

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 10, 2019
6:00 P.M.

CALL TO ORDER

OPEN FORUM

CONSENT AGENDA

1. Approval of Minutes for the August 13, 2019 Planning and Zoning Commission meeting.
2. **P2019-017 (Korey)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.
3. **P2019-031 (David)**
Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owner Jeff Kennemer of the Saddle Star Land Development, LLC for the approval of a final plat for Phase 1 of the Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.
4. **P2019-033 (Korey)**
Consider a request by Bill Bricker of Columbia Development Company, LLC on behalf of David and Laura Cline for the approval of a replat for Lot 47, Block D, Park Place West Phase II Addition being a 0.184-acre parcel of land being currently identified as Lot 20, Block D, Park Place West Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, addressed as 408 Jordan Farm Circle, and take any action necessary.

APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

6. **Z2019-017 (Korey)**
Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, and take any action necessary.
7. **Z2019-018 (Ryan)**
Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the intersection of SH-66 and FM-1114, and take any action necessary.

8. Z2019-019 (Korey)

Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

9. Z2019-020 (David)

Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and take any action necessary.

ACTION ITEMS

10. MIS2019-010 (Korey)

Discuss and consider a request by Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of an exception to the minimum masonry requirements for a property in the IH-30 Overlay (IH-30 OV) District for the purpose of constructing an accessory building on 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.

11. SP2019-030 (David)

Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for an expansion of an existing office/warehouse/manufacturing facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

12. SP2019-031 (Korey)

Discuss and consider a request by Ryan Moorman of R. D. Moorman, Inc. for the approval of a site plan for an office building on a 1.244-acre parcel of land identified as Lot 22, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail, and take any action necessary.

13. SP2019-033 (Ryan)

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a site plan for a strip retail center and restaurant on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

DISCUSSION ITEMS

14. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).

- ✓ P2019-032: Replat for Lot 8, Block A, Bodin Industrial Addition [Approved]
- ✓ P2019-034: Replat for Lots 29-33, Block A, Whisper Rock Addition [Approved]
- ✓ P2019-036: Replat for Lot 1, Block A, TCB Addition [Approved]
- ✓ MIS2019-001: Resolution for Impact Fee Public Hearing [Approved]
- ✓ Z2019-015: SUP for a Minor Automotive Facility (2nd Reading) [Approved]
- ✓ Z2019-016: Legislative Update Text Amendment (2nd Reading) [Approved]

ADJOURNMENT

15. Capital Improvements Advisory Committee Meeting (CIAC) [6:30 PM]

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) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator 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 6th day of September 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 10, 2019
5:00 PM

CALL TO ORDER

OPEN FORUM

ACTION ITEMS

1. SP2019-033 (Ryan)

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a site plan for a strip retail center and restaurant on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

ADJOURNMENT

The City of Rockwall Architecture Review Board (ARB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (*Consultation with City Attorney*) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

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) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of 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 6th day of September 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 13, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, John Womble, Eric Chodun, Mark Moeller, Annie Fishman and Tracey Logan. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, and Civil engineer Sarah Hager.

II. OPEN FORUM

Chairman Lyons explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Lyons closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the July 9, 2019 Planning and Zoning Commission meeting.

2. P2019-029

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a master plat for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgell Road [FM-3549] and Clem Road, and take any action necessary.

3. P2019-030

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a preliminary plat for the Northgate Subdivision containing 61 single-family residential lots on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgell Road [FM-3549] and Clem Road, and take any action necessary.

4. SP2019-028

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a site plan for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgell Road [FM-3549] and Clem Road, and take any action necessary.

Commissioner Logan made a motion to approve the consent agenda. Commissioner Welch seconded the motion which passed by a vote of 7-0.

IV. APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Senior Planner, Korey Brooks, gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

62 V. PUBLIC HEARING ITEMS
63

64 6. Z2019-014

65 Hold a public hearing to discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on
66 behalf of Goliad Real Estate, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant, Less*
67 *than 2,000 SF, with a Drive-Through or Drive-In* on a 0.50-acre portion of a larger 2.542-acre tract of land
68 identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas,
69 zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within
70 the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of
71 Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.
72

73 **Chairman Lyons indicated that the applicant has requested to withdraw the case and the**
74 **Commission would need to take action.**

75
76 **Commissioner Chodun made a motion to accept request to withdraw. Commissioner Fishman**
77 **seconded the motion which passed by a vote of 7-0.**
78

79 7. Z2019-015

80 Hold a public hearing to discuss and consider a request by Greg Wallis of Mershawn Architects on behalf
81 of the owner for the approval of a Specific Use Permit (SUP) for the expansion of an existing *Minor Auto*
82 *Repair Garage* on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City
83 of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road
84 [FM-3097], and take any action necessary.
85

86 **Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is**
87 **requesting the approval of a Specific Use Permit for the expansion of an existing minor auto repair**
88 **garage. The applicant is proposing to expand the current facility by constructing a second**
89 **building in order to manage the volume of vehicles being serviced. The proposed facility will be**
90 **located behind the existing building and will match the existing building with regard to design and**
91 **materials. Given the proposed layout, design and the adjacent automotive land uses, the**
92 **applicant's request does not appear to negatively impact the subject property or adjacent**
93 **properties and should this request be approved, the applicant would be required to submit a site**
94 **plan for approval by the Architectural Review Board and the Planning and Zoning Commission.**
95

96 **Mr. Brooks further noted that according to the Unified Development Code, a minor auto repair**
97 **garage is permitted with a Specific Use Permit in a Commercial District. Currently, there is an**
98 **8,431 square foot building on the subject property and the applicant is proposing to construct a**
99 **second building that will be approximately 1,440 square feet and located behind the existing**
100 **building. According to the applicant, the new structure will match the existing structure with**
101 **regard to design and materials since this is a substantial change from the approved Specific Use**
102 **Permit, the applicant is required to amend the Specific Use Permit. Additionally, according to the**
103 **Unified Development Code, the Commercial District is the proper zoning classification for most**
104 **types of commercial development and excludes land uses that are not compatible with retail**
105 **shopping. The Unified Development Code goes on to state that the Commercial District is a**
106 **general business zoning and is intended to service most commercial land uses. In this case, since**
107 **the minor auto repair garage is a general commercial operation, the applicant's request appears**
108 **to conform to the district development standards stipulated in the Unified Development Code.**
109

110 **Mr. Brooks went on to share that on July 26, 2019, staff notified 32 property owners/residents**
111 **within 500-feet of the subject property there are no Homeowner's Associations Neighborhood**
112 **Programs located with 1,500-feet of the subject property and participating in the Neighborhood**
113 **Notification Program. Staff did not received any notices concerning this request.**
114

115 **Mr. Brooks advised the Commission that the applicant was present and available for questions as**
116 **well as staff.**
117

118 **Chairman Lyons asked for questions from the Commission.**
119

120 **Commissioner Logan asked if there would be overnight parking allowed. Mr. Brooks indicated**
121 **there would not be any outside storage allowed.**
122

123 **Chairman Lyons opened up the public hearing and asked the applicant to come forward.**

124 Greg Wallis
125 2313 Ridge Rd. #103
126 Rockwall, TX
127

128 Mr. Wallis came forward and indicated he was available for questions.
129

130 Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one
131 indicating such, Chairman Lyons closed the public hearing and brought the item back to the
132 Commission for discussion or action.
133

134 Commissioner Moeller made a motion to approve Z2019-015 with staff recommendations.
135 Commissioner Womble seconded the motion which passed by a vote of 7-0.
136
137

138 8. Z2019-016

139 Hold a public hearing to discuss and consider approval of a text amendment to various sections of the
140 Unified Development Code [*Ordinance No. 04-38*] and Article IX, *Fences*, of Chapter 10, *Building and*
141 *Building Regulations*, of the Municipal Code of Ordinances for the purpose of updating the codes to
142 conform to changes made by the 86th Legislative Session, and take any action necessary.
143

144 Planning Director, Ryan Miller, provided background information pertaining to this agenda item.
145 He shared that the text amendments are in response to passage of recent state legislation. He
146 then went on to explain each of the proposed amendments and its purpose. Additionally Mr. Miller
147 noted that due to the expediency in which these amendments were prepared, staff will be
148 requesting that the City Council allow staff to bring back a subsequent amendment addressing
149 any additional changes that may further clarify the UDC's requirements; however, staff is of the
150 opinion that the proposed amendment brings the City's Unified Development Code into
151 conformance with all legislative actions resulting from the 86th Legislative Session. In addition,
152 the changes that were made to the UDC that were not tied to legislative actions are intended to
153 clarify the zoning code and make it easier for staff, citizens and developers to understand and
154 interpret the UDC. A 15-day notice to the Rockwall Herald Banner in accordance with all applicable
155 state laws and the Unified Development Code.
156

157 Mr. Miller advised the Commission staff was available for questions.
158

159 Chairman Lyons opened up the public hearing asked if anyone wished to speak to come forward
160 and do so, there being no one indicating such, Chairman Lyons closed the public hearing and
161 brought the item back to the Commission for discussion or action.
162

163 After general discussion Commissioner Chodun made a motion to approve Z2019-016.
164 Commissioner Womble seconded by a vote of 7-0.
165
166

167 VI. ACTION ITEMS
168

169 9. SP2019-024

170 Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the
171 approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr
172 Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District,
173 situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of
174 Justin Road and John King Boulevard, and take any action necessary.
175

176 Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The
177 applicant is requesting approval of a site plan for a 27,352 square foot house of worship on the
178 subject property. Mr. Brooks shared that according to the Unified Development Code, a house of
179 worship is allowed by-right in a Light Industrial District. With the exception of the variances being
180 requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building
181 elevations generally conform to the technical requirements contained within the UDC for a
182 property located within a Light Industrial District and situated within the SH-205 Bypass District.
183 The request does not require a treescape plan since there are no protected trees being removed.
184 Additionally, according to the Unified Development Code, the Light Industrial District is intended
185 for industrial parks and larger, cleaner types of industries. Light Industrial Districts are typically

186 located close to arterial capable of carrying commercial traffic and in this case, the subject
187 property is located at the intersection of an arterial and a major collector and the request appears
188 to conform to these requirements. Mr. Brooks went on to discuss the variances to the architectural
189 standards, secondary materials, cementitious materials and four sided architecture being
190 requested by the applicant. The Architectural Review Board reviewed the request and made a
191 recommendation for approval.
192

193 Mr. Brooks advised the Commission that the applicant was present and available for questions as
194 well as staff.
195

196 Chairman Lyons asked the applicant to come forward and speak.
197

198 Tom Jones
199 5815 Meadowcrest
200 Dallas, TX
201

202 Mr. Jones came forward and provided additional comments in regards to the case he indicated he
203 was available for questions.
204

205 Chairman Lyons brought the item back to the Commission for questions or discussion.
206

207 Commissioner Welch made a motion to approve SP2019-024 with staff and Architectural Review
208 Board's recommendations. Chairman Lyons seconded the motion which passed by a vote of 7-0.
209

210 10. SP2019-027

211 Discuss and consider a request by Russell Phillips of Horizon Road Self Storage, LLC for the approval of
212 a site plan for a *Mini-Warehouse* facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres
213 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated
214 north of Horizon Road and east of Ranch Trail Road, and take any action necessary.
215

216 Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The
217 applicant is requesting approval of a site plan for a 575 unit mini-warehouse facility in accordance
218 with Ordinance No. 19-04. On October 16, 2017, the City Council approved Specific Use Permit No.
219 S-178, Ordinance No. 17-59; for a mini-warehouse however this Specific Use Permit expired due
220 to inactivity on November 6, 2018. In response to this expiration, the applicant submitted a
221 subsequent request for a Specific Use Permit which was approved on January 7, 2019 by
222 Ordinance No. 19-04. According to the Unified Development Code a mini-warehouse facility is
223 permitted in a Commercial District by Specific Use Permit. In this case, since there is an approved
224 Specific Use Permit for the subject property, no additional approvals will be necessary with regard
225 to land use and with the exception of the variances being requested the submitted site plan,
226 landscape plan, treescape plan, photometric plan, and building elevations generally conform to
227 the technical requirements contained within the UDC for a property located within a Commercial
228 District.
229

230 Mr. Brooks went on to note that the proposed mini warehouse facility will contain 575 units and
231 will be developed in two phases. Phase 1 will have seven buildings totaling 293 units ranging
232 from 16 to 121 units per building. Phase 2 will have 12 buildings totaling 282 units ranging from
233 10 to 32 units per building. The proposed mini-warehouse will have perimeter building that utilizes
234 masonry on all exterior facades visible from the street. The interior buildings will utilize metal and
235 will have limited visibility from the street. Staff should note that most of the surrounding buildings
236 are constructed of metal. Building One will include the leasing office and climate-controlled units
237 that are accessible internally in the building. The remaining buildings will have drive-up units with
238 roll-up doors, which will be oriented so the roll-up doors will not face Ranch Trail or Horizon Road.
239 The applicant is proposing to utilize landscape screening for the mini-warehouse facility to limit
240 the visibility of the facility from Ranch Trail and Horizon Road. Additionally, the northeast portion
241 of the subject property is wooded and will be preserved to provide landscape screening for
242 adjacent properties. Mr. Brooks further noted that the Architectural Review Board reviewed the
243 case and made a recommendation of approval.
244

245 Mr. Brooks advised the Commission that the applicant was present and available for questions as
246 well as staff.
247

248 Chairman Lyons asked the applicant to come forward and speak.

249
250 Russell Phillips
251 521 Moraine Way
252 Rockwall, TX
253

254 Mr. Phillips came forward and shared that they previously met with the Architectural Review Board
255 who provided comments and those were addressed and they did receive a recommendation from
256 the Board. He indicated he was available for questions.
257

258 Chairman Lyons brought the item back to the Commission for discussion or action.
259

260 Commissioner Womble made a motion to approve SP2019-027 with staff recommendations.
261 Commissioner Welch seconded the motion which passed by a vote of 7-0.
262

263 11. SP2019-029

264 Discuss and consider a request by Michael Bausch on behalf of the owner for the approval of a site plan
265 for an addition to an existing *General Personal Service* business (*i.e. Jour Salon and Spa*) on a 4.211-
266 acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall
267 County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any
268 action necessary.
269

270 Planning Manager, David Gonzales, provided a brief explanation and background of the request.
271 The applicant is requesting approval of a site plan for the purpose of expanding an existing
272 personal service business Jour Salon & Spa. The proposed 736 square foot expansion will be
273 located on the northern portion of the structure, which is visible from Storrs Street & S. Goliad
274 Street. This will require a recommendation from the Architectural Review Board forwarded to the
275 Planning and Zoning Commission. Additionally, the applicant requires approval by the Planning
276 and Zoning Commission for exceptions to the Unified Development Code for increasing the
277 amount of cementitious material on the structure and exceeding the cementitious material
278 requirements by one percent on the rear façade.
279

280 The proposed expansion will increase the total square footage of the existing structure to 3,448
281 square feet which is increase of 736 square feet. The exterior of the building consists primarily of
282 brick on all four sides with a non-cementitious lap siding cladding the rear façade. The applicant
283 is proposing to match the appearance of the existing structure using the same colors and similar
284 materials. Based on the applicant's scope of work the facility is required to meet the standards for
285 materials as stipulated in the Unified Development Code. This means that the lap siding is
286 required to be a cementitious material not in excess of 50% of any exterior facade. The applicant
287 has indicated that the construction of the addition will use a cementitious lap siding; however,
288 due to the location of the proposed addition it is difficult for them to reduce the amount of
289 cementitious lap siding on the rear due to the established aesthetic of the building. The
290 Architectural Review Board reviewed the proposed building elevations recommended approval of
291 the building elevations and exception. Additionally, the ARB's motion included a condition
292 requiring the applicant provide a plan view indicating the "jog" between the new tower element
293 and the existing structure. The purpose of this is to indicate whether or not the addition would be
294 flush with the existing façade. The applicant's building elevations provide the requested plan view
295 and show conformance to the ARB's request.
296

297 Mr. Gonzales advised the Commission that the applicant was present and available for questions
298 as well as staff.
299

300 Chairman Lyons asked the applicant to come forward and speak.
301

302 Michael Bausch
303 4318 Rosser Square
304 Dallas, TX
305

306 Mr. Bausch came forward and indicated he was available for questions.
307

308 Chairman Lyons brought the item back to the Commission for discussion or action.
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Commissioner Chodun made a motion to approve SP2019-029 with staff recommendations.
Commissioner Fishman seconded the motion which passed by a vote of 7-0.

VII. DISCUSSION ITEMS

12. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2019-023: Replat for Lot 2, Block A, Rockwall High School Addition [*Approved*]
- ✓ P2019-028: Replat for Lot 2, Block 1, Indalloy Addition [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VIII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:08 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
ROCKWALL, Texas, this _____ day of _____, 2019.

Eric Chodun, Chairman

Attest:

Laura Morales, Planning Coordinator



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: September 10, 2019

APPLICANT: Suresh Shridharani; *Harlan Properties, Inc.*

CASE NUMBER: P2019-017; *Preliminary Plat for Emerson Farms*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to *preliminary plat* Emerson Farms for the purpose of laying out 107 lots on a 138.756-acre tract of land. The applicant has also submitted preliminary water, sanitary sewer, and drainage plans establishing that the developer can provide adequate utilities to serve the proposed single-family residential subdivision.
- On November 3, 2014, the City Council approved *Ordinance No. 14-50*, establishing the development standards for Planned Development District 76 (PD-76) [*i.e. the Emerson Farms Subdivision*]. The single-family residential subdivision will be composed of 107 single-family homes on 138.756-acres of land. A summary of the density and dimensional requirements is as follows:

Table 1: Lot Dimensional Requirements

Minimum Lot Width ⁽¹⁾	150'
Minimum Lot Depth	250'
Minimum Lot Area	43,560 SF
Minimum Front Yard Setback ⁽²⁾	40'
Minimum Side Yard Setback	25'
Minimum Side Yard Setback (Adjacent to a Street)	25'
Minimum Length of Driveway Pavement (Rear and Side Yard Only)	25'
Maximum Height ⁽³⁾	36'
Minimum Rear Yard Setback ⁽⁴⁾	25'
Minimum Area/Dwelling Unit (SF) ⁽⁵⁾	2,600 SF
Maximum Lot Coverage	45%
Minimum Number of Paved Off-Street Parking Spaces	2 Spaces
Minimum Distance Between Buildings	10'

General Notes:

^{1:} The minimum lot width shall be measured at the Front Yard Building Setback.

^{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:} As measured from the rear yard property line.

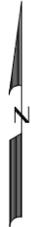
^{5:} The minimum area/dwelling unit only includes air conditioned square space.

- ☑ On September 5, 2019, the Parks and Recreation Board was unable to reach a quorum. Due to this, the Parks and Recreation Board will review this request at time of final plat to determine cash in lieu of land and pro-rata equipment fees.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *- conforming to the requirements for preliminary plats as stated in 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 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 Planning and Zoning Commission chooses to recommend approval of the preliminary plat for *Emmerson Farms*, staff would propose the following conditions of approval:

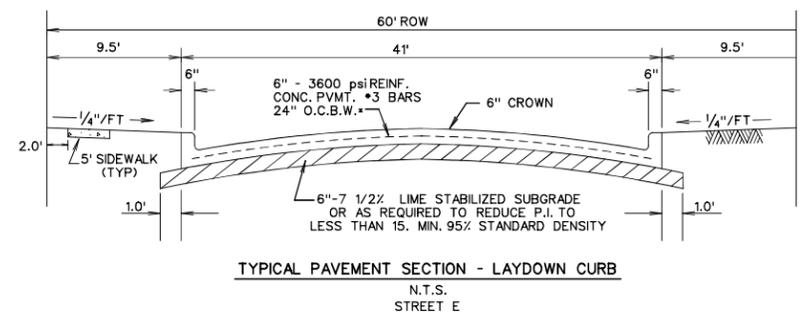
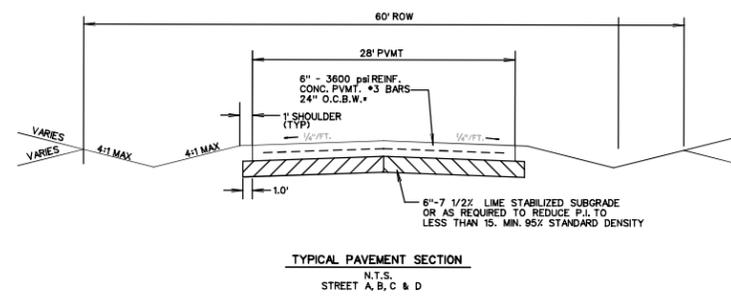
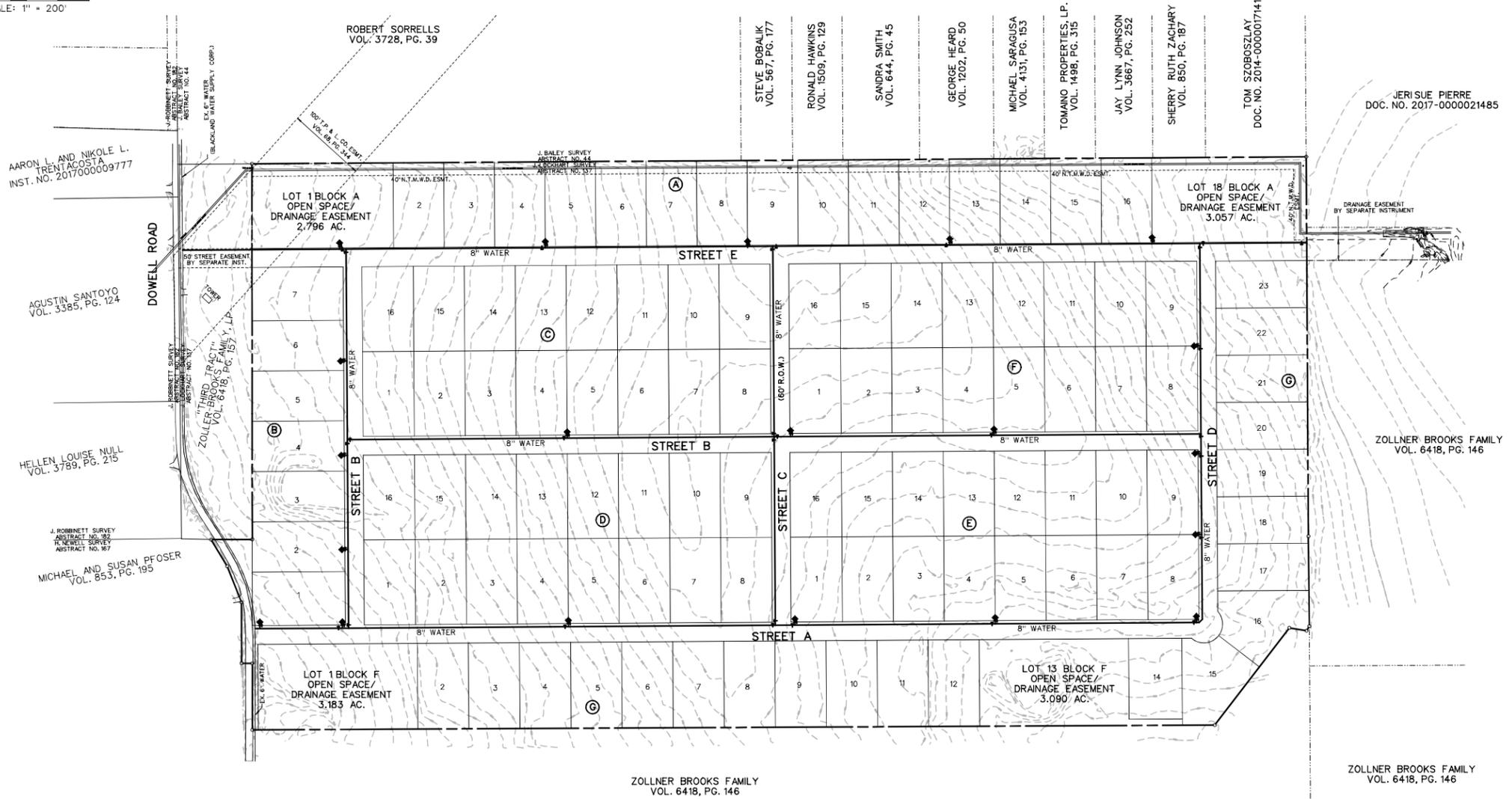
- (1) The *preliminary* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



0 100 200 400
SCALE: 1" = 200'

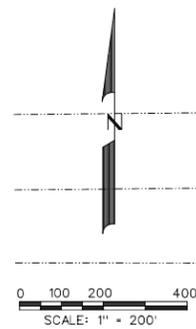
LEGEND

	PROP. WATER LINE
	PROP. FIRE HYDRANT AND VALVE
	PROP. GATE VALVE
	PROP. FLUSH VALVE
	EXIST. WATER LINE
	EXIST. FIRE HYDRANT AND VALVE



- NOTES:
1. LOTS WILL UTILIZED SEPTIC TANKS FOR WASTE WATER.
 2. WATER SYSTEM WILL BE SERVED BY BLACKLAND WATER SUPPLY CORP.

PRELIMINARY WATER PLAN OF
EMERSON FARMS
 SITUATED IN THE
 J. LOCKHART SURVEY, ABSTRACT NO. 167
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 OWNER
HARLAN PROPERTIES, INC.
 2404 TEXAS DRIVE, SUITE 103
 IRVING, TEXAS 75062
 APRIL 2019 SCALE 1" = 200'
 CASE #P2019-XXX



DOWELL ROAD ADDITION
CAB. C. PG. 222

AARON L. AND NIKOLE L. TRENTACOSTA
INST. NO. 2017000091777

AGUSTIN SANTOYO
VOL. 3385, PG. 124

HELLEN LOUISE NULL
VOL. 3789, PG. 215

MICHAEL AND SUSAN PFOSE
VOL. 853, PG. 195

ROBERT SORRELLS
VOL. 3728, PG. 39

STEVE BOBALIK
VOL. 567, PG. 177

RONALD HAWKINS
VOL. 1509, PG. 129

SANDRA SMITH
VOL. 644, PG. 45

GEORGE HEARD
VOL. 1202, PG. 50

MICHAEL SARAGUSA
VOL. 4131, PG. 153

TOMANO PROPERTIES, LP.
VOL. 1498, PG. 315

JAY LYNN JOHNSON
VOL. 3667, PG. 252

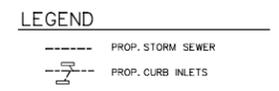
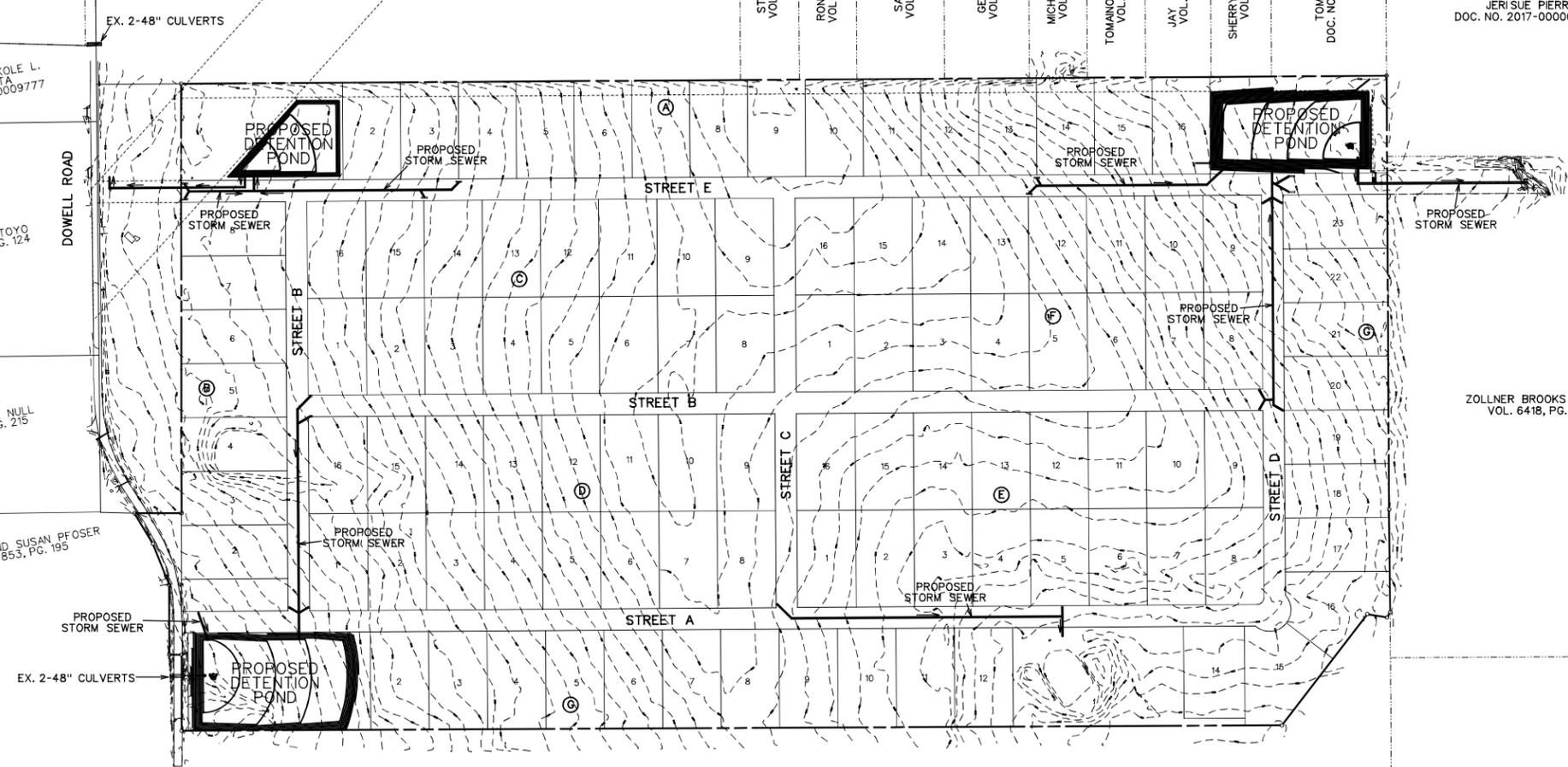
SHERRY RUTH ZACHARY
VOL. 850, PG. 187

TOM SZOBOSZLAY
DOC. NO. 2014-000007141

JERI SUE PIERRE
DOC. NO. 2017-000021485

ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146

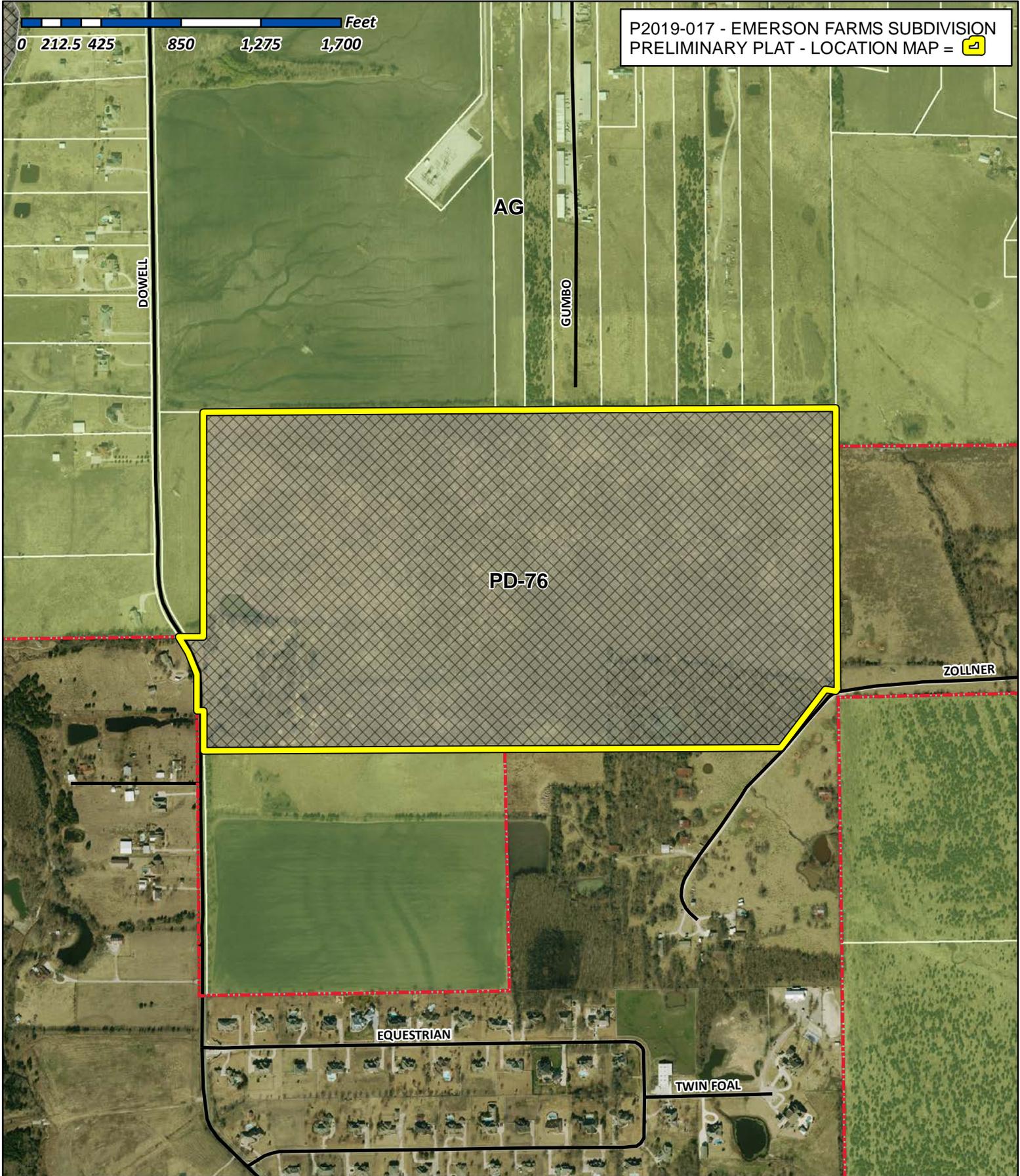
ZOLLNER BROOKS FAMILY
VOL. 6418, PG. 146



PRELIMINARY DRAINAGE PLAN
OF
EMERSON FARMS
107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
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972-396-1200
OWNER
HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
MARCH 2019 SCALE 1" = 200'
CASE #P2019-XXX

0 212.5 425 850 1,275 1,700 Feet

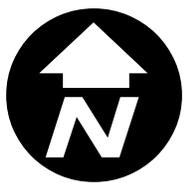
P2019-017 - EMERSON FARMS SUBDIVISION
PRELIMINARY PLAT - LOCATION MAP = 



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.



Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

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 _____ of _____, 2019.

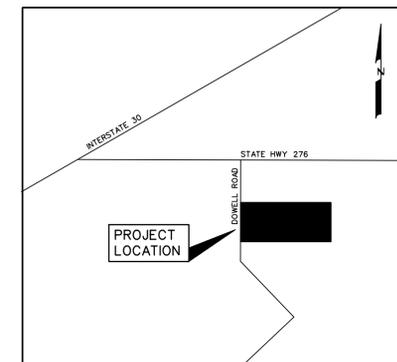
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

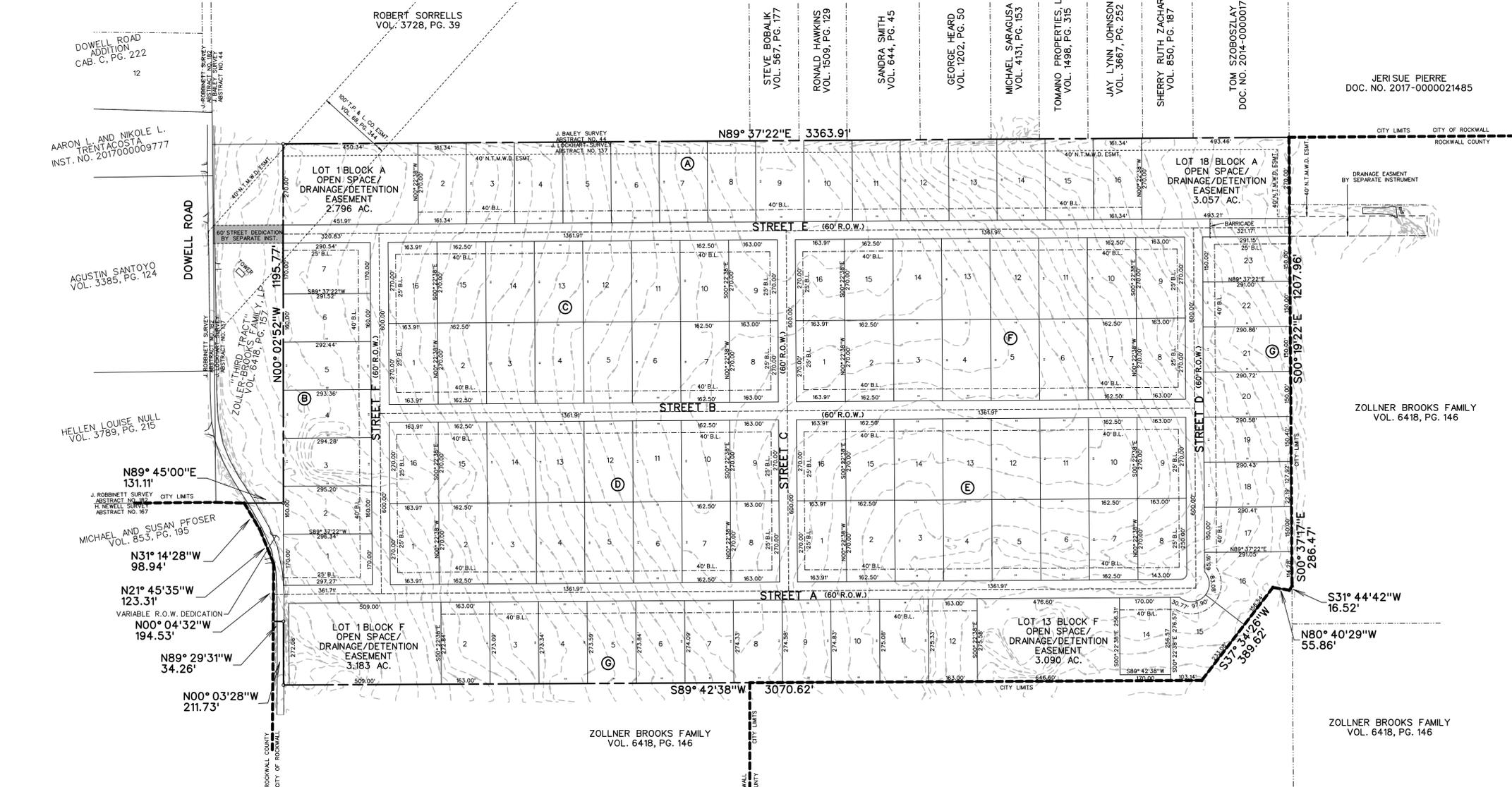
LEGEND
 B.L. - BUILDING LINE
 U.E. - UTILITY EASEMENT
 R.O.W. - RIGHT OF WAY
 H.O.A. - HOMEOWNERS ASSOCIATION

NOTES:
 ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
 HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.
 NO FLOOD PLAIN EXISTS ON SITE PER FEMA FLOOD RATE MAP PANEL NO. 48397C0045 L DATED SEPT. 26, 2008.

0 100 200 400
 SCALE: 1" = 200'

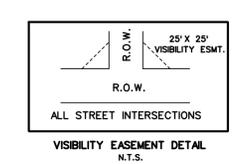


LOCATION MAP
 N.T.S.

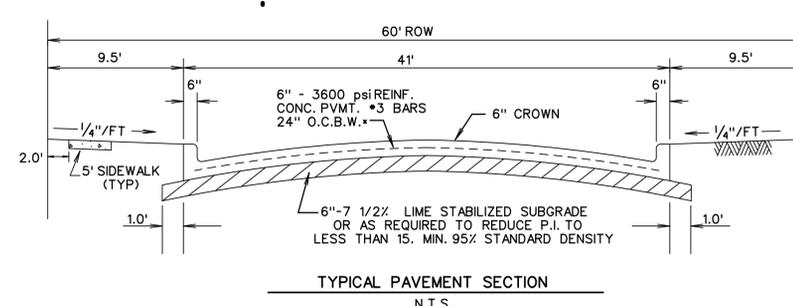
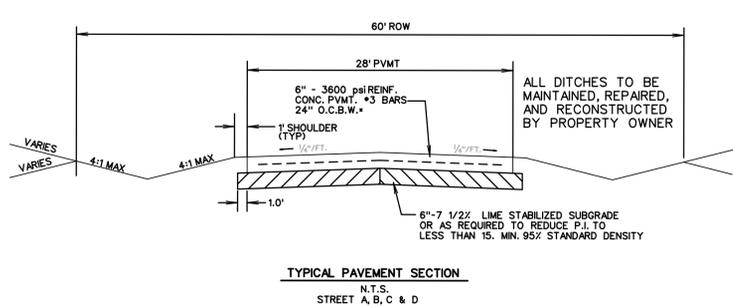


Emerson Farms											
Block C			Block E			Block G			Block F		
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1*	121805	1	44255	1	44255	1*	138652				
2	43561	2	43875	2	43875	2	44476				
3	43561	3	43875	3	43875	3	44512				
4	43561	4	43875	4	43875	4	44549				
5	43561	5	43875	5	43875	5	44585				
6	43561	6	43875	6	43875	6	44622				
7	43561	7	43875	7	43875	7	44658				
8	43561	8	44010	8	43924	8	44694				
9	43561	9	44010	9	44010	9	44731				
10	43561	10	43875	10	43875	10	44767				
11	43561	11	43875	11	43875	11	44803				
12	43561	12	43875	12	43875	12	44839				
13	43561	13	43875	13	43875	13*	434638				
14	43561	14	43875	14	43875	14	43595				
15	43561	15	43875	15	43875	15	48784				
16	43561	16	44255	16	44255	16	49528				
17*	133196					17	43508				
Block D			Block F			Block G			Block H		
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	50456	3	43875	3	43875	22	43639				
2	47329	4	43875	4	43875	23	43661				
3	47158	5	43875	5	43875						
4	47011	6	43875	6	43875						
5	46863	7	43875	7	43875						
6	46716	8	44010	8	44010						
7	49475	9	44010	9	44010						
		10	43875	10	43875						
		11	43875	11	43875						
		12	43875	12	43875						
		13	43875	13	43875						
		14	43875	14	43875						
		15	43875	15	43875						
		16	44255	16	44255						

* Denotes Open Space Lot



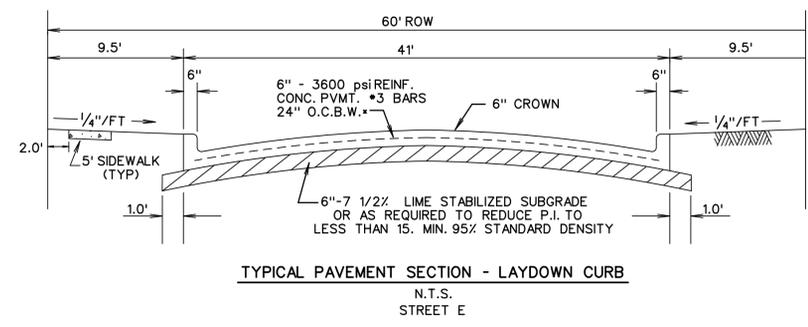
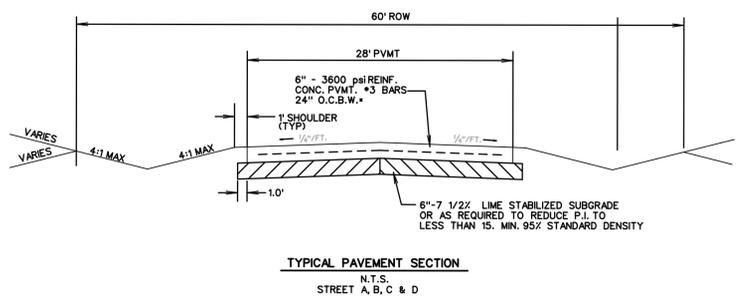
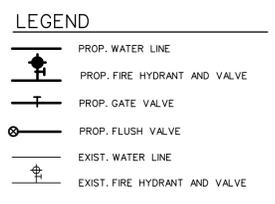
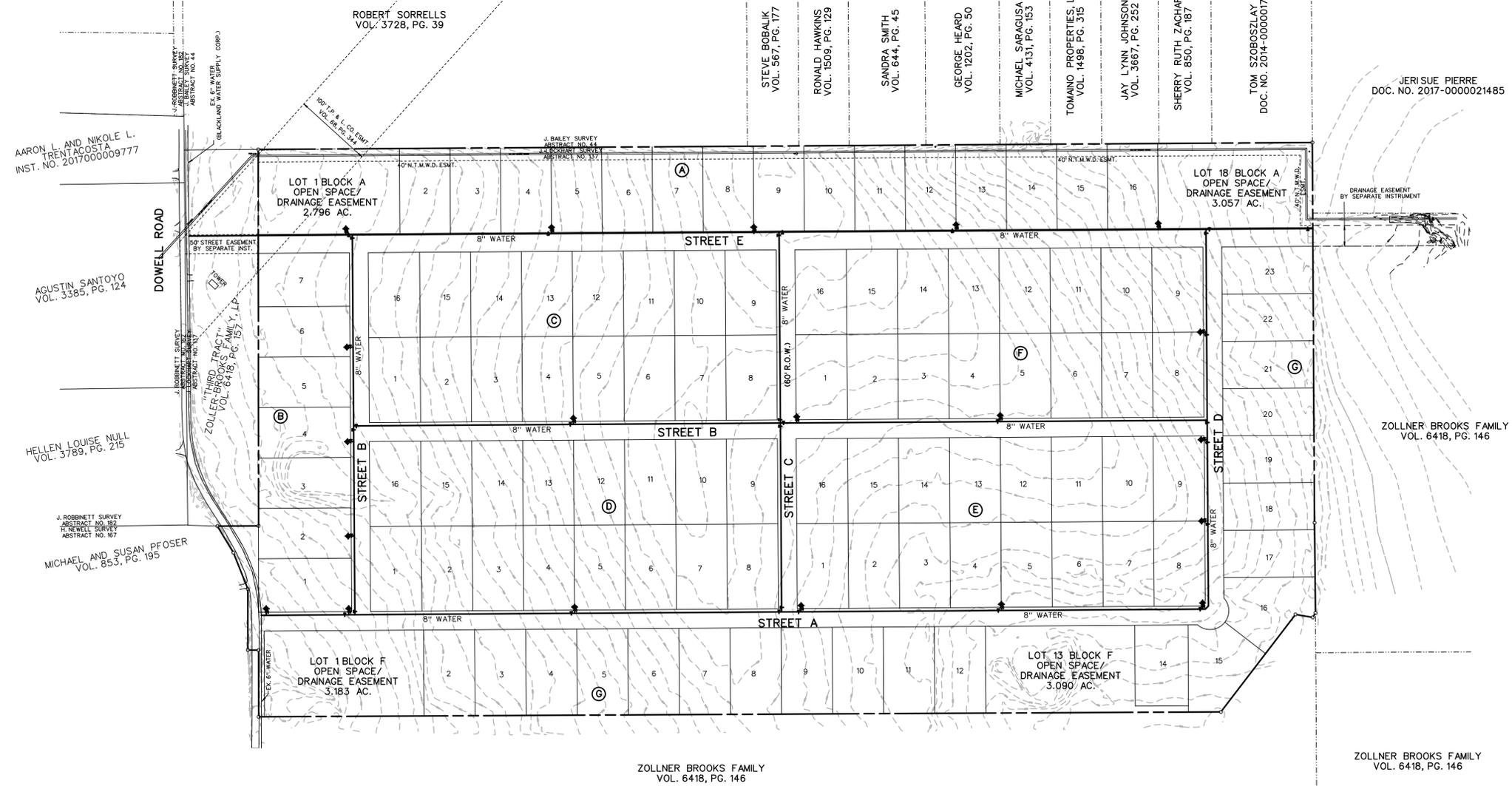
PRELIMINARY PLAT OF
EMERSON FARMS
 107 LOTS, BEING 138.756 ACRES
 SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
 IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
OWNER
HARLAN PROPERTIES, INC.
 2404 TEXAS DRIVE, SUITE 103
 IRVING, TEXAS 75062
 MARCH 2019 SCALE 1" = 200'
CASE #P2019-017



TOTAL ACRES **138.756**
 TOTAL RESIDENTIAL LOTS **107**
 RESIDENTIAL DENSITY **1.29**

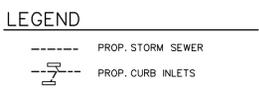
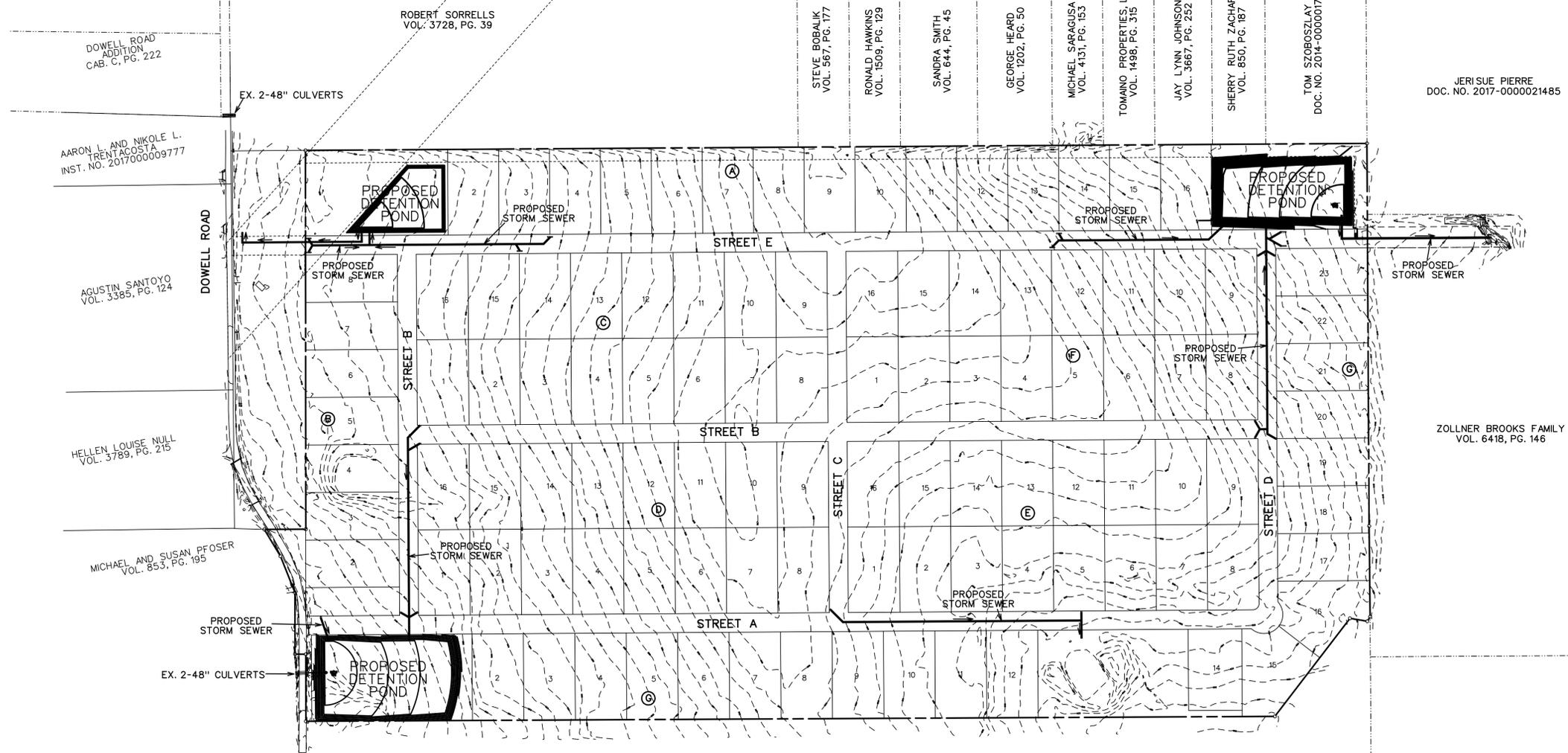
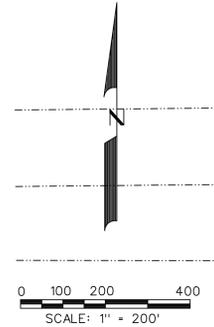


0 100 200 400
SCALE: 1" = 200'



NOTES:
1. LOTS WILL UTILIZED SEPTIC TANKS FOR WASTE WATER.
2. WATER SYSTEM WILL BE SERVED BY BLACKLAND WATER SUPPLY CORP.

PRELIMINARY
WATER PLAN
OF
EMERSON FARMS
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
IN THE
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ROCKWALL COUNTY, TEXAS
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HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062
APRIL 2019 SCALE 1" = 200'
CASE #P2019-XXX



PRELIMINARY DRAINAGE PLAN
OF
EMERSON FARMS
107 LOTS, BEING 138.756 ACRES
SITUATED IN THE
J. LOCKHART SURVEY, ABSTRACT NO. 167
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2404 TEXAS DRIVE, SUITE 103
IRVING, TEXAS 75062

MARCH 2019 SCALE 1" = 200'

CASE #P2019-XXX



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: September 10, 2019
APPLICANT: Pat Atkins; *Saddle Star Land Development, LLC*
CASE NUMBER: P2019-031; *Final Plat - Saddle Star South Addition, Phase 1*

SUMMARY

Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owner Jeff Kennemer of the Saddle Star Land Development, LLC for the approval of a final plat for Phase 1 of the Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

PLAT INFORMATION

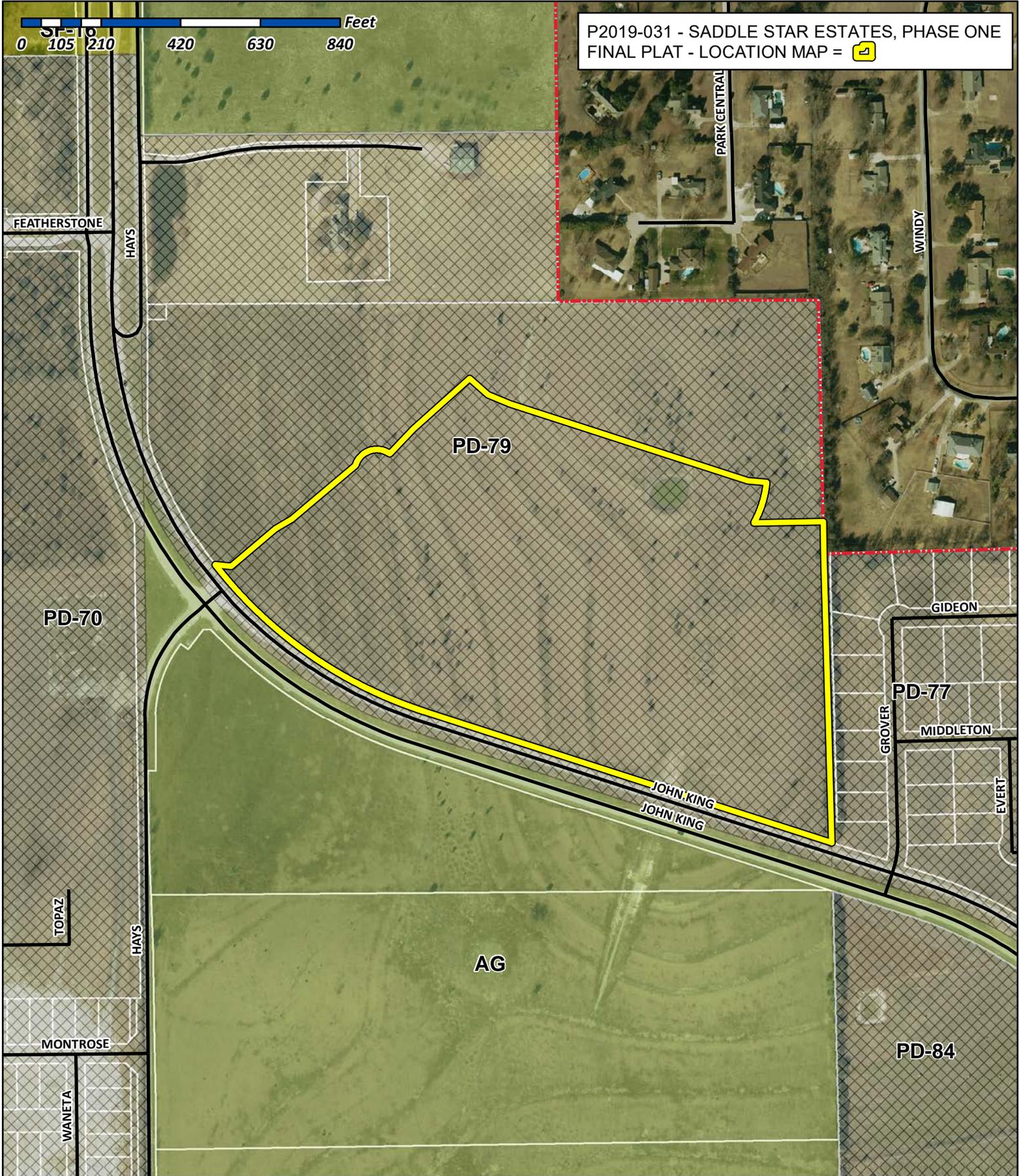
- The applicant is requesting the approval of a final plat for a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97. The purpose of the final plat is to establish 66 single-family residential lots as part of the Saddle Star South, Phase 1 Addition.
- On January 4, 2016, the City Council approved *Ordinance No. 16-07 [Case No. Z2015-034]* establishing *Planned Development District 79 (PD-79)* for Single-Family 8.4 (SF-8.4) District land uses on the subject property. On June 6, 2016, the City Council approved *Ordinance No. 16-39*, which amended PD-79 to incorporate an additional 11.21-acre tract of land and increasing the number of lots to 138 single-family lots.
- On March 12, 2019 the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-005*] that included a trailhead entry feature, a ten (10) foot walking trail along John King Boulevard, open space features, and an amenity center.
- On June 7, 2016, the Parks and Recreations Board approved pro-rata fees of \$59,064.00 (*i.e. 138 lots @ \$428.00 per lot*) and cash-in-lieu of land fees of \$42,090.00 (*i.e. 138 lots @ \$305.00 per lot*) for the Saddle Star South Addition. The fees are to be used for the private amenities as a part of Phase 2 and to be located within the open space situated at the center of the development. The pro-rata equipment and cash in lieu of land fees are subject to change each year as new fees are adopted. Per the recommendations of the Parks and Recreations Board, detailed invoices relating to the development of the private amenities are required to be submitted for approval prior to the acceptance of Phase 2.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for plats as stated in 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 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 Planning and Zoning Commission chooses to recommend approval of the final for *Phase 1 of the Saddle Star South 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;
- (2) That the pro-rata equipment fees and the cash in lieu of land fees shall be paid prior to filing the final plat. These fees are subject to change from the time of approval by the Parks and Recreations Board at their June 7, 2016 meeting.
- (3) 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.



City of Rockwall

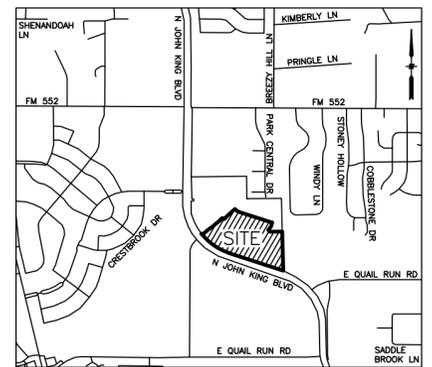
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
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44.292 AC.
CDT ROCKWALL/2017, LLC
INSTR. 2017000001746
D.R.R.C.T.

34.325 AC.
SADDLE STAR HOLDINGS, LLC
INSTR. 2018000013211
DRRCT



VICINITY MAP
N.T.S.

LOT 20
BLOCK A
WINDMILL VALLEY
SUBDIVISION
CABINET A, PAGE 157
P.R.R.C.T.

**S. BARNES
SURVEY, ABSTRACT
NO. 13**

CALLED 29.185 ACRES
GIDEON GROVE LTD.
INST. NO. 2015000014609
D.R.R.C.T.

LEGEND

- 5/8" CIRS 5/8" IRON ROD SET WITH YELLOW W/CAP CAP STAMPED "RPLS 3963"
- CIRF IRON ROD FOUND WITH CAP
- IRF IRON ROD FOUND
- CM CONTROL MONUMENT
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.V.E. SIDEWALK AND VISIBILITY EASEMENT
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS
- ◆ INDICATES CHANGE IN STREET NAME

**P. B. HARRISON
SURVEY, ABSTRACT
NO. 97**

LINE TABLE

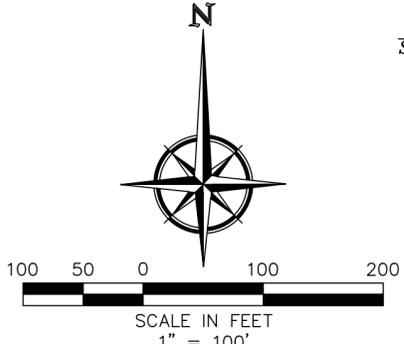
NO.	DIRECTION	DISTANCE
L1	S 84°16'58" E	41.84'
L2	N 49°55'55" E	152.40'
L3	N 58°29'53" E	50.35'
L4	N 49°55'55" E	220.14'
L5	N 43°25'25" E	89.23'
L6	N 48°23'33" E	200.00'
L7	S 48°35'07" E	63.78'
L8	S 66°47'40" E	63.38'
L9	S 84°20'49" E	50.00'
L10	N 88°42'33" E	182.77'
L11	S 01°17'27" E	85.38'
L12	N 38°44'57" E	28.23'
L13	N 04°25'33" E	31.54'
L14	S 17°53'16" W	27.18'
L15	N 62°53'16" E	31.82'

LINE TABLE

NO.	DIRECTION	DISTANCE
L16	S 43°32'45" W	58.23'
L17	S 17°53'16" W	20.00'
L18	S 27°06'44" E	42.43'
L19	N 85°24'23" W	26.29'
L20	N 64°32'19" W	62.29'
L21	N 50°04'49" W	62.29'
L22	N 35°37'19" W	62.29'
L23	S 21°09'49" E	62.29'
L24	S 06°45'27" E	63.38'
L25	S 01°30'45" E	77.00'
L26	S 16°14'00" W	62.39'
L27	S 03°19'46" W	41.22'
L28	N 62°53'16" E	42.43'
L29	S 49°55'55" W	20.05'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	034°22'08"	1140.00'	352.55'	683.83'	S 54°55'41" E	673.62'
C2	111°10'32"	57.50'	83.94'	111.57'	S 71°13'07" W	94.87'
C3	023°26'23"	275.00'	57.05'	112.50'	N 17°22'23" E	111.72'
C4	033°50'06"	920.00'	279.83'	543.29'	S 55°11'41" E	535.43'
C5	032°02'39"	620.00'	178.04'	346.75'	S 56°05'25" E	342.25'
C6	030°30'17"	425.00'	115.89'	226.27'	S 56°51'36" E	223.61'
C7	070°35'59"	415.00'	293.84'	511.36'	N 36°48'45" W	479.62'
C8	019°24'01"	425.00'	72.65'	143.90'	N 08°11'15" E	143.22'
C9	090°00'00"	25.00'	25.00'	39.27'	N 27°06'44" W	35.36'
C10	085°43'13"	25.00'	23.20'	37.40'	N 87°12'29" W	34.01'
C11	037°53'34"	250.00'	85.82'	165.34'	N 24°35'58" E	162.34'
C12	019°24'01"	385.00'	65.81'	130.36'	N 08°11'15" E	129.74'
C13	019°24'01"	465.00'	79.48'	157.45'	N 08°11'15" E	156.70'



OWNER
SADDLE STAR SOUTH HOLDINGS, LLC
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
HINES
2200 ROSS AVE, SUITE 4200W
DALLAS, TX 75201
(214) 716-2900

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. 355

DATE: AUGUST 26, 2019

CASE #: P2019-031

SHEET 1 OF 2



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: September 10, 2019
APPLICANT: Bill Bricker; *Columbia Development Company, LLC*
CASE NUMBER: P2019-033; *Lot 47, Block D, Park Place West, Phase II Addition*

SUMMARY

Consider a request by Bill Bricker of Columbia Development Company, LLC on behalf of David and Laura Cline for the approval of a replat for Lot 47, Block D, Park Place West, Phase II Addition being a 0.184-acre parcel of land being currently identified as Lot 20, Block D, Park Place West Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, addressed as 408 Jordan Farm Circle, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat one (1) lot (*i.e. Lot 47, Block D, Park Place West, Phase II Addition*) for the purpose of abandoning an eight (8)-foot fire lane, public access, and utility easement adjacent to the northern property line of the subject property.
- On October 18, 2004, the City Council approved *Ordinance 04-59* [Case No. Z2004-034], which established the development standards for the Park Place Subdivision (*i.e. Planned Development District 59 (PD-59)*). This was amended on December 11, 2006, by *Ordinance 06-51* [Case No. Z2006-023]. On April 19, 2017, staff approved an administrative replat for the purpose of combining two (2) lots (*i.e. Lots 43 & 44, Block D, Park Place West, Phase II Addition*) into one (1) lot (*i.e. Lot 47, Block D, Park Place West, Phase II Addition*).
- The proposed replat generally conforms to the concept plan approved by the City Council on December 11, 2006 under Case No. Z2006-023 [*Ordinance No. 06-51*].
- 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 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 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 Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 47, Block D, Park Place West, Phase II Addition*, staff would propose the following conditions of approval:

- (1) The replat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- (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.

