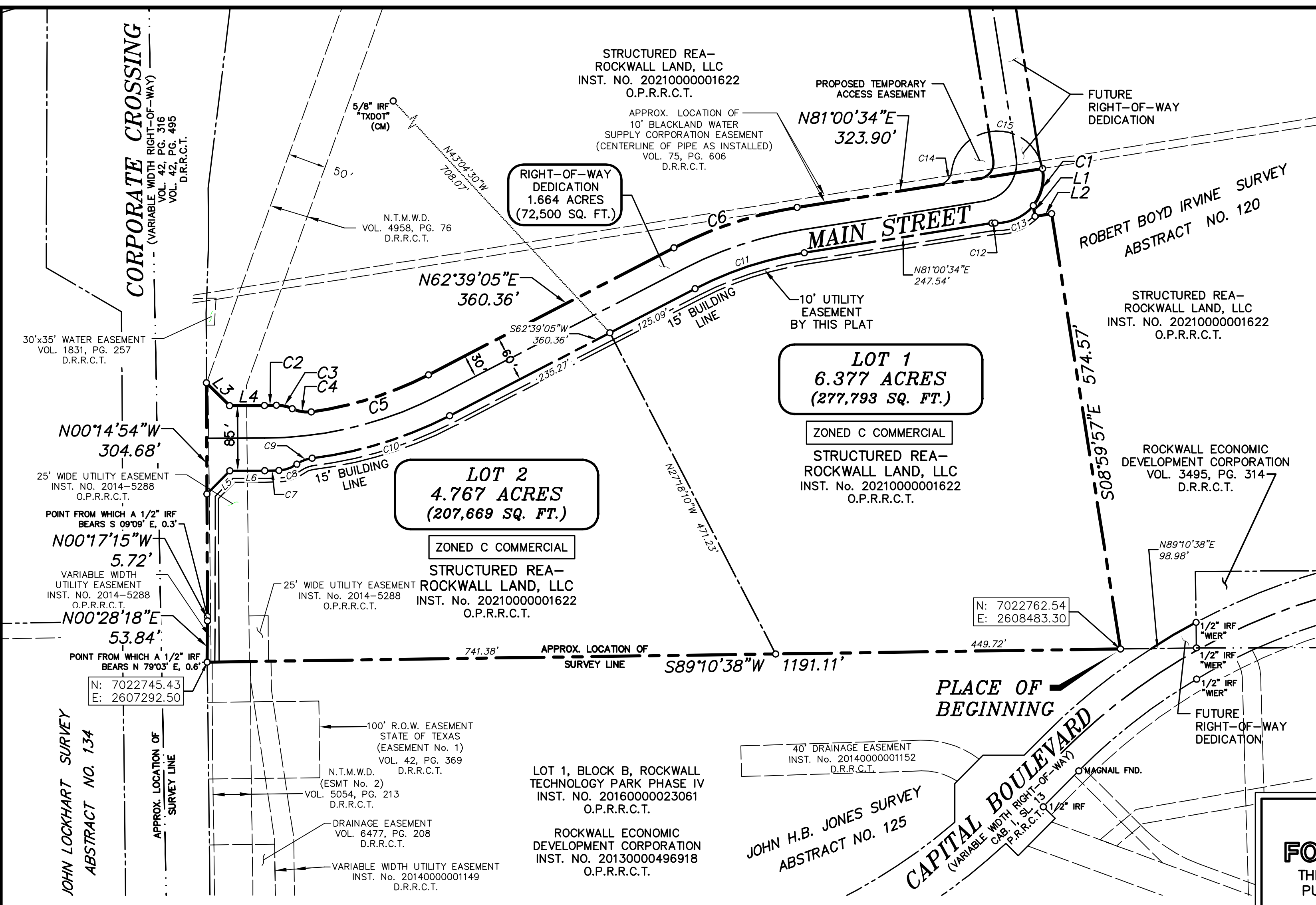


City of Rockwall

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.





CURVE TABLE

| CURVE | ARC | RADIUS | DELTA | BEARING | DIST. |
|-------|---------|---------|------------|-------------|---------|
| C1 | 51.30' | 60.00' | 48°59'20" | S13°52'59"W | 49.75' |
| C2 | 15.59' | 457.50' | 1°57'08" | N88°46'32"E | 15.59' |
| C3 | 21.38' | 42.50' | 28°49'27" | S77°47'18"E | 21.16' |
| C4 | 25.46' | 42.50' | 34°19'30" | S80°32'20"E | 25.08' |
| C5 | 161.17' | 470.00' | 19°38'50" | N72°28'30"E | 160.38' |
| C6 | 169.82' | 530.00' | 18°21'29" | N71°49'49"E | 169.09' |
| C7 | 18.48' | 542.50' | 1°57'08" | N88°46'32"E | 18.48' |
| C8 | 25.16' | 42.50' | 33°55'26" | N70°50'15"E | 24.80' |
| C9 | 21.64' | 42.50' | 29°10'15" | S68°27'40"W | 21.41' |
| C10 | 188.66' | 530.00' | 20°23'42" | N72°50'56"E | 187.66' |
| C11 | 150.59' | 470.00' | 18°21'29" | S71°49'49"W | 149.95' |
| C12 | 4.13' | 20.00' | 11°49'23" | S86°55'15"W | 4.12' |
| C13 | 57.03' | 60.00' | 54°27'18" | N65°36'18"E | 54.90' |
| C14 | 25.92' | 20.00' | 74°15'48" | N43°52'39"E | 24.15' |
| C15 | 170.32' | 60.00' | 162°38'33" | S88°04'02"W | 118.63' |

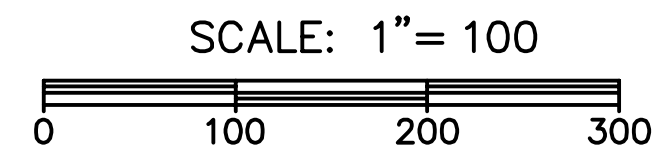
**PRELIMINARY
FOR REVIEW PURPOSES ONLY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

- *NOTES***
1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X". "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
 3. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY ALLTERRA CENTRAL, INC.
 4. THIS FINAL PLAT IS FOR CONVEYANCE PURPOSES ONLY AND NOT FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY.
 5. A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF ROCKWALL FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD, AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED, AND ACCEPTED CONVEYANCE PLAT, FINAL PLAT, OR REPLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW.
 6. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

LEGEND

| | |
|-----|----------------------------|
| CM | CONTROLLING MONUMENT |
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET W/ YELLOW CAP |
| | STAMPED "WIER & ASSOC INC" |



LINE TABLE

| LINE | BEARING | DIST |
|------|-------------|--------|
| L1 | S08°54'00"E | 14.16' |
| L2 | N81°00'34"E | 21.83' |
| L3 | S45°14'54"E | 42.43' |
| L4 | N89°45'06"E | 45.46' |
| L5 | S44°45'06"W | 42.43' |
| L6 | S89°45'06"W | 45.46' |

OWNER / DEVELOPER
 Structured REA-Rockwall Land, LLC
 171 N. ABERDEEN STREET, SUITE 400
 CHICAGO, ILLINOIS 60607
 CONTACT: STEPHEN DOYLE
 PH: (847) 951-8974

ENGINEER / SURVEYOR
 WIER & ASSOCIATES, INC.
 2201 E. LAMAR BLVD., SUITE 200E
 ARLINGTON, TEXAS 76006
 CONTACT: RANDY EARDLEY, P.E.
 PH: (817) 467-7700
 FAX: (817) 467-7713

**FINAL PLAT
BEING A CONVEYANCE PLAT
FIT SPORT LIFE ADDITION
LOTS 1 & 2, BLOCK B**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 BEING 12.809 ACRES OF LAND LOCATED IN THE
 ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
 ROCKWALL COUNTY, TEXAS
 CASE NO.: P2021-XXX

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
 Texas Firm Registration No. F-2776 www.WierAssociates.com
 Texas Board of Professional Land Surveying Registration No. 10033900

PRINTED: 7/22/2021 5:13 PM FILE: WIER-SURVEY-STB LAST SAVED: 7/22/2021 2:28 PM SAVED BY: AARON LUIS FILE: CONVEYANCEPLAT-19144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

* OWNER'S CERTIFICATION *

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS STRUCTURED REA-ROCKWALL LAND, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 2021000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE MOST WESTERLY SOUTH LINE OF SAID STRUCTURED TRACT AND THE NORTH LINE OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE IV, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2016000023061, O.P.R.R.C.T., FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC" BEARS N 89°10'38" E, 98.98 FEET, SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID STRUCTURED TRACT;

THENCE S 89°10'38" W, ALONG THE MOST WESTERLY SOUTH LINE OF SAID STRUCTURED TRACT AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1191.11 FEET TO A POINT IN THE WEST LINE OF SAID STRUCTURED TRACT AND THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND BEARS N 79°03' E, 0.6 FEET;

THENCE ALONG THE WEST LINE OF SAID STRUCTURED TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING AS FOLLOWS:

- 1) N 00°28'18" E, 53.84 FEET TO A POINT;
- 2) N 00°17'15" W, 5.72 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 09°09' E, 0.3 FEET;
- 3) N 00°14'54" W, 304.68 FEET TO A POINT;

THENCE S 45°14'54" E, DEPARTING THE WEST LINE OF SAID STRUCTURED TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING, 42.43 FEET A POINT;

THENCE N 89°45'06" E, 45.46 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 15.59 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 457.50 FEET, A DELTA ANGLE OF 01°57'08", AND A CHORD BEARING OF N 88°46'32" E, 15.59 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 21.38 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 28°49'27", AND A CHORD BEARING OF S 77°47'18" E, 21.16 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 25.46 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 34°19'30", AND A CHORD BEARING OF S 80°32'20" E, 25.08 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 161.17 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 19°38'50", AND A CHORD BEARING OF N 72°28'30" E, 160.38 FEET TO A POINT;

THENCE N 62°39'05" E, A DISTANCE OF 360.36 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 169.82 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 18°21'29", AND A CHORD BEARING OF N 71°49'49" E, 169.09 FEET TO A POINT;

THENCE N 81°00'34" E, 323.90 FEET TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 51.30 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 48°59'20", AND A CHORD BEARING OF S 13°52'59" W, 49.75 FEET TO A POINT;

THENCE S 08°54'00" E, 14.16 FEET TO A POINT;

THENCE N 81°00'34" E, 21.83 FEET TO A POINT;

THENCE S 08°59'57" E, 574.57 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.809 ACRES (557,962 SQUARE FEET) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

THAT, STRUCTURED REA-ROCKWALL LAND, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS FIT SPORT LIFE ADDITION, LOTS 1 AND 2, BLOCK B, A SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENTS STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT TO INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THE RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL;
7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEM.

UNTIL AN ESCROW DEPOSIT SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE DEVELOPER AND/OR OWNER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OR WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THE WE MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

STRUCTURED REA-ROCKWALL LAND, LLC

NAME _____
TITLE _____

STATE OF ILLINOIS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

_____ MY COMMISSION EXPIRES:

NOTARY SIGNATURE

* SURVEYOR'S STATEMENT *

THAT I, AARON L. STRINGFELLOW, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

SURVEYED ON THE GROUND
JANUARY 14, 2020

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373 ON July 22, 2021. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS NO. 6373
E-MAIL: AaronLS@WIERASSOCIATES.COM

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

_____ MY COMMISSION EXPIRES:

NOTARY SIGNATURE

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION _____ DATE _____

APPROVED

I HEREBY CERTIFY THAT THAT THE FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THIS _____ THE DAY OF _____, 2021.

WITNESS OUR HANDS, ON THIS THE _____ DAY OF _____, 2021.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY, CITY OF ROCKWALL

ENGINEER, CITY OF ROCKWALL

**FINAL PLAT
BEING A CONVEYANCE PLAT
FIT SPORT LIFE ADDITION
LOT 1 & 2, BLOCK B**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 12.809 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: P2021-XXX

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 2 OF 2

DATE: 7/22/2021
W.A. No. 19144

**PRELIMINARY
FOR REVIEW PURPOSES ONLY**
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER / DEVELOPER
Structured REA-Rockwall Land, LLC
171 N. ABERDEEN STREET, SUITE 400
CHICAGO, ILLINOIS 60607
CONTACT: STEPHEN DOYLE
PH: (847) 951-8974

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PRINTED: 7/22/2021 STB FILE: WIER-SURVEY.STB LAST SAVED: 7/22/2021 2:28 PM SAVED BY: AARONLS FILE: CONVEYANCEPLAT-19144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



MEMORANDUM

TO: Mary Smith, Interim City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: August 2, 2021

SUBJECT: MIS2021-008; ALTERNATIVE TREE MITIGATION SETTLEMENT AGREEMENT FOR 901 W. YELLOW JACKET LANE

Attachments

Case Memo
Location Map
Landscape Plan
Treescape Plan

Summary/Background Information

Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of Will Salee of Rockwall ISD for the approval of an *Alternative Tree Mitigation Settlement Agreement* for a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the request for an Alternative Tree Mitigation Settlement Agreement.



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

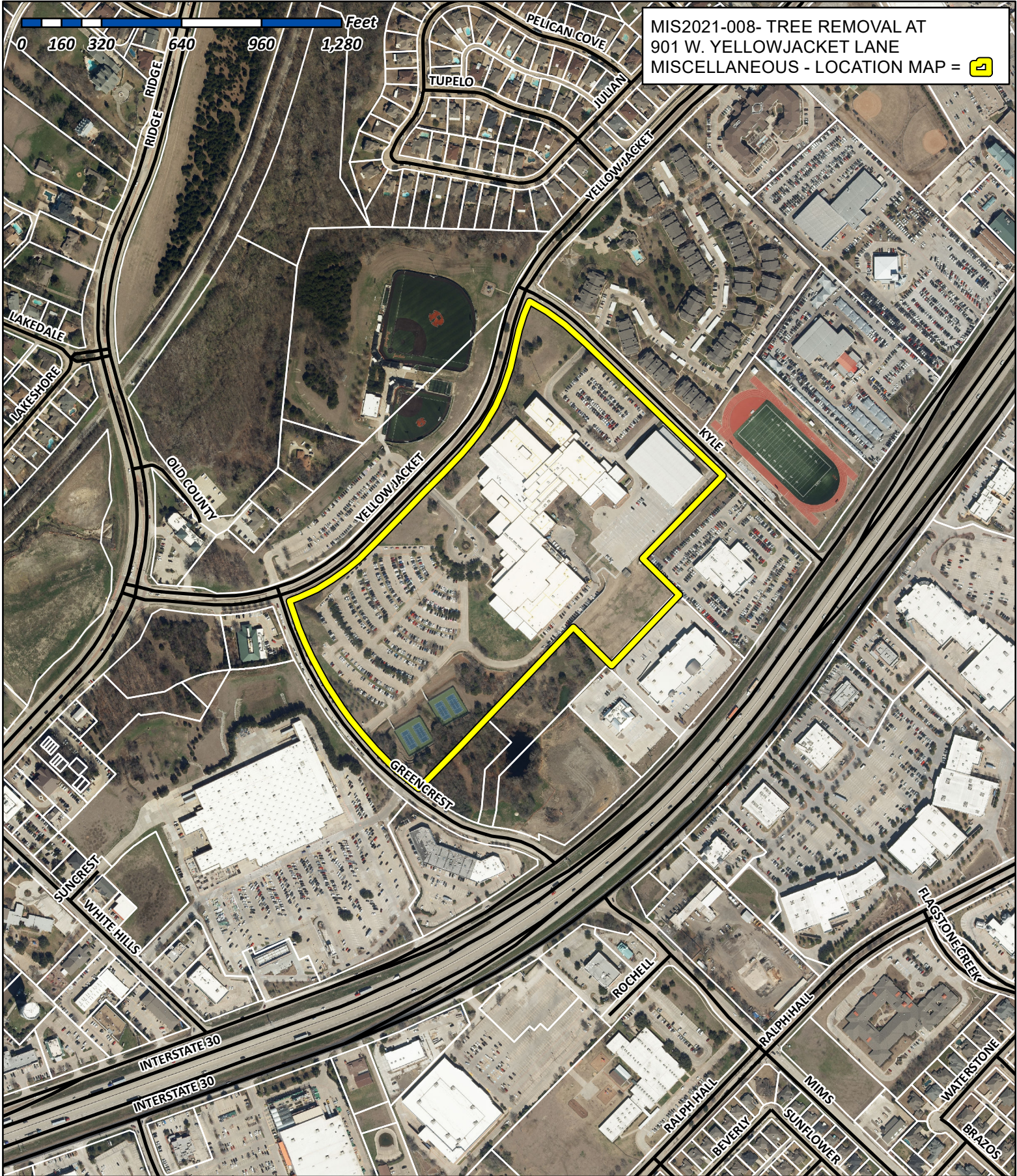
CC: Mary Smith, *Interim City Manager*
Joey Boyd, *Assistant City Manager*

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: August 2, 2021

SUBJECT: MIS2021-008; *Alternative Tree Mitigation Settlement Agreement for 901 W. Yellow Jacket Lane*

The applicant, Ronny Klingbeil of RLK Engineering, Inc., is requesting the approval of an Alternative Tree Mitigation Settlement Agreement. The subject property is located on a 35.295-acre parcel of land (*Lot 1, Block A, Rockwall High School Addition*) addressed as 901 W. Yellow Jacket and which is the site of Rockwall High School. On July 27, 2021, the Planning and Zoning Commission approved a Treescape Plan allowing the removal of certain required trees. This Treescape Plan also showed an outstanding tree mitigation balance of 253-inches. Typically, tree mitigation balances can be satisfied by [1] providing additional trees on the subject property equal to the amount necessary for mitigation, [2] providing the number of trees equal to the amount necessary for mitigation to the Parks and Recreation Department, or [3] purchasing 20% of the inches in tree credits and doing [1] or [2] with the remaining 80% of the balance. In this case, the applicant has chosen to request an Alternative Tree Mitigation Settlement Agreement to pay 100% of the balance to the Tree Fund. This equates to \$25,300.00 (*i.e. \$100.00 x 253-inches = \$25,300.00*). Staff should note that the tree preservation credit reduces from \$200.00 per inch to \$100.00 per inch when trees are being added on-site, and in this case the applicant is proposing to plant ten (10) additional trees on-site. According to Section 05(G) of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) -- allows "...the City Council -- upon recommendation from the Planning and Zoning Commission -- may [to] consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant." In this case, the applicant will be installing a new retaining wall adjacent to the parking areas and is concerned that if they plant the additional trees it could create a future issue with the wall. On July 27, 2021, the Planning and Zoning Commission reviewed the applicant's request and approved a motion to recommend approval of the Alternative Tree Mitigation Settlement Agreement. Since the applicant is proposing to pay the full amount for the tree preservation credits staff has placed this item on the consent agenda; however, should the City Council have any questions staff will be available at the August 2, 2021 City Council meeting.

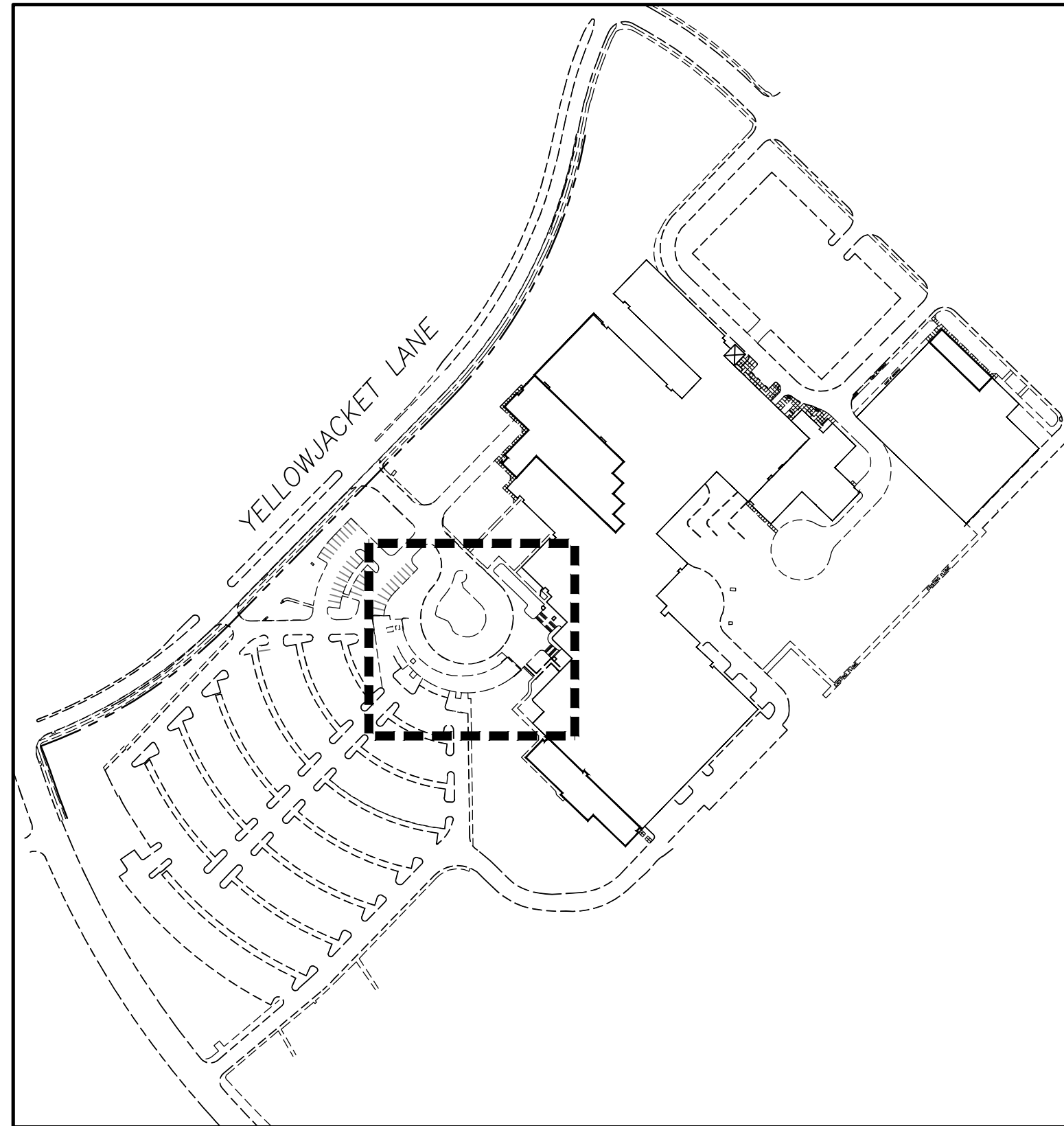


City of Rockwall

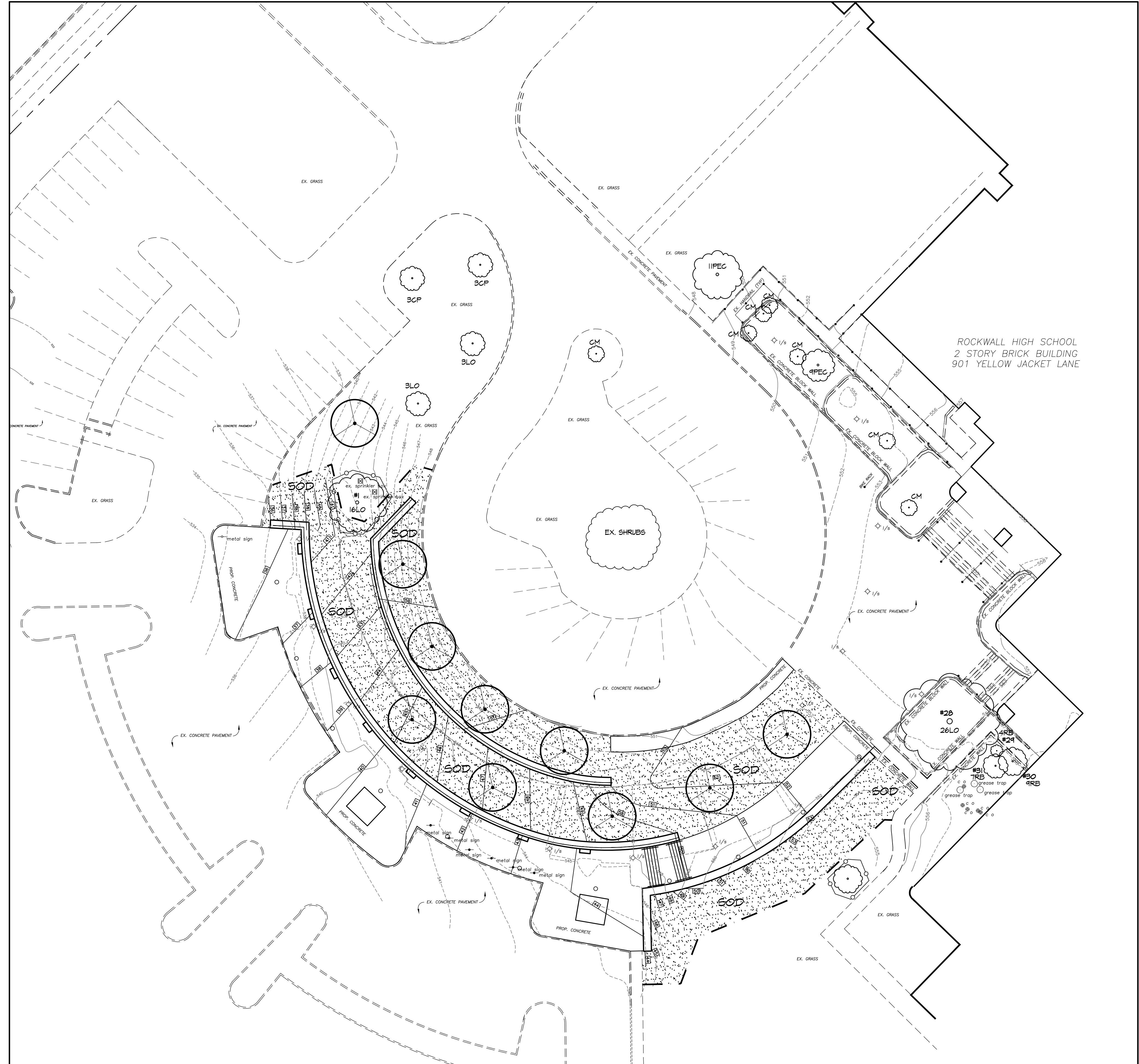
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





LIMIT OF WORK SITE MAP



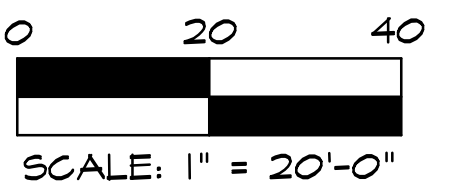
ROCKWALL HIGH SCHOOL
2 STORY BRICK BUILDING
901 YELLOW JACKET LANE

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



SCALE: 1" = 20'-0"

| REVISION | DATE | DESCRIPTION |
|----------|-----------|-----------------|
| | 7/14/2021 | CITY PERMIT SET |
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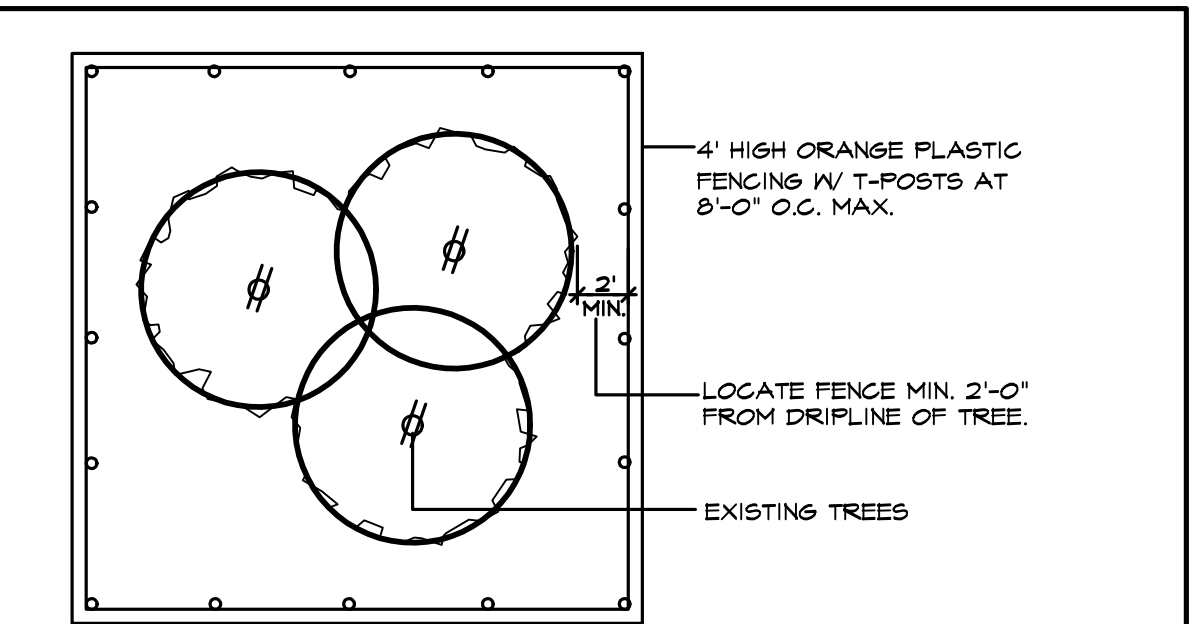
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

LANDSCAPE PLAN
Rockwall ISD—High School Wall Replacement
901 W Yellow Jacket Lane
Rockwall, TX

DESIGNED BY: RLA
DRAWN BY: RLA
DRAWING SCALE: 1" = 20'
DRAWING DATE: 07/14/2021
SHEET: L1 OF 138

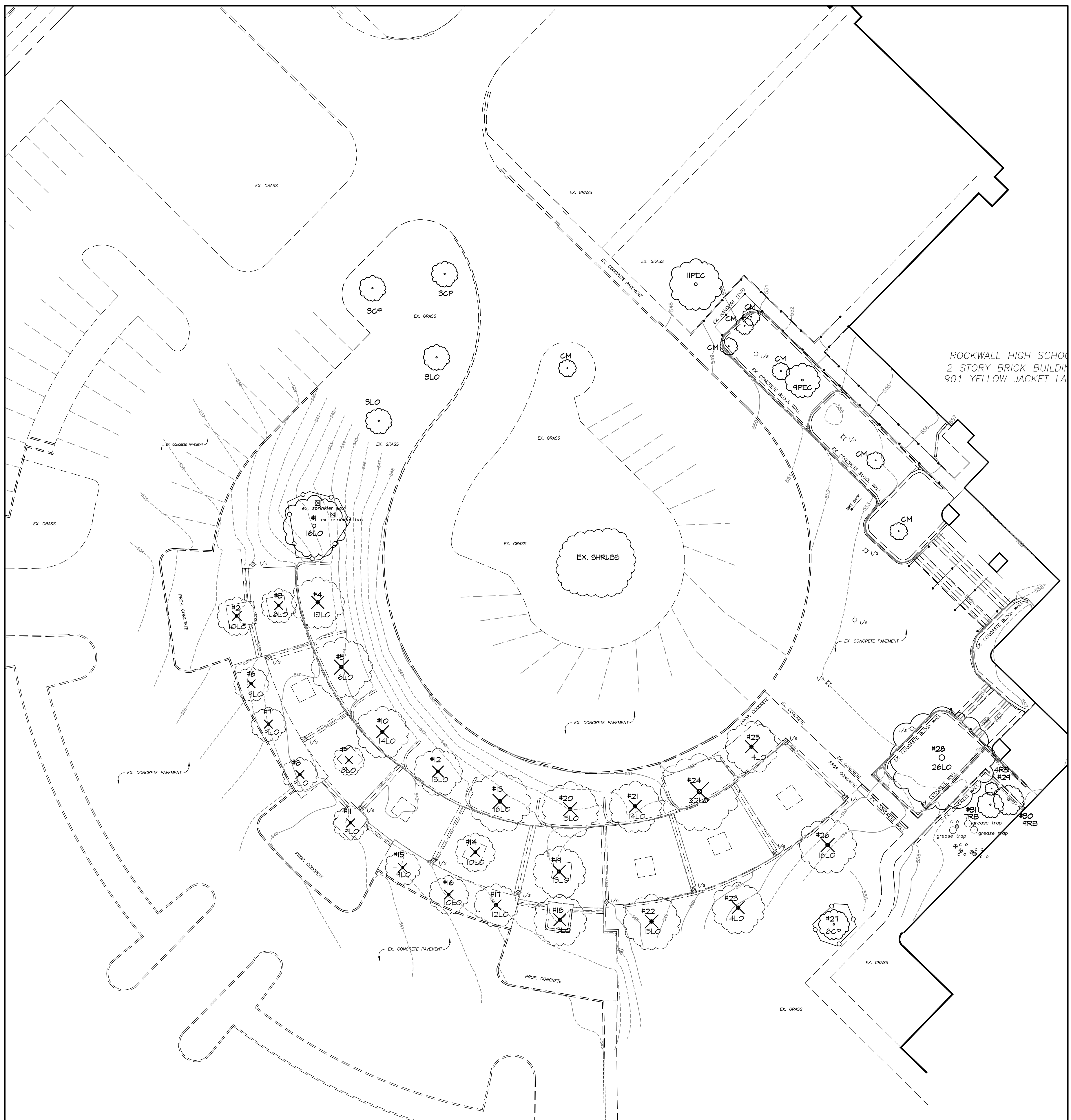
| EXISTING TREE CHART | | | | | | |
|---------------------|------|----------|----------|-----------------------------|--------|----------|
| TREE # | SIZE | TYPE | DEM/SAVE | MITIGATE | CREDIT | MITIGATE |
| 1 | 16" | LIVE OAK | SAVE | 0" | - | 0" |
| 2 | 10' | LIVE OAK | DEMO | -10" | - | |
| 3 | 8" | LIVE OAK | DEMO | -8" | - | |
| 4 | 13" | LIVE OAK | DEMO | -13" | - | |
| 5 | 16" | LIVE OAK | DEMO | -16" | - | |
| 6 | 9" | LIVE OAK | DEMO | -9" | - | |
| 7 | 9" | LIVE OAK | DEMO | -9" | - | |
| 8 | 9" | LIVE OAK | DEMO | -9" | - | |
| 9 | 8" | LIVE OAK | DEMO | -8" | - | |
| 10 | 14" | LIVE OAK | DEMO | -14" | - | |
| 11 | 9" | LIVE OAK | DEMO | -9" | - | |
| 12 | 13" | LIVE OAK | DEMO | -13" | - | |
| 13 | 16" | LIVE OAK | DEMO | -16" | - | |
| 14 | 10" | LIVE OAK | DEMO | -10" | - | |
| 15 | 9" | LIVE OAK | DEMO | -9" | - | |
| 16 | 10" | LIVE OAK | DEMO | -10" | - | |
| 17 | 12" | LIVE OAK | DEMO | -12" | - | |
| 18 | 13" | LIVE OAK | DEMO | -13" | - | |
| 19 | 13" | LIVE OAK | DEMO | -13" | - | |
| 20 | 15" | LIVE OAK | DEMO | -15" | - | |
| 21 | 14" | LIVE OAK | DEMO | -14" | - | |
| 22 | 15" | LIVE OAK | DEMO | -15" | - | |
| 23 | 14" | LIVE OAK | DEMO | -14" | - | |
| 24 | 22" | LIVE OAK | DEMO | -22" | - | |
| 25 | 14" | LIVE OAK | DEMO | -14" | - | |
| 26 | 16" | LIVE OAK | DEMO | -16" | - | |
| 27 | 8" | PISTACHE | DEMO | -8" | - | |
| 28 | 26" | LIVE OAK | SAVE | 0" | +26" | 0" |
| 29 | 4" | RED BUD | SAVE | 0" | - | 0" |
| 30 | 9" | RED BUD | SAVE | 0" | - | 0" |
| 31 | 7" | RED BUD | SAVE | 0" | - | 0" |
| | | | | MITIGATE | CREDIT | MITIGATE |
| | | | | -31" | +26" | -243" |
| | | | | PROPOSED TREES (10 X 4" =) | | +40 |
| | | | | TOTAL MITIGATION | | -250" |

TREE PRESERVATION CREDITS = 250" X \$200 = \$50,000



- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES
SCALE: N.T.S.

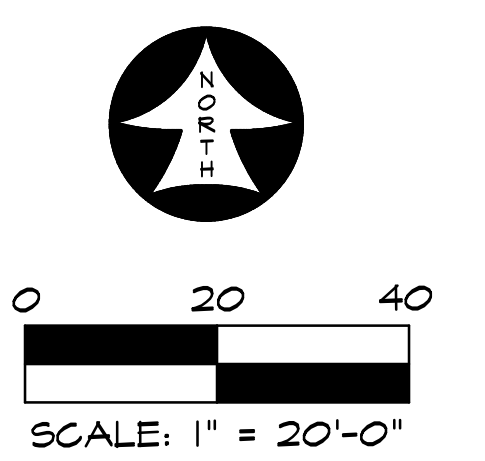


EXISTING TREE LEGEND

○ 12LO EXISTING TREE TO BE SAVED

⊗ 6LO EXISTING TREE TO BE REMOVED

LO=LIVE OAK, RB=RED BUD
CP=CHINESE PISTACHE,
CM=GRAPE MYRTLE



| REVISION | DATE | DESCRIPTION |
|----------|-----------|-----------------|
| | 7/14/2021 | CITY PERMIT SET |
| | | |
| | | |
| | | |

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

TREESCAPE PLAN
Rockwall ISD-High School Wall Replacement
901 W Yellow Jacket Lane
Rockwall, TX

DESIGNED BY: RLA
DRAWN BY: RLA
DRAWING SCALE: 1" = 20'
DRAWING DATE: 07/14/2021
SHEET: **L2** OF 13



City of Rockwall
The New Horizon

MEMORANDUM

TO: Rockwall City Council

FROM: Joey Boyd, Assistant City Manager

DATE: July 22, 2021

SUBJECT: Settlement Agreement with Atmos Energy Corp. Mid-Tex Division

The information below is provided by the Atmos Cities Steering Committee Executive Committee and its General Counsel

BACKGROUND AND SUMMARY

The City, along with 171 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2021, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2020, entitled it to additional system-wide revenues of \$43.4 million.

Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to \$40.5 million, \$29.3 million of which would be applicable to ACSC members. ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be \$22.34 million instead of the claimed \$40.5 million. The amount of the \$22.34 million deficiency applicable to ACSC members would be \$16.8 million.

After the Company reviewed ACSC's consultants' report, ACSC's Executive Committee and the Company negotiated a settlement whereby the Company would receive an increase of \$22.78 million from ACSC Cities, but with a two-month delay in the Effective Date until December 1, 2021. This should save ACSC cities approximately \$3.8 million.

The Executive Committee recommends a settlement at \$22.78 million. The Effective Date for new rates is December 1, 2021. ACSC members should take action approving the Ordinance before October 1, 2021.

PROOF OF REVENUES

Atmos generated proof that the rate tariffs attached to the Ordinance will generate \$22.78 million in additional revenues from ACSC Cities. That proof is attached as Attachment 1 to this Staff Report. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of \$1.28 on a monthly basis, or 2.2 percent. The increase for average commercial usage will be \$4.03 or 1.61 percent. A bill impact comparison is attached as Attachment 2.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the

reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on December 1, 2021, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates. See Attachment 3.

EXPLANATION OF "BE IT RESOLVED" PARAGRAPHS:

1. This section approves all findings in the Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks like the explosion in North Dallas or the evacuation in Georgetown.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional \$22.78 million from ACSC Cities.
5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.

6. This section approves an exhibit to be used in future rate cases or RRM filings regarding recovery of regulatory liabilities, such as excess deferred income taxes.
7. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Ordinance approving new rate tariffs.
8. This section repeals any resolution or ordinance that is inconsistent with the Ordinance.
9. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
10. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Ordinance. This section further directs that the remaining provisions of the Ordinance are to be interpreted as if the offending section or clause never existed.
11. This section provides for an effective date upon passage. December 1, 2021 represents a two month delay in the Effective Date established by the RRM tariff.
12. This section directs that a copy of the signed Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover \$43.4 million in additional system-wide revenues, the RRM settlement at \$22.78 million for ACSC Cities reflects substantial savings to ACSC Cities. Settlement at \$22.78 million (plus \$3.8 of additional savings due to the two-month delay) is fair and reasonable. The ACSC Executive

Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Ordinance before October 1, 2021. New rates become effective December 1, 2021.

FREQUENTLY ASKED QUESTIONS REGARDING ACSC HISTORY AND THE RRM RATEMAKING PROCESS

What is the role of Cities in ratemaking?

Cities have historically exercised original jurisdiction over the level of gas rates charged within their boundaries. Generally, gas distribution utilities have filed rate cases at the City level and have only gone to the Railroad Commission of Texas (“RCT” or “Commission”) with an appeal of City action or when they could not reach a settlement with Cities. If a utility and Cities reach an agreement, the utility may then file a case at the RCT to implement the same rates approved by Cities in areas outside municipal boundaries.

Once a case is at the RCT, the Commission Staff generally expects Cities to intervene and do most of the discovery, cross-examination, briefing, and sponsor opposing witnesses. There is no consumer advocate at the RCT. If Cities do not participate in hearings at the RCT, the request of a regulated utility is likely to be rubber-stamped.

How and why was the Atmos Cities Steering Committee created?

The Atmos pipeline and distribution systems were built, owned, and operated by Lone Star Gas (“LSG”), which maintained over 200 rate jurisdictions until it sold its assets to Texas Utilities Gas (“TXU”) in the late 1990’s. That meant that many Cities had their own unique distribution rates and that individual Cities had to process rate cases at the local level. LSG-Pipeline served all 200-plus distribution systems, and pipeline rates were set by the RCT.

From the early 1980’s through the late 1990’s, LSG filed no pipeline or system-wide rate cases at the RCT. When LSG was finally brought before the RCT to show cause why its rates should not be reduced, approximately 80 Cities intervened and created an *ad hoc* group known as the Steering Committee of Cities Served by Lone Star. In Gas Utilities Division (“GUD”) docket number 8664, three separate groups of Cities and a number of independent Cities (jointly the “Aligned Cities”) participated and coordinated their efforts to oppose the rate increase.

TXU purchased the LSG assets in the late 1990’s and immediately commenced consolidating 200-plus ratemaking jurisdictions into regions. As regional cases were filed, Cities within each region created an *ad hoc* committee to form a common strategy and negotiating position. Once TXU had aggregated the Cities into five or six jurisdictions, each with a different rate, Texas Utilities Gas Company filed a system-wide case to bring all of the old LSG territory under one common rate. The different City regional committees then united and formed the Allied Coalition of Cities (“ACC”). While the gas utility assets were owned and controlled by TXU, the coalition transformed itself from an *ad hoc* group that came together only in response to rate filings by the utility into a permanent standing coalition.

In Gas Utilities Docket (“GUD”) No. 9400 in 2004, TXU’s request for a \$61.6 million system-wide increase was aggressively opposed by ACC. Cities achieved disallowances of \$42.9 million of a regulatory asset and \$87.8 million of capitalized gas utility plant. The company received only a \$2.01 million increase. Unhappy with that result, TXU decided that owning a gas system was neither as fun nor as profitable as the deregulated electric system, and they sold the system to Atmos Energy Corporation (“Atmos” or “Company”). ACC was then transformed into the Steering

Committee of Cities Served by Atmos and then renamed Atmos Cities Steering Committee to obtain an easy to remember acronym, “ACSC.”

What is the Atmos Cities Steering Committee?

ACSC is a coalition of 175 Cities that unite in common purpose to address gas utility rate and franchise issues related to Atmos Energy Corporation. Its objectives are to: (1) ensure that gas utility rates charged to Cities and their residents are fair and reasonable; (2) maintain safe and reliable gas utility service; (3) protect cities’ original jurisdiction over rates and services; (4) maintain reasonable franchise revenue for cities; and (5) promote sound ratemaking policies in the public interest.

Cities join the permanent standing committee by passing a resolution and agreeing to support the work of ACSC through modest occasional *per capita* assessments that support ongoing administrative and legislative advocacy and all expenses where Cities are not entitled to reimbursement. Each member City designates a representative to ACSC. Member representatives may volunteer to serve on the ACSC Executive Committee. The Executive Committee sets policy, hires legal counsel and consultants, directs litigation, establishes a legislative agenda, sets assessments on members as needed, and meets quarterly with Atmos executives. The Settlement Committee is directly involved in negotiating resolution of contested matters with Atmos executives. The list of current members is attached.

What is the benefit of membership in ACSC?

One hundred seventy Cities speaking as one voice is much more effective in advocacy before the Railroad Commission and legislature than any one City or multiple small groups of Cities.

The legislature has given gas utilities a right to an annual increase in rates. Resources (both financial and human) of individual Cities are conserved by membership in ACSC. Additionally, membership enhances institutional memory of ratemaking issues, public policy debates, and right-of-way and franchise fee battles.

What has ACSC accomplished?

ACSC has been instrumental in saving consumers from paying hundreds of millions of unreasonable gas utility costs. This advocacy helps taxpayers and the Texas economy.

ACSC is involved in the legislative process to make sure consumers and taxpayers are represented on gas utility matters. ACSC advocates for reasonable rates and safe and reliable service. ACSC has maintained a watchful eye on the process to ensure that provisions that could harm the interest of gas utility ratepayers are excluded from the legislation.

ACSC has also resolved a major issue involving franchise fees. In 2010, Atmos unilaterally, without notice, ceased inclusion of franchise fees in the calculations of gross receipts regardless of whether specific franchises included such payments. Several Cities were willing to pursue the matter through litigation. However, counsel for ACSC was able to negotiate a resolution that allowed each member City to determine whether it desired an increase in franchise fee payments based on inclusion of franchise fees in the calculation of gross receipts. If a City opted for inclusion of fee-on-fee revenues, it had the further option of retroactive payments back to the point in time that Atmos decided to curtail fee-on-fee payments. Each member had these options regardless of the wording of

the then-valid franchise agreement. This resolution spared significant litigation costs and anxiety and was only possible because of the clout of the ACSC membership.

One of the most significant accomplishments of ACSC occurred in 2007 via a settlement of the then-pending, system-wide rate case. Approximately 50 ACSC City representatives showed up in Arlington for a meeting with Atmos executives who were shocked at the vocal opposition to Atmos' practices, the unfairness of annual Gas Reliability Infrastructure Program ("GRIP") rate filings that precluded City and citizen review, and the Company's lack of coordination with Cities. That meeting led to the creation of the Rate Review Mechanism ("RRM") process and improved ongoing communications between the Company and ACSC.

In 2010, these improved communications between ACSC and the Company led to a workable solution to the need to replace steel service lines in a manner that accommodated Cities' needs to control their rights-of-way, while moderating the rate impact and focusing first on the riskiest service lines based on leak repair histories. This compromise precluded a more onerous (from a City and consumer perspective) program threatened by the RCT.

What is an RRM case?

The concept of an RRM proceeding emerged as a three-year experimental substitute for GRIP cases as part of the settlement of Atmos Mid-Tex's 2007 system-wide rate case. In 2003, the Texas Legislature added Section 104.301, Interim Adjustment for Changes in Investment, to the Gas Utility Regulatory Act. While not identified as such in the law, § 104.301 was referred to as the Gas Reliability Infrastructure Program or GRIP. The GRIP adjustments allowed gas companies to recover changes to invested capital without a review of whether increased revenues or declining expenses offset the invested capital costs. Both Atmos Pipeline and Atmos Mid-Tex filed GRIP cases as soon as the RCT adopted rules to implement the interim adjustments. As explained below, it quickly became apparent that the GRIP adjustments were terrible public policy.

As an alternative to GRIP, ACSC entered into a negotiated agreement with Atmos in 2007 to establish the RRM process. Unlike GRIP, the RRM provided for an annual review of all portions of Mid-Tex's cost of service. It fixed an authorized rate of return on equity for the three-year period at 9.6% (which was less than what the RCT would have authorized) and set caps on the extent to which expenses or investments could increase from one year to the next. More importantly, it allowed Cities to make a comprehensive evaluation of all aspects of the utility's business—investment, operation and maintenance expenses, and revenues—unlike GRIP that only allows consideration of changes to invested capital.

Why is RRM superior to GRIP?

GRIP cases guarantee a one-sided, rubber-stamp approval of the utility's rate request. ACSC attempted to participate in the first two GRIP proceedings filed by both Atmos Pipeline and Atmos Mid-Tex at the RCT. Not only were Cities' motions to intervene denied, but also, ACSC's comments were ignored. At the City level, ACSC consultants determined that Atmos was not only including items such as artwork, chairs, computers, and meals in interim rate adjustments that were allegedly intended to promote pipeline safety, but the Company was also over-earning its previously authorized rate of return. ACSC attacked the Commission's rule in court because it denied City participation, denied a hearing on a contested matter, and denied Cities' recovery of any expenses

associated with resisting GRIP rate increases. In 2011, the Texas Supreme Court upheld the Commission’s rule implementing the GRIP statute.

Cities have contended that the GRIP process is terrible public policy since it authorizes what would, from the perspective of a history of public interest regulation, be regarded as unlawful—piecemeal ratemaking. GRIP allows rates to increase if the utility’s invested capital net of depreciation increases year-over-year. An increase in rates is mandated under GRIP if investment increases, even if increasing revenues and declining expenses more than offset the costs associated with increased investment.

The RRM process negotiated by ACSC solves the piecemeal ratemaking problem by providing for a comprehensive review of Atmos’ expenses and revenues. Furthermore, the RRM process benefitted ACSC by: (1) allowing Cities’ participation that would be denied under GRIP; (2) allowing Cities to recover, at utility shareholders’ expense, all their ratemaking costs; and (3) avoiding both litigation and RCT jurisdiction.

The legislature has functionally authorized annual increases in gas utility rates through the GRIP process. Since consumers are otherwise stuck with annual rate increases, it is better to have Cities participate in the comprehensive RRM process than be unable to participate in a piecemeal process.

What has been the history of the RRM efforts?

A total of thirteen RRM filings have been made by the Company. These filings all resulted in settlements at the City level, except for the 2014 filing, which the ACSC Cities denied. The Company appealed the denial to the RCT, and ACSC was ultimately able to settle that proceeding before it reached the stage of a final RCT order. The results of these filings from a system-wide perspective are as follows (continued on next page):

| RRM Filing | Year | Atmos Request | ACSC Settlement |
|-------------------|-------------|----------------------|------------------------|
| #1 | 2008 | \$33.5 million | \$20 million |
| #2 | 2009 | \$20.2 million | \$2.6 million |
| #3 | 2010 | \$70.2 million | \$27 million |
| #4 | 2011 | \$15.7 million | \$6.6 million |
| #5 | 2013 | \$22.7 million | \$16.6 million |
| #6 | 2014 | \$45.7 million | \$43.8 million |
| #7 | 2015 | \$28.8 million | \$22.8 million |
| #8 | 2016 | \$35.4 million | \$29.6 million |
| #9 | 2017 | 57.4 million | \$48 million |
| #10 | 2018 | \$27.4 million | \$24.9 million |
| #11 | 2019 | \$54.1 million | \$48.7 million |
| #12 | 2020 | \$136.3 million | \$124.3 million |
| #13 | 2021 | \$40.5 million | \$31.5 million |

Unable to reach agreement to perpetuate the original RRM terms, Atmos filed a traditional rate case with Cities in 2012 (GUD No. 10170), which was then appealed to the Railroad Commission. A final order in that case was entered in December 2012. The ratemaking decisions of the Commission then became the basis of renewal negotiations on the RRM process. The renewed RRM included some modifications that enhanced the original RRM process. Among these modifications were:

- A limit on the percentage of increase to be included in the monthly customer charge;
- A prohibition against capital post-test year adjustments;
- A time limit for known and measurable adjustments to operating and maintenance expenses;
- A guaranteed reduction in the Company's requested increase of at least \$3 million annually; and
- A limitation on the amount of equity in the Company's capital structure.

Changes to the RRM process

As noted in a communication to ACSC in May 2017, the rate of return on equity ("ROE") embedded in the RRM process between 2013 and 2017 of 10.5% is excessive by at least 100 basis points, based upon a reasonable rate of return that reflects the market conditions in which the Company, and its parent Atmos Energy, operates. Because this ROE cannot be altered except by (1) changing the terms of the RRM tariff, or (2) a Commission order coming out of a new rate case, ACSC informed the Company that the 2017 RRM will be the last filing by the Company under the current tariff. Atmos agreed to renegotiate the terms and conditions of a revised RRM tariff in 2017.

In February and March 2018, ACSC adopted a new RRM tariff ordinance that implemented new procedures and criteria for the RRM process. The revised RRM tariff reduced the allowed ROE from 10.5% to 9.8% and captured the reduced federal income tax rate of 21%. The new tariff expanded Cities' review period from three months to five months. It also required Atmos Mid-Tex to accept ACSC's position regarding incentive compensation related to Atmos' Shared Services Unit. The 2019 RRM filing is the second under the new tariff.

When must Cities approve new rates?

ACSC's Tariff Ordinance adopted around March 2018 declares that new rates become effective October 1st of each year. Due to Covid the rate increases were delayed in 2020 and 2021 until December 1 of each year. The deadline for city action remained at October 1 under the RRM tariff in those years. While it is preferable that ordinances or resolutions adopting new tariffs are passed before the end of September, there is no adverse consequence if final action cannot take place until sometime in October. The only thing that will frustrate new rates becoming effective on October 1 (or December 1 in 2020 and 2021) is City action that specifically denies the increase.

What would happen if a City Council denies the RRM rate increase?

Atmos would either appeal the denial to the Railroad Commission or initiate imposition of GRIP rates or both. Rates for residents of that City would be higher than rates of other ACSC member residents. Rate case expenses (both the City and Company) associated with litigation at the Railroad Commission would likely be surcharged back to the City that denied the increase.

If you have other questions please contact Thomas Brocato at (512) 322-5857 and/or tbrocato@lglawfirm.com (512) 322-5832.