0 10 20 40 60 80 Feet

P2019-033 - LOT 47, BLOCK D, PARK PLACE WEST, PHASE II ADDITION
REPLAT - LOCATION MAP = 



SF-7

PD-59

RENOFRO

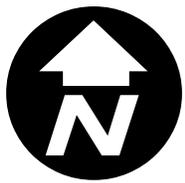
JORDAN FARM

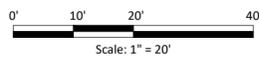
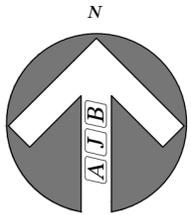


City of Rockwall

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

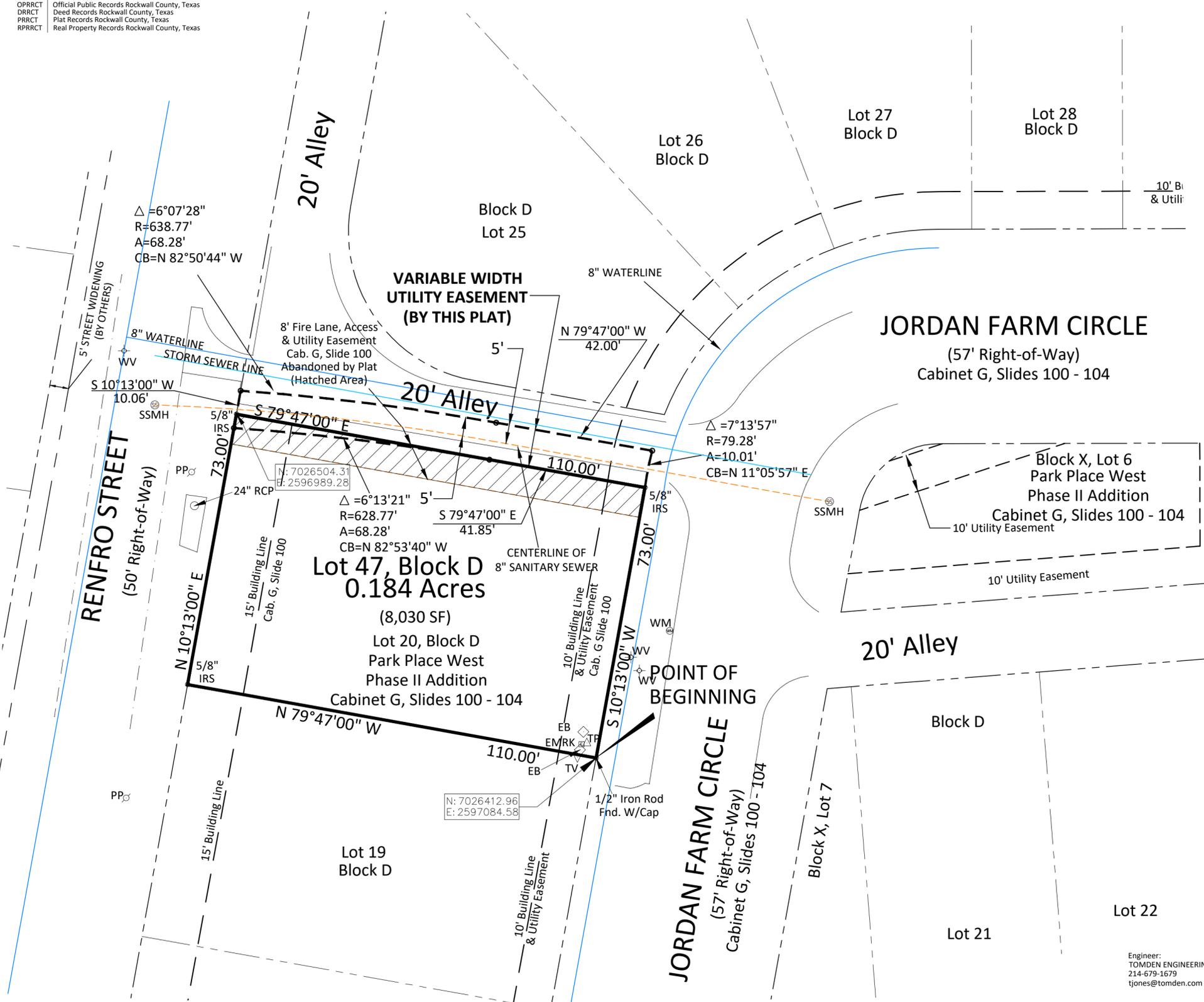
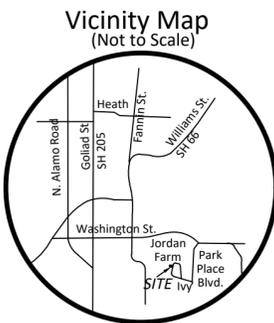
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
OPRRCT	Official Public Records Rockwall County, Texas
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas



The purpose of this Replat is to abandon a fire lane, access & utility easement.

REPLAT
PARK PLACE WEST PHASE II ADDITION
LOT 47, BLOCK D
BEING 1 LOT CONSISTING OF 0.184 ACRE OF LAND
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN
CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS
AND LOCATED IN B. J. LEWIS SURVEY, ABSTRACT NO. 225
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owners:
DAVID CLINE AND LAURA CLINE
408 JORDAN FARM CIRCLE
ROCKWALL, TEXAS 75087

Scale: 1" = 20'	Checked By: A.J. Bedford
Date: June 25, 2019	P.C.: Cryer/Spradling
Technician: Bedford	File: LOT 20 BLOCK D PLAT
Drawn By: Bedford	Job No. 668-004
	GF No.

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

Sheet:
1
Of: 2



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

TBPLS REG#10118200
Case No.: P2019-033

N:\ALL FILES\TOMDEN ENGINEERING\Rockwall\Park Place\Park Place West - PHASE II\LOT 20 BLOCK D PLAT.dwg - AMENDING PLAT, 9/4/2019 9:19:43 AM

OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS DAVID CLINE AND LAURA CLINE are the owners of a **0.184 acre** tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas according to the Warranty Deed Instrument No. 2019000011166 Official Public Records, Rockwall County, Texas and being **LOT 20, BLOCK D** of the **AMENDING PLAT for PARK PLACE WEST PHASE II ADDITION** according to the plat recorded in Cabinet G, Slides 100 -104 of Official Public Records of Rockwall, County Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap found for the southeast corner of said Lot 20 and being the northeast corner of Lot 19 of said Park Place West Phase II and being located in the west line of Jordan Farm Circle (57' width);

THENCE departing the west line of said Jordan Farm Circle with the the south line of said Lot 20 and the north line of said Lot 19, **NORTH 79°47'00" WEST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner and being located in the east line of Renfro Street (40' right-of-way);

THENCE along the east line of said Renfro Street, **NORTH 10°13'00" EAST** a distance of **73.00** feet to a 5/8 inch iron rod set for corner in the south line of a 20' Alley;

THENCE departing the east line of said Renfro Street with the south line of said 20' Alley, **SOUTH 79°47'00" EAST** a distance of **110.00** feet to a 5/8 inch iron rod set for corner in the west line of said Jordan Farm Circle;

THENCE along the west line of said Jordan Farm Circle, **SOUTH 10°13'00" WEST** a distance of **73.00** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **0.184 acre** or **8,030** square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, **DAVID CLINE AND LAURA CLINE**, the undersigned owners of the land shown on this plat, and designated herein as **LOT 47, BLOCK D, PARK PLACE PHASE II ADDITION** 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. We further certify that all other parties who have a mortgage or lien interest in the **PARK PLACE PHASE II ADDITION** subdivision have been notified and signed this plat. 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. 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;

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

7. Property owner is responsible for maintenance, repair, and reconstruction of all detention/drainage facilities in easements.

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.

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; We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

DAVID CLINE AND LAURA CLINE

DAVID CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID CLINE, 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 _____, 2019

Notary Public in and for the State of Texas

LAURA CLINE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LAURA CLINE, 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 _____, 2019

Notary Public in and for the State of Texas

NOTES:

1. The purpose of this Replat is to abandon a 8' "Fire Lane, Access & Utility Easement".
2. 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.
3. Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE II ADDITION recorded in Cabinet G, Slides 100 - 104, Plat Records Rockwall County, Texas.
4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.
5. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
jay@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

The purpose of this Replat is to abandon a fire lane, access & utility easement.

**REPLAT
PARK PLACE WEST PHASE II ADDITION
LOT 47, BLOCK D
BEING 1 LOT CONSISTING OF 0.184 ACRE
LOCATED IN THE R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

BEING A REPLAT OF PARK PLACE PHASE II ADDITION, RECORDED IN CABINET G, SLIDE 100, PLAT RECORDS, ROCKWALL COUNTY, TEXAS BEING LOCATED IN R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
DAVID CLINE AND LAURA CLINE
408 JORDAN FARM CIRCLE
ROCKWALL, TEXAS 75087

Scale: 1" = 20'	Checked By: A.J. Bedford
Date:	P.C.: Cryer/Spradling
Technician: Bedford	File: LOT 20 BLOCK D PLAT
Drawn By: Bedford	Job. No. 668-004
	GF No.

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

Sheet: 2
Of: 2



TBPLS REG#10118200
Case No.: P2019-033

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____
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 _____, 2019.

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 _____, 2019.

Mayor, City of Rockwall _____
City Secretary _____
City Engineer



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: September 10, 2019
APPLICANT: Lance Tyler; *Marc Development, LLC*
CASE NUMBER: Z2019-017; *Zoning Change (AG to PD)*

SUMMARY

Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Residential-Office (RO) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, and take any action necessary.

BACKGROUND

The subject property was annexed on February 6, 1961 by *Ordinance No. 60-01*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Currently situated on the subject property is a 2,176 SF single-family home, which -- *according to the Rockwall Central Appraisal District* -- was constructed in 1971.

PURPOSE

The applicant -- *Lance Tyler with Marc Development, LLC* -- is requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development (PD) District for Residential-Office (RO) District land uses for the purpose of constructing 12 townhomes.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1451 FM-1141. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Phase 6 of the Caruth Lakes Subdivision, which consists of 158 single-family residential homes. Beyond this are Phases 7A & 7B of the Caruth Lakes Subdivision, which consists of 86 single-family residential homes. These areas are zoned Planned Development District 5 (PD-5) for single-family residential land uses.

South: Directly south of the subject property is FM-1141, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. South of this thoroughfare is a 6.702-acre tract of land (*i.e. Tract 9 & 9-01 of the M. B. Jones Survey, Abstract No. 122*) and a 1.837-acre tract of land zoned Agricultural (AG) District.

East: Directly east of the subject property is a 0.272-acre parcel of land (*i.e. Lot 1, Block X, Caruth Lake, Phase 6*) that is owned by the Caruth Ridge Estates Homeowners Association and zoned Planned Development District 5 (PD-5). Beyond this is John King Boulevard, which is identified as a P6D (*Principle Arterial, six [6] lane, divided roadway*) on the City's Master

Thoroughfare Plan. This roadway delineates the city limits of the City of Rockwall in this area.

West: Directly west of the subject property is Phase 6 of the Caruth Lakes Subdivision, which consists of 158 single-family residential homes. This area is zoned Planned Development District 5 (PD-5) for single-family residential land uses. Beyond this is a 106.866-acre tract of land (i.e. *Tract 14-1 of the S. S. McCurry Survey, Abstract No. 146*). This tract of land is zoned Planned Development District 5 (PD-5) and is part of the Lakes of Squabble Creek Park.

CHARACTERISTICS OF THE REQUEST

The proposed development will consist of 12 townhomes (*laid out as two (2) groups of six (6) homes*) and a private park/open space. The development will incorporate approximately 64% open space, and will have a density of 9.45 units per gross acre. The proposed townhomes will be constructed utilizing a *Neo-Traditional* architecture style and utilize a combination of brick and cementitious lap siding (e.g. *Hardy Board*). The homes will incorporate front porches, rear facing garages, and utilize extended driveways (i.e. *a minimum of 40-feet in length*) to accommodate guest parking. The applicant has stated that the purposed 40-foot long driveway can accommodate up to four (4) vehicles and that with the garage parking each unit will have a total of six (6) parking spaces for vehicles. The garages will be accessible via an existing 20-foot public right-of-way that is accessible through Phase 6 of the Caruth Lakes Subdivision, and that serves as an alleyway for seven (7) single-family homes. According to the applicant, each home will be a maximum of two (2) stories in height and be a minimum of 2,000 SF in size. The front and rear building elevations will not repeat without at least two (2) intervening homes of differing appearance (i.e. *front encroachment layout, primary materials, roof type and layout, or articulation of the front façade*).

According to the concept plan submitted by the applicant the private park will include amenities such as benches, bike racks, and a trail that will meander through the development and connect to the existing sidewalk adjacent to John King Boulevard. The private park will be maintained by the Homeowner’s Association (HOA), will be located in the front of the homes, and will include a pedestrian rest area that connects to FM-1141. This area will include a wrought iron fence that will be four (4) feet in height. An emergency access lane will be accessible from FM-1141 and will utilize bollards to prohibit motor-vehicle access. This area will incorporate upgraded pavement and decorative brick pavers. In addition, the private park area will be directly adjacent to a property owned by the Caruth Ridge Estates Homeowner’s Association (HOA) and which is undevelopable. This means that the townhomes will be setback a minimum of ~120-feet from John King Boulevard. The proposed Planned Development District (PD) will be subject to the land uses and requirements stipulated for the Residential-Office (RO) District unless specifically called out in the Planned Development District (PD) ordinance. A summary of the proposed development is as follows:

Density and Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	24'
<i>Minimum Lot Depth</i>	75'
<i>Minimum Lot Area</i>	1,800 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	5'
<i>Minimum Side Yard Setback</i> ⁽²⁾	0'/10'
<i>Minimum Length of Driveway Pavement</i>	40'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ^{(2) & (4)}	20'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	2,000 SF
<i>Maximum Lot Coverage</i>	75%
<i>Permitted Encroachment in Required Setbacks</i> ⁽⁵⁾	Yes

General Notes:

1. The minimum lot width shall be measured at the *Front Yard Building Setback*.
2. No townhome shall be constructed closer than 30-feet from FM-1141 or the northern property line.
3. The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
4. As measured from the rear yard property line.
5. Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for a property; however, the encroachment shall not exceed five (5) feet on side yard setbacks (adjacent to a street) and shall not encroach into public right-of-way. 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 minimum of a ten (10) foot separation between detached buildings shall be required.

INFRASTRUCTURE

In order to develop the subject property as shown on the concept plan, the applicant will be required to provide drainage and detention on the property to prevent increasing the stormwater run-off in the Squabble Creek Watershed. Additionally, an eight (8) inch water line will be required to be installed along the entire length of the property line adjacent to FM-1141 and each home will be required to have an individual water meter. With regard to sanitary sewer, the applicant will need to perform an Infrastructure Study and decide if the sanitary sewer will connect [1] to the existing subdivision through the alleyway, or [2] down FM-1141 to Waters Edge Drive. Regardless, the sanitary sewer line will need to be a minimum of an eight (8) inch pipe and meet all applicable City standards.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 4.2, *Residential Office (R-O) District*, of Section 5, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Residential Office (R-O) District is "...a zoning district intended to recognize the existence of older residential areas of the city where larger houses have been or can be converted from single-family uses to low-intensity office uses in order to extend the economic life of these structures...". The UDC goes on to state that a Residential Office (R-O) District should have principle access to major or secondary thoroughfares and serves as a transition between high intensity, non-residential areas to lower intensity residential areas. In this case, the applicant is proposing a new townhome development, which according to the Unified Development Code (UDC) is a land use that is only permitted in the Residential-Office (RO), Multi-Family 14 (MF-14) and Downtown (DT) Districts. Based on this limitation staff tied the Planned Development District ordinance to the Residential-Office (RO) District as this district is the most restrictive and most appropriate district considering the subject property's adjacencies. Additionally, this development does seem to serve as a transition from the proposed higher intensity general retail land uses to the south and east of the subject property to the lower intensity single-family residential land uses to the north and west of the subject property.

CONFORMANCE WITH OUR HOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OUR Hometown Vision 2040 Comprehensive Plan, the subject property is designated for Medium Density Residential land uses and is situated within the Northwest Residential District. The plan designates Medium Density Residential as a land use category that consists of residential subdivisions that are greater than 2½ units per gross acre, but not higher than three (3) units per gross acre. In this case, the applicant's proposed density of 9.45 units per gross acre is more characteristic of the High Density Residential land use designation, which is defined as any development exceed 3½ units per gross acre. This means that if the Planning and Zoning Commission and City Council approve this Planned Development (PD) District, the Future Land Use Plan will need to be amended to reflect a High Density Residential designation for the subject property. This has been added as a conditional of approval for this case.

Looking at the Northwest Residential District, the district is largely developed with medium-density residential subdivisions; however, it also contains a combination of commercial/retail, parks and open space, public, and quasi-public land uses. In this case, the applicant is proposing to develop the site

with 12 townhomes and incorporate open space, a pedestrian trail, and other park amenities such as benches and bike racks. According to the *District Strategies* associated with the *Northwest Residential District* a ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage. In this case, the subject property does not have direct frontage on John King Boulevard; however, the proposed the open space, trail, and park amenities appear to complement the existing trail system along John King Boulevard.

With regard to the residential policies outlined in the OURHometown Vision 2040 Comprehensive Plan, townhomes developments that are proposed as infill development adjacent to existing single-family homes should incorporate similar development standards and materials as the adjacent housing in order to create a product that is complementary and blends with the existing single-family homes. Niche parking should be provided adjacent to the street in the front of any townhome developments to provide sufficient visitor parking. 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 typical master planned community. In this case, the applicant's intent is to blend the development with the adjacent neighborhood by utilizing similar exterior materials and articulation. The applicant is not proposing to incorporate niche parking; however, the applicant's intent is to provide a minimum of a 40-foot driveway to accommodate guest parking. With regard to amenities, the submitted concept plan is proposing to incorporate a park that includes amenities such as a bike racks, bench seating, landscape pavers, and a bike path. The park will include berms and increased landscaping, and a wrought iron fence. In this case, the Planning and Zoning Commission and City Council will need to establish if the development [1] blends with the adjacent single-family development, and [2] if the proposed amenity package is sufficiently scaled to provide similar amenities as larger master planned communities.

NOTIFICATIONS

On August 31, 2019, staff sent 75 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowner's Association (HOA), which is the only HOA/Neighborhood Association within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. At the time this report was written, staff had received 15 emails and two (2) notices⁶ in opposition of this request.

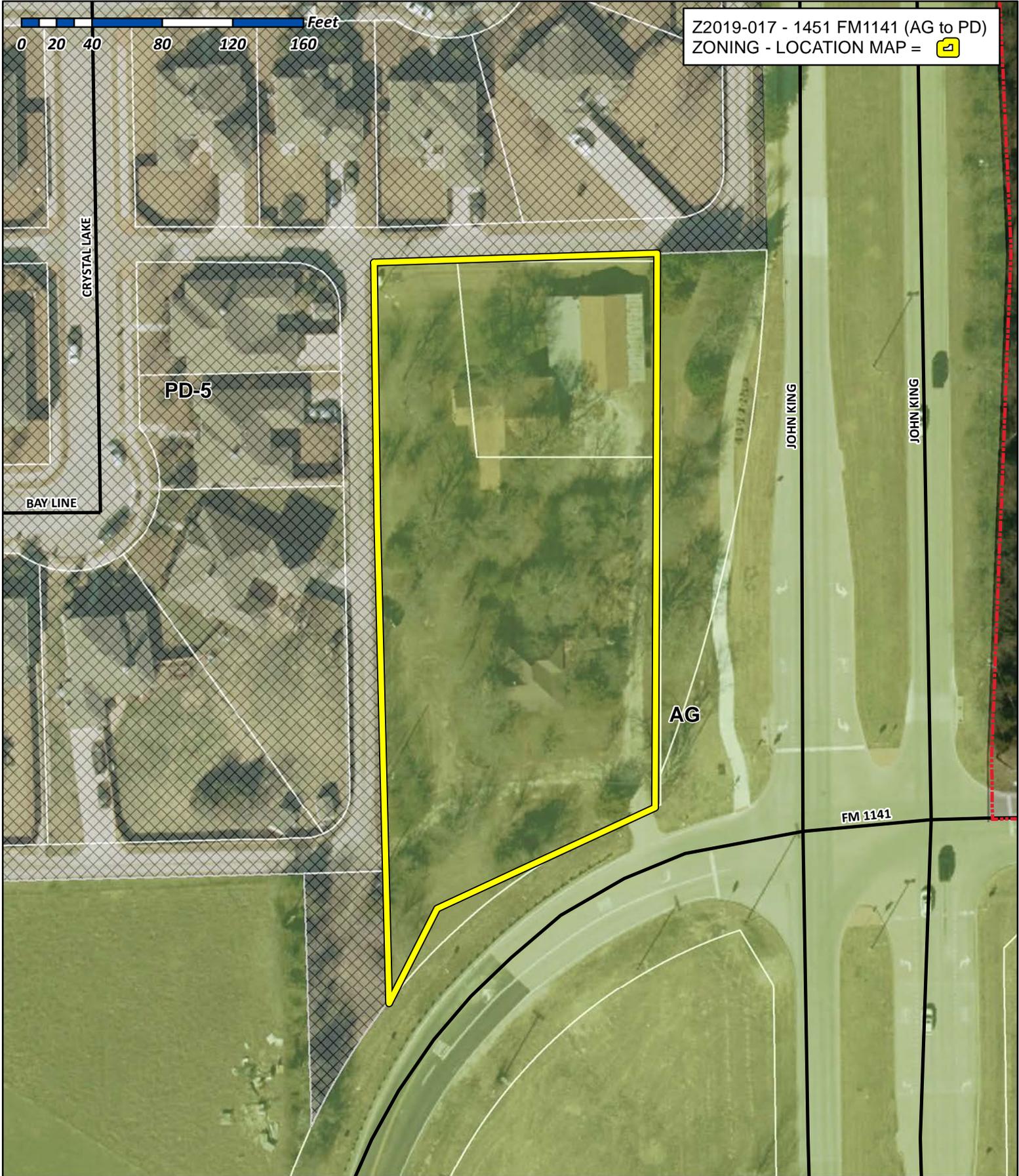
CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request then staff would propose the following conditions of approval:

- 1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Medium Density Residential designation to a High Density Residential designation; 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.

0 20 40 80 120 160 Feet

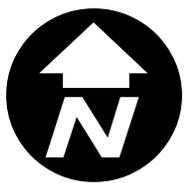
Z2019-017 - 1451 FM1141 (AG to PD)
ZONING - LOCATION MAP = 



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.

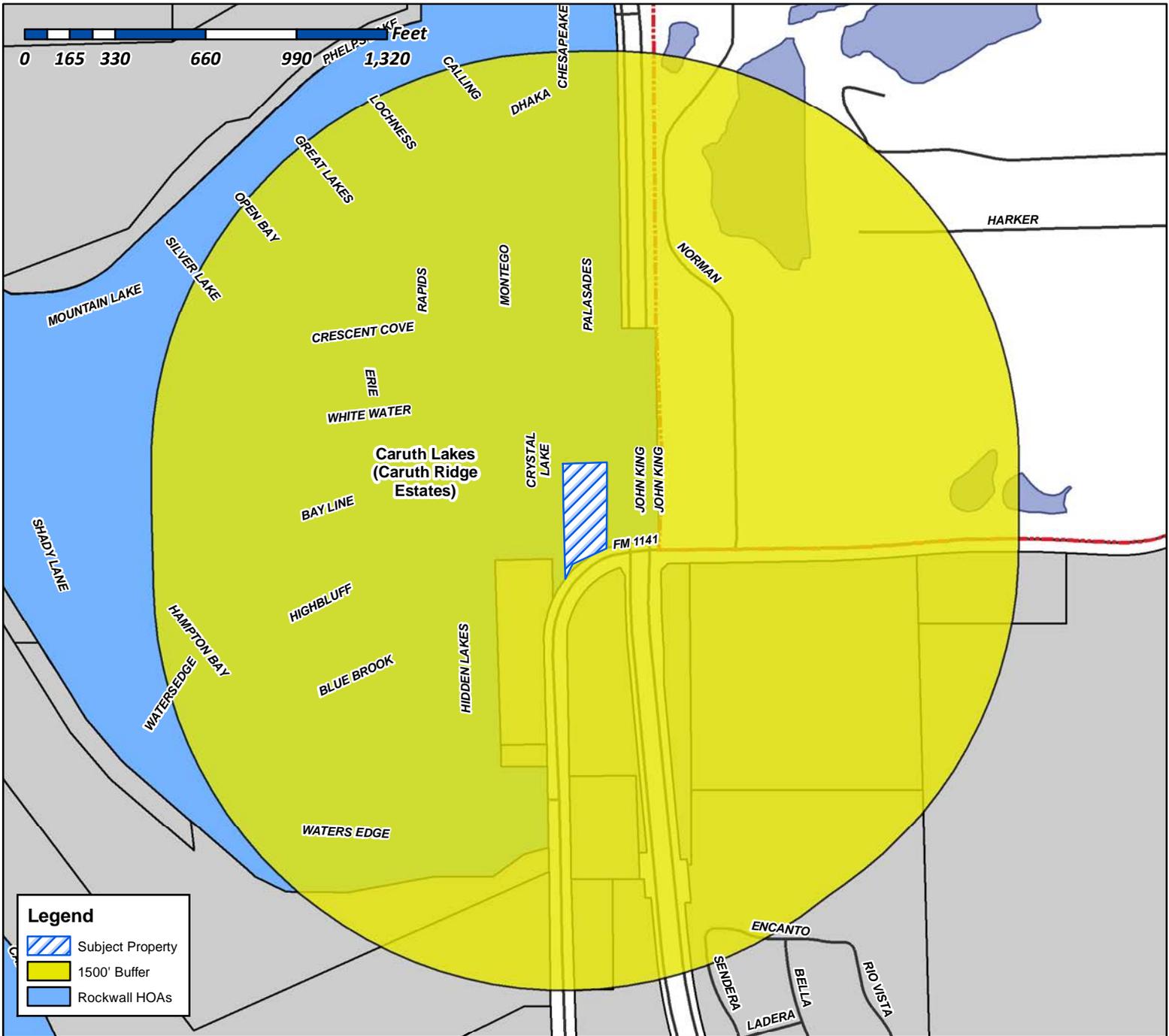




City of Rockwall

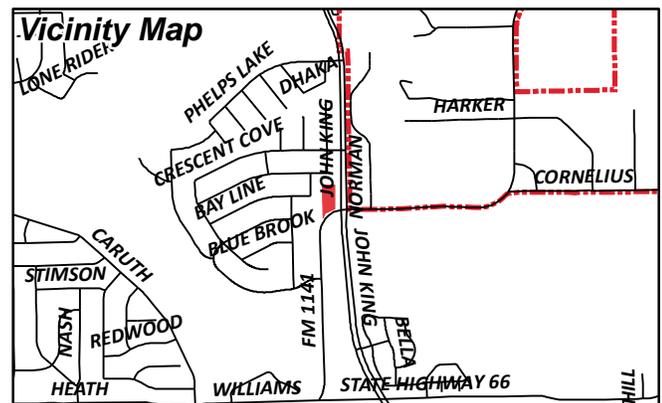
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-017
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1451 FM-1141

Date Created: 8/20/2019
For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, August 30, 2019 11:37:39 AM
Attachments: [Z2019-017 PON Map.pdf](#)
[PUBLIC NOTICE.pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **August 16, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development/development-cases>

Z2019-017- Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

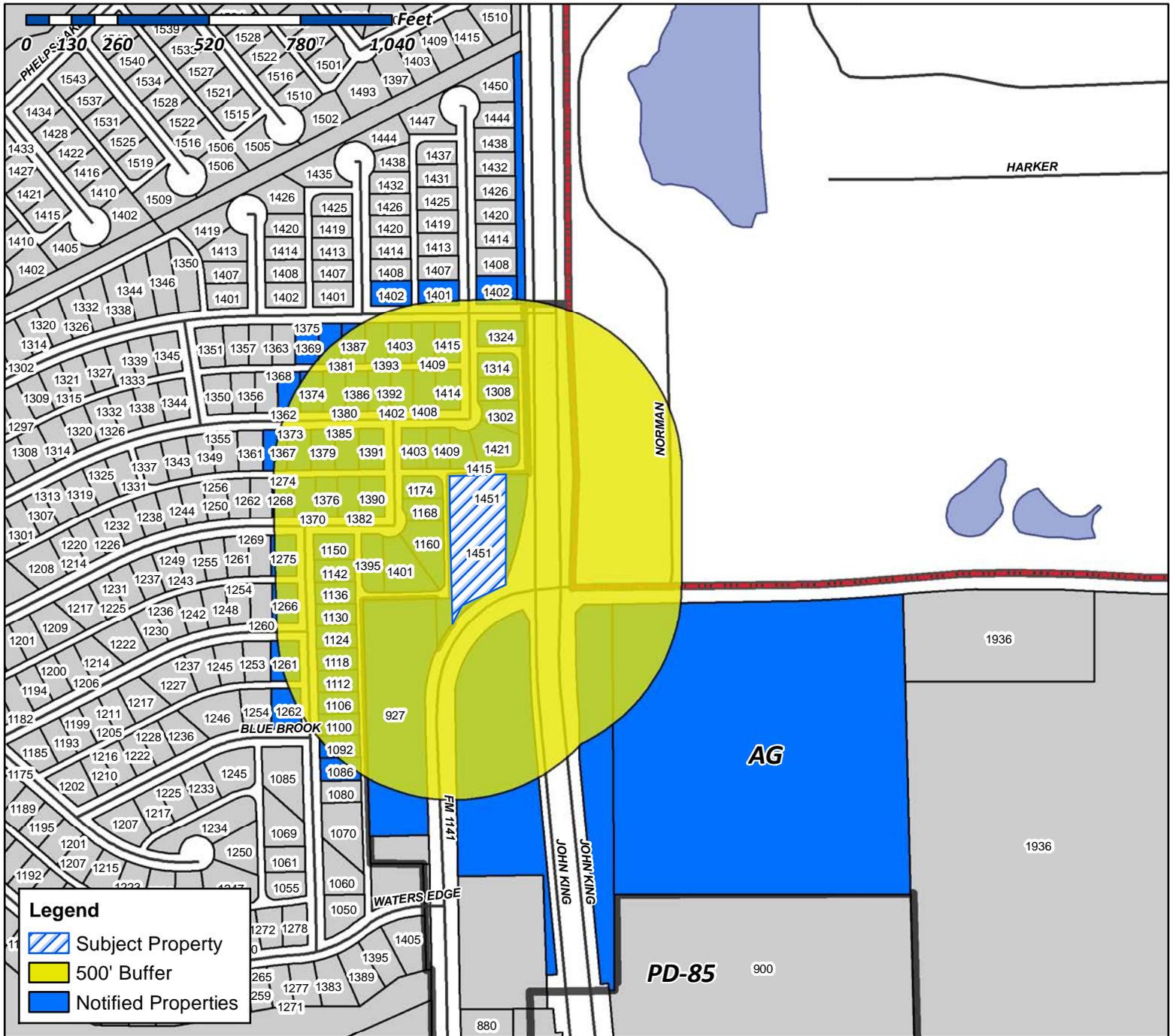
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
lmorales@rockwall.com | <http://www.rockwall.com/planning/>



City of Rockwall

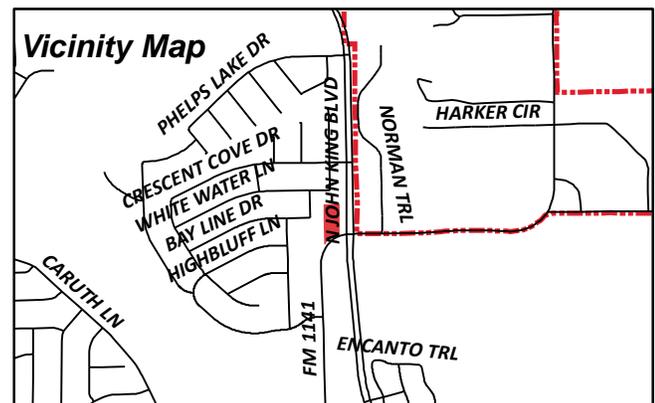
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-017
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1451 FM-1141

Date Created: 8/20/2019
For Questions on this Case Call (972) 771-7745



TANNER BACIL H AND NELDA R
1004 NORTH HARRISON
WEST, TX 76691

SHIPP DARLA JUNE & STANLEY JOE
1092 HIDDEN LAKES WAY
ROCKWALL, TX 75087

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

GILPIN THOMAS K & ANGELA J
1100 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1106 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1112 HIDDEN LAKES WAY
ROCKWALL, TX 75087

ROWE LORI A
1118 HIDDEN LAKES WAY
ROCKWALL, TX 75087

LARSEN RALPH & MARY ANN
1124 HIDDEN LAKES WAY
ROCKWALL, TX 75087

WHISENHUNT KENNETH AND JUDY
1130 HIDDEN LAKES WAY
ROCKWALL, TX 75087

RUTHERFORD JESSICA R AND
1136 HIDDEN LAKES WAY
ROCKWALL, TX 75087

ROJAS CARLOS
1142 HIDDEN LAKES WAY
ROCKWALL, TX 75087

MARTINEZ AUGUSTINE
1150 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1160 CRYSTAL LAKE DRIVE
ROCKWALL, TX 75087

BAUGH MELVA Y
1168 CRYSTAL LAKE DR
ROCKWALL, TX 75087

LAHAIR JOHN & NEALY
1174 CRYSTAL LAKE DR
ROCKWALL, TX 75087

DEWBRE JUSTIN JOEL AND CHERYL CHRISTINE
1261 HIGHBLUFF LN
ROCKWALL, TX 75087

KIERNAN KEVIN & KIMBERLY
1262 BLUE BROOK DRIVE
ROCKWALL, TX 75087

HARVEY DERICK AND
1266 HIGHBLUFF LN
ROCKWALL, TX 75087

LOSS RYAN AND LINDSEY
1274 BAY LINE DR
ROCKWALL, TX 75087

SAVAGE CHRISTINA B AND
1275 BAY LINE DRIVE
ROCKWALL, TX 75087

WHITTINGTON RANDALL S & CHRISTINA L
1302 PALASADES COURT
ROCKWALL, TX 75087

JUAREZ ANALISA MARIE
1308 PALASADES COURT
ROCKWALL, TX 75087

AVENDANO JOSE GREGORIO AND NEREIDA E
1314 PALASADES CT
ROCKWALL, TX 75087

SCHEUMANN DONALD E & TERESA A
1324 PALASADES COURT
ROCKWALL, TX 75087

BRUNER KURT & OLIVIA
1362 PETALUMA DR
ROCKWALL, TX 75087

BALTHROP PAUL JAY AND VALERIE ANN BAKER
BALTHROP
1367 WHITE WATER LANE
ROCKWALL, TX 75087

FONTENOT THOMAS J & PATRICIA ANN
1368 WHITE WATER LN
ROCKWALL, TX 75087

IVY FONDA & BARRY
1370 BAY LINE DRIVE
ROCKWALL, TX 75087

ROBINSON JACK K JR & MADONNA M
1373 WHITE WATER LANE
ROCKWALL, TX 75087

HILL JASON C & NICOLE L
1374 WHITE WATER LANE
ROCKWALL, TX 75087

SHARRETT BRIAN AND MARGO
1375 CRESCENT COVE DR
ROCKWALL, TX 75087

STIVER BRANDON LEE AND KIMBERLY MAY
1376 BAY LINE DR
ROCKWALL, TX 75087

STEINBERG CORY
1379 WHITE WATER LANE
ROCKWALL, TX 75087

MORRIS BRADY LEE AND MARCELLA
1380 WHITE WATER LN
ROCKWALL, TX 75087

ALLEN FAMILY TRUST, ALBERT FREDERICK &
1381 CRESCENT COVE DR
ROCKWALL, TX 75087

LAMPTEY REBECCA A AND NII LANTE
1382 BAY LINE DRIVE
ROCKWALL, TX 75087

JAGER STEPHEN & GENEVIEVE OBSON
1385 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1386 WHITE WATER LN
ROCKWALL, TX 75087

BEATS DIANNA L
1387 CRESCENT COVE DR
ROCKWALL, TX 75087

2017 R GAUNA & M CRUZ REVOCABLE TRUST
1390 BAY LINE DRIVE
ROCKWALL, TX 75087

COLLINGS STEPHEN AND DENEIA
1391 WHITE WATER LN
ROCKWALL, TX 75087

TANTON CATHY
1392 WHITE WATER LANE
ROCKWALL, TX 75087

SUDDUTH DEBBIE
1393 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

GARD JOSHUA AND SAMANTHA
1395 BAY LINE DR
ROCKWALL, TX 75087

LOTT LAWRENCE L AND JEAN A
1401 BAY LINE DR
ROCKWALL, TX 75087

ROGERS GENE FRANKLIN
1401 PALASADES COURT
ROCKWALL, TX 75087

STALLCUP CHRISTOPHER AND ASHLEY
1402 MONTEGO COURT
ROCKWALL, TX 75087

GARRETSON MICHAEL S & MELISSA A
1402 PALASADES COURT
ROCKWALL, TX 75087

BENTLEY STEPHEN RAY & CLARISSE RENEE
1402 WHITE WATER LN
ROCKWALL, TX 75087

HUDSON GAYLE AND CALVIN L JR
1403 CRESCENT COVE DR
ROCKWALL, TX 75087

FAKE MARK C & KATHRYN K
1403 WHITE WATER LN
ROCKWALL, TX 75087

HELIE ROBERT A AND MADELEINE B
1408 WHITE WATER LANE
ROCKWALL, TX 75087

SAMFORD CHARLES T JR AND JESSICA D
1409 CRESCENT COVE DR
ROCKWALL, TX 75087

MULLOWNEY PATRICK
1409 WHITE WATER LN
ROCKWALL, TX 75087

MATHAI JOYCE
1414 WHITE WATER LN
ROCKWALL, TX 75087

SHINDOLL LINDA J
1415 CRESCENT COVE DR
ROCKWALL, TX 75087

DENNY READE EDWARD
1415 WHITE WATER LN
ROCKWALL, TX 75087

GAUVIN COLLEEN
1421 WHITE WATER LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1451 FM1141
ROCKWALL, TX 75087

TANNER WILMA GRACE
1451 FM 1141
ROCKWALL, TX 75087

CARUTH RIDGE ESTATES HOMEOWNERS
ASSOCIATION INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

CARUTH RIDGE ESTATES HOMEOWNERS
ASSOCIATION INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

HOFFMAN STEVEN AND DANA
576 LUNE CT
LELAND, NC 28451

CURRENT RESIDENT
927 FM1141
ROCKWALL, TX 75087

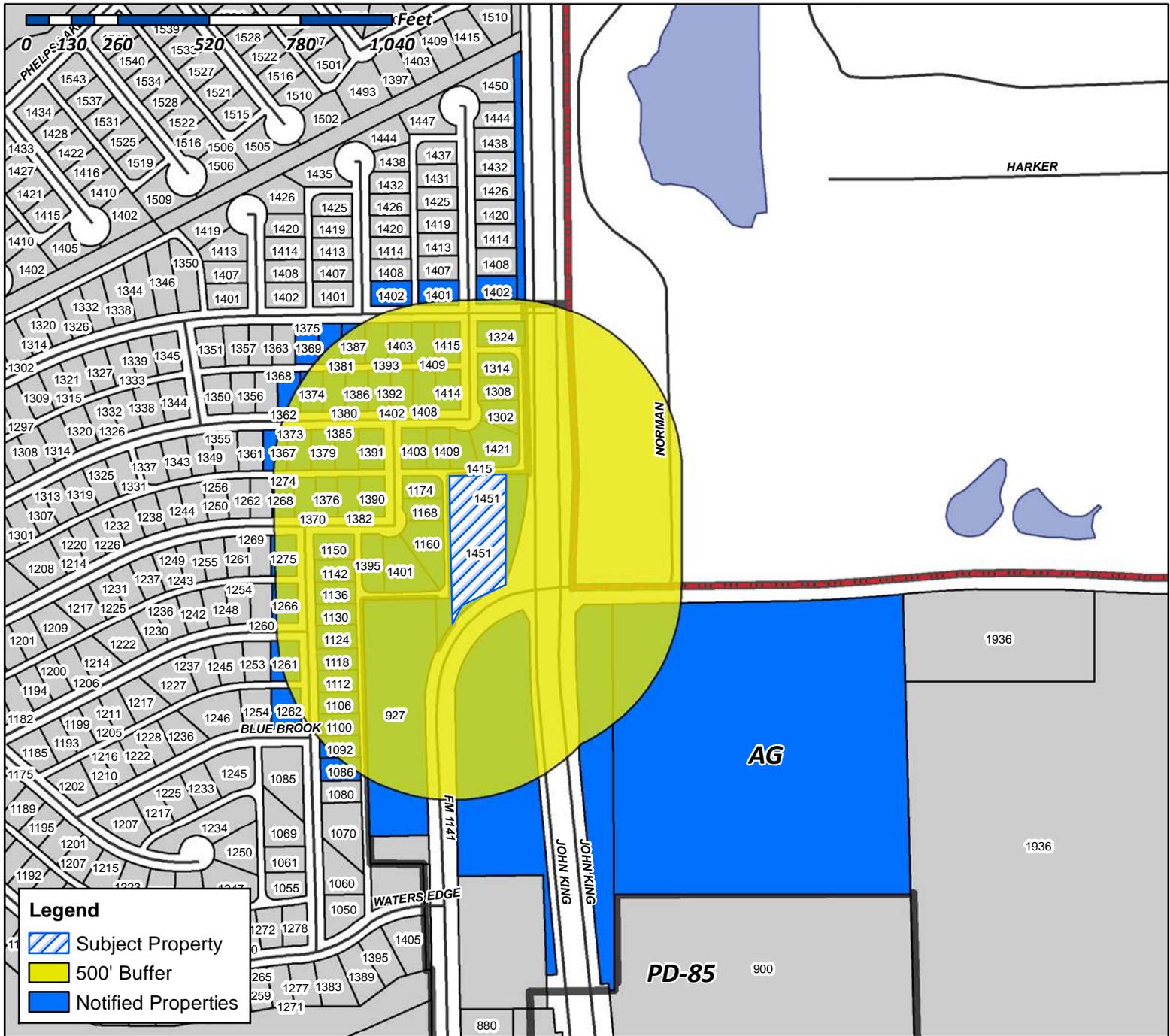
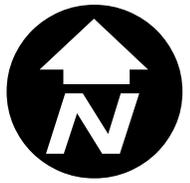
AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT
AGOURA HILLS, CA 91301



City of Rockwall

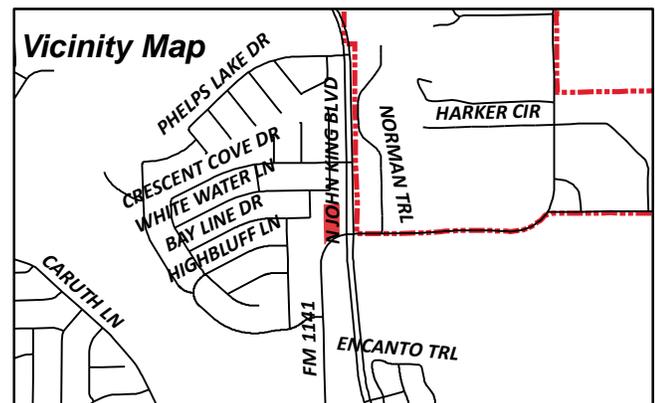
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-017
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1451 FM-1141

Date Created: 8/20/2019
For Questions on this Case Call (972) 771-7745





NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2019-017: 1451 FM 1141

Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, 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, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** 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:

**Korey Brooks
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 **9/16/2019** 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 ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)**

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2019-017: 1451 FM 1141

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

From: [Carri Noggle](#)
To: [Brooks, Korey](#)
Subject: John King/66 Townhomes
Date: Monday, August 26, 2019 4:57:08 PM
Attachments: [image1.png](#)

I have just heard of a plan to put townhomes right outside the entrance of our neighborhood. I would like it to be stated that I am against the building of these townhomes. We are losing green space at a ridiculously fast rate all around us. This area is becoming increasingly busy and congested, to turn left out of our neighborhood can be very risky at certain times of the day because of the traffic and speed at which people are driving on John King. Also, according to this comprehensive plan put out by the City of Rockwall, townhomes do not conform, as the lots would be in no way similar to the lots in the stone creek subdivision. Not to mention the flooding and drainage issue that this area is already experiencing, and will worsen with every new construction.

Concerned Citizen,
Carri Noggle



CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [REDACTED]
To: [Brooks, Korey](#)
Subject: Development going in at FM1141 and JK (Project Number Z2019-017).
Date: Tuesday, August 27, 2019 12:37:48 PM

Hi Korey,

Re: Z2019-017

I hope you are doing well. I am writing about this proposed development at FM1141 and JK. My husband and I oppose it as initiated now. It does not conform to the Comprehensive Plan for our district, SF Medium Density. Additionally, the three story homes don't fit in with any of the surrounding ones. We are a 1-2 story development. These units will loom over neighbors' yards.

It needs more of a barrier between the homes and JK than a four foot wrought iron fence. JK might transition to a state highway and homes along JK have further setbacks to help alleviate the road noise. There is also no access to this development except through the already crowded alley. I don't see room for visitor parking either.

Lastly, a neighbor noticed the survey plat (Page 20) mentions Caruth Lakes Phase 6. What does that mean? We have already finished building Phase 6. Who will manage these townhomes and their private park?

Thank you!

Donna Dorman

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From: [Miller, Ryan](#)
To: [Brooks, Korey](#)
Subject: FW: Z2019-017:1451 Fm 1141
Date: Tuesday, September 03, 2019 8:28:08 AM

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE |
MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

NOTES

1: APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

-----Original Message-----

From: Planning
Sent: Tuesday, September 3, 2019 8:23 AM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: FW: Z2019-017:1451 Fm 1141

-----Original Message-----

From: Mark Fake [REDACTED]
Sent: Monday, September 2, 2019 3:18 PM
To: Planning <planning@rockwall.com>
Cc: kimdeatonfake84@gmail.com
Subject: Z2019-017:1451 Fm 1141

To: Ryan Miller
Director of Planning and Zoning

From: Mark and Kim Fake
1403 White Water Ln.
Rockwall, Tx 75087
ph.: 214-394-0827

Mr. Miller and City Council Members,

Concerning Case #Z2019-017:1451 Fm 1141, I am opposed for the following reasons:

1. All homes in the vicinity are single family homes that share a common alleyway with the property. The alley will

be congested.

2. The city council has in the past consistently monitored lot sizes of developments along John King, and has been vigilant in NOT approving changes to lot sizes asked for by developers that would help over saturate the areas roads and utilities. Planning and Zoning should NOT approve this change as well.

3. The information that I have seen jams as many as 15 “townhomes” into a space that the adjoining neighborhood would have only built three or four homes. This proposal would jam 15 families into a space, just to maximize profit for a developer, instead of thinking about the surrounding neighborhood.

4. This plan would likely add fifteen or more cars to the roadways, and 15 more trash pick-ups which will certainly cause problems in the alleyway with litter, traffic, and noise. If this proposal was to build a few single family homes, then I would be all for it.

5. The homeowners I have spoken to about this are worried that the “townhomes” will likely become rental properties in relatively short order.

6. There would be no servicing these properties from the John King side, so all deliveries and services (UPS/Fedex/USPS-Mail/Pizzas/Phone/Internet/Furniture/Moving vans etc.) would have to be conducted in the alley where there is only room for a single vehicle. This would make it a mess for those of us that live on or near this alley.

7. The proposed plans are for too many homes jammed too tightly together. The appearance would be row houses, or more simply put, a concrete jungle, and an eyesore. The plan looks like it calls for carports, and not garages, so it would invite theft of vehicles left out overnight. Our neighborhood has already been susceptible to car break ins.

Thank you for your consideration,

Mark Fake

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Harry Green](#)
To: [Brooks, Korey](#)
Subject: Housing Plan 1141 and John King
Date: Monday, August 26, 2019 10:30:40 PM

Please be aware we are opposed to subject plan. We have not had official notice of this planned housing.

Harry & Elvina Green
1235 Waters Edge Drive

Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Planning](#)
To: [Brooks, Corey](#)
Subject: FW: Property under consideration Z2019-017
Date: Thursday, September 05, 2019 10:10:21 AM

From: Robbie LeMore [mailto:robbie.lemore@gmail.com]
Sent: Thursday, September 5, 2019 10:03 AM
To: Planning <planning@rockwall.com>
Subject: Property under consideration Z2019-017

Attn:

**Planning & Zoning
Commission Members**

Jonathan Lyons - *Chair*
Annie Fishman
Eric Chodun -Vice Chair
Mark Moeller
Jerry Welch
Tracey Logan
John Womble

I want to voice my reasons for opposing this for your consideration.

1. Too small an area for that many properties.
2. Appears to be very high density for 1.2 acres
2. Three-story size...They will be looking directly into the back yards of the people across the alley
3. Only rear entry to homes. What an odd concept? Why do this?
4. Where will guests park when they visit? Perhaps blocking the existing alley?

Thank you.

Robbie LeMore

1225 Bay Line Drive

Rockwall, TX 75087

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Planning](#)
To: [Brooks, Korey](#)
Subject: FW: No to the townhomes!!
Date: Wednesday, August 28, 2019 8:20:19 AM

From: Taylor Pointer [mailto:taylorpointer@gmail.com]
Sent: Tuesday, August 27, 2019 4:45 PM
To: Planning <planning@rockwall.com>
Subject: No to the townhomes!!

Please vote NO to the townhomes on 1114 and John king being proposed [tomorrow night](#).
These will be run down in no time and can compromise all of our home values.
Sincerely,
Taylor Pointer
[602 Williams st](#)
[Rockwall, TX 75087](#)

Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Stacie Bray](#)
To: [Brooks, Korey](#)
Subject: Concern about high density development
Date: Wednesday, August 28, 2019 7:55:55 AM

Hi!

I am a current resident of Caruth Lakes, off John King Blvd. I am writing to express my concern about the possible development coming.

My concern is that it is a high density complex (3 stories) that would not fit in with our single unit medium density housing and the sharing of a small alley for access.

This complex won't have a street in front for visitor parking and will most definitely cause traffic and parking issues.

It seems Rockwall is eager to develop every inch of land even if it not in the best interest of its current residents.

I also also have a valid concern of a decrease in my property value because of this housing coming in right by my house.

Thank you for considering my concerns,
Stacie Bray

Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Rebecca Gray](#)
To: [Brooks, Korey](#)
Subject: Proposed zoning change
Date: Tuesday, August 27, 2019 5:43:49 PM

Hi there, I am a resident of Caruth Lakes and strongly oppose the zoning change of the NW corner of 1141 and John King. I moved to this neighborhood 8 years ago from a south side neighborhood because of the open space, less traffic and scenic charm. I loved living here. But our city is doing everything possible to destroy everything I and many others appreciated. We see more and more trees being destroyed, more land being cleared for development, every day. The residents don't want these changes but nobody seems to care. That particular piece of land is way too small for multi-family homes. There is no common sense to this proposal. Please, for the love of all things good, please abort this proposal and leave just a tiny bit of what your residents enjoy - green space, homes for wild critters, a little scenery. Stop destroying our town and trying to turn it into Plano. If we wanted to live in Plano, we would.

Respectfully,
Rebecca Gray

Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Melanie Ryder](#)
To: [Brooks, Korey](#)
Subject: Zoning change
Date: Monday, August 26, 2019 6:35:25 PM
Attachments: [image1.jpeg](#)

To whom it may concern,

I am a Caruth Lakes resident, located at 1383 Waters Edge Dr and I oppose the proposed zoning change at the corner of 1141 and John King. My residence would be directly affected by this zoning change and I strongly disagree against it. I have seen the proposed development (to put 15 town homes on a 1.25 acre lot) and I disapprove. In my opinion, it will decrease the value of our neighborhood. It will also make the traffic through the proposed shared alley very difficult. In Rockwall's comprehensive plan it says that corner is zoned for medium density and what is planned and this proposed development does not conform to the planning. I am attaching the ridiculous proposal and hope that you see this is not in Rockwall's best interest.

Melanie Ryder

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From: [Miller, Ryan](#)
To: [Brooks, Korey](#)
Subject: FW: 1141 and John king
Date: Wednesday, August 28, 2019 7:58:38 AM
Attachments: [image001.jpg](#)
[image003.png](#)
[image004.png](#)
[image005.jpg](#)

FYI ...

RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

NOTES

¹: APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

²: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: MARTHA GRIFFEY <griffey4@sbcglobal.net>
Sent: Tuesday, August 27, 2019 7:02 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: 1141 and John king

I am wanting to express concern about the small parcel of land and the proposed plan for the townhomes at the intersection of 1141 and John King. It is concerning to have 3 story townhomes on such a small amount of land. I watched the live broadcast of the meeting when Mr. Tyler said the homes would fit in with style of homes in Caruth. I cannot see that his drawing shows they would. Maybe if they were being built close to Park Place homes off Washington.

This area along John King is becoming overcrowded already with all the development.

Martha Griffey

[Sent from Yahoo Mail on Android](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Linda Shindoll](#)
To: [Brooks, Korey](#)
Subject: Planned Development 1141 & John King
Date: Monday, August 26, 2019 4:49:15 PM

Hello. I just found out about a planned townhouse development at 1141 & John King. I did not receive a letter or notification concerning this change. Your email address was given to me so that I can respond.

I am opposed to this planned development.

Linda J. Shindoll
1415 Crescent Cove Dr.
214 403 6098

[Sent from Yahoo Mail on Android](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [KIMBERLEY Brooks](#)
To: [Brooks, Korey](#)
Subject: Zoning for Caruth Lakes Area
Date: Monday, August 26, 2019 4:35:00 PM

Dear planning and zoning personnel,

I would like to voice my displeasure for the new zoning Plans in the Caruth Lakes division area. From what I understand there are plans for 3 story townhomes in this development? Does this comply with the planned medium density development? I am worried about the impact on traffic, utilities and neighborhoods.

Thank you
Kim Brooks
Caruth Lakes resident

Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Case No. Z2019-017: 1451 FM 1141

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.

Don't want town house in a residential neighborhood!

Name: Kenneth Whisenant

Address: 1130 Hidden Lakes Way

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

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

Case No. Z2019-017: 1451 FM 1141

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.

> Inadequate parking (no street access parking other than Ceruth lakes neighborhood.
 > Population density - cramming 15 units on less than 2 acres.
 > Property value diminishment - At least 3 will tower over our back fence giving full, unobstructed view.

Name: Michael Aaron McGrew

Address: 1160 Crystal Lake 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.

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

13 NORTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The Northwest Residential District is characterized by the two (2) large master planned communities that make up the majority of the acreage in this district. These developments are the Caruth Lakes and Stone Creek Subdivisions. The remainder of this district is expected to develop with similar medium density residential housing product.

DISTRICT STRATEGIES

The Northwest Residential District is expected to continue to provide master planned suburban neighborhoods in the future and has no areas that are thought to be transitioning. Based on these assumptions the strategies for this district are as follows:

- 1 Suburban Residential.** Many of the remaining tracts of land in this area have been entitled with planned development districts that are targeted at bringing similar Suburban Residential products as those that currently exist in the Caruth Lakes and Stone Creek Subdivisions. Any new residential development in these areas should be highly amenitized and include a mixture of lots similar to the lot mixture in the Stone Creek Subdivision.
- 2 Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures. These areas should provide pedestrian access between the Neighborhood/Convenience Centers and the Suburban Residential developments.
- 3 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in Appendix 'B' of this Comprehensive Plan.

POINTS OF REFERENCE

- A. J. W. Williams Middle School
- B. The Park at Stone Creek
- C. Stone Creek Subdivision
- D. Fire Station #3
- E. The Parks at Squabble Creek
- F. Caruth Lakes Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use
- John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

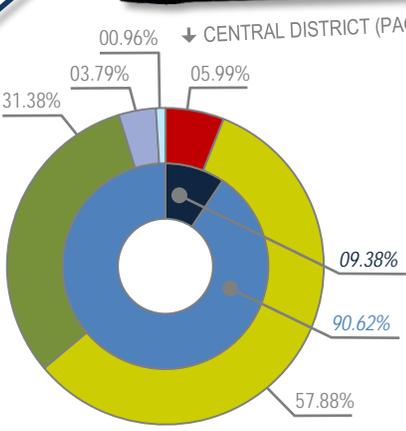


BUILD OUT
 2,347
 7,018

% OF ROCKWALL
 8.91%
 1.38%
 8.95%



CURRENT
 1,782
 25
 5,328



Land Use Type	Percentage
COMMERCIAL	9.38%
RESIDENTIAL	90.62%
MIXED USE	0.00%
COMMERCIAL/RETAIL (CR)	60.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	581.3-ACRES
PARKS AND OPEN SPACE (OS)	315.22-ACRES
PUBLIC (P)	38.11-ACRES
QUASI-PUBLIC (QP)	9.66-ACRES

FISCAL IMPACT ANALYSIS TOOL

ASSUMPTIONS: (1) All values are based on the Appraised Value and not the Market Value; (2) All Agricultural (AG) District land is assumed to be residential under Current Zoning and zoned in accordance to the Future Land Use Map under Current Zoning at Build Out.

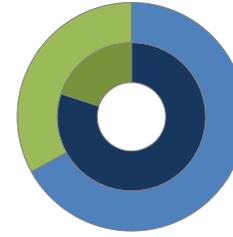
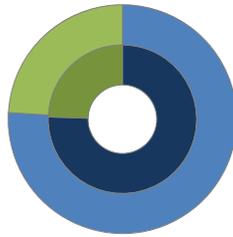
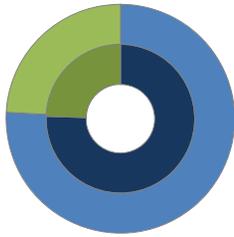
DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.

SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

CASE NO.: Z2019-017

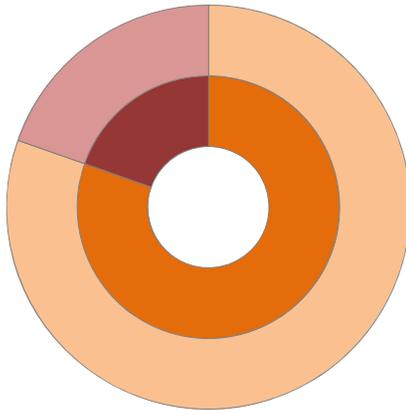
CASE NAME: Zoning Change (AG to PD) for Townhomes

ZONING MAP



	PRESENT				PROPOSED				CHANGE				GOAL		
	LAND USE		LAND VALUE		LAND USE		LAND VALUE		LAND USE		LAND VALUE		ACREAGE	VALUE	DIFFERENCE
	ACRES	%	EST. PROP. VALUE	%	ACRES	%	EST. PROP. VALUE	%	CH. ACRES	% CHANGE	CHANGE IN VALUE	% CHANGE			
RESIDENTIAL	10,932.42	75.48%	\$ 4,084,912,315.77	75.90%	10,932.42	75.48%	4,087,906,933.51	75.91%	-	0.00%	2,994,617.74	0.06%	80%	67%	-8.91%
NON-RESIDENTIAL	3,552.00	24.52%	\$ 1,297,389,588.23	24.10%	3,552.00	24.52%	1,297,389,588.23	24.09%	-	0.00%	-	0.00%	20%	33%	-8.91%
	14,484.42	100.00%	\$ 5,382,301,904.00	100.00%	14,484.42	100.00%	5,385,296,521.74	100.00%			2,994,617.74	0.06%	100%	100%	
OPEN SPACE	2,487.57		\$ 380,531,381.26		2,487.57		\$ 381,558,120.00								
TOTAL	16,971.99		\$ 5,762,833,285.26		16,971.99		\$ 5,766,854,641.74								

	PRESENT			PROPOSED			CHANGE	
	ACRES	%		ACRES	%		ACRES	%
RESIDENTIAL	19,687.93	80.37%		19,687.93	80.37%		-	0.00%
NON-RESIDENTIAL	4,809.14	19.63%		4,809.14	19.63%		-	0.00%
	24,497.07	100.00%		24,497.07	100.00%			
OPEN SPACE	6,114.49			6,114.49				
TOTAL	30,611.56			30,611.56				



FUTURE LAND USE MAP

ESTIMATED COST/REVENUES

BENCHMARKS

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Residential Value	\$ 146,520.00	\$ 1,317,220.23	\$ 2,994,617.74	\$ 1,677,397.51
Non-Residential Value	\$ -	\$ -	\$ -	\$ -
Residential Acreage	1.27	1.27	1.27	-
Non-Residential Acreage	-	-	-	-

ANNUAL REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Residential Revenues	\$ 589.16	\$ 5,300.18	\$ 12,041.36	\$ 6,741.17
Non-Residential Revenues	\$ -	\$ -	\$ -	\$ -
Direct Sales Tax Increase	\$ -	\$ -	\$ -	\$ -
Indirect Sales Tax Increase	\$ 1,138.10	\$ 2,193.77	\$ 13,657.24	\$ 11,463.47
Total Revenues	\$ 1,138.10	\$ 7,493.96	\$ 25,698.60	\$ 18,204.64

ANNUAL EXPENDITURES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Cost of Community Service for Residential	\$ (2,024.99)	\$ (13,162.46)	\$ (25,312.42)	\$ (12,149.96)
Cost of Community Service for Non-Residential	\$ -	\$ -	\$ -	\$ -
Total Estimated Expenditures	\$ (2,024.99)	\$ (13,162.46)	\$ (25,312.42)	\$ (12,149.96)

EST. ANN. COST/REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
EST. ANN. COST/REVENUES	\$ (886.89)	\$ (5,668.50)	\$ 386.18	\$ 6,054.68

OTHER BENCHMARKS

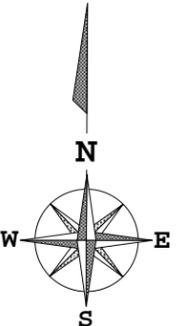
	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Additional Citizens Added to Population	-	6	34	29
Estimated Non-Resident Consumers in City	-	-	-	-

SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL

JOHN KING BLVD.