**Attachment 1 to
Model Staff Report**

2021 RRM

Proof of Revenues

ATMOS ENERGY CORP., MID-TEX DIVISION
RRM CITIES RATE REVIEW MECHANISM
PROOF OF REVENUES - RRM CITIES
TEST YEAR ENDING DECEMBER 31, 2020

| Line No. | Customer Class (a) | Current (b) | Proposed (c) | Bills (d) | Ccf/MmBtu (e) | Current Revenues (f) | Proposed Revenues (g) | Increase (h) |
|----------|--|----------------|-----------------|--------------|------------------|----------------------------|-----------------------------|-----------------|
| 1 | Residential | | | | | | | |
| 2 | Customer Charge | \$ 20.25 | \$ 20.85 | 13,861,632 | | \$ 280,698,048 | \$ 289,015,027 | \$ 8,316,979 |
| 3 | Consumption Charge | 0.26651 | 0.27979 | | 627,298,034 | 167,181,199 | 175,511,717 | \$ 8,330,518 |
| 4 | Revenue Related Taxes | | | | | 30,398,805 | 31,528,717 | |
| 5 | Total Class Revenue | | | | | \$ 478,278,052 | \$ 496,055,461 | \$ 17,777,409 |
| 6 | | | | | | | | |
| 7 | Commercial | | | | | | | |
| 8 | Customer Charge | \$ 54.50 | \$ 56.50 | 1,094,352 | | \$ 59,642,184 | \$ 61,830,888 | \$ 2,188,704 |
| 9 | Consumption Charge | 0.11728 | 0.12263 | | 363,850,875 | 42,672,431 | 44,619,033 | \$ 1,946,602 |
| 10 | Revenue Related Taxes | | | | | 6,944,376 | 7,225,051 | |
| 11 | Total Class Revenue | | | | | \$ 109,258,991 | \$ 113,674,972 | \$ 4,415,981 |
| 12 | | | | | | | | |
| 13 | Industrial & Transportation | | | | | | | |
| 14 | Customer Charge | \$ 1,014.50 | \$ 1,054.75 | 7,056 | | \$ 7,158,312 | \$ 7,442,316 | \$ 284,004 |
| 15 | Consumption Charge Tier 1 | \$ 0.4157 | \$ 0.4330 | | 7,479,741 | 3,109,328 | 3,238,728 | \$ 129,400 |
| 16 | Consumption Charge Tier 2 | \$ 0.3044 | \$ 0.3171 | | 8,282,846 | 2,521,298 | 2,626,490 | \$ 105,192 |
| 17 | Consumption Charge Tier 3 | \$ 0.0653 | \$ 0.0680 | | 13,018,926 | 850,136 | 885,287 | \$ 35,151 |
| 18 | Revenue Related Taxes | | | | | 925,722 | 963,306 | |
| 19 | Total Class Revenue | | | | | \$ 14,564,796 | \$ 15,156,127 | \$ 591,331 |
| 20 | | | | | | | | |
| 21 | Total Excluding Other Revenue | | | | | \$ 602,101,840 | \$ 624,886,561 | \$ 22,784,721 |
| 22 | | | | | | | | |
| 23 | | | | | | | | |
| 24 | Revenue Related Tax Factor | | 6.7873% | | | | | |

**Attachment 2
to 2021 RRM Staff Report**

Bill Impact

ATMOS ENERGY CORP., MID-TEX DIVISION
 AVERAGE BILL COMPARISON - BASE RATES
 TEST YEAR ENDING DECEMBER 31, 2020

| Line No. | Rate R @ 45.2 Ccf | Current | Proposed | Change |
|----------|----------------------|-----------|-----------|---------|
| 1 | Customer charge | \$ 20.25 | | |
| 2 | Consumption charge | 12.05 | | |
| 3 | Rider GCR Part A | 7.23 | | |
| 4 | Rider GCR Part B | 15.06 | | |
| 5 | Subtotal | \$ 54.59 | | |
| 6 | Rider FF & Rider TAX | 3.71 | | |
| 7 | Total | \$ 58.30 | | |
| 8 | | | | |
| 9 | Customer charge | | \$ 20.85 | |
| 10 | Consumption charge | | 12.65 | |
| 11 | Rider GCR Part A | | 7.23 | |
| 12 | Rider GCR Part B | | 15.06 | |
| 13 | Subtotal | | \$ 55.79 | |
| 14 | Rider FF & Rider TAX | | 3.79 | |
| 15 | Total | | \$ 59.58 | \$ 1.28 |
| 16 | | | | 2.20% |
| 17 | | | | |
| 18 | | | | |
| 19 | Rate C @ 332.5 Ccf | Current | Proposed | Change |
| 20 | Customer charge | \$ 54.50 | | |
| 21 | Consumption charge | 38.99 | | |
| 22 | Rider GCR Part A | 53.20 | | |
| 23 | Rider GCR Part B | 87.51 | | |
| 24 | Subtotal | \$ 234.20 | | |
| 25 | Rider FF & Rider TAX | 15.90 | | |
| 26 | Total | \$ 250.10 | | |
| 27 | | | | |
| 28 | Customer charge | | \$ 56.50 | |
| 29 | Consumption charge | | 40.77 | |
| 30 | Rider GCR Part A | | 53.20 | |
| 31 | Rider GCR Part B | | 87.51 | |
| 32 | Subtotal | | \$ 237.98 | |
| 33 | Rider FF & Rider TAX | | 16.15 | |
| 34 | Total | | \$ 254.13 | \$ 4.03 |
| 35 | | | | 1.61% |

| | | | | | | <u>Current</u> | <u>Proposed</u> | <u>Change</u> |
|----|----------------------------|-------|-------|---|-----------|----------------|-----------------|---------------|
| 36 | Rate I @ 4079 MMBTU | | | | | | | |
| 37 | Customer charge | | | | | \$ 1,014.50 | | |
| 38 | Consumption charge | 1,500 | MMBTU | X | \$ 0.4157 | = | | |
| 39 | Consumption charge | 2,579 | MMBTU | X | \$ 0.3044 | = | 623.55 | |
| 40 | Consumption charge | 0 | MMBTU | X | \$ 0.0653 | = | 785.05 | |
| 41 | Rider GCR Part A | 4,079 | MMBTU | X | \$ 1.5625 | = | - | |
| 42 | Rider GCR Part B | 4,079 | MMBTU | X | \$ 0.5380 | = | 6,373.46 | |
| 43 | Subtotal | | | | | \$ 10,991.14 | 2,194.58 | |
| 44 | Rider FF & Rider TAX | | | X | 0.06787 | = | 746.00 | |
| 45 | Total | | | | | \$ 11,737.14 | | |
| 46 | | | | | | | | |
| 47 | Customer charge | | | | | | \$ 1,054.75 | |
| 48 | Consumption charge | 1,500 | MMBTU | X | \$ 0.4330 | = | 649.50 | |
| 49 | Consumption charge | 2,579 | MMBTU | X | \$ 0.3171 | = | 817.80 | |
| 50 | Consumption charge | 0 | MMBTU | X | \$ 0.0680 | = | - | |
| 51 | Rider GCR Part A | 4,079 | MMBTU | X | \$ 1.5625 | = | 6,373.46 | |
| 52 | Rider GCR Part B | 4,079 | MMBTU | X | \$ 0.5380 | = | 2,194.58 | |
| 53 | Subtotal | | | | | \$ 11,090.09 | 11,090.09 | |
| 54 | Rider FF & Rider TAX | | | X | 0.06787 | = | 752.72 | 105.67 |
| 55 | Total | | | | | \$ 11,842.81 | \$ 105.67 | 0.90% |
| 56 | | | | | | | | |
| 57 | Rate T @ 4079 MMBTU | | | | | | | |
| 58 | Customer charge | | | | | \$ 1,014.50 | | |
| 59 | Consumption charge | 1,500 | MMBTU | X | \$ 0.4157 | = | 623.55 | |
| 60 | Consumption charge | 2,579 | MMBTU | X | \$ 0.3044 | = | 785.05 | |
| 61 | Consumption charge | 0 | MMBTU | X | \$ 0.0653 | = | - | |
| 62 | Rider GCR Part B | 4,079 | MMBTU | X | \$ 0.5380 | = | 2,194.58 | |
| 63 | Subtotal | | | | | \$ 4,617.68 | 4,617.68 | |
| 64 | Rider FF & Rider TAX | | | X | 0.06787 | = | 313.41 | |
| 65 | Total | | | | | \$ 4,931.09 | | |
| 66 | | | | | | | | |
| 67 | Customer charge | | | | | | \$ 1,054.75 | |
| 68 | Consumption charge | 1,500 | MMBTU | X | \$ 0.4330 | = | 649.50 | |
| 69 | Consumption charge | 2,579 | MMBTU | X | \$ 0.3171 | = | 817.80 | |
| 70 | Consumption charge | 0 | MMBTU | X | \$ 0.0680 | = | - | |
| 71 | Rider GCR Part B | 4,079 | MMBTU | X | \$ 0.5380 | = | 2,194.58 | |
| 72 | Subtotal | | | | | \$ 4,716.63 | 4,716.63 | |
| 73 | Rider FF & Rider TAX | | | X | 0.06787 | = | 320.13 | 105.67 |
| 74 | Total | | | | | \$ 5,036.76 | \$ 105.67 | 2.14% |
| 75 | | | | | | | | |

**Attachment 3
to 2021 RRM Staff Report**

RRM Monthly Savings Over GRIP and DARR Rates

**ATMOS ENERGY CORP., MID-TEX DIVISION
RESIDENTIAL AVERAGE BILL COMPARISON
(EXCLUDING GAS COSTS)**

| | ACSC Settled | DARR Settled | ATM Filing | ENVIRONS Filing |
|----------------------|-------------------------|-------------------------|-----------------------|----------------------------|
| Customer Charge | \$20.85 | \$23.80 | \$27.68 | \$25.90 |
| Monthly Ccf [1] | 45.2 | 52.7 | 45.2 | 45.2 |
| Consumption Charge | \$0.27979 | \$0.19526 | \$0.14846 | \$0.18653 |
| Average Monthly Bill | \$33.50 | \$34.09 | \$34.39 | \$34.33 |
| | | -\$0.60 | -\$0.89 | -\$0.83 |

[1] Recognizes that average normal usage for Dallas residential customers is greater than Mid-Tex average.

CITY OF ROCKWALL

ORDINANCE NO. 21-37

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2021 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Rockwall, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2021, Atmos Mid-Tex filed its 2021 RRM rate request with ACSC Cities based on a test year ending December 31, 2020; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2021 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$22.78 million applicable to ACSC Cities with an Effective Date of December 1, 2021; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the two month delayed Effective Date from October 1 to December 1 will save ACSC ratepayers approximately \$3.8 million off new rates imposed by the attached tariffs (Exhibit A); and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B); and

WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability prepared by Atmos Mid-Tex (Exhibit C); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

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

Section 1. That the findings set forth in this Ordinance are hereby in all things approved

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$22.78 million for ACSC Cities represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2021 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$22.78 million from customers in ACSC Cities, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.

Section 6. That subject to any future settlement or decision regarding the balance of Excess Deferred Income Tax to be refunded to ratepayers, the amortization of regulatory liability shall be consistent with the schedule found in Exhibit C, attached hereto and incorporated herein.

Section 7. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2021 RRM filing.

Section 8. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 9. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 10. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 11. That consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after December 1, 2021.

Section 12. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS THIS 2ND day of AUGUST, 2021 BY A VOTE OF ____ "AYES" TO ____ "NAYS."**

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

Exhibit A
to 2021 RRM Resolution or Ordinance

Mid-Tex Tariffs
Effective December 1, 2021

| | | |
|------------------------|---|--------------|
| RATE SCHEDULE: | R – RESIDENTIAL SALES | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF | |
| EFFECTIVE DATE: | Bills Rendered on or after 12/01/2021 | PAGE: |

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

| Charge | Amount |
|-----------------------------------|--------------------------------|
| Customer Charge per Bill | \$ 20.85 per month |
| Rider CEE Surcharge | \$ 0.05 per month ¹ |
| Total Customer Charge | \$ 20.90 per month |
| Commodity Charge – All <u>Ccf</u> | \$0.27979 per Ccf |

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2021.

| | | |
|------------------------|---|-------------------|
| RATE SCHEDULE: | C – COMMERCIAL SALES | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF | |
| EFFECTIVE DATE: | Bills Rendered on or after 12/01/2021 | PAGE: Page |

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

| Charge | Amount |
|------------------------------|--------------------------------|
| Customer Charge per Bill | \$ 56.50 per month |
| Rider CEE Surcharge | \$ 0.01 per month ¹ |
| Total Customer Charge | \$ 56.51 per month |
| Commodity Charge – All Ccf | \$ 0.12263 per Ccf |

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2021.

| | | |
|------------------------|---|--------------|
| RATE SCHEDULE: | I – INDUSTRIAL SALES | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF | |
| EFFECTIVE DATE: | Bills Rendered on or after 12/01/2021 | PAGE: |

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

| Charge | Amount |
|------------------------------|-----------------------|
| Customer Charge per Meter | \$ 1,054.75 per month |
| First 0 MMBtu to 1,500 MMBtu | \$ 0.4330 per MMBtu |
| Next 3,500 MMBtu | \$ 0.3171 per MMBtu |
| All MMBtu over 5,000 MMBtu | \$ 0.0680 per MMBtu |

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

| | | |
|------------------------|---|--------------|
| RATE SCHEDULE: | I – INDUSTRIAL SALES | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF | |
| EFFECTIVE DATE: | Bills Rendered on or after 12/01/2021 | PAGE: |

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

| | | |
|------------------------|---|--------------|
| RATE SCHEDULE: | T – TRANSPORTATION | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF | |
| EFFECTIVE DATE: | Bills Rendered on or after 12/01/2021 | PAGE: |

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer’s agent at one Point of Delivery for use in Customer’s facility.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer’s bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

| Charge | Amount |
|------------------------------|-----------------------|
| Customer Charge per Meter | \$ 1,054.75 per month |
| First 0 MMBtu to 1,500 MMBtu | \$ 0.4330 per MMBtu |
| Next 3,500 MMBtu | \$ 0.3171 per MMBtu |
| All MMBtu over 5,000 MMBtu | \$ 0.0680 per MMBtu |

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest “midpoint” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” during such month, for the MMBtu of Customer’s monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer’s receipt quantities for the month.

| | | |
|------------------------|---|--------------|
| RATE SCHEDULE: | T – TRANSPORTATION | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF | |
| EFFECTIVE DATE: | Bills Rendered on or after 12/01/2021 | PAGE: |

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

| | | |
|------------------------|---|--------------|
| RIDER: | WNA – WEATHER NORMALIZATION ADJUSTMENT | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF | |
| EFFECTIVE DATE: | Bills Rendered on or after 12/01/2021 | PAGE: |

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

- i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification
- $WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf
- R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.
- HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class
- NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.
- ADD = billing cycle actual heating degree days.
- BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_i = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

| | | |
|------------------------|---|--------------|
| RIDER: | WNA – WEATHER NORMALIZATION ADJUSTMENT | |
| APPLICABLE TO: | ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF | |
| EFFECTIVE DATE: | Bills Rendered on or after 12/01/2021 | PAGE: |

Base Use/Heat Use Factors

| Weather Station | <u>Residential</u> | | <u>Commercial</u> | |
|------------------|------------------------|----------------------------|------------------------|----------------------------|
| | Base use <u>Ccf</u> | Heat use <u>Ccf/HDD</u> | Base use <u>Ccf</u> | Heat use <u>Ccf/HDD</u> |
| Abilene | 11.88 | 0.1459 | 85.39 | 0.6996 |
| Austin | 10.34 | 0.1452 | 194.82 | 0.9398 |
| Dallas | 15.21 | 0.1915 | 148.19 | 1.0986 |
| Waco | 10.63 | 0.1373 | 130.39 | 0.7436 |
| Wichita Falls | 12.63 | 0.1398 | 109.17 | 0.5803 |

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

Exhibit B
to 2021 RRM Resolution or Ordinance

Mid-Tex
2021 Benchmark for Pensions
and Retiree Benefits

**ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2020**

| Line No. | Description (a) | Shared Services | | Mid-Tex Direct | | Adjustment Total (g) |
|----------|--|--------------------------|----------------------------------|--------------------------|---|----------------------|
| | | Pension Account Plan (b) | Post-Employment Benefit Plan (c) | Pension Account Plan (d) | Supplemental Executive Benefit Plan (e) | |
| 1 | Proposed Benefits Benchmark - Fiscal Year 2021 Willis Towers Watson | | | | | |
| 2 | Report as adjusted (1) (2) (3) | \$ 2,917,949 | \$ 4,908,358 | \$ 5,447,063 | \$ 293,818 | \$ 6,600,073 |
| | Allocation to Mid-Tex | 43.68% | 43.68% | 76.11% | 100.00% | 76.11% |
| 3 | Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2) | \$ 1,274,655 | \$ 2,144,130 | \$ 4,145,546 | \$ 293,818 | \$ 5,023,057 |
| 4 | O&M and Capital Allocation Factor | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| 5 | Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4) (3) | \$ 1,274,655 | \$ 2,144,130 | \$ 4,145,546 | \$ 293,818 | \$ 5,023,057 |
| 6 | | | | | | \$ 12,881,205 |
| 7 | | | | | | |
| 8 | Summary of Costs to Approve (1): | | | | | |
| 9 | | 75.07% | 75.07% | 38.66% | 11.00% | 38.66% |
| 10 | O&M Expense Factor (WP_F-2.3, Ln 2) | | | | | |
| 11 | | | | | | |
| 12 | | | | | | |
| 13 | Total Pension Account Plan | \$ 956,873 | \$ 1,609,582 | \$ 1,602,484 | \$ 32,322 | \$ 2,559,357 |
| 14 | Total Post-Employment Benefit Plan | | | | | \$ 3,551,272 |
| 15 | Total Supplemental Executive Benefit Plan | | | | | \$ 32,322 |
| 16 | Total (Ln 13 + Ln 14 + Ln 15) | \$ 956,873 | \$ 1,609,582 | \$ 1,602,484 | \$ 32,322 | \$ 6,142,952 |
| 17 | | | | | | |

Notes:

1. Studies not applicable to Mid-Tex or Shared Services are omitted.
2. Mid-Tex is proposing that the Fiscal Year 2021 Willis Towers Watson actuarial amounts shown on WP_F-2.3 and WP_F-2.3.1, be approved by the RRM Cities as the benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The benchmark amount approved by the RRM Cities for future periods includes only the expense amount. The amount attributable to capital is recorded to utility plant through the overhead process as described in the C-AM.
3. SSU amounts exclude cost centers which do not allocate to Mid-Tex for rate making purposes.

Exhibit C
to 2021 RRM Resolution or Ordinance

Mid-Tex 2021 Schedule for
Amortization for Regulatory Liability

ATMOS ENERGY CORP., MID-TEX DIVISION
RATE BASE ADJUSTMENTS
TEST YEAR ENDING DECEMBER 31, 2020
AMORTIZATION OF REGULATORY LIABILITY

| Line No. | Year Ended Dec. 31 | Beginning Protected Balance | Protected Amortization | Ending Protected Balance | Beginning Unprotected Balance | Unprotected Amortization | Ending Unprotected Balance | Total Protected & Unprotected Amortization | Total Protected & Unprotected Balance |
|----------|--|-----------------------------|------------------------|--------------------------|-------------------------------|--------------------------|----------------------------|--|---------------------------------------|
| | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) |
| 1 | 2017 (3) | \$ - | \$ - | \$ (51,477,654) | \$ - | \$ - | \$ 343,746,535 | \$ - | \$ 292,268,881 |
| 2 | 2018 | (51,477,654) | 494,977 | (50,982,677) | 343,746,535 | (3,513,868) | 340,232,667 | (3,018,891) | 289,249,991 |
| 3 | 2019 | (50,982,677) | 1,979,910 | (49,002,767) | 340,232,667 | (14,057,872) | 326,174,795 | (12,077,963) | 277,172,028 |
| 4 | 2020 | (49,002,767) | 1,979,910 | (47,022,857) | 326,174,795 | (13,988,908) | 312,185,886 | (12,008,999) | 265,163,029 |
| 5 | 2021 | (47,022,857) | 3,464,842 | (43,558,015) | 312,185,886 | (26,390,127) | 285,795,760 | (22,925,284) | 242,237,745 |
| 6 | 2022 | (43,558,015) | 1,979,910 | (41,578,105) | 285,795,760 | (60,167,528) | 225,628,231 | (58,187,619) | 184,050,126 |
| 7 | 2023 | (41,578,105) | 1,979,910 | (39,598,195) | 225,628,231 | (60,167,528) | 165,460,703 | (58,187,619) | 125,862,508 |
| 8 | 2024 | (39,598,195) | 1,979,910 | (37,618,286) | 165,460,703 | (60,167,528) | 105,293,175 | (58,187,619) | 67,674,889 |
| 9 | 2025 | (37,618,286) | 1,979,910 | (35,638,376) | 105,293,175 | (60,167,528) | 45,125,646 | (58,187,619) | 9,487,270 |
| 10 | 2026 | (35,638,376) | 1,979,910 | (33,658,466) | 45,125,646 | (45,125,646) | (0) | (43,145,737) | (33,658,466) |
| 11 | 2027 | (33,658,466) | 1,979,910 | (31,678,556) | (0) | 0 | 1,979,910 | 1,979,910 | (31,678,556) |
| 12 | 2028 | (31,678,556) | 1,979,910 | (29,698,647) | - | - | 1,979,910 | 1,979,910 | (29,698,647) |
| 13 | 2029 | (29,698,647) | 1,979,910 | (27,718,737) | - | - | 1,979,910 | 1,979,910 | (27,718,737) |
| 14 | 2030 | (27,718,737) | 1,979,910 | (25,738,827) | - | - | 1,979,910 | 1,979,910 | (25,738,827) |
| 15 | 2031 | (25,738,827) | 1,979,910 | (23,758,917) | - | - | 1,979,910 | 1,979,910 | (23,758,917) |
| 16 | 2032 | (23,758,917) | 1,979,910 | (21,779,007) | - | - | 1,979,910 | 1,979,910 | (21,779,007) |
| 17 | 2033 | (21,779,007) | 1,979,910 | (19,799,098) | - | - | 1,979,910 | 1,979,910 | (19,799,098) |
| 18 | 2034 | (19,799,098) | 1,979,910 | (17,819,188) | - | - | 1,979,910 | 1,979,910 | (17,819,188) |
| 19 | 2035 | (17,819,188) | 1,979,910 | (15,839,278) | - | - | 1,979,910 | 1,979,910 | (15,839,278) |
| 20 | 2036 | (15,839,278) | 1,979,910 | (13,859,368) | - | - | 1,979,910 | 1,979,910 | (13,859,368) |
| 21 | 2037 | (13,859,368) | 1,979,910 | (11,879,459) | - | - | 1,979,910 | 1,979,910 | (11,879,459) |
| 22 | 2038 | (11,879,459) | 1,979,910 | (9,899,549) | - | - | 1,979,910 | 1,979,910 | (9,899,549) |
| 23 | 2039 | (9,899,549) | 1,979,910 | (7,919,639) | - | - | 1,979,910 | 1,979,910 | (7,919,639) |
| 24 | 2040 | (7,919,639) | 1,979,910 | (5,939,729) | - | - | 1,979,910 | 1,979,910 | (5,939,729) |
| 25 | 2041 | (5,939,729) | 1,979,910 | (3,959,820) | - | - | 1,979,910 | 1,979,910 | (3,959,820) |
| 26 | 2042 | (3,959,820) | 1,979,910 | (1,979,910) | - | - | 1,979,910 | 1,979,910 | (1,979,910) |
| 27 | 2043 | (1,979,910) | 1,979,910 | 0 | - | - | 1,979,910 | 1,979,910 | 0 |
| 28 | | | | | | | | | |
| 29 | Revenue Related Tax Factor | | | | See WP_F-5.1 | | | 6.79% | |
| 30 | Revenue Related Taxes on Annual Amortization | | | | Amortization * Tax Factor | | \$ | 3,949,355 | |
| 31 | Amortization Including Revenue Related Taxes | | | | Amortization + Taxes | | \$ | <u>62,136,973</u> | |
| 32 | | | | | | | | | |
| 33 | Notes: | | | | | | | | |
| 34 | 1. The annual amortization of the protected balance is a 26 year recovery period based on the Reverse South Georgia Method. The annual amortization of the unprotected balance is 5 years. | | | | | | | | |
| 35 | 2. The Regulatory Liability is recorded to FERC Accounts 253 and 242, Sub Account 27909. | | | | | | | | |
| 36 | 3. This is the final Mid-Tex liability balance filing the Fiscal Year 2018 tax return. | | | | | | | | |

CITY OF ROCKWALL

ORDINANCE NO. 21-37

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2021 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Rockwall, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2021, Atmos Mid-Tex filed its 2021 RRM rate request with ACSC Cities based on a test year ending December 31, 2020; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2021 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$22.78 million applicable to ACSC Cities with an Effective Date of December 1, 2021; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the two month delayed Effective Date from October 1 to December 1 will save ACSC ratepayers approximately \$3.8 million off new rates imposed by the attached tariffs (Exhibit A); and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B); and

WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability prepared by Atmos Mid-Tex (Exhibit C); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

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

Section 1. That the findings set forth in this Ordinance are hereby in all things approved

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$22.78 million for ACSC Cities represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2021 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$22.78 million from customers in ACSC Cities, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.

Section 6. That subject to any future settlement or decision regarding the balance of Excess Deferred Income Tax to be refunded to ratepayers, the amortization of regulatory liability shall be consistent with the schedule found in Exhibit C, attached hereto and incorporated herein.

Section 7. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2021 RRM filing.

Section 8. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 9. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 10. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 11. That consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after December 1, 2021.

Section 12. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS THIS 2ND day of AUGUST, 2021 BY A VOTE OF ____ “AYES” TO ____ “NAYS.”**

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney



City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and Council
FROM: Jeffrey Widmer, Building Official
DATE: August 2, 2021
SUBJECT: Permit Fee Schedule Resolution

During their 87th session, our State Legislature passed HB 871 which prohibits a municipality from collecting a fee for mechanical contractor registrations. The bill was signed by the Governor on June 4th and becomes effective September 1st. In response to this new law, staff has prepared a resolution which when adopted, will amend our fee schedule accordingly.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 21-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REPEALING RESOLUTION 19-15 AND ADOPTING A NEW RESOLUTION TO PROVIDE FOR AN UPDATED FEE SCHEDULE FOR PERMITS, REGISTRATIONS, CERTIFICATES, AND CERTAIN RELATED FEES FOR THE CITY OF ROCKWALL, AS DESCRIBED IN "EXHIBIT A" OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 87th Session of the Texas State Legislature recently passed H.B. No. 871, which essentially placed a prohibition on collecting a contractor registration fee from Mechanical Contractors; and

WHEREAS, this piece of legislation was signed by Governor Greg Abbott on June 4, 2021; and

WHEREAS, as a result of this new legislation, it is necessary for the City Council of the City of Rockwall, Texas to amend the City's fee schedule to come into compliance with these new State regulations.

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

Section 1. That Resolution No. 19-15 is hereby repealed in its entirety and that this resolution and its attached "**Exhibit A**" is hereby adopted as the official "Permit, Health, and Misc. Fee Schedule" for the City of Rockwall; and

Section 2. Payment in accordance with the fees described in the attached "**Exhibit A**" shall be required with the submission of all related applications; and

Section 3. That this resolution shall take effect immediately upon passage and approval, and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 2nd DAY OF August, 2021.

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

City of Rockwall

Schedule of Permit, Health and Misc. Fees

| <u>Building Permits</u> | <u>Fee Amount</u> |
|--|---|
| 1. Residential | |
| a. Accessory Building | .80 per sq. ft. up to 225 sq. ft. plus .45 per sq. ft. over 225 sq. ft./ \$125 min. |
| b. Single Family - New | .48 per sq. ft. up to 5000 sq. ft. / .40 per sq. ft. if home is > 5000 sq. ft. |
| c. Single Family – Remodel / Addition | .48 per sq. ft. (scope of work) with \$125.00 min. |
| d. Electrical – Panel replacement / re-wire / service- meter base replacement | \$ 125.00 |
| e. Electrical – other / repair | \$ 75.00 |
| f. Plumbing – Slab leaks / tunneling / sewer main replacement | \$ 125.00 |
| g. Plumbing – Water Heater / other / repair | \$ 75.00 |
| h. Mechanical – New system installation | \$ 125.00 |
| i. Mechanical – other / repair | \$ 75.00 |
| j. Patio covers / decks / carports | \$ 75.00 |
| 2. Commercial | |
| a. Commercial – New | Table 1A |
| b. Commercial – Remodel | Table 1A |
| c. Certificate of Occupancy | \$ 75.00 |
| d. Temporary Certificate of Occupancy | \$ 300.00 |
| e. Mechanical, Electrical, Plumbing | Table 1A |
| 3. Board of Adjustments City Council Sign Variances, Sign Plans / Construction Advisory and Appeals Board | \$ 200.00 |
| 4. Solar Panel Systems | .65 per sq. ft. |
| 5. Concrete | .20 per sq. ft. / \$50 min. |
| 6. Demolition of Structures | \$ 50.00 |
| 7. Fence | \$ 50.00 |
| Screening Wall | \$ 75.00 |
| 8. Inspection Fees | |
| a. After Hours Inspection | \$ 50.00 per hr. (min. 2 hrs.) |
| b. Re-inspection | \$ 50.00 |
| 9. Irrigation | \$75.00 |
| 10. Moving of Structures | Refer To Chapter 10, Article XIV of the Code of Ordinances |
| 11. Permit Bag Replacement | \$ 20.00 |
| 12. Pools/Hot Tub/Spa | |
| a. Pool – above ground | \$ 75.00 |
| b. Pool – in ground | \$150.00 |
| c. Hot Tub/Spa | \$100.00 |
| 13. Roofing | \$ 75.00 |
| 14. Sign | \$75.00 |
| 15. Temporary Construction/Sales Trailer | \$100.00 |
| 16. Miscellaneous Permits | \$ 50.00 (includes windows, retaining walls, storm shelters, etc.) |

“Exhibit A” Page 2

Health Related Fees

| | |
|---|--|
| 1. Banners | \$ 50.00 |
| 2. Child Care Facility | \$ 200.00 |
| 3. Concession Stands | \$ 100.00 |
| 4. Plan Review Food service establishments, child care facilities, public pools/spas | \$ 150.00 |
| 6. Food Service Permits | |
| a. Food Service Establishment | \$ 350.00 |
| b. Temporary Food Service | \$ 50.00 |
| c. Seasonal Food Service Permit | \$ 90.00 Nonprofit agencies are exempt |
| d. Special Events Food Vendor | \$ 50.00 Nonprofit agencies are exempt |
| e. Mobile Food Trucks | \$ 300.00 |
| f. Ice Cream/Cold Mobile Food Trucks | \$ 200.00 |
| 7. Late Permit Fee | \$ 30.00 |
| 8. Public Pools and Spas | |
| a. Operator Permits | \$ 225.00 |
| b. Additional pools (fee for each) | \$ 225.00 |
| c. Free Standing Spa | \$ 25.00 |
| d. Temporary Closure Fee | \$ 50.00 |
| 9. Inspection Fees | |
| Re-inspection | \$ 50.00 |
| Initial follow-up inspection at no cost, however if a second re-inspection is required the fee will be assessed | |
| 10. Registrations | |
| a. Certified Pool Operator | \$ 10.00 Expires with state license |
| b. Child Care Facility Worker | \$ 10.00 Required every two years |
| c. Food Service Manager | \$ 30.00 Expires with state license |
| 11. Special Event Permit | \$ 60.00 Nonprofit agencies are exempt |

Commercial Building Permit Fees

Table 1A

| Total Valuation | Fee |
|---|--|
| \$1.00 to \$500.00 | \$50.00 |
| \$500.01 to \$2,000.00 | \$50.00 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2000.00 |
| \$2,000.01 to \$25,000.00 | \$80.75 for the first \$2000.00 plus \$14.00 for each additional \$1000.00, or fraction thereof, to and including \$25,000.00 |
| \$25,000.01 to \$50,000.00 | \$402.75 for the first \$25,000.00 plus \$10.10 for each additional \$1000.00, or fraction thereof, to and including \$50,000.00 |
| \$50,000.01 to \$100,000.00 | \$655.25 for the first \$50,000.00 plus \$7.00 for each additional \$1000.00, or fraction thereof, to and including \$100,000.00 |
| \$100,000.01 to \$500,000.00 | \$1005.25 for the first \$100,000.00 plus \$5.60 for each additional \$1000.00, or fraction thereof, to and including \$500,000.00 |
| \$500,000.01 to \$1,000,000.00 | \$3245.25 for the first \$500,000.00 plus \$4.75 for each additional \$1000.00, or fraction thereof, to and including \$1,000,000.00 |
| \$1,000,000.01 and up | \$5620.25 for the first \$1,000,000.00 plus \$3.65 for each additional \$1000.00, or fraction thereof |
| For use of outside consultants for plan review or inspections | Actual costs |

| <i>Contractor Registrations Expire when State License Expires</i> | |
|--|----------|
| Back Flow | \$100.00 |
| Fence | \$100.00 |
| General Contractor | \$100.00 |
| Irrigation | \$100.00 |
| Demo Contractor | \$100.00 |
| Sign Contractor | \$100.00 |



City of Rockwall
The New Horizon

MEMORANDUM

TO: Rockwall City Council
FROM: Joey Boyd, Assistant City Manager
DATE: July 21, 2021
SUBJECT: 2022 Founders Day Festival Headlining Artist

In preparation for the 2022 Founders Day Festival scheduled for Saturday, May 21, 2022, staff is requesting that the City Council authorize the City Manager to make a formal offer and enter into contract negotiations with WME for Founders Day Festival entertainment in the amount of \$35,000 plus rider requirements to be paid from the Hotel/Motel Tax funds.

Staff is requesting authorization earlier than normal due to May being a popular month for outdoor festivals in the DFW area and many artists are getting booked well in advance for the various events throughout North Texas. The City wants to act quickly to get talent reserved before other venues book them. If approved, the City would only be required to pay a 50% deposit in the amount of \$17,500 to book the act with the remaining portion due before the event in May 2022.

Staff will be available to answer any questions.



MEMORANDUM

TO: Mary Smith, Interim City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: August 2, 2021

SUBJECT: Z2021-026; AMENDMENT TO PLANNED DEVELOPMENT DISTRICT 8 (PD-8) FOR TOWNHOMES

Attachments

Case Memo
Development Application
Location Map
HOA Notification Map
Neighborhood Notification Email
Property Owner Notification Map
Property Owner Notification List
Public Notice
Property Owner Notifications
Applicant's Letter
Letter from Chandler's Landing HOA
Survey
Concept Plan
Draft Ordinance

Summary/Background Information

Hold a public hearing to discuss and consider a request by Troy Lewis of Newstream Capital Partners for the approval of an ordinance for a *Zoning Change* amending Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary (1st Reading).

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed amendment to Planned Development District 8 (PD-8).



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: August 2, 2021
APPLICANT: Troy Lewis; *Newstream Capital Partners*
CASE NUMBER: Z2021-026; *Amendment to Planned Development District 8 (PD-8) for Townhomes*

SUMMARY

Hold a public hearing to discuss and consider a request by Troy Lewis of Newstream Capital Partners for the approval of an Zoning Change to amend Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on October 29, 1973 (Ordinance No. 73-43). On November 12, 1973, the subject property was rezoned to Planned Development District 8 (PD-8) and designated for a *Multi-Family Structure* or *Condominium* by Ordinance No. 73-48. This designation was amended on October 19, 1992 by Ordinance No. 92-39 (Case No. PZ1992-008-01), which re-designated the subject property to allow 36 zero-lot-line, single-family homes. The subject property is an un-platted 6.88-acre tract of land located on Henry M. Chandler Drive, adjacent to the Chandler's Landing Marina and the Spyglass Condominiums, in the Chandler's Landing community.

On October 13, 2017, a request was made by Ed Cavendish of Cavendish Homes/VPS Construction requesting to reinstate the preliminary plat that was approved in 1992 in accordance with Ordinance No. 92-39. This preliminary plat depicted the proposed layout for the 36 zero-lot-line, single-family homes. The Planning and Zoning Commission approved the reinstatement request October 24, 2017; however, the applicant ultimately choose to submit an application on November 17, 2017 requesting to amend Ordinance No. 92-39 to allow for a 48-unit townhome development (Case No. Z2017-059). This request was denied by the City Council on February 5, 2018 by vote of 2-4 with then Mayor Pruitt and Council Members Fowler, Lewis and Macalik dissenting.

PURPOSE

On June 18, 2021, the applicant -- *Troy Lewis of Newstream Capital Partners* -- submitted an application requesting amend Planned Development District 8 (PD-8) [Ordinance No. 92-39] to allow a townhome development consisting of 36 townhomes.

ADJACENT LAND USES AND ACCESS

The subject property is located on the south side of Henry M. Chandler Drive west of the intersection of Henry M. Chandler Drive and Ridge Road [FM-740]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Henry M. Chandler Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are Phases 1 & 2 of the Harbor Landing Subdivision, which are located within the Chandler's Landing Community and zoned Planned Development District 8 (PD-8).

South: Directly south of the subject property is the corporate boundary between the City of Rockwall and the City of Heath. Situated in the City of Heath adjacent to the subject property are several single-family homes.

East: Directly east of the subject property is Phase 3 of the Spyglass Hill Subdivision, which is composed of 46-condominiums and zoned Planned Development District 8 (PD-8). Beyond this are Phases 1 & 2 of the Spyglass Hill Subdivision, which are composed of 110-condominiums (i.e. Phase 1 has 67-condominiums and Phase 2 has 43-condominiums) and zoned Planned Development District 8 (PD-8).

West: Directly west of the subject property is the Chandler’s Landing Marina, which is located within the takeline for Lake Ray Hubbard (i.e. owned by the City of Dallas and leased by the City of Rockwall). Beyond this is Lake Ray Hubbard.

CHARACTERISTICS OF THE REQUEST

According to the concept plan provided by the applicant the proposed townhome development will consist of 36, 30-foot by 110-foot (or a minimum of 3,300 SF) townhome lots that will be broken up into blocks of four (4) to six (6) lots. The development will incorporate approximately 41.40% (or 2.85-acres) open space, which will surround the buildings and provide a buffer from Spyglass, Phase 3 (which is located directly east of the subject property) and the Chandler’s Landing Marina (which is located west of the subject property). The concept plan also shows that all of the proposed lots will have flat-front entry garages with 26 of the lots having the garage at-grade on the upper floor and ten (10) of the lots having the garage at-grade on the lower floor. The applicant has not provided staff with example elevations of the lot product; however, the applicant has agreed to incorporate masonry requirements into the draft ordinance which will require the townhomes exteriors to incorporate minimum of 90% masonry materials. Staff should note that the applicant has requested that the streets be private and maintained by the Homeowner’s Association (HOA). Staff has included this condition in the proposed draft ordinance with the stipulation that the applicant provide a 29-foot back-to-back concrete street built to the City’s standards. A summary of the proposed density and dimensional requirements for this project are as follows:

Table 2: Lot Dimensional Requirements

| | |
|--|----------|
| Minimum Lot Width | 30' |
| Minimum Lot Depth | 110' |
| Minimum Lot Area | 3,300 SF |
| Minimum Front Yard Setback ⁽¹⁾ | 20' |
| Minimum Side Yard Setback ⁽²⁾ | 0'/10' |
| Minimum Side Yard Setback (Adjacent to a Street) | 15' |
| Minimum Length of Driveway Pavement from Front Property Line | 25' |
| Maximum Height ⁽³⁾ | 30' |
| Minimum Rear Yard Setback | 20' |
| Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's] | 1,900 SF |
| Maximum Lot Coverage | 90% |

General Notes:

- ^{1:} Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into the private right-of-way.
- ^{2:} The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.
- ^{3:} The Maximum Height shall be measured to the midpoint of the roof of the single-family home, and in no case should any home exceed an elevation of 500-feet above sea level.

The applicant has incorporated anti-monotony standards that require a minimum of two (2) intervening homes of differing appearance be used before the same material blend/building elevation is utilized. Staff should point out that this standard does not adhere to the minimum anti-monotony standards (see *the Conformance to the City's Codes section below*).

In addition, staff should also note that when *Ordinance No. 92-39* was approved, the City Council established maximum finished floor elevations for each building pad on the proposed concept plan. The purpose of these maximums was to ensure that the views of the properties, located directly east (i.e. *Spyglass, Phase 3*) of the subject property, would not be affected by the proposed development. In conformance with these requirements the applicant has stated that the highest roof elevation of any townhome will be at an elevation of 500-feet above sea level. This is eight (8) feet below the highest elevation permitted under *Ordinance No. 92-39*. Staff has included this in the conditions of approval for this case.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) Roadways. All of the private residential streets will need to have a minimum of 50-feet of right-of-way with a 29-foot *back-to-back* concrete street. All private streets shall be maintained by the Homeowner's Association (HOA). A minimum of a five (5) sidewalk be constructed along Henry M. Chandler Drive.
- (2) Water. The applicant shall be required to loop an eight (8) inch waterline through the site, and no dead-end water lines will be permitted.
- (3) Wastewater. The applicant will be required to tie into the existing eight (8) inch sanitary sewer line with a minimum of an eight (8) inch sanitary sewer line.
- (4) Drainage. Detention is not required as long as the proposed development drains to Lake Ray Hubbard. This will require the applicant to obtain permission from the City of Dallas to outfall the water and for a stormwater easement leading to the lake.

CONFORMANCE TO THE CITY'S CODES

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's Standards of Design and Construction Manual in the following ways:

- (1) Garages. The applicant is proposing to incorporate approximately 100% flat front entry garages. According to the Engineering Department's *Standards of Design and Construction Manual*, "(a)lleys shall be provided in all residential areas ... (t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." In addition, Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), only allows traditional swing (*i.e. J-Swing*) or recessed front entry (*i.e. where the garage is setback a minimum of 20-feet behind the front façade of the home*). The applicant's request does not conform to either standard; however, staff should note that the applicant is proposing a minimum 25-foot driveway, which is typically required with any flat front entry product per the OURHometown Vision 2040 Comprehensive Plan.
- (2) Anti-Monotony Standards. According to Subsection 03.01(D), *Anti-Monotony*, of the Unified Development Code (UDC), "(t)he front building elevations of a home shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street ... (t)he rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least five (5) intervening homes of differing appearance." In this case, the applicant is requesting that only two (2) intervening home of differing appearance be required.
- (3) Lot Size. Currently, the City of Rockwall does not have standards or a zoning district that would permit a townhome product with the exception of the Two Family (2F) or Multi-Family 14 (MF-14) Districts. In addition, the City's smallest single-family lot size permitted by the Unified Development Code (UDC) is 5,000 SF, which is permitted in the Zero Lot Line (ZL-5) District. The Two Family (2F) District -- *which could accommodate a Townhouse based on the permitted side yard setbacks* -- requires a minimum lot size of 7,000 SF. In this case, the applicant is proposing a minimum lot size of 3,300 SF.
- (4) Lot Width. The minimum lot width in the Two Family (2F) District is 60-feet. The applicant is requesting a minimum lot width of 30-feet.

By approving the proposed Planned Development District, the City Council is waiving these standards.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Marina District and is designated for Medium Density Residential land uses on the Future Land Use Plan. According to the Comprehensive Plan, Medium Density Residential land uses are defined as "... residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ..." In this case, the applicant is proposing a density of 5.23 dwelling units per gross acre, which is characteristic of a High Density Residential land use designation (*i.e. anything greater than three [3] units per gross acre*). Based on this, the applicant's request would require this property to change from a Medium Density Residential designation to a High Density Residential designation. Staff should point out that the current zoning on the subject property allows 36 single-family homes, which is the same density as the proposed zoning change; however, when the Future Land Use Plan was being considered, the concept plan associated with *Ordinance No. 92-39* did not conform to the residential policies that were in place with the previous Comprehensive Plan (*i.e. the Hometown 2000 Comprehensive Plan*) or the [then] proposed OURHometown Vision 2040 Comprehensive Plan. Based on this deficiency the property was reclassified from a High Density Residential designation on the Hometown 2000 Comprehensive Plan to a Medium Density Residential designation with the OURHometown Vision 2040 Comprehensive Plan. With this being said, changes to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan are discretionary decisions for the Planning and Zoning Commission and City Council.

With regard to the policies for townhomes contained in the Comprehensive Plan staff has identified the following conformity/non-conformities and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

- (1) CH. 08 | Sec. 02.04 | Goal 1; Policy 1: Townhome developments should differ in appearance through the use of varying entry features, architectural features, materials, articulation and building setbacks.

Staff Response: Staff originally incorporated anti-monotony standards that required a minimum of two (2) intervening townhomes of differing materials and appearance be required prior to the same building materials/building elevations being used again. It should be noted that this requirement did not conform with the anti-monotony standards contained in the *General Residential District Standards*, but had been proposed with the previous townhome project for the subject property (*i.e. Case No. Z2017-059*). The applicant is proposing that the anti-monotony standards set a minimum of two (2) intervening homes before the same material blends/building elevations could be used. Since this standard is not in accordance with the City's anti-monotony standards contained in the Unified Development Code (UDC), the applicant's request would not be in conformance with this policy. Staff should note that building elevations were requested; however, the applicant has not submitted them for review.

- (2) CH. 08 | Sec. 02.04 | Goal 1; Policy 2: Townhomes should incorporate rear entry garages accessible from mews or alleyways, and provide direct pedestrian access to the street from the front of each unit.

Staff Response: Staff suggested that the applicant meet this requirement and incorporate alleyways or mews into the plan. The applicant has chosen not to incorporate staff's request, and has chosen to request that all of the product use forward facing, flat front entry garages.

- (3) CH. 08 | Sec. 02.04 | Goal 1; Policy 3: If approved to be used as an infill product adjacent to existing single-family homes, a townhome should incorporate similar development standards and materials as the adjacent housing. This is intended to create a product that is complementary and blends with the existing single-family homes.

Staff Response: Staff has recommended to the applicant that material standards be incorporated in the Planned Development District ordinance that are similar to or better than the adjacent housing. The applicant has incorporated material standards requiring a minimum of 90% masonry materials.

- (4) CH. 08 | Sec. 02.04 | Goal 1; Policy 4: Niche parking should be provided adjacent to the street in the front of any townhome developments to provide sufficient visitor parking.

Staff Response: Staff recommended that additional niche parking be provided adjacent to the street. [The applicant has incorporated 22 niche parking spaces for on-street parking. This is an increase of eight \(8\) niche parking spaces from the original submittal.](#)

- (5) *CH. 08 | Sec. 02.04 | Goal 1; Policy 5:* When more than ten (10) units are proposed, townhome developments should be highly amenitized and incorporate a mix of lifestyle amenities that can justify the density of the development, and provide these residents with similar levels of amenities that are enjoyed in a master planned community.

Staff Response: Staff recommended that additional amenities be added to this development. [The Chandler's Landing Subdivision has provided staff with a letter stating that this development is a part of the Chandler's Landing Homeowner's Association \(HOA\) and the applicant has stated that the amenities provided in this subdivision should count as amenities for this development; however, staff should point out that this development is physically separated from the rest of the Chandler's Landing Subdivision and that no pedestrian connections are proposed connecting this development to the remainder of the subdivision. Based on this physical separation and lack of pedestrian connection, staff is of the opinion that conformance to this policy is a discretionary decision for the Planning and Zoning Commission and City Council.](#)

- (6) *CH. 08 | Sec. 02.04 | Goal 1; Policy 6:* Townhome developments should incorporate trails and sidewalks and be designed to have a focus on walkability and connectivity of adjacent land uses.

Staff Response: Staff recommended that both sidewalks and trails be added to the plan. [The applicant has incorporated sidewalks into the design, but has not incorporated a trail system circulating through the site.](#)

Based on the non-conformance of the request with the Future Land Use Plan, and the plans non-conformance to the residential goals and policies, staff is of the opinion that the applicant's request *does not* conform to the OURHometown Vision 2040 Comprehensive Plan; however, zoning is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On July 2, 2021, staff mailed 1,752 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified the Lago Vista, Eater's Edge at Lake Ray Hubbard, Signal Ridge and Signal Ridge Phase 4, Fox Chase, Benton Woods, and Chandler's Landing Homeowner's Associations (HOAs), which were the only Homeowners' Association (HOAs) and/or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following responses:

- (1) 14 property owner notifications from 14 property owners located within the 500-foot notification buffer opposed to the applicant's request.
- (2) Five (5) emails from five (5) property owners located within the 500-foot notification buffer opposed to the applicant's request.
- (3) 11 property owner notifications from eight (8) property owners located within the 500-foot notification buffer in favor of the applicant's request.
- (4) Five (5) emails from five (5) property owners located within the 500-foot notification buffer in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to amend Planned Development District 8 (PD-8) [*Ordinance No. 92-39*], then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained in the Planned Development District ordinance; and,
- (2) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On July 13, 2021, the Planning and Zoning Commission voted 6-0 (*with Commissioner Deckard absent*) to table Case No. Z2021-026 to the July 27, 2021 Planning and Zoning Commission meeting.

On July 27, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22071-026

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Prop ID 452487 & A0207 E Teal, Tract 134-12

SUBDIVISION Spyglass Hill #4 LOT 4 BLOCK A

GENERAL LOCATION Adjacent to Chandler's Landing Marina

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-08, Zero Lot Line Residential CURRENT USE Undeveloped

PROPOSED ZONING Amend PD-08, Attached Townhomes PROPOSED USE Residential

ACREAGE 6.88 LOTS [CURRENT] 36 LOTS [PROPOSED] 36

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

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

OWNER APPLICANT Newstream Capital Partners

CONTACT PERSON CONTACT PERSON Troy Lewis

ADDRESS ADDRESS 311 South Oak St. #250

CITY, STATE & ZIP CITY, STATE & ZIP Roanoke, TX 76262

PHONE PHONE 817-602-0578

E-MAIL E-MAIL 14rockwater@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

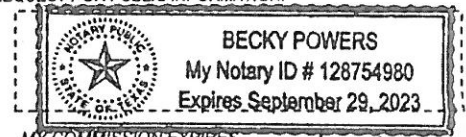
¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 303.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF June, 20 21. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF June, 20 21.

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES 9/29/23



Z2021-026- AMENDMENT TO PD-08
 ZONING - LOCATION MAP = [icon]



City of Rockwall

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

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

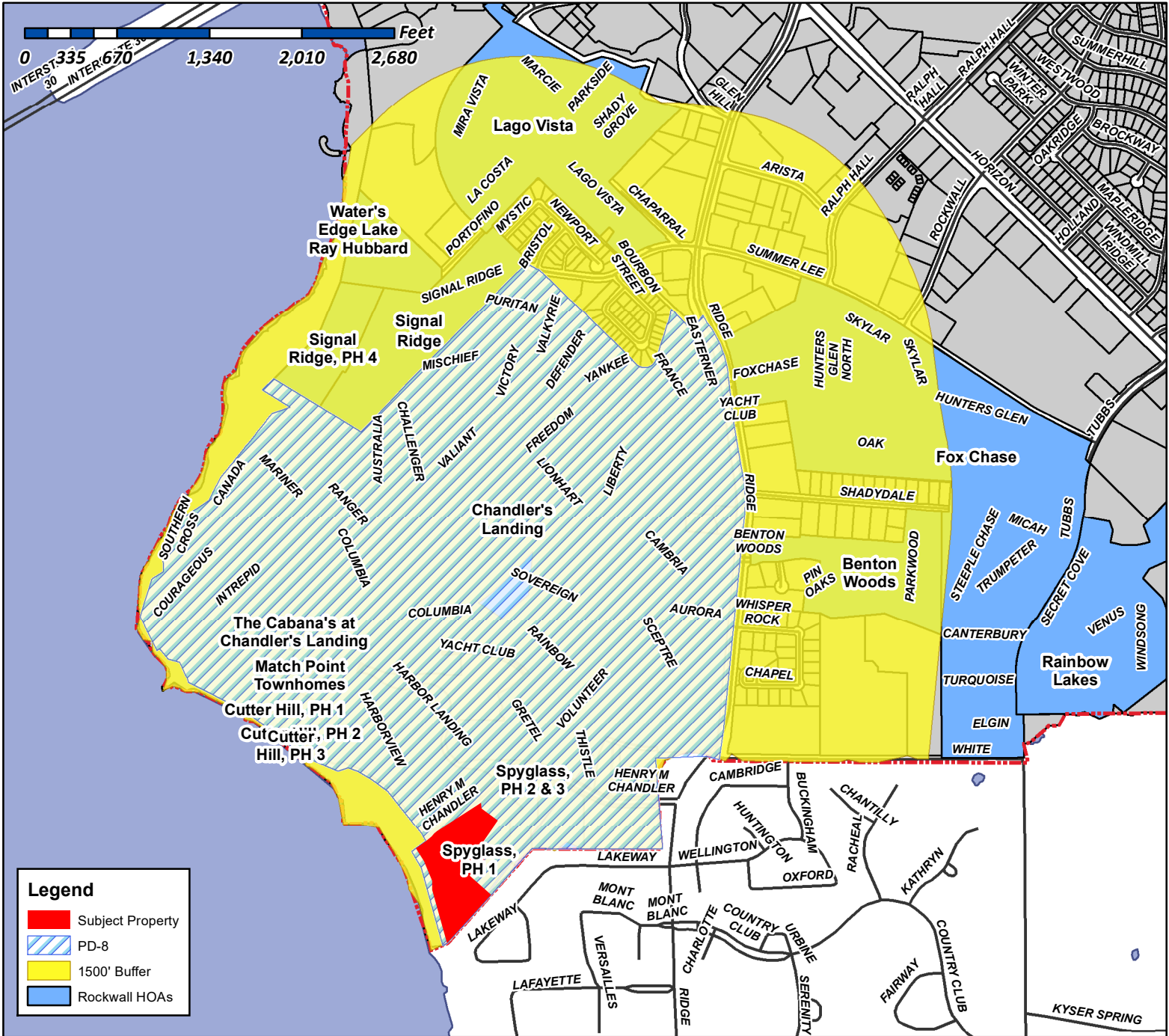




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Case Number: Z2021-026
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: Adjacent to 1 Harborview Drive

Date Created: 6/23/2021
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Monday, June 28, 2021 4:55 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-026]
Attachments: Public Notice (06.28.2021).pdf; HOA Map (06.23.2021).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 was published in the Rockwall Herald Banner on *June 25, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 13, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 19, 2021 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>.