MARC DEVELOPMENT
8989 Garland Rd.
Dallas, TX 75218



01
1.00

PROPOSED SITE LANDSCAPE - 12 UNITS - 9/04/2019

Scale: 1" = 30'-0"







The Courtland





















CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR RESIDENTIAL-OFFICE (RO) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 1.27-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 29 & 29-1 OF THE S. S. McCURRY SURVEY, ABSTRACT NO. 146, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has received a request from Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Residential-Office (RO) District land uses, on a 1.27-acre tract of land identified as Tracts 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, 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. 04-38*] should be amended as follows:

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

SECTION 1. That the *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. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

SECTION 6. That the 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(e) 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) PD Site Plan
 - (3) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with *Exhibit 'C'* of this ordinance, shall be considered for approval by the Planning and Zoning Commission and City Council (*if necessary*) following a recommendation of the Parks and Recreation Board.
- (d) *PD Site Plan.* A *PD Site Plan* for the development 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.
- (e) *Final Plat.* Prior to the issuance of any building permits, a *Final 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 7TH DAY OF OCTOBER, 2019.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 16, 2019

2nd Reading: October 7, 2019

Exhibit 'A':
Legal Description

BEING a 0.774-acre parcel of land situated in the Samuel S. McCurry Survey, Abstract No. 146, 1 ½ miles northeast from the town of Rockwall, Texas, being a parcel of land conveyed to Bacil H. Tanner and Nelda R. Tanner, are recorded in Instrument No. 20180000016386 of the Public Records of Rockwall County, Texas as shown on the survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found ½-inch iron rod found corner on the northwesterly right-of-way of Farm-to-Market (F.M.) 1141, being the southeast corner of a greenspace in Caruth Lakes, Phase 6, an addition to the City of Rockwall, according to the plat thereof, recorded in Volume F. Page 259, of the Plat Records of Rockwall County, Texas, and being the southwest corner of said Tanner parcel;

THENCE North 01 degrees 22 minutes 19 seconds West, leaving the said right-of-way, a distance of 272.25 feet to a 3/8-inch iron rod for corner, being the southeast corner of a parcel of land conveyed to Frank J. Tanner and Wilma G. Tanner, as recorded in volume 137, Page 552, of the Deed Records of Rockwall County, Texas;

THENCE North 88 degrees 07 minutes 18 seconds East, along the south line of said Tanner/134-552 parcel, a distance of 158.42-feet to a set ½-inch yellow-capped iron rod for corner being on the west line of Lot 1, Block X, of said addition, being on the west right-of-way line of John King Boulevard;

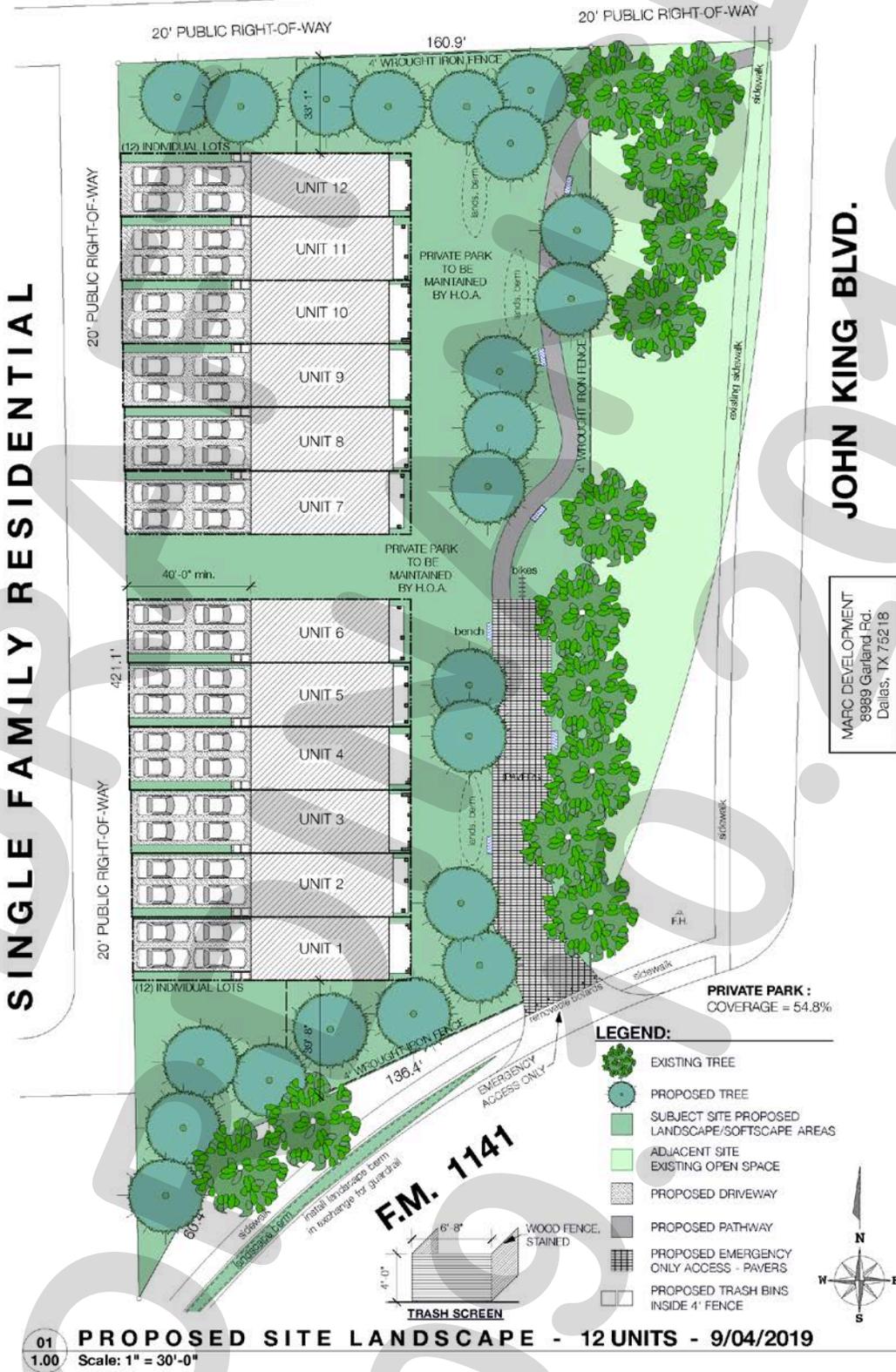
Thence South 00 degrees 13 minutes 40 seconds West, along said right-of-way, a distance of 166.19-feet to a found "X" cut in the concrete for corner, being on the northwesterly right-of-way line of said F.M. 1141;

Thence South 65 degrees, 08 minutes 37 seconds West, along said right-of-way, a distance of 136.40-feet to a found ½-inch iron rod for corner;

THENCE continuing along said right-of-way, South 26 degrees 57 minutes 27 seconds West, a distance of 60.41-feet to a PLACE OF BEGINNING and containing 31.540 square feet or 0.724 of an acre of land.

Exhibit 'C':
Site, Master Parks, and Open Space Concept Plan

SINGLE FAMILY RESIDENTIAL



SINGLE FAMILY RESIDENTIAL

JOHN KING BLVD.

MARC DEVELOPMENT
 8989 Garland Rd.
 Dallas, TX 75218

Exhibit 'D':
Concept Building Elevations



Exhibit 'E':
Density and Development Standards

Density and Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Residential-Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Residential-Office (RO) District, as specified by Article V, *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 12 dwelling units per gross acre of land; however, in no case should the proposed development exceed 15 units. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Lot Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	24'
<i>Minimum Lot Depth</i>	75'
<i>Minimum Lot Area</i>	1,800 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	5'
<i>Minimum Side Yard Setback</i>	0'
<i>Minimum Length of Driveway Pavement</i>	30'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	20'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	2,000 SF
<i>Maximum Lot Coverage</i>	45%
<i>Permitted Encroachment in Required Setbacks</i> ⁽⁵⁾	Allowed

General Notes:

- 1: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- 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: As measured from the rear yard property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for a property; however, the encroachment shall not exceed five (5) feet on side yard setbacks (adjacent to a street) and shall not encroach into public right-of-way. 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.

3. *Building Standards.* All development shall adhere to the following building standards:

- (a) *Masonry Requirement.* 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. 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 90% of the masonry requirement.

- (b) *Roof Pitch.* 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*

Exhibit 'E':
Density and Development Standards

location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).

- (c) *Garage Orientation.* All garages are required to be rear entry and shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
4. *Anti-Monotony Restrictions.* The building elevations shall generally conform to *Exhibit 'D'*; however, they shall also adhere to the *Anti-Monotony Requirements*.
- (1) Identical brick blends, paint colors, and cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*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.
- (2) Front building elevations shall not repeat along any block face without at least two (2) intervening townhomes of differing appearance on the same block face within the development. The rear elevation of the townhomes backing to existing subdivision shall not repeat without at least two (2) intervening townhomes of differing appearance. Townhomes 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) Differing Primary Exterior Materials
(c) Roof Type and Layout
(d) Articulation of the Front Façade
- (3) The development shall allow for a maximum of one (1) compatible roof color, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).
5. *Fencing Standards.* All fences shall be required to be wrought iron or 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 six (6) feet.
6. *Landscape and Hardscape Standards.*
- (1) *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.
- (2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
- (a) *Landscape Buffer and Sidewalks.* A minimum of a ten (10) foot landscape buffer shall be provided along FM-1141 and shall incorporate ground cover, a *built-up* berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and 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. The developer shall

Exhibit 'E':

Density and Development Standards

also be responsible for the construction of a five (5) foot sidewalk situated within the landscape buffer adjacent to FM-1141.

- (3) *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).
- (4) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
7. *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.
8. *Trash Dumpster Enclosures.* Trash dumpster enclosures shall be constructed and located in accordance with the detail and locations contained in *Exhibit 'C'* of this ordinance.
9. *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.
10. *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*), irrigation, landscaping, screening fences and neighborhood signage associated with this development.
11. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: August 10, 2019
APPLICANT: Rob Whittle
CASE NUMBER: Z2019-0018; *Amendment to PD-5*

SUMMARY

Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the intersection of SH-66 and FM-1141, and take any action necessary.

BACKGROUND

The subject property was annexed on November 30, 1959 by *Ordinance No. 60-01*. The property was zoned to Planned Development District 5 (PD-5) on September 4, 1973 by *Ordinance No. 73-31*. This ordinance included a concept plan that showed that the subject property was designated for a *Neighborhood Shopping Center and Garden Apartments*. Planned Development District 5 (PD-5) was amended on May 18, 1987 by *Ordinance No. 87-23*. This zoning amendment incorporated a new concept plan and development standards designating the property for *Multifamily* land uses. On July 1, 1996, -- *at the request of the City of Rockwall* -- the City Council approved *Ordinance No. 96-25* amending Planned Development District 5 (PD-5) and changing the designation of the subject property to *Zero Lot Line* land uses.

On May 15, 2017, a preliminary plat for the Highlands Subdivision [Case No. P2017-021] consisting of 53 single-family homes on a 13.376-acre tract of land (*i.e. Tract 2 of the M. B. Jones Survey, Abstract No. 122*) was approved. As part of this case, the applicant proposed a five (5) foot side yard building setback in lieu of the zero (0)/ten (10) foot side yard setback permitted in the Zero Lot Line (ZL-5) District. This preliminary plat was later amended decreasing the number of lots and land area to 43 single-family residential lots on the 11.003-acre subject property. On January 16, 2018, the City Council approved the final plat for the Highlands Subdivision [Case No. P2017-070], which consisted of 36 single family residential lots and four (4) open space lots on the subject property.

PURPOSE

On May 15, 2019, the applicant -- *Rob Whittle* -- submitted an application requesting to amend *Ordinance No. 96-25* to change the development requirements for the 11.003-acre subject property. Specifically, the applicant is requesting to change the garage orientation requirements for the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at the northwest corner of the intersection of FM-1141 and SH-66. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 167.43-acre tract of land (*i.e. Tract 14-1 of the McCurry Survey, Abstract No. 146 [106.866-acres] and Tract 2-3 of the M. B. Jones Survey, Abstract No. 122 [60.277-acres]*) owned by the City of Rockwall. Beyond this is Phase 6 of the Caruth Lakes Subdivision, which consists of 158 single-family residential lots. All of these properties are zoned Planned Development District 5 (PD-5) for Single Family 7 (SF-7) District land uses.

South: Directly south of the subject property is a 21.326-acre tract of land (*i.e. Tract 7 of the G. W. Redline Survey, Abstract No. 183*) that is occupied by the Rockwall Quest Academy and the administrative offices for Rockwall Independent School District (RISD). This property is zoned Light Industrial (LI) District. Adjacent to this, and south of the subject property, is a 9.7-acre parcel of land (*i.e. Lot 1, Block A, Waggoner Gardens Inc. Addition*), which is currently occupied by a non-profit agency and retail store (*i.e. Helping Hands*). This property is zoned Commercial (C) District.

East: Directly east of the subject property is FM-1141, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is a portion of a 28.011-acre tract of land (*i.e. Tract 5 of the M. B. Jones Survey, Abstract No. 122*), which is vacant and zoned Planned Development District 85 (PD-85) [*Ordinance No. 18-32*] for limited General Retail (GR) District land uses. Beyond this is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) according to the City's Master Thoroughfare Plan.

West: Directly west of the subject property is a 0.62-acre tract of land (*i.e. Tract 11 of the M. B. Jones Survey, Abstract No. 122*) that is zoned Agricultural (AG) District. Beyond this is Caruth Lane, which is identified as a M4U (*i.e. minor arterial, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. West of this thoroughfare is Phase 5 of the Caruth Lakes Subdivision, which consists of 137 single-family residential lots. This property is zoned Planned Development District 5 (PD-5) for Single Family 7 (SF-7) District land uses.

CHARACTERISTICS OF THE REQUEST AND STAFF ANALYSIS

The applicant is requesting to change the garage setback requirements -- *which currently require a J-Swing or Traditional Swing garage orientation, or recessed front entry (i.e. a minimum of 20-feet behind the front façade of the primary structure)* -- to allow 100% recessed front entry garages that are setback a minimum of five (5) feet from the primary structure. As a compensatory measure for this request, the applicant has proposed incorporating a 25-foot front yard building setback in lieu of the current 20-foot front yard building setback. This will create a 30-foot driveway for the proposed housing product as opposed to the 40-foot driveway created by the recessed front entry required by the Unified Development Code (UDC), and set the house back an addition five (5) feet off of public right-of-way.

As staff has been done with past amendments to existing planned development districts that consist of several regulating ordinances, staff has taken this opportunity to consolidate the regulating ordinances of Planned Development District 5 (PD-5) into one (1) ordinance; however, no changes with regard to the requirements, intent or permitted land uses have been made to any other portion of the planned development district (*with the exception of changing the garage requirements for the subject property*).

CONFORMANCE WITH THE CITY'S CODES

The proposed amendment to Planned Development District 5 (PD-5) conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- ☑ The Engineering Department's *Standards of Design and Construction* Manual stipulates that, "(A)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete ..."; however, the code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." (*Section 2.11; Page 14*)
- ☑ The Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a *J-Swing [or traditional swing]* garage where the garage door is perpendicular to the street."

Staff should note that the alley requirement was not in place when *Ordinance No. 96-25* was adopted, and the concept plan contained in this ordinance did not depict alley ways within the majority of the development. As a result, the applicant's plat -- *which does not depict alleyways* -- was able to be approved. With regard to the garage orientation requirements, the applicant is proposing to set the garage back a minimum of five (5) feet from the front façade of the primary structure in lieu of the required 20-feet. The applicant has stated that the purpose of this request is to allow them flexibility with regard to the product they will be building, and the applicant has noted the difficulty of providing a *J-Swing* garage orientation on a lot with that is 50-feet wide.

INFRASTRUCTURE

There are no infrastructure requirements associated with the proposed amendment to Planned Development District 5 (PD-5) beyond what will be required for the construction of a new subdivision as stipulated by the Municipal Code of Ordinances, the Unified Development Code (UDC), and the Engineering Department's *Standards of Design and Construction* manual.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

Since the applicant's request does not change the underlying use of the property as allowed by Planned Development District 5 (PD-5), the approval of this zoning case will not have any implications on the Future Land Use Map or the desired residential to commercial land use ratio contained in the OURHometown Vision 2040 Comprehensive Plan. The subject property will remain designated for *Medium Density Residential* land uses.

With regard to the goals and policies contained in the OURHometown Vision 2040 Comprehensive Plan, the following goals and policies apply to the applicant's request:

- (1) *Chapter 8; Section 2.03; Goal 3; Policy 3*: In cases where flat front entry garages (*i.e. even with the front façade of the primary structure*) are requested as part of a development, no greater than 20% should be incorporated into the development. In addition, flat front entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

In this case the applicant is proposing to set the primary structure a minimum of 25-feet from the front property line. This coupled with the proposed five (5) foot recessed garage would create a minimum of a 30-foot driveway or ten (10) feet less than the 40-foot driveway created by meeting the current requirements. The only part of the applicant's request that is not in conformance with the OURHometown Vision 2040 Comprehensive Plan is the applicant's request to incorporate 100% flat front entry. The applicant has stated that the reason for this request is due to the inability to incorporate a *J-Swing* or *Traditional Swing* garage orientation with a 50-foot wide lot. This aspect of the request is discretionary for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

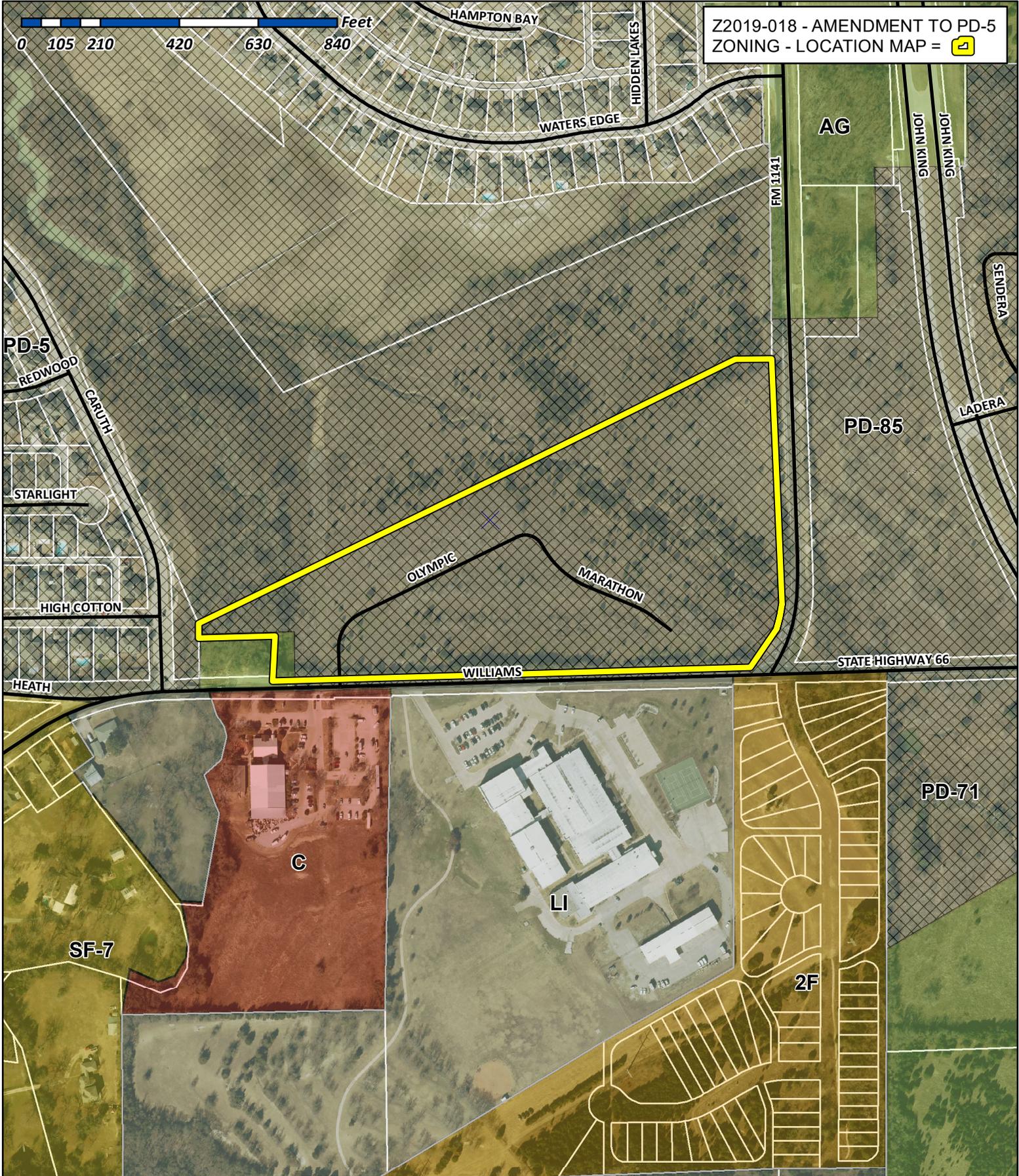
On August 28, 2019, staff mailed 1,496 notices to property owners and residents within 500-feet of Planned Development District 5 (PD-5). Staff also emailed notices to the Caruth Lakes/Caruth Ridge Estates, Lakeview Summit, the Preserve, Stone Creek, and Quail Run Valley Homeowner's Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property. 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 case memo was drafted staff had received nine (9) notices returned. These notices were as follows:

- (1) One (1) email stating they agreed with the applicant's request.
- (2) Four (4) notices opposed to the applicant's request.
- (3) One (1) email opposed to zero-lot-line homes, which are already a *by-right* entitlement on the subject property.
- (4) Three (3) notices stating they were opposed to the townhomes associated with *Case No. Z2019-017*, but not stating any direct opinions to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 5 (PD-5), then staff would propose the following conditions of approval:

- (1) 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.



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.



From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, August 30, 2019 11:44:55 AM
Attachments: [PUBLIC NOTICE.pdf](#)
[HOA Notification Map \(08.20.2019\).pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **August 16, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development/development-cases>

Z2019-018- Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the intersection of SH-66 and FM-1114, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

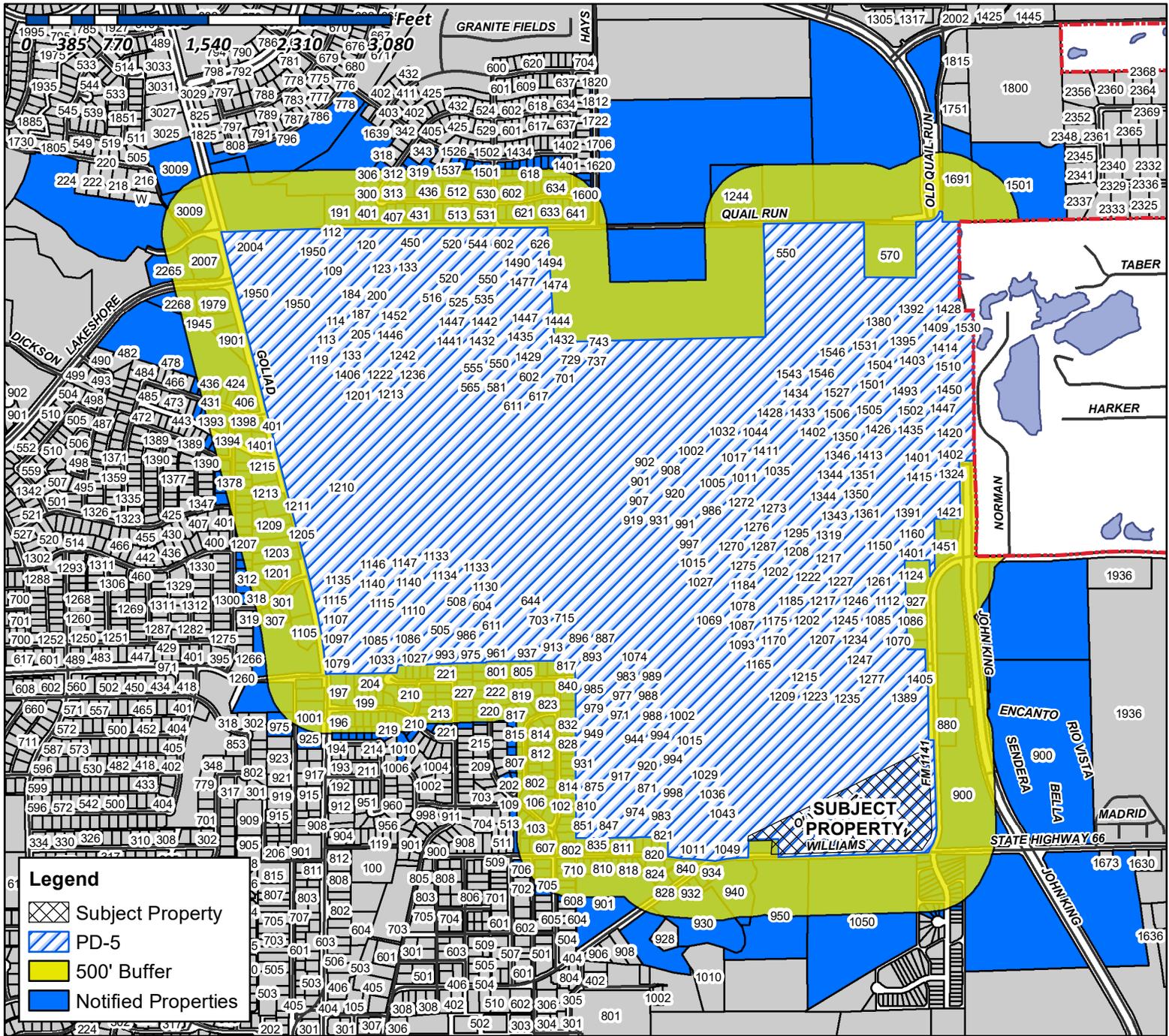
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com/planning/>



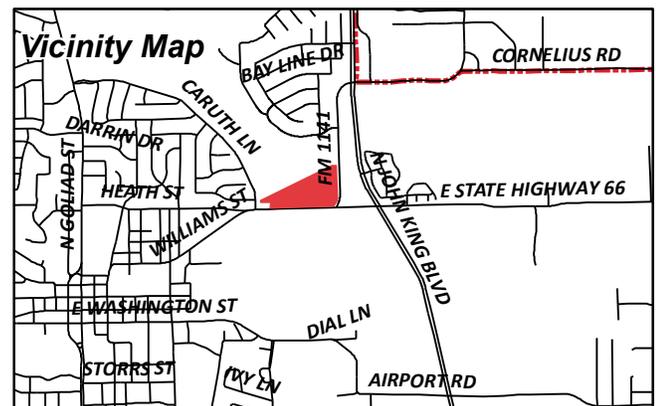
City of Rockwall

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Rockwall, Texas 75087
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Case Number: Z2018-018
Case Name: Amendment to PD-5
Case Type: Zoning
Zoning: Amendment to PD-5
Case Address: Corner of Hwy 66 & FM 1141



Date Created: 8/20/2019
For Questions on this Case Call (972) 771-7745

VALK ROBERT AND VIDA FLORES MEMBRENO
1 LANTERN DR
HEATH, TX 75032

THIEMAN KEITH AND KRISTY
100 QUEENS MEADOW LN
ROYSE CITY, TX 75189

EVANS SALLY BOWMAN
1000 MIDNIGHT PASS
ROCKWALL, TX 75087

JOHNSON DOUGLAS E & CHERI LYNN
1000 REDWOOD TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 SAFFLOWER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 STARLIGHT PL
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 HIGH COTTON LN
ROCKWALL, TX 75087

VASQUEZ LEILA A
1002 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

BARNETT VERNON K JR AND SHELLY L
1002 SAFFLOWER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1003 SHADY LANE DR
ROCKWALL, TX 75087

CORNEAU MAX & KRISTINE
1003 MIDNIGHT PASS
ROCKWALL, TX 75087

JOHNSON ARANDA
1003 REDWOOD TRL
ROCKWALL, TX 75087

TANNER BACIL H AND NELDA R
1004 NORTH HARRISON
WEST, TX 76691

RAGAN MICHAEL & LINDA
1004 STARLIGHT PL
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 MOUNTAIN LAKE DR
ROCKWALL, TX 75087

ADAMS JOHNNY R JR & JEANNE K
1005 HIGH COTTON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 REDWOOD TR
ROCKWALL, TX 75087

WHITE KEVIN M
1006 SHADY LANE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 STARLIGHT PL
ROCKWALL, TX 75087

SMITH DONALD G
1007 SAFFLOWER CT
ROCKWALL, TX 75087

GOODWIN JOHN & DEANNA M
1008 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

HOLLINGSHEAD JOHN D
1009 MIDNIGHT PASS
ROCKWALL, TX 75087

MANNING JEFF M & ERIKA O
1009 REDWOOD TRL
ROCKWALL, TX 75087

RICHMOND RICHARD C & BARBARA L
1009 SHADY LANE DRIVE
ROCKWALL, TX 75087

ROLAND RANDY C AND ANDREA B
101 JOE WHITE ST
ROCKWALL, TX 75087

SPENCE JODY L
1010 HIGH COTTON LN
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX
1010 HOLLI LANE
ROCKWALL, TX 75087

KOZLOVSKY BECKY
1010 STARLIGHT PLACE
ROCKWALL, TX 75087

KINSELLA ERIC P & CARLA J
1011 HIGH COTTON LN
ROCKWALL, TX 75087

WERTH TREVOR J & JAMI G
1011 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

ZABROUSKI RICHARD F & BERNADETTE A
1012 SHADY LANE
ROCKWALL, TX 75087

RUST WILLIAM KA ND TERRI DAWN
1013 STARLIGHT PL
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 REDWOOD TR
ROCKWALL, TX 75087

WILSON STANLEY L & LILLIE S
1014 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

CURRENT RESIDENT
1015 MIDNIGHT PASS
ROCKWALL, TX 75087

MOHR MICHAEL J & LISA M
1015 REDWOOD TRAIL
ROCKWALL, TX 75087

SMITH CLYDE JR & LINDA
1015 SAFFLOWER CT
ROCKWALL, TX 75087

LY RON VAN & NGOC ANH NGUYEN
1015 SHADY LANE DRIVE
ROCKWALL, TX 75087

HOMS MARK
1016 HIGH COTTON LN
ROCKWALL, TX 75087

COX TANYA K & WILLIAM S
1016 STARLIGHT PL
ROCKWALL, TX 75087

MITCHELL WILLIAM L & KRISTEN M
1017 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

LAMBERT MILDRED L & NORMAN R
1017 HIGH COTTON LN
ROCKWALL, TX 75087

ENGLISH DONALD J JR AND ERICKA M
1017 MOUNTAIN LAKE DR
ROCKWALL, TX 75087

NGUYEN LUONG D & KIMBERLY NGA LY AND
1018 SHADY LANE DRIVE
ROCKWALL, TX 75087

WIENBARG KIMBERLY
1019 STARLIGHT
ROCKWALL, TX 75087

PYLAND KENNETH C & MELANIE M
102 JOE WHITE ST
ROCKWALL, TX 75087

AMELUNKE BRIAN & LACEY
1020 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

TOMLINSON RENA J
1020 N FANNIN ST
ROCKWALL, TX 75087

NASHATKER KATHERINE
1021 REDWOOD TR
ROCKWALL, TX 75087

TIMM KENNETH J AND VALERIA
1021 SHADY LANE DR
ROCKWALL, TX 75087

HEIN KYLE G & VERONICA L
1022 HIGH COTTON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 N FANNIN ST
ROCKWALL, TX 75087