Z2021-026 Zoning Change amending Planned Development District 8

Hold a public hearing to discuss and consider a request by Troy Lewis of Newstream Capital Partners for the approval of an *Zoning Change* to amend Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 92-39*] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [*FM-740*], and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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

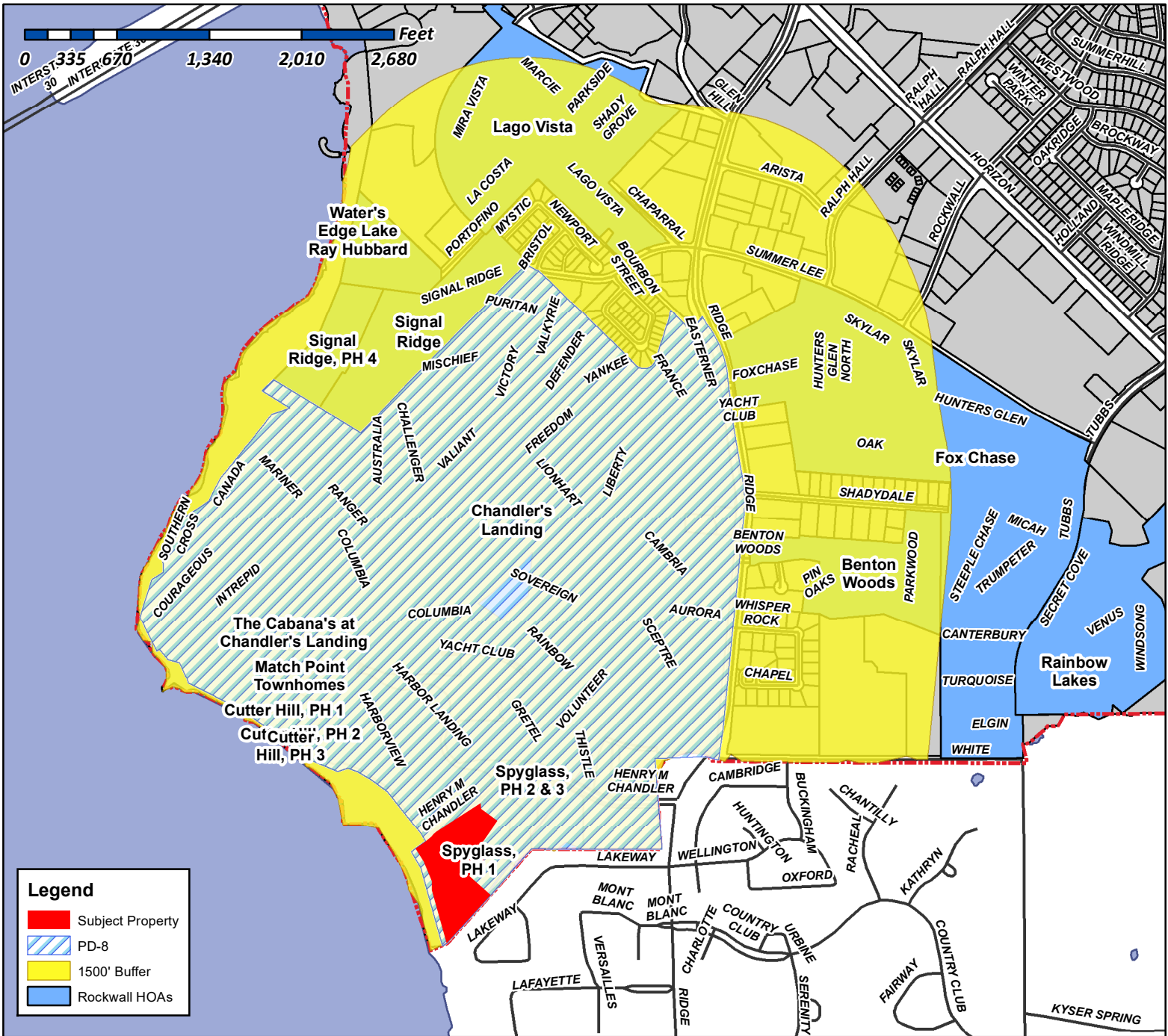
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Case Number: Z2021-026
Case Name: Amendment to PD-8
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: Adjacent to 1 Harborview Drive

Date Created: 6/23/2021
For Questions on this Case Call (972) 771-7745



CORDILLERA INTERNATIONAL LLC
1 EASTSHORE ROAD
HEATH, TX 75032

LOVEJOY ROMA DIANE HUMPHREYS
1 INTREPID CIRCLE
ROCKWALL, TX 75032

PATON BRUCE R &
DR DARIAH L MORGAN
10 INTREPID CIR
ROCKWALL, TX 75032

PATON FAMILY CHARITABLE TR
10 INTREPID CIR
ROCKWALL, TX 75032

BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

PRICE JASON ALAN
10041 W DUBLIN DR
FORNEY, TX 75126

VOLKMAN DOLORES A
10057 SURREY OAKS DR
DALLAS, TX 75229

SEELEY LISA JONI
101 AURORA CIR
ROCKWALL, TX 75032

MAFFEI DIEGO R & GERTRAUD A
101 DAME PATTIE DR
ROCKWALL, TX 75032

ROTH JEFFREY STEPHEN
101 EASTERNER PL
ROCKWALL, TX 75032

FRANCE COURT PROPERTIES LLC
101 FRANCE CT
ROCKWALL, TX 75032

CONFIDENTIAL
101 GENESTA PL
ROCKWALL, TX 75032

IWAI AKIO
C/O OPEN HOUSE CO LTD, 11TH FLOOR
10-1 GINZA 6-CHOME CHUO-KU, TOKYO
104-0061, JAPAN,

NIGH INVESTMENTS LIMITED LIABILITY
COMPANY
101 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GOODWIN DALE & DEBORAH
101 INDEPENDENCE PL
ROCKWALL, TX 75032

LANGSTON JOHN AND FRIEDA
101 MAYFLOWER CT
ROCKWALL, TX 75032

GOODSON JOSEPH F & SONJA R
101 RELIANCE CT
ROCKWALL, TX 75032

MCHARGUE SCOTT W & PATRICIA L
101 RESOLUTE LN
ROCKWALL, TX 75032

ARNOLD MICHAEL J & KATHY RENEE
101 SCEPTRE DR
ROCKWALL, TX 75032

WELCH JANIS M
101 VALKYRIE PL
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC
101 YANKEE CT
ROCKWALL, TX 75032

ROTH JEFFREY STEPHEN
10-10 166 ST
WHITESTONE, NY 11357

VANGUARD PORTABLE SOLUTIONS INC
1017 NATIVE TR
HEATH, TX 75032

NORTHCUTT LEIGH
102 AURORA CIR
ROCKWALL, TX 75032

THOMAS BRETT JORDAN & CASSIDY BO
102 CLIPPER CT
ROCKWALL, TX 75032

HUNTER STEVEN R AND KAREN J
102 DAME PATTIE DRIVE
ROCKWALL, TX 75032

KELLY DONNA
102 E MOORE AVE STE 245
TERRELL, TX 75160

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

WARREN JEFFREY DWAYNE ETUX
102 GENESTA PL
ROCKWALL, TX 75032

HAYS DANNY W AND JOAN A
102 HENRY M CHANDLER DR
ROCKWALL, TX 75032

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

RINK HEIDI MARIE
102 JESSICA DRIVE
BELLE CHASSE, LA 70037

HARRELL STEVEN R AND ROBERTA J
102 MAYFLOWER CT
ROCKWALL, TX 75032

HALL JASON & CORI
102 MISCHIEF LN
ROCKWALL, TX 75032

FARRAR ROBERT CARY & NANCY N
102 MUSTANG DR
FATE, TX 75087

CHENAULT JOSH & NATHALIE
102 RELIANCE COURT
ROCKWALL, TX 75032

SRP SUB, LLC
102 RESOLUTE LN
ROCKWALL, TX 75032

TOMPKINS JAMES MICHAEL & LAURIE CARLENE
GARVIN
102 THISTLE PL
ROCKWALL, TX 75032

NECAS KEVIN J
102 WEATHERLY CIRCLE
ROCKWALL, TX 75032

GALLAGHER CHRISTOPHER
102 YANKEE CT
ROCKWALL, TX 75032

RODRIGUEZ GUILLERMO AND DEBORAH
1029 SILVERTHORN CT
MESQUITE, TX 75150

RAMSEY TERESA GALE AND
LORI RAMSEY
103 AURORA CIR
ROCKWALL, TX 75032

THOMAS VELIA
103 DAME PATTIE
ROCKWALL, TX 75032

CEPAK JANET BAIN
103 DEFENDER COURT
ROCKWALL, TX 75032

MORENO SUSAN C
103 EASTERNER PL
ROCKWALL, TX 75032

BARR JOHNATHAN & CHRISTY
103 FRANCE COURT
ROCKWALL, TX 75032

GAY JEFFREY & TAMI
103 FREEDOM CT
ROCKWALL, TX 75032

WEEKS MARY
103 GENESTA PL
ROCKWALL, TX 75032

SHIVERS MARGARET ANN
103 HENRY M CHANDLER DR
ROCKWALL, TX 75032

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

2019-1 IH BORROWER LP
103 MAYFLOWER CT
ROCKWALL, TX 75032

SINCLAIR SUE AND
JEREMY LEE SINCLAIR
103 RELIANCE CT
ROCKWALL, TX 75032

HARPER DANIEL
103 RESOLUTE LN
ROCKWALL, TX 75032

SELL KIMBERLEE Z
103 SCEPTRE DR
ROCKWALL, TX 75032

FISHER TED Y
103 THISTLE PL
ROCKWALL, TX 75032

HALAMA STEFAN & ANN
103 VALKYRIE PL
ROCKWALL, TX 75032

ARNOLD GEORGE
103 WEATHERLY CIR
ROCKWALL, TX 75032

TRANSOU ARMANDA L
103 YANKEE CT
ROCKWALL, TX 75032

O'BRIEN PATRICIA C
104 AURORA CIRCLE
ROCKWALL, TX 75032

FAYAD HUSSAIN
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

WRAY ENTERPRISES LLC
104 EASTERNER PL
ROCKWALL, TX 75032

NEWMAN DONALD T
104 FRANCES CT
ROCKWALL, TX 75032

MORRIS GARY GLEN & SANDRA J
104 FREEDOM CT
ROCKWALL, TX 75032

GARZA ROY A & DULCE R
104 GENESTA PLACE
ROCKWALL, TX 75032

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
104 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MCKIBBEN KATHLEEN D
104 INDEPENDENCE PL
ROCKWALL, TX 75032

YATES KIMBERLY
104 MAYFLOWER COURT
ROCKWALL, TX 75032

CARR LORI
104 MISCHIEF LN
ROCKWALL, TX 75032

VANGUARD PORTABLE SOLUTIONS INC
104 RELIANCE CT
ROCKWALL, TX 75032

TODD HOLLY J
104 RESOLUTE LN
ROCKWALL, TX 75032

JONES ANGELA DENISE
104 THISTLE PLACE
ROCKWALL, TX 75032

MANDRELL JAMES R & KRISTIN MANDRELL
104 VALKYRIE PLACE
ROCKWALL, TX 75032

HAM EDWARD C & BRENDA
104 WEATHERLY CIR
ROCKWALL, TX 75032

HOWARD KATALIN J
104 YANKEE CT
ROCKWALL, TX 75032

LANCASTER RONALD R & BRENDA R
105 AURORA CIR
ROCKWALL, TX 75032

SPOKES JULIE
105 CLIPPER COURT
ROCKWALL, TX 75032

KNEEDLER BRADLEY HARRISON
105 CLIPPER CT
ROCKWALL, TX 75032

SCHUBERT LAURIE LEE
105 EASTERNER PLACE
ROCKWALL, TX 75032

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

TURNER CATHERINE
105 GENESTA PL
ROCKWALL, TX 75032

SELZER DEANNA
105 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SHORT MELISSA HUDSON AND CORY WAYNE
105 INDEPENDENCE PL
ROCKWALL, TX 75032

WILLIAMS WILLIAM BROCK AND MARIA
CRISTINA
105 LIBERTY LANE
ROCKWALL, TX 75032

OCONNOR MICHAEL
105 MAYFLOWER CT
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES
105 MISCHIEF LN
ROCKWALL, TX 75032

HAYES BRANDON
105 RELIANCE CT
ROCKWALL, TX 75032

MCMAHON PATRICK AND CHERYL
105 SCEPTRE DR
ROCKWALL, TX 75032

RAY LAURA MATTESON
105 THISTLE PLACE
ROCKWALL, TX 75032

HOUSER JOSHUA AND SOMMER
105 WEATHERLY CIR
ROCKWALL, TX 75032

ROGERS RYAN J
105 YANKEE CT
ROCKWALL, TX 75032

NEUROHR KIM D
106 CLIPPER COURT
ROCKWALL, TX 75032

SELLERS JAMES L AND AMI A
106 DEFENDER CT
ROCKWALL, TX 75032

AZORES ROBERT AND KELLEY
106 EASTERNER PLACE
ROCKWALL, TX 75032

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

YNIGUEZ THOMAS WAYNE &
MANDY E YNIGUEZ
106 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MURRAY DAVID T II & AMBER
106 INDEPENDENCE PLACE
ROCKWALL, TX 75032

THACKER IKE AND MARY
106 LIBERTY LANE
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
106 MAYFLOWER CT
ROCKWALL, TX 75032

GRAF DANIEL & JESSICA
106 MISCHIEF LANE
ROCKWALL, TX 75032

CHRISTIAN ANGELA LEE
106 RELIANCE CT
ROCKWALL, TX 75032

HATFIELD GAROLD SCOTT
106 SCEPTRE DR
ROCKWALL, TX 75032

VAN WEY DONALD L
106 VALKYRIE PL
ROCKWALL, TX 75032

HENKEMEYER MARK & SANDRA
106 WEATHERLY CIR
ROCKWALL, TX 75032

HENSON KIM A & REBECCA H
106 YANKEE CT
ROCKWALL, TX 75032

ROARK BOBBIE ETAL
107 DEFENDER CT
ROCKWALL, TX 75032

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

ALLEN REGINALD
107 FREEDOM CT
ROCKWALL, TX 75032

SOMERS CHARLES LEWIS JR AND MICHELLE
IRENE
107 HENRY M CHANDLERDR
ROCKWALL, TX 75032

HUDSON REAL ESTATE HOLDINGS LLC
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

CHAD J HUDSON PROPERTIES INC
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

HUDSON CHAD J & LINDSAY B
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

ROPER JOHN & JENNIFER
107 MAYFLOWER CT
ROCKWALL, TX 75032

TOVAR ADAN AND CAROLYNN JEWELL MALICK-
GILBREATH
107 RELIANCE CT
ROCKWALL, TX 75032

GEORGE JOHN SAMUEL
107 SCEPTRE DR
ROCKWALL, TX 75032

GARCIA ANTONIO JR & ROXANN D
107 VALKYRIE PL
ROCKWALL, TX 75032

WASSERMAN JENNIFER CLAIRE
107 YANKEE CT
ROCKWALL, TX 75032

HUMBLE BRIAN
108 EASTERNER PLACE
ROCKWALL, TX 75032

BROWN JEAN M TRUST
108 FREEDOM CT
ROCKWALL, TX 75032

KEITH BENJAMIN AND
SHERYL KEITH
108 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LONG JOHN AND LINDSAY
108 MAYFLOWER CT
ROCKWALL, TX 75032

CARRILLO VICTOR G
108 MISCHIEF LN
ROCKWALL, TX 75032

PETERSEN CARL S & WENDY
108 RELIANCE CT
ROCKWALL, TX 75032

STARNES KIMBERLY DAWN
108 SCEPTRE DR
ROCKWALL, TX 75032

VECCHIARELLO RICHARD & MELISSA A
108 VALKYRIE PLACE
ROCKWALL, TX 75032

SAATCI YESIM
108 YANKEE CT
ROCKWALL, TX 75032

HARTFIELD THOMAS E & EDITH E
109 CLIPPER CT
ROCKWALL, TX 75032

ALLYSON VAN OS RESIDENCE TRUST 07-05-87
ALLYSON VAN OS - SUCCESSOR TRUSTEE
109 DREW LANE
HEATH, TX 75032

ANDREWS LEWIS E AND LINDA
109 EASTERNER PL
ROCKWALL, TX 75032

SEALS CLEVELAND L & CARROL LYNN
109 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CHAD J HUDSON PROPERTIES INC
109 INDEPENDENCE PL
ROCKWALL, TX 75032

THOMAS CARLA RENE AND BRIAN ALLEN
109 LIBERTY LANE
ROCKWALL, TX 75032

LYONS ELIZABETH
109 MAYFLOWER COURT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

REED ANGEL
109 SCEPTRE DRIVE
ROCKWALL, TX 75032

ELCHANAN DANIEL & NANCY B
11 INTREPID CIR
ROCKWALL, TX 75032

HOVEY EMERSON & CATHERINE SMITH HOVEY
110 CLIPPER CT
ROCKWALL, TX 75032

SEALS CLEVELAND L & CARROL LYNN
110 CODY CIR N
SULPHUR SPRINGS, TX 75482

HPA TEXAS SUB 2017-1 LLC
110 DEFENDER CT
ROCKWALL, TX 75032

MAXWELL CAROLE AND GARY
110 EASTERNER PL
ROCKWALL, TX 75032

PARNES ALEXANDRA
110 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SOLOMONS DONALD B
110 LIBERTY LN
ROCKWALL, TX 75032

COOPER ELI T & RIKKI J
110 MAYFLOWER CT
ROCKWALL, TX 75032

DILOV VANIO
110 MISCHIEF LN
ROCKWALL, TX 75032

HOWES JAN
110 SCEPTRE DR
ROCKWALL, TX 75032

CARRUCCI ANTHONY JR
110 YANKEE CT
ROCKWALL, TX 75032

COOK JEAN QUILL
1102 HERITAGE DRIVE
GARLAND, TX 75043

GARDNER DAVID L REV LIV TR
1105 51ST ST W
BRADENTON, FL 34209

STEBBINS GREGORY & KRISTEN
111 DEFENDER CT
ROCKWALL, TX 75032

HEBERT EARL T & LANA G
111 FREEDOM CT
ROCKWALL, TX 75032

RATCLIFFE KATHLEEN C
111 MAYFLOWER CT
ROCKWALL, TX 75032

MILLER DIXIE E AND
MILDRED AND LARRY W STARLING
111 SCEPTRE DRIVE
ROCKWALL, TX 75032

HARMON JIMMY R
112 EASTERNER PL
ROCKWALL, TX 75032

RUSSELL DEBORA J AND
JOSEPH A JR & EDNA J JERMAN
112 FREEDOM COURT
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
112 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FAIRCHILD REVOCABLE LIVING TRUST
112 MAYFLOWER CT
ROCKWALL, TX 75032

TAN DAVID L AND SHANNON K
112 MISCHIEF LANE
ROCKWALL, TX 75032

PRITCHETT THOMAS AARON
112 SCEPTRE DR
ROCKWALL, TX 75032

SMITH THOMAS M
113 CLIPPER COURT
ROCKWALL, TX 75032

FOSTER ROBERT L AND RUTH E
113 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75032

PARTEN PAUL E & PATRICIA M
113 LIBERTY LN
ROCKWALL, TX 75032

CASTRO CRISTINA
113 MAYFLOWER CT
ROCKWALL, TX 75032

STAMPS GAYLON JR
113 SCEPTRE DR
ROCKWALL, TX 75032

MARRIOTT RUSSELL D AND LISA D
114 CLIPPER CT
ROCKWALL, TX 75032

WEAVER C R & KAREN REV LIVING TR
114 DEFENDER CT
ROCKWALL, TX 75032

BENSON CARROLL AND GLENDA
114 LIBERTY LANE
ROCKWALL, TX 75032

FAIRCHILD CARL F & TONI A TRUSTEES
FAIRCHILD JOINT REVOCABLE LIVING TRUST
114 MAYFLOWER CT
ROCKWALL, TX 75032

GEORGE ELIZABETH M AND ROBIN J
114 MISCHIEF LANE
ROCKWALL, TX 75032

RIERA CRISTINA
114 SCEPTRE DR
ROCKWALL, TX 75032

WEBSTER PROPERTIES LTD
115 DEFENDER C
ROCKWALL, TX 75032

WEBSTER LIDIA
115 DEFENDER CT
ROCKWALL, TX 75032

WEBSTER MARY ANN
115 DEFENDER CT
ROCKWALL, TX 75032

YU DAVIS & HYUN SOOK
115 FREEDOM CT
ROCKWALL, TX 75032

SALT PROPERTIES LLC
115 HENRY M CHANDLERDR
ROCKWALL, TX 75032

JURCA JACOB S AND JACLYN J
115 MAYFLOWER CT
ROCKWALL, TX 75032

SMITH KURTIS
115 SCEPTRE DR
ROCKWALL, TX 75032

TIMOTHY J AND LAURA D DRAELOS TRUST
TIMOTHY J DRAELOS AND LAURA D DRAELOS
TRUSTEES
116 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LETT LORNA
116 MISCHIEF LN
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
116 OLD VINEYARD LN
ROCKWALL, TX 75032

BRELAND JULIA AND
BARRY W YOUNG
116 SCEPTRE DR
ROCKWALL, TX 75032

PALMER TONY & JUDY
117 CLIPPER CT
ROCKWALL, TX 75032

HAYWORTH DEVON A
117 HENRY M CHANDLER DR UNIT 117, BLDG E
ROCKWALL, TX 75032

BEARD DAVID & SANDY
117 LIBERTY LANE
ROCKWALL, TX 75032

PHAN NGAN VAN
117 SCEPTRE DR
ROCKWALL, TX 75032

BAUMANN HARRY EDWARD
118 CLIPPER CT
ROCKWALL, TX 75032

JASTER FAMILY LIVING TRUST
EMIL EDWARD & MARGARET O JASTER
TRUSTEES
118 FREEDOM COURT
ROCKWALL, TX 75032

LESLIE RANDY
118 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEBSTER KATHLEEN ANN
118 LIBERTY LN
ROCKWALL, TX 75032

JASIN PAUL A
118 SCEPTRE DR
ROCKWALL, TX 75032

JONES FELICIA M
119 FREEDOM COURT
ROCKWALL, TX 75032

MOORE DOOR PROPERTIES LLC
119 HENRY M CHANDLER DR
ROCKWALL, TX 75032

DAVIS JOHN M AND THERESA Y
119 SCEPTRE DRIVE
ROCKWALL, TX 75032

BOWEN JAMES E AND
SANDRA ALVES VALADAO BOWEN
12 INTREPID CIRCLE
ROCKWALL, TX 75032

SANCHEZ RAMSES S
120 APPIAN WAY
DALLAS, TX 75216

JUDD MANO
120 BLUE HERON LN
HEATH, TX 75032

GARDNER DAVID L REV LIV TR
120 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COOK NATHAN & COURTNEY
120 MISCHIEF LN
ROCKWALL, TX 75032

GONZALEZ KEITH R & DEANNA J
120 PURITAN CT
ROCKWALL, TX 75032

HPA US1 LLC
120 RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

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

KJT FLYING PROPERTIES LLC
120 SCEPTRE DR
ROCKWALL, TX 75032

HPA II TEXAS SUB 2019-1 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

PINSON REGINALD A & CAROL S
121 CLIPPER CT
ROCKWALL, TX 75032

STOCKS DENISE K
121 HENRY M CHANDLER DR
ROCKWALL, TX 75032

IRIZARRY ALBERTO R & TERESA E
121 LIBERTY LANE
ROCKWALL, TX 75032

MONIER SHANNON K
121 SCEPTRE DRIVE
ROCKWALL, TX 75032

ELLISTON DANIEL MARK
121 YACHT CLUB DRIVE
ROCKWALL, TX 75032

MCCONNELL MICHAEL J
C/O LINDA M DUGO
12123 DRUJON LN
DALLAS, TX 75244

JOHNSON TREVOR R & DANA J
122 CLIPPER CT
ROCKWALL, TX 75032

HPA II TEXAS SUB 2019-1 LLC
122 FREEDOM CT
ROCKWALL, TX 75032

RAGLE VICKIE
122 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KELLEY CYNTHIA JANE
IRREVOCABLE FAMILY TRUST
122 LIBERTY LN
ROCKWALL, TX 75032

LOWREY COLT A AND
LEO WISE
122 MISCHIEF LN
ROCKWALL, TX 75032

HOLDER TOM
122 PURITAN CT
ROCKWALL, TX 75032

CAMIEL JEFFREY M
122 SCEPTRE DR
ROCKWALL, TX 75032

WILLIS PATRICIA D
12218 GLADWICK DR
HOUSTON, TX 77077

THOMAS ALAN AND DANA
123 FREEDOM COURT
ROCKWALL, TX 75032

HAYS DANNY W AND JOAN A
123 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HPA US1 LLC
123 YACHT CLUB DR
ROCKWALL, TX 75032

CGN SPYGLASS LLC
124 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L
124 MISCHIEF LANE
ROCKWALL, TX 75032

POTISKA PATRICIA
124 PURITAN CT
ROCKWALL, TX 75032

WELCH JERL R & ANNE E
124 SCEPTRE DR
ROCKWALL, TX 75032

CASHMAN GINA L AND
JOEY L RIVER
125 CLIPPER CT
ROCKWALL, TX 75032

ESTRERA AARON S ETUX
125 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ODOM LACEY AND JOSH
125 MISCHIEF LN
ROCKWALL, TX 75032

STEWART BEVERLY AND JAMES
125 SHEPHERDS GLEN
ROCKWALL, TX 75032

THACKER N FAMILY TRUST AND
SHEEGOG FAMILY TRUST
126 CLIPPER CT
ROCKWALL, TX 75032

BOLES ALAN L & DANA M
126 FREEDOM CT
ROCKWALL, TX 75032

KEITH BENJAMIN AND
SHERYL KEITH
126 HENRY M CHANDLER DR
ROCKWALL, TX 75032

REILLY CHRISTOPHER P & MEGAN L
126 LIBERTY LN
ROCKWALL, TX 75032

HUIE LANDON DARNELL AND KRISTIN NOEL
126 MISCHIEF LANE
ROCKWALL, TX 75032

WINKLES GARY AND KRISTY
126 PURITAN CT
ROCKWALL, TX 75032

COLONIAL ESTATE IRREVOCABLE TRUST
TERRY L BROWN & BARRY R BROWN TRUSTEES
126 SCEPTRE DR
ROCKWALL, TX 75032

SNIDER MICHAEL AND CASSANDRA
127 FREEDOM CT
ROCKWALL, TX 75032

JONES JONATHAN
127 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TOWNEND DAVID WILLIAM AND JEANMARIE
127 LIBERTY LANE
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
128 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROGINA FAMILY TRUST
SERGIO A LOPEZ-ROGINA AND SUSAN D VIDAL-
ROGINA- TRUSTEES
128 LIBERTY LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

SULLIVAN MORTIMER M & CAROLYN B
REV LIVING TRUST AGREEMENT
128 PURITAN CT
ROCKWALL, TX 75032

SAINT-MU PATRICIA
128 SCEPTRE DR
ROCKWALL, TX 75032

ROCKWALL HOMES LLC
C/O SAUNDRA HOLLAND
129 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

LUCKEY CAROL MALATICH
13 INTREPID CIRCLE
ROCKWALL, TX 75032

BILLITER MARGARET AND ROGER
130 FREEDOM CT
ROCKWALL, TX 75032

HAYS DANNY W & JOAN
130 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

ZUK ELIZABETH
130 SCEPTRE DR
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR
1307 GUN CLUB CR
RICHARDSON, TX 75081

WALTON ALLEN NICK & WANDA JEAN
131 FREEDOM CT
ROCKWALL, TX 75032

RODRIGUEZ GUILLERMO AND DEBORAH
131 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

TIMOTHY J AND LAURA D DRAELOS TRUST
TIMOTHY J DRAELOS AND LAURA D DRAELOS
TRUSTEES
13117 SANDSTONE PLACE NE
ALBUQUERQUE, NM 87111

NELSON FAMILY LIVING TRUST
JERRY C NELSON AND MARIBETH NELSON-
TRUSTEES
132 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ZIELINSKI THOMAS ROBERT
132 LIBERTY LN
ROCKWALL, TX 75032

ROSHAN KC
132 MISCHIEF LN
ROCKWALL, TX 75032

WRIGHT RHONDA
133 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ASHMORE KEITH C & JENNIFER
133 LIBERTY LN
ROCKWALL, TX 75032

COFFEE CHARLES C AND DEBRA P
134 FREEDOM CT
ROCKWALL, TX 75032

CROUCH FAMILY LIVING TRUST
JERROLD F AND KATHLEEN A CROUCH TRUSTEES
134 HENRY M. CHANDLER DR.
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON
135 FREEDOM COURT
ROCKWALL, TX 75032

CGN SPYGLASS LLC
135 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SANCHEZ RAMSES S
136 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LISTER WILLIAM
136 LIBERTY LN
ROCKWALL, TX 75032

CGN SPYGLASS LLC
137 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LOGAN PAULINE K
137 LIBERTY LN
ROCKWALL, TX 75032

ROGERS SHAWN A & BRENDA
138 FREEDOM CT
ROCKWALL, TX 75032

CGN SPYGLASS LLC
138 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RIAZ SUMERA
1385 RIDGE ROAD APT 484
ROCKWALL, TX 75087

HENDRICKS LORI L
139 FREEDOM CT
ROCKWALL, TX 75032

CGN SPYGLASS LLC
139 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CHADCO INVESTMENTS LLC
13914 OVERLOOK LN
FORNEY, TX 75126

BOHORQUEZ DAVID
1397 GLENWICK DRIVE
ROCKWALL, TX 75032

VISWANATH RABINDRANATH AND SHANNON
14 INTREPID CIRCLE
ROCKWALL, TX 75032

ENGEL MARIA
140 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CURRENS ARLENE & WAYNE TRUSTEES
BUCHNER/CURRENS FAMILY TRUST
140 LIBERTY LN
ROCKWALL, TX 75032

RIVERA ENRIQUE JR AND
SAHARA AGUIRRE
1403 BIRMINGHAM DR
ARLINGTON, TX 76012

WALKER SHERRIE G LIFE ESTATE
CYNTHIA SEELY & STEVEN WALKER
141 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BRADLEY JAMES & DEBRA
141 LIBERTY LN
ROCKWALL, TX 75032

STEWART BEVERLY AND JAMES
142 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NIGH INVESTMENTS LIMITED LIABILITY
COMPANY
1420 PICKWICK LANE
DENTON, TX 76209

LEEDS JULIE
1423 ROLLINS DR
ALLEN, TX 75013

CGN SPYGLASS LLC
143 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SOON HERALD
14300 CERVANTES AVE
GERMANTOWN, MD 20874

WEBSTER PROPERTIES LTD
144 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MORRIS NORMA
144 LIBERTY LANE
ROCKWALL, TX 75087

TORRES PAULITA T
145 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GKD PROPERTIES LLC
145 LIBERTY LN
ROCKWALL, TX 75032

LEWIS COLIN BRAD
146 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEWIS COLIN BRAD
147 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEAM MONAWAR AND
TAHANI MUNAWAR
1471 ENGLEWOOD DR
ROCKWALL, TX 75032

DAVIS GEORGE
148 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SUTHERLAND ETHAN JOHN
148 LIBERTY LN
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD DR
HEATH, TX 75032

FARRAR ROBERT CARY & NANCY N
149 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CATANIA ANTHONY J
14915 WILLOW HEARTH DR
HOUSTON, TX 77084

GLENDINNING ANTHONY AND CHRISTI BOYD
15 INTREPID CIR
ROCKWALL, TX 75032

PARNES ALEXANDRA & DROR
15 KESTREL COURT
ROCKWALL, TX 75032

48 MKS LTD
15 WINDING LAKE DR
DALLAS, TX 75230

GARDNER DAVID L REV LIV TR
150 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CITY OF DALLAS
1500 MARILLA ST ROOM 5D SOUTH
DALLAS, TX 75201

BURNS LORRAINE
151 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROBERTS JOSHUA & CHRISTINA
151 LIBERTY LANE
ROCKWALL, TX 75032

WOOLDRIDGE ALMA J
152 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KNOTT STEPHEN D & SUSAN C
152 LIBERTY LN
ROCKWALL, TX 75032

CONFIDENTIAL
152 SHEPHERDS GLEN RD
ROCKWALL, TX 75032

HUGHES LUANN LYTLER AND RICHARD ANDREW
153 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STEWART JAMIE
154 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BALLARD AMANDA L &
MATTHEW WEST BALLARD
155 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
156 HENRY M CHANDLER DR
ROCKWALL, TX 75032

OURSLEER JIM & BETTY L
156 LIBERTY LN
ROCKWALL, TX 75032

WEBSTER PROPERTIES LTD
157 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEBSTER PROPERTIES LTD
158 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RICKLEFS MARY E
159 HENRY M CHANDLER DR
ROCKWALL, TX 75032

DEVILL HOMES INC
16 INTREPID CIR
ROCKWALL, TX 75032

CURRENS ARLENE & WAYNE TRUSTEES
BUCHNER/CURRENS FAMILY TRUST
16 LAKEWAY DR
HEATH, TX 75032

AMERICAN CONDO CORP OF HOUSTON
160 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SHELTON CRAIG
160 LIBERTY LN
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
161 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COUGHLIN DIANE AND BRIAN FOULKS
162 HENRY M CHANDLER DRIVE UNIT 162
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
163 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SKR INVESTMENTS
164 HENRY M CHANDLER DR
ROCKWALL, TX 75032

PARNES ALEXANDRA & DROR
165 HENRY M CHANDLER DR
ROCKWALL, TX 75032

PARNES ALEXANDRA
166 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GOODWIN DALE & DEBORAH
1667 SWAN TER
N FT MYERS, FL 33903

MCHALE JOHN D JR
167 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SKR INVESTMENTS
168 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SKR INVESTMENTS
1682 CHOTEAU CIR
GRAPEVINE, TX 76051

SKR INVESTMENTS
169 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILKE PATRICIA LYTLE
17 INTREPID CIR
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
170 HENRY M CHANDLER DR
ROCKWALL, TX 75032

D'ALISO CHRISTOPHER J
1701 HICKORY CHASE CIR
KELLER, TX 76248

PHAN NGAN VAN
1701 WOODSBORO CT.
ALLEN, TX 75013

WEBSTER PROPERTIES LTD
171 HENRY M CHANDLER DR
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

WEBSTER PROPERTIES LTD
172 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CLARK JASON
173 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

AMERICAN CONDO CORP OF HOUSTON
174 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
175 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WEBSTER PROPERTIES LTD
176 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FERNANDEZ RENEE LINDA
177 HENRY M CHANDLER DR
ROCKWALL, TX 75032

SIDDIQI NAVEED & TAMARA ABDUL WAHAB
178 HENRY M CHANDLER DR
ROCKWALL, TX 75032

JACKSON STEVEN J AND BARBARA A
18 INTEPRID CIR
ROCKWALL, TX 75032

SOMERS CHARLES LEWIS JR AND MICHELLE
IRENE
18208 PRESTON RD SUITE D9-408
DALLAS, TX 75252

SLATE CRAIG M & TANYA
185 S AVENIDA DEL SEMBRADOR
TUSCON, AZ 85745

PONDER KENNETH & ELMA
1850 ASHBOURNE DR
ROCKWALL, TX 75087

THE POTTS-REAGIN HOUSE LLC
1856 SW AVE Q
WINTER HAVEN, FL 33880

BALLARD CARLEY E JR & CHLOE
1907 LAKEVIEW DR
ROCKWALL, TX 75087

MGBOOMER LLC
1912 KINGS PASS
HEATH, TX 75032

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

SIDDIQI NAVEED AND TAMARA ABDULWAHAB
194 BURNS ST
FOREST HILLS, NY 11375

5 TO 1 LIVING TRUST
2 INTREPID CIRCLE
ROCKWALL, TX 75032

KOLLECK THOMAS A AND TAMARA DESIERTO
20 INTREPID CIR
ROCKWALL, TX 75032

VINES GREGORY S
200 VZCR 3710
EDGEWOOD, TX 75117

VINES AMY
200 VZCR 3710
EDGEWOOD, TX 75117

MAXCEY THOMAS AND KIRSTEN
201 FREEDOM CT
ROCKWALL, TX 75032

MCKNIGHT MARY D
201 HARBOR LANDING DR
ROCKWALL, TX 75032

COOK JEAN QUILL
201 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ROJAS SAMUEL AND
SANDRA ELIZABETH MORALES LEDESMA
201 RAINBOW CIRCLE
ROCKWALL, TX 75032

MCCONNELL MICHAEL J
C/O LINDA M DUGO
201 SOVEREIGN CT
ROCKWALL, TX 75032

MACFARLANE VICTOR L TRUST
VICTOR B & THADERINE D MACFARLANE
TRUSTEES
201 SPEAR ST STE 1000
SAN FRANCISCO, CA 94105

MACFARLANE VICTOR L TRUST
VICTOR B & THADERINE D MACFARLANE
TRUSTEES
201 YACHT CLUB DR
ROCKWALL, TX 75032

MATTESON EVAN RICHARD & VIRGINIA ANN
202 GRETEL PL
ROCKWALL, TX 75032

WILSON SEAN
202 HARBOR LANDING DR
ROCKWALL, TX 75032

SIDDIQI NAVEED AND TAMARA ABDULWAHAB
202 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LAZYDALE PARTNERS LLP
202 N SAN JACINTO
ROCKWALL, TX 75087

SELZER RICHARD M ET UX
202 RAINBOW CIR
ROCKWALL, TX 75032

SELZER DEANNA
202 RAINBOW DR
ROCKWALL, TX 75032

CARTER DAVID F & CYNTHIA W
202 SOVEREIGN CT
ROCKWALL, TX 75032

PETERSON LELAND D & JANET
203 HARBOR LANDING DR
ROCKWALL, TX 75032

LIECHTY FAMILY PARTNERSHIP LP
203 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ARMSTRONG JOHN D
203 RAINBOW CIR
ROCKWALL, TX 75032

RYAN BETTY & JAMES
203 YACHT CLUB DR
ROCKWALL, TX 75032

GARLAND BELOTE III
2038 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BRUMMETT JOHN W
204 GRETEL PLACE
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND
CARLOS AUGUSTO MOSQUERA
204 HARBOR LANDING
ROCKWALL, TX 75032

SHORT KATHRYN FARLEY
204 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75088

YOUNGBLOOD JOLYNN AND TERRY DON
204 RAINBOW CIR
ROCKWALL, TX 75032

ALLEN FRANCIS CONRAD
204 SOVEREIGN CT
ROCKWALL, TX 75032

FITZSIMMONS LIVING TRUST
MARY ANN AND STEPHEN J FITZSIMMONS -
TRUSTEE
20414 W 98TH STREET
LENEXA, KS 66220

KNABLE MICHAEL D REVOCABLE TRUST
MICHAEL D KNABLE TRUSTEE
205 BENTON DRIVE APT 1202
ALLEN, TX 75013

FRITZ AND KATHY MCKINSTRY LIVING TRUST
205 FREEDOM CT
ROCKWALL, TX 75032

SRP SUB, LLC
205 HARBOR LANDING DR
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
205 HENRY M CHANDLER DR
ROCKWALL, TX 75032

YNIGUEZ THOMAS WAYNE &
MANDY E YNIGUEZ
205 MAGIC LN
SUNNYVALE, TX 75182

FODGE JEFF & GLENDA
205 RAINBOW CIR
ROCKWALL, TX 75032

ROSELL LOYD MICHAEL
205 SOVEREIGN COURT
ROCKWALL, TX 75032

GOODCHILD ROBERT R
205 YACHT CLUB DR
ROCKWALL, TX 75032

SCHROEPFER BRADLEY ROBERT & TAMMY LYNN
206 GRETEL PLACE
ROCKWALL, TX 75032

D'AMBROSIA DEAN AND MUSTAFA OMAR
206 HARBOR LANDING DR
ROCKWALL, TX 75032

CHOATE ELAINE MARGARET REVOCABLE LIVING
TRUST
206 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CHOATE ELAINE MARGARET REVOCABLE LIVING
TRUST
206 RAINBOW CIR
ROCKWALL, TX 75032

HENZEN CARLA
207 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BARTO GARY J & TERRI
207 RAINBOW CIRCLE
ROCKWALL, TX 75032

GROVE JERRY DAVID
207 YACHT CLUB DR
ROCKWALL, TX 75032

MOYER JOHN R ETUX CINDY
208 GRETEL PL
ROCKWALL, TX 75032

MORRISON CAMERON AND DANIELLE
208 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

E C LIVING LLC
208 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BOESCH PATRICE RENEE
208 LIONHART PL
ROCKWALL, TX 75032

FISHER FRANK C JR & CHRISTINE K KYLE
208 RAINBOW CR
ROCKWALL, TX 75032

SLATE CRAIG AND TANYA
208 S AVENIDA DEL SEMBRADOR
TUSCAN, AZ 85745

LANE LAWRENCE DALE & HARRIETT B
209 FREEDOM COURT
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
209 HENRY M CHANDLER DR
ROCKWALL, TX 75032

THEO SHEILA L
209 RAINBOW CIRCLE
ROCKWALL, TX 75032

FROST KIMBERLY
209 SOVEREIGN CT
ROCKWALL, TX 75032

SUMMEY JOSHUA L AND AMANDA L
209 YACHT CLUB DRIVE
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND
SARAH MARIE GOOCH
210 FREEDOM CT
ROCKWALL, TX 75032

TAYLOR MARY
210 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COLLICHIO KIMBERLY CULLINS
210 RAINBOW CIR
ROCKWALL, TX 75032

CROSS KIMBERLY CULLINS
210 RAINBOW CR
ROCKWALL, TX 75032

STELTE NICHOLAS & CHELSEA
210 SOVEREIGN CT
ROCKWALL, TX 75032

J&R HUNT INVESTMENTS LLC
211 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COOKE MELANIE
211 YACHT CLUB DRIVE
ROCKWALL, TX 75032

WILKERSON DARYL R & LYNN
212 LIONHART PL
ROCKWALL, TX 75032

GIBBS ERIC D & CECILIA M
212 RAINBOW CIR
ROCKWALL, TX 75032

ESCH JUDD D & CHRISTINE E
212 SOVEREIGN COURT
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D
213 FREEDOM CT
ROCKWALL, TX 75032

E C LIVING LLC
213 HENRY M CHANDLER DR
ROCKWALL, TX 75032

ARMSTRONG JOHN D
213 SOVEREIGNCT
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA
214 FREEDOM COURT
ROCKWALL, TX 75032

DAVIS NITA
214 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MOORE DOOR PROPERTIES LLC
2140 PORTOFINO DR
ROCKWALL, TX 75032

CHADCO INVESTMENTS LLC
215 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TYBONE PROPERTIES LLC
216 HENRY M CHANDLER DR
ROCKWALL, TX 75032

YU HEQING & YIN YANG
216 LIONHART PLACE
ROCKWALL, TX 75032

KIRK MARY
216 SOVEREIGN CT
ROCKWALL, TX 75032

NORRIS KIMBERLY S
217 FREEDOM CT
ROCKWALL, TX 75032

N & S PROPERTIES LLC
217 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET
218 FREEDOM CT
ROCKWALL, TX 75032

LEARY TERENCE
218 HENRY M CHANDLER DR
ROCKWALL, TX 75032

O'CONNOR GLORIA J
219 HENRY M CHANDLER DR #219
ROCKWALL, TX 75032

COOK JEAN QUILL
220 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MANNS FAMILY LIVING TRUST
C/O RALPH E MANNS & PHYLLIS
220 LIONHART PL
ROCKWALL, TX 75032

MCCASKILL KRISTOFER
221 FREEDOM COURT
ROCKWALL, TX 75032

FLORES EMILY RODELA
221 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75032

ARCHER MAX & HELEN MANAGEMENT TRUST
MAX EARL & HELEN GAETA ARCHER CO
TRUSTEES
221 SOVEREIGN COURT
ROCKWALL, TX 75032

NICHOLLS HARRY E JR
222 FREEDOM CT
ROCKWALL, TX 75032

E C LIVING LLC
222 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NEAL LC JR AND CARLA R
222 SOVEREIGN CT
ROCKWALL, TX 75032

CROWELL ROBERT J AND POLLY
223 SOVEREIGN CT
ROCKWALL, TX 75032

LOAN RANGER CAPITAL INVESTMENTS LLC
2235 E 6TH STREET SUITE 103
AUSTIN, TX 78702

DUNCAN FRANK T AND NORMA E
224 LIONHART PLACE
ROCKWALL, TX 75032

AUSBURN CHARLES NEAL
224 SOVEREIGN CT
ROCKWALL, TX 75032

DICKERSON PAUL L & LISA
225 FREEDOM CT
ROCKWALL, TX 75032

ARMSTRONG JOHN D
225 SOVEREIGN CT
ROCKWALL, TX 75032

THORNE ROGER J
226 CREEK CROSSING LN
ROYSE CITY, TX 75189

BELL LINDA W
226 FREEDOM CT
ROCKWALL, TX 75032

CASTER JAMES E JR AND MILINDA J
228 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HOLLIS CODY JONATHAN
228 LIONHART PLACE
ROCKWALL, TX 75032

DYER STACY D
228 SOVEREIGN COURT
ROCKWALL, TX 75032

TONICK MICHAEL D & JANET A
229 FREEDOM CT
ROCKWALL, TX 75032

TULK SHARON K
229 HENRY M CHANDLER DR
ROCKWALL, TX 75032

NIGH INVESTMENTS LIMITED LIABILITY
COMPANY
230 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KEITH BENJAMIN AND
SHERYL KEITH
231 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LEWIS COLIN BRAD
2311 NORWICH DR
CARROLLTON, TX 75006

NASH TERRY L & MARGARET SPEAR
232 LIONHART PL
ROCKWALL, TX 75032

BAKKAL RENE & MESUT
232 SOVEREIGN CT
ROCKWALL, TX 75032

ARMSTRONG D
236 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R
236 LIONHART PL
ROCKWALL, TX 75032

SARA M FRANKEL TRUST
SARA M FRANKEL - TRUSTEE
2366 FAYETTEVILLE AVE
HENDERSON, NV 89052

STRANN MICHAEL RAY
237 HENRY M CHANDLER DRIVE
ROCKWALL, TX 75087

KNABLE MICHAEL D REVOCABLE TRUST
MICHAEL D KNABLE TRUSTEE
238 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LIECHTY FAMILY PARTNERSHIP LP
239 HENRY M CHANDLER DR
ROCKWALL, TX 75032

JOHNSON BRENT & LINDA
240 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COGBURN DEWAYNE AND GLENNA
2400 TRINITY COURT
HEATH, TX 75032

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

MORALE PATRICIA L
241 HENRY M CHANDLER DR
ROCKWALL, TX 75032

PARRISH WENDY R
246 VICTORY LN
ROCKWALL, TX 75032

GATZKE LISA AND JAMES
247 VICTORY LANE
ROCKWALL, TX 75032

CGN SPYGLASS LLC
249 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CGN SPYGLASS LLC
250 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAINS DAVID & BILLIE
2500 DISCOVERY BLVD SUITE 300
ROCKWALL, TX 75032

WEAM MONAWAR AND
TAHANI MUNAWAR
251 HENRY M CHANDLER DR
ROCKWALL, TX 75032

HARRIS ERIC & DEBBIE
251 VICTORY LN
ROCKWALL, TX 75032

KIM SEOK H
2516 WOODHAVEN DR
FLOWER MOUND, TX 75028

RINK HEIDI MARIE
252 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TOMPKINS JAMES MICHAEL & LAURIE CARLENE
GARVIN
2521 BOUNTIFUL COURT
HEATH, TX 75126

JOHNSON BRENT B & LINDA
253 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LASANCE RICHARD & SHIRLEY
253 VICTORY LN
ROCKWALL, TX 75032

48 MKS LTD
254 HENRY M CHANDLER DR
ROCKWALL, TX 75032

TONA CHAD J & MARTI
256 VICTORY LANE
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
257 VICTORYLN
ROCKWALL, TX 75032

VOLKMAN DOLORES
259 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LESLIE RANDY
2595 WINCREST DR
ROCKWALL, TX 75032

BLASSINGAME KENNETH E ETUX
260 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILLIAMS FAMILY TRUST
LARRY/TERESA WILLIAMS TRUSTEE
261 HENRY M CHANDLER DR
ROCKWALL, TX 75032

THOMAS VELIA
2612 GULL LAKE DRIVE
PLANO, TX 75025

CARNEY DON
262 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FORSYTHE LESLEY K AND
PETER J HOLLY
262 MEADOWPARK
ROCKWALL, TX 75032

HANSEN J D & PATRICIA
262 VICTORY LN
ROCKWALL, TX 75032

LEARY TERENCE
2622 MICHIGAN AVE
FORT MYERS, FL 33916

AMERICAN CONDO CORP OF HOUSTON
263 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
264 HENRY M CHANDLER DR
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
264 VICTORY LN
ROCKWALL, TX 75032

KLINE LINDA ANN MULLANE
267 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
268 HENRY M CHANDLER DR
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN AND JACK ALLEN
268 VICTORY LN
ROCKWALL, TX 75032

GARLAND BELOTE III
269 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
270 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BALLARD M WEST & AMANDA B
271 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MADSON RICHARD ARLEN
2710 ROUTH CREEK PKWY APT 3202
RICHARDSON, TX 75082

DILOV VANIO
2717 LAKEWOOD DR
ROWLETT, TX 75088

KEITH BENJAMIN AND
SHERYL KEITH
272 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

SKR INVESTMENTS
273 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
274 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MASON JANIS E
275 HENRY M CHANDLER DR UNIT 3
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
276 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GALLANT ENTERPRISE LLC
2765 ROKI DELL LANE
ROCKWALL, TX 75032

KLINE LINDA ANN MULLANE
277 HENRY M CHANDLER DR
ROCKWALL, TX 75032

WILLIAMS FAMILY TRUST
LARRY/TERESA WILLIAMS TRUSTEE
27754 HIGH VISTA DRIVE
ESCONDIDO, CA 92026

BALLARD CARLEY E JR & CHLOE
278 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CGN SPYGLASS LLC
2807 EASTGROVE LN
HOUSTON, TX 77027

NICKSON SPYGLASS LLC
2807 EASTGROVE LN
HOUSTON, TX 77027

CGN SPYGLASS LLC
2807 EASTGROVE LN
HOUSTON, TX 77027

AMERICAN CONDO CORP OF HOUSTON
2807 EASTGROVE LN
HOUSTON, TX 77027

WILLIAMS ROBERT C
281 VICTORY LN
ROCKWALL, TX 75032

BALLARD AMANDA L &
MATTHEW WEST BALLARD
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

HALL JASON M & CORI M
284 VICTORY LN
ROCKWALL, TX 75032

HALL JASON & CORI
284 VICTORY LN
ROCKWALL, TX 75032

BROWN TERRI LYNN
285 VICTORY LN
ROCKWALL, TX 75032

T & B FAMILY LIMITED PARTNERSHIP
2879 LAGO VISTA DR
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L
289 VICTORY LN
ROCKWALL, TX 75032

TRAYAH LLC
2897 S NELSON ST
LAKEWOOD, CO 80227

LYNN JASON AND DANIELLE
291 VICTORY LANE
ROCKWALL, TX 75032

BILLITER KENT A
291 VICTORY LN
ROCKWALL, TX 75032

AMERSON GARY W AND DEBRA J
293 HARBORVIEW DR
ROCKWALL, TX 75032

WOOD JOHN S & LISA MARIE
293 VICTORY LN
ROCKWALL, TX 75032

ARCE JAIMY G
295 HARBORVIEW DR
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

ARA MANAGEMENT LLC
297 HARBORVIEW DR
ROCKWALL, TX 75032

LYNN JASON AND DANIELLE
297 VICTORY LN
ROCKWALL, TX 75032

SLATE CRAIG M & TANYA
299 HARBORVIEW DR
ROCKWALL, TX 75032

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

SPARKS PHILIP R
3 INTREPID CIR
ROCKWALL, TX 75032

JONES CHRISTOPHER ASHLEY & LESLIE
300 SHAMROCK CIRCLE
ROCKWALL, TX 75032

RIBAIL LEAH
301 COLUMBIA DR
ROCKWALL, TX 75032

YANES DAVID AND CHRISTIE MARIE SCRIBNER
301 HARBOR LANDING DR
ROCKWALL, TX 75032

KIM SEOK H
301 HARBORVIEW DR
ROCKWALL, TX 75032

STOUFFER AMY JACKSON AND MITCH
301 VALIANT
ROCKWALL, TX 75032

KEITH BENJAMIN AND
SHERYL KEITH
3011 BAYSIDE
ROCKWALL, TX 75087

AL MUNAJID MOHD NAZIH & SALMA ALHEWANI
302 COLUMBIA DRIVE
ROCKWALL, TX 75032

GENTLE BILL
302 HARBOR LANDING DR
ROCKWALL, TX 75032

RICHARDS ROBERT J & JOAN S
302 SHAMROCK CIR
ROCKWALL, TX 75032

THACKER N FAMILY TRUST AND
SHEEGOG FAMILY TRUST
3021 RIDGE RD SUITE 26
ROCKWALL, TX 75032

RIBAIL RICHARD CHARLES
303 COLUMBIA DRIVE
ROCKWALL, TX 75032

MUSSER CRAIG AND SHEILA
303 HARBOR LANDING DR
ROCKWALL, TX 75032

MOVE IN & ON LLC
303 HARBORVIEW DR
ROCKWALL, TX 75032

ANDERSON MARK ANDREAS
303 HENRY M CHANDLER DR
ROCKWALL, TX 75032

BALLARD CHRISTOPHER WOLFGANG &
ANDREA NICOLE WARD-BALLARD
303 VALIANT
ROCKWALL, TX 75032

WARD ANDREA N
303 VALIANT DRIVE
ROCKWALL, TX 75032

THORNE ROGER J
304 COLUMBIA DR
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C
304 HARBOR LANDING DR
ROCKWALL, TX 75032