ELLIOTT MICHAEL L AND EMILY C
1022 STARLIGHT PL
ROCKWALL, TX 75087

WILMOT PAUL JOHN AND AVRIL RUTH
1023 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

WOODS WILLIAM & RITA
1023 HIGH COTTON LN
ROCKWALL, TX 75087

BYWATER JAMES AND CANDACE
1023 MOUNTAIN LAKE DR
ROCKWALL, TX 75087

JOHNSON MARY B
1023 N FANNIN ST
ROCKWALL, TX 75087

LOPEZ ISIDORO R & IRMA
1024 KAY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 N FANNIN ST
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION
1024 S GREENVILLE AVE O
ALLEN, TX 75002

GONZALEZ YADIRA & HECTOR
1024 SHADY LANE DRIVE
ROCKWALL, TX 75087

DIXON CHARLES S AND STEPHANIE
1025 KAY LN
ROCKWALL, TX 75087

GOODEN JAMES ALLAN AND WAI KEUNG
ANTHONY CHENG
1025 N FANNIN ST
ROCKWALL, TX 75087

JARESH DONALD & COLETTE
1025 STARLIGHT PL
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 KAY DR
ROCKWALL, TX 75087

HARE ANTHONY & TAMMY
1026 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 N FANNIN ST
ROCKWALL, TX 75087

DICKENS EMMA
1027 MIDNIGHT PASS
ROCKWALL, TX 75087

BURNS VICKIE L & STEPHEN F
1027 N FANNIN ST
ROCKWALL, TX 75087

FONTANOT JOSE GIANNINO ALVAREZ Y &
CARLET A ZARRAGA BOHORQUEZ
1027 SHADY LANE DRIVE
ROCKWALL, TX 75087

COX TRACY LEANN
1028 HIGH COTTON LANE
ROCKWALL, TX 75087

COLLINGS JOHN AND JUANITA
1028 KAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1028 N FANNIN ST
ROCKWALL, TX 75087

DARRINGTON RUSSELL
1028 REDWOOD TRL
ROCKWALL, TX 75087

BECKWITH CHRISTOPHER W & TRUDI J
1028 STARLIGHT PL
ROCKWALL, TX 75087

FRIETZE CARL M JR
1029 FANNIN
ROCKWALL, TX 75087

WEATHERBEE BILL J & AMANDA J
1029 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

SINGH GURDARSHAN & PARAMJIT AND
1029 HIGH COTTON
ROCKWALL, TX 75087

SASS CHARLES R JR AND KELLY M
1029 MOUNTAIN LAKE DR
ROCKWALL, TX 75087

SIMS WILLIAM HERMAN JR
1029 REDWOOD TRAIL
ROCKWALL, TX 75087

CURRENT RESIDENT
103 JOE WHITE ST
ROCKWALL, TX 75087

CHEN SONG PING AND MEI QIN XIAO
103 N BROADWAY
TECUMSCH, OK 74873

JORGENSEN HARRIS HOLT & DONNA TIPTON
1030 KAY LANE
ROCKWALL, TX 75087

COGGINS MICHAEL F & KRystal C
1030 N FANNIN ST
ROCKWALL, TX 75087

ANDREASON JACQUELINE & WILLIAM
1030 SHADY LANE DRIVE
ROCKWALL, TX 75087

GOODWIN JAMES JR & LINDA M
1031 N FANNIN ST
ROCKWALL, TX 75087

BAKER CHRISTOPHER MILLER AND MONICA
NAHIR
1031 STARLIGHT PL
ROCKWALL, TX 75087

ADAMS DEBBIE & MICHAEL
1032 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

HANOVICH JOSEPH T AND TARYN C
1033 MIDNIGHT PASS
ROCKWALL, TX 75087

GONZALES LINDA E & DAVID
1033 SHADY LANE DRIVE
ROCKWALL, TX 75087

BASHAM TOMMY & JAMIE
1034 HIGH COTTON LN
ROCKWALL, TX 75087

WICKER CARY RAY ETUX
1034 N FANNIN ST
ROCKWALL, TX 75087

RYLAARSDAM AUSTIN AND ASHLEY
1035 HAMPTON BAY DR
ROCKWALL, TX 75087

KEGLEY SCOTT
1035 HIGH COTTON LANE
ROCKWALL, TX 75087

CHIRRICK FAMILY TRUST
1035 MOUNTAIN LAKE DR
ROCKWALL, TX 75087

GONZALEZ FRANCISCO J & SOCORRO J
1036 N FANNIN ST
ROCKWALL, TX 75087

HOLDER JUDITH
1036 STARLIGHT PL
ROCKWALL, TX 75087

BROWN KELVIN
1037 STARLIGHT PLACE
ROCKWALL, TX 75087

HUGHES FAMILY LIVING TRUST
1038 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

FERNER DEBORAH
1039 SHADY LANE DRIVE
ROCKWALL, TX 75087

PERRY HERMAN E & DIANNA L
104 JOE WHITE ST
ROCKWALL, TX 75087

JOHNSON ROBERT AND
1040 HIGH COTTON LN
ROCKWALL, TX 75087

CHINN WILLIAM MARCUS AND CODI CAROL
1041 HAMPTON BAY DR
ROCKWALL, TX 75087

PHENNEGER LARRY & KATHY
1041 HIGH COTTON LN
ROCKWALL, TX 75087

MATARELLI GREGORY AND MARCIA G
1042 SHADE LANE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1043 STARLIGHT PL
ROCKWALL, TX 75087

KURKJIAN JOHN S & KARYN ZABROUSKI
1044 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

CADMAN WILLIAM H & MARY V
1045 MIDNIGHT PASS
ROCKWALL, TX 75087

DAVIS ERNEST L JR AND BRANDI N
1045 SHADY LANE DRIVE
ROCKWALL, TX 75087

SADDLER JERRY AND EMILY
1047 HAMPTON BAY DR
ROCKWALL, TX 75087

CONFIDENTIAL
1048 HIGH COTTON LN
ROCKWALL, TX 75087

CASTILLO JAVIER AND PRICILIA ESQUEDA
ARREDONDO
1048 SHADY LANE DR
ROCKWALL, TX 75087

BACK STACY ANN & CHARLES BACK JR
1049 HIGH COTTON LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
105 JOE WHITE ST
ROCKWALL, TX 75087

LOPATEGUI EDWARD M
105 CARRACK DR
ROUND ROCK, TX 78681

CURRENT RESIDENT
1050 WILLIAMS
ROCKWALL, TX 75087

KEHM NATALIE & DONAVON
1050 HIDDEN LAKES WAY
ROCKWALL, TX 75087

TAGUINOD OMAR D AND EUNICE V
1051 SHADY LANE DRIVE
ROCKWALL, TX 75087

XHIXHO SOKOL AND REZARTA
1053 HAMPTON BAY DR
ROCKWALL, TX 75087

URIVE CONRAD & BETTY J
1053 MIDNIGHT PASS
ROCKWALL, TX 75087

CALVERLEY JERRY L JR AND DEANNE J
1054 SHADY LANE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1055 HIDDEN LAKES WAY
ROCKWALL, TX 75087

GREEN TRAVIS D & VEATRICE L
1056 WISPERWOOD DR
ROCKWALL, TX 75087

KUMAR MELANIE AND ABHILASH
1057 SHADY LANE DRIVE
ROCKWALL, TX 75087

ZATOPEK ROYCE J & STACY D
1059 MIDNIGHT PASS
ROCKWALL, TX 75087

PEDDIE VIRGINIA A
106 JOE WHITE STREET
ROCKWALL, TX 75087

TAYLOR STEVEN MURRY & ANITA
1060 HIDDEN LAKES WAY
ROCKWALL, TX 75087

WODNIAK DANIEL
1060 SHADY LANE DR
ROCKWALL, TX 75087

JOHNSON JAMIE L AND RICHARD K
1061 HIDDEN LAKES WAY
ROCKWALL, TX 75087

METZLER LYLE R & CAROL J
1061 WISPERWOOD DR
ROCKWALL, TX 75087

PARR TREVOR G & ROBIN M
1062 WISPERWOOD DR
ROCKWALL, TX 75087

ALLBRITTON DANNY
1063 SHADY LANE DRIVE
ROCKWALL, TX 75087

BINGHAM RACHEL C AND
1065 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

MANLEY MICHAEL J AND MARY F
1065 MIDNIGHT PASS
ROCKWALL, TX 75087

CONFIDENTIAL
1066 SHADY LN
ROCKWALL, TX 75087

DUNCAN GREGORY LYN &
1068 WISPERWOOD DR
ROCKWALL, TX 75087

HANKINS MARQUIS L & JACQUELINE K
1069 HIDDEN LAKES WAY
ROCKWALL, TX 75087

ROBERSON DOUGLAS
1069 OAK CREEK CIR
ROYSE CITY, TX 75189

CONFIDENTIAL
1069 SHADY LANE DRIVE
ROCKWALL, TX 75087

LOWE KEITH MICHAEL AND KIMBERLY
1069 WISPERWOOD DR
ROCKWALL, TX 75087

KRIZAN RASTISLAV
107 JOE WHITE
ROCKWALL, TX 75087

LEAHY ANDERSON C AND
1070 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CALLAHAN DIANE
1071 HAMPTON BAY DR
ROCKWALL, TX 75087

BIRLESON VINCENT R
1071 MIDNIGHT PASS
ROCKWALL, TX 75087

BAUGHMAN TERRY LEE & TONI LYNN
1072 SHADY LANE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1074 WISPERWOOD DR
ROCKWALL, TX 75087

SMITH AARON E & CORTNEY M
1075 SHADY LANE DRIVE
ROCKWALL, TX 75087

LANGLEY ROXANE
1075 WHISPERWOOD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1077 HAMPTON BAY
ROCKWALL, TX 75087

ROBINSON JUDITH ANN & SAMUEL L
1078 SHADY LANE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1079 MIDNIGHT PASS
ROCKWALL, TX 75087

CURRENT RESIDENT
108 JOE WHITE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1080 MIDNIGHT PASS
ROCKWALL, TX 75087

FAIRES DEWAIN AND MONICA
1080 HIDDEN LAKES WAY
ROCKWALL, TX 75087

HUDSPETH SAM & DANI
1081 SHADY LANE DR
ROCKWALL, TX 75087

SPEYRER MARK
1083 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

VANDIVER JAY L & PAULA J
1085 HIDDEN LAKES WAY
ROCKWALL, TX 75087

SELLING GEORGE D & LINDA S
1085 MIDNIGHT PASS
ROCKWALL, TX 75087

CRUZ CAROL D & DANIEL
1085 WHISPERING GLN
ROCKWALL, TX 75087

CURRENT RESIDENT
1086 HIDDEN LAKES WAY
ROCKWALL, TX 75087

SANCHEZ BELLO JUAN LEONARDO
1086 SHADY LANE
ROCKWALL, TX 75087

FOITH BRUCE DUANE & LORNA MAE
1087 SHADY LANE
ROCKWALL, TX 75087

BEDELL HOYLE D & ELICIA N
1088 MIDNIGHT PASS
ROCKWALL, TX 75087

ARD JAMES S & LAURA M
1088 MORNING STAR
ROCKWALL, TX 75087

WITHORN BETTY J
1088 WHISPERING GLN
ROCKWALL, TX 75087

CURRENT RESIDENT
1089 HAMPTON BAY
ROCKWALL, TX 75087

EWING LARRY J & LEA ANN
1089 MORNING STAR
ROCKWALL, TX 75087

ANDREWS LEWIS
109 EASTERNER PLACE
ROCKWALL, TX 75032

CURANOVIC JOHN
109 ELM CREST DR
ROCKWALL, TX 75087

PEOPLES JIMMIE DALE
109 JOE WHITE ST
ROCKWALL, TX 75087

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

WEBB LAUREN
1091 MIDNIGHT PASS
ROCKWALL, TX 75087

HENDRICKS JEFFREY T & LENA H
1091 WHISPERING GLN
ROCKWALL, TX 75087

SHIPP DARLA JUNE & STANLEY JOE
1092 HIDDEN LAKES WAY
ROCKWALL, TX 75087

DORMAN THOMAS FRANCIS & DONNA OWENS
1093 SHADY LANE DRIVE
ROCKWALL, TX 75087

MORRIS CRAIG AND SARAH
1095 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

JOHNSON STACY N
1096 MIDNIGHT PASS
ROCKWALL, TX 75087

KEARNS TERRY M & JENNIFER M JOINT LIVING
TRUST
1096 MORNING STAR
ROCKWALL, TX 75087

CALDWELL BRANDON S AND SHELLEY K
1096 WHISPERING GLN
ROCKWALL, TX 75087

CURRENT RESIDENT
1097 MIDNIGHT PASS
ROCKWALL, TX 75087

BASSINGER BETTY M
1097 MORNING STAR
ROCKWALL, TX 75087

VAN VLECK ALBERT L AND AMY ANN
1097 WHISPERING GLEN
ROCKWALL, TX 75087

PULERA JOHN TRUST
110 AGAVE
LAKE FOREST, CA 92630

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

GILPIN THOMAS K & ANGELA J
1100 HIDDEN LAKES WAY
ROCKWALL, TX 75087

DALLALIO JONATHON AND CARISSA
1101 MIDNIGHT PASS
ROCKWALL, TX 75087

WILCOX REBECCA AND RICHARD J
1102 MIDNIGHT PASS
ROCKWALL, TX 75087

WILCOX RICHARD
1102 MIDNIGHT PASS
ROCKWALL, TX 75087

DODD JAMES H & LAURI J
1102 MORNING STAR
ROCKWALL, TX 75087

SHANDALOW JOEL AND ELIZABETH
1102 WHISPERING GLEN
ROCKWALL, TX 75087

CURRENT RESIDENT
1103 MORNING STAR
ROCKWALL, TX 75087

CURRENT RESIDENT
1105 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1106 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1107 MIDNIGHT PASS
ROCKWALL, TX 75087

SAENZ ROEL CARLOS II
1107 WHISPERING GLEN
ROCKWALL, TX 75087

SMITH WALTER R & KELLY A
1108 MORNING STAR
ROCKWALL, TX 75087

JOHNSON QUINN PAUL & SUSAN G
1109 MORNING STAR
ROCKWALL, TX 75087

CURRENT RESIDENT
1110 MEMORIAL DR
ROCKWALL, TX 75087

WILLIAMS ROBERT T JR
1110 MEMORIAL DR
ROCKWALL, TX 75087

DE LA CRUZ RAFAEL ANDRES
1110 MIDNIGHT PASS
ROCKWALL, TX 75087

EARLEY BRIAN
1110 TATE LN
ARGYLE, TX 76226

POWERS PETER
1110 WHISPERING GLN
ROCKWALL, TX 75087

CONFIDENTIAL
1112 HIDDEN LAKES WAY
ROCKWALL, TX 75087

GREEN ERIC L & JONI C
1113 MORNING STAR
ROCKWALL, TX 75087

WHITUS JOHN & LORRA BETH
1114 MORNING STAR
ROCKWALL, TX 75087

SEIFERT RICHARD J ETUX DEBORAH
1115 MIDNIGHT PASS
ROCKWALL, TX 75087

DUNCAN JEANETTE
1115 WHISPERING GLEN
ROCKWALL, TX 75087

JONES EVELYN ANTHONY AND LINDA NIKOLE
1116 MEMORIAL DRIVE
ROCKWALL, TX 75087

BRACKETT RUSTY
1117 MORNING STAR
ROCKWALL, TX 75087

ROWE LORI A
1118 HIDDEN LAKES WAY
ROCKWALL, TX 75087

BAIN JAMES M & CHASE C
1118 MIDNIGHT PASS
ROCKWALL, TX 75087

MALONE ANTHONY R & TESHA
1118 WHISPERING GLN
ROCKWALL, TX 75087

RHODES KYLE W AND REBECCA
112 REGAL BLUFF
ROCKWALL, TX 75087

PIERATT NATHAN A & SARA R
1120 MORNING STAR
ROCKWALL, TX 75087

WARD LINDA G
1123 MORNING STAR
ROCKWALL, TX 75087

CONFIDENTIAL
1123 WHISPERING GLN
ROCKWALL, TX 75087

LARSEN RALPH & MARY ANN
1124 HIDDEN LAKES WAY
ROCKWALL, TX 75087

HOANG CAM N
1124 MEMORIAL DR
ROCKWALL, TX 75087

SMITH GRAHAM P AND LAUREN E
1125 SIERRA PASS
ROCKWALL, TX 75087

CONFIDENTIAL
1126 MORNING STAR
ROCKWALL, TX 75087

WRIGHT REBEKAH R AND KEVIN P
1126 WHISPERING GLEN
ROCKWALL, TX 75087

CURRENT RESIDENT
1127 MORNING STAR
ROCKWALL, TX 75087

GIDDINGS BRIDGETTE & MARCQUIS
1128 MIDNIGHT PASS
ROCKWALL, TX 75087

CHEV VISAL P AND AMELIA MEALEA CHEV
113 BOB WHITE CT
ROCKWALL, TX 75087

WHISENHUNT KENNETH AND JUDY
1130 HIDDEN LAKES WAY
ROCKWALL, TX 75087

GILLESPIE DONNA M AND RICHARD M
1130 SIERRA PASS
ROCKWALL, TX 75087

MARCHBANKS PATCHARIN & SATO KIMIHIKO
1131 WHISPERING GLN
ROCKWALL, TX 75087

HUNT WILLIAM H AND CONNIE L
1133 MORNING STAR
ROCKWALL, TX 75087

HOWARD RANDALL W & PHYLLIS
1133 SIERRA PASS
ROCKWALL, TX 75087

SLAGLE JACK & DIANE
1134 MIDNIGHT PASS
ROCKWALL, TX 75087

NOWLIN WILLIAM P & CHERYL L MCINTOSH
1134 MORNING STAR
ROCKWALL, TX 75087

PHAM AUBREE E AND
1134 WHISPERING GLEN
ROCKWALL, TX 75087

CURRENT RESIDENT
1135 MIDNIGHT PASS
ROCKWALL, TX 75087

RUTHERFORD JESSICA R AND
1136 HIDDEN LAKES WAY
ROCKWALL, TX 75087

RYAN LARRY J III & WENDY A
1139 WHISPERING GLN
ROCKWALL, TX 75087

GUEVARA GUILLERMO E AND CRYSTAL M
114 BOB WHITE COURT
ROCKWALL, TX 75087

JONES DENNIS P & RITA S
1140 BLITZEN DR
HENDERSON, NV 89012

GUAMANCELA RONY D
1140 MIDNIGHT PASS
ROCKWALL, TX 75087

FARRIS MARK
1140 WHISPERING GLN
ROCKWALL, TX 75087

ROJAS CARLOS
1142 HIDDEN LAKES WAY
ROCKWALL, TX 75087

JOHNSON JULIE
1146 MIDNIGHT PASS
ROCKWALL, TX 75087

PHILLIP SUMA C AND
1147 WHISPERING GLN
ROCKWALL, TX 75087

SOLDAT WILLIAM K & CRYSTAL DHAIRE
1148 WHISPERING GLN
ROCKWALL, TX 75087

HOWLETT NEVA RAE
115 REGAL BLUFF
ROCKWALL, TX 75087

MARTINEZ AUGUSTINE
1150 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1160 CRYSTAL LAKE DRIVE
ROCKWALL, TX 75087

AULT JASON L & PATRICIA S
1165 WATERS EDGE DRIVE
ROCKWALL, TX 75087

BAUGH MELVA Y
1168 CRYSTAL LAKE DR
ROCKWALL, TX 75087

CONFIDENTIAL
1170 WATERS EDGE DRIVE
ROCKWALL, TX 75087

SIMPSON L KIMBAL
1171 WATERS EDGE DR
ROCKWALL, TX 75087

LAHAIR JOHN & NEALY
1174 CRYSTAL LAKE DR
ROCKWALL, TX 75087

LINDBERG LONETA
1175 HAMPTON BAY DR
ROCKWALL, TX 75087

RENKIEWICZ TEDDY
1177 WATERS EDGE DRIVE
ROCKWALL, TX 75087

SELMAN PHIL
1180 WATERS EDGE DR
ROCKWALL, TX 75087

DENSON ROBERT JOSEPH
1182 HIGHBLUFF LANE
ROCKWALL, TX 75087

CONFIDENTIAL
1183 BAY LINE DRIVE
ROCKWALL, TX 75087

JOSEPH MATHEWKUTTY V AND LEELAMMA
1183 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

MERRELL CLAY AND KELSIE
1183 WATERS EDGE DRIVE
ROCKWALL, TX 75087

PLESSINGER DEREK
1184 BAY LINE DRIVE
ROCKWALL, TX 75087

MURPHY RYAN J
1185 HIGHBLUFF LANE
ROCKWALL, TX 75087

BAKER BENJAMIN AND LEA J
1186 WATERS EDGE
ROCKWALL, TX 75087

ROHR DAVID AND CHANDRA ROHR
1188 HIGHBLUFF LANE
ROCKWALL, TX 75087

KEFFER MICHAEL & JENNIFER
1189 BAY LINE DRIVE
ROCKWALL, TX 75087

ROY TAMARA LYNN
1189 HAMPTON BAY DR
ROCKWALL, TX 75087

JOYCE MICHAEL RYAN
1189 WATERS EDGE DR
ROCKWALL, TX 75087

JOSEPH ISAAC
119 BOB WHITE COURT
ROCKWALL, TX 75087

CONFIDENTIAL
1190 BAY LINE DR
ROCKWALL, TX 75087

MONKS KELLY ELIZABETH
1192 WATERS EDGE DR
ROCKWALL, TX 75087

PINILLA EDGAR ARMANDO AND
1193 HIGHBLUFF LN
ROCKWALL, TX 75087

WILLIAMS JAMES JEFFREY
1194 HIGHBLUFF LN
ROCKWALL, TX 75087

BURNS RUSSELL N AND JULIE K
1195 BAY LINE DR
ROCKWALL, TX 75087

DODSON LEANNE
1195 HAMPTON BAY DR
ROCKWALL, TX 75087

SCOTT DALTON PERRY AND
1195 WATERS EDGE DRIVE
ROCKWALL, TX 75087

STERBENZ BRIAN A & MELINDA L
1196 BAY LINE DR
ROCKWALL, TX 75087

HARLAN TRAVIS L & KERRY L
1198 WATERS EDGE DRIVE
ROCKWALL, TX 75087

AJULUCHUKWU BRYAN AND REBECCA
1199 HIGHBLUFF LN
ROCKWALL, TX 75087

CONFIDENTIAL
120 BOB WHITE CT
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

LEWIS ROY AND VICKY
1200 HIGHBLUFF LN
ROCKWALL, TX 75087

SWARTHOUT JOSEPH R AND ROSE E
1201 BAY LINE DR
ROCKWALL, TX 75087

CALLAWAY BROCK E AND SCHAUNA M
1201 MEMORIAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1201 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1202 BAY LINE DR
ROCKWALL, TX 75087

ALI MD AKBAR
1202 BLUE BROOK DR
ROCKWALL, TX 75087

PRICE J T
1203 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1204 WATERS EDGE DR
ROCKWALL, TX 75087

ABEBE YARED AND
1205 HIGHBLUFF LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1205 N GOLIAD
ROCKWALL, TX 75087

WATKINS ANDREW M & BEVERLY GILL
1206 HIGH BLUFF LANE
ROCKWALL, TX 75087

CELIS PABLO ANDRES AND CHRISTEN MAUREEN
1207 BLUE BROOK DR
ROCKWALL, TX 75087

WILCOXSON CHRISTY R AND
1207 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

SCHROEDER JARED C AND LAURA L
1207 MEMORIAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1207 N GOLIAD
ROCKWALL, TX 75087

DAVIS DAVID BRIAN
1208 BAY LINE DRIVE
ROCKWALL, TX 75087

LEE ILSEOK OH & EUN HA
1209 BAY LINE DRIVE
ROCKWALL, TX 75087

DENNIS MARVIN J TRUSTEE
1209 N GOLIAD ST
ROCKWALL, TX 75087

RODRIGUEZ ROJELIO M & ELIZA O
1209 VALLEY TRL
HEATH, TX 75032

ANTHONY KENDRA AND
1209 WATERS EDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1210 N GOLIAD
ROCKWALL, TX 75087

OLSON KARL NORVELL
1211 HIGHBLUFF LANE
ROCKWALL, TX 75087

KERN ALLAN S & DEBRA L
1211 N GOLIAD ST
ROCKWALL, TX 75087

KERN ALLAN S & DEBRA L
1211 N GOLIAD ST
ROCKWALL, TX 75087

GRAY JEFFREY LYNN & REBECCA JOY
1212 WATERS EDGE DRIVE
ROCKWALL, TX 75087

WILLIAMSON DAVID M AND LORI M
1213 MEMORIAL DR
ROCKWALL, TX 75087

ELSEY JOHN
1213 N GOLIAD ST
ROCKWALL, TX 75087

HILLIARD GALEN AND DONNA
1214 BAY LINE DR
ROCKWALL, TX 75087

ROSS BRADLEY GENE & TRACY LORRAYNE
1214 HIGHBLUFF LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1215 HAMPTON BAY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1215 N GOLIAD
ROCKWALL, TX 75087

BISHOP DUSTIN AND KELLY
1215 WATERS EDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1216 BLUE BROOK DR
ROCKWALL, TX 75087

MATTHEWS KENDAHL T
1217 BAY LINE DRIVE
ROCKWALL, TX 75087

LAPRADE TERRY & CYNTHIA
1217 BLUE BROOK DR
ROCKWALL, TX 75087

VAUGHN MICHAEL SHANE AND NATALIE J
1217 HIGHBLUFF
ROCKWALL, TX 75087

DUGAS CARL A & JUDITH A
1219 MEMORIAL DRIVE
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

PERRY STEPHEN ELI AND APRIL MARIE
1220 BAY LINE DR
ROCKWALL, TX 75087

WILLIAMS KATHRYN
1220 WATERS EDGE DR
ROCKWALL, TX 75087

PUSKAS THOMAS J
1222 BLUE BROOK DR
ROCKWALL, TX 75087

ROGERS MICHAEL
1222 HIGHBLUFF LN
ROCKWALL, TX 75087

BURNS BILLY C & COBIE M
1222 MEMORIAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1223 HAMPTON BAY DR
ROCKWALL, TX 75087

COWSER CHAD
1223 WATERS EDGE DRIVE
ROCKWALL, TX 75087

LEMORE ROBERTA
1225 BAY LINE DR
ROCKWALL, TX 75087

BAKER SPENCER R AND JANIS H
1225 BLUE BROOK DRIVE
ROCKWALL, TX 75087

KOPEC FRANK J AND DEBORAH A
1225 MEMORIAL DR
ROCKWALL, TX 75087

BARRERA DUSTIN AND
1226 BAY LINE DRIVE
ROCKWALL, TX 75087

BENSON TAMMY MELTON AND TONEY BENSON
1227 HIGHBLUFF LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1228 BLUE BROOK DR
ROCKWALL, TX 75087

WALVOORD KREG ANTHONY AND
1228 WATERS EDGE DR
ROCKWALL, TX 75087

SCOTT KEVIN A AND
1229 WATERS EDGE DRIVE
ROCKWALL, TX 75087

HEIDENREICH ERIN K AND ADAM
123 IRELAND COURT
ROCKWALL, TX 75087

PARMAR PIUS & JYOTSNA
1230 HIGHBLUFF LANE
ROCKWALL, TX 75087

DRENNON ANITA S
1230 MEMORIAL DR
ROCKWALL, TX 75087

OBASUYI BILL IKPOMWOSA & OLIVIA T
1231 BAY LINE DRIVE
ROCKWALL, TX 75087

EDWARDS WENDY AND MICHAEL SCOTT
1231 HAMPTON BAY DR
ROCKWALL, TX 75087

CONFIDENTIAL
1232 BAY LINE DR
ROCKWALL, TX 75087

POWELL LAURA LEE
1233 BLUE BROOK DRIVE
ROCKWALL, TX 75087

BELSETH DALE A
1234 HAMPTON BAY DR
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

GREEN HARRY & ELVINA
1235 WATERS EDGE DRIVE
ROCKWALL, TX 75087

BAYES AIDA CALDERON
1236 BLUE BROOK
ROCKWALL, TX 75087

SMITH EMILY JANETTE
1236 HIGHBLUFF LN
ROCKWALL, TX 75087

STRAIGHT JOSEPH &
1236 MEMORIAL DR
ROCKWALL, TX 75087

ARSLAN ABDULLAH N
1236 WATERS EDGE DR
ROCKWALL, TX 75087

LARSON JESSICA & WAYNE
1237 BAY LINE DRIVE
ROCKWALL, TX 75087

CARR GLENN W & JUDITH A
1237 HIGHBLUFF LN
ROCKWALL, TX 75087

SMITH BRIAN W AND JOANNA C
1238 BAY LINE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1239 HAMPTON BAY DR
ROCKWALL, TX 75087

VAUGHAN PATRICK G & BRONWYN
1241 WATERS EDGE DR
ROCKWALL, TX 75087

PHILLIPS DYRLE WAYNE & BOBBIE J
1242 HIGHBLUFF LN
ROCKWALL, TX 75087

SHOVE STEVEN G & DANA L
1242 MEMORIAL DR
ROCKWALL, TX 75087

THURMAN DAVID & BEVERLY
1243 BAY LINE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1244 QUAIL RUN
ROCKWALL, TX 75087

WOELTGE STEPHEN AND JACQUELINE
1244 BAY LINE DR
ROCKWALL, TX 75087

CHIRAYIL MARIAMMA REVOCABLE LIVING
TRUST
1244 WATERS EDGE DR
ROCKWALL, TX 75087

RIVERA MISAEL E AND PAOLA
1245 BLUE BOOK DRIVE
ROCKWALL, TX 75087

SPARROW DONAL F & CHARLENE L REVOCABLE
TRUST
1245 HIGHBLUFF LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1246 BLUE BROOK DR
ROCKWALL, TX 75087

GAINES TRACY ALLEN & AMY M
1246 BLUE BROOK DR
ROCKWALL, TX 75087

DAVIS JAMES PETER & PAMELA NELL
1247 HAMPTON BAY DR
ROCKWALL, TX 75087

REED THOMAS AND KATHY
1247 WATERS EDGE DR
ROCKWALL, TX 75087

STAWASZ JOHN BERNARD II & CAHTY LYNN
1248 HIGHBLUFF LN
ROCKWALL, TX 75087

ECHOLS ROBERT ROSS & KRISTIN
1249 BAY LINE DR
ROCKWALL, TX 75087

EAVES DAVID L & CHERYL L
125 BOB WHITE CT
ROCKWALL, TX 75087

TUCHSCHERER PETER J
1250 BAY LINE DRIVE
ROCKWALL, TX 75087

ARIAS WANDA
1250 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

JENSEN JAMES & SANDRA
1252 WATERS EDGE DR
ROCKWALL, TX 75087

SAMPSON KASIE
1253 HIGHBLUFF LN
ROCKWALL, TX 75087

REAZOR TIMOTHY J & TANYA RENEE
1253 WATERS EDGE DR
ROCKWALL, TX 75087

ABDO KHALED AND AMANDA KAY LANGFORD
1254 BLUE BROOK DR
ROCKWALL, TX 75087

BLUNT LUTHER LEWIS & LINDA GAYLE
1254 HIGHBLUFF LN
ROCKWALL, TX 75087

WILEY BROOKE LYNDSEY
1255 BAY LINE DR
ROCKWALL, TX 75087

TARPLEY CAROLYN M
1256 BAY LINE DRIVE
ROCKWALL, TX 75087

CANTU SANDRA C & JAMES A
1259 WATERS EDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
126 BOB WHITE CT
ROCKWALL, TX 75087

SURIG MARK JOSEPH
1260 HIGHBLUFF LN
ROCKWALL, TX 75087

RULE AMY & SHAWN
1260 WATERS EDGE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
1261 BAY LINE DRIVE
ROCKWALL, TX 75087

DEWBRE JUSTIN JOEL AND CHERYL CHRISTINE
1261 HIGHBLUFF LN
ROCKWALL, TX 75087

KLEPIN DIANNE
1262 BAY LINE
ROCKWALL, TX 75087

KIERNAN KEVIN & KIMBERLY
1262 BLUE BROOK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1265 CRESCENT COVE DR
ROCKWALL, TX 75087

CONFIDENTIAL
1265 WATERS EDGE DR
ROCKWALL, TX 75087

BISHOP DANIEL R AND TIFFANY D
1266 CRESCENT COVE DR
ROCKWALL, TX 75087

HARVEY DERICK AND
1266 HIGHBLUFF LN
ROCKWALL, TX 75087

CONFIDENTIAL
1266 WATERS EDGE DR
ROCKWALL, TX 75087

BERGER JM AND
1268 BAY LINE DRIVE
ROCKWALL, TX 75087

WHEELLOCK KIMBERLY K
1269 BAY LINE DR
ROCKWALL, TX 75087

CARROLL THOMAS SEAN &
1270 WHITE WATER LANE
ROCKWALL, TX 75087

HUNTER JAMES DARL & SUSAN BAILEY
1271 WATERS EDGE DRIVE
ROCKWALL, TX 75087

RITTER JAMES AND KAY L
1272 CRESCENT COVE DR
ROCKWALL, TX 75087

SIKORA PAUL PETER & STACI LYNN
1272 WATERS EDGE DR
ROCKWALL, TX 75087

ISOM MARK A AND
1273 CRESCENT COVE DR
ROCKWALL, TX 75087

LOSS RYAN AND LINDSEY
1274 BAY LINE DR
ROCKWALL, TX 75087

SAVAGE CHRISTINA B AND
1275 BAY LINE DRIVE
ROCKWALL, TX 75087

PAYNE ADAM J AND ELIZABETH A
1275 WHITE WATER LN
ROCKWALL, TX 75087

GUO LIN AND JIYONG HUANG
1276 WHITE WATER LN
ROCKWALL, TX 75087

JACKSON BEAU MICHAEL
1277 WATERS EDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1278 WATERS EDGE DR
ROCKWALL, TX 75087

SANCHEZ PROTO AND DEBORA
1278 CRESCENT COVE DR
ROCKWALL, TX 75087

YOUNG THEOBIE L & RHONDA R
1279 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

JONES DUANE & AMY
1281 WHITE WATER LANE
ROCKWALL, TX 75087

HENDLEY GARY
1284 CRESCENT COVE DR
ROCKWALL, TX 75087

KENNY RAYMOND E & BILLYE R
1284 SHORES BLVD
ROCKWALL, TX 75087

VON GLAHN JEREMY
1284 WHITE WATER LN
ROCKWALL, TX 75087

CONFIDENTIAL
1285 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

JURADO MICHAEL S AND MALACHIA M
1287 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1290 WHITE WATER LN
ROCKWALL, TX 75087

LEE DAYNA N & JASON E
1290 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

VIZCAYA HUGO AND PATRICIA ZINGG DE
VIZCAYA
1291 CRESCENT COVE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1295 WHITE WATER LN
ROCKWALL, TX 75087

LAYER FANNIE
1296 CRESCENT COVE DR
ROCKWALL, TX 75087

DALTON MICHAEL B AND COURTNEY D SHOOK
1296 WHITE WATER LANE
ROCKWALL, TX 75087

YOUSIF RAMSEN
1297 CRESCENT COVE DR
ROCKWALL, TX 75087

SCOTT MARK ALAN SR &
130 IRELAND CT
ROCKWALL, TX 75087

MIZE SAMUEL M & PATTIE J
1300 CALISTOGA DR
ROCKWALL, TX 75087

VERNER JASON N AND ASHLEY A
1301 WHITE WATER LN
ROCKWALL, TX 75087

LITTLE RANDALL P
1302 CRESCENT COVE DR
ROCKWALL, TX 75087

WHITTINGTON RANDALL S & CHRISTINA L
1302 PALASADES COURT
ROCKWALL, TX 75087

BALDWIN GREGORY D AND PAMELA R
1302 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1303 CRESCENT COVE DR
ROCKWALL, TX 75087

BRANDT RONALD W & PRISCILLA V
1306 CALISTOGA DR
ROCKWALL, TX 75087

BRAY AARON S AND STACIE M
1307 WHITE WATER LN
ROCKWALL, TX 75087

WINDHAM JORDAN R AND SAMANTHA L
1308 CRESCENT COVE DR
ROCKWALL, TX 75087

JUAREZ ANALISA MARIE
1308 PALASADES COURT
ROCKWALL, TX 75087

THAMES JONATHAN D AND JESSICA J
1308 WHITE WATER LN
ROCKWALL, TX 75087

VAZIRALLI RAJU J
1309 CRESCENT COVE DR
ROCKWALL, TX 75087

ROCKWALL ENTERPRISES LLC
1309 MORAINE PL
HEATH, TX 75032

THOMAS STACEY
1310 SCARBORO HILLS LN
ROCKWALL, TX 75087

VAUGHN CLYDE & ELWYN J
1312 CALISTOGA DR
ROCKWALL, TX 75087

SMITH VANCE AND KRISTINE
1313 WHITE WATER LN
ROCKWALL, TX 75087

YANCY RONALD L AND DAVID J YOUNG
1314 CRESCENT COVE DR
ROCKWALL, TX 75087

AVENDANO JOSE GREGORIO AND NEREIDA E
1314 PALASADES CT
ROCKWALL, TX 75087

FLIPPEN LYNNE S & JODY J
1314 WHITE WATER LANE
ROCKWALL, TX 75087

GARRETT WILLIAM L
1315 CALLE RAMON
SANTA FE, NM 87501

BAILEY JAVON C & SYDNEY L
1315 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

MCCARRON WILLIAM & ADELE
1318 CALISTOGA DR
ROCKWALL, TX 75087

GARCIA LACI A AND DAVID
1319 WHITE WATER LN
ROCKWALL, TX 75087

DOTSON TREA & TERRY
1320 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

COX WENDELL
1320 WHITE WATER LANE
ROCKWALL, TX 75087

MAYNARD MARIAN
1321 CRESCENT COVE DR
ROCKWALL, TX 75087

HOUSEWRIGHT JOHN & ANNE
1324 CALISTOGA DR
ROCKWALL, TX 75087

SCHEUMANN DONALD E & TERESA A
1324 PALASADES COURT
ROCKWALL, TX 75087

GIRON JOSELITO AND RACHEL
1325 WHITE WATER LN
ROCKWALL, TX 75087

CASARES ALFONSO & MARIA MERCEDES
GUERRERO
1326 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

MCAVOY MARK
1326 WHITE WATER LANE
ROCKWALL, TX 75087

MCGARRY LORI
1327 CRESCENT COVE DR
ROCKWALL, TX 75087

AGEE JUSTIN
133 BOB WHITE CT
ROCKWALL, TX 75087

CASTRICONE RICHARD & LEANNE
133 IRELAND CT
ROCKWALL, TX 75087

COUGHLIN JOHN M & JENNIFER
1330 ARBOR GREEN TRL
O FALLON, IL 62269

GARRETT JAY A &
1330 CALISTOGA DR
ROCKWALL, TX 75087

BELL PATRICIA L AND HARRY A II
1331 WHITE WATER LN
ROCKWALL, TX 75087

PHELPS JASON R & TAIASHA D
1332 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

VAUGHAN MELISSA W & JASON A
1332 WHITE WATER LANE
ROCKWALL, TX 75087

ALFORD DANA P
1333 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

MINOR FRANCIS GENE & JOYCE NADINE
1336 CALISTOGA DR
ROCKWALL, TX 75087

MCCORD RONNIE G JR AND RUBY D
1337 WHITE WATER LN
ROCKWALL, TX 75087

THE JOLLY FAMILY LIVING TRUST
1338 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

BAKHTAVORYAN RAFAEL AND SONA
HAYRAPETYAN
1338 WHITE WATER LN
ROCKWALL, TX 75087

BILYEU BOBBY & TRACY
1339 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

DAVIS SHANNON
134 BOB WHITE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1342 CALISTOGA DR
ROCKWALL, TX 75087

TRZOPEK MICHAL K AND BARBARA
1343 WHITE WATER LN
ROCKWALL, TX 75087

LINDSAY KAREN
1344 CRESCENT COVE DR
ROCKWALL, TX 75087

HIGHNOTE RONNIE L AND DELORES M
1344 WHITE WATER LN
ROCKWALL, TX 75087

STRAUB THERESA
1345 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

RYBOLT PAUL & KRISTINA
1346 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

JURCA JEREMY PAUL AND LEAH MICHELLE
1348 CALISTOGA DR
ROCKWALL, TX 75087

ORTIZ ROBERTO JR AND ERICA
1348 CALISTOGA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1349 WHITE WATER LN
ROCKWALL, TX 75087

DANG DUNG T AND
1350 CALISTOGA DR
ROCKWALL, TX 75087

JACOME CARLOS I &
1350 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

BUNKER ROBERT
1350 SCARBORO HILLS LN
ROCKWALL, TX 75087

DEEL MICHAEL JAMES & SANDRA KING
1350 WHITE WATER LANE
ROCKWALL, TX 75087

RHEA JASON MICHAEL & CASEY GOODNIGHT
1351 CRESCENT DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1354 CALISTOGA DR
ROCKWALL, TX 75087

WINDAHL TODD
1355 WHITE WATER LN
ROCKWALL, TX 75087

GUY GLENN III & HANNAH
1356 WHITE WATER LANE
ROCKWALL, TX 75087

GREER CLINTON SCOTT AND SHARON
1357 CRESCENT COVE DR
ROCKWALL, TX 75087

ARMET TED
136 IRELAND COURT
ROCKWALL, TX 75087

MATHEW ROSHAN V & NATALIE E
1360 CALISTOGA DR
ROCKWALL, TX 75087

DOBSON KATHERINE C AND
1361 WHITE WATER LN
ROCKWALL, TX 75087

BRUNER KURT & OLIVIA
1362 PETALUMA DR
ROCKWALL, TX 75087

LEE RYAN AND CHRISTINA
1362 WHITE ATER LANE
ROCKWALL, TX 75087

REYNA HUMBERTO & LILIANA GARCIA
1363 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

TALLEY DOUGLAS W
1365 CALLISTOGA DRIVE
ROCKWALL, TX 75087

LARKIN GARY W AND CATHERINE G
1366 CALISTOGA DR
ROCKWALL, TX 75087

BALTHROP PAUL JAY AND VALERIE ANN BAKER
BALTHROP
1367 WHITE WATER LANE
ROCKWALL, TX 75087

FONTENOT THOMAS J & PATRICIA ANN
1368 WHITE WATER LN
ROCKWALL, TX 75087

MILLER BRENT A & JENNIFER L
1369 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

IVY FONDA & BARRY
1370 BAY LINE DRIVE
ROCKWALL, TX 75087

POOL THERESA
1371 CALISTOGA DR
ROCKWALL, TX 75087

LOWRY STEVEN DAVID
1372 CALISTOGA DR
ROCKWALL, TX 75087

ROBINSON JACK K JR & MADONNA M
1373 WHITE WATER LANE
ROCKWALL, TX 75087

HILL JASON C & NICOLE L
1374 WHITE WATER LANE
ROCKWALL, TX 75087

SHARRETT BRIAN AND MARGO
1375 CRESCENT COVE DR
ROCKWALL, TX 75087

STIVER BRANDON LEE AND KIMBERLY MAY
1376 BAY LINE DR
ROCKWALL, TX 75087

FONTENLA NICHOLAS N
1377 CALISTOGA DR
ROCKWALL, TX 75087

YUEN KENT & LYNN
1378 CALISTOGA DR
ROCKWALL, TX 75087

STEINBERG CORY
1379 WHITE WATER LANE
ROCKWALL, TX 75087

SANDERS APRIL D AND
1380 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

MORRIS BRADY LEE AND MARCELLA
1380 WHITE WATER LN
ROCKWALL, TX 75087

ALLEN FAMILY TRUST, ALBERT FREDERICK &
1381 CRESCENT COVE DR
ROCKWALL, TX 75087

LAMPTEY REBECCA A AND NII LANTE
1382 BAY LINE DRIVE
ROCKWALL, TX 75087

MALLIN RYAN M
1383 CALISTOGA DR
ROCKWALL, TX 75087

RYDER HEATH JAMES AND MELANIE ANN
1383 WATER EDGE DRIVE
ROCKWALL, TX 75087

JAGER STEPHEN & GENEVIEVE OBSON
1385 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1386 WHITE WATER LN
ROCKWALL, TX 75087

DEWEY BRET ADMIRAL
1386 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

BEATS DIANNA L
1387 CRESCENT COVE DR
ROCKWALL, TX 75087

ALLIN WILLIAM BARTLETT & PAULA JEAN
1389 CALISTOGA DR
ROCKWALL, TX 75087

WIGLE NICHOLAS & AMANDA N
1389 WATERS EDGE DRIVE
ROCKWALL, TX 75087

BURNETT CATHY J
139 IRELAND COURT
ROCKWALL, TX 75087

2017 R GAUNA & M CRUZ REVOCABLE TRUST
1390 BAY LINE DRIVE
ROCKWALL, TX 75087

CRAIG JONATHAN P
1390 CALISTOGA DR
ROCKWALL, TX 75087

COLLINGS STEPHEN AND DENEIA
1391 WHITE WATER LN
ROCKWALL, TX 75087

KOSTERMAN CHRISTOPHER J & COLLEEN S
1392 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

TANTON CATHY
1392 WHITE WATER LANE
ROCKWALL, TX 75087

SUDDUTH DEBBIE
1393 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

OLOYA MARIANNE M
1394 CALISTOGA DR
ROCKWALL, TX 75087

GARD JOSHUA AND SAMANTHA
1395 BAY LINE DR
ROCKWALL, TX 75087

KLEIN RONALD AND KELLY
1395 PHELPS LAKE DR
ROCKWALL, TX 75087

ELLIOTT CHRISTOPHER ANDREW & HEATHER R
1395 WATERS EDGE DRIVE
ROCKWALL, TX 75087

ADAMS JOHN ROBERT JR AND TANYA SUE
1397 CALISTOGA DR
ROCKWALL, TX 75087

NEVANS BRIAN W AND ALISON E
1397 DHAKA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1398 CALISTOGA DR
ROCKWALL, TX 75087

COLE LESLIE E & REBECCA J
1398 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

GANDY MARY J
1400 DHAKA DRIVE
ROCKWALL, TX 75087

LOTT LAWRENCE L AND JEAN A
1401 BAY LINE DR
ROCKWALL, TX 75087

IASINSCHI RAFAEL E
1401 MONTEGO COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
1401 N GOLIAD ST
ROCKWALL, TX 75087

ROGERS GENE FRANKLIN
1401 PALASADES COURT
ROCKWALL, TX 75087

SIMMONS LEE & COLIN
1401 RAPIDS COURTS
ROCKWALL, TX 75087

SUTHER WILFRED R AND ROSE A
1401 SILVER LAKE DR
ROCKWALL, TX 75087

STALLCUP CHRISTOPHER AND ASHLEY
1402 MONTEGO COURT
ROCKWALL, TX 75087

TURNER KELLI & JEFF
1402 OPEN BAY COURT
ROCKWALL, TX 75087

GARRETSON MICHAEL S & MELISSA A
1402 PALASADES COURT
ROCKWALL, TX 75087

CHAMBLESS RUSSELL E & LAN
1402 RAPIDS COURT
ROCKWALL, TX 75087

SANTOS-ROJAS JUAN F AND MARIA E
1402 SILVER LAKE DR
ROCKWALL, TX 75087

BENTLEY STEPHEN RAY & CLARISSE RENEE
1402 WHITE WATER LN
ROCKWALL, TX 75087

HUDSON GAYLE AND CALVIN L JR
1403 CRESCENT COVE DR
ROCKWALL, TX 75087

COWARD BRENDA AND RICHARD
1403 DHAKA DR
ROCKWALL, TX 75087

BELL JEREMY AND MARI CHRISTINE BELL
1403 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

FAKE MARK C & KATHRYN K
1403 WHITE WATER LN
ROCKWALL, TX 75087

DREWISKE LAUREN AND DANIEL
1404 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1405 HARVARD DR
ROCKWALL, TX 75087

HUGHES JIMMY W & TINA M
1405 OPEN BAY COURT
ROCKWALL, TX 75087

LAWSON MATTHEW & ROBBIE
1405 PLUMMER DR
ROCKWALL, TX 75087

HANNAH ANGELIA YVETTE
1405 WATERS EDGE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1406 AUDOBON LANE
ROCKWALL, TX 75087

BARAKATT SHEA N
1407 MONTEGO CT
ROCKWALL, TX 75087

MEZZANOTTE JOHN AND JENNY
1407 PALASADES COURT
ROCKWALL, TX 75087

JENNINGS AMBER B & TIMOTHY D
1407 RAPIDS COURT
ROCKWALL, TX 75087

TUTTLE LEON AND BILLIE J
1408 DHAKA DR
ROCKWALL, TX 75087

FLOWERS DUSTIN PAUL AND KACI RAE
1408 MONTEGO COURT
ROCKWALL, TX 75087

SINGH RANBIR
1408 PALASADES CT
ROCKWALL, TX 75087

DUNLOP LINDA LOU
1408 RAPIDS COURT
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

HELIE ROBERT A AND MADELEINE B
1408 WHITE WATER LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1409 HARVARD DR
ROCKWALL, TX 75087

SAMFORD CHARLES T JR AND JESSICA D
1409 CRESCENT COVE DR
ROCKWALL, TX 75087

BONNYCASTLE JOSEPH AND LOUISE
1409 DHAKA DR
ROCKWALL, TX 75087

SENER MICHAEL D AND MEGAN E
1409 PHELPS LAKE DR
ROCKWALL, TX 75087

MULLOWNEY PATRICK
1409 WHITE WATER LN
ROCKWALL, TX 75087

FRANKLIN JAMES K AND ELLANORA R
1410 OPEN BAY CT
ROCKWALL, TX 75087

CHILCOTE BARRY J & CONNIE L
1410 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

ALEMAN JORGE R AND ELISABETH B
1410 SILVER LAKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1411 HARVARD DR
ROCKWALL, TX 75087

COMBS JAY M & DONNA
1411 SILVER LAKE DRIVE
ROCKWALL, TX 75087

SNYDER ROBERT A & CARRIE J
14126 20TH DR SE
MILL CREEK, WA 98012

JENNINGS JUDY
1413 MONTEGO CT
ROCKWALL, TX 75087

VAN LOWE KENNETH C JR
1413 RAPIDS CT
ROCKWALL, TX 75087

FRAZIER JOHN C
1414 AUDOBON LANE
ROCKWALL, TX 75087

MILLER CURTIS W & MARY MARGARET MYER
1414 BRITTANY WAY
ROCKWALL, TX 75087

GARCIA MARIE S AND CARLOS C
1414 DHAKA DR
ROCKWALL, TX 75087

CONFIDENTIAL
1414 MONTEGO CT
ROCKWALL, TX 75087

CRABB LAURIE M
1414 PALASADES CT
ROCKWALL, TX 75087

MOBERLY JEFFREY A
1414 RAPIDS CT
ROCKWALL, TX 75087

MATHAI JOYCE
1414 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1415 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1415 OPEN BAY CT
ROCKWALL, TX 75087

MOSLENER MICHAEL J & JAN D
1415 BRITTANY WAY
ROCKWALL, TX 75087

SHINDOLL LINDA J
1415 CRESCENT COVE DR
ROCKWALL, TX 75087

ROSPIGLIOSI JOHN A
1415 DHAKA DRIVE
ROCKWALL, TX 75087

ONSUM KEITH W AND RACHEL Y
1415 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

DENNY READE EDWARD
1415 WHITE WATER LN
ROCKWALL, TX 75087

WATSON WILLIAM H AND VIVIAN J
1416 OPEN BAY CT
ROCKWALL, TX 75087

WILLIAMS DARLA AND TERRY
1416 PHELPS LAKE DR
ROCKWALL, TX 75087

BRYANT MICHAEL H & MARY D
1416 SILVER LAKE DRIVE
ROCKWALL, TX 75087

KNIZE NICHOLAS W
1417 RED WOLF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1419 HARVARD DR
ROCKWALL, TX 75087

MOORE TRAVIS & AMY
1419 MONTEGO CT
ROCKWALL, TX 75087

HAMIL JOHN T AND DONNA
1419 PALASADES CT
ROCKWALL, TX 75087

MASCORRO SHELLEY ANISSA
1419 PILGRIM
ROCKWALL, TX 75087

PATTERSON JIMMY R AND MONICA K
PATTERSON
1419 RAPIDS COURT
ROCKWALL, TX 75087

FLETCHER DEBORAH
1420 MONTEGO CT
ROCKWALL, TX 75087

MORALES CLAUDIA A
1420 PALASADES CT
ROCKWALL, TX 75087

PHILPOTT BILLY D AND
1420 RAPIDS COURT
ROCKWALL, TX 75087

KOTTKE BENJAMIN AND TERI L
1421 MEMORIAL DR
ROCKWALL, TX 75087

RUTLEDGE CHRISTOPHER G AND TIFFANY N
1421 OPEN BAY CT
ROCKWALL, TX 75087

GAUVIN COLLEEN
1421 WHITE WATER LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1422 AUDOBON LN
ROCKWALL, TX 75087

LOPEZ OSCAR R & ARELIS
1422 OPEN BAY COURT
ROCKWALL, TX 75087

BURNETT KEITH & MICHELLE
1422 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

EVANS JAMES M & LAURA F
1422 SILVER LAKE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1423 HARVARD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1423 RED WOLF DR
ROCKWALL, TX 75087

PYLE CARRIE SUZANNE
1424 BRITTANY WAY
ROCKWALL, TX 75087

BREWER ROBERT & LESLIE DODGE
1425 BRITTANY WAY
ROCKWALL, TX 75087

THOMPSON ANTHONY AND KATHY
1425 MONTEGO CT
ROCKWALL, TX 75087

BALLI NOE JR
1425 PALASADES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1426 PALASADES CT
ROCKWALL, TX 75087

FOSTER BRIAN S
1426 MONTEGO CT
ROCKWALL, TX 75087

HARKNESS DONALD W AND SUSAN J
1426 PALASADES CT
ROCKWALL, TX 75087

CONFIDENTIAL
1426 RAPIDS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1427 HARVARD DR
ROCKWALL, TX 75087

HULBERT JULIE
1427 OPEN BAY CT
ROCKWALL, TX 75087

DACUS JOLYNN AND WAYNE
1428 OPEN BAY CT
ROCKWALL, TX 75087

AGUIRRE KATHLEA SWEETSY AND ARISTOTLE
1428 PHELPS LAKE DR
ROCKWALL, TX 75087

PRUITT ASHLEY M & CASEY D
1428 SILVER LAKE DRIVE
ROCKWALL, TX 75087

ELLIOTT KIMBERLY AND MALCOLM
1429 PILGRIM CT
ROCKWALL, TX 75087

SHIRLEY CHAD & CINDY
1429 RED WOLF DR
ROCKWALL, TX 75087

DORAZIO RICHARD & SHARON LIVING TRUST
143 SHEPHERDS GLEN RD
HEATH, TX 75032

WALT EARNEST & PAMELA
1430 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1431 HARVARD DR
ROCKWALL, TX 75087

RODRIGUEZ ANDRES B & DEANNA M
1431 BRITTANY WAY
ROCKWALL, TX 75087

JONES DION GABRIELLE
1431 MEMORIAL DR
ROCKWALL, MS 75087

REMEDIZ CELESTE AND TYLER R
1431 PALASADES CT
ROCKWALL, TX 75087

PAQUIN CHRIS
1432 BRITTANY WAY
ROCKWALL, TX 75087

BECK JENNIFER ANN & JASON S
1432 MONTEGO CT
ROCKWALL, TX 75087

STEVENS COURTNEY
1432 PALASADES COURT
ROCKWALL, TX 75087

JAGACZEWSKI EDWARD & GLORIA
1432 PILGRIM
ROCKWALL, TX 75087

BROWN SHANNON THOMAS AND CORA NICOLE
1432 RED WOLF DR
ROCKWALL, TX 75087

PITTMAN MARK RICHARD AND JULIE A
1433 OPEN BAY COURT
ROCKWALL, TX 75087

JONES ASHLEY
1434 MEMORIAL DRIVE
ROCKWALL, TX 75087

BENNERS ROBERT JR AND TAMMI
1434 OPEN BAY CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1435 HARVARD DR
ROCKWALL, TX 75087

MALONE BRADLEY K AND BRIANNA M
1435 MONTEGO CT
ROCKWALL, TX 75087

CONSELMAN CHARLES A AND MARY ESTHER
1435 PILGRIM
ROCKWALL, TX 75087

CONFIDENTIAL
1435 RED WOLF DR
ROCKWALL, TX 75087

WHITWORTH JOSEPH AND KATHLEEN
1437 BRITTANY WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1437 PALASADES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1438 PALASADES CT
ROCKWALL, TX 75087

JACKSON GLENDA LISA
1438 AUDOBON LN
ROCKWALL, TX 75087

CARRERAS YULY D & ALEXANDER RAMOS
PLACENCIA
1438 CALLING CIRCLE
ROCKWALL, TX 75087

YOUNG BRENT W AND IRIS L
1438 MONTEGO CT
ROCKWALL, TX 75087

HAMPTON RONALD T
1438 RED WOLF DRIVE
ROCKWALL, TX 75087

RADOVIC CVETKO
1439 MEMORIAL DR
ROCKWALL, TX 75087

BALLARD ROBERT LEE & SYLVIA JEAN
1440 BRITTANY WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD 0
AUSTIN, TX 78660

PACESETTER HOMES LLC
14400 THE LAKES BLVD 0
AUSTIN, TX 78660

CURRENT RESIDENT
1441 PILGRIM CT
ROCKWALL, TX 75087

CONFIDENTIAL
1441 RED WOLF DR
ROCKWALL, TX 75087

STEWART FAMILY LIVING TR
1442 PILGRIM
ROCKWALL, TX 75087

LYNCH KOLLEEN & RYAN
1444 MONTEGO COURT
ROCKWALL, TX 75087

HILL JUDITH LEEANN AND BILLY
1444 PALASADES CT
ROCKWALL, TX 75087

WINHAM MARY LEE
1444 RED WOLF DR
ROCKWALL, TX 75087

KOUSSA RAMSEY RAM ADEL
1445 BRITTANY WAY
ROCKWALL, TX 75087

SHAIN SHANNON DUANE
1446 AUDOBON LN
ROCKWALL, TX 75087

RAMIREZ RAYNALDO & VALARIE
1446 MEMORIAL DRIVE
ROCKWALL, TX 75087

FARLEY JOHN S & LEIGH A
1447 MEMORIAL DR
ROCKWALL, TX 75087

GIARDINA NICHOLAS J JR
1447 PALASADES CT
ROCKWALL, TX 75087

FRANSEN JAMIESON B AND GINNY A
1447 PILGRIM
ROCKWALL, TX 75087

CONFIDENTIAL
1447 RED WOLF DR
ROCKWALL, TX 75087

STEVENS PAUL H & CAROL J
1448 BRITTANY WAY
ROCKWALL, TX 75087

COVINGTON TIMOTHY K & JULIE K
1448 PILGRIM
ROCKWALL, TX 75087

JAIMES URIEL
1450 MEMORIAL DR
ROCKWALL, TX 75087

CORDER GEORGE E JR AND DOTTIE MAE
1450 PALASADES CT
ROCKWALL, TX 75087

JUNOD HELEN
1450 RED WOLF LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1451 FM1141
ROCKWALL, TX 75087

TANNER WILMA GRACE
1451 FM 1141
ROCKWALL, TX 75087

MITTENDORF CHRIS ERIC & STEPHANY NOELLE
1452 AUDOBON LANE
ROCKWALL, TX 75087

BARLOW CHRISTOPHER CARTER AND
1453 BRITTANY WAY
ROCKWALL, TX 75087

SANDRA PRICE TRUSTEE
1453 RED WOLF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1454 MEMORIAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1455 MEMORIAL DR
ROCKWALL, TX 75087

HANES LUCINDA
1456 BRITTANY WAY
ROCKWALL, TX 75087

HAURY SARA
1456 RED WOLF DR
ROCKWALL, TX 75087

GLOGOVAC OBRAD & VERA
1458 AUDOBON LN
ROCKWALL, TX 75087

KING GREGORY P & THERESA A
1459 RED WOLF DR
ROCKWALL, TX 75087

GREY CHRISTOPHER F AND LAURA J
1460 MEMORIAL DR
ROCKWALL, TX 75087

STELLA LESLEY
1461 BRITTANY WAY
ROCKWALL, TX 75032

GRIFFIN BOBBIE DILLAHUNTY
1462 RED WOLF DR
ROCKWALL, TX 75087

STONEHAM LESLIE E
1463 MEMORIAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1464 AUDOBON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1464 BRITTANY WAY
ROCKWALL, TX 75087

WEEKS LINDA MAYE
1465 RED WOLF DR
ROCKWALL, TX 75087

MEYERS SHELLEY DANNE & TIMOTHY ANDREW
1466 MEMORIAL DR
ROCKWALL, TX 75087

HAYWORTH AMY AND
1468 RED WOLF DR
ROCKWALL, TX 75087

ZINGG LOLA J
1469 BRITTANY WAY
ROCKWALL, TX 75087

PANTER JOSHUA AND AMBER
1470 AUDOBON LN
ROCKWALL, TX 75087

FREEMAN TODD MICHAEL
1471 RED WOLF DR
ROCKWALL, TX 75087

BUIE L M & JANE B
1472 BRITTANY WAY
ROCKWALL, TX 75087

STOLL ROBERT AND ANN
1472 MEMORIAL DR
ROCKWALL, TX 75087

MORENO ANTONIO & JANET
1473 MEMORIAL DR
ROCKWALL, TX 75087

BENSON LINWOOD AND NANCY
1474 RED WOLF DRIVE
ROCKWALL, TX 75087

ELLER DIANE ELIZABETH
1476 AUDOBON LN
ROCKWALL, TX 75087

LANNNOYE RACHEL M & MARK C
1477 BRITTANY WAY
ROCKWALL, TX 75087

LOPEZ AURELIO A
1477 RED WOLF DR
ROCKWALL, TX 75087

WATTS KENNETH A & LISA
1478 MEMORIAL DR
ROCKWALL, TX 75087

CASTLEBERRY DANNY LEE & RUTH E
1480 BRITTANY WAY
ROCKWALL, TX 75087

TROUSDALE JOHN R
1480 RED WOLF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1482 AUDOBON LN
ROCKWALL, TX 75087

VIDEA & GONZALEZ
1483 RED WOLF DR
ROCKWALL, TX 75087

BOTTOMS DEBRA E & CHARLES G
1484 MEMORIAL DR
ROCKWALL, TX 75087

MILLIGAN FAMILY TRUST
1485 BRITTANY WAY
ROCKWALL, TX 75087

BEYER ALFRED B & JANET M
1486 RED WOLF DR
ROCKWALL, TX 75087

VOLPE JOANN
1488 AUDOBON LN
ROCKWALL, TX 75087

ELLIS BRIAN & LAUREN
1488 BRITTANY WAY
ROCKWALL, TX 75087

TUTTLE DAVID & CAROLYN
1490 MEMORIAL DR
ROCKWALL, TX 75087

HAYNES GEORGE J & CAROLYN J
1491 AUDOBON LN
ROCKWALL, TX 75087

MAYO GARY M & LILIAN URBINA-MAYO
1491 RED WOLF DR
ROCKWALL, TX 75087

PADILLA OSCAR & MELISSA
1493 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1494 RED WOLF DR
ROCKWALL, TX 75087

CASAZZA ALBERT AND ALEXIS K
1496 BRITTANY WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1501 CALLING CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
1501 HARVARD DR
ROCKWALL, TX 75087