NICKSON SPYGLASS LLC
304 HENRY M CHANDLER DR
ROCKWALL, TX 75032

LOAN RANGER CAPITAL INVESTMENTS LLC
304 SHAMROCK CIR
ROCKWALL, TX 75032

CUNNINGHAM KERRI JON
305 COLUMBIA DR
ROCKWALL, TX 75032

POTISKA ANDREA
305 HARBOR LANDING DR
ROCKWALL, TX 75032

CONFIDENTIAL
305 HARBORVIEW DR
ROCKWALL, TX 75032

DOMINGUE JON
305 HENRY M CHANDLER DR UNIT 305
ROCKWALL, TX 75032

DEAL ROBERT
305 VALIANT DRIVE
ROCKWALL, TX 75032

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

DOTSON MICHAEL J
306 COLUMBIA DR
ROCKWALL, TX 75032

SCHUMANN SHERRY
306 COUNTY ROAD 1581
ALBA, TX 75410

CLEATON JERRY LEE
306 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA
306 HARBORVIEW DR
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
306 HENRY M CHANDLER DR
ROCKWALL, TX 75032

CONFIDENTIAL
306 SHAMROCK CIRCLE
ROCKWALL, TX 75032

MCMINN KIMBERLY
306 VICTORY LN
ROCKWALL, TX 75032

MORALES JOSE
306 WILLIAMS ST
ROCKWALL, TX 75087

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
30601 AGOURA ROAD SUITE 200
AGOURA HILLS, CA 91301

RIBAIL MAUREEN A
307 COLUMBIA DR
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI
307 HARBOR LANDING DR
ROCKWALL, TX 75032

CROMEENS SHAN
307 HARBORVIEW DR
ROCKWALL, TX 75032

NICKSON SPYGLASS LLC
307 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MADSON RICHARD ARLEN
307 VALIANT DR
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

SHANKS SAMUEL S
308 COLUMBIA DRIVE
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE
308 HARBOR LANDING DR
ROCKWALL, TX 75032

KAPRANTZAS ENTERPRISES LLC
308 HARBORVIEW DR
ROCKWALL, TX 75032

MCCLAIN-SMITH GARETH AND
DONNA L WINDSOR
308 HENRY M CHANDLER DR
ROCKWALL, TX 75032

FRY RANOR C AND NORMA L
308 SHAMROCK CIRCLE
ROCKWALL, TX 75032

MCKINNEY NANCY C
309 COLUMBIA DR
ROCKWALL, TX 75032

GRIFFIN DAVID L ET UX
309 HARBOR LANDING DR
ROCKWALL, TX 75032

RENTFROW CHRISTOPHER
309 HARBORVIEW DR
ROCKWALL, TX 75032

WEBSTER MARY ANN
309 HENRY M CHANDLER DR
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
309 VALIANT DR
ROCKWALL, TX 75032

BRIDGES MICHAEL AND DEBRA
310 COLUMBIA DR
ROCKWALL, TX 75032

LEWIS DENNIS & CLARISSA
310 HARBOR LANDING DR
ROCKWALL, TX 75032

TCHAKAROV SVENTLIN
310 HARBORVIEW DR
ROCKWALL, TX 75032

CGN SPYGLASS LLC
310 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
310 VICTORY LN
ROCKWALL, TX 75032

JONES JEFFERY S & SHERIDAN D
311 COLUMBIA DR
ROCKWALL, TX 75032

WIZMANN ERIC & DALE
311 HARBOR LANDING DR
ROCKWALL, TX 75032

RECINOS ARNOLDO AND RUTH LIMA
311 HARBORVIEW DR
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
311 VALIANT DR
ROCKWALL, TX 75032

KOZEL ALEXANDER & KIMBERLY
3110 FARM ROAD 195
PARIS, TX 75462

WHATLEY JEFF W AND DIANE
312 COLUMBIA DR
ROCKWALL, TX 75032

OIWA TAKAAKI
C/O OPEN HOUSE CO LTD
312 HARBOR LANDING DR
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L
312 PORTVIEW PL
ROCKWALL, TX 75032

RUDOLPH CLIFFORD CHARLES
313 COLUMBIA DR
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND
ROSSITZA I POPOVA
313 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R
313 HARBORVIEW DR
HEATH, TX 75032

LOVELESS JERRY L & TOMMIE H
313 VALIANT DR
ROCKWALL, TX 75032

PHILLIPS ROBERT M AND ANNIE A
314 COLUMBIA DR
ROCKWALL, TX 75032

TURCHI ARLENE S
314 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

SMITH JOSHUA AND
MAEGAN HOLLOWAY
314 VALIANT DR
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

NOE NATALIE
315 COLUMBIA DR
ROCKWALL, TX 75032

THOMPSON JIM B AND LEIGH A
315 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

JOHNSTON CAROLINE
315 VALIANT DR
ROCKWALL, TX 75032

ARCE JAIMY G
315 VICTORY LN
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

HPA TEXAS SUB 2017-1 LLC
316 COLUMBIA DR
ROCKWALL, TX 75032

JUDD MANO
316 HARBOR LANDING DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

MAHAFFEY BARBARA L
317 COLUMBIA DR
ROCKWALL, TX 75032

HENDRICKSON PATSY A
317 HARBOR LANDING DR
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
317 HARBORVIEW DR
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
317 VALIANT DR
ROCKWALL, TX 75032

BYRD PATRICIA ANN TERRY
IRREVOCABLE TRUST
318 COLUMBIA DR
ROCKWALL, TX 75032

FITZSIMMONS LIVING TRUST
MARY ANN AND STEPHEN J FITZSIMMONS -
TRUSTEE
318 HARBOR LANDING DR
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

FONTANA APRIL SHIRATSUKI
319 COLUMBIA DR
ROCKWALL, TX 75032

REYNOLDS MARVIN C JR & CLARE D
319 HARBOR LANDING DR
ROCKWALL, TX 75032

SELF SCOTT & JANET
319 HARBORVIEW DR
ROCKWALL, TX 75032

CZECH JOSHUA AND SHARONA
319 HENRY M CHANDLER DR
ROCKWALL, TX 75032

COPPLER GERALD
319 VALIANT DR
ROCKWALL, TX 75032

THORESON MARK R & VICTORIA L
319 YACHT CLUB DR
ROCKWALL, TX 75032

SINCLAIR SUE AND
JEREMY LEE SINCLAIR
32 LAKEWAY DRIVE
HEATH, TX 75032

STURGEON WILLIAM C & BETTY E
320 COLUMBIA DR
ROCKWALL, TX 75032

LOHR JAMES A & MARGARET P
320 HARBOR LANDING DR
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
320 HENRY M CHANDLER DR
ROCKWALL, TX 75032

POTTS JASON AND ANNA
320 PORTVIEW PLACE
ROCKWALL, TX 75032

HANSEN JOSH AND
RACHEL THORNQUIST
320 VALIANT DRIVE
ROCKWALL, TX 75032

PARKHILL ESTATES LLC
3205 TALON DR
RICHARDSON, TX 75082

CARRILLO JOHNNY
321 COLUMBIA DR
ROCKWALL, TX 75032

LINNSTAEDTER RANDALL AND KIMBERLY
321 HARBOR LANDING DR
ROCKWALL, TX 75032

SELF BILLY & KATIE
321 HARBORVIEW DR
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCHIN
321 VALIANT DR
ROCKWALL, TX 75032

CATHEY MARVA WALKER
321 YACHT CLUB DR
ROCKWALL, TX 75032

WEBSTER ALAN T
322 COLUMBIA DR
ROCKWALL, TX 75032

WOOD GEORGE & EVELYN
322 HARBOR LANDING DR
ROCKWALL, TX 75032

CONDIT TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

KAPILEVICH LEONID & ANNA ZABARSKAYA
KAPILEVICH
LEONID & ANNA KAPILEVICH FAMILY TRUST
323 COLUMBIA DR
ROCKWALL, TX 75032

IMRIE DONALD M & CHERYL K
323 HARBOR LANDING DR
ROCKWALL, TX 75032

OWENS MICHAEL V
323 VALIANT DR
ROCKWALL, TX 75032

DERIDDER CASPAR L
323 YACHT CLUB DR
ROCKWALL, TX 75032

LIKE LARRY D & MELISA L
324 COLUMBIA DRIVE
ROCKWALL, TX 75032

BRADSHAW MARCKUS LEWIS AND
VANESSA RIZZARI
324 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

GALLANT ENTERPRISE LLC
325 COLUMBIA DR
ROCKWALL, TX 75032

GRAY RUSSELL LEE
325 HARBOR LANDING DR
ROCKWALL, TX 75032

CULLEN GREGORY L & JEAN C
325 HARBORVIEW DR
ROCKWALL, TX 75032

GUNDERSON BLAKE AND
CASEY MARIE VICKERS
325 VALIANT DR
ROCKWALL, TX 75032

SIVILS BOB R & LINDA LUDDEN SIVILS
325 YACHT CLUB DR
ROCKWALL, TX 75032

HUGHES RONALD LYNN AND RITA
326 COLUMBIA DRIVE
ROCKWALL, TX 75032

DENIKE SARAH
326 HARBOR LANDING DR
ROCKWALL, TX 75032

LUCIA LODEMA S TRUSTEE
LUCIA REVOCABLE INTER-VIVOS TRUST
326 HARBORVIEW DR
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
326 VALIANT DR
ROCKWALL, TX 75032

KORTES KAREN L
327 COLUMBIA DR
ROCKWALL, TX 75032

WAGONER SHANNON AND JAMES
327 HARBORVIEW DR
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN
327 VALIANT DR
ROCKWALL, TX 75032

ABOU-HAIDAR ISSA S & LAMORA
327 YACHT CLUB DR
ROCKWALL, TX 75032

H AidAR LAMORA LUCIA AND ISSA ABOU
327 YACHT CLUB DR
ROCKWALL, TX 75032

BREEDLOVE STEPHEN WENN & NEITA P
328 COLUMBIA DRIVE
ROCKWALL, TX 75032

WHETSELL BETTY R
328 HARBOR LANDING DR
ROCKWALL, TX 75032

VELASCO ALEJANDRO PORTOCARRERO AND
STEPHANIE G ARAMAYO
328 HARBORVIEW DR
ROCKWALL, TX 75032

ANDERS LYNN M
329 COLUMBIA DRIVE
ROCKWALL, TX 75032

BOHORQUEZ DAVID
329 HARBORVIEW DR
ROCKWALL, TX 75032

IMBURGIA JAMES
329 VALIANT DR
ROCKWALL, TX 75032

BOOKHOUT JAMES M & KATHRYN C
329 YACHT CLUB DR
ROCKWALL, TX 75032

OLEKSINSKI MICHAEL A
330 COLUMBIA DR
ROCKWALL, TX 75032

MATTES JOHN AND TONG
330 HARBOR LANDING DR
ROCKWALL, TX 75032

MARTIN SERGIO ROBLEDO AND ANDRESSA
HENDLER
330 HARBORVIEW DR
ROCKWALL, TX 75032

BOOKHOUT JAMES C AND NICOLE
331 COLUMBIA DRIVE
ROCKWALL, TX 75032

MERCKLING BRYAN S AND STACY D
331 HARBORVIEW DR
ROCKWALL, TX 75032

STORY BRIAN K AND LANA K
331 VALIANT DRIVE
ROCKWALL, TX 75032

CLARK MELISSA JOYCE & MICHAEL JOHN
331 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HURST RANDY L & CAROL J
332 COLUMBIA DR
ROCKWALL, TX 75032

BISHOP J PHIL
333 COLUMBIA DR
ROCKWALL, TX 75032

VOSPER ALAN AND SHIRLEY
333 HARBORVIEW
ROCKWALL, TX 75032

LE TAN T AND VIRGINIA I
333 VALIANT DR
ROCKWALL, TX 75032

KUIPERS ROY & KATHY SALFEN
333 YACHT CLUB DR
ROCKWALL, TX 75032

MANASCO MARTIN E AND LISA M
335 HARBORVIEW DR
ROCKWALL, TX 75032

DANIEL SANDRA SUE
335 VALIANT DR
ROCKWALL, TX 75032

JOHNSON DAVID LEO AND
LINDA J JOHNSON
337 HARBORVIEW DRIVE
ROCKWALL, TX 75032

HARMON H VICTOR
337 VALIANT DR
ROCKWALL, TX 75032

JOHNSON FAMILY TRUST
338 HENRY M CHANDLER DR
ROCKWALL, TX 75032

VIERLING DENNIS & LISA
339 HENRY M CHANDLER DR
ROCKWALL, TX 75032

THOMPSON PAIGE ELIZABETH
340 HENRY M CHANDLER
ROCKWALL, TX 75032

N & S PROPERTIES LLC
3402 ANTHONY CIR
ROWLETT, TX 75088

CAMACHO MARC AND JARITA
3409 BERMUDA DR
ROWLETT, TX 75088

WEBSTER MARY ANN
341 HENRY M CHANDLER DR
ROCKWALL, TX 75032

MOHAN KENNETH
3415 WATERVIEW TRL
ROCKWALL, TX 75087

GARDNER DAVID L REV LIV TR
351 HENRY M CHANDLER DR
ROCKWALL, TX 75032

GASSNER CECELIA ANN AND
WILLIAM ADAM PARK
352 HENRY M CHANDLER DR
ROCKWALL, TX 75032

VOLKMAN DOLORES A
353 HENRY M CHANDLER DR
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR
354 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KLINE LINDA ANN MULLANE
3543 VANCOUVER DRIVE
DALLAS, TX 75229

AMERICAN CONDO CORP OF HOUSTON
371 HENRY M CHANDLER DR
ROCKWALL, TX 75032

AMERICAN CONDO CORP OF HOUSTON
372 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KLINE LINDA ANN MULLANE
373 HENRY M CHANDLER DR
ROCKWALL, TX 75032

M & H PROPERTIES INC
374 HENRY M CHANDLER DR
ROCKWALL, TX 75032

JOHNSON BRENT B & LINDA
3810 COVE RD
ROWLETT, TX 75088

FLEMING JOYCE MARIE
4 INTREPID CIR
ROCKWALL, TX 75032

LEPARD RICHARD L
400 ENDEAVOR CT
ROCKWALL, TX 75032

BAXTER STEVE & KARAN
401 COLUMBIA DR
ROCKWALL, TX 75032

KORTEMIER WILLIAM F
401 YACHT CLUB DR
ROCKWALL, TX 75032

MOULEDOUS ALFRED E JR
402 COLUMBIA DR
ROCKWALL, TX 75032

BAXTER STEVE & KARAN
403 COLUMBIA DR
ROCKWALL, TX 75032

BURNS LORRAINE
403 WEST WASHINGTON
ROCKWALL, TX 75087

KENTOPP RICHARD J & MELODY
403 YACHT CLUB DR
ROCKWALL, TX 75032

EZEROSKY BRENNIA KERI
404 COLUMBIA DR
ROCKWALL, TX 75032

HEIN PRISCILLA
404 ENDEAVOR CT
ROCKWALL, TX 75032

CONE YVONNE MARIE REVOCABLE LIVING
TRUST
4048 ROBIN ST
BAY ST LOUIS, MS 39520

CENSULLO FRANCIS
405 COLUMBIA DR
ROCKWALL, TX 75032

FULLER JULIE
405 YACHT CLUB DR
ROCKWALL, TX 75032

HUGHES THOMAS AND MADISON
406 COLUMBIA DR
ROCKWALL, TX 75032

MEZA LUIS FELIPE AND LAURA P POHLS
406 ENDEAVOR COURT
ROCKWALL, TX 75032

MALLARD DAVID S & SHERRY A
407 COLUMBIA DR
ROCKWALL, TX 75032

ARNAIZ REVOCABLE TRUST OF AUGUST 3, 2017
ANTHONY GENE ARNAIZ AND LANA MICHELLE
ARNAIZ- TRUSTEES
407 ISBEL DRIVE
SANTA CRUZ, CA 95060

WISE RUTHANNE
407 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TULK SHERRY
408 COLUMBIA DR
ROCKWALL, TX 75032

TULK SHARON K
408 COLUMBIA DR
ROCKWALL, TX 75032

FARR MATTHEW & AMBER
408 ENDEAVOR COURT
ROCKWALL, TX 75032

SCHREIBER JIMMY D & INEZ
409 COLUMBIA DR
ROCKWALL, TX 75032

JONES KEITH R & TERESA K
409 YACHT CLUB DR
ROCKWALL, TX 75032

NELSON JERRY C & MARIBETH TRUSTEES
NELSON FAMILY LIVING TRUST
410 COLUMBIA DR
ROCKWALL, TX 75032

NELSON FAMILY LIVING TRUST
JERRY C NELSON AND MARIBETH NELSON-
TRUSTEES
410 COLUMBIA DRIVE
ROCKWALL, TX 75032

MCKAY WILLIAM R & LINDA S
4109 DESERT GARDEN DR
PLANO, TX 75093

CHRISTENSEN DAVID J & STACEY
411 COLUMBIA DRIVE
ROCKWALL, TX 75032

WATSON JARRETT A
411 YACHT CLUB DR
ROCKWALL, TX 75032

VANDIGRIFF VICTORIA LYNN
4118 NORMANDY AVE
DALLAS, TX 75205

MARTIN MAX E
412 COLUMBIA DR
ROCKWALL, TX 75032

COMPTON WILLIAM H & JAYNE
412 ENDEAVOR CT
ROCKWALL, TX 75032

HYDEMAN ROBERT B JR
413 COLUMBIA DR
ROCKWALL, TX 75032

MACGILVARY ERIN
413 YACHT CLUB DRIVE
ROCKWALL, TX 75032

KERR DALE LESLIE AND SUSAN ALLEN
414 COLUMBIA DRIVE
ROCKWALL, TX 75032

LILES MICHAEL AND JO ANN
414 ENDEAVOR CT
ROCKWALL, TX 75032

SLATON CAREN M
4142 UNIVERSITY BLVD
DALLAS, TX 75205

WHITTEN DON AND PATRICE
415 COLUMBIA DR
ROCKWALL, TX 75032

STEVENSON LARRY KEITH
416 COLUMBIA DR
ROCKWALL, TX 75032

BRANDON CHRIS B & TINA MARIE
417 COLUMBIA DR
ROCKWALL, TX 75032

JORDAN PAMELLA W
419 COLUMBIA DR
ROCKWALL, TX 75032

BREWER JAMES ASHLEY JR
420 COLUMBIA DR
ROCKWALL, TX 75032

THOMPSON FRED AND LINDA
421 COLUMBIA DRIVE
ROCKWALL, TX 75032

#23 INVESTMENTS LLC
422 COLUMBIA DR
ROCKWALL, TX 75032

BRIGHT CHRISTOPHER J JOHN
423 COLUMBIA DR
ROCKWALL, TX 75032

HANKINS MICHAEL L & VICKI S
425 COLUMBIA DR
ROCKWALL, TX 75032

O'BOYLE MICHAEL
426 YACHT CLUB DR
ROCKWALL, TX 75032

STENBERG BARBARA JANE
426 YACHT CLUB DR APT C
ROCKWALL, TX 75032

CONINE CHRISTOPHER T
426 YACHT CLUB DR UNIT B
ROCKWALL, TX 75032

PETTITT GREGORY S AND CONNIE L
426 YACHT CLUB DRIVE APT D
ROCKWALL, TX 75032

WEEKLEY PATRICIA H
426 YACHT CLUB DRIVE #G UNIT C-3
ROCKWALL, TX 75032

YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

J&R HUNT INVESTMENTS LLC
427 PRIVATE ROAD 2939
PITTSBURG, TX 75686

DUDEK PROPERTIES LLC
428 COLUMBIA DR
ROCKWALL, TX 75032

WRIGHT RHONDA LYNN
428 YACHT CLUB DR APT C
ROCKWALL, TX 75032

WRIGHT RHONDA
428C YACHT CLUB DR
ROCKWALL, TX 75032

ROLAND JAMES & DEBRA JAN
429 COLUMBIA DR
ROCKWALL, TX 75032

KAY SUZANNE KAY
430E YACHT CLUB DRIVE
ROCKWALL, TX 75032

KELLY DONNA
431 COLUMBIA DR
ROCKWALL, TX 75032

BARRINGER VAN
4310 COCHRAN CHAPEL CIR
DALLAS, TX 75209

DUDEK PROPERTIES LLC
432 COLUMBIA DR
ROCKWALL, TX 75032

DUDEK JOHN F AND JENNIFER H
432 COLUMBIA DR
ROCKWALL, TX 75032

GESSNER JOHN B
433 COLUMBIA DR
ROCKWALL, TX 75032

LAMBERTH ROBERT B & JENNIFER J
435 COLUMBIA DR
ROCKWALL, TX 75032

MORRISON DEBRA
436 COLUMBIA DR
ROCKWALL, TX 75032

BECK JOAN K
436 YACHT CLUB DR APT A
ROCKWALL, TX 75032

DAVIS KERRI
436 YACHT CLUB DR #G
ROCKWALL, TX 75032

HALL DEREK
436C YACHT CLUB DRIVE
ROCKWALL, TX 75032

BENSON CURT R
438 COLUMBIA DRIVE
ROCKWALL, TX 75032

JOHNSTON CAROL RUTH
438 YACHT CLUB #E
ROCKWALL, TX 75032

JAMES DEBRA SUE
438 YACHT CLUB DR APT D
ROCKWALL, TX 75032

TUCKER ASHLEY NICOLE
438 YACHT CLUB DR #G
ROCKWALL, TX 75032

FISHER TED Y
4404 PLACIDIA AVE
TOLUCA LAKE, CA 91602

BRUNS BEVERLY LYNN
440B YACHT CLUB DR
ROCKWALL, TX 75032

GREENBERG MARC K
442 COLUMBIA DR
ROCKWALL, TX 75032

VREELAND DENISE AND
DAN CALNON
442 YACHT CLUB DRIVE #B
ROCKWALL, TX 75032

PAYNE JOHN R
444 COLUMBIA DR
ROCKWALL, TX 75032

ARMSTRONG D
446 COLUMBIA DR
ROCKWALL, TX 75032

FODGE JEFF & GLENDA
448 WYNDEMERE BLVD
HEATH, TX 75032

CARRIGAN DOROTHY
450 YACHT CLUB DR APT B
ROCKWALL, TX 75032

ARMSTRONG MARK C
450 YACHT CLUB DRIVE UNIT C
ROCKWALL, TX 75032

RUNYON FLOYD D AND DANA
450 YACHT CLUB DRIVE UNIT # A
ROCKWALL, TX 75032

RUBENSTEIN ALAN J AND
GINA L STRICKLIN
4501 YACHT CLUB DR
ROCKWALL, TX 75032

XU JINGRU
4529 CROSSTIMBER DR
PLANO, TX 75093

POWELL COQUEACE
454 S YACHT CLUB DRIVE A
ROCKWALL, TX 75032

MCCALISTER SHAWN D & RUSS W WILLIAMSON
&
ELIZABETH R WILLIAMSON
456A YACHT CLUB DR
ROCKWALL, TX 75032

GREEN JOHN W JR
458 YACHT CLUB DR APT A
ROCKWALL, TX 75032

HILE CARLA J
4609 STEEPLE CHASE LN
ROCKWALL, TX 75032

AUSBURN CHARLES NEAL
4614 GILBERT AVE
DALLAS, TX 75219

ROCKWALL MARINA DEVELOPMENT LLC
4701 COPPER MOUNTAIN LANE
RICHARDSON, TX 75082

ALLEN FAMILY TRUST
ROBERT E ALLEN AND ELEANOR I ALLEN-
TRUSTEES
480 N WINCHESTER BLVD. #7
SANTA CLARA, CA 95050

SEASONED STRUCTURES LLC SERIES B
4910 PORTOLA DR
GARLAND, TX 75043

DAVIS GEORGE
5 DARR RD
HEATH, TX 75032

DAVIS NITA
5 DARR ROAD
HEATH, TX 75032

N & S PROPERTIES LLC
3402 ANTHONY CIR
ROWLETT, TX 75088

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5518 CHALLENGER CT
ROCKWALL, TX 75032

ROMER ENTERPRISES LLC
2311 NORWICH DR
CARROLLTON, TX 75006

AURINGER JENNIFER & JONATHAN
5 INTREPID CIR
ROCKWALL, TX 75032

UDSTUEN ERIKA ANN
501 COLUMBIA DRIVE
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC
501 YACHT CLUB DR
ROCKWALL, TX 75032

UDSTUEN STEPHENSON
502 COLUMBIA DR
ROCKWALL, TX 75032

LIECHTY FAMILY PARTNERSHIP LP
502 TERRY LN
HEATH, TX 75032

WOMBLE JOHN
503 COLUMBIA DRIVE
ROCKWALL, TX 75032

HUDSON REAL ESTATE HOLDINGS LLC
503 MARINER DR
ROCKWALL, TX 75032

KAHL STEPHEN M & KAREN E
504 MARINER DR
ROCKWALL, TX 75032

TURSCHAK JAIME
505 COLUMBIA DRIVE
ROCKWALL, TX 75032

HUDSON REAL ESTATE HOLDINGS LLC
505 MARINER DR
ROCKWALL, TX 75032

OIWA TAKAAKI
C/O OPEN HOUSE CO LTD
5050 QUORUM DRIVE SUITE 610
DALLAS, TX 75254

HIBBARD WILLIAM
506 COLUMBIA DR
ROCKWALL, TX 75032

HIBBARD VIRGINIA
506 COLUMBIA DR
ROCKWALL, TX 75032

HUDSON REAL ESTATE HOLDINGS LLC
507 MARINER DR
ROCKWALL, TX 75032

BLAKELY DENNIS DALE AND SARA ALLEN
508 COLUMBIA DRIVE
ROCKWALL, TX 75032

ALLYSON VAN OS RESIDENCE TRUST 07-05-87
ALLYSON VAN OS - SUCCESSOR TRUSTEE
508 MARINER DR
ROCKWALL, TX 75032

HUDSON REAL ESTATE HOLDINGS LLC
509 MARINER DR
ROCKWALL, TX 75032

DEVINE GRAEME J & LORI
510 COLUMBIA DR
ROCKWALL, TX 75032

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

BUSS LARRY D & KAREN K
5103 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

RIAZ SUMERA
5108 YACHT CLUBDR
ROCKWALL, TX 75032

HUDSON REAL ESTATE HOLDINGS LLC
511 MARINER DR
ROCKWALL, TX 75032

DEBENDER RACHEL M AND
MADELINE A GEARY
512 COLUMBIA DR
ROCKWALL, TX 75032

HIGHT LINDA ANN
512 MARINER DRIVE
ROCKWALL, TX 75032

CASTER JAMES E JR AND MILINDA J
512 PRIVATE RD 52444
LEESBURG, TX 75451

VAN AMBURGH GORDON D JR & JEANNE M
514 COLUMBIA DR
ROCKWALL, TX 75032

LAQUEY DIANA
516 LAS LOMAS DR
HEATH, TX 75032

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND, TRUSTEES
519 E I-30 #704
ROCKWALL, TX 75087

NIETO RENAY
519 E INTERSTATE 30
ROCKWALL, TX 75087

HARMON HOSEA VICTOR & ELIZABETH C
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

SPYGLASS HILL CONDOMINIUMS PHASE II
519 I-30 #330
ROCKWALL, TX 75087

LAYENDECKER TIMOTHY P & SHAHLA
519 INTERSTATE 30 #629
ROCKWALL, TX 75087

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

COWAN AMY
DAVID SPOENEMAN
5203 SCARBOROUGH LN
DALLAS, TX 75287

BARRY JOYCE
5204 YACHT CLUB DR
ROCKWALL, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS
LIMITED PARTNERSHIP
5206 YACHT CLUB DR
ROCKWALL, TX 75032

METRY GREGORY K
5208 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TRAYAH LLC
522 YACHT CLUB DR
ROCKWALL, TX 75032

GUNTER MARGIE ANN
524 YACHT CLUB DR
ROCKWALL, TX 75032

COLLICHIO KIMBERLY ANN
526 YACHT CLUB DR
ROCKWALL, TX 75032

SELZER DEANNA
528 YACHT CLUB DR
ROCKWALL, TX 75032

WILLIS PATRICIA D
530 YACHT CLUB 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

HOLMGREN DENNIS M AND JO ANN
5303 YACHT CLUB DRIVE
ROCKWALL, TX 75032

WILLIAMS VICTORIA L & DAVID B
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

VINES AMY
532 YACHT CLUB DR
ROCKWALL, TX 75032

ROSHAN KC
5335 BROADWAY BLVD #210
GARLAND, TX 75043

SALT PROPERTIES LLC
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TROTTER STEVEN DOUGLAS & LISA ANN
534 YACHT CLUB DRIVE
ROCKWALL, TX 75032

TYBONE PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

PEARMAN JANICE
536 YACHT CLUB DR
ROCKWALL, TX 75032

ULMEN PEGGY SUE
538 YACHT CLUB DR
ROCKWALL, TX 75032

VAN AMBURGH GORDON D JR & JEANNE M
540 LOMA VIST
HEATH, TX 75032

P V REAL ESTATE HOLDINGS SERIES LLC SERIES D
540 NANCE RD
SUNNYVALE, TX 75182

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM- TRUSTEE
540 YACHT CLUB DR
ROCKWALL, TX 75032

DUNCAN HAL & EILEEN
5401 RANGER DR
ROCKWALL, TX 75032

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

JANAK JUDY A AND MICHAEL K BOX
5403 RANGER DR
ROCKWALL, TX 75032

DEVINE LORI AND GRAEME
5405 RANGER DR
ROCKWALL, TX 75032

MONTGOMERY WILLIAM C & DIANE
5406 YACHT CLUB DR
ROCKWALL, TX 75032

DALTON PAMELA GAY
5407 RANGER DR
ROCKWALL, TX 75032

COLEMAN WILL
5408 YACHT CLUB DR
ROCKWALL, TX 75032

RICH JEFFREY
5409 RANGER DR
ROCKWALL, TX 75032

RICH JEFFREY M
5411 RANGER DRIVE
ROCKWALL, TX 75032

RICH JEFFREY
5411 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKI
5412 RANGER DR
ROCKWALL, TX 75032

HIBBARD VIRGINIA
5413 RANGER DR
ROCKWALL, TX 75032

PIXLEY ENTERPRISES AND
ANDREA PIXLEY
5414 RANGER DR
ROCKWALL, TX 75032

PETER GAIL M
5416 RANGER DR
ROCKWALL, TX 75032

KUIPERS KATHY & ROY
5418 RANGER DR
ROCKWALL, TX 75032

KOMP STEPHEN J
5419 RANGER DRIVE
ROCKWALL, TX 75032

STIEGELMAR RICHARD L AND DORA L
542 YACHT CLUB DR
ROCKWALL, TX 75032

OTTEN STEVEN E
5420 RANGER DR
ROCKWALL, TX 75032

JOHNSON LINDA AND DAVID
5421 RANGER DR
ROCKWALL, TX 75032

LEEDS JULIE
5422 RANGER DR
ROCKWALL, TX 75032

FULLER JULIE
5425 BYERS AVE
FORT WORTH, TX 76107

LUND MICHAEL J AKA
MICHAEL LUND AND CHIZUKO T LUND AKA
CHIZUKO LUND
5425 RANGER DRIVE
ROCKWALL, TX 75032

THOMAS VICKIE SUE
5427 RANGER DR
ROCKWALL, TX 75032

CONFIDENTIAL
5433 RANGER DR
ROCKWALL, TX 75032

RAINEY JOEL A & PAULA N
5434 RANGER DR
ROCKWALL, TX 75032

DOVE JAMES & BARBARA
5436 RANGER DR
ROCKWALL, TX 75032

LIKE JOHN MILES
5437 RANGER DR
ROCKWALL, TX 75032

RUBENSTEIN ALAN AND
GINA STRICKLIN
5438 RANGER DR
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC
544 YACHT CLUB DR
ROCKWALL, TX 75032

PIXLEY SUZANNE
5440 RANGER DR
ROCKWALL, TX 75032

HILL SAMUEL J
5441 RANGER DR
ROCKWALL, TX 75032

PIXLEY SUZANNE M
5442 RANGER DR
ROCKWALL, TX 75032

DEATON JOSHUA AND AMANDA
5446 RANGER DR
ROCKWALL, TX 75032

GILL ATLANTA PROPERTIES LLC
545 KIRNWOOD DRIVE
DALLAS, TX 75232

GARCIA SERGIO
5453 RANGER DR
ROCKWALL, TX 75032

Haidar Lamora Lucia and Issa Abou
5501 Canada Ct
Rockwall, TX 75032

Schultz Kathy L & Larry R
5501 Ranger Dr
Rockwall, TX 75032

Cullen Seth Lawrence and Gabrielle
5501 Yacht Club Dr
Rockwall, TX 75032

Iwai Akio
C/O Open House Co Ltd, 11th Floor
5502 Australia Ct
Rockwall, TX 75032

Schlett Karla and Scott Shepherd
5502 Canada Ct
Rockwall, TX 75032

Marshall Samuel and Diana
5502 Challenger Ct
Rockwall, TX 75032

Davis William H & Patricia L
5502 Yacht Club Dr
Rockwall, TX 75032

Mgboomer LLC
5503 Canada Ct
Rockwall, TX 75032

Denney Zachary Lewis
5503 Ranger Dr
Rockwall, TX 75032

Linley Zachary and Elizabeth Holland-
5504 Australia Court
Rockwall, TX 75032

James Justin & Lindsey
5504 Canada Court
Rockwall, TX 75032

Mckay Adrian and Roberta
5504 Challenger Ct
Rockwall, TX 75032

Henry Sue E
5504 Yacht Club Dr
Rockwall, TX 75032

Sexton Shawn Revocable Trust
5505 Ranger Dr
Rockwall, TX 75032

Hammond Huddle Living Trust
Eugene Wesley Huddle and Jane
Hammond, Trustees
5505 Yacht Club Dr
Rockwall, TX 75032

Wilson Stephen L & Janprapha T
5506 Australia Ct
Rockwall, TX 75032

Fellers Carol
5506 Canada Ct
Rockwall, TX 75032

Kjt Flying Properties LLC
5506 Challenger Ct
Rockwall, TX 75032

Angeline Thompson Revocable Living
Trust
Angela Michelle Horak- Trustee
5507 Yacht Club
Rockwall, TX 75032

Young Sherry White
5508 Australia Ct
Rockwall, TX 75032

Howell Steve & Sharon
5508 Cambria Dr
Rockwall, TX 75032

Odie Connie L
5508 Canada Court
Rockwall, TX 75032

Norton Angela
5508 Challenger Ct
Rockwall, TX 75032

Latimer Tammy & Donald
5509 Ranger Dr
Rockwall, TX 75032

Desrosiers Ronald J
5510 Australia Ct
Heath, TX 75032

Ferguson Kenneth Lee
5510 Canada Ct
Rockwall, TX 75032

Bradshaw Adrian & Andrielle Jones
5510 Challenger Court
Rockwall, TX 75032

Taylor Joe & Cindy
5511 Australia Ct
Rockwall, TX 75032

Garcia Luis
5512 Canada Ct
Rockwall, TX 75032

Best James and Debra
5512 Challenger Ct
Rockwall, TX 75032

LANCE DONNIE C & MARY
5514 AUSTRALIA CT
ROCKWALL, TX 75032

PETERS LEONARD R AND SANDY JO
5514 CANADA CT
ROCKWALL, TX 75032

STARBIRD RYAN D AND LAUREN
5514 CHALLENGER CT
ROCKWALL, TX 75032

CLARK TAWANA
5516 AUSTRALIA CT
ROCKWALL, TX 75032

SEAY JIMMY & CYNTHIA F
5516 CANADA CT
ROCKWALL, TX 75032

CABANISS CHAR CHERICE
DAVID R DE LA CERDA
5516 CHALLENGER CT
ROCKWALL, TX 75032

TORRES HECTOR EDUARDO LOPEZ AND
LUIS FERNANDO LOPEZ
5518 AUSTRALIA CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5518 CHALLENGER CT
ROCKWALL, TX 75032

MORRISON MICHAEL S
552 YACHT CLUB DRIVE
ROCKWALL, TX 75032

KING JON JOSHUA
5520 AUSTRALIA CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5520 CHALLENGER CT
ROCKWALL, TX 75032

BUTLER MARY DELINA
5522 CHALLENGER COURT
ROCKWALL, TX 75032

CONFIDENTIAL
5526 CHALLENGER COURT
ROCKWALL, TX 75032

SHELTON ROBERT M
5528 CHALLENGER CT
ROCKWALL, TX 75032

WATKINS JAMES & ELLEN
5530 CHALLENGER CT
ROCKWALL, TX 75032

WILLIAMS MARLENE
5533 CANADA COURT
ROCKWALL, TX 75032

PRINE ROBERT HAROLD JR
5534 CANADA COURT
ROCKWALL, TX 75032

MAXCEY THOMAS CHRISTOPHER & KIRSTEN
JOANN
5535 CANADA CT
ROCKWALL, TX 75032

KOZEL ALEXANDER & KIMBERLY
5536 CANADA CT
ROCKWALL, TX 75032

E C LIVING LLC
5537 CANADA CT
ROCKWALL, TX 75032

CAVENDISH DENIS G
5538 CANADA CT
ROCKWALL, TX 75032

SMOTHERMON DONNA GAIL
5539 CANADA COURT
ROCKWALL, TX 75032

LOGAN PAULINE K
554 VZ COUNTY ROAD 2139
CANTON, TX 75103

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM, TRUSTEE
554 YACHT CLUB
ROCKWALL, TX 75032

MULLENIX DIANE
5541 CANADA COURT
ROCKWALL, TX 75032

MUNDO JOSEPH C & PAMELA J
5542 CANADA CT
ROCKWALL, TX 75032

ALLEN FAMILY TRUST
ROBERT E ALLEN AND ELEANOR I ALLEN-
TRUSTEES
5543 CANADACT
ROCKWALL, TX 75032

JONES KEITH R & TERESA K
5544 CANADA CT
ROCKWALL, TX 75032

JONES KEITH AND TERESA K
5544 CHANDLERS COURT
ROCKWALL, TX 75032

OWEN JAMI HUBER
5546 CANADA COURT
ROCKWALL, TX 75032

ATASHI TOWN HOMES LLC
5548 CANADA CT
ROCKWALL, TX 75032

FREEMAN STEPHEN M
5550 CANADA CT
ROCKWALL, TX 75032

NIETO RENAY
5552 CANADA CT
ROCKWALL, TX 75032

SCHOENEMAN JAMES B
5554 CANADA CT
ROCKWALL, TX 75032

2016 BLUM REVOCABLE TRUST
JENNIFER REBECCA BLUM- TRUSTEE
5556 CANADA CT
ROCKWALL, TX 75032

JORDAN RICHARD WAYNE
5558 CANADA COURT
ROCKWALL, TX 75032

VAUGHAN SANDRA K
556 YACHT CLUB DR UNIT 1
ROCKWALL, TX 75032

PIXLEY SUZANNE M & ANDREA J
5560 CANADA COURT
ROCKWALL, TX 75032

PIXLEY ANDREA J AND SUZANNE M
5560 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA J AND SUZANNE M
5562 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA AND
SUZANNE PIXLEY
5564 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA J AND SUZANNE M
5566 CANADA CT
ROCKWALL, TX 75032

STITES TOM
5568 CANADA CT
ROCKWALL, TX 75032

PUSCH CHRISTA
5569 CANADA CT
ROCKWALL, TX 75032

KRAVETZ STEVEN M ETUX
5570 CANADA CT
ROCKWALL, TX 75032

MILLER DIXIE
5571 CANADA CT
ROCKWALL, TX 75032

WATTERSON RONALD E & MICHAEL E
SAMBOGNA
5572 CANADA CT
ROCKWALL, TX 75032

PIXLEY ANDREA
5573 CANADA CT
ROCKWALL, TX 75032

SINISCALCHI JOSEPH W & KIMBERLY A
5574 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

MCCLOY STEPHANIE JOAN
5575 CANADA CT
ROCKWALL, TX 75032

M & H PROPERTIES INC
5575 CANADA CT
ROCKWALL, TX 75032

HETTINGER HAYS V & MARGARET A
5576 CANADA CT
ROCKWALL, TX 75032

PALMER TODD P AND NEELIE HUFF
5579 CANADA CT
ROCKWALL, TX 75032

SPEED STEVEN C AND KAYLA MARIE
SPEED STEVEN C AND KAYLA MARIE
558 YACHT CLUBD R
ROCKWALL, TX 75032

HAWN LESLEE AND WILLIAM RUSSELL
5580 CANADA CT
ROCKWALL, TX 75032

AUBREY Q & YVONNE M PATTERSON
REVOCABLE LIVING TRUST
AUBREY Q & YVONNE M PATTERSON TRUSTEES
5581 CANADA COURT
ROCKWALL, TX 75032

HITT JAMES
5583 CANADA COURT
ROCKWALL, TX 75032

SPEED JOE E
560 YACHT CLUB DR
ROCKWALL, TX 75032

MILLER DAVID W & GAIL M
5601 CAMBRIA DRIVE
ROCKWALL, TX 75032

MARTIN FREDERICK & SONJA
5601 RANGER DR
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

BLOCKER LINDA SUE
5601 YACHT CLUB DRIVE
ROCKWALL, TX 75032

SEASONED STRUCTURES LLC SERIES B
5602 CAMBRIA DR
ROCKWALL, TX 75032

BECK ANTHONY M
5602 CANADA CT
HEATH, TX 75032

WOMACK NATALIE AND
JACOB BAYS
5602 YACHT CLUB DRIVE
ROCKWALL, TX 75032

WITHROW CARON
5603 CAMBRIA DR
ROCKWALL, TX 75032

KING RONALD H AND
DEBBIE D RENFROW
5603 YACHT CLUB DRIVE
ROCKWALL, TX 75032

DUDLEY KAREN
5604 CAMBRIA DRIVE
ROCKWALL, TX 75032

FARIS CHARLES M AND DAWN M
5604 CANADA CT
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER
5604 YACHT CLUB DR
ROCKWALL, TX 75032

WANDREY ERIN
5605 CAMBRIA DRIVE
ROCKWALL, TX 75032

CLEVINGER JOHN
5605 RANGER DRIVE
ROCKWALL, TX 75032

WHITE DAVID RANDALL
5606 CAMBRIA DR
ROCKWALL, TX 75032

ZENGLER J R AND BARBARA
5606 CANADA COURT
ROCKWALL, TX 75087

2020 R K SANDKNOP REVOCABLE TRUST
RYAN TERRANCE SANDKNOP AND KATIE ANNE
SANDKNOP
5606 RANGER DRIVE
ROCKWALL, TX 75032

T & B FAMILY LIMITED PARTNERSHIP
5606 YACHT CLUB DR
ROCKWALL, TX 75032

CHAVEZ JAIME AND SENONA
5607 CAMBRIA DR
ROCKWALL, TX 75032

FEW TOMMY WAYNE
5607 RANGER DRIVE
ROCKWALL, TX 75032

BUTTLES HOLLI M LOVELESS
5608 CANADA CT
ROCKWALL, TX 75032

ROBERTSON JEANNINE
5608 YACHT CLUB
ROCKWALL, TX 75032

BROWN IAN AND JESSICA
5609 CAMBRIA DR
ROCKWALL, TX 75032

PROFFER PAUL D & CAROL W
5610 CAMBRIA DR
ROCKWALL, TX 75032

ROBISON AARON AND AMY M
5610 CANADA CT
ROCKWALL, TX 75032

LALONDE SCOTT M AND MEGAN B
5610 YACHT CLUB DRIVE
ROCKWALL, TX 75032

AUSBURN CHARLES NEAL
5611 CAMBRIA DR
ROCKWALL, TX 75032

FUENTES GERARDO & GENISE
5612 CAMBRIA DRIVE
ROCKWALL, TX 75032

GARDNER MICHAEL J
5613 CAMBRIA DR
ROCKWALL, TX 75032

SANCHEZ DIANA AND JERRY
5614 CAMBRIA DRIVE
ROCKWALL, TX 75032

ELLIOTT LARRY & MARY
5616 CAMBRIA DR
ROCKWALL, TX 75032

BAILEY KENNETH R & DEBBIE A
5618 CAMBRIA DRIVE
ROCKWALL, TX 75032

WONG PAUL C & POLLY W
5620 CAMBRIA DR
ROCKWALL, TX 75032

UTHLAUT WILLIAM S
5622 CAMBRIA DR
ROCKWALL, TX 75032

COOPER NEAL B
5624 CAMBRIA DR
ROCKWALL, TX 75032

WALLACE JOSHUA RAY AND
MANDI LYNN HEATHERLY
5626 CAMBRIA DRIVE
ROCKWALL, TX 75032

ARNOLD TIMOTHY S AND SHELLEY R
5700 RANGER DR
ROCKWALL, TX 75032

WEST JAKE EDWARD AND RACHEL
5701 YACHT CLUB
ROCKWALL, TX 75032

MATA VICTOR H AND FILOMENA
5702 RANGER DR
ROCKWALL, TX 75032

OWEN DONALD H
5702 SOUTHERN CROSS
ROCKWALL, TX 75032

FERGUSON MICHEAL & DEBBIE
5703 RANGER DR
ROCKWALL, TX 75032

LANG JOSEPH W III &
LISA PAPANICOLAS-LANG
5703 YACHT CLUB DR
ROCKWALL, TX 75032

COGGESHALL LON CHRISTIAN
5704 RANGER DRIVE
ROCKWALL, TX 75032

NOLAN STEPHEN
5704 SOUTHERN CROSS DR
ROCKWALL, TX 75032

RICHARD J MALAK AND BARBARA E MALAK
REVOCABLE LIVING TRUST
5704 YACHT CLUB DRIVE
ROCKWALL, TX 75032

LAROUX TONI D
5705 RANGER DR
ROCKWALL, TX 75032

SORENSEN DEBORAH R & ROBERT S
5705 SOUTHERN CROSS DR
ROCKWALL, TX 75032

SCHUMANN SHERRY
5705 YACHT CLUB DR
ROCKWALL, TX 75032

CROUCH DANIEL AND CHRISTINA
5706 RANGER DR
ROCKWALL, TX 75032

FURBAY CHARLES EUGENE & ANN ELIZABETH
5706 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

GARCIA NAVARRO ANA V
5707 RANGER DR
ROCKWALL, TX 75032

KING SHILA
5707 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

GANDY JAMES BRADY & EDNA
5707 YACHT CLUB DRIVE
ROCKWALL, TX 75032

LAM PROPERTY
5708 SOUTHERN CROSS DR
ROCKWALL, TX 75032

REYNOLDS TIM A
5709 RANGER DR
ROCKWALL, TX 75032

PIXLEY SUZANNE AND ANDREA J
5709 SOUTHERN CROSS DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J SR
5709 YACHT CLUB DR
ROCKWALL, TX 75032

DEFRANCO JOHN
5710 SOUTHERN CROSS
ROCKWALL, TX 75032

VILLAROMAN LEO D MD & MARIA E
5711 RANGER DRIVE
ROCKWALL, TX 75032

POESCHEL MARK & AURORA
5711 SOUTHERN CROSS DR
ROCKWALL, TX 75032

WHITE GUY B AND
JESSICA CANTON
5711 YACHT CLUB DRIVE
ROCKWALL, TX 75032

LEMASTER MARK & JILL
5712 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BOWERS WILLIAM AND STEPHANIE
5713 RANGER DR
ROCKWALL, TX 75032

RUSHING ROGER D & DEBORAH C
5713 SOUTHERN CROSS DR
ROCKWALL, TX 75032

CURTIN DENIS ELLIOT
5715 RANGER DR
ROCKWALL, TX 75032

JENNISON FAMILY HOMESTEAD TRUST
JEROME R JENNISON AND NANCY E JENNISON-
TRUSTEES
5716 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

FRANCE COURT PROPERTIES LLC
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

CHESNA THOMAS E &
VICTORIA D CHESNA LIVING TR
5720 SOUTHERN CROSS DR
ROCKWALL, TX 75032

BRANCO ANTHONY J
5731 SOUTHERN CROSS DR
ROCKWALL, TX 75032

WITT CAROLINE L
5735 SOUTHERN CROSS DRIVE
ROCKWALL, TX 75032

COLLICHIO KIMBERLY CULLINS
5801 RANGER DR
ROCKWALL, TX 75032

BIXLER JOY S
5801 YACHT CLUB DR
ROCKWALL, TX 75032

ALVARADO PAUL AND ELSA
5802 CONSTELLATION CIR
ROCKWALL, TX 75032

LAQUEY DIANA
5803 RANGER DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J SR
5803 YACHT CLUB DR
ROCKWALL, TX 75032

WRIGHTSON DAVID J & LUCY S
5803 YACHT CLUB DR
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
5804 YACHT CLUB DR
ROCKWALL, TX 75032

MARQUES LILIAN
5805 RANGER DRIVE
ROCKWALL, TX 75032

MINCKLER JOSEPH M & INGRID E
5805 YACHT CLUB DR
ROCKWALL, TX 75032

INMAN CAROL AND DANNY REVOCABLE TRUST
DANNY DALE INMAN & CAROL ANNETTE CO-
TRUSTEES
5806 CONSTELLATION
ROCKWALL, TX 75032

HUMES JENNIFER
5806 YACHT CLUB DRIVE
ROCKWALL, TX 75032

ARCE JEAN PAUL
5807 RANGER DR
ROCKWALL, TX 75032

CORDILLERA INTERNATIONAL LLC
5807 YACHT CLUB DR
ROCKWALL, TX 75032

RAINS DAVID & BILLIE
5808 CONSTELLATION CIR
ROCKWALL, TX 75032

LANG NICOLE
5808 YACHT CLUB DR
ROCKWALL, TX 75032

CAMPOS RUBEN
5809 RANGER DR
ROCKWALL, TX 75032

ROJAS SAMUEL AND
SANDRA E MORALES LEDESMA
5809 YACHT CLUB DR
ROCKWALL, TX 75032

STROUD SUZETTE AND
LINA NIKOLE SWIZE
581 LOUDER WAY
FATE, TX 75087

MARTIN JEFFREY & SUSAN KENNEDY
5810 CONSTELLATION CIR
ROCKWALL, TX 75032

CATANIA ANTHONY J
5811 YACHT CLUB DR
ROCKWALL, TX 75032

SEALS SCOTT RYAN AND SHANNA LOUISE
5812 CONSTELLATION CIR
ROCKWALL, TX 75032

DEMAGGIO ANNEMIEKE W & ANTHONY J
5813 CONSTELLATION CIR
ROCKWALL, TX 75032

RAND PARTNERS LP
5813 YACHT CLUB DR
ROCKWALL, TX 75032

HYVL BRUCE ALAN AND MIRANDA RENEE
5814 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

OLIVARES JAIRO R AND MARIBEL C
5816 CONSTELLATION CIRCLE
ROCKWALL, TX 75032

DICKSTEIN JUSTIN
5817 CONSTELLATION CIR
ROCKWALL, TX 75032

PERLITZ S THAD & CYNTHIA A
5818 CONSTELLATION CIR
ROCKWALL, TX 75032

PALMER VANDI
5901 RANGER DR
ROCKWALL, TX 75032

BRIGHT ANDREA STEFANIE SCHMAZ AND
CHRISTOPHER COLIN KATO
5901 SCEPTRE DRIVE
ROCKWALL, TX 75032

ADAR DEVELOPMENT LLC
5901 VOLUNTEER PL
ROCKWALL, TX 75032

SLATON CAREN M
5902 YACHT CLUB DR
ROCKWALL, TX 75032

PIERCE D F
5903 RANGER DR
ROCKWALL, TX 75032

FIALA MARZENA AND GEORGE
5903 SCEPTRE DR
ROCKWALL, TX 75032

HENDRICKS LORI L
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

MANN ERIK
5903 YACHT CLUB DR
ROCKWALL, TX 75032

MOORE JAMES SETH & KIMBERLY N
5904 SCEPTRE DRIVE
ROCKWALL, TX 75032

COGBURN DEWAYNE AND GLENNA
5904 YACHT CLUB DR
ROCKWALL, TX 75032

WILLIS TOMMY LEE
5905 RANGER DR
ROCKWALL, TX 75032

MILLAGER JOSHUA & KRASSY
5905 SCEPTRE DR
ROCKWALL, TX 75032

NEWCOMER JORDAN AND DARA
5905 VOLUNTEER PLACE
ROCKWALL, TX 75032

PHILLIPS KYLONI
5906 SCEPTRE DR
ROCKWALL, TX 75032

JONES BRADLEY
5906 YACHT CLUB DR
ROCKWALL, TX 75032

BRYAN CARRIE WADE
5907 SCEPTRE DR
ROCKWALL, TX 75032

ODELL JEFFERY T & TONYA
5907 VOLUNTEER PL
ROCKWALL, TX 75032

CONFIDENTIAL
5907 YACHT CLUB DR
ROCKWALL, TX 75032

DAHL MICHAEL K & SHEILA
5908 SCEPTRE DRIVE
ROCKWALL, TX 75032

TURNER LESLIE D
5908 YACHT CLUB DR
ROCKWALL, TX 75032

GRIMLAND MIKE W AND
WENDY D SMITH
5909 SCEPTRE DR
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PL
ROCKWALL, TX 75032

ULMEN PEGGY SUE
5909 VOLUNTEER PLACE
ROCKWALL, TX 75032

MALAK DANIEL & CYNTHIA
5910 SCEPTRE DR
ROCKWALL, TX 75032

YANCEY JERRY W & YEA ZONG
5911 SCEPTRE DR
ROCKWALL, TX 75032

SRP SUB, LLC
5911 VOLUNTEER PL
ROCKWALL, TX 75032

RABAH MUSTAFA-HASAN AND MILAN
5912 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HALL GLENN D & JUDY K
5913 SCEPTRE DR
ROCKWALL, TX 75032

GRIMES BEVERLY BOYCE
5913 VOLUNTEER PL
ROCKWALL, TX 75032

WYATT RICHARD FRANKLIN
5914 VOLUNTEER PL
ROCKWALL, TX 75032

HUNT ROBERT W & MARY E
5915 SCEPTRE DR
ROCKWALL, TX 75032

UTHLAUT WILLIAM & JACQUELINE C
5915 VOLUNTEER PLACE
ROCKWALL, TX 75032

BRANTLEY RITA JANELLE
5916 VOLUNTEER PLACE
ROCKWALL, TX 75032

OBENSHAIN LOUISE V
5917 VOLUNTEER PLACE
ROCKWALL, TX 75032

ARMSTRONG D
5918 VOLUNTEER PL
ROCKWALL, TX 75032

PRICE JASON ALAN
5919 VOLUNTEER PL
ROCKWALL, TX 75032

FIELDS S A
5920 VOLUNTEER PL
ROCKWALL, TX 75032

RIVERA ENRIQUE JR AND
SAHARA AGUIRRE
5921 VOLUNTEER PL
ROCKWALL, TX 75032

LENOX NANCY H
5922 VOLUNTEER PL
ROCKWALL, TX 75032

HEFFERNAN MARILYN
5924 VOLUNTEER PL
ROCKWALL, TX 75032

SRP SUB, LLC
5925 VOLUNTEER PL
ROCKWALL, TX 75032

CONE YVONNE MARIE REVOCABLE LIVING
TRUST
5926 VOLUNTEER PL
ROCKWALL, TX 75032

STOUT JEFFREY AND SHERI
5927 VOLUNTEER PL
ROCKWALL, TX 75032

ALLEN FRANCIS C
5928 VOLUNTEER PL
ROCKWALL, TX 75032

SCHIRATO LISA
5929 VOLUNTEER PLACE
ROCKWALL, TX 75032

LEATHERWOOD CATHY R
5930 VOLUNTEER PLACE
ROCKWALL, TX 75032

HILE CARLA J
6 INTREPID CIR
ROCKWALL, TX 75032

COLLICHIO STEVEN JAMES
6002 VOLUNTEER PL
ROCKWALL, TX 75032

DALY PETER H & CARLA S BRICE
6003 VOLUNTEER PL
ROCKWALL, TX 75032

KAPILEVICH LEONID & ANNA ZABARSKAYA
KAPILEVICH
LEONID & ANNA KAPILEVICH FAMILY TRUST
6004 FIELDSTONE DR
DALLAS, TX 75252

WOOD TERESA E
6004 VOLUNTEER PL
ROCKWALL, TX 75032

DEAN ANGIE D & ROY M
6005 VOLUNTEER PL
ROCKWALL, TX 75032

FUNDARO ANTHONY J AND MARTINA
6007 VOLUNTEER PL
ROCKWALL, TX 75032

BEAVERS DEBRA LINN
604 COURAGEOUS DRIVE
ROCKWALL, TX 75032

TONOLI KEITH M & ROSEMARY E
604 SEVERIGE CT
ROCKWALL, TX 75032

LAYENDECKER TIMOTHY P & SHAHLA
605 COURAGEOUS DR
ROCKWALL, TX 75032

LANGER RALPH ETUX
606 SEVERIGE CT
ROCKWALL, TX 75032

HILL KENYON B
608 SEVERIGE CT
ROCKWALL, TX 75032

MOVE IN & ON LLC
609 BELHAVEN DR
ALLEN, TX 75013

MARSHALL LISA AND WILLIAM C
609 COURAGEOUS DR
ROCKWALL, TX 75032

HALLBACK ERIK & ANIKO
610 SEVERIGE CT
ROCKWALL, TX 75032

DWYER REX W AND AMY
6101 VOLUNTEER PL
ROCKWALL, TX 75032

MACALIK OTTO JEFFREY
6102 VOLUNTEER PL
ROCKWALL, TX 75032

P V REAL ESTATE HOLDINGS SERIES LLC SERIES D
6103 VOLUNTEER PL
ROCKWALL, TX 75032

BALLARD CHRISTOPHER WOLFGANG &
ANDREA NICOLE WARD-BALLARD
6104 VOLUNTEER PL
ROCKWALL, TX 75032

MENNUCCI SCOTT AND CALLIE T
6105 VOLUNTEER PLACE
ROCKWALL, TX 75032

GOVE CHRISTOPHER AND
SHELBY HOLBROOK
6106 VOLUNTEER PLACE
ROCKWALL, TX 75032

CONFIDENTIAL
6107 VOLUNTEER PL
ROCKWALL, TX 75032

DRAPER CHARLES E & JANICE M
6108 VOLUNTEER PL
ROCKWALL, TX 75032

MARSH ELIZABETH AND JACK
6109 VOLUNTEER PL
ROCKWALL, TX 75032

NEAL RYAN & ALLYSON
6110 VOLUNTEER PLACE
ROCKWALL, TX 75032

BROWN BRYAN K
6111 VOLUNTEER PL
ROCKWALL, TX 75032

MAZUR MELISSA
6112 VOLUNTEER PL
ROCKWALL, TX 75032

JOHNSON EARL & ERA WILLIAMS
612 SEVERIGE COURT
ROCKWALL, TX 75032

CONSOLIDATED SYSTEMS INC
6220 GASTON AVE STE 700
DALLAS, TX 75214

BLASSINGAME KENNETH E ETUX
6227 HIGHGATE LN
DALLAS, TX 75214

ATASHIRANG GHASSEM
623 COURAGEOUS DR
ROCKWALL, TX 75032

HUMES GEORGE D & MARY A
624 COURAGEOUS DR
ROCKWALL, TX 75032

DEVOS FAMILY REVOCABLE LIVING TRUST
DEVOS MARTIN L AND LILY K - TRUSTEES
627 COURAGEOUS DR
ROCKWALL, TX 75032

JOHNSON FAMILY TRUST
628 SHADOW WOOD LN
HEATH, TX 75032

JUAREZ JAIME L
629 COURAGEOUS DR
ROCKWALL, TX 75032

CRUTCHFIELD DAVID S & MARY W
630 COURAGEOUS DR
ROCKWALL, TX 75032

MELTON STEVEN C & BEVERLY G
632 COURAGEOUS DR
ROCKWALL, TX 75032

PARKHILL ESTATES LLC
633 COURAGEOUS DR
ROCKWALL, TX 75032

PAWLEY RAYMOND W
634 COURAGEOUS DR
ROCKWALL, TX 75032

LACORTE PASQUALE JR AND LANEY LACORTE
635 COURAGEOUS DRIVE
ROCKWALL, TX 75032

HAYS DANNY W AND JOAN A
639 STAFFORD CIRCLE
ROCKWALL, TX 75087

UTHLAUT WILLIAM S
6540 BROADWAY BLVD
GARLAND, TX 75043

STITES TOM
6707 TULIP LN
DALLAS, TX 75230

CHANDLERS LANDING COMMUNITY ASSOC
7 GREENBELT
ROCKWALL, TX 75032

DEFORD ERA JANE
7 INTREPID CIRCLE
ROCKWALL, TX 75032

STIEGELMAR RICHARD L AND DORA L
7 MAGNOLIA DR
MEXICO BEACH, FL 32456

JONES W GRIFFIN & BARBARA STEWART JONES
701 YACHT CLUB DR
ROCKWALL, TX 75032

RAMSEY TERESA GALE AND
LORI RAMSEY
7047 LAVISTA DRIVE
DALLAS, TX 75214

STAMPS GAYLON JR
7120 SPRING VALLEY RD
DALLAS, TX 75254

VELASCO ALEJANDRO PORTOCARRERO AND
STEPHANIE G ARAMAYO
7205 STONE MEADOW CIR
ROWLETT, TX 75088

GKD PROPERTIES LLC
732 AVALON DRIVE
HEATH, TX 75032

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

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

OYHARCABAL HENRY A
783 17TH AVE
SAN FRANCISCO, CA 94121

E C LIVING LLC
7926 ENCLAVE WAY
DALLAS, TX 75218

LEMON DONALD J AND CAROLYN S
8 INTREPID CIRCLE
ROCKWALL, TX 75032

PROSEK SHERI
803 VILLAGE GREEN DR
ROCKWALL, TX 75087

BROWN NIGEL M.H.O.
8039 WESTOVER DR
DALLAS, TX 75231

ARMSTRONG D
804 EAGLE PASS
HEATH, TX 75032

KING JON JOSHUA
805 SAHARA DRIVE
GREENVILLE, TX 75402

PALMER VANDI
811 EAGLE PASS
HEATH, TX 75032

EZEROSKY BRENNIA KERI
8209 PRAIRIE RYE DR
LAGO VISTA, TX 78645

MCHALE JOHN D JR
825 PROMISE DR
HEATH, TX 75126

STARNES KIMBERLY DAWN
8545 MIDWAY RD
DALLAS, TX 75209

ESPARZA KRISTIN
8565 PLAINFIELD ROAD
LYONS, IL 60534

SRP SUB, LLC
8665 EAST HARTFORD DRIVE SUITE 200
SCOTTSDALE, AZ 85255

WIZMANN ERIC & DALE
8949 PINE NEEDLES CT
RIVERSIDE, CA 92508

SEIBERT PETE
9 INTREPID CIR
ROCKWALL, TX 75032

ESTRERA AARON S ETUX
9011 CLEARHURST DR
DALLAS, TX 75238

KAPRANTZAS ENTERPRISES LLC
904 E DAVIS ST. 400
MESQUITE, TX 75149

ROCKWALL HOMES LLC
C/O SAUNDRA HOLLAND
909 CULLINS RD
ROCKWALL, TX 75032

CHOATE ELAINE MARGARET REVOCABLE LIVING
TRUST
963 W YELLOWJACKET LN APT 302
ROCKWALL, TX 75087

ARA MANAGEMENT LLC
9906 LINCOLNSHIRE LN
ROCKWALL, TX 75087

DEVOS FAMILY REVOCABLE LIVING TRUST
DEVOS MARTIN L AND LILY K - TRUSTEES
9929 COPPEDGE LN
DALLAS, TX 75220

ENGEL MARIA
994 GREEN RIVER RD
WAYNESBORO, TN 38485

SELF BILLY & KATIE
C/O PRO SOAP 321 HARBORVIEW DR
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
P.O. BOX 2195
TELLURIDE, CO 81435

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

KELLEY CYNTHIA JANE
IRREVOCABLE FAMILY TRUST
PO BOX 109
ROWLETT, TX 75030

OTTEN STEVEN E
PO BOX 1281
TERRELL, TX 75160

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

N & S PROPERTIES LLC
114 HENRY M CHANDLERDR
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
212 HENRY M CHANDLERDR
ROCKWALL, TX 75032

ROMER ENTERPRISES LLC
111 HENRY M CHANDLER DR
ROCKWALL, TX 75032

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

VIERLING DENNIS & LISA
PO BOX 1506
ROCKWALL, TX 75087

MALLARD DAVID S & SHERRY A
PO BOX 156
TERRELL, TX 75160

WRAY ENTERPRISES LLC
PO BOX 189
KOLOA, HI 96756

MACALIK OTTO JEFFREY
PO BOX 2110
ROCKWALL, TX 75087

#23 INVESTMENTS LLC
PO BOX 2292
ROCKWALL, TX 75087

WHITTLE & JOHNSON CUSTOM HOMES INC
PO BOX 369
ROCKWALL, TX 75087

HOWELL STEVE & SHARON
PO BOX 397
CRANDALL, TX 75114

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75032

RUSH MAJOR
PO BOX 760794
GARLAND, TX 75046

DEVILL HOMES INC
PO BOX 764166
DALLAS, TX 75376

ADAR DEVELOPMENT LLC
PO BOX 8141
GREENVILLE, TX 75404

RAND PARTNERS LP
PO BOX B
TERRELL, TX 75160

HATFIELD CLAUDETTE
1 SHADY DALE LN
ROCKWALL, TX 75032

DUFFEY GAIL M
100 MANOR DRIVE
HEATH, TX 75032

SIGNAL RIDGE OWNERS ASSOCIATION
1000 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DWYER REX ETUX AMY
1001 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MEAVE DAVID MICHAEL
1002 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
1003 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BLANKINSHIP TERRI
1004 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MARICH ENTERPRISE CORPORATION
1005 SIGNAL RIDGEPL
ROCKWALL, TX 75032

SEPEHRI SUSAN M
1006 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BROYLES STEPHANIE
1007 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAPMAN PAMELA JEAN
1008 SIGNAL RIDGE
ROCKWALL, TX 75032

MIEROW SHARON A
1009 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HIGGINS MICHAEL R AND ANN S
1010 SIGNAL RIDGEPL
ROCKWALL, TX 75032

FOREMAN JANET
1011 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ESTILL KENNETH W & CONNIE R
1012 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MOORE GREGORY J
1013 SIGNAL RIDGEPL
ROCKWALL, TX 75032

JOHNSON ASHLEY
1014 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1015 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GRAGG CAROL
1016 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
1017 SIGNAL RIDGEPL
ROCKWALL, TX 75032

TROTTER STEVEN D
1018 SIGNAL RIDGE PL
ROCKWALL, TX 75032

AMHILL FINANCIAL LP
ATTN JIM PETERS
1019 SIGNAL RIDGEPL
ROCKWALL, TX 75032

WAGNER JULIE A
1020 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1021 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DAFFRON JAMES R SR & ANDREA
1022 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HAIL CHRIS & MELODY
1023 SIGNAL RIDGEPL
ROCKWALL, TX 75032

VAIL SYDNEY
1024 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCMURTRE DREW
1025 SIGNAL RIDGEPL
ROCKWALL, TX 75032

WHITE RANDY
1026 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCPARTLAND MARY C
1027 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ALVARADO KRESHA
1028 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PRESTON DEWEY D & NANNETTE
1029 SIGNAL RIDGEPL
ROCKWALL, TX 75032

WHITE KATIE AND JAMES ARCHER
103 DAME PATTIE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

BCL REAL ESTATE LLC
ATTN:TOM LORENZ
103 GROSS RD BLDG A
MESQUITE, TX 75149

MILLENNIUM TRUST COMPANY LLC
CUSTODIAN FBO WILLIAM COMPTON
1030 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC
CUSTODIAN FBO WILLIAM COMPTON
1031 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PERROTTA SHARON
1032 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JOHNSTON SHARRON
1033 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1034 SIGNAL RIDGEPL
ROCKWALL, TX 75032

FALLS DAVID & TERRI
1035 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PRYOR MICA MALONEY
1036 SIGNAL RIDGE PLACE #1036
ROCKWALL, TX 75032

ELITE CAPITAL LTD
1037 KINGSBRIDGE LANE
ROCKWALL, TX 75032

GORDON NANCY ARAKAKI
1037 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BEVILL HELEN M AND
CHANDRA KARLEN
1038 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
ATTN:TOM LORENZ
1039 SIGNAL RIDGEPL
ROCKWALL, TX 75032

HLUS-HAWKINS TAMI
104 BRENTWOOD
HEATH, TX 75032

ARMSTRONG D
1040 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES
BREZ FAMILY TRUST
1041 SIGNAL RIDGEPL
ROCKWALL, TX 75032

ARMSTRONG D
1042 SIGNAL RIDGEPL
ROCKWALL, TX 75032

NICHOLS JANET
1043 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TRINGALI CAHTERINE
1044 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KILGORE MADISON
1045 SIGNAL RIDGE PL
ROCKWALL, TX 75032

YANGER LISA
1046 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ARMSTRONG JOHN D III AND INDIVIDUAL
1047 SIGNAL RIDGEPL
ROCKWALL, TX 75032

ZAJDL SALLY A
1048 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SAVOY BUILDERS LLC
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

FULTZ PEGGY J & TOMMY G
1101 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1102 SIGNAL RIDGEPL
ROCKWALL, TX 75032

HARRIS SUSAN
1103 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GARZA OLIVIA L AND FIDENCIO
1104 SIGNAL RIDGE #1104
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
1105 51ST ST W
BRADENTON, FL 34209

GARDNER DAVID L REVOCABLE LIVING TRUST
DAVID L GARDNER TRUSTEE
1105 51ST ST W
BRADENTON, FL 34209

DAVIS ROBERT NEAL
1105 MELISSA LN
GARLAND, TX 75040

LARAPINTA LLC
1105 SIGNAL RIDGE PL
ROCKWALL, TX 75032

OGLIN THOMAS J & JOYCE L
1106 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
1107 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1108 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1109 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST
1110 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PHILLIPS LOVIE
1110 VAIL COURT
ROCKWALL, TX 75087

HERNANDEZ REBECCA SHANNON BURKETT
1111 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TWOMEY ELIZABETH A
1112 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1113 SIGNAL RIDGE PL
ROCKWALL, TX 75032

OLSEN CATHERINE A
1114 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MATHERNE JUDITH L
1115 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MAKE READY RENOVATIONS LLC
1116 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST
1117 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAKMAKJIAN ZAVEN C
1118 NEWCASTLE DRIVE
ROCKWALL, TX 75032

LEVENTHAL PATRICK J
1118 SIGNAL RIDGE PL
ROCKWALL, TX 75032

METZGER JACQUELINE
1119 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LAMAN FRANCES ANN
1120 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
1121 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LAWRENCE ALAN
1122 SIGNAL RIDGE PLACE # 1122
ROCKWALL, TX 75032

AMHILL FINANCIAL, LP
1123 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PAIGE RYAN PROPERTIES LLC
1124 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CROW BILL CHARLES & RUTH ELIZABETH
1125 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GUERRA CHRISTOPHER
1126 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1127 SIGNAL RIDGE PL
ROCKWALL, TX 75032

VAUGHAN CULLY & SARA
1128 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1129 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1130 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MARSHALL GREGORY S & JOANNA
1188 BENTON WOODS DRIVE
ROCKWALL, TX 75032

BOJORQUEZ MANUEL & LYNSEY
120 S MARTIN RD
ANAHEIM, CA 92808

HPA BORROWER 2016-1 LLC
120 S RIVERSIDE PLZ SUITE 2000
CHICAGO, IL 60606

BURKETT MARY REBECCA EASON
1201 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DAVIS ROBERT NEAL
1202 SIGNAL RIDGEPL
ROCKWALL, TX 75032

VANAMBURGH GORDON
1202 WHISPER ROCKDRIVE
ROCKWALL, TX 75032

CLARKE BEVERLY ANN
1203 SIGNAL RIDGE PL #3
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST
1204 SIGNAL RIDGEPL
ROCKWALL, TX 75032

SELZER DEANNA
1205 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
ATTN:TOM LORENZ
1206 SIGNAL RIDGEPL
ROCKWALL, TX 75032

RRDC LTD
1207 CHAPELDRIVE
ROCKWALL, TX 75032

BURKETT MARY REBECCA
1207 SIGNAL RIDGEPL
ROCKWALL, TX 75032

ADAMS LINDA RUTH
1208 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BUNYASAI PARIYADA
1209 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1210 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LANE DEBRA
1211 SIGNAL RIDGE
ROCKWALL, TX 75032

RICHMOND JANET M & TOM R
1212 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BROWNE STANLEY H & SANDRA R
1213 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1213 STONEWALL TRL
ROCKWALL, TX 75032

DAVID L GARDNER REVOCABLE LIVING TRUST
1214 SIGNAL RIDGEPL
ROCKWALL, TX 75032

HERNANDEZ REBECCA SHANNON BURKETT
1215 SIGNAL RIDGEPL
ROCKWALL, TX 75032

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

DALE ROBERT WAYNE
1216 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BURKETT MARY R
CUSTODIAN F/BENJAMIN HERRINGTON E
BURKETT
1217 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1218 SIGNAL RIDGEPL
ROCKWALL, TX 75032

C SCOTT LEWIS HOMES INC
1218 WHISPER ROCKDRIVE
ROCKWALL, TX 75032

HERNANDEZ REBECCA SHANNON BURKETT
1219 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BURKETT MARY REBECCA EASON
1220 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LASAGE TAMMY
1221 SIGNAL RIDGE PL #1221
ROCKWALL, TX 75032

JR HILLTOP HOMES, A GENERAL PARTNERSHIP
1221 WHISPER ROCKDRIVE
ROCKWALL, TX 75032

CHAMBERLIN PROPERTIES LLC
1222 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DWYER AMY SUZANNE
1223 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MEYRAT JULIEN BALDRIDGE
1224 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
1225 SIGNAL RIDGEPL
ROCKWALL, TX 75032

KAHINDO FURAHA
1225 TOWN CETER DR APT 1947
PFLUGERVILLE, TX 78660

RUSSELL VIRGINIA C
1226 SIGNAL RIDGE PL
ROCKWALL, TX 75032

COGBURN DEWAYNE AND GLENNA
1227 SIGNAL RIDGEPL
ROCKWALL, TX 75032

SHANKS WILLIAM B
1228 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RIGGS MICHAEL R
1229 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BAKER BOB W
1230 SIGNAL RIDGE PL UNIT 1230
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1231 SIGNAL RIDGEPL
ROCKWALL, TX 75032

RYSZARD PROPERTIES LLC
1232 SIGNAL RIDGEPL
ROCKWALL, TX 75032

STROUP JUANITA V LIVING TR
JUANITA V STROUP & JAY T DANIELS TRUSTEES
1233 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DUMAS DARRELL OLEN AND JOHN D CERVI
1234 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1235 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
1236 SIGNAL RIDGEPL
ROCKWALL, TX 75032

STEWART BEVERLY
1237 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MILLS DONNA
1238 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

WALTERS PATRICIA ANN AND JEFFERY MICHAEL
LYAN
1239 BENTON WOODSDR
ROCKWALL, TX 75032

TULK SHARON KAYE
1239 SIGNAL RIDGEPL
ROCKWALL, TX 75032

NGUYEN KIM LOAN
1240 SIGNAL RIDGE PL
ROCKWALL, TX 75032

INDRA SUSANNA
1241 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

COCANOUGH T TODD M
1242 SIGNAL RIDGEPL
ROCKWALL, TX 75032

JDM RENTALS I LLC
1243 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BUNYASAI PARIYADA
1244 SIGNAL RIDGEPL
ROCKWALL, TX 75032

STEWART JAMES W AND BEVERLY
125 SHEPHERDS GLEN
ROCKWALL, TX 75032

PATEL VIBHA & SATISH
1250 BENTON WOODS DR
ROCKWALL, TX 75032

HARRISON DOUGLAS C
1257 BENTON WOODS DRIVE
ROCKWALL, TX 75032

NORTH DALLAS ROCKWALL LAND INVESTORS
LLC
1301 SUMMER LEE DR
ROCKWALL, TX 75032

SCHUERENBERG CHARLES AND PENNIE
138 OXBOW CV
HOLLY LAKE RANCH, TX 75765

LANIGAN TIFFANY LEE
143 STEVENSON DR
FATE, TX 75087

HAIL CHRIS & MELODY
145 WESTON CT
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

PRESTON DEWEY D & NANNETTE
1501 S LAKESHORE DR
ROCKWALL, TX 75087

COLLINS FAMILY TRUST
EWELL D COLLINS AND JENNIFER R TRUSTEES
1501 SIGNAL RIDGEPL
ROCKWALL, TX 75032

WEST BRANDON M AND VICTORIA FELICIA
1502 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

LORENZ TOM
BCL REAL ESTATE, LLC
1503 SIGNAL RIDGEPL
ROCKWALL, TX 75032

HARMON H VICTOR
1504 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
ATTN:TOM LORENZ
1505 SIGNAL RIDGEPL
ROCKWALL, TX 75032

WECHES LAND LTD
1505 SUMMER LEE DR
ROCKWALL, TX 75032

PINK DALLAS LLC
1506 SIGNAL RIDGEPL
ROCKWALL, TX 75032

WOOD BARBARA E
1507 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
1508 SIGNAL RIDGEPL
ROCKWALL, TX 75032

COLLINS FAMILY TRUST
EWELL D COLLINS AND JENNIFER R TRUSTEES
1512 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GIFFORD JIM L & PAMELA
1517 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GARDNER DAVID L REVOCABLE LIVING TRUST
DAVID L GARDNER TRUSTEE
1518 SIGNAL RIDGEPL
ROCKWALL, TX 75032

YANGER MORRIS & DORIS
1519 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DECKER SARAH E
1520 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MCCLENDON JAMIE
1521 SIGNAL RIDGE PL
ROCKWALL, TX 75032

KUMAR ANVITA
1522 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MORTGAGE EQUITY CONVERSION ASSET TRUST
2011-1
1523 SIGNAL RIDGEPL
ROCKWALL, TX 75032

TABOR MARILYN W
1524 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC
CUSTODIAN FBO WILLIAM COMPTON
1525 SIGNAL RIDGEPL
ROCKWALL, TX 75032

SEVILLA ELIZABETH
1526 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PALERMO JAMES ALBERT
1527 SIGNAL RIDGEPL
ROCKWALL, TX 75032

COLLINS KATHY
1528 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST
MOLLIE L PRICE TRUSTEE
1529 SIGNAL RIDGEPL
ROCKWALL, TX 75032

AMHILL FINANCIAL LLP
1530 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
1531 SIGNAL RIDGEPL
ROCKWALL, TX 75032

SRYGLEY JAMES
1532 SIGNAL RIDGEPL
ROCKWALL, TX 75032

YANGER MORRIS & DORIS
1533 SIGNAL RIDGEPL
ROCKWALL, TX 75032

CURRENS WAYNE AND ARLENE
1534 SIGNAL RIDGE PLACE
HEATH, TX 75032

SCHUERENBERG CHARLES AND PENNIE
1535 SIGNAL RIDGEPL
ROCKWALL, TX 75032

AMHILL FINANCIAL L.P.
1536 SIGNAL RIDGEPL
ROCKWALL, TX 75032

RYSZARD PROPERTIES LLC
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

LANIGAN TIFFANY LEE
1537 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BALDWIN GLENN RAY
1538 SIGNAL RIDGEPL
ROCKWALL, TX 75032

CURRENS WAYNE AND ARLENE
1539 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MCCROSKIE ADAM
1540 SIGNAL RIDGEPL
ROCKWALL, TX 75032

CURRENS WAYNE AND ARLENE
16 LAKEWAY DRIVE
ROCKWALL, TX 75032

CURRENS WAYNE & ARLENE TRUSTEES
BUCHNER/CURRENS FAMILY TRUST
16 LAKEWAY DRIVE
HEATH, TX 75032

MILLER LYNETTE LIFE ESTATE
ALISON LYN FOX
1601 BAYCREST TRAIL
HEATH, TX 75032

RAM KULYA
1619 RAINTREE CIR
SULPHUR SPRINGS, TX 75482

STOVALL PERRY J & BEVERLY A
1796 MYSTIC ST
ROCKWALL, TX 75032

ANSARI MOHAMMAD TARIQ
1799 LA COSTA DR
ROCKWALL, TX 75032

MEDINA ALEJANDRO
1800 DALROCK #100
ROWLETT, TX 75088

TEEL ALVIN AND EUAMDEUANE
1802 MYSTIC ST
ROCKWALL, TX 75032

DWA EQUITIES LLC
1802 SIGNAL RIDGE
ROCKWALL, TX 75032

SAUCEDO ALFRED E AND MARTA C
1803 MYSTIC ST
ROCKWALL, TX 75032

MOSS WILLIAM B & COLLEEN W
1806 BRISTOL LN
ROCKWALL, TX 75032

BOJORQUEZ MANUEL & LYNSEY
1806 MYSTICST
ROCKWALL, TX 75032

DENYSSCHEN REGENALD R & SALLY
1807 LA COSTA DR
ROCKWALL, TX 75032

LORD DEE A
1809 BRISTOL LN
ROCKWALL, TX 75032

SHIELDS KENNETH L AND SANDRA J
1809 MYSTIC STREET
ROCKWALL, TX 75032

HPA BORROWER 2016-1 LLC
1810 MYSTICST
ROCKWALL, TX 75032

COCANOUGH T TODD M
1810 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

HAQ REZA AHMED & SHELINA KARIM
1812 BRISTOLLN
ROCKWALL, TX 75032

RIDDLE LARRY W & NANCY
1813 MYSTIC ST
ROCKWALL, TX 75032

ELVIA INV LLC
1814 MYSTIC ST
ROCKWALL, TX 75032

MARTIN GRAHAM S AND
SAMANTHA M BARTELL
1815 BRISTOL LANE
ROCKWALL, TX 75032

GATSON OSCAR D & PATSY M
1816 BRISTOL LN
ROCKWALL, TX 75032

LASPE FAMILY TRUST
FORREST ROBERT LASPE & NANCY KAY LASPE,
TRUSTEES
1817 LA COSTA DR
ROCKWALL, TX 75032

CHAMBERLAIN TIMOTHY CHIP
1817 MYSTIC STREET
ROCKWALL, TX 75032

FITZGERALD LARRY A
1818 MYSTIC ST
ROCKWALL, TX 75032

FLOYD LISA
1819 BRISTOL LN
ROCKWALL, TX 75032

GONZALES KAYLEIGH AND RICHARD
1820 BRISTOL LANE
ROCKWALL, TX 75032

FUENTES DANIEL & LISA
1821 MYSTIC ST
ROCKWALL, TX 75032

WILSON PAUL R & PATRICIA
1822 MYSTIC ST
ROCKWALL, TX 75032

YANO SHINYA
C/O OPEN HOUSE CO., LTD,
1823 BRISTOLLN
ROCKWALL, TX 75032

PATRICK JANET
WILLIAMS PAUL KIRKLAND
1824 BRISTOL LN
ROCKWALL, TX 75032

FORD SAMUEL M & SUSAN D
1825 LA COSTA DR
ROCKWALL, TX 75032

SWERCINSKY CAPRICE MICHELLE
1827 MYSTICST
ROCKWALL, TX 75032

WHITE LISA
1828 MYSTIC ST
ROCKWALL, TX 75032

TIPPS MIGUEL
1829 BRISTOL LN
ROCKWALL, TX 75032

PHILLIPS DEBRA
1830 BRISTOL LN
ROCKWALL, TX 75032

CERBERUS SFR HOLDINGS III LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

PILARC HORST
1872 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GODFREY GREGORY GRANT
1874 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FIELD JACK B
1875 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LIGHT JEFFREY A & LEIGH ANN
1876 SIGNAL RIDGEPL
ROCKWALL, TX 75032

OUR STUFF LLC
1877 SIGNAL RIDGEPL
ROCKWALL, TX 75032

FAZELIMANESH ARDESHIR & KAREN
1878 SIGNAL RIDGEPL
ROCKWALL, TX 75032

1879 ROCKETEER HOLDINGS LLC
1879 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DENNIS JOHN F & COLETTE
1880 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ARCHULETA JOSEPH
1881 SIGNAL RIDGEPL
ROCKWALL, TX 75032

KOSANOVICH VALERIE
1882 SIGNAL RIDGE PL
ROCKWALL, TX 75032

NAGEL CHARLES I
1883 SIGNAL RIDGEPL
ROCKWALL, TX 75032

URBAN CLARA ELIZABETH
1884 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

ESTATE OF DEEPAK PRASANNA
C/O HARINI AND HULLAHALLI PRASANNA
1885 SIGNAL RIDGEPL
ROCKWALL, TX 75032

POSKA STEPHEN
1886 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RUBLE ROLAND E AND BARBARA R
1887 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

DUFFEY GAIL M
1888 SIGNAL RIDGEPL
ROCKWALL, TX 75032

HLUS-HAWKINS TAMI
1889 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LIECHTY FAMILY PARTNERSHIP LP AND
STANLEY B AND GERALDINE M SCOTT
1890 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MILLER LYNETTE LIFE ESTATE
ALISON LYN FOX
1891 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LIDE SUSAN L
1893 SIGNAL RIDGEPL
ROCKWALL, TX 75032

HUNT CONNIE S
1902 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

ROSS DONNA C
1904 SIGNAL RIDGE PL
ROCKWALL, TX 75032

NIPPER JAMES L JR & JEAN G
1906 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES
BREZ FAMILY TRUST
1908 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GARDNER DAVID L
1912 SIGNAL RIDGEPL
ROCKWALL, TX 75032

ASHER FAMILY TRUST
JAMES THOMAS ASHER & EILEEN THERESA
ASHER CO-TRUSTEES
1914 SIGNAL RIDGEPL
ROCKWALL, TX 75032

THEPCHATRI UBOL
1916 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MCLEAN SANDRA H
1918 SIGNAL RIDGE PL
ROCKWALL, TX 75032

OLSEN CATHERINE A
1920 KINGS PASS
HEATH, TX 75032

GARDNER DAVID L
1920 SIGNAL RIDGEPL
ROCKWALL, TX 75032

WATSON WILLIAM B
1942 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RAM KULYA
1944 SIGNAL RIDGEPL
ROCKWALL, TX 75032

STEWART JAMES W AND BEVERLY
1946 SIGNAL RIDGEPL
ROCKWALL, TX 75032

ESTEP DONNA GAIL
1948 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DJA REAL ESTATE LLC
1950 SIGNAL RIDGEPL
ROCKWALL, TX 75032

HOLZHEI CAROLYN
1952 SIGNAL RIDGE PL BLDG E
ROCKWALL, TX 75032

FAIRCLOTH JERRY AND BARBARA
1954 SIGNAL RIDGE RD
ROCKWALL, TX 75032

STEFANI KIM BERNARD AND PATRICIA HELEN
1956 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

EYRE JENEVIEVE
1982 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BOYD BARBARA
1984 SIGNAL RIDGE PL
ROCKWALL, TX 75032

NAIL PENNY LEE
1986 SIGNAL RIDGE PL
ROCKWALL, TX 75032

AMHILL FINANCIAL L.P.
1988 SIGNAL RIDGEPL
ROCKWALL, TX 75032

STEWART BEVERLY C
1990 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JONES HARVEY E & MARY D
1992 SIGNAL RIDGE PL
ROCKWALL, TX 75032

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

MILLENNIUM TRUST COMPANY LLC
CUSTODIAN FBO WILLIAM COMPTON
2001 SPRING RD SUITE 700
OAK BROOK, IL 60523

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

PLUTUS21 DEVELOPMENT FUND V LLC
2018 PORTOFINO DR
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
2020 PORTOFINO DR
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
2022 PORTOFINODR
ROCKWALL, TX 75032

GOULD JAMES F AND BRENDA G
2022 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
2024 PORTOFINO DR
ROCKWALL, TX 75032

STEWART BEVERLY JO
2024 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
2026 PORTOFINODR
ROCKWALL, TX 75032

MORTON JONNA
2026 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LARAPINTA LLC
2028 E. BEN WHITE BLVD # 240-5820
AUSTIN, TX 75741

PLUTUS21 DEVELOPMENT FUND V LLC
2028 PORTOFINO DR
ROCKWALL, TX 75032

DWA EQUITIES LLC
2028 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
2030 PORTOFINO DR
ROCKWALL, TX 75032

THE NORMA J CAULEY LIVING TRUST
NORMA JEAN CAULEY
2030 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
2032 PORTOFINO DR
ROCKWALL, TX 75032

SOMNATH YASMIN
2032 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
2034 PORTOFINO DR
ROCKWALL, TX 75032

KAHINDO FURAHA
2034 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
2036 PORTOFINODR
ROCKWALL, TX 75032

CURRENS WAYNE & ARLENE TRUSTEES
BUCHNER/CURRENS FAMILY TRUST
2036 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
2038 PORTOFINO DR
ROCKWALL, TX 75032

BELOTE GARLAND III
2038 SIGNAL RIDGE PLACE #2083
ROCKWALL, TX 75032

LAI GAYLE D
2040 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HOMS SALVADOR
2042 SIGNAL RIDGE PL
ROCKWALL, TX 75032

STEWART BEVERLY
2044 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MOORE GREGORY J
2140 PORTOFINO DR
ROCKWALL, TX 75032

BALDWIN GLENN RAY
216 STANFORD CT
HEATH, TX 75032

1879 ROCKETEER HOLDINGS LLC
2200 ROSS AVE 3600
DALLAS, TX 75201

GORDON NANCY ARAKAKI
2215 ARRINGTON ST
DURHAM, NC 27707

DUMAS DARRELL OLEN AND JOHN D CERVI
222 CRESTBROOK DR
ROCKWALL, TX 75087

SWERCINSKY CAPRICE MICHELLE
240 WILLOWCREST
ROCKWALL, TX 75032

PINK DALLAS LLC
240 WILLOWCREST
ROCKWALL, TX 75032

COGBURN DEWAYNE AND GLENNA
2400 TRINITY COURT
HEATH, TX 75032

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

ROCKWALL LOT 3 OWNER LLC
255 ALHAMBRA CIRCLE SUITE 760
CORAL GABLES, FL 33134

LAI GAYLE D
2621 NEVADA ST
UNION CITY, CA 94587

RIGGS MICHAEL R
2678 CAPSTONE WAY
ROCKWALL, TX 75032

LE LINH
2701 CEDAR COURT
ROCKWALL, TX 75032

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

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

HOUSTON RICHARD AND
LINDSAY WEATHERREAD
2704 FOXCHASE LANE
ROCKWALL, TX 75032

BOSWELL ROBERT L & AMY S
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

MANELSKI MEGHAN
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

CARPENTER CHARLES KENNETH JR AND LIDA L
2752 E FM 552
ROCKWALL, TX 75087

BURKETT BENJAMIN HERRINGTON E
MARY R BURKETT CUSTODIAN
277 TERRY LANE
HEATH, TX 75032

HEINDEL MATTHEW A & HEATHER
2881 NEWPORT PLACE
ROCKWALL, TX 75032

QUINTERO BERTHA L
2885 NEWPORT DR
ROCKWALL, TX 75032

PARAMOUNT LAURELS LLC
2889 NEWPORTDR
ROCKWALL, TX 75032

GWIE KIONG OEN & RONY THERESIA
2901 NEWPORT DR
ROCKWALL, TX 75032

DEVYANI SEEMA T
2905 NEWPORT DRIVE
ROCKWALL, TX 75032

SMET KEITH & LISA
2911 NEWPORTDR
ROCKWALL, TX 75032

KING LINDA D REV LIVING TR
LINDA D KING TRUSTEE
2912 LAGO VISTALN
ROCKWALL, TX 75032

TUCKER MEGAN LEE AND TY NICHOLAS
2917 NEWPORT DR
ROCKWALL, TX 75032

STROUP JUANITA V LIVING TR
JUANITA V STROUP & JAY T DANIELS TRUSTEES
2918 WOODLAND HILLS DR
GRAPEVINE, TX 76051

BAILEY RONALD C ET UX
2919 COUNTRY PLACE CIR
CARROLLTON, TX 75006

WAFFER DANNY KAY
2920 LAGO VISTA LANE
ROCKWALL, TX 75032

HOWELL BRIAN K
2923 NEWPORT DR
ROCKWALL, TX 75032

CRIBARI JAMES & DEBBIE
2928 NEWPORT DRIVE
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
2929 NEWPORTDR
ROCKWALL, TX 75032

SMITH JAY E & KRISTY A
2932 LAGO VISTA LN
ROCKWALL, TX 75032

MONSERATE NIDA S & MACARIO
2934 NEWPORT DR
ROCKWALL, TX 75032

NORTON MONICA JEAN
2935 NEWPORT DR
ROCKWALL, TX 75032

JEON YONG J
2941 NEWPORT DR
ROCKWALL, TX 75032

GOODE FAMILY TRUST A
2944 LAGO VISTALN
ROCKWALL, TX 75032

KIBBY ROAD LLC
2944 NEWPORTDR
ROCKWALL, TX 75032

CHALLENGER PATRICK B AND
TARA L JOHNSON
2947 NEWPORT DR
ROCKWALL, TX 75032

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

ZIELKE HOWARD C & BRENDA T
2953 NEWPORT DR
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

FRIZZELL BARBARA
2960 OAK DRIVE
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

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

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

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

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

BEVILL HELEN M AND
CHANDRA KARLEN
2977 OAK DR
ROCKWALL, TX 75032

FOSTER JOHN CHRISTOPHER & DONNA
2978 OAK DR
ROCKWALL, TX 75032

MCMURTRE DREW
3000 TWIN LAKES DR
PROSPER, TX 75078

EMERIROCK LLC
DBA EMERITUS SENIOR LIVING
3020 RIDGERD
ROCKWALL, TX 75032

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

HERNANDEZ REBECCA SHANNON BURKETT
3048 CANDLEWICK LANE
FARMERS BRANCH, TX 75234

COMMUNITY BANK OF ROCKWALL
3060 RIDGERD
ROCKWALL, TX 75032

ARCHULETA JOSEPH
3074 AMERICAN EAGLE BLVD
WOODBIDGE, VA 22191

ALDI TEXAS LLC
3085 RIDGERD
ROCKWALL, TX 75032

FALLS DAVID & TERRI
309 ROOKERY CT
MARCO ISLAND, FL 34145

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

CHAKMAKJIAN ZAVEN C
3100 RIDGERD
ROCKWALL, TX 75032

VEAL JEREMY
3101 BOURBON ST
ROCKWALL, TX 75032

GARCIA YAHAIRA
3103 BOURBON STREET CIR
ROCKWALL, TX 75032

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

WHITLOCK ARTHUR C
3105 BOURBON STREET CIR
ROCKWALL, TX 75032

BOSWELL ROGER WARD AND PAMELA
3107 BOURBON ST CIR
ROCKWALL, TX 75032

PEADEN SPURGEON THOMAS AND WANDA
JOYCE
3108 BOURBON STREET CIRCLE
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

KELBERT ERIC R
3111 BOURBON ST CIR
ROCKWALL, TX 75032

PAUL AMANDA K & SEAN K
3112 BOURBON ST CIR
ROCKWALL, TX 75032

BICKLEY AMANDA
3113 BOURBON ST CIR
ROCKWALL, TX 75032

RIBAIL RICHARD CHARLES
3114 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

COLEMAN BILLY C & VICKIE D
3115 BOURBON STREET CIR
ROCKWALL, TX 75032

RIDGE ROAD REAL ESTATE LLC
3115 RIDGERD
ROCKWALL, TX 75032

LANCE A HOLLAND FAMILY TRUST
SAUNDRA G HOLLAND TRUSTEE
3125 RIDGERD
ROCKWALL, TX 75032

MORTON JONNA
313 ROCKBROOK DR
ROCKWALL, TX 75087

NAGEL CHARLES I
314 PINECREST DRIVE
GERMANTOWN HILLS, IL 61548

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

CROWELL SHANNON P
3142 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

GIBBONS DAVID AND
JACQUELINE CORDOVA
3144 BOURBON STREET CIR
ROCKWALL, TX 75032

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

COBB CAROL
3148 BOURBON STREET CIR
ROCKWALL, TX 75032

BLEDSON SANDRA M
3150 BOURBON STREET CIR
ROCKWALL, TX 75032

CERBERUS SFR HOLDINGS III LP
3152 BOURBON ST CIR
ROCKWALL, TX 75032

STOKES RICHARD & JULIE
3185 S RIDGE RD
ROCKWALL, TX 75032

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

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

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

FIRST CHRISTIAN CHURCH
3375 RIDGE ROAD
ROCKWALL, TX 75032

BUNYASAI PARIYADA
3416 CAMPUS AVE
CLAREMONT, CA 91711

BUNYASAI PARIYADA
3416 CAMPUS AVE
CLAREMONT, CA 91711

GOULD JAMES F AND BRENDA G
353 MARIAH BAY DR.
HEATH, TX 75032

SMET KEITH & LISA
3810 SYCAMORE LANE
ROCKWALL, TX 75032

ASHER FAMILY TRUST
JAMES THOMAS ASHER & EILEEN THERESA
ASHER CO-TRUSTEES
3824 CEDAR SPRINGS RD. #801-3056
DALLAS, TX 75219

NAIDOO PAUL
3904 ASPEN DR #3123
ROWLETT, TX 75088

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

TULK SHARON KAYE
408 COLUMBIA DR
ROCKWALL, TX 75032

PALERMO JAMES ALBERT
411 DRIFTWOOD ST
ROCKWALL, TX 75087

DJA REAL ESTATE LLC
42 MARY STREET
MOUNT VERNON, TX 75457

YANGER MORRIS & DORIS
427 COLUMBIA DR
ROCKWALL, TX 75032

JR HILLTOP HOMES, A GENERAL PARTNERSHIP
429 COLUMBIA DRIVE
ROCKWALL, TX 75032

ESTATE OF DEEPAK PRASANNA
C/O HARINI AND HULLAHALLI PRASANNA
4440 SOUTH MEADOW COURT
ELLCOTT CITY, MD 21042

SOMNATH YASMIN
4444 SKY HARBOR WAY APT 2202
FT WORTH, TX 76155

LIGHT JEFFREY A & LEIGH ANN
4671 GREENBRIAR CT
ROCKWALL, TX 75032

KUMAR ANVITA
4701 COPPER MOUNTAIN LANE
RICHARDSON, TX 75082

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA
4725 BENTON CT
ROCKWALL, TX 75032

CUNY CHRISTOPHER AND JANICE
4730 PIN OAKS CIR
ROCKWALL, TX 75032

GRAND-LIENARD ROBERT J III AND DIANA L
4741 BENTON CT
ROCKWALL, TX 75032

BAILEY KENNETH AND MEREDITH
4748 PIN OAKS CIR
ROCKWALL, TX 75032

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

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

LIECHTY FAMILY PARTNERSHIP LP AND
STANLEY B AND GERALDINE M SCOTT
502 TERRY LN
HEATH, TX 75032

YANO SHINYA
C/O OPEN HOUSE CO., LTD,
5050 QUORUM DRIVE SUITE 610
DALLAS, TX 75254

SELZER DEANNA
510 TURTLE COVE BLVD STE 109
ROCKWALL, TX 75087

KING LINDA D REV LIVING TR
LINDA D KING TRUSTEE
519 E INTERSTATE 30
ROCKWALL, TX 75087

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

SLABAS KAREN AND JEFFREY
52 SHADY DALELN
ROCKWALL, TX 75032

FAZELIMANESH ARDESHIR & KAREN
520 TERRY LANE
HEATH, TX 75032

GOODE FAMILY TRUST A
5231 FM 3227
CANTON, TX 75103

BEST JAMES AND KIMBERLY
54 SHADY DALELN
ROCKWALL, TX 75032

VANAMBURGH GORDON
540 LOMA VISTA
HEATH, TX 75032

KIBBY ROAD LLC
541 W MAIN ST
MERCED, CA 95340

LOGAN PAULINE K
554 VZ COUNTY ROAD 2139
CANTON, TX 75103

DWYER REX ETUX AMY
6101 VOLUNTEER PL
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
6116 NORTH CENTRAL EXPRESSWAY SUITE 700
DALLAS, TX 75206

THEPCHATRI UBOL
614 SANTA FE DR
DENVER CITY, TX 79323

MCCROSKIE ADAM
620 TRIPP TRL
ROYSE CITY, TX 75189

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

GIFFORD JIM L & PAMELA
636 CALVIN DR
HEATH, TX 75032

ROCKWALL PROPERTY SOLUTIONS
643 TURTLE COVE BLVD
ROCKWALL, TX 75087

HYATT FAMILY TRUST
JAMES T HYATT- TRUSTEE
6525 NORTH FLY IN LAKE RD
ATHENS, TX 75751

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

ALVARADO KRESHA
710 BRAZOS WAY
ROCKWALL, TX 75032

PATTERSON WILLIAM L JR AND DWAYLA L
REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

BELTRANI MICHAEL
8 EXETER LN
HAMBURG, NJ 7419

GORDON NANCY ARAKAKI
801 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LONON DEBORAH J
802 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

FAZELIMANESH KAREN & ARDESHIR
803 SIGNAL RIDGEPL
ROCKWALL, TX 75032

ARMSTRONG JOHN D III AND INDIVIDUAL
804 EAGLE PASS
HEATH, TX 75032

AMHILL FINANCIAL LP
ATTN JIM PETERS
804 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PATTON ROXANNE LOUISE & KURTIS LEE
805 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

WALKER RAYMOND B & PHYLLIS F REVOCABLE
TRUST
RAYMOND B & PHYLLIS F WALKER TRUSTEES
806 SIGNAL RIDGE PLACE UNIT 806
ROCKWALL, TX 75032

POPP LEILA
807 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PETERSON STEVEN R & DONNA R
808 SIGNAL RIDGE
ROCKWALL, TX 75032

HART DARIN AND RANDI
809 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RENNER BEVERLY
810 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MEDINA ALEJANDRO
811 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LOGAN PAULINE K
812 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DUNN FAMILY LOVING TRUST
ALMA JEAN DUNN- TRUSTEE
813 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

BRASHEARS KARI
814 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ANDREW JONATHON
815 SIGNAL RIDGE
ROCKWALL, TX 75032

HYATT FAMILY TRUST
JAMES T HYATT- TRUSTEE
816 SIGNAL RIDGEPL
ROCKWALL, TX 75032

CROW BILL CHARLES & RUTH ELIZABETH
828 CR 1035
COOPER, TX 75432

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

MORTGAGE EQUITY CONVERSION ASSET TRUST
2011-1
8950 CYPRESS WATERS BLVD
COPELL, TX 75019

RRDC LTD
900 HEATHLAND CROSSING
HEATH, TX 75032

NAIDOO PAUL
901 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LOYCE HOPKINS 2017 REVOCABLE TRUST
LOYCE ANN HOPKINS TRUSTEE
902 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

GORDON NANCY ARAKAKI
903 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
904 SIGNAL RIDGEPL
ROCKWALL, TX 75032

CHAPMAN LAURA J AND RONALD L
905 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ELITE CAPITAL LTD
906 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GARDNER DAVID L
907 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GAIN SHARON
908 SIGNAL RIDGE PL
ROCKWALL, TX 75032

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

STEWART BEVERLY & JAMIE
909 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BELTRANI MICHAEL
910 SIGNAL RIDGEPL
ROCKWALL, TX 75032

SHEPHERD ADDIE
911 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

WHITE DEBORAH
912 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DISMUKE JAMIE M
913 SIGNAL RIDGE PLACE #913
ROCKWALL, TX 75032

CARTER DAVID
914 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

COLLINS FAMILY TRUST
EWELL D COLLINS AND JENNIFER R TRUSTEES
915 SIGNAL RIDGEPL
ROCKWALL, TX 75032

CARPENTER CHARLES KENNETH JR AND LIDA L
916 SIGNAL RIDGEPL
ROCKWALL, TX 75032

DEZEE CAROLE H
917 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DASILVA JOHN M
918 SIGNAL RIDGEPL
ROCKWALL, TX 75032

ROCKWALL PROPERTY SOLUTIONS
919 SIGNAL RIDGEPL
ROCKWALL, TX 75032

INZILLO FRANCA
920 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
921 SIGNAL RIDGEPL
ROCKWALL, TX 75032

MURRAY NORMA C
922 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DWA EQUITIES LLC
923 SIGNAL RIDGEPL
ROCKWALL, TX 75032

BAILEY RONALD C ET UX
924 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GREEN MAUREEN
925 SIGNAL RIDGEPL
ROCKWALL, TX 75032

PHILLIPS LOVIE
926 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
927 SIGNAL RIDGEPL
ROCKWALL, TX 75032

GARDNER DAVID L REV LIV TR
928 SIGNAL RIDGEPL
ROCKWALL, TX 75032

LIDE SUSAN L
933 GANNON HTS
ROCKWALL, TX 75087

GREEN MAUREEN
945 BREEZY HILL LANE
ROCKWALL, TX 75087

HARRIS SUSAN
9660 ALPHA LN
QUINLAN, TX 75474

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

PRICE MOLLIE L TRUST
MOLLIE L PRICE TRUSTEE
C/O CHARLES LINEVILLE P O BOX 743612
DALLAS, TX 75374

OUR STUFF LLC
M/R
, TX

AMHILL FINANCIAL, LP
P. O. BOX 1179
ROCKWALL, TX 75087

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

RICHMOND JANET M & TOM R
PO BOX 1145
ROCKWALL, TX 75087

AMHILL FINANCIAL LP
ATTN JIM PETERS
PO BOX 1179
ROCKWALL, TX 75087

SRYGLEY JAMES
PO BOX 1928
ROCKWALL, TX 75087

JDM RENTALS I LLC
PO BOX 2110
ROCKWALL, TX 75087

RENNER BEVERLY
PO BOX 2121
QUINLAN, TX 75474

MARICH ENTERPRISE CORPORATION
PO BOX 2319
ROCKWALL, TX 75087

DASILVA JOHN M
PO BOX 2601
ROWLETT, TX 75030

HAQ REZA AHMED & SHELINE KARIM
PO BOX 6952
HUNTSVILLE, AL 35813

PRICE MOLLIE L TRUST
MOLLIE PRICE TRUSTEE
PO BOX 743612
DALLAS, TX 75374

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

STOKES RICHARD & JULIE
PO BOX 8
ROCKWALL, TX 75087

WALTERS PATRICIA ANN AND JEFFERY MICHAEL
LYAN
PO BOX 833073
RICHARDSON, TX 75083

HIGGINS MICHAEL R AND ANN S
PO BOX 850225
MESQUITE, TX 75185

MONTONEY LAUREN D
5455 RANGER DR
ROCKWALL, TX 75032

VANDIGRIFF VICTORIA LYNN
5457 RANGER DR
ROCKWALL, TX 75032

MARTIN LAKESHORE PROPERTIES LLC
546 YACHT CLUB DR
ROCKWALL, TX 75032

SOLOMON MARION C
5461 RANGER DR
ROCKWALL, TX 75032

GIBSON JEANETTE L
548 YACHT CLUB DR
ROCKWALL, TX 75032

BYRD MANUEL NICKLOUS & EVA RHINE
550 YACHT CLUB
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:

Case No. Z2021-026: Zoning Change amending Planned Development District 8

Hold a public hearing to discuss and consider a request by Troy Lewis of Newstream Capital Partners for the approval of an Zoning Change to amend Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 13, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 19, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 19, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2021-026: Zoning Change amending Planned Development District 8

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.

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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

ION
- - - PLEASE RETURN THE BELOW FORM - - -

Case No. Z2021-026: Zoning Change amending Planned Development District 8

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.

NOT ENOUGH INFO ON HOW THE PROJECT WILL EFFECT THE VIEW
FROM MY CONDO. WHAT IS THE LAND CURRENTLY APPROVED FOR?

Name: JAMES COSTER

Address: 228 HENRY W CHANDLER DR ROCKWALL TX 75032

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

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
 I am opposed to the request for the reasons listed below.

TRAFFIC IS ALREADY too congested in the area. Many MORNINGS TRAFFIC TO GET ON WB 14-30 IS BACKED UP ALL THE WAY TO THE NORTH ENTRANCE TO CHANDLERS.

Name:

JOEL HOOVER

Address:

5907 YACHT CLUB DR

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

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From: Linda Hill <linda_hill@sbcglobal.net>
Sent: Monday, July 12, 2021 12:11 PM
To: Planning
Subject: Case No. Z2021-026

Case No. Z2021-026: Zoning Change amending Planned Development District 8

I am opposed to the request for the reasons listed below:

The property was zoned for single family residences. Building multi-family homes may lower the property values of nearby single family homes.

The multi-family condominiums built at the Harbor were not successful. This model has not worked well in our community. Chandlers Landing already has a large number of multi-family condo/town home units.

The marina area is noisy on weekends now with loud music late into the night from parties on the docks. Building the units proposed with large rooftop decks will only exacerbate the problem. These types of units belong in Uptown Dallas not in a quiet residential community.

I and many of my neighbors will lose some or all of our lake views due to the density of the project.

I have lived in my home almost 30 years and have enjoyed living in a beautiful, peaceful lakeside community. This project will adversely impact the character of the community.

Respectfully submitted,
Linda Hill
14 Lakeway Drive
Heath, TX 75032
469-261-0978

Sent from my iPhone

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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.

Would want to avoid more multi-family / high-density living as it brings congestion to an area that is not ready to support that many people

Name:

Nicole + James Bookhart

Address:

331 Columbia Dr. Rockwall, TX 75082

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

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From: Pat Morale <patmorale3@gmail.com>
Sent: Sunday, July 11, 2021 11:06 PM
To: Planning
Subject: case # Z2021-026: zoning change amending planned Development District #8

I am opposed to the request for the reasons listed below:

1700 residents in Chandlers Landing

155 units total Spyglass Hill Phase 1 2 and 3

Marina/ slip owners

There is already too much traffic on Henry M Chandler Dr.

Adding 36 more units is unadvisable. One way in and one way out is a problem.

Already I sometimes have to sit through several light changes just to get out on Ridge Road.

The fire dept. has their emergency boat at the marina. It could be difficult for them to get in and out easily in an emergency.

There is plenty of property elsewhere in Rockwall more appropriate for 36 units.

Pat Morale

241 Henry M Chandler Dr

Rockwall, TX 75032

214 808-9584

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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.

VEH. TRAFFIC IN ROCKWALL IS HORRIBLE, AT TIMES.
ADDING MORE VEH. TRAFFIC TO THE AREA WILL ONLY
MAKE MATTERS WORSE!! ESPECIALLY ON RIDGE RD.

Name: RAYMOND AND KATHY WHISMAN

Address: 2956 LAGO VISTA LN. ROCKWALL, 75032

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

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From: Chip Imrie <chipimrie@gmail.com>
Sent: Saturday, July 10, 2021 4:21 PM
To: Planning
Subject: Case Number Z2021-026 Zoning Change amending PD8

Ryan, we do not have any objections to the proposed zoning change in the above referenced case provided the developer meets all of the architectural and setback requirements for the City of Rockwall and Chandlers Landing Community Association.

Kindest Regards,
Donald M. and Cheryl Imrie
323 Harbor Landing Drive,
Rockwall, TX 75032

Chip Imrie
Sent from [Mail](#) for Windows 10

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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.

Plans look great and will be a great addition to Rockwall.

Name:

Jeanette Gibson

Address:

548 Yacht Club Dr Rockwall, TX 75032

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwall>

PLEASE RETURN THE BELOW FORM

Case No. Z2021-026: Zoning Change amending Planned Development District 8

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:

Sandra Holland

Address:

129 Henry Chandler Rockwall

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

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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: SAUNDRA Holland
Address: 440-A Yacht Club - Rockwall

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

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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.

(Faint, illegible handwriting)

Name:

Sharon Turk

Address:

229 Henry W Chandler

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

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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:

SHARON TOLK

Address:

408 COLUMBIA

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

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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.

(Faint, illegible handwriting in a large text area)

Name:

SHARON TAYLOR

Address:

1232 SIGNAL RIDGE

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

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

not every piece of LAND needs to be developed. Rockwall is crowded as it is.

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.

Bought my Condo because of the view for a high dollar amount. I'm sure the townhomes will make a distraction. Not being the closest to the water if this goes thru will

Name:

lower the "value" of my home. What's better

Address:

For the community is the voices of those who own!

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

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If this goes thru, what about being compensated for loosing our view?

CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

Address: ↓

Case No. Z2021-026: Zoning Change amending Planned Development District 8

Please place a check mark on the appropriate line below:

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

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

We believe this to be disadvantageous to property owners and the value of their property

Name:

John and Frieda Langston

Address:

101 Mayflower Ct.

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

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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.

Roads are too crowded now - I would like single family homes pleasee.

Name:

Kenyon Walter

Address:

408 Severign Court, 75032

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

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Please place a check mark on the appropriate line below:

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

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

traffic in the area is already a major problem
impeded view for existing homes

Name:

Madeline Geary and Rachel DeBender

Address:

512 Columbia Dr. Rockwall, TX 75082

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

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Please 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.

WOULD INCREASE DENSITY.

Name: ROBERT G. WILLIAMS

Address: 281 VICTORY LN. ROCKWALL, TX 75087

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

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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.

Too much congestion on the roads already.
Rockwall should concentrate on traffic flow instead of
seeing how many people they can cram into a small
space. There are too many realtors running Rockwall's

Name: Susan Hardi - Gallant Enterprise

Address: 325 Columbia, Rockwall, TX 75032

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

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Please 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.

INFRASTRUCTURE GROWTH IS SAOBY LAGGING FAR BEHIND
OUR POPULATION GROWTH. YOU CAN WALK A MILE DOWN
RIDGE RD QUICKER THAN DRIVING IT. FIX THE PROBLEM
FIRST RATHER THAN MAKING IT WORSE.

Name:

WAYNE CURRENS

Address:

16 LAKEWAY DR 75032

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

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Please 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.

Comments:

Name: G.D. PERRY

Address: 299 VICTORY LANE, ROCKWALL, TX 75082

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

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Please 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:

JAMES SCHOENEMAN

Address:

5554 CANADA COURT, ROCKWALL

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

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

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: PRIMROSE SCHOOL OF ROCKWALL

Address: 3115 RIDGE ROAD, ROCKWALL, TX 75032

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

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Please 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.

[Handwritten signature]

Name:

Shane Stenberg & Tracy English

Address:

426 C Yacht Club Dr., Rockwall, TX 75032

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

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

Miller, Ryan

From: Allie Kattner <alliekattner8@gmail.com>
Sent: Sunday, July 4, 2021 3:04 PM
To: Planning; Miller, Ryan
Subject: Case No. Z2021-026

Case No. Z2021-026 -

Zoning change amending planned development district 8

I am **OPPOSED** to the request for the reasons stated below:

1. Too much construction now is already in process in this dense area.
2. More parkland is needed not more housing. Provide parkland to the families currently living here
3. The reason I moved to Rockwall and pay the high taxes was because of the lake and quality of life which The city is ruining by constantly building huge office buildings apartments and now townhomes to totally obstruct the lake views. The beautiful landscape around the harbor area is disappearing at a rapid pace.
4. I moved here to get away from over populated urban cities that have tremendous traffic and car congestion issues. Rockwall street and infrastructure cannot handle more traffic due to the lack of infrastructure to avoid car congestion. One only needs to look at exit Village/Horizon Rd exit in and off I30 it's a mess! Sometimes it takes me 45-to an hour to get and have to wait for 6 to 7 red lights to even get across the bridge it's terrible. Building more home in the area would only increase these problems and expanding roads and street only promises years of endless road construction and detours.
5. Not every square ft of available land should be given to developers keep Rockwall Rockwall I love this city it's beauty and small suburban living is the reason I moved here.

D. Lane
1211 Signal Ridge

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Miller, Ryan

From: Scott Phillips <nonrevs@yahoo.com>
Sent: Friday, July 2, 2021 4:56 PM
To: Miller, Ryan
Subject: Z2021-026

Hi Ryan,

I am opposed to this zoning request.

Too many multi family already approved in Rockwall in my opinion. They are nice when new, but don't stay nice. Look at the older townhouses in Lakeside Village as an example.

Traffic is already terrible in Rockwall and more multi family will only make it worse.

Scott Phillips
214-497-6962

Sent from my iPhone

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Miller, Ryan

From: Melissa Short <mrshort@live.com>
Sent: Thursday, July 1, 2021 12:59 PM
To: Planning
Subject: Case No. z2021-026 zoning change amending planned development district 8

I am in favor of the request because of the following:
Addresses housing shortage
Increases tax base

Respectfully,

Cory & Melissa Short
105 Independence Pl.
Rockwall, TX 75032
972-529-0129

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Miller, Ryan

From: Julie Jones <Julie.Jones@bankencore.com>
Sent: Wednesday, July 7, 2021 2:17 PM
To: Planning
Subject: Z2021-026

405 yacht club dr
Rockwall, tx 75032

Ok with zoning request.

Julie Fuller Jones
Executive Vice President
Director of SBA Lending
Cell: (214) 882-7646 | Toll Free: (844) 394-2265
Julie.Jones@bankencore.com



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Miller, Ryan

From: Neal Cooper <neal.cooper@live.com>
Sent: Monday, July 5, 2021 5:22 PM
To: Planning
Subject: Case Z2021-026

Importance: High

Neal B. Cooper
5624 Cambria Dr
Rockwall, Tx 75032

Reference subject case number. I am in favor of the zoning change request for PD-8.
Rockwall is a very fast growing area and such zoning requests will increase.
Neal Cooper

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-026

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Will create more traffic, and noise to our neighborhood

Respondent Information

Please provide your information.

First Name *

Alexandra

Last Name *

Parnes

Address *

165 Henry M Chandler

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

parnesproperties@gmail.com

Phone Number

813-263-8550

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: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2021-026

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am in favor as long as they become part of the Chandlers Landing Community Association and have to pay monthly assessments and follow the community guidelines.

Respondent Information

Please provide your information.

First Name *

Jennifer

Last Name *

Dudek

Address *

432 Columbia Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

jphdudek@aol.com

Phone Number

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: _____

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Google Forms

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:

Case No. Z2021-026: Zoning Change amending Planned Development District 8

Hold a public hearing to discuss and consider a request by Troy Lewis of Newstream Capital Partners for the approval of an Zoning Change to amend Planned Development District 8 (PD-8) [Ordinance No. 92-39] for the purpose of allowing townhomes on a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [Ordinance No. 92-39] for Zero Lot Line (ZL-5) District land uses, generally located south on the south side of Henry M. Chandler Drive west of Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 13, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 19, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 19, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2021-026: Zoning Change amending Planned Development District 8

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.

19 JUL 21

- ① ADDS TO OVER "CROWDING" OUR COMMUNITY.
- ② OBSTRUCTS VIEW OF LAKE
- ③ TAKES OUR RESOURCES -- ELECTRICAL, WATER, ETC
- ④ MORE TRAFFIC ON RIDGE RD!

Name: MARK C. ARMSTRONG

Address: 450C YACHT CLUB DR, ROCKWALL TX 75087

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

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

Miller, Ryan

From: rickhughestx <rickhughestx@gmail.com>
Sent: Tuesday, July 13, 2021 3:10 PM
To: Miller, Ryan
Subject: FW: Z2021-026; Amendment to Planned Development District 8 (PD-8) for Townhomes

Ryan,

I am in favor of the development. I think the size and quality for these townhomes will enhance the value of the other property in Spyglass Hill Addition and Chandler's Landing.

I have few items to mention and be taken into consideration.

1. I would like to see a few more visitor parking places even if that cuts down on the green area.
2. I had a concern with the height of the development, but feel the 30 ft height would be sufficient if the view of Spyglass Hill condos is not impaired. Has anyone done a visual of the condos up the hill?
3. I saw that the roof design would keep the HVAC system would not be visible from any direction. Does this mean from the Spyglass Condos. Not keen on looking down to a bunch of HVAC units. Same for dumpsters, however don't see where they are located on the site plan.
4. Like staff's recommendation of the two intervening rule instead of one.
5. If this development is part of the Chandlers Land HOA, which is not substantiated at this point. I agree they don't need to have all the amenities. I do believe there is a way to get to the pool/tennis/and clubhouse. Either walk along the marina shore or drive over.

Thanks,

Rick Hughes

153 Henry M Chandler

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Case No. Z2021-026: Zoning Change amending Planned Development District 8

Please place a check mark on the appropriate line below:

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

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

We do not have the infrastructure to support additional traffic on Henry Chandler Dr, Ridge Road, Horizon Rd or Interstate 30 that it has resulted from development in Rockwall over the past 5 years

Name: Susan C. Moreno

Address: 103 Easterner Pl, 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

Miller, Ryan

From: Renee Fernandez <rfernandez982@hotmail.com>
Sent: Monday, July 26, 2021 9:26 AM
To: Miller, Ryan
Subject: Fwd: Z2021-026

Sent from my iPhone

Begin forwarded message:

From: Renee Fernandez <rfernandez982@hotmail.com>
Date: July 16, 2021 at 7:29:10 PM CDT
To: "miller@rockwall.com" <miller@rockwall.com>
Subject: Z2021-026

Renee Fernandez, 177 Henry M Chandler Drive, Rockwall 75032 I am against the current proposal to build 36 townhomes in area Phase 4. 1. The plan is a gated community by putting a fence up to separate Phase 3 leaves phase 3 with only one access for emergency vehicles. Looking at that access it is easy to see if any obstacle in the center after you exit the first parking lot the two lane street no emergency vehicles would be able to make it to the back parking lot. This would leave 20 condo units vulnerable. 2. New steam Capital has only present ideas with a lot of missing information that needs to be considered. What if accepted, what is to stop them from changing since they really don't have a solid plan to show. 3. The traffic and noise now at times is very disruptive. I am not against building but it should add to the community and this plan so far is not doing that. Respectfully Renee Fernandez

Sent from my iPhone

Sent from my iPhone

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June 18, 2021

Mr. Ryan Miller
City of Rockwall Director of Planning
385 Goliad St
Rockwall, TX 75087

RE: Letter of Intent to amend the zoning within PD-08, Ordinance 92-39, a Single Family Planned Development near the entrance to Chandler's Landing Marina

Dear Mr. Miller,

This is a summary outlining the proposed changes to PD-08 for the approximate 6.88 acre tract of land on Henry M. Chandler Parkway. We have been evaluating this site for over 18 months now, with an obvious delay in 2020 due to the Pandemic. Recently we furthered our discussions with the Chandler's Landing HOA Environmental Committee and Board Members in hopes to work with them on our proposal. We've received great feedback so far, and we have more meetings scheduled in the coming weeks so that we can continue to share our vision for the site development with our neighbors and their leadership. One of the biggest challenges to this site is management of the topography as it relates to civil engineering and meeting the height requirements of each lot as set forth in the current PD-08, Ordinance 92-39 Section D. We believe we are on a path to meet these challenges, and as such, are now prepared to make this submittal requesting a zoning change. We desire to have a project that will be a welcomed addition to the City of Rockwall and the Chandler's Landing Lakeside Atmosphere.

A summary of the proposal is as follows:

- The number of lots remains at 36
- The open space on the property increases from 0% to over 20%
- It will have a divided, gated main entry with a median cut for a left turn lane
- There will be a gated exit at the secondary access point, which will also be used as a Fire Emergency entrance as needed
- The streets will be private and maintained by the HOA
- This Subdivision will be governed by the Umbrella HOA of Chandler's Landing

We believe this proposed plan will better conform to the Comprehensive Plan for the City of Rockwall and we look forward to future discussions with City Staff, P&Z, and City Council in the coming months. Please contact me with any comments or questions.

Regards,



Troy Lewis
Newstream Capital Partners

Cc: Evan Matteson <evan@themattesongroup.com>; Chip Imrie <chipimrie@gmail.com>; Jeff Macalik <Jeff@retrotek.com>; Dean Riddle <driddle@riddleandwilliams.com>; Chad Robinson <crobinson@riddleandwilliams.com>; Kathy Lee <klee@riddleandwilliams.com>
Subject: RE: [EXTERNAL] RE: Chandlers Landing - need review of metes & bounds description

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

Dear Bruce,

Please see the email below and the attachments to this email. Based upon the research from Courthouse Research Specialists, the land comprising Spyglass 4 appears to be already subjected to the Declaration for Chandlers Landing.

Pursuant to Article V, Section 1 of the Declaration, the Declarant agreed, and each Owner of a Lot has agreed to pay assessments established by the Declaration. "Lot" is defined in Article I of the Declaration to include both lots shown on a subdivision map and Living Units in multi-family structures. As such, this applies to both Lots and Units.

Accordingly, it appears that all owners of Lots in any subdivision in Spyglass 4, and/or all owners of Units in any condominium constructed in Spyglass 4 will be obligated to pay assessments to the Association in accordance with the Declaration, and are otherwise subject to all other provisions contained in the Declaration. Of course we can never guarantee that a court will agree with us if an owner were to challenge this opinion.

We recommend informing the city that this land is part of Chandlers Landing and will be subject to the Chandlers Landing deed restrictions. The Board should also ask the City to alert the developer to this.

Julie L. Dupont
Riddle & Williams, P.C.
3811 Turtle Creek Blvd., Suite 500
Dallas, Texas 75219
T: 214/760-6766
F: 214/760-6765
jdupont@riddleandwilliams.com

RIDDLE & WILLIAMS, P.C. – E-MAIL NOTICE

www.riddleandwilliams.com

This transmission may be: (1) subject to the Attorney-Client Privilege, (2) an attorney work product, or (3) strictly confidential. If you are not the intended recipient of this message, you may not disclose, print, copy or disseminate this information. If you have received this in error, please reply and notify the sender (only) and delete the message. Unauthorized interception of this e-mail is a violation of federal criminal law.

From: David Casique <david@crstex.com>

Sent: Thursday, July 8, 2021 3:25 PM

To: Julie Dupont <jdupont@riddleandwilliams.com>
Cc: Richard Ortiz <rich@crstex.com>; Hope Gable <hope@crstex.com>
Subject: RE: [EXTERNAL] RE: Chandlers Landing - need review of metes & bounds description

Good afternoon Julie,

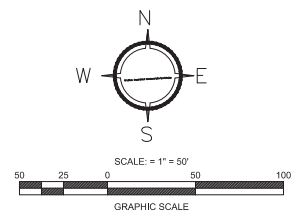
Please review the documents attached. The Deed Sketch Map here attached is key to show that the 6.88 acres appears to be part of Tract A and Tract B of the document labeled "Chandlers Landing Legal". Said legal description being the same as the one described in Deed recorded in Volume 102, Page 895, for ~~285.2916~~ acre tract. Document recorded in Volume 6494, Page 59, describes the 6.88 acres. Said 6.88 also appears to be part of Plat Spyglass Hill Condominiums Phase Four recorded in Cabinet B, Page 146 here attached.

6.88 Acres appear to be part of Tract A and B only. It does not appear to be part of Tract C, Tract D, Tract E. Unfortunately we were not able to get a copy of the Scenic Estates Subdivision recorded in Volume 1, Page 42.

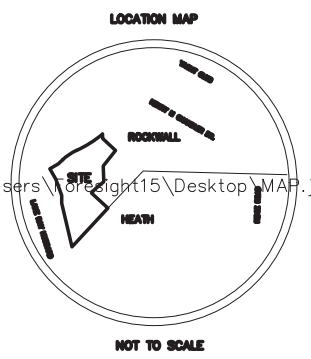
Thank you so much,

www.texasfreedocuments.com

Thank you,
David Casique
Court House Research Specialists, Inc.
3740 N. Josey Ln. Suite 225
Carrollton, Texas 75007
817.675.5692 P
David@crstex.com
www.crstex.com

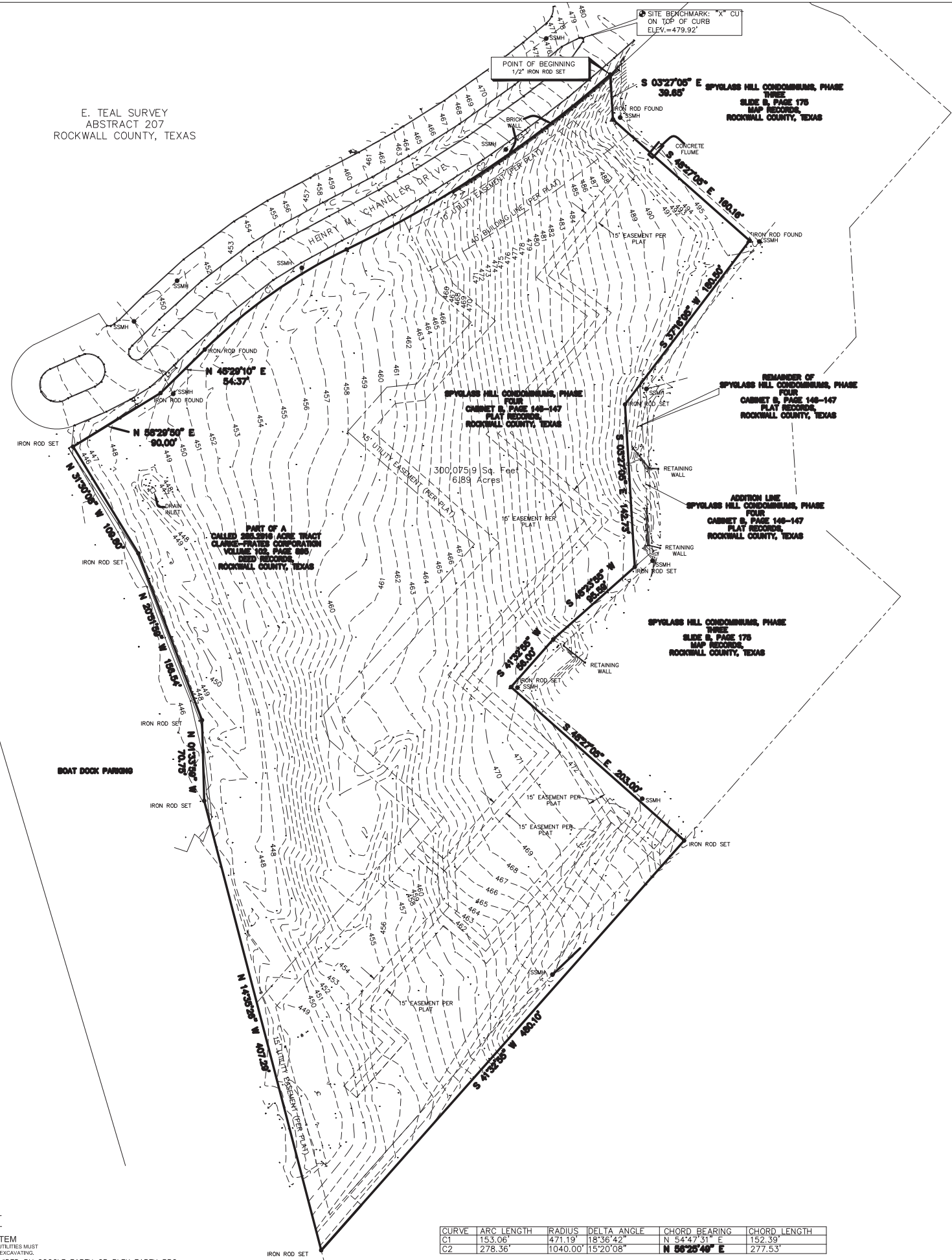


E. TEAL SURVEY
ABSTRACT 207
ROCKWALL COUNTY, TEXAS



C:\Users\k0158115\Desktop\MAP.jpg

LAKE RAY HUBBARD
ROCKWALL COUNTY, TEXAS



- LEGEND**
- ▲ "CM" = CONTROLLING MONUMENT
 - IRF = IRON ROD FOUND
 - RS = 5/8" IRON ROD SET
 - "SCL" = "SCL"
 - WM = WATER METER
 - WV = WATER VALVE
 - FH = FIRE HYDRANT
 - EP = ELECTRIC PEDESTAL
 - PP = POWER POLE
 - GM = GAS METER
 - AC = AIR CONDITIONER
 - E— = OVERHEAD ELECTRIC
 - X— = CHAIN LINK FENCE
 - W— = WIRE FENCE
 - M— = WOOD FENCE
 - M— = METAL FENCE
 - D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS

1-800-245-4545
WWW.TEXASONECALL.COM

TEXAS ONE CALL SYSTEM
CONSTRUCTION NOTE: UNDER GROUND UTILITIES MUST BE VERIFIED BY CONTRACTOR PRIOR TO EXCAVATING.

AERIAL IMAGERY PROVIDED BY GOOGLE EARTH OR PLEX EARTH PRO.
BISON CREEK LAND SERVICES, LLC IS A LICENSED USER OF GOOGLE EARTH.
BISON CREEK LAND SERVICES, LLC IS A LICENSED USER OF PLEX EARTH PRO.

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|-------------|---------------|--------------|
| C1 | 153.06' | 471.19' | 18°36'42" | N 54°47'31" E | 152.39' |
| C2 | 278.36' | 1040.00' | 15°20'08" | N 56°25'49" E | 277.53' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 471.19' | 153.06' | 152.39' | N 54°47'31" E | 18°36'42" |
| C2 | 1040.00' | 278.36' | 277.53' | N 56°25'49" E | 15°20'08" |

● SITE BENCHMARK: "X" CUT ON TOP OF CURB ELEV.=479.92' (AS SHOWN WDS GNSS NETWORK)

METES AND BOUNDS
STATE OF TEXAS
COUNTY OF ROCKWALL

All that certain lot, tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being a part of that 285.2916 acre tract as conveyed to Clarke-Frutes Corporation as recorded in Volume 102, Page 885, Deed Records, Rockwall County, Texas, and being part of Spyglass Hill Condominiums Phase Four as recorded in Cabinet B, Slides 146-147 of the Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, and addition to the City of Rockwall, Texas, as recorded in Slide B, Page 175, Map Records, Rockwall County, Texas, and being more particularly described as follows:

THENCE Along the Westerly line of said Spyglass Hill Condominiums, the following:

- South 03 degree 27 minutes 05 seconds East, a distance of 38.85 feet to a 1/2 inch iron rod found for corner;
- South 48 degree 27 minutes 05 seconds East, a distance of 180.16 feet to a 1/2 inch iron rod found for corner;
- South 37 degree 16 minutes 05 seconds West, a distance of 180.50 feet to a 1/2 inch iron rod set for corner;
- South 03 degree 27 minutes 05 seconds East, a distance of 142.73 feet to a 1/2 inch iron rod set for corner;
- South 48 degree 23 minutes 55 seconds West, a distance of 85.88 feet to a 1/2 inch iron rod found for corner;
- South 41 degree 32 minutes 55 seconds West, a distance of 58.00 feet to a 1/2 inch iron rod found for corner;
- South 48 degree 27 minutes 05 seconds East, a distance of 203.00 feet to a 1/2 inch iron rod set for corner on the Northerly line of Windward Slope Addition;

THENCE South 41 degree 32 minutes 55 seconds West, along the Northerly line of Windward Slope Addition, as addition to the City of Heath, Rockwall County, Texas, a distance of 480.10 feet to a 1/2 inch iron rod set for corner;

THENCE North 14 degree 35 minutes 26 seconds West, a distance of 407.29 feet to a 1/2 inch iron rod set for corner;

THENCE North 01 degree 33 minutes 59 seconds West, a distance of 70.75 feet to a 1/2 inch iron rod set for corner;

THENCE North 20 degree 01 minutes 59 seconds West, a distance of 185.54 feet to a 1/2 inch iron rod set for corner;

THENCE North 31 degree 30 minutes 05 seconds West, a distance of 108.80 feet to a 1/2 inch iron rod set for corner on the Southerly right-of-way line of Henry M. Chandler Drive;

THENCE along the Southerly line of Henry M. Chandler Drive, the following:

- North 88 degree 20 minutes 50 seconds East, a distance of 80.00 feet to a 1/2 inch iron rod found for corner;
- North 48 degree 28 minutes 10 seconds East, a distance of 54.37 feet to a 1/2 inch iron rod found and being the beginning of a curve to the right having a central angle of 18 degrees 36 minutes 40 seconds and a radius of 471.19 feet;

THENCE along said curve an arc length of 153.06 feet to a 1/2 inch iron rod found and being the beginning of a curve to the left having a central angle of 15 degrees 20 minutes 08 seconds and a radius of 1040.00 feet;

THENCE along said curve an arc length of 278.36 feet to the PLACE OF BEGINNING and containing 300,076 square feet or 6.89 acres of land.

TO:

I, James P. Keene, Registered Professional Land Surveyor No. 5100, do hereby state that the survey was made, depicted and described the results of an actual on the ground survey made on the _____ day of _____, 2017 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors. This statement is not a representation or warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the benefit of the above noted parties.

ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

James P. Keene, R.P.L.S.
Texas Registration No. 5100
Date: _____
Bison Creek Land Services, LLC
24443 BI 20
Wile Point, Texas 75108
Phone (903) 873-3800

- SURVEY NOTES:**
- 1) Except as shown there are no visible protrusions.
 - 2) Basis of Bearing (S 48°27'05" E 180.16') Northeastly line of Rockwall Marathea Development, LLC tract as recorded in Instrument No. 2011-00482467 O.P.R.R.C.T.
 - 3) The Surveyor has been provided with the Commitment for Title Insurance described below and has relied upon R for all matters of record affecting the subject property.
- TITLE RESOURCES GUARANTY COMPANY**
OF. No. R171857R
Effective Date: June 21, 2017 Issued: July 18, 2017
- SUBJECT TO THE FOLLOWING:**
- 10)
 - a. Easements and building lines as shown on Plat recorded in Cabinet B, Envelope 146, Plat Records, Rockwall County, Texas.
 - b. Easement dated August 1, 1975, from Clarke-Frutes Corporation to City of Rockwall recorded in Volume 116, Page 37, Deed Records, Rockwall County, Texas.
 - c. Easement dated August 1, 1975, from Clarke-Frutes Corporation to City of Rockwall recorded in Volume 116, Page 60, Deed Records, Rockwall County, Texas.
 - d. Easement dated November 17, 1982, from American Condominium Corporation of Texas to City of Rockwall recorded in Volume 168, Page 522, Deed Records, Rockwall County, Texas.
 - e. Easement dated November 17, 1982, from American Condominium Corporation of Texas to City of Rockwall recorded in Volume 168, Page 522, Deed Records, Rockwall County, Texas.
 - f. Easement dated November 17, 1982, from American Condominium Corporation of Texas to City of Rockwall recorded in Volume 168, Page 522, Deed Records, Rockwall County, Texas.
 - g. Easement dated November 22, 1982, from American Condominium Corporation of Texas to Stoner Communications recorded in Volume 168, Page 175, Deed Records, Rockwall County, Texas.

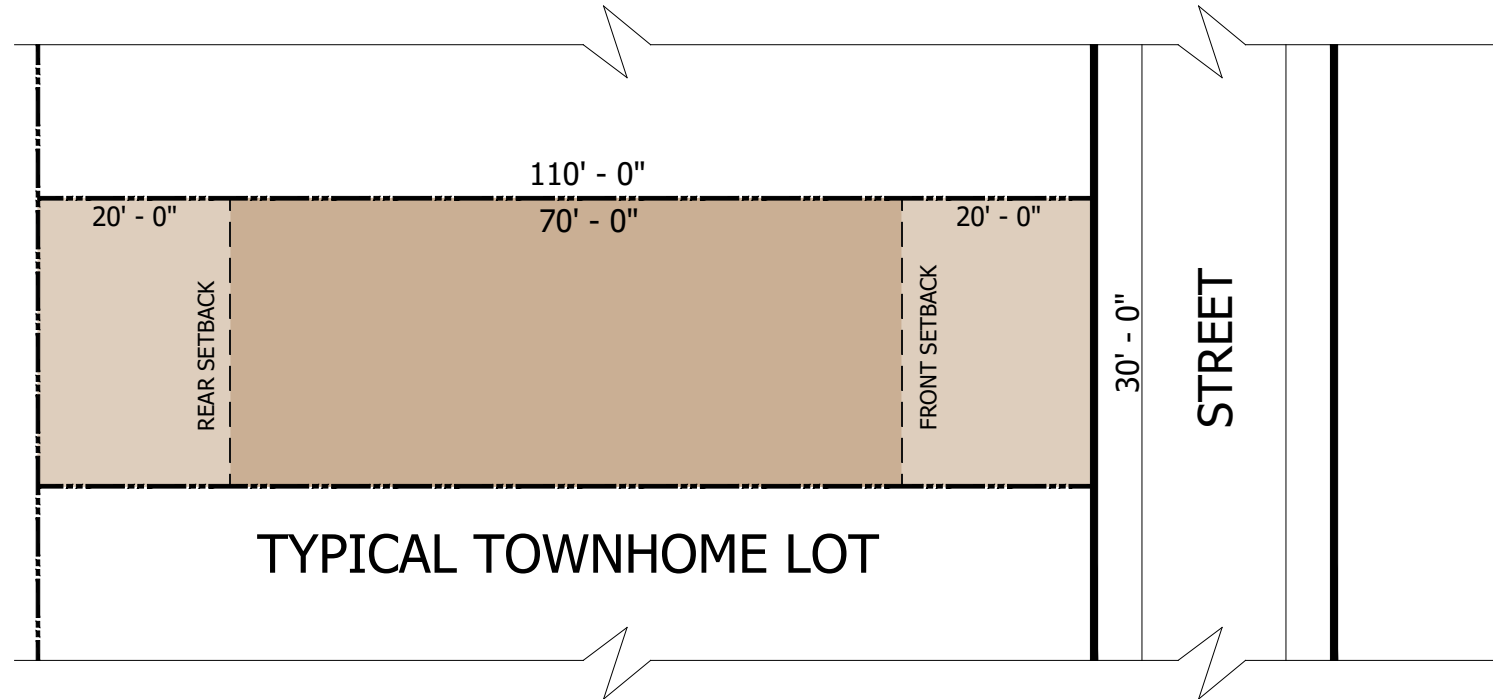
BISON CREEK LAND SERVICES, LLC
WWW.BISON-CREEK.COM
FORM LICENSE NO. 10195880
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BOUNDARY SURVEY
BEING A 6.88 ACRE TRACT OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PART OF 6.88 ACRES CALLED 285.2916 ACRE TRACT VOLUME 102, PAGE 895 D.R.R.C.T. SPYGLASS HILL CONDOMINIUMS, PHASE 4 CABINET B, SLIDES 146-147 P.R.R.C.T.

OWNER'S NAME: ??????, TEXAS
ADDRESS: ??????, TEXAS
PROPERTY NO. 17-008

261
1
OF 1



Data Summary

| | | | |
|--|----------------------------|----------------|-----------------|
| | Townhome Lots (30' x 100') | 36 Lots | 2.77 ac. |
| | Open Space | 37.8% | 2.60 ac. |
| | R.O.W | | 1.51 ac. |
| | TOTAL | 36 Lots | 6.88 ac. |

Applicant:
 NEWSTREAM CAPITAL PARTNERS, LLC
 311 South Oak St. #250
 Roanoke, Texas 76262
 817-464-8193

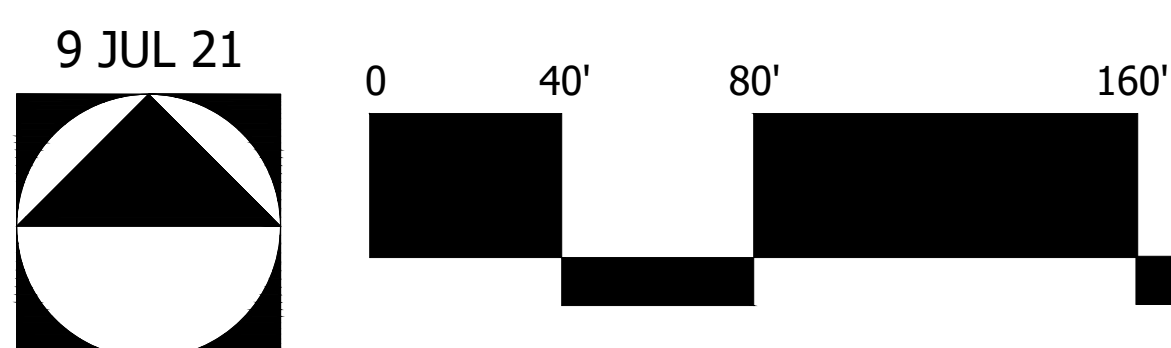
Planner:

SAGE GROUP, INC.
 Master Planning
 Urban Design
 Architecture
 Landscape Architecture
 1130 N. Carroll Ave., Ste. 200
 Southlake, Texas 76092
 817-424-2626

TAN HATCH INDICATES GARAGE IS AT GRADE ON THE UPPER FLOOR

BLUE HATCH INDICATES GARAGE IS AT GRADE ON THE LOWER FLOOR

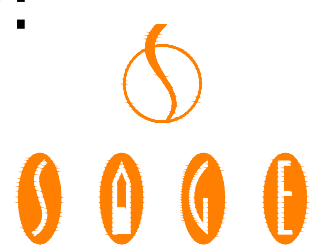
VISITOR PARKING - 23 SPOTS



Marina Village - Rockwall



Planner:

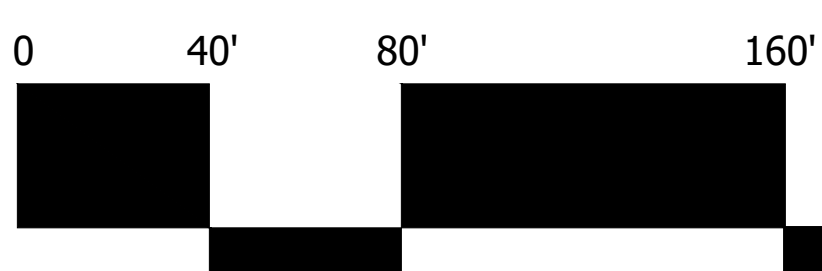
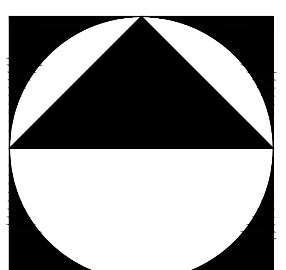


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Applicant:

NEWSTREAM CAPITAL PARTNERS, LLC
 311 South Oak St. #250
 Roanoke, Texas 76262
 817-464-8193

9 JUL 21



Marina Village - Rockwall

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE PLANNED DEVELOPMENT CONCEPT PLAN AND DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 92-39, BEING A 6.88-ACRE TRACT OF LAND IDENTIFIED AS LOT 4, BLOCK A, SPYGLASS HILL #4 ADDITION AND TRACT 134-12 OF 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 has received a request by Troy Lewis of Newstream Capital Partners for an amendment to the *Planned Development Concept Plan* and *Development Standards* contained within Planned Development District 8 (PD-8) [Ordinance No. 92-39], for a 6.88-acre tract of land identified as Lot 4, Block A, Spyglass Hill #4 Addition and Tract 134-12 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and 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 8 (PD-8) [Ordinance No. 92-39] 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. 92-39*;

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

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Preliminary Plat
 - (2) PD Site Plan
 - (3) Final Plat
- (c) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall include a *Treescape Plan* for the area being platted.
- (d) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF AUGUST, 2021.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 19, 2021

2nd Reading: August 2, 2021

BEING a tract of land situated in the E. *TEAL SURVEY, ABSTRACT NO. 207*, City of Rockwall, Rockwall County, Texas, and being a part of that 285.2916-acre tract as conveyed to Clarke-Frates Corporation, as recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South line of Henry M. Chandler Drive, said point being the Northwest corner of Spyglass Hill Condominiums, Phase Three, an addition to the City of Rockwall, as recorded in Slide B, page 175, Map Records, Rockwall County, Texas, a ½" iron stake set for corner;

THENCE Along the Westerly lines of said Spyglass Hill Condominiums, the following:

South 03 deg. 27' 05" East a distance of 39.65 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 160.16 feet to a ½" iron stake set for corner;
South 37 deg. 16' 05" West a distance of 180.50 feet to a ½" iron stake set for corner;
South 03 deg. 27' 05" East a distance of 142.73 feet to a ½" iron stake set for corner;
South 48 deg. 23' 55" West a distance of 95.59 feet to a ½" iron stake set for corner;
South 41 deg. 23' 55" West a distance of 56.00 feet to a ½" iron stake set for corner;
South 48 deg. 27' 05" East a distance of 203.00 feet to a ½" iron stake set for a corner;

THENCE South 41 deg. 32' 55" West, along the Northerly line of Windward Slope Addition, and addition to the city of Heath, Rockwall County, Texas, a distance of 480.10 feet to a ½" iron stake found for corner;

THENCE North 14 deg. 35' 26" West, a distance of 407.29 feet to a ½" iron stake set for corner;

THENCE North 1 deg. 33' 59" West a distance of 70.75 feet to a ½" iron stake set for corner;

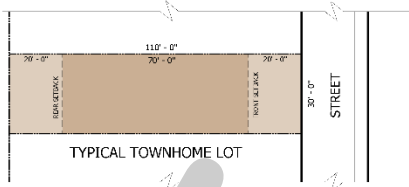
THENCE North 20 deg. 51' 59" West a distance of 156.54 feet to a ½" iron stake set for corner;

THENCE North 31 deg. 30' 08" West a distance of 109.80 feet to a ½" iron stake found for corner;

THENCE along the Southerly line of Henry M. Chandler Drive, the following:

North 58 deg. 29' 50" East a distance of 90.00 feet to a ½" iron stake set for corner;
North 45 deg. 29' 10" East a distance of 54.37 feet to the beginning of a curve to the right having a central angle of 18 deg. 36' 41", and a radius of 471.19 feet, a ½" iron stake set for corner;
Around said curve, a distance of 153.06 feet to the beginning of a curve to the left having a central angle of 15 deg. 20' and a radius of 1,040.00 feet, a ½" iron stake set for corner;

Around said curve a distance of 278.32 feet to the *PLACE OF BEGINNING* and containing 6.88 acres of land. This description is based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Professional Land Surveyor on February 25, 1992.

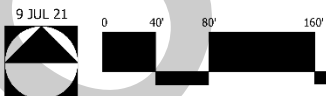


Data Summary

| | | | |
|--|----------------------------|----------------|-----------------|
| | Townhome Lots (30' x 100') | 36 Lots | 2.77 ac. |
| | Open Space | 37.8% | 2.60 ac. |
| | R.O.W. | | 1.51 ac. |
| | TOTAL | 36 Lots | 6.88 ac. |

Applicant:
 NEWSTREAM CAPITAL PARTNERS, LLC
 311 South Oak St. #250
 Rockwall, Texas 76262
 817-464-8193

Planner: SAGE GROUP, INC.
 Harbor Planning
 Urban Design
 Architecture
 Landscape Architecture
 1119 N. Carroll Ave., Ste. 200
 Southlake, Texas 76092
 817-424-2626



TAN HATCH INDICATES GARAGE IS AT GRADE ON THE UPPER FLOOR
 BLUE HATCH INDICATES GARAGE IS AT GRADE ON THE LOWER FLOOR
 VISITOR PARKING - 23 SPOTS

Marina Village - Rockwall

Rockwall, Rockwall County, Texas

PD Development Standards.

(1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Two Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the *Subject Property*; however, the following additional land uses shall be permitted *by-right*:

- ☑ Townhomes/Townhouses

(2) Density and Dimensional Standards. Unless specifically provided by this Planned Development ordinance, any development on the *Subject Property* shall be subject to the density and dimensional requirements required for a Two Family (2F) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, the maximum permissible density for the *Subject Property* shall be 5.23 dwelling units per gross acre of land; however, in no case should the proposed development exceed 36-units. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

| | |
|--|----------|
| Minimum Lot Width | 30' |
| Minimum Lot Depth | 110' |
| Minimum Lot Area | 3,000 SF |
| Minimum Front Yard Setback ⁽¹⁾ | 20' |
| Minimum Side Yard Setback ⁽²⁾ | 0'/10' |
| Minimum Side Yard Setback (Adjacent to a Street) | 15' |
| Minimum Length of Driveway Pavement from Front Property Line | 25' |
| Maximum Height ⁽³⁾ | 30' |
| Minimum Rear Yard Setback | 20' |
| Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's] | 1,900 SF |
| Maximum Lot Coverage | 90% |

General Notes:

- ¹: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into the private right-of-way.
- ²: The side yard setback on the attached side maybe zero (0) if directly abutting a structure on an adjacent lot.
- ³: The Maximum Height shall be measured to the midpoint of the roof of the single-family home, and in no case should any home exceed an elevation of 500-feet above sea level.

(3) Garage Orientation. Garages shall be permitted to be forward facing (*i.e. facing onto the private street in a flat front entry configuration*) with a minimum driveway length of 25-feet.

(4) Building Standards. The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

- (i) Masonry Requirements. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance.
- (ii) Roof Design Requirements. All buildings shall be designed such that no roof mounted mechanical equipment (i.e. *HVAC, satellite, vents, etc.*) shall be visible from any direction.

Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. *roof mounted, ground mounted, or otherwise attached to the building and/or located on the site*).

- (iii) Architectural Requirements. All units shall be architecturally finished on all sides of the building with the same materials, detailing and features.
- (5) Anti-Monotony Restrictions. All development shall adhere to the following anti-monotony restrictions:
- (i) Identical brick blends, paint colors and, cementaceous products (i.e. *Hardy Plank lap siding, etc.*) may not occur on adjacent (i.e. *side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.
 - (ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.
 - (iii) The rear elevation of homes shall not repeat without at least two (2) (i.e. *side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - a) Front Encroachment (i.e. *Porch and/or Sunroom*) Type and Layout
 - b) Roof Type and Layout
 - c) Articulation of the Front Façade
 - d) Differing Primary Exterior Materials

(6) Landscaping Standards.

- (i) Landscape Requirements. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.
- (ii) Landscape Buffers. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Henry M. Chandler Drive, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.

- (iii) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.
- (7) Trash Dumpster Enclosure. If proposed trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and clad with materials matching the primary structures of the townhomes, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.
- (8) Fence Standards. All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.
- (9) Open Space. A minimum of 20% open space shall be provided which generally conforms to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.
- (10) Private Right-of-Way. The proposed private right-of-way shall incorporate a minimum of a 29-foot *back-to-back* concrete street built to the City's standards.
- (11) Homeowner's Association (HOA). A Homeowner's Association shall be created or the subject property shall be incorporated into the existing Chandler's Landing Homeowner's Association to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadways, drive aisles and drive approaches for the subject property associated with this development.
- (12) Variations. The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variations to this ordinance

CITY OF ROCKWALL

ORDINANCE NO. 21-34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, GRANTING A REQUEST FOR ANNEXATION AND PROVIDING FOR THE EXTENSION OF MUNICIPAL BOUNDARY LIMITS TO INCORPORATE SUCH PROPERTY INTO THE CITY OF ROCKWALL, TEXAS WITH THE ANNEXATION OF A 20.83-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, ROCKWALL COUNTY, TEXAS, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the *Subject Property* is a 20.83-acre tract of land identified as Tract 22 of the W. M. Dalton Survey, Abstract No. 72, Rockwall County, Texas, addressed as 427 Clem Road, that lies adjacent to and adjoins the present boundaries of the City of Rockwall, and which is depicted and described in *Exhibit 'A'* of this ordinance; and

WHEREAS, in accordance with Subchapter C-3 of Chapter 43 and Section 212.172(b) of the Texas Local Government Code, the City of Rockwall entered into a *Development Agreement* with Allen and Lisa Stevenson on June 24, 2021; and

WHEREAS, in accordance with the *Development Agreement* the City of Rockwall has received a request from Allen and Lisa Stevenson for the annexation of the subject property on June 24, 2021; and

WHEREAS, Allen and Lisa Stevenson provided the City of Rockwall with a signed copy of the *Municipal Services Agreement* contained in *Exhibit 'B'* of this ordinance on June 24, 2021; and

WHEREAS, in accordance with the requirements of Subchapter C-3, *Annexation of Area on the Request of Owners*, of Chapter 43, *Municipal Annexation*, of the Texas Local Government Code, a public hearing was held before the governing body of the City of Rockwall, Texas, where all interested persons were provided with an opportunity to be heard on July 19, 2021 at 6:00 PM in the City Council Chambers at City Hall, which is located at 385 S. Goliad Street, Rockwall, Texas 75087; and

WHEREAS, notice of such public hearing was published in a newspaper having general circulation in the City of Rockwall, Rockwall County, Texas and in the territory described herein on July 2, 2021 and posted on the City of Rockwall's website on July 1, 2021 said dates being not more than twenty (20) days nor less than ten (10) days prior to the dates of such public hearings;

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

SECTION 1. That the above recitals are hereby found to be true and correct and incorporated herein for all purposes.

SECTION 2. The land and territory more specifically described in *Exhibit 'A'* and incorporated by reference as the *Subject Property*, containing 20.83-acres which is adjacent to and adjoining the

present corporate boundaries of the City of Rockwall, Rockwall County, Texas, is hereby added and annexed to the City of Rockwall, Rockwall County, Texas and said territory as described herein shall hereafter be included within the corporate boundary limits of the City of Rockwall, Rockwall County, Texas and the present boundary limits of the City at the various points contiguous to the areas as described above, are altered and amended so as to include said area within the corporate limits of the City.

SECTION 3. That the official map of the City is hereby amended to reflect the addition of the property described herein.

SECTION 4. The above described territory and the acres so annexed shall be a part of the City of Rockwall, Texas, and the inhabitants thereof, if any, shall be entitled to all of the rights and privileges of all citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Rockwall, Texas.

SECTION 5. That the *Service Plan* for the annexation area, which was made available for public inspection at the *Public Hearings* referenced above, is hereby approved with a copy of said plan being attached hereto and incorporated by reference for all purposes and labeled *Exhibit 'B'*.

SECTION 6. That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable

SECTION 7. That this ordinance shall take effect immediately from and after its passage and approval, in accordance with applicable law and the charter of the City of Rockwall, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF AUGUST, 2021.

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 19, 2021

2nd Reading: August 2, 2021

BEING a tract or parcel of Land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas, and being part of an 80-acre tract conveyed to E. L. Adams by T. H. Adams, by deed recorded in *Volume 11, Page 475, Deed Records* of Rockwall County, Texas, and being more particularly described as follows:

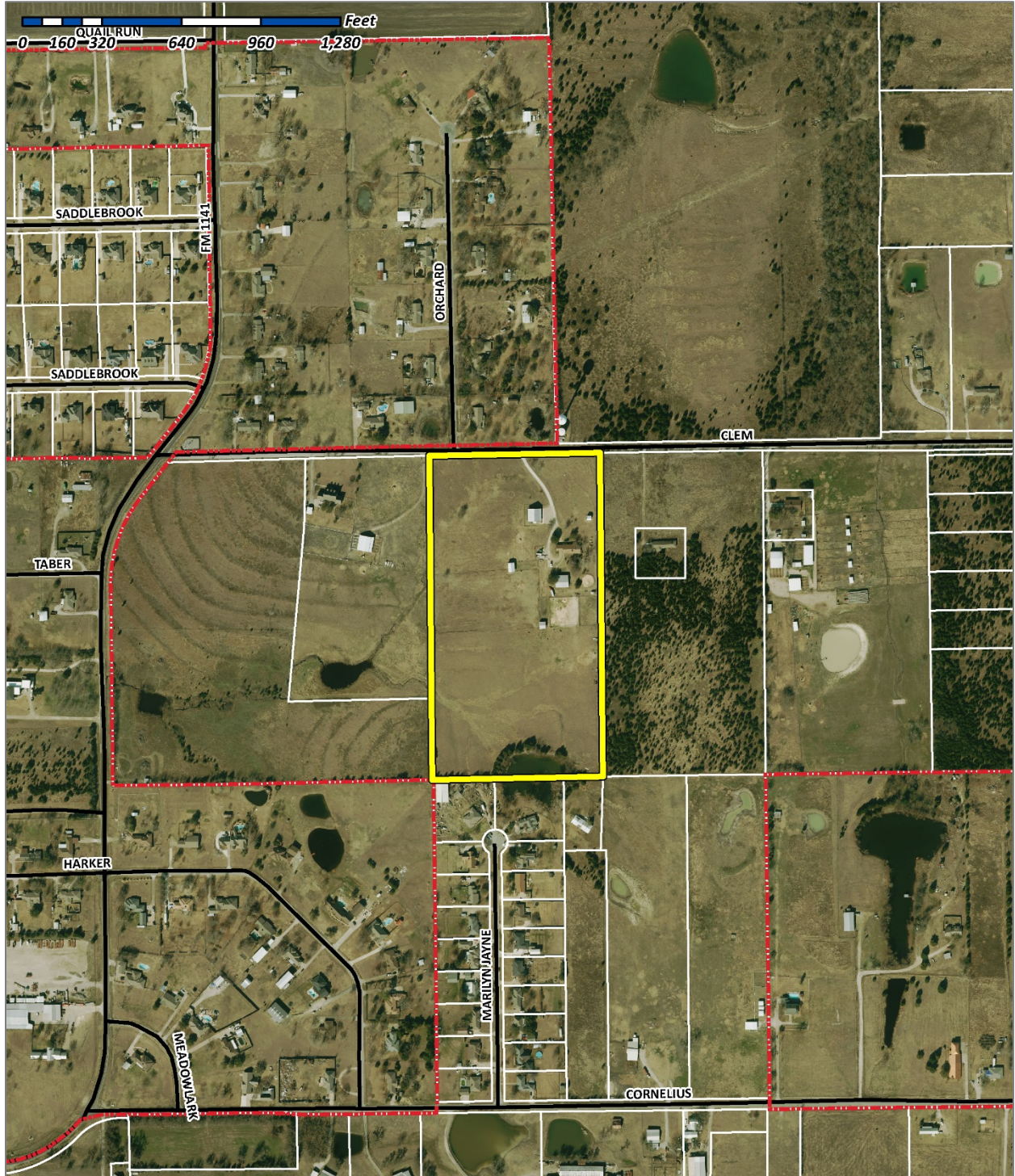
BEGINNING at an iron rod in a County Road and at the Northwest corner of the above-mentioned 80-acre tract;

THENCE North 89 deg. 50 min. 30 sec. East, a distance of 684.33 feet along said Country Road to an iron rod for a corner, said iron rod bears South 89 deg. 50 min. 30 sec. West, a distance of 661.40 feet from the Northeast Corner of said 80-acre tract;

THENCE South 0 deg. 16 min. 03 sec. East, a distance of 1319.86 feet traversing said 80-acre tract to an iron rod for a corner;

THENCE South 89 deg. 22 min. 53 sec. West, a distance of 687.71 feet to an iron rod for a corner on the West line of said 80-acre tract and at the Northeast corner of Meadowview Ranch Estates, an addition to the County of Rockwall;

THENCE North 0 deg. 07 min. 17 sec. West, a distance of 1325.38 feet along the West line of said 80-acre tract to the *POINT OF BEGINNING* and containing 20.83-acres of land.



MUNICIPAL SERVICES AGREEMENT FOR ANNEXATION

*Annexation Case No. A2021-004
City and County of Rockwall, Texas*

Acreage Annexed: 20.83-Acres

Survey Abstract and County: Tract 22 of the W. M. Dalton Survey, Abstract No. 72, Rockwall County, Texas

Date of Annexation Request: June 24, 2021

Municipal Services Agreement. In accordance with Section 43.0672 of the Texas Local Government Code, the following agreement outlines the provision and timing of municipal services that will be furnished by or on the behalf of the City of Rockwall, Texas to the subject property which is described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this agreement:

(A) *Police Services.*

- (1) Patrolling, responses to calls, and other routine police services, within the limits of existing personnel and equipment, will be provided within 60-days of the effective date of annexation.
- (2) As development and construction commence within this area, sufficient police personnel and equipment will be provided to continue to furnish this area the level of police services consistent with police services available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

(B) *Fire Services.*

- (1) Fire protection by the present personnel and the present equipment of the Fire Department, within the limitations of available water and distances from existing fire stations, will be provided to this area within 60-days of the effective date of annexation.
- (2) As development and construction commences within this area, sufficient fire personnel and equipment will be provided to continue to furnish this area the level of fire services consistent with fire service available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

(C) *Health and Code Compliance Services.*

- (1) Enforcement of the City's health ordinances and regulations including, but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances, food handlers' ordinances and animal control ordinances, shall be provided within this area on the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel. Complaints of ordinance or regulation violations within this area will be responded and investigated by existing personnel beginning with the effective date of the annexation ordinance.
- (2) The City's building, plumbing, electrical, gas heating, air conditioning and all other construction codes will be enforced within this area beginning with the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
- (3) The City's zoning, subdivision, and other ordinances shall be enforced in this area

- beginning on the effective date of the annexation ordinance.
- (4) All inspection services furnished by the City of Rockwall, but not mentioned above, will be provided to this area beginning on the effective date of the annexation ordinance. Any property owner or his/her assigns who in good faith has a new building or structure, as defined in the Comprehensive Zoning Ordinance, under construction on the effective date of annexation shall be exempted from these inspections for that building or structure under construction for a period of one year from the effective date of annexation. For the purpose of this ordinance “under construction” shall mean any work that requires a building permit from the City of Rockwall.
 - (5) As development and construction commence within this area, sufficient personnel will be provided to continue to furnish this area the same level of Health and Code compliance services as are furnished throughout the City.

(D) Planning and Zoning Services

- (1) The planning and zoning jurisdiction of the City will extend to this area on the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City’s Comprehensive Plan, Unified Development Code (UDC) [*i.e. Zoning Ordinance*], and Municipal Code of Ordinances.

(E) Recreation and Leisure Services

- (1) Residents of this property may utilize all existing recreational and leisure services facilities and sites throughout the City beginning with the effective date of the annexation ordinance.
- (2) Existing parks, playgrounds, swimming pools and other recreation and leisure facilities within this property shall, upon dedication to and acceptance by the City, be maintained and operated by the City of Rockwall.

(F) Solid Waste Collection

- (1) Solid waste collection shall be provided to the property owner in accordance with existing City policies as to frequency and charges, beginning on the effective date of annexation except for properties that are served by a privately-owned solid waste management service provider. Such properties will be allowed to continue private service for a period of two (2) years from the effective date of annexation at which time the property will be required to begin service with a franchised solid waste contractor within the City of Rockwall.

(G) Streets

- (1) The City of Rockwall’s existing policies with regard to streets, roads and street/roadway lighting maintenance, applicable throughout the entire City, shall apply to this property beginning immediately as of the effective date of the annexation ordinance.
- (2) As development, improvements or construction of streets to the City standards commence within this property, the policies of the City of Rockwall with regard to impact fees and participation in the cost thereof, acceptance upon completion, and maintenance after completion, shall apply.

- (3) The same level of maintenance shall be provided to public streets and roadways within this property that have been accepted by the City of Rockwall as is provided to like City streets and roadways throughout the City.

(H) Water Services

- (1) Connection to existing City water mains for water services for domestic, commercial and industrial use within this property will be provided in accordance with existing City policies. Upon connection to existing mains, water will be provided at rates established by City ordinance for such services throughout the City.
- (2) Water mains of the City will be extended in accordance with provisions of the Municipal Code of Ordinances and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise available in other parts of the City with topography, land uses, population densities similar to those reasonably contemplated or projected in the annexed area.
- (3) Water mains which are within the annexed area and are owned and operated by the City shall be maintained beginning with the effective date of the annexation ordinance or upon acquisition by the City.
- (4) Private water lines within this property shall be maintained by their owners, in accordance with existing policies applicable throughout the City.

(I) Sanitary Sewer Services

- (1) Connections to existing City sanitary sewer mains for sanitary sewage service in this area will be provided in accordance with the existing City policies. Upon connection, sanitary sewage service will be provided at rates established by City ordinances for such services throughout the City.
- (2) Sanitary sewer mains and/or lift stations which are within the annexed area and are connected to City mains shall be maintained by the City of Rockwall beginning with the effective date of the annexation ordinance or upon acquisition by the City.
- (3) Sanitary sewer mains of the City will be extended in accordance with the provisions of the Municipal Code of Ordinances and engineering standards and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise available in other parts of the City with topography, land uses, and population densities similar to those reasonably contemplated or projected in the area.
- (4) Previously granted exceptions to the requirements of connections to the City's sanitary sewer treatment system or Off-Site Sanitary Sewer Facilities (OSSF) constructed prior to annexation shall be continued until such alternate systems are determined to no longer function to meet the sanitary sewer needs of the subdivision granted the exception or for systems installed prior to annexation.

(J) Public Utilities.

- (1) Other public utilities will be provided by the City's franchisee or a provider holding a Certificate of Convenience and Necessity (CCN) issued by the state to serve that area.

(K) Miscellaneous.

- (1) General municipal administration services of the City shall be available to the annexed area beginning with the effective date of the annexation ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 21-36

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 91 (PD-91) FOR SINGLE-FAMILY 16 (SF-16) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 58.842-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17, 17-01, & 22 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Kevin Harrell of the Skorburg Co. on behalf of Mark Taylor, Alex Freeman and Allen and Lisa Stevenson for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses, on a 58.842-acre tract of land identified as Tract 17, 17-01, & 22 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] and Planned Development District 91 (PD-91) [*Ordinance No. 21-17*] 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. 21-17*;

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

SECTION 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 6(b) through 6(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks,

trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

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

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 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 2ND DAY OF AUGUST, 2021.

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 19, 2021

2nd Reading: August 2, 2021

Tract 1 (±26.012-Acres)

All that certain lot, tract or parcel of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas. Being a part of that certain tract of land conveyed to Glen D. Walker and wife, Nita A. Walker, recorded in *Volume 542, Page 12*, Real Property Records, Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 60D nail found for corner at the intersection near the center of Clem Road and the recognized southeast line of FM-1141, said point being the northwest corner of herein described tract;

THENCE North 89 Degrees 06 Minutes 09 Seconds East, within said Clem Road and the recognized north line of said *Walker Tract*, a distance of 533.77-feet to a point for corner, said point being the northeast corner of herein described tract and the northwest corner of a tract of land described in deed to Mark G. and Jessica K. Taylor, recorded in *Volume 7106, Page 191*, Official Public Records, Rockwall County, Texas;

THENCE South 01 Degrees 23 Minutes 21 Seconds West, along the west line of said *Taylor Tract*, passing a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for witness at a distance of 17.18-feet and continuing for a total distance of 283.63-feet to a 4-inch metal fence corner for angle point;

THENCE South 05 Degrees 06 Minutes 43 Seconds West, along the west line of said *Taylor Tract*, a distance of 113.32-feet to a 4-inch metal fence corner for angle point;

THENCE South 05 Degrees 35 Minutes 13 Seconds West, along the west line of said *Taylor Tract*, a distance of 597.75-feet to a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for corner, said point being an inner ell corner of herein described tract and the southwest corner of said *Taylor Tract*;

THENCE North 89 Degrees 06 Minutes 09 Seconds East, along the south line of said *Taylor Tract*, a distance of 574.09-feet to a ½-inch iron rod found with yellow cap stamped *BG&A RPLS 5569* for corner in the west line of a tract of land conveyed to Allen and Lisa Stevenson, recorded in *Volume 171, Page 885*, Real Property Records, Rockwall County, Texas, said point being the southeast corner of said *Taylor Tract* and the most southerly northeast corner of herein described tract;

THENCE South 00 Degrees 06 Minutes 20 Seconds East along the recognized east line of said *Walker Tract* and the west line of said *Stevenson Tract* a distance of 334.12-feet to a 3/8-inch iron rod found for corner, the apparent northeast corner of Lot 5 of Meadowview Ranch Estates, recorded in *Cabinet A, Slide 247*, Plat Records, Rockwall county, Texas, said point being the recognized southeast corner of said *Walker Tract* and the apparent southwest corner of said *Stevenson Tract*;

THENCE South 89 Degrees 13 Minutes 16 Seconds West, along the recognized south line of said *Walker Tract*, a distance 510.41-feet to a 3/8-inch iron rod found for angle point;

THENCE North 89 Degrees 58 Minutes 55 Seconds West, along the recognized south line of said *Walker Tract*, a distance of 778.67-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner in the recognized east line of said FM-1141, said point being the southwest corner of herein described tract;

THENCE North, along the recognized east line of said highway, passing a 60D nail found on a wood highway monument for witness at a distance of 734.11-feet and continuing for a total distance of 810.94-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* at the beginning of a curve to right having a central angle of 39 Degrees 09 Minutes 01 Seconds, a radius of 533.14-feet and a chord bearing and distance of North 19 Degrees 34 Minutes 34 Seconds East - 357.25-feet;

THENCE along the recognized southeast line of said highway and said curve to the right an arc length of 364.29-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* at the end of said curve;

THENCE North 39 Degrees 09 Minutes 00 Seconds East along the recognized southeast line of said highway, a distance of 215.67-feet to the place of beginning and containing 1,133,124.22 square-feet or 26.012-acres of land.

Tract 2 (±12.0-Acres)

All that certain lot, tract or parcel of land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas, being a part of that certain tract of land conveyed to Glen D. Walker and wife, Nita A. Walker, recorded in *Volume 542, Page 12*, Real Property Records, Rockwall County, Texas, and being described by metes and bounds as follows:

BEGINNING at a point for corner near the center of Clem Road, said point being the northeast corner of said *Walker Tract* and the northwest corner of a tract of land conveyed to Allen and Lisa Stevenson, recorded in *Volume 171, Page 885*, Real Property Records, Rockwall County, Texas, from which a ½-inch iron rod found for witness bears South 00 Degrees 06 Minutes 20 Seconds East - 17.25-feet;

THENCE South 00 Degrees 06 Minutes 20 Seconds East along the east line of said *Walker Tract* and the west line of said *Stevenson Tract* a distance of 990.13-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner;

THENCE South 89 Degrees 06 Minutes 09 Seconds West a distance 574.09-feet to a ½-inch iron rod set with yellow cap stamped *BG&A RPLS 5569* for corner;

THENCE North 05 Degrees 35 Minutes 13 Seconds East a distance of 597.75-feet to a 4-inch metal fence corner for angle point;

THENCE North 05 Degrees 06 Minutes 43 Seconds East a distance of 113.32-feet to a 4-inch metal fence corner for angle point;

THENCE North 01 Degrees 23 Minutes 21 Seconds East a distance of 283.63-feet to a point for corner in the north line of said *Walker Tract*, said point being near the center of Clem Road from which a ½-inch iron set with yellow cap stamped *BG&A RPLS 5569* for witness bears South 01 Degrees 23 Minutes 21 Seconds West - 17.18-feet;

THENCE North 89 Degrees 06 Minutes 09 Seconds East along the north line of said *Walker Tract* and within said Clem Road a distance of 497.09-feet to the *PLACE OF BEGINNING* and containing 522,720.00 square-feet or 12.000-acres of land.

Tract 3 (±20.83-Acres)

BEING a tract or parcel of Land situated in the William Dalton Survey, Abstract No. 72, Rockwall County, Texas, and being part of an 80-acre tract conveyed to E. L. Adams by T. H. Adams, by deed recorded in *Volume 11, Page 475, Deed Records* of Rockwall County, Texas, and being more particularly described as follows:

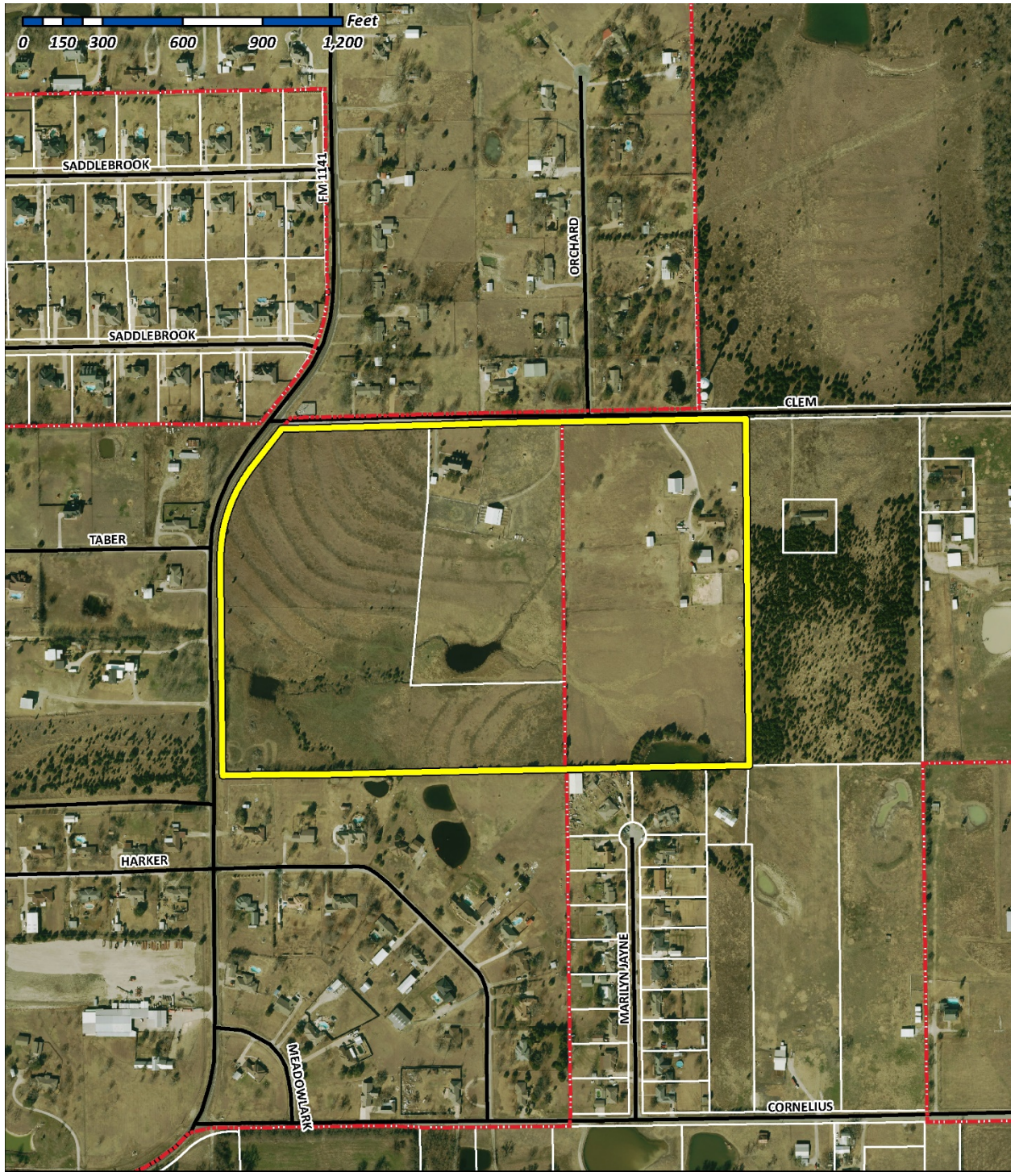
BEGINNING at an iron rod in a County Road and at the Northwest corner of the above-mentioned 80-acre tract;

THENCE North 89 deg. 50 min. 30 sec. East, a distance of 684.33 feet along said Country Road to an iron rod for a corner, said iron rod bears South 89 deg. 50 min. 30 sec. West, a distance of 661.40 feet from the Northeast Corner of said 80-acre tract;

THENCE South 0 deg. 16 min. 03 sec. East, a distance of 1319.86 feet traversing said 80-acre tract to an iron rod for a corner;

THENCE South 89 deg. 22 min. 53 sec. West, a distance of 687.71 feet to an iron rod for a corner on the West line of said 80-acre tract and at the Northeast corner of Meadowview Ranch Estates, an addition to the County of Rockwall;

THENCE North 0 deg. 07 min. 17 sec. West, a distance of 1325.38 feet along the West line of said 80-acre tract to the *POINT OF BEGINNING* and containing 20.83-acres of land.





Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 16 (SF-16) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 16 (SF-16) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 1.67 dwelling units per gross acre of land; however, in no case should the proposed development exceed 98 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

| | |
|---|-----------|
| Minimum Lot Width ⁽¹⁾ | 90' |
| Minimum Lot Depth | 100' |
| Minimum Lot Area | 16,000 SF |
| Minimum Front Yard Setback ^{(2) & (5)} | 25' |
| Minimum Side Yard Setback | 8' |
| Minimum Side Yard Setback (Adjacent to a Street) ^{(2) & (5)} | 10' |
| Minimum Length of Driveway Pavement | 25' |
| Maximum Height ⁽³⁾ | 36' |
| Minimum Rear Yard Setback ⁽⁴⁾ | 10' |
| Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] ⁽⁶⁾ | 3,000 SF |
| Maximum Lot Coverage | 60% |

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- ⁶: A maximum of ten (10) percent of the lots may have a minimum area/dwelling unit of 2,800 SF [*Air-Conditioned Space*].

- (4) Building Standards. All development shall adhere to the following building standards:
 - (a) Masonry Requirement. The minimum masonry requirement for the total exterior façade area of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the

purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the masonry requirement; however, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted through a Specific Use Permit (SUP) only. Excluding dormers and walls over roof areas, siding products (e.g. *HardiBoard* or *Hardy Plank*) shall not be visible on homes abutting any major thoroughfare (i.e. *FM-1141* as shown on *Exhibit 'C'* of this ordinance).

- (b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) Garage Orientation and Garage Doors. Garages shall be oriented in a *traditional swing* (or *j-swing*) (i.e. where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration). On *traditional swing* (or *j-swing*) garage configurations, a second single or double garage door facing the street is permitted if it is located behind the width of the double garage door. All garage configurations not conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

All garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Garage Door



- (5) Anti-Monotony Restrictions. The development shall adhere to the following *Anti-Monotony* standards:
 - (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing

materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-1141, or Clem Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

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

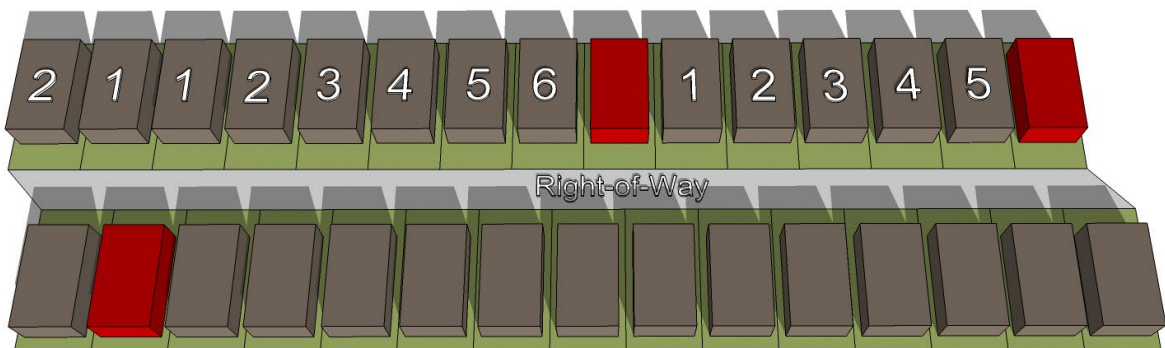
(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening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

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

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



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



- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) Front Yard Fences. Front yard fences shall be prohibited.
 - (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
 - (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-1141 and Clem Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (7) Landscape and Hardscape Standards.
- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
 - (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) Landscape Buffer and Sidewalks (FM-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required*

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

- (2) Landscape Buffers (Clem Road). A minimum of a 30-foot landscape buffer shall be provided along Clem Drive (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
- (3) Landscape Buffers (Southern Property Line). A minimum of a 10-foot landscape buffer shall be incorporated at the rear of the residential lots that back to the southern property line of the subject property. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning* --, a minimum of four (4) caliper inches in size, that will be planted on 20-foot centers.
- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary

power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

- (12) Open Space. The development shall consist of a minimum of 20% open space (or a minimum of 11.77 -acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (including *landscape buffers*) shall be maintained by the Homeowner's Association (HOA).
- (13) Trails. A concrete trail system shall be constructed in generally the same areas and of the same sizes as what is depicted in *Exhibit 'C'* of this ordinance.
- (14) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (15) Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (including *drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development.
- (16) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



City of Rockwall
The New Horizon


MEMORANDUM

TO: Honorable Mayor & City Council Members
FROM: Kristy Cole, City Secretary / Assistant to the City Manager
DATE: July 23, 2021
SUBJECT: (Re)Appointments to HPAB

Mayor Pro Tem Hohenshelt is the liaison for HPAB. The following table shows in yellow the status of those needing reappointment and the one, upcoming vacancy (Mrs. Francisco is ‘terming out’).

| Historic Preservation Advisory Board | FIRST NAME | LAST NAME | Appointed/ Re-Appointed | CURRENT 2 YR. TERM EXPIRES |
|--------------------------------------|------------|------------|--|--------------------------------|
| Interested Citizen | Tiffany | Miller | July 20,2020 | Aug. 2022 |
| Property Owner in Downtown Area | Alma | McClintock | Sept.2020 | Aug. 2022 |
| Historic Foundation Member | Carolyn | Francisco | Aug.4,2014 (partial term) Sept. 8,2015 Sept. 5,2017 Oct.21,2019 | Aug. 2021 * |
| Interested Citizen | Sarah | Freed | Sept.2020 Feb.2,2016 Sept.5,2017 | Aug. 2021 |
| Interested Citizen | Jay | Odom | Oct.21,2019 | Aug.2021 |
| | Brad | Adams | Oct.21,2019 | Aug.2021 |
| Interested Citizen | Beverly | Bowlin | Feb.2,2016 July 18,2016 July 2,2018 July 20,2020 | Aug. 2022 * * Will Term Out |

Mrs. Hall may be considered to replace Mrs. Francisco, as she is a member of the Historic Foundation. Her application is as follows:

|  Boards & Commissions |
|---|
| NAME & ADDRESS Marci Hall 601 N. Fannin St. Rockwall, TX 75087 |
| VOTER REGISTRATION Registered Voter: Yes Voter Registration Number: 1081680322 |
| PERSONAL DETAILS I have lived in Rockwall for about 15 years, having moved here from East Dallas. I have a son who just graduated from Rockwall High School. I am currently the Assistant Curator at the Rockwall County Historical Foundation's museum. Prior to that I was a stay at home mom who volunteered for the PTA. Before moving to Rockwall to raise our son, I worked as the Administrative Assistant of the Dance Office in Meadows School of the Arts at SMU. I've always loved history and we live in one of the historic homes in Old Town Rockwall. It is a neighborhood we enjoy very much. |
| BOARDS & COMMISSIONS Interested in Special Committee or Projects? No Historic Preservation Advisory Board (HPAB) |
| ART COMMISSION None of these |
| MAIN STREET BOARD None of these |



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

June 2021

Permits

| | |
|--|-----------------------|
| Total Permits Issued: | 412 |
| Building Permits: | 72 |
| Contractor Permits: | 340 |
| | |
| Total Commercial Permit Values: | \$5,567,657.31 |
| Building Permits: | \$2,180,000.00 |
| Contractor Permits: | \$3,387,657.31 |
| | |
| Total Fees Collected: | \$561,245.38 |
| Building Permits: | \$412,378.13 |
| Contractor Permits: | \$148,867.25 |

Board of Adjustment

Board of Adjustment Cases: **0**

7/1/2021
10:49:12AM

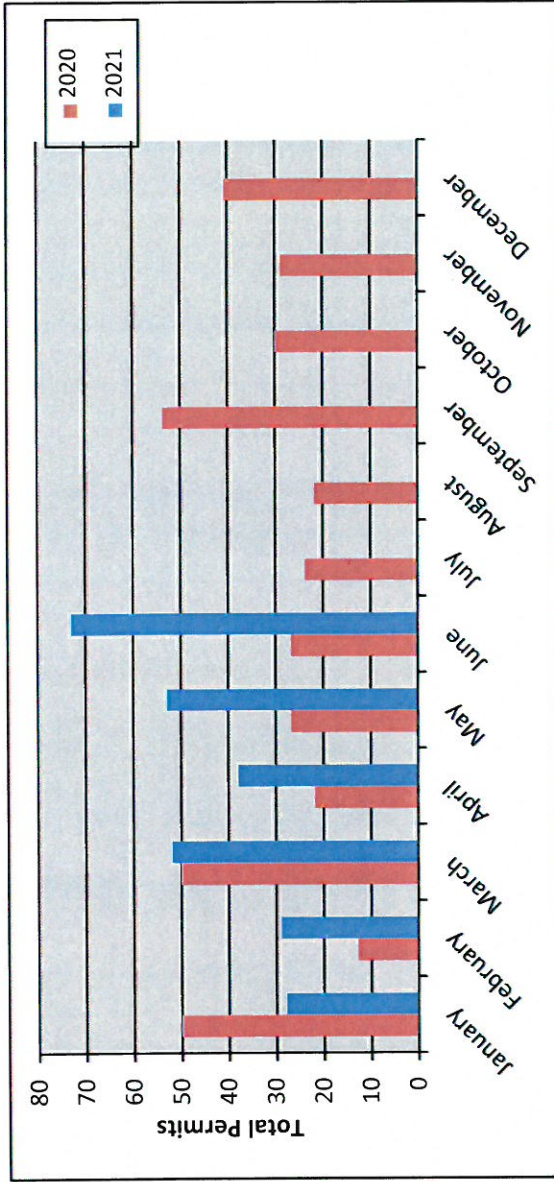
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 6/1/2021 to 6/30/2021

| Type/Subtype | # of Permits Issued | Valuation of Work | Fees Charged |
|------------------------------------|---------------------|-------------------|---------------------|
| Commercial Building Permit | 61 | \$5,567,657.31 | \$80,318.81 |
| Addition | 1 | 100,000.00 | \$1,025.35 |
| Cell Tower Permit | 1 | 30,000.00 | \$462.31 |
| Certificate of Occupancy | 9 | | \$684.00 |
| Demolition | 1 | | \$51.00 |
| Electrical Permit | 12 | 108,620.00 | \$2,078.57 |
| Fence Permit | 1 | 10,000.00 | \$50.00 |
| Irrigation Permit | 2 | | \$4,083.60 |
| Mechanical Permit | 4 | 2,179,826.31 | \$11,929.10 |
| New Construction | 2 | 2,080,000.00 | \$48,371.46 |
| Plumbing Permit | 8 | 25,212.00 | \$771.65 |
| Remodel | 8 | 1,012,500.00 | \$8,083.27 |
| Sign Permit | 8 | 21,499.00 | \$688.50 |
| Small Cell Node | 1 | | \$1,530.00 |
| Temporary Certificate of Occupancy | 1 | | \$306.00 |
| Temporary Construction Trailer | 2 | | \$204.00 |
| Residential Building Permit | 351 | | \$480,926.57 |
| Accessory Building Permit | 7 | | \$550.61 |
| Addition | 2 | | \$958.55 |
| Concrete Permit | 12 | | \$1,784.66 |
| Deck Permit | 4 | | \$507.50 |
| Driveway Permit | 3 | | \$268.06 |
| Electrical Permit | 13 | | \$1,326.00 |
| Fence Permit | 57 | | \$2,904.00 |
| Irrigation Permit | 26 | | \$1,981.50 |
| Mechanical Permit | 42 | | \$5,031.50 |
| New Construction | 60 | | \$361,472.16 |
| New Single Family Residential | 13 | | \$85,648.06 |
| Outdoor Kitchen Permit | 1 | | \$51.00 |
| Patio Cover/Pergola | 14 | | \$1,741.47 |
| Plumbing Permit | 30 | | \$2,392.50 |
| Pool | 15 | | \$2,274.00 |
| Remodel | 4 | | \$3,002.50 |
| Retaining Wall Permit | 10 | | \$509.00 |
| Roofing Permit | 24 | | \$1,834.50 |
| Solar Panel Permit | 6 | | \$2,271.70 |
| Takeline - Seawall | 1 | | \$51.00 |
| Temporary Construction Trailer | 1 | | \$4,060.30 |
| Window & Door Permit | 6 | | \$306.00 |
| Totals: | 412 | | \$561,245.38 |

New Residential Permits

Calendar Year

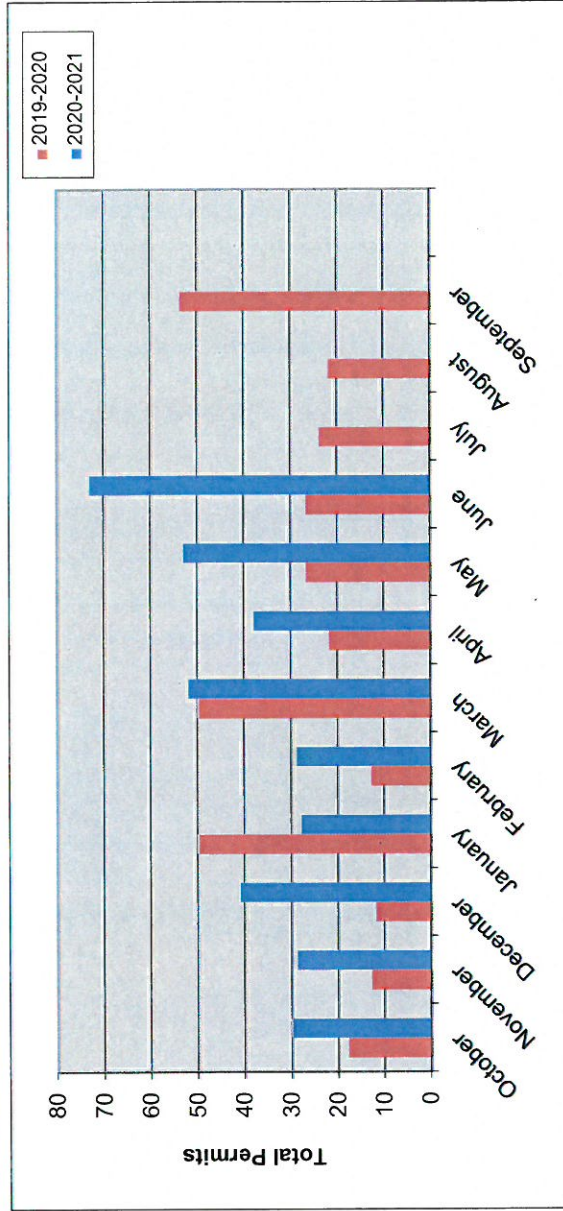
| | Year | |
|---------------|------------|------------|
| | 2020 | 2021 |
| January | 50 | 28 |
| February | 13 | 29 |
| March | 50 | 52 |
| April | 22 | 38 |
| May | 27 | 53 |
| June | 27 | 73 |
| July | 24 | |
| August | 22 | |
| September | 54 | |
| October | 30 | |
| November | 29 | |
| December | 41 | |
| Totals | 389 | 273 |



New Residential Permits

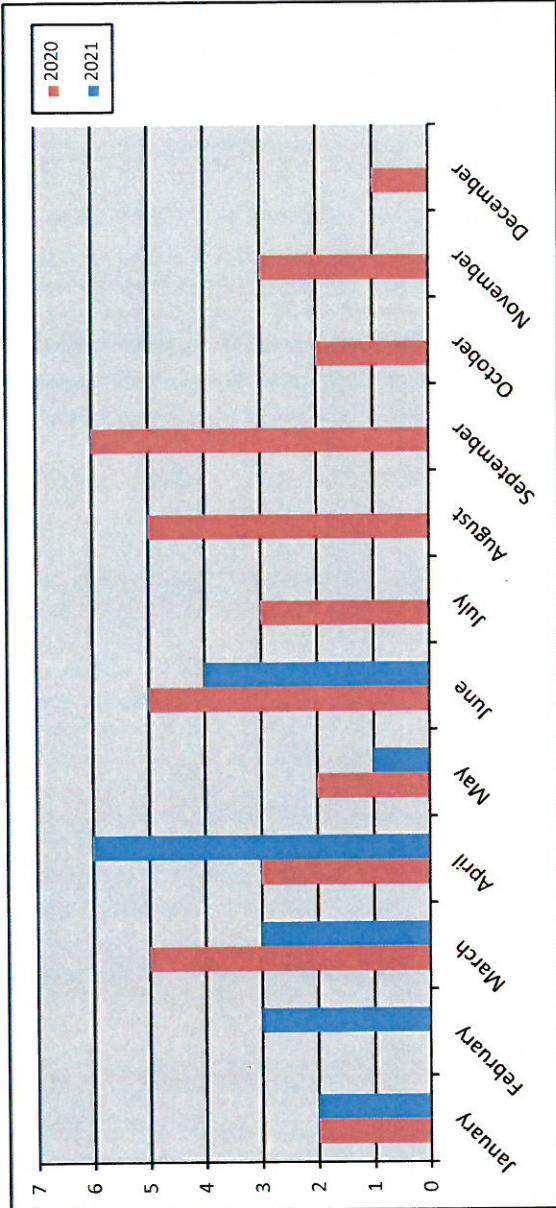
Fiscal Year

| | Year | |
|---------------|------------|-----------|
| | 2019-2020 | 2020-2021 |
| October | 18 | 30 |
| November | 13 | 29 |
| December | 12 | 41 |
| January | 50 | 28 |
| February | 13 | 29 |
| March | 50 | 52 |
| April | 22 | 38 |
| May | 27 | 53 |
| June | 27 | 73 |
| July | 24 | |
| August | 22 | |
| September | 54 | |
| Totals | 332 | |



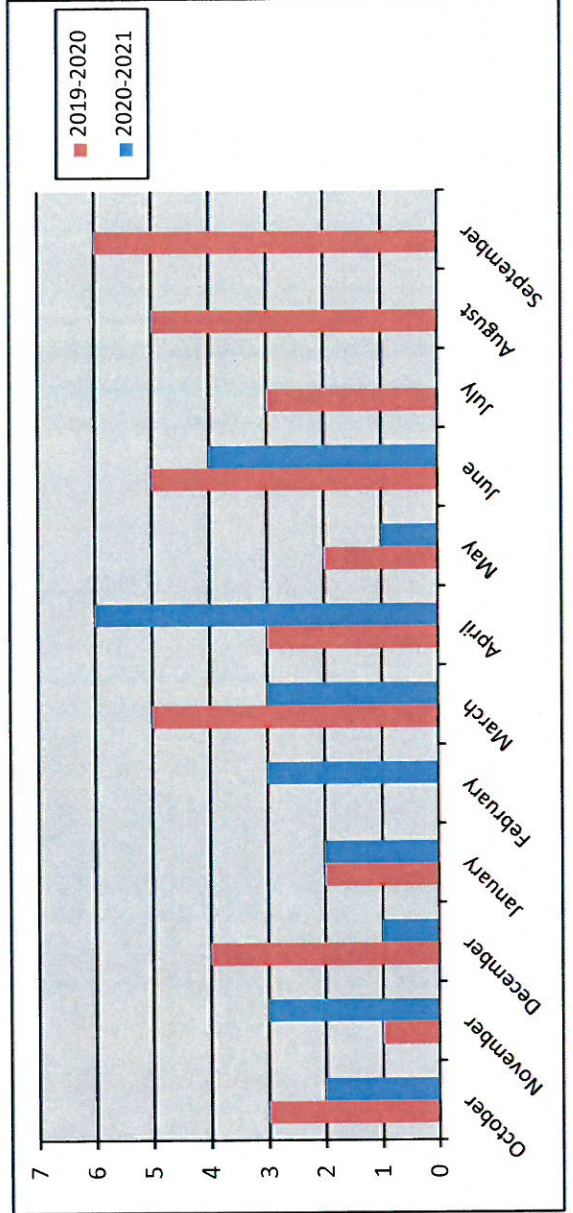
Residential Remodel Permits Calendar Year

| | Year | |
|---------------|-----------|-----------|
| | 2020 | 2021 |
| January | 2 | 2 |
| February | 0 | 3 |
| March | 5 | 3 |
| April | 3 | 6 |
| May | 2 | 1 |
| June | 5 | 4 |
| July | 3 | |
| August | 5 | |
| September | 6 | |
| October | 2 | |
| November | 3 | |
| December | 1 | |
| Totals | 37 | 19 |



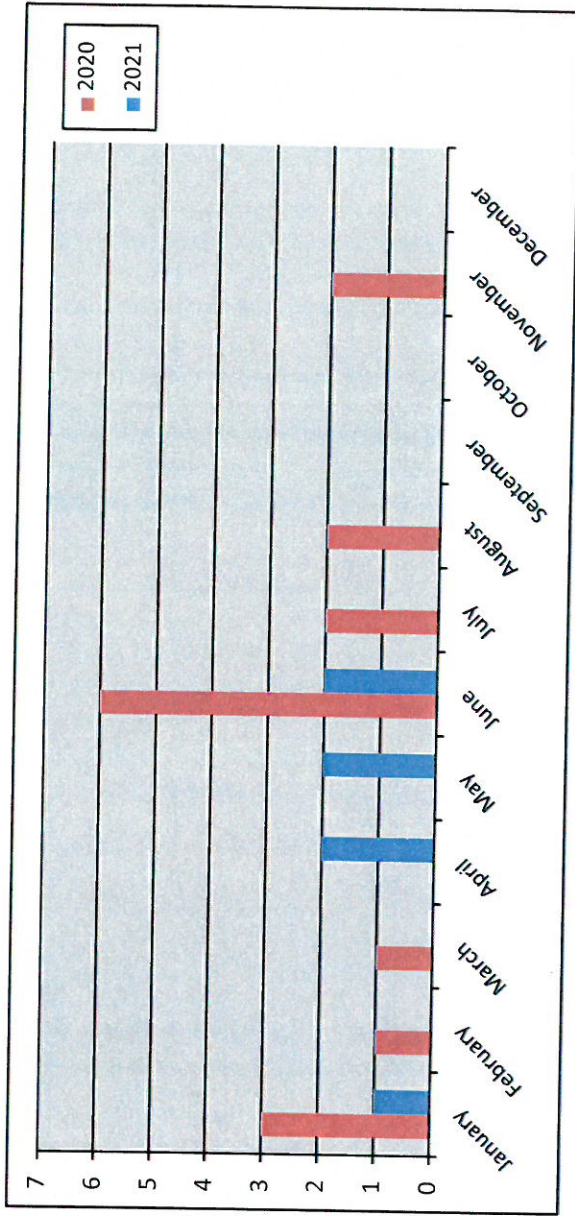
Residential Remodel Permits Fiscal Year

| | Year | |
|---------------|-----------|-----------|
| | 2019-2020 | 2020-2021 |
| October | 3 | 2 |
| November | 1 | 3 |
| December | 4 | 1 |
| January | 2 | 2 |
| February | 0 | 3 |
| March | 5 | 3 |
| April | 3 | 6 |
| May | 2 | 1 |
| June | 5 | 4 |
| July | 3 | |
| August | 5 | |
| September | 6 | |
| Totals | 39 | 25 |



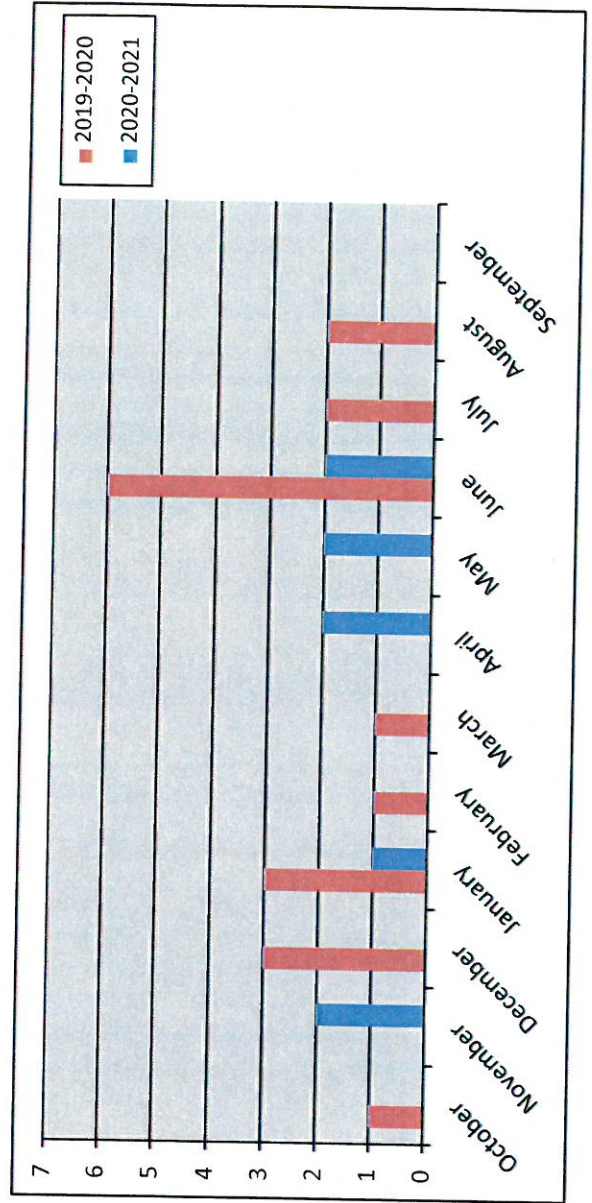
New Commercial Permits Calendar Year

| | Year | |
|---------------|-----------|----------|
| | 2020 | 2021 |
| January | 3 | 1 |
| February | 1 | 0 |
| March | 1 | 0 |
| April | 0 | 2 |
| May | 0 | 2 |
| June | 6 | 2 |
| July | 2 | |
| August | 2 | |
| September | 0 | |
| October | 0 | |
| November | 2 | |
| December | 0 | |
| Totals | 17 | 7 |



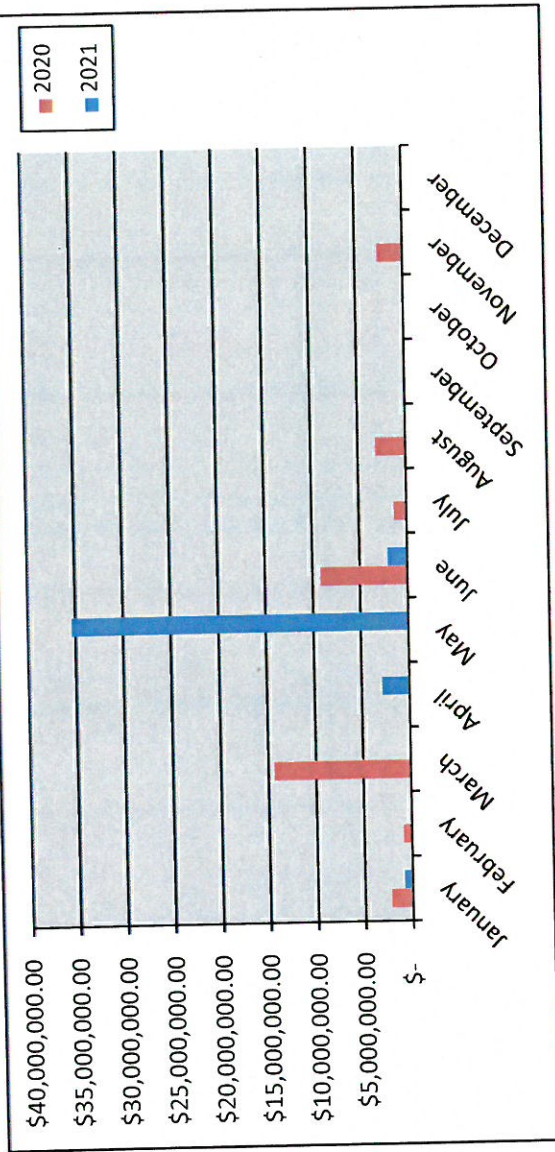
New Commercial Permits Fiscal Year

| | Year | |
|---------------|-----------|-----------|
| | 2019-2020 | 2020-2021 |
| October | 1 | 0 |
| November | 0 | 2 |
| December | 3 | 0 |
| January | 3 | 1 |
| February | 1 | 0 |
| March | 1 | 0 |
| April | 0 | 2 |
| May | 0 | 2 |
| June | 6 | 2 |
| July | 2 | 2 |
| August | 2 | |
| September | 0 | |
| Totals | 19 | 9 |



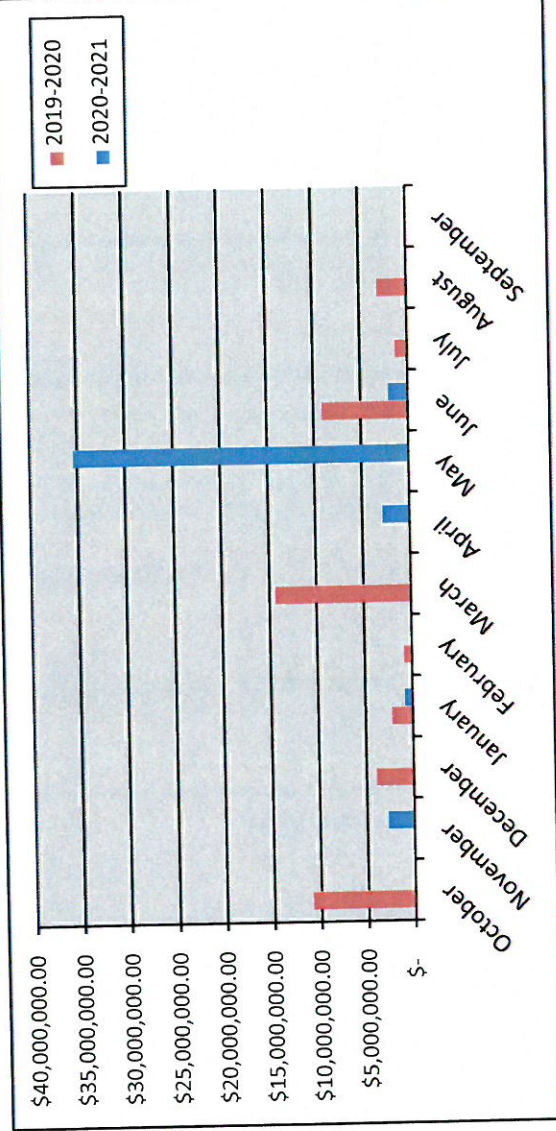
New Commercial Value Calendar Year

| | Year | |
|---------------|-------------------------|-------------------------|
| | 2020 | 2021 |
| January | \$ 2,375,000.00 | \$ 885,000.00 |
| February | \$ 995,000.00 | - |
| March | \$ 14,500,000.00 | - |
| April | - | \$ 2,900,000.00 |
| May | - | \$ 35,500,000.00 |
| June | \$ 9,244,001.00 | \$ 2,080,000.00 |
| July | \$ 1,445,000.00 | - |
| August | \$ 3,284,065.00 | - |
| September | - | - |
| October | - | - |
| November | \$ 2,800,000.00 | - |
| December | - | - |
| Totals | \$ 34,643,066.00 | \$ 41,365,000.00 |



New Commercial Value Fiscal Year

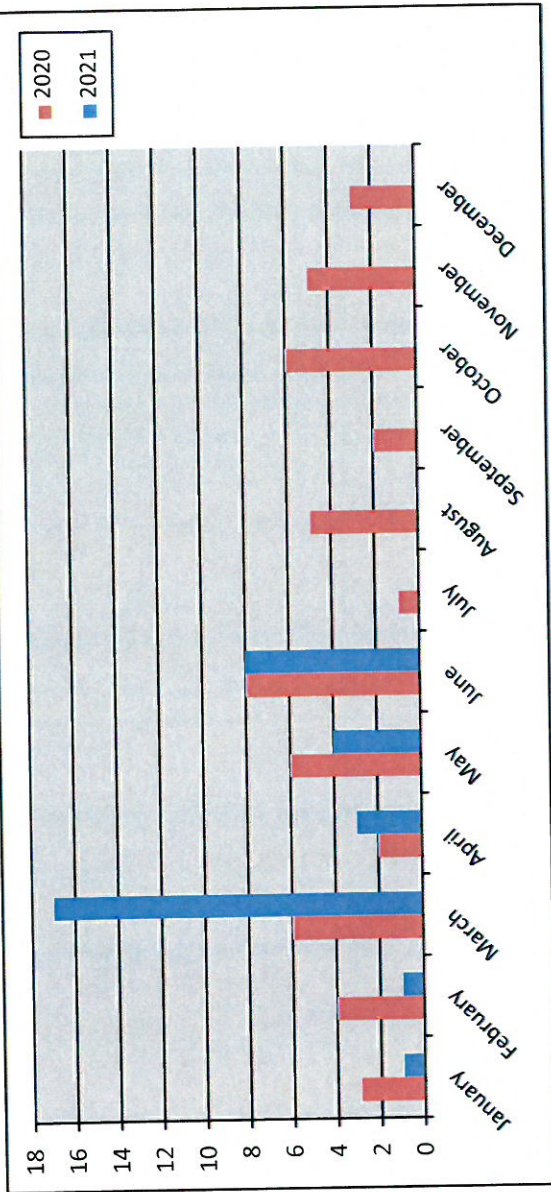
| | Year | |
|---------------|-------------------------|-------------------------|
| | 2019-2020 | 2020-2021 |
| October | \$ 11,000,000.00 | - |
| November | - | \$ 2,800,000.00 |
| December | \$ 4,100,000.00 | - |
| January | \$ 2,375,000.00 | \$ 885,000.00 |
| February | \$ 995,000.00 | - |
| March | \$ 14,500,000.00 | - |
| April | - | \$ 2,900,000.00 |
| May | - | \$ 35,500,000.00 |
| June | \$ 9,244,001.00 | \$ 2,080,000.00 |
| July | \$ 1,445,000.00 | - |
| August | \$ 3,284,065.00 | - |
| September | - | - |
| Totals | \$ 46,943,066.00 | \$ 44,165,000.00 |



Commercial Remodel Permits

Calendar Year

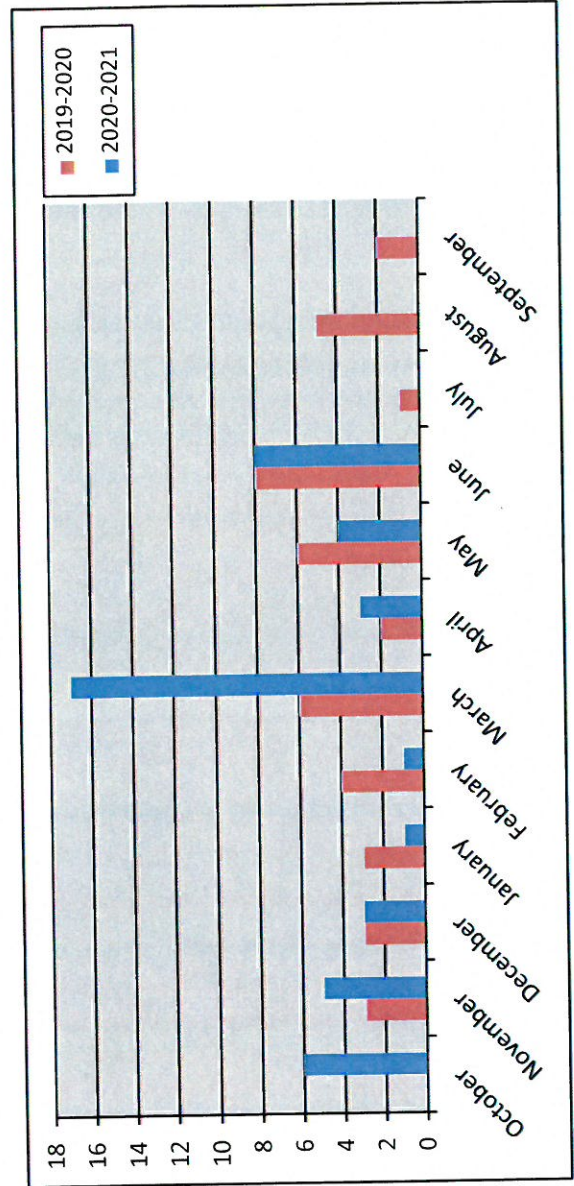
| | Year | |
|---------------|-----------|-----------|
| | 2020 | 2021 |
| January | 3 | 1 |
| February | 4 | 1 |
| March | 6 | 17 |
| April | 2 | 3 |
| May | 6 | 4 |
| June | 8 | 8 |
| July | 1 | |
| August | 5 | |
| September | 2 | |
| October | 6 | |
| November | 5 | |
| December | 3 | |
| Totals | 51 | 34 |



Fiscal Year

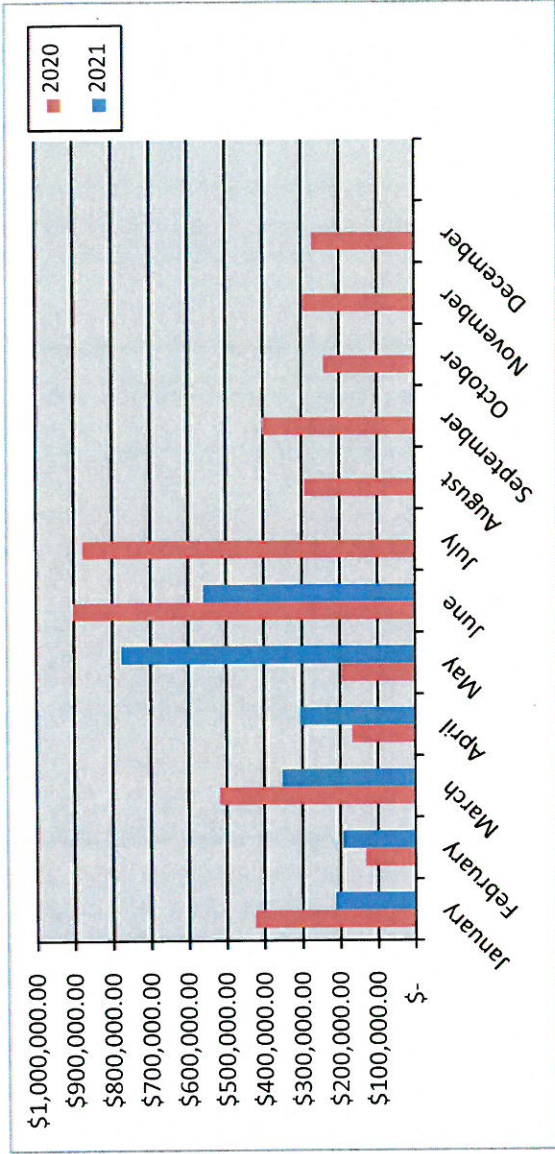
Commercial Remodel Permits

| | Year | |
|---------------|-----------|-----------|
| | 2019-2020 | 2020-2021 |
| October | 0 | 6 |
| November | 3 | 5 |
| December | 3 | 3 |
| January | 3 | 1 |
| February | 4 | 1 |
| March | 6 | 17 |
| April | 2 | 3 |
| May | 6 | 4 |
| June | 8 | 8 |
| July | 1 | |
| August | 5 | |
| September | 2 | |
| Totals | 43 | 48 |



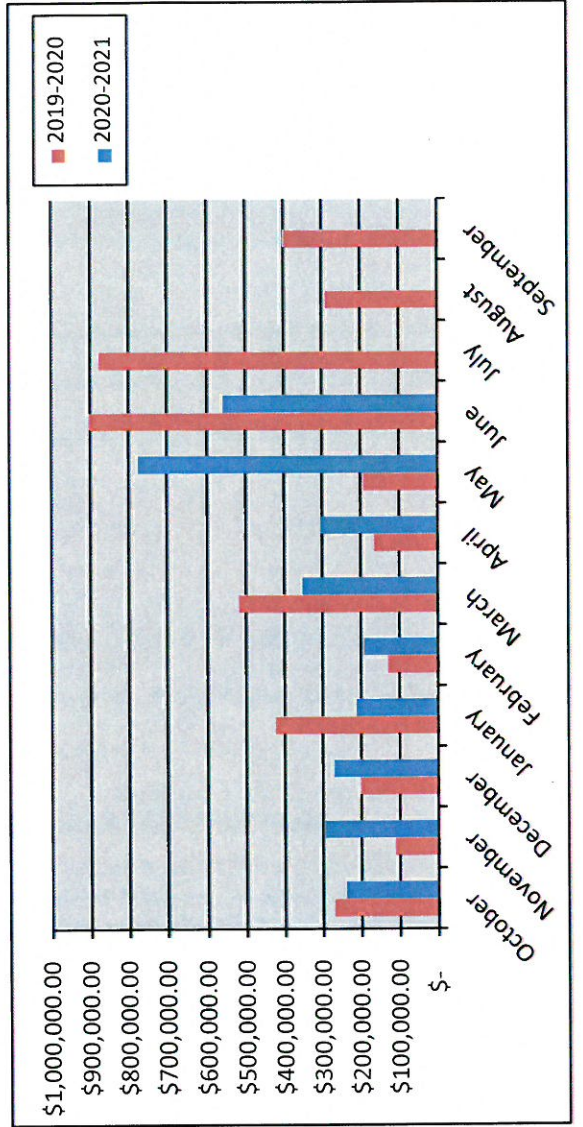
Total Fees Collected Calendar Year

| | Year | |
|---------------|------------------------|------------------------|
| | 2020 | 2021 |
| January | \$ 427,697.11 | \$ 214,263.11 |
| February | \$ 134,061.03 | \$ 193,245.03 |
| March | \$ 521,238.63 | \$ 354,901.19 |
| April | \$ 169,632.18 | \$ 306,654.35 |
| May | \$ 196,119.77 | \$ 778,422.17 |
| June | \$ 906,969.19 | \$ 561,245.38 |
| July | \$ 880,396.43 | |
| August | \$ 294,303.58 | |
| September | \$ 401,730.63 | |
| October | \$ 242,859.42 | |
| November | \$ 296,217.55 | |
| December | \$ 272,486.48 | |
| Totals | \$ 4,743,712.00 | \$ 2,408,731.23 |



Total Fees Collected Fiscal Year

| | Year | |
|---------------|------------------------|------------------------|
| | 2019-2020 | 2020-2021 |
| October | \$ 274,121.49 | \$ 242,859.42 |
| November | \$ 116,656.13 | \$ 296,217.55 |
| December | \$ 205,859.61 | \$ 272,486.48 |
| January | \$ 427,697.11 | \$ 214,263.11 |
| February | \$ 134,061.03 | \$ 193,245.03 |
| March | \$ 521,238.63 | \$ 354,901.19 |
| April | \$ 169,632.18 | \$ 306,654.35 |
| May | \$ 196,119.77 | \$ 778,422.17 |
| June | \$ 906,969.19 | \$ 561,245.38 |
| July | \$ 880,396.43 | |
| August | \$ 294,303.58 | |
| September | \$ 401,730.63 | |
| Totals | \$ 4,528,785.78 | \$ 3,220,294.68 |



11:35:04AM

PERMITS ISSUED

For the Period 6/1/2021 to 6/30/2021

| Permit Number | Permit Type | Site Address | Valuation | Total Fees | Fees Paid |
|---------------------|----------------------------|-----------------------------|-------------|------------|-----------|
| Application Date | Subtype | Parcel Number | | | |
| Issue Date | Status of Permit | Subdivision Name | | Total SQFT | |
| | | Plan Number | | | |
| CO2019-0109 | Commercial Building Permit | | | | |
| 06/24/2021 | Certificate of Occupancy | 301 N San Jacinto St, | | \$76.50 | \$76.50 |
| 06/25/2021 | ISSUED | Rockwall, TX 75087 | | 429.00 | |
| Contact Type | | | | | |
| Owner | JOY LUTHERAN CHURCH | | ROCKWALL TX | 75087 | |
| Applicant | Catherine Turner | 105 Genesta Pl | ROCKWALL TX | 75087 | |
| Business Owner | Catherine Turner | 301 N San Jacinto | ROCKWALL TX | 75087 | |
| Business Owner | Downtown Society | | | | |
| Owner | Janice Reyes | 301 N San Jacinto | Rockwall TX | 75087 | |
| Contractors | | | | | |
| COM2021-1521 | Commercial Building Permit | | | | |
| 04/05/2021 | Certificate of Occupancy | 3045 N GOLIAD ST | | \$76.50 | \$76.50 |
| 06/15/2021 | ISSUED | | | 976.00 | |
| Contact Type | | | | | |
| Business Owner | Seonhwa Kim | 3045 N Goliad St, Suite 103 | Rockwall TX | 75087 | |
| Property Owner | Abdul Khan | 1002 Creekbrook Dr | Garland TX | 75044 | |
| Contractors | | | | | |
| COM2021-2473 | Commercial Building Permit | | | | |
| 05/18/2021 | Certificate of Occupancy | 1503 AIRPORT RD, | | \$75.00 | \$75.00 |
| 06/02/2021 | ISSUED | ROCKWALL, 75087 | | 2,947.00 | |
| Contact Type | | | | | |
| Business Owner | Kyle Samford | 929 Anna Cade Rd | Rockwall TX | 75087 | |
| Property Owner | Zaph & Ath Properties LLC | 929 Anna Cade Rd | Rockwall TX | | |
| Contractors | | | | | |
| COM2021-2482 | Commercial Building Permit | | | | |
| 05/18/2021 | Certificate of Occupancy | 1503 Airport Rd., | | \$75.00 | \$75.00 |
| 06/01/2021 | ISSUED | Rockwall, TX, 75087 | | 2,947.00 | |
| Contact Type | | | | | |
| Business Owner | Cassidie Marzluff | 1503 Airport Rd. | Rockwall TX | 75087 | |
| Property Owner | Zaph & Ath Properties | 929 Anna Cade Rd. | Rockwall TX | 75087 | |
| Contractors | | | | | |

11:35:04AM

PERMITS ISSUED

For the Period 6/1/2021 to 6/30/2021

| Permit Number | Permit Type | Site Address | Valuation | Total Fees | Fees Paid |
|---------------------|---|---------------------------|-------------|------------|-----------|
| Application Date | Subtype | Parcel Number | | Total SQFT | |
| Issue Date | Status of Permit | Subdivision Name | Plan Number | | |
| COM2021-2523 | Commercial Building Permit | | | | |
| 05/20/2021 | Certificate of Occupancy | 2424 RIDGE RD, | | \$76.50 | \$76.50 |
| 06/16/2021 | ISSUED | ROCKWALL, 75087 | | 80,000.00 | |
| Contact Type | | | | | |
| Business Owner | Mark Andrews | 2424 Ridge Rd | | | TX |
| Property Owner | Mark Andrews | 2424 Ridge Rd | | | TX |
| Contractors | | | | | |
| COM2021-2560 | Commercial Building Permit | | | | |
| 05/21/2021 | Temporary Certificate of Occupancy | 2800 LAKEFRONT TRL, | | \$306.00 | \$306.00 |
| 06/02/2021 | ISSUED | ROCKWALL, 75032 | | 66,000.00 | |
| Contact Type | | | | | |
| Business Owner | James Ziegler | 8222 Douglas Ave | Dallas | TX | 75225 |
| Property Owner | James Ziegler | 8222 Douglas Ave | Dallas | TX | 75225 |
| Applicant | Cal Smith | 3710 Rawlins St, Ste 1510 | Dallas | TX | 75219 |
| Contractors | | | | | |
| COM2021-2630 | Commercial Building Permit | | | | |
| 05/25/2021 | Certificate of Occupancy | 5811 HORIZON RD, | | \$76.50 | \$76.50 |
| 06/04/2021 | ISSUED | ROCKWALL, 75032 | | 2,115.00 | |
| Contact Type | | | | | |
| Business Owner | Bryan Judd | 5811 Horizon Rd | Rockwall | TX | 75032 |
| Property Owner | Atul Kumar | 3435 Ashbury St | Dallas | TX | 75205 |
| Contractors | | | | | |
| COM2021-2750 | Commercial Building Permit | | | | |
| 06/02/2021 | Certificate of Occupancy | 1565 Airport Rd., | | \$75.00 | \$75.00 |
| 06/23/2021 | ISSUED | Rockwall, TX, 75087 | | 21,598.00 | |
| Contact Type | | | | | |
| Business Owner | Jesse Griffith | PO Box 2290 | Rockwall | TX | 75087 |
| Property Owner | Cornerstone Community Church of Rockwall, LLC | PO Box 2290 | Rockwall | TX | 75087 |
| Contractors | | | | | |
| COM2021-2772 | Commercial Building Permit | | | | |
| 06/03/2021 | Certificate of Occupancy | 103 E. Bourn St., | | \$76.50 | \$76.50 |
| 06/15/2021 | ISSUED | Rockwall, TX 75087 | | 900.00 | |

PERMITS ISSUED

For the Period 6/1/2021 to 6/30/2021

| Permit Number | Permit Type | Site Address | | | |
|---------------------|---------------------|------------------------|-----------|------------|-----------|
| Application Date | Subtype | Parcel Number | | Total Fees | |
| Issue Date | Status of Permit | Subdivision Name | | Total SQFT | Fees Paid |
| | | Plan Number | Valuation | | |
| Contact Type | Contact Name | Contact Address | | | |
| Business Owner | Anadelí Carrizales | 103 E, Bourn St. | Rockwall | TX | 75087 |
| Property Owner | Jason Edwards | 10 Dancing Waters | Rockwall | TX | 75032 |
| Contractors | | | | | |

| | | | | | |
|--------------|----------------------------|----------------------|--|----------|---------|
| COM2021-2870 | Commercial Building Permit | | | | |
| 06/08/2021 | Certificate of Occupancy | 555 E INTERSTATE 30, | | | \$76.50 |
| 06/25/2021 | ISSUED | ROCKWALL, 75087 | | | \$76.50 |
| | | | | 1,538.00 | |

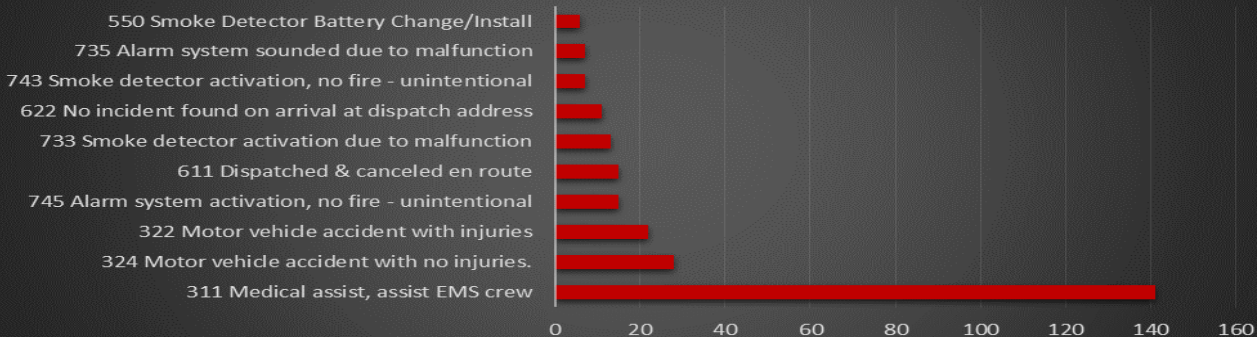
| Contact Type | Contact Name | Contact Address | | | |
|--------------------|-----------------|------------------------------|------------|----|-------|
| Business Owner | Rebecca Sherman | P.O. Box 637 | Royse City | TX | 75189 |
| Property Owner | Joe Swedlund | 16475 Dallas Pkwy, Suite 880 | Addison | TX | 75001 |
| Contractors | | | | | |

Total Valuation:
Total Fees: \$990.00
Total Fees Paid: \$990.00



June 2021 Monthly Report

Top 10 Call Types



Incident Types



Incident Count

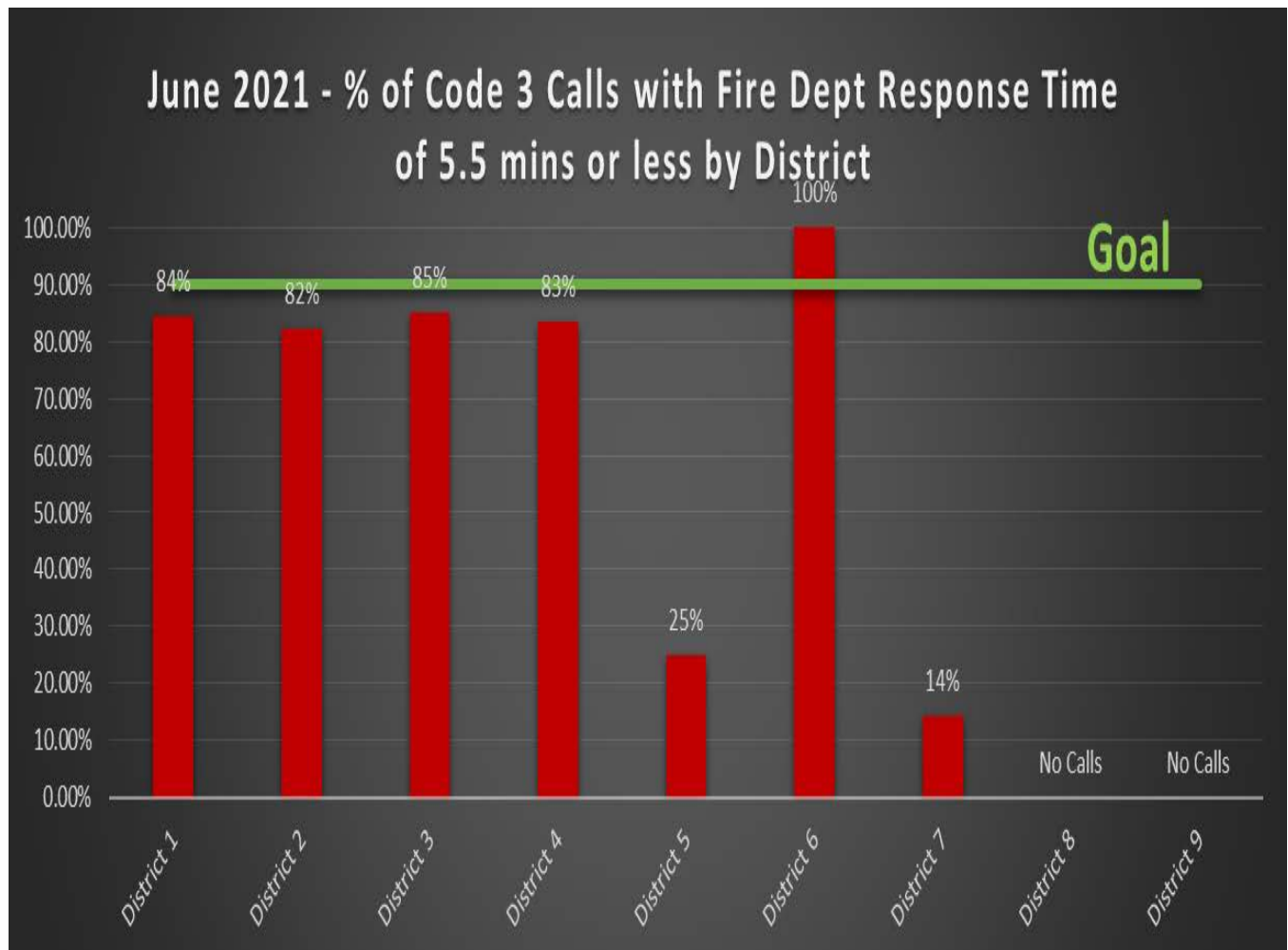
| | |
|--|-----|
| 311 Medical assist, assist EMS crew | 141 |
| 324 Motor vehicle accident with no injuries. | 28 |
| 322 Motor vehicle accident with injuries | 22 |
| 745 Alarm system activation, no fire - unintentional | 15 |
| 611 Dispatched & canceled en route | 15 |
| 733 Smoke detector activation due to malfunction | 13 |
| 622 No incident found on arrival at dispatch address | 11 |
| 735 Alarm system sounded due to malfunction | 7 |
| 743 Smoke detector activation, no fire - unintentional | 7 |
| 550 Smoke Detector Battery Change/Install | 6 |
| 412 Gas leak (natural gas or LPG) | 5 |
| 700 False alarm or false call, other | 4 |
| 131 Passenger vehicle fire (cars, pickups, SUV's) | 4 |
| 151 Outside rubbish, trash or waste fire | 3 |
| 132 Road freight or transport vehicle fire (Commercial Vehicles) | 3 |
| 360 Water & ice-related rescue, other | 3 |
| 361 Swimming/recreational water areas rescue | 3 |
| 444 Power line down | 3 |
| 511 Lock-out | 2 |
| 651 Smoke scare, odor of smoke | 2 |
| 531 Smoke or odor removal | 2 |
| 331 Lock-in (if lock out , use 511) | 2 |
| 730 System malfunction, other | 2 |
| 462 Aircraft standby | 2 |
| 744 Detector activation, no fire - unintentional | 1 |
| 671 HazMat release investigation w/no HazMat | 1 |
| 100 Fire, other | 1 |
| 520 Water problem, other | 1 |
| 342 Search for person in water | 1 |
| 522 Water or steam leak | 1 |
| 736 CO detector activation due to malfunction | 1 |
| 111 Building fire | 1 |
| 652 Steam, vapor, fog or dust thought to be smoke | 1 |
| 542 Animal rescue | 1 |
| 440 Electrical wiring/equipment problem, other | 1 |
| 550 Public service assistance, other | 1 |
| 731 Sprinkler activation due to malfunction | 1 |
| 400 Hazardous condition, other | 1 |
| 353 Removal of victim(s) from stalled elevator | 1 |
| 411 Gasoline or other flammable liquid spill | 1 |
| 740 Unintentional transmission of alarm, other | 1 |
| 142 Brush or brush-and-grass mixture fire | 1 |
| 143 Grass fire | 1 |
| 413 Oil or other combustible liquid spill | 1 |
| 746 Carbon monoxide detector activation, no CO | 1 |
| 463 Vehicle accident, general cleanup | 1 |
| 510 Person in distress, other | 1 |

Grand Total

309 328

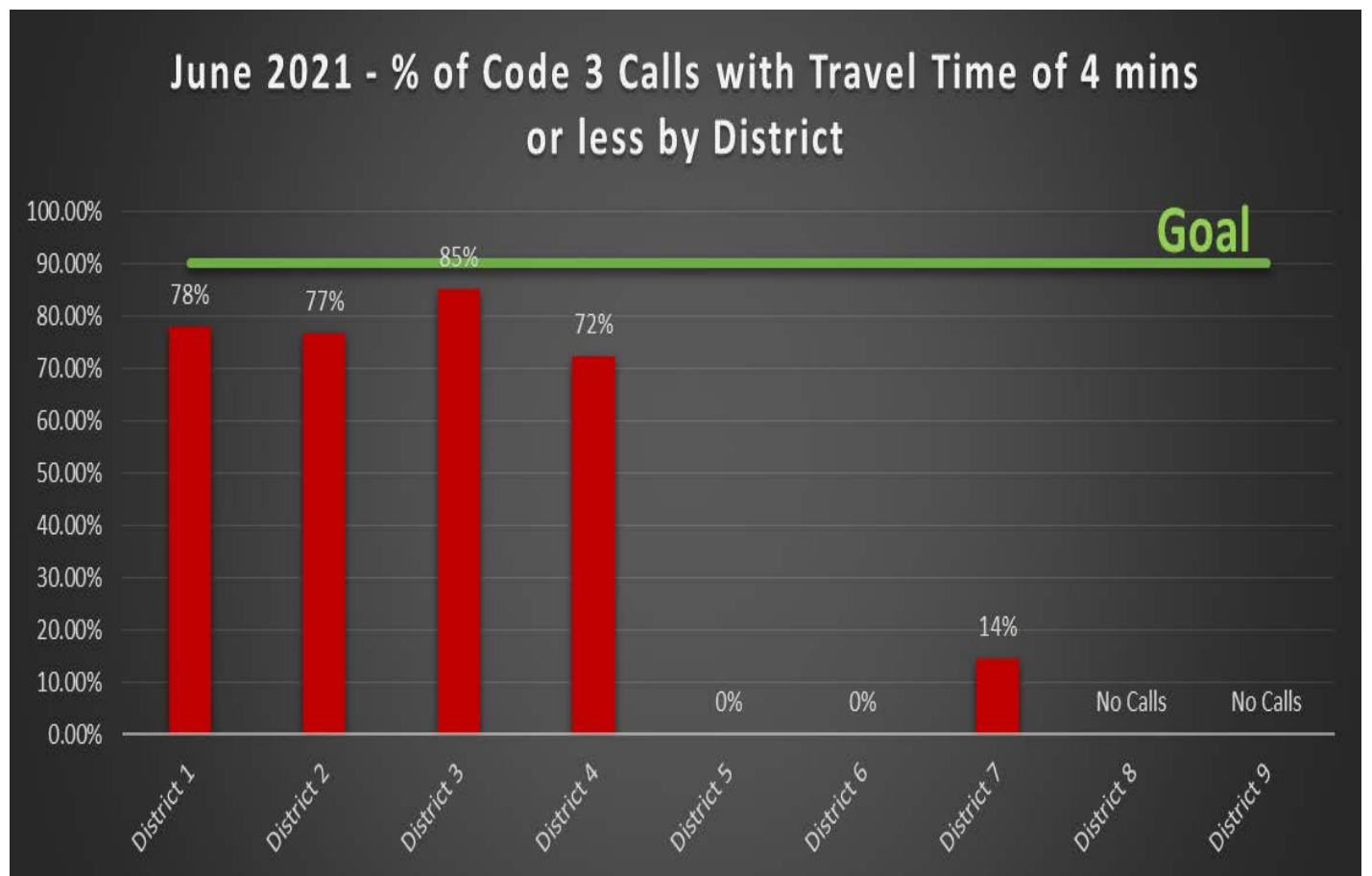
June 2021 Dispatch to Arrival Analysis

| Total Number of Calls | Percent of Runs per District | Number of Calls in 5.5 mins or Less | Average FD Response Time Minutes | % in 5.5 min or less | Goal of 90% |
|-----------------------|------------------------------|-------------------------------------|----------------------------------|----------------------|-------------|
| 77 | 30% | 65 | 0:04:08 | 84% | 90% |
| 90 | 35% | 74 | 0:04:09 | 82% | 90% |
| 20 | 8% | 17 | 0:04:12 | 85% | 90% |
| 54 | 21% | 45 | 0:04:19 | 83% | 90% |
| 8 | 3% | 2 | 0:06:13 | 25% | 90% |
| 1 | 0% | 1 | 0:05:04 | 100% | 90% |
| 7 | 3% | 1 | 0:06:49 | 14% | 90% |
| 0 | 0% | 0 | 0:00:00 | No Calls | 90% |
| 0 | 0% | 0 | 0:00:00 | No Calls | 90% |
| 257 | 100% | 205 | 0:04:20 | 80% | 90% |



June 2021 Travel Times by District

| District | Total Number of Calls | Percent of Runs per District | Number of Calls in 4 or Less | Average Travel Time Minutes | % in 4 min or less | Goal of 90% |
|-------------------|-----------------------|------------------------------|------------------------------|-----------------------------|--------------------|-------------|
| District 1 | 77 | 30% | 60 | 0:03:01 | 78% | 90% |
| District 2 | 90 | 35% | 69 | 0:03:03 | 77% | 90% |
| District 3 | 20 | 8% | 17 | 0:02:56 | 85% | 90% |
| District 4 | 54 | 21% | 39 | 0:03:15 | 72% | 90% |
| District 5 | 8 | 3% | 0 | 0:05:09 | 0% | 90% |
| District 6 | 1 | 0% | 0 | 0:04:25 | 0% | 90% |
| District 7 | 7 | 3% | 1 | 0:05:53 | 14% | 90% |
| District 8 | 0 | 0% | 0 | 0:00:00 | No Calls | 90% |
| District 9 | 0 | 0% | 0 | 0:00:00 | No Calls | 90% |
| Department | 257 | 100% | 186 | 0:03:14 | 72% | 90% |





Total Dollar Losses

June 2021



City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 07/15/2021 16:16
Login ID: rck\ihatcher
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

| | Current Month | Last Month | Same Month Last Year | Year To Date | Last Year To Date |
|------------------------------------|---------------|------------|----------------------|-----------------|-------------------|
| Total Property Loss: | \$0.00 | \$0.00 | \$8,402.00 | \$214,350.00 | \$37,213.00 |
| Total Content Loss: | \$0.00 | \$0.00 | \$2.00 | \$79,600.00 | \$46,252.00 |
| Total Property Pre-Incident Value: | \$0.00 | \$0.00 | \$15,359,500.00 | \$27,603,129.00 | \$30,183,855.00 |
| Total Contents Pre-Incident Value | \$0.00 | \$0.00 | \$5,200.00 | \$11,107,699.60 | \$1,092,700.00 |
| Total Losses: | \$0.00 | \$0.00 | \$8,404.00 | \$293,950.00 | \$0.00 |
| Total Value: | \$0.00 | \$0.00 | \$15,364,700.00 | \$38,710,828.60 | \$31,276,555.00 |



Fire Marshal Division

June 2021 Report



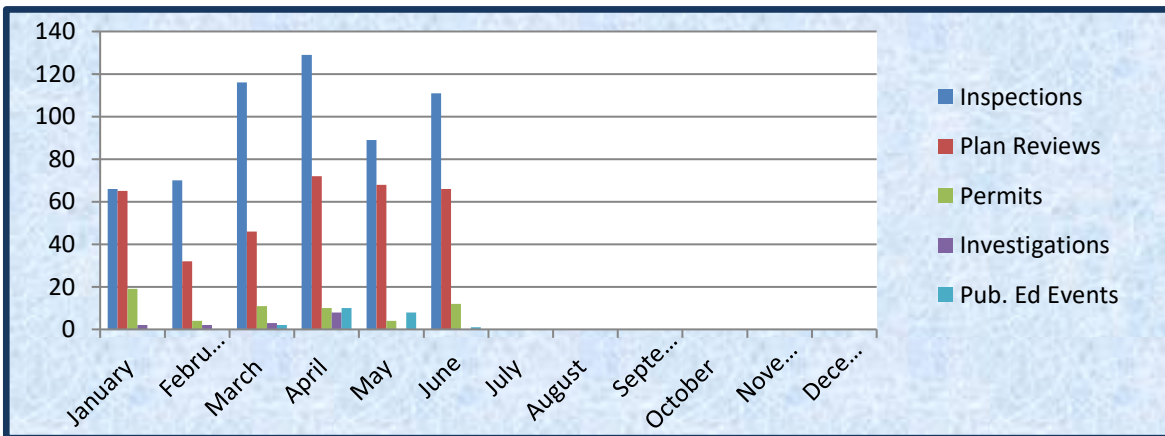
| Inspections Conducted | |
|-----------------------|-----|
| Total for the Month | 111 |

| Plan Reviews Completed | |
|------------------------|----|
| Total for the Month | 66 |

| Permits Issued | |
|---------------------|----|
| Total for the Month | 12 |

| Fire Investigations | |
|-----------------------|---|
| Active Investigations | 0 |
| Closed Investigations | 0 |
| Total for the Month | 0 |

| Public Education Events | |
|-------------------------|---|
| Total for the Month | 1 |



JUNE 2021 MONTHLY REPORT



**ROCKWALL PARKS
& RECREATION**

PARTICIPATION



PRINCESS DANCE CAMP - 22 PARTICIPANTS



SUMMER ROCK CAMP - AVERAGE 35 KIDS PER DAY



CONCERT BY THE LAKE - APPROXIMATELY 2500 ATTENDEES

MONTHLY OVERVIEW

JUNE '21

| | |
|---------------------------|-------------|
| Part Time Labor Hours | 1102 |
| Program Offerings | 21 |
| Program Participants | 9977 |
| Resident Participants | 6118 |
| Non-Resident Participants | 3859 |
| Programs that Made | 21 |
| Cancelled Programs | 0 |
| % of Programs Cancelled | 0% |

FEE BASED RESIDENT VS NON-RESIDENT

21 programs



RENTALS



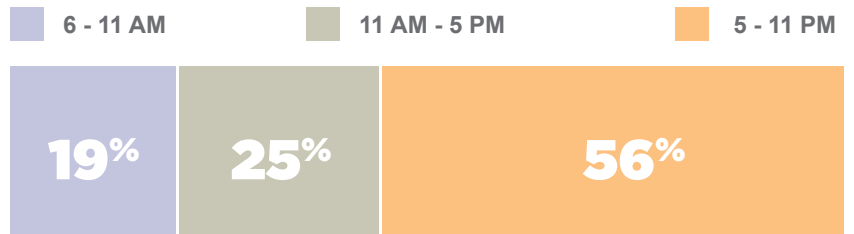
HMCC

JUNE '21

| | |
|---------------------------|--------------|
| <i>Time Blocks Rented</i> | 36 |
| <i>Monthly Revenue</i> | \$880 |

HMCC RENTAL ACTIVITY BY TIME BLOCK

36 Rentals



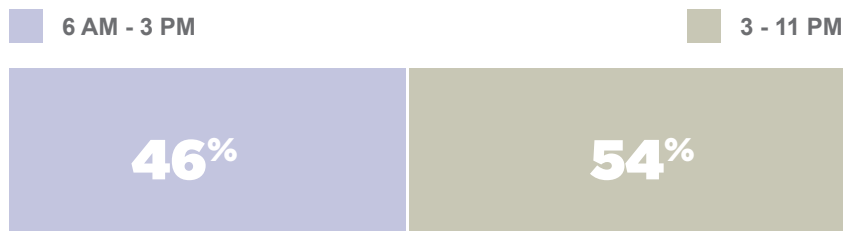
PAVILIONS

JUNE '21

| | |
|---------------------------|---------------|
| <i>Time Blocks Rented</i> | 71 |
| <i>Monthly Revenue</i> | \$2840 |

PAVILION RENTAL ACTIVITY BY TIME BLOCK

71 Rentals



PARKS



FACILITY RENOVATION:

Pickleball Courts at the Park at Hickory Ridge and Tuttle erosion repairs



SIGNAGE:

New Rock Camp Sign and Leon Tuttle hosted DFW State Championships



MARKETING

FACEBOOK PAGE LIKES



MAY

GAIN OR LOSS
+335

JUN

+154

TOTAL LIKES THRU 6/30/2021



16,005

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

MAY

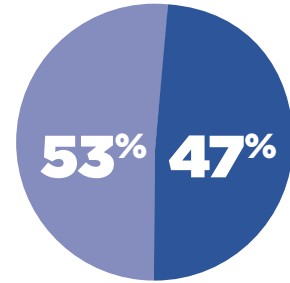
ACCOUNTS
10268

GAIN OR LOSS
+99

JUN

10356

+103



RESIDENT VS NON-RESIDENT ACCOUNTS

PLAYROCKWALL.COM PERFORMANCE METRICS

PLAYROCKWALL.COM

PAGEVIEWS

Pageviews represent the total individual pages viewed by visitors to playrockwall.com within the month of June 2021.

129,844

SESSIONS

Sessions represent an individual collection of a user's visit while viewing pages on playrockwall.com

31,149

USERS

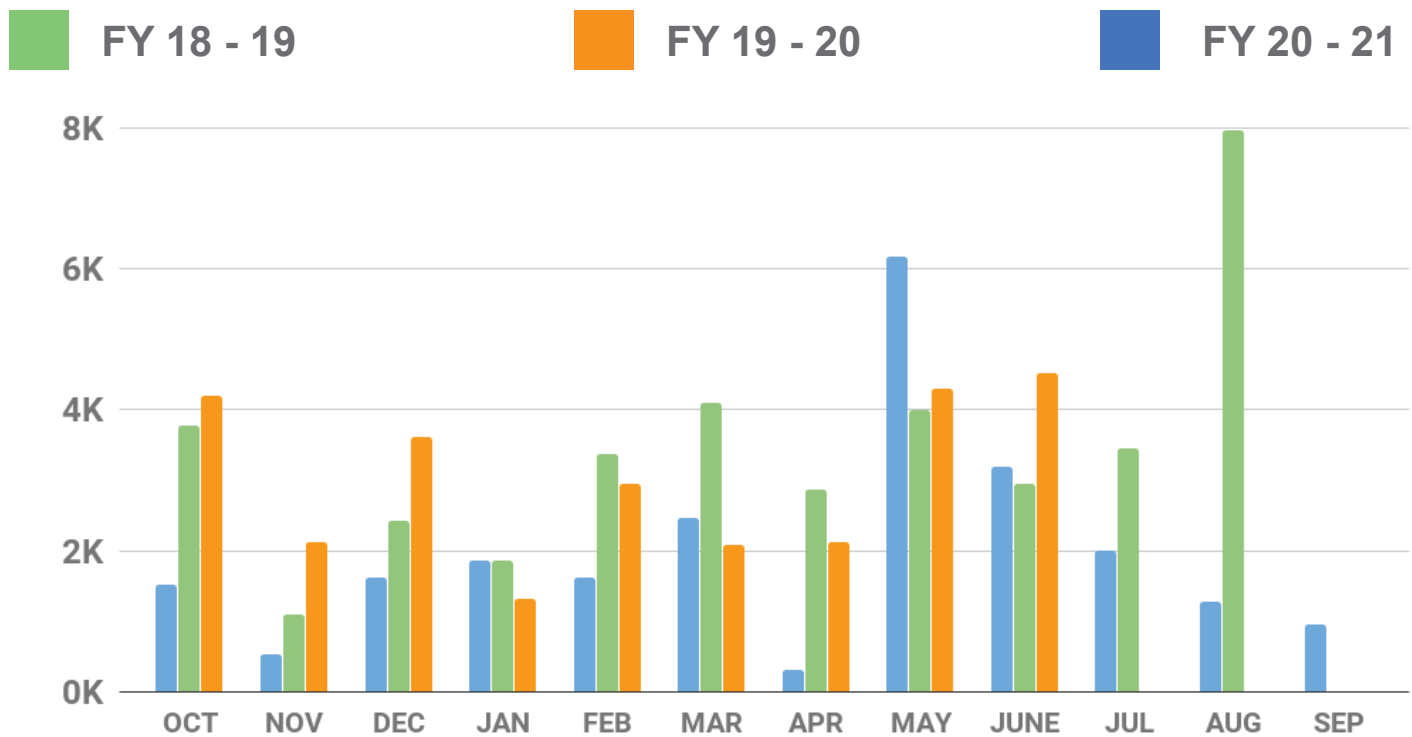
Visitors to playrockwall.com

22,194

REVENUE

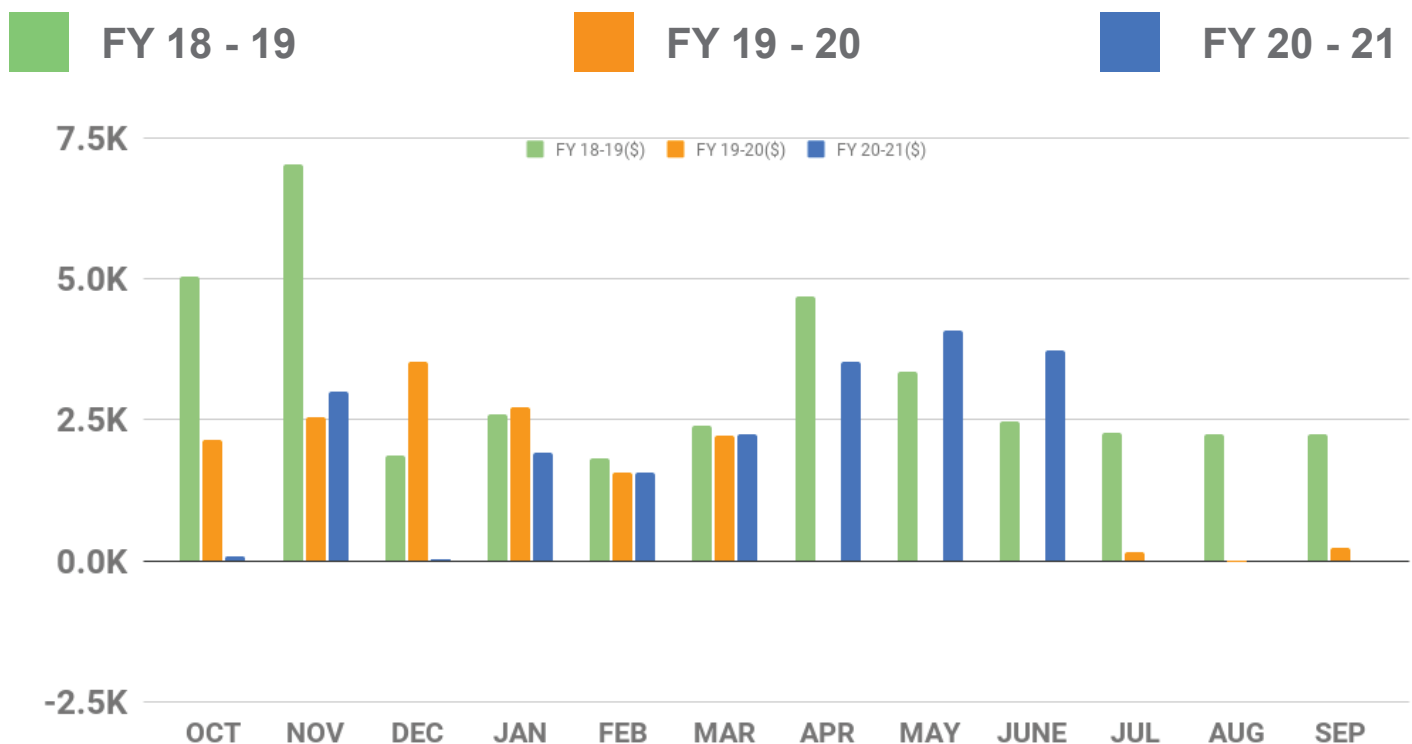
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



Rockwall Police Department

Monthly Activity Report

June-2021

| ACTIVITY | CURRENT MONTH JUNE | PREVIOUS MONTH MAY | YTD 2021 | YTD 2020 | YTD % CHANGE |
|----------|-----------------------|-----------------------|-------------|-------------|-----------------|
|----------|-----------------------|-----------------------|-------------|-------------|-----------------|

PART 1 OFFENSES

| | | | | | |
|-------------------------|------------|------------|-------------|-------------|---------------|
| Homicide / Manslaughter | 0 | 0 | 0 | 0 | 0.00% |
| Sexual Assault | 0 | 1 | 10 | 1 | 900.00% |
| Robbery | 0 | 1 | 3 | 7 | -57.14% |
| Aggravated Assault | 4 | 2 | 17 | 11 | 54.55% |
| Burglary | 1 | 2 | 18 | 31 | -41.94% |
| Larceny | 42 | 68 | 320 | 294 | 8.84% |
| Motor Vehicle Theft | 3 | 5 | 28 | 34 | -17.65% |
| TOTAL PART I | 50 | 79 | 396 | 378 | 4.76% |
| TOTAL PART II | 128 | 107 | 703 | 711 | -1.13% |
| TOTAL OFFENSES | 178 | 186 | 1099 | 1089 | 0.92% |

ADDITIONAL STATISTICS

| | | | | | |
|-----------------|----|----|-----|----|--------|
| FAMILY VIOLENCE | 15 | 8 | 68 | 71 | -4.23% |
| D.W.I. | 14 | 20 | 113 | 80 | 41.25% |

ARRESTS

| | | | | | |
|----------------------|-----------|-----------|------------|------------|----------------|
| FELONY | 24 | 17 | 133 | 162 | -17.90% |
| MISDEMEANOR | 49 | 47 | 280 | 288 | -2.78% |
| WARRANT ARREST | 11 | 9 | 46 | 60 | -23.33% |
| JUVENILE | 0 | 4 | 12 | 29 | -58.62% |
| TOTAL ARRESTS | 84 | 77 | 471 | 539 | -12.62% |

DISPATCH

| | | | | | |
|-------------------|------|------|-------|------|--------|
| CALLS FOR SERVICE | 2184 | 2104 | 12164 | 8066 | 50.81% |
|-------------------|------|------|-------|------|--------|

ACCIDENTS

| | | | | | |
|--------------|------------|-----------|------------|------------|---------------|
| INJURY | 8 | 4 | 25 | 25 | 0.00% |
| NON-INJURY | 92 | 82 | 427 | 284 | 50.35% |
| FATALITY | 0 | 0 | 0 | 1 | -100.00% |
| TOTAL | 100 | 86 | 452 | 310 | 45.81% |

FALSE ALARMS

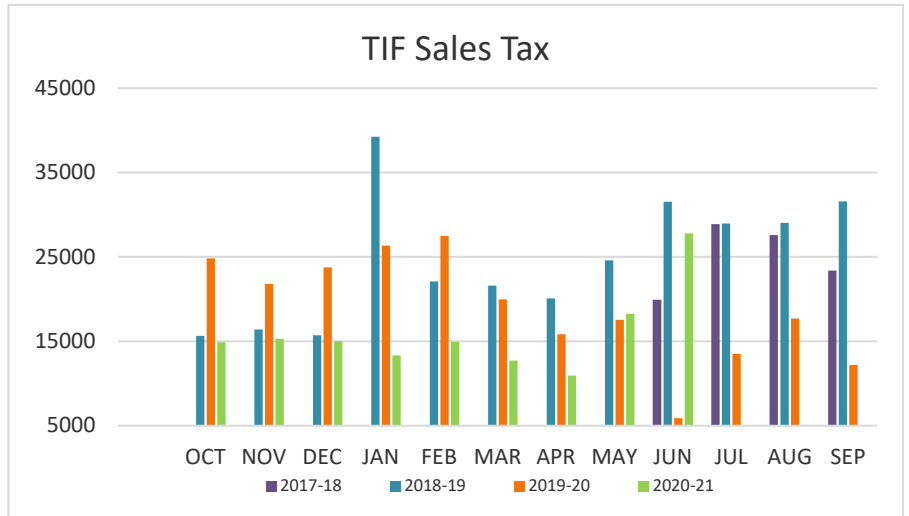
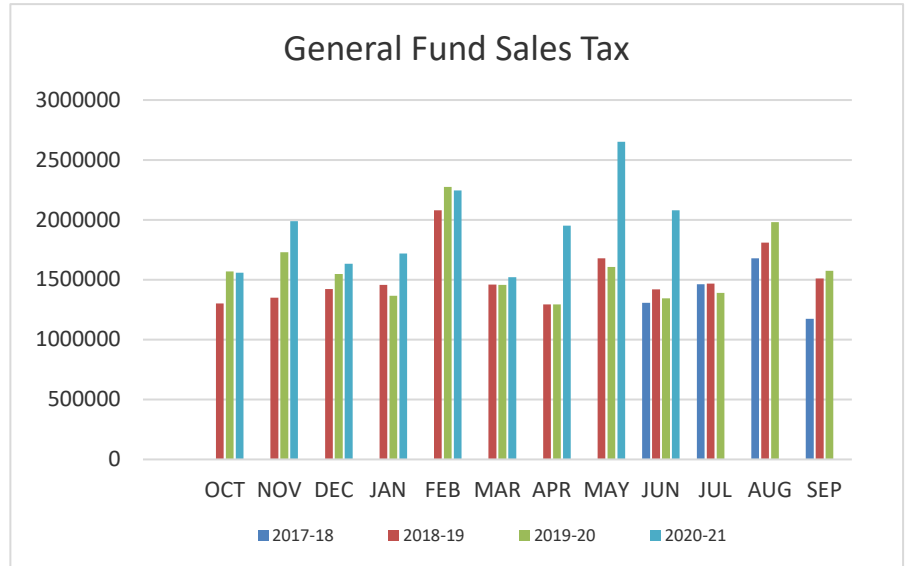
| | | | | | |
|---------------------------|------------|------------|-------------|-------------|--------------|
| RESIDENT ALARMS | 40 | 44 | 245 | 252 | -2.78% |
| BUSINESS ALARMS | 150 | 116 | 826 | 752 | 9.84% |
| TOTAL FALSE ALARMS | 190 | 160 | 1071 | 1004 | 6.67% |
| Estimated Lost Hours | 125.4 | 105.6 | 706.86 | 662.64 | 6.67% |
| Estimated Cost | \$2,983.00 | \$2,512.00 | \$16,814.70 | \$15,762.80 | 6.67% |

ROCKWALL NARCOTICS UNIT

| | |
|-----------------|-----|
| Number of Cases | 9 |
| Arrests | 4 |
| Arrest Warrants | 0 |
| Search Warrants | 1 |
| Seized | |
| Mathamphetamine | 30g |
| | |
| | |
| | |
| | |

Sales Tax Collections - Rolling 36 Months

| | <u>General Fund</u> Sales Tax | <u>TIF</u> Sales Tax |
|--------|----------------------------------|-------------------------|
| Jun-18 | 1,308,372 | 19,941 |
| Jul-18 | 1,463,243 | 28,867 |
| Aug-18 | 1,679,728 | 27,594 |
| Sep-18 | 1,174,074 | 23,370 |
| Oct-18 | 1,301,342 | 15,641 |
| Nov-18 | 1,349,253 | 16,403 |
| Dec-18 | 1,423,386 | 15,708 |
| Jan-19 | 1,457,584 | 39,247 |
| Feb-19 | 2,080,043 | 22,109 |
| Mar-19 | 1,459,018 | 21,606 |
| Apr-19 | 1,293,524 | 20,077 |
| May-19 | 1,679,076 | 24,582 |
| Jun-19 | 1,420,483 | 31,523 |
| Jul-19 | 1,467,376 | 28,951 |
| Aug-19 | 1,810,970 | 29,022 |
| Sep-19 | 1,478,622 | 31,577 |
| Oct-19 | 1,565,868 | 24,818 |
| Nov-19 | 1,730,541 | 21,787 |
| Dec-19 | 1,547,746 | 23,781 |
| Jan-20 | 1,365,040 | 26,330 |
| Feb-20 | 2,273,520 | 27,472 |
| Mar-20 | 1,458,193 | 19,955 |
| Apr-20 | 1,292,639 | 15,829 |
| May-20 | 1,605,986 | 17,538 |
| Jun-20 | 1,345,598 | 5,881 |
| Jul-20 | 1,376,026 | 13,529 |
| Aug-20 | 1,979,539 | 17,706 |
| Sep-20 | 1,573,352 | 12,179 |
| Oct-20 | 1,558,570 | 14,888 |
| Nov-20 | 1,989,955 | 15,299 |
| Dec-20 | 1,634,280 | 14,994 |
| Jan-21 | 1,718,364 | 13,341 |
| Feb-21 | 2,244,778 | 14,935 |
| Mar-21 | 1,521,031 | 12,738 |
| Apr-21 | 1,952,165 | 10,954 |
| May-21 | 2,651,412 | 18,252 |
| Jun-21 | 2,080,645 | 27,773 |



Notes:
75% of total sales tax collected is deposited to the General Fund each month
Comptroller tracks sales tax generated in the TIF and reports it monthly
75% of TIF sales tax (city share) is pledged to the TIF

Monthly Water Consumption - Rolling 27 Months

| | <u>Total Gallons</u> | <u>Daily Average</u> | <u>Maximum Day</u> |
|--------|----------------------|----------------------|--------------------|
| Apr-19 | 230,304,224 | 7,676,809 | 9,546,692 |
| May-19 | 246,447,588 | 7,949,923 | 10,806,480 |
| Jun-19 | 273,477,588 | 9,115,919 | 12,818,660 |
| Jul-19 | 479,403,830 | 15,464,640 | 19,686,560 |
| Aug-19 | 557,577,730 | 17,986,380 | 20,877,020 |
| Sep-19 | 480,076,300 | 16,002,544 | 19,898,562 |
| Oct-19 | 377,192,895 | 12,167,513 | 17,708,812 |
| Nov-19 | 237,328,307 | 7,910,944 | 9,218,867 |
| Dec-19 | 229,083,044 | 7,389,776 | 8,396,266 |
| Jan-20 | 215,978,847 | 6,967,060 | 8,691,306 |
| Feb-20 | 196,611,134 | 6,779,695 | 7,579,604 |
| Mar-20 | 197,281,791 | 6,363,929 | 8,569,168 |
| Apr-20 | 226,508,245 | 7,550,275 | 10,263,848 |
| May-20 | 317,650,425 | 10,246,788 | 13,193,218 |
| Jun-20 | 455,022,410 | 15,167,411 | 20,100,668 |
| Jul-20 | 511,667,880 | 16,505,415 | 20,073,454 |
| Aug-20 | 590,693,550 | 19,054,630 | 22,031,522 |
| Sep-20 | 363,112,688 | 12,103,756 | 14,870,959 |
| Oct-20 | 397,801,934 | 12,832,320 | 15,751,199 |
| Nov-20 | 295,091,494 | 9,836,383 | 11,452,738 |
| Dec-20 | 179,571,968 | 7,371,629 | 8,653,526 |
| Jan-21 | 157,800,928 | 6,718,182 | 7,179,987 |
| Feb-21 | 199,821,312 | 8,288,901 | 17,044,360 |
| Mar-21 | 230,130,315 | 7,423,560 | 9,739,996 |
| Apr-21 | 289,545,756 | 9,651,525 | 12,683,656 |
| May-21 | 247,421,005 | 7,981,324 | 10,400,411 |
| Jun-21 | 342,904,230 | 11,430,141 | 16,988,604 |

Source: SCADA Monthly Reports generated at the Water Pump Stations