HELMER KALENA AND BRIAN
1501 AUDOBON LN
ROCKWALL, TX 75087

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

EZRIN RENANA M
1502 LOCHNESS CT
ROCKWALL, TX 75087

BOYLES GLYN E & MARY F
1503 BRITTANY WAY
ROCKWALL, TX 75087

WILLIAMS THOMAS MICHAEL AND
1504 BRITTANY WAY
ROCKWALL, TX 75087

KILLINGSWORTH ANDY OWEN AND LISA
PERKOWSKI KILLINGSWORTH
1504 CALLING CIR
ROCKWALL, TX 75087

PACKETT MICHAEL D AND DANA D
1505 LOCHNESS CT
ROCKWALL, TX 75087

BREWER BETTIE M
1506 GREAT LAKES CT
ROCKWALL, TX 75087

HETMWE MATTHEW A AND DEBRA S
1506 GREAT LAKES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 HARVARD DR
ROCKWALL, TX 75087

SUIRE AARON AND SHANNON ARMSTRONG
1507 CALLING CIR
ROCKWALL, TX 75087

INGRAM AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

MANN MICHAEL AND KRYSTAL
1509 GREAT LAKES CT
ROCKWALL, TX 75087

SPARKS KERRY JOSHUA AND JENNIFER
1510 CHESAPEAKE DR
ROCKWALL, TX 75087

RANGEL DANIEL & YOSELIN
1510 LOCKNESS CT
ROCKWALL, TX 75087

SCARBOROUGH AUDREY M
1511 BRITTANY WAY
ROCKWALL, TX 75087

RODRIGUEZ NATIVIDAD JR AND CRUZEL VIA
1512 CALLING CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
1513 HARVARD DR
ROCKWALL, TX 75087

ABSTON DAVID AND KATHRYN
1513 CALLING CIRCLE
ROCKWALL, TX 75087

REDDY FAMILY REVOCABLE TRUST
1515 LOCHNESS COURT
ROCKWALL, TX 75087

ROBINETTE MARK P AND JENNIFER L
1516 GREAT LAKES CT
ROCKWALL, TX 75087

VALDERAS KEITH AND LAUREN
1516 LOCHNESS CT
ROCKWALL, TX 75087

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

BALLARD JOSHUA G AND COLLEEN M
1518 CALLING CIR
ROCKWALL, TX 75087

HANZLICEK BENJAMIN J
1518 CHESAPEAKE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1519 HARVARD DR
ROCKWALL, TX 75087

CONFIDENTIAL
1519 CALLING CIR
ROCKWALL, TX 75087

RATHER CHRIS T
1519 GREAT LAKES CT
ROCKWALL, TX 75087

JOBSON MARK AND PATRICIA
1521 LOCHNESS CT
ROCKWALL, TX 75087

EVANS RENEE L
1522 GREAT LAKES CT
ROCKWALL, TX 75087

WHITESIDE JOHN M AND JEANNINE
1522 LOCHNESS CT
ROCKWALL, TX 75087

TOVAR ELISA M
1524 CALLING CIRCLE
ROCKWALL, TX 75087

SIMMONS JESSE ALLAN AND ANGIE MAGDY
1524 CHESAPEAKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1525 HARVARD DR
ROCKWALL, TX 75087

WILLIAMS MICHAEL L AND PEGGY A
1525 CALLING CIRCLE
ROCKWALL, TX 75087

BOYD TONY L AND LINDA
1525 GREAT LAKES CT
ROCKWALL, TX 75087

BILODEAU ELIZABETH
1527 LOCHNESS CT
ROCKWALL, TX 75087

PERSON BRANDON A AND KRISTINA L
1528 GREAT LAKES CT
ROCKWALL, TX 75087

MAGOUYRK WADE C SR AND COURTNEY L
1528 LOCHNESS CT
ROCKWALL, TX 75087

ORR DONNIE & ALICE
1530 CHESAPEAKE DRIVE
ROCKWALL, TX 75087

PETTY LYNDEN AND VICTORIA
1531 CALLING CIR
ROCKWALL, TX 75087

ADEMA DALE J AND VICKIE J
1531 GREAT LAKES CT
ROCKWALL, TX 75087

RAIBOURN JAMES CRAIG
1533 LOCHNESS COURT
ROCKWALL, TX 75087

WILLIAMS JARED R & HEATHER L
1534 LOCHNESS COURT
ROCKWALL, TX 75087

RICHARD EXPO
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

RICHARD EXPO
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

SAFIEDDINE BARRAK
1537 GREAT LAKES CT
ROCKWALL, TX 75087

ARGENAL JULIO GABRIEL & AMBER ELIZABETH
1539 LOCHNESS COURT
ROCKWALL, TX 75087

ARNOLD KELLY L AND MARTIN
1540 GREAT LAKES CT
ROCKWALL, TX 75087

KELSO MICHAEL AND MAURA
1540 LOCHNESS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1543 GREAT LAKES CT
ROCKWALL, TX 75087

PROTHRO ALISE
1543 GREAT LAKES COURT
ROCKWALL, TX 75087

HASSELL ERIN L
1545 LOCHNESS CT
ROCKWALL, TX 75087

NOGGLE SCOTT AND CARRI
1546 GREAT LAKES CT
ROCKWALL, TX 75087

SELMAN JOHN C JR AND VIRGINIA A
1546 LOCHNESS CT
ROCKWALL, TX 75087

GRANT NICHOLAS P & SHERRI D
1569 E QUAIL RUN RD
ROCKWALL, TX 75087

SABRSULA MELISSA
1571 ANNA CADR RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1600 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1604 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1608 WANETA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1612 WANETA DR
ROCKWALL, TX 75087

YMCA OF DALLAS
1621 W WALNUT HILL LN
IRVING, TX 75038

ROADRUNNER PROPERTIES LLC
16902 PRESTON RD
DALLAS, TX 75248

LANKFORD BONNIE
1691 OLD E QUAIL RUN RD
ROCKWALL, TX 75087

HPA BORROWER 2018-1 MS LLC
180 N STETSON AVE 0
CHICAGO, IL 60601

HPA TEXAS SUB 2017-1 LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

HP TEXAS I LLC DBA HPA TX LLC
180 NORTH STETSON AVENUE 0
CHICAGO, IL 60601

MEGATEL HOMES LLC
1800 VALLEY VIEW LANE 0
FARMERS BRANCH, TX 75234

ESCOBEDO CARLOS DAVID
184 RAINTREE CT
ROCKWALL, TX 75087

CHEN ZEHUA
1840 SAN JACINTO DRIVE
ALLEN, TX 75013

CERBERUS SFR HOLDINGS, L.P.
1850 PARKWAY PLACE 0
MARIETTA, GA 30067

HOLMES HENRIETTA
1862 EMERALD BAY DR
ROCKWALL, TX 75087

WALKER, LORI MICHELE & THOMAS S
187 RAINTREE COURT
ROCKWALL, TX 75087

NEDELCU MIHAI & AMY
190 RAINTREE CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1901 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
191 E QUAIL RUN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1945 N GOLIAD ST
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

SHREVE RICHARD
195 RAINTREE COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
1950 N GOLIAD
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

GALLEGOS JUAN ADOLFO
197 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1979 N GOLIAD ST
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
199 DARRIN DR
ROCKWALL, TX 75087

YOUNG BARBARA NEUMANN
199 CODY PLACE
ROCKWALL, TX 75087

DEAN STACY
200 DARRIN DR
ROCKWALL, TX 75087

KENNET TYLER D AND DONELLE M
200 RAINTREE COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX 75087

MCWHIRTER CRAIG L
201 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
202 JOE WHITE ST
ROCKWALL, TX 75087

GANDY GEORGIA KNEL
202 DARRIN DR
ROCKWALL, TX 75087

ABERNATHY HENRY A & DONNA G
2024 SUN DRIVE
ROCKWALL, TX 75032

DEAN LUTHER A
2026 SUN DR
ROCKWALL, TX 75032

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

DAVIS ROBERT C
203 DARRIN
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

NELSON THERESE D
204 DARRIN DR
ROCKWALL, TX 75087

HATCHER MATTHEW S & IRENE
204 HARRIS DR
ROCKWALL, TX 75087

DRAKE EDWARD J II & JENNIFER R
205 DARRIN DRIVE
ROCKWALL, TX 75087

ZACEK COLLIN M & APRIL O
205 RAINTREE CT
ROCKWALL, TX 75087

RUDOLPH COLLIN J
206 DARRIN DRIVE
ROCKWALL, TX 75087

PEVELER MICHAEL A
206 HARRIS DR
ROCKWALL, TX 75087

MITCHELL KELLI A &
207 CODY PL
ROCKWALL, TX 75087

HARTMEIER MICHAEL J & DEANNA K
208 DARRIN DR
ROCKWALL, TX 75087

FRAZIER BILL E & LISA KEE
208 HARRIS DR
ROCKWALL, TX 75087

HENSON ORA LOUISE
209 DARRIN DR
ROCKWALL, TX 75087

VOGEL TANA
209 HARRIS DRIVE
ROCKWALL, TX 75087

BURNHAM TANA
209 HARRIS DRIVE
ROCKWALL, TX 75087

ZOLMAN ADAM DAVID AND
210 DARRIN DRIVE
ROCKWALL, TX 75087

HARRIS RICHARD D & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

PERKINS STEPHEN DEWITT
210 HARRIS DR
ROCKWALL, TX 75087

REED TERESA
211 CODY PLACE
ROCKWALL, TX 75087

MARINO STEFANO
211 HARRIS DR
ROCKWALL, TX 75087

BOWEN JAMES A
2111 MEADOWVIEW DR
CADDO MILLS, TX 75135

CURRENT RESIDENT
212 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
213 HARRIS DR
ROCKWALL, TX 75087

RATH OSCAR
213 DARRIN DR
ROCKWALL, TX 75087

BREWER RICK A AND KRISTINE A
214 DARRIN DRIVE
ROCKWALL, TX 75087

GRIFFIN PATTY JEAN CORNELIUS
2140 AIRPORT RD
ROCKWALL, TX 75087

MURRAY JOHN DAVID
215 CODY PLACE
ROCKWALL, TX 75087

GLOBIS RAYMOND M
215 HARRIS DR
ROCKWALL, TX 75087

DALTON MELLONIE MCCROAN
215 RIVER FERN AVE 0
GARLAND, TX 75040

HENDERSON KATHRYN D
216 JOE WHITE ST
ROCKWALL, TX 75087

SMITH ERICA
217 DARRIN DR
ROCKWALL, TX 75087

BROCKWAY WINDELL C & DONNA K
217 HARRIS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
218 JOE WHITE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
219 HARRIS DR
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA
219 CODY PL
ROCKWALL, TX 75087

ALLISON MARIE E
219 DARRIN DR
ROCKWALL, TX 75087

AGUILLON AUDON ETUX
219 JOE WHITE ST
ROCKWALL, TX 75087

PEOPLES CHRISTINA AND ASHLEY ELIZABETH
GHEEN GANDY AND
220 JOE WHITE STREET
ROCKWALL, TX 75087

MORENO EUGENE MARK & ROCIO
221 DARRIN DRIVE
ROCKWALL, TX 75087

REICK GEORGE & MARY L
221 HARRIS DR
ROCKWALL, TX 75087

JOPLIN JADE & HEATHER
221 JOE WHITE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
222 JOE WHITE ST
ROCKWALL, TX 75087

SOON OI LING
2221 ALL SAINTS LN
PLANO, TX 75025

KEARBY LESLIE
223 JOE WHITE ST
ROCKWALL, TX 75087

KEARBY JESSICA
223 JOE WHITE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2268 N LAKESHORE DR
ROCKWALL, TX 75087

ZHOU XIAOQI AND LIRONG LI
227 BRANDON LN
MURPHY, TX 75094

CECIL WILLIAM DALE & LINDA SUE
227 JOE WHITE ST
ROCKWALL, TX 75087

BARFIELD JOHN A
227 WISE
ORANGE GROVE, TX 78372

DARST KATHY S
229 JOE WHITE ST
ROCKWALL, TX 75087

OBENSHAIN HARLIN & CYNTHIA A
231 JOE WHITE ST
ROCKWALL, TX 75087

HUBBARD RICHARD L & BRANDI
2316 SADDLEBROOK LN
ROCKWALL, TX 75087

KYLE JOHN K & MARGARET E
2320 FAIRWAY CIRCLE
HEATH, TX 75032

TURBYFILL SANDRA B
235 GLACIER AVE
FAIRBANKS, AK 99701

TAYLOR MARK G & JESSICA K
237 CLEM RD
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
2500 LEGACY DR 0
FRISCO, TX 75034

COSLEY STEVEN M
25129 THE OLD ROAD 0
STEVENSON RANCH, CA 91381

HACKER TREVOR WILLIAM
2513 BLACK TERN WAY
ELK GROVE, CA 95757

WILLIAMS JONI DIANE
2550 DAYBREAK DRIVE
ROCKWALL, TX 75032

STANDARD FAMILY TRUST
2750 S NOLINA PL
CHANDLER, AZ 85286

SMITH GEOFFREY
3 REBECCA CT
WALNUT CREEK, CA 94597

CURRENT RESIDENT
300 LOS ALTOS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
300 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3009 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
3009 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
301 LOS ALTOS DR
ROCKWALL, TX 75087

GLASS JERRY R
301 MEADOWDALE DR
ROCKWALL, TX 75087

RACK PARTNERS LTD
3021 RIDGE RD SUITE A 0
ROCKWALL, TX 75032

ROCKWALL PROPERTY CORP
305 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
306 NAKOMA DR
ROCKWALL, TX 75087

MAYER CATHERINE
306 LOS ALTOS DR
ROCKWALL, TX 75087

AMH 2014-2 BORROWER LLC
30601 AGOURA RD 0
AGOURA HILLS, CA 91301

CURRENT RESIDENT
307 LOS ALTOS DR
ROCKWALL, TX 75087

ROSINI GREG AND CAROL
3095 WINCREST DR
ROCKWALL, TX 75032

JAEGER DREW AND LAUREN
312 LOS ALTOS DR
ROCKWALL, TX 75087

HUFF ELLIOTT AND TOBIE
312 NAKOMA DRIVE
ROCKWALL, TX 75087

GUNN VALERIA LEWIS & WILBERT
313 LOS ALTOS DR
ROCKWALL, TX 75087

CLARK ALLAN JR
313 NAKOMA DR
ROCKWALL, TX 75087

CHAPMAN CHRISTOPHER G AND
3131 S HASKELL AVE
DALLAS, TX 75223

COLE HC ROCKWALL TX LLC
3150 HORIZON RD
ROCKWALL, TX 75032

WEBER MARY
318 COOPER ST
ROCKWALL, TX 75087

ROWLAND TOM & ELAINE
318 LOS ALTOS DR
ROCKWALL, TX 75087

CARLSON CURT AND MARIA
318 NAKOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
319 LOS ALTOS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
319 NAKOMA DR
ROCKWALL, TX 75087

LEHMANN SARAH M AND JOSHUA B
3208 BOUVIER ST
ROWLETT, TX 75088

CURRENT RESIDENT
325 NAKOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
331 NAKOMA DR
ROCKWALL, TX 75087

SANCHEZ JOEL
3310 MINOCO DR
DALLAS, TX 75227

FARAH NICOLAS & SIMONE
3402 ANTHONY CIRCLE
ROWLETT, TX 75088

R FIFTY GREEN HOMES
3410 S GLENBROOK DR
GARLAND, TX 75041

RWLADERA LLC
361 W BYRON NELSON BLVD O
ROANOKE, TX 76262

SALEHI MOHAMMAD
380 BEDFORD DRIVE
RICHARDSON, TX 75087

LOK JAMES S H & JANE F L TRUSTEES
O
3926 KINGRIDGE DR
SAN MATEO, CA 94403

CURRENT RESIDENT
400 FREMONT DR
ROCKWALL, TX 75087

TYSON STEPHANIE AND CARY
401 EMERSON DRIVE
ROCKWALL, TX 75087

NEAL DEMETRIA J
401 SONOMA DR
ROCKWALL, TX 75087

SANTINGA STEVEN D & CAROLYN S
406 FLORENCE DR
ROCKWALL, TX 75087

SMITH W MARK & RENE M
406 FREMONT DR
ROCKWALL, TX 75087

DELAHOUSSAYE GEORGE R AND DORA E
406 SONOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
407 EMERSON DR
ROCKWALL, TX 75087

SEUBERT ELIZABETH A
412 FREMONT DR
ROCKWALL, TX 75087

CURRENT RESIDENT
413 EMERSON DR
ROCKWALL, TX 75087

CULHANE MICHAEL J AND BRANDI HARDIN
41541 44TH ST 2
QUARTZ HILL, CA 93536

MARLOWE JOEL B AND JOYLYNN
418 SONOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
419 EMERSON DR
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

BRAHIMAJ SHABAN A
424 SONOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
425 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
430 EMERSON DR
ROCKWALL, TX 75087

DANNA RUSSELL JOHN & SUSAN LYNN
430 SONOMA DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
431 EMERSON DR
ROCKWALL, TX 75087

INGALLS MICHELE
431 SONOMA DRIVE
ROCKWALL, TX 75087

JOBE BRYAN AND KAREN
436 EMERSON DRIVE
ROCKWALL, TX 75087

MILLER TOBY M &
O
436 SONOMA DR
ROCKWALL, TX 75087

BRINKMAN DANIEL
437 EMERSON DRIVE
ROCKWALL, TX 75087

HARRISON JEFFERY F & SHARON
437 SONOMA DRIVE
ROCKWALL, TX 75087

RENICK TINA NEILE
442 SONOMA DR
ROCKWALL, TX 75087

CURRENT RESIDENT
443 SONOMA DR
ROCKWALL, TX 75087

DALE JIMMY F AND KAY
446 BARNES BRIDGE RD
SUNNYVALE, TX 75182

SOLER JOSEPH
4462 VISTA MEADOW CT
MOORPARK, CA 93021

TOMASINO JUAN C &
O
448 SONOMA DR
ROCKWALL, TX 75087

WILLIAMS HAROLD B & SHARON R
450 COVEY TRL
ROCKWALL, TX 75087

PERKINS CHARLES B & NEALE S
4553 ACACIA WAY
PENNGROVE, CA 94951

MAXWELL TRACY AND KASSIE
456 COVEY TR
ROCKWALL, TX 75087

REEVES ARTHUR RICHARD IV
4650 WASHINGTON BLVD APT 804
ARLINGTON, VA 22201

JERVISS LINDA M
4701 PARK HILL DR
PLACERVILLE, CA 95667

BAUMANN LAURA
4781 SECRET COVE
ROCKWALL, TX 75032

HODGES PATRICK L
481 ARCADIA WAY
ROCKWALL, TX 75087

SPAFFORD SARAH
494 DOWELL RD
ROCKWALL, TX 75032

CURRENT RESIDENT
500 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
501 EMERSON DR
ROCKWALL, TX 75087

KOLESNYK OKSANA
502 COVEY TRAIL
ROCKWALL, TX 75087

BUCHHOLZ RON AND PENNY FAMILY
REVOCABLE TRUST
5035 PINE DR
BAYNTON BEACH, FL 33437

NEGA DONALD D & LISA M
505 BIG OAK CT
ROCKWALL, TX 75087

MUSTAPHA AHMAD
506 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
507 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
508 COVEY TR
ROCKWALL, TX 75087

FREEMAN TIMOTHY O & ANDREA
508 BIG OAK CT
ROCKWALL, TX 75087

COTNER HERBERT E & BARBARA T
511 BIG OAK CT
ROCKWALL, TX 75087

YERKS SHAWN AND LISA
512 EMERSON DRIVE
ROCKWALL, TX 75032

CAMPBELL ROBERT & PATRICIA
512 SANDPIPER LN
MESQUITE, TX 75149

CURRENT RESIDENT
513 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
513 EMERSON DR
ROCKWALL, TX 75087

SIDHU REET
514 BIG OAK CT
ROCKWALL, TX 75087

MCMILLAN ROBERT
514 COVEY TRL
ROCKWALL, TX 75087

HARTSFIELD MELINDA ANN & BRADLEY GENE
516 SAVANAH CT
ROCKWALL, TX 75087

SANDMAN REBECCA
517 BIG OAK CT
ROCKWALL, TX 75087

LANE DEBRA
517 SAVANAH COURT
ROCKWALL, TX 75087

BODINO LORI ANN
518 EMERSON DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
519 EMERSON DR
ROCKWALL, TX 75087

DUPRE EMILY JOY
520 COVEY TRAIL
ROCKWALL, TX 75087

HULTQUIST JON J & BETH L
520 SAVANAH COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
521 COVEY TRL
ROCKWALL, TX 75087

BROWN VICTURE D
523 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
524 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
525 EMERSON DR
ROCKWALL, TX 75087

CONFIDENTIAL
525 SAVANAH CT
ROCKWALL, TX 75087

HUNT JUNE
526 COVEY TRL
ROCKWALL, TX 75087

FELKNER GEORGE K AND CAROLYN
526 SAVANAH COURT
ROCKWALL, TX 75087

HAMILTON LYNDSE K
529 COVEY TR
ROCKWALL, TX 75087

CURRENT RESIDENT
530 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
531 EMERSON DR
ROCKWALL, TX 75087

SEATON JOSHUA A AND BETTY I EMELIANTSEV
532 COVEY TR
ROCKWALL, TX 75087

TAYLOR WILLIAM C & JENNIFER L
532 SAVANAH CT
ROCKWALL, TX 75087

COX MELISSA E
535 SAVANAH CT
ROCKWALL, TX 75087

GIBRALTER JEFFREY H & LACIE L
537 COVEY TRL
ROCKWALL, TX 75087

BOWEN JAMES R & CENIA
538 COVEY TRL
ROCKWALL, TX 75087

BURKART RICHARD G & DONNA D
540 SAVANAH CT
ROCKWALL, TX 75087

PAWLIK ROBERT
544 COVEY TR
ROCKWALL, TX 75087

MACK RYAN M SR & ROBIN L
545 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
550 LONE RIDER CT
ROCKWALL, TX 75087

GLOVER KERRY CLOYCE AND JOANN
550 E QUAIL RUN RD
ROCKWALL, TX 75087

BAKER JUSTIN T AND MORGAN CHAIVRE
550 SAVANAH CT
ROCKWALL, TX 75087

HAYS REVOCABLE MANAGEMENT TRUST
0
555 LONE RIDER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
565 LONE RIDER CT
ROCKWALL, TX 75087

YINGLING JOHN R
570 EAST QUAIL RUN ROAD
ROCKWALL, TX 75087

TEFERI ADEY & SINTAYEHU TSEGAHUN
572 DUTCH ELM DR
HERCULES, CA 94547

SILVA JOHN J
573 LONE RIDER CT
ROCKWALL, TX 75087

CARUTH RIDGE EST HOMEOWNERS ASSOC INC
0
5757 ALPHA RD STE 680
DALLAS, TX 75240

LAKEVIEW SUMMIT HOMEOWNERS
ASSOCIATION
0
5757 ALPHA ROAD 0
DALLAS, TX 75240

HOFFMAN STEVEN AND DANA
576 LUNE CT
LELAND, NC 28451

RK LAM LLC
5803 PENROSE AVENUE
DALLAS, TX 75206

BORCHARDT SCOTT AND JILL
581 LONE RIDER CT
ROCKWALL, TX 75087

JONES PHILIP AND MICHELLE
588 LONE RIDER CT
ROCKWALL, TX 75087

CASTILLO ROLAND
589 LONE RIDER CT
ROCKWALL, TX 75087

C3R INVESTMENTS LLC
594 LONE RIDER CT
ROCKWALL, TX 75087

TUMEY CHRISTOPHER & CARI
594 LONE RIDER CT
ROCKWALL, TX 75087

CASCIO PAUL & MICHELLE
597 LONE RIDER CT
ROCKWALL, TX 75087

REBAC OF ROCKWALL, LLC
6000 UNIVERSITY AVE 0
WEST DES MOINES, IA 50266

CURRENT RESIDENT
601 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
601 E HEATH ST
ROCKWALL, TX 75087

STEGALL VENTURES LLC
601 SUNSET HILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
602 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
602 LONE RIDER CT
ROCKWALL, TX 75087

GREAVES LARRY
602 COVEY TRL
ROCKWALL, TX 75087

KELBERT ERIC R
6021 WEST 85TH PLACE
LOS ANGELES, CA 90045

SUTTON JUDITH A
603 E HEATH ST
ROCKWALL, TX 75087

WEIDMAN JOHN R & FELICIA K
604 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
605 EMERSON DR
ROCKWALL, TX 75087

SCARBOROUGH BEN JR & IRENE T
605 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
605 E HEATH ST
ROCKWALL, TX 75087

BRIELLARD MARINETT J & CLEMENT
605 LONE RIDER CT
ROCKWALL, TX 75087

DAVIS SUSAN ELAINE BYRD
605 STORRS
ROCKWALL, TX 75087

CURRENT RESIDENT
606 EMERSON DR
ROCKWALL, TX 75087

SPERLING SANDY
607 E HEATH ST
ROCKWALL, TX 75087

STARK ROBERT S & TINA J
607 SAINT MARY ST
ROCKWALL, TX 75087

OBIOMA CHIBO & BLOSSOM
608 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
609 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
610 EMERSON DR
ROCKWALL, TX 75087

DANG YUNKUN & ZILAI ZHANG
6109 WINSTEAD DR
PLANO, TX 75024

2017 D S HARAKAL REVOCABLE TRUST
611 BIG OAK COURT
ROCKWALL, TX 75087

LIGHT THERESA S AND BASILIO JR
611 LONE RIDER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
612 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
613 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 EMERSON DR
ROCKWALL, TX 75087

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

FOSTER ROBERT J & KEIKO MURAO
616 BIG OAK
ROCKWALL, TX 75087

CURRENT RESIDENT
617 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
617 EMERSON DR
ROCKWALL, TX 75087

KETTLE JEREMY D
617 LONE RIDER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
618 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
620 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
621 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
622 EMERSON DR
ROCKWALL, TX 75087

WISEMAN JEANETTE H
622 BIG OAK COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
623 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
625 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
626 EMERSON DR
ROCKWALL, TX 75087

HASEGAWA TETSUYA & PATRICIA EMY AOKI
626 COVEY TRL
ROCKWALL, TX 75087

CURRENT RESIDENT
627 LONE RIDER CT
ROCKWALL, TX 75087

INCRISTI ANTHONY AND RITA ANN
628 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
629 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
630 EMERSON DR
ROCKWALL, TX 75087

MCCLANAHAN GREGORY T & CYNTHIA
631 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
633 EMERSON DR
ROCKWALL, TX 75087

CURRENT RESIDENT
634 EMERSON DR
ROCKWALL, TX 75087

HURST GREG N
635 LONE RIDER CT
ROCKWALL, TX 75032

HORNBAKER MICHAEL D & APRIL MAY
636 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
637 EMERSON DR
ROCKWALL, TX 75087

AAGENES ORVIS C & JANICE F
637 BIG OAK CT
ROCKWALL, TX 75087

CURRENT RESIDENT
641 EMERSON DR
ROCKWALL, TX 75087

SCHROEDER JOHN & LOVE JOY
641 LONE RIDER COURT
ROCKWALL, TX 75087

WILLIAMS JOHN E
643 BIG OAK CT
ROCKWALL, TX 75087

MELAMED RICHARD AND JOAN I
644 BIG OAK CT
ROCKWALL, TX 75087

WITT LOUISE
649 BIG OAK CT
ROCKWALL, TX 75087

KLEMM MERY & OTTO H
667 SANCTUARY GOLF PLACE
APOPKA, FL 32712

CURRENT RESIDENT
701 LONE RIDER CT
ROCKWALL, TX 75087

METE MUTLU AND NURCAN YURUK
701 SHREWSBURY PL
PLANO, TX 75074

TEMPLETON LORRAINE BIEGLER
702 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 BIG OAK CT
ROCKWALL, TX 75087

NICHOLS DANIEL AND
O
703 NASH ST
ROCKWALL, TX 75087

RUSHING BRIAN AND
O
705 NASH ST
ROCKWALL, TX 75087

ARELLANO JESUS L &
O
706 NASH ST
ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN
706 PARKS AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
707 NASH ST
ROCKWALL, TX 75087

WILCOX LOYD A
707 LAKE MEADOWS DR
ROCKWALL, TX 75087

KOLWINSKA GERALDINE D
708 PARKS AVE
ROCKWALL, TX 75087

MILLER ANNA
709 BIG OAK COURT
ROCKWALL, TX 75087

BREWER SHERI RENEE
709 NASH ST
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

KING MISTY
710 NASH STREET
ROCKWALL, TX 75087

SAYRE DONALD AND AMY
711 LONE RIDER CT
ROCKWALL, TX 75087

PALMER LINDA C
714 PARKS AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
715 BIG OAK CT
ROCKWALL, TX 75087

DYNATEX LLC
716 COUNTRY CLUB DR
HEATH, TX 75032

JONES MARK D & DIANNA ROSE
719 LONE RIDER CT
ROCKWALL, TX 75087

SPARACIO RUTHANN
720 KENSINGTON DRIVE
ROCKWALL, TX 75032

GARCIA ESTEBAN AND
O
7215 HALIFAX PL
SPRINGFIELD, VI 22150

MARTINEZ FELIX & BARBARA E
729 LONE RIDER CT
ROCKWALL, TX 75087

GKD PROPERTIES LLC
732 AVALON DRIVE
HEATH, TX 75032

MARRS JACY LARY & SONYA LACHELLE
737 LONE RIDER CT
ROCKWALL, TX 75087

SOLDATOVIC THOMAS
743 LONE RIDER CT
ROCKWALL, TX 75087

GOLIAD REAL ESTATE LLC
7700 EASTERN AVENUE O
DALLAS, TX 75209

PSB INDEMNITY FAMILY LIMITED PARTNERSHIP
777 PAUL DAVIS LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
801 E HEATH ST
ROCKWALL, TX 75087

BREWER PATRICIA E TRUSTEE OF
O
801 STIMSON STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
802 NASH ST
ROCKWALL, TX 75087

COLUNGA MAXIMO & MARGARITA
802 E HEATH ST
ROCKWALL, TX 75087

AZURDIA CECILIA RAQUEL
802 JACKSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
803 JACKSON ST
ROCKWALL, TX 75087

TAYLOR WANDA
803 E HEATH ST
ROCKWALL, TX 75087

STEGMAN CHRISTOPHER
803 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
804 JACKSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
804 NASH ST
ROCKWALL, TX 75087

BROWN REBECCA AND THOMAS
804 E HEATH ST
ROCKWALL, TX 75087

CARROLL JEFFREY D ETUX
804 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
805 JACKSON ST
ROCKWALL, TX 75087

KRUEGER CHARLES H & JENNY L
805 E HEATH ST
ROCKWALL, TX 75087

GHEEN SUE
805 STIMSON
ROCKWALL, TX 75087

CURRENT RESIDENT
806 JACKSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
806 NASH ST
ROCKWALL, TX 75087

CONLEY JANONA & THOMAS J
806 E. HEATH ST
ROCKWALL, TX 75087

DIAL ALICIA
806 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
807 JACKSON ST
ROCKWALL, TX 75087

MOHEDANO MARTIN
807 E HEATH ST
ROCKWALL, TX 75087

WORTHY SHARON ANN AND DENNIS KEITH
807 JACKSON STREET
ROCKWALL, TX 75087

WATERS DOUGLAS D
807 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
808 E HEATH ST
ROCKWALL, TX 75087

MILBY BOBBY
808 JACKSON ST
ROCKWALL, TX 75087

MCCASLAND R E
808 NASH ST
ROCKWALL, TX 75087

SMITH JACOB CALVIN
808 STIMSON ST
ROCKWALL, TX 75087

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

CURRENT RESIDENT
809 E HEATH ST
ROCKWALL, TX 75087

ISELL KATHARINE A
809 JACKSON ST
ROCKWALL, TX 75087

ESTRADA JESSE L
809 STIMSON STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
810 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
810 E HEATH ST
ROCKWALL, TX 75087

HUNT DENA
810 JACKSON ST
ROCKWALL, TX 75087

COPPAUS PHILLIP
810 NASH ST
ROCKWALL, TX 75087

WARDELL LUKE A
811 E HEATH ST
ROCKWALL, TX 75087

JOSEY TRAVIS
811 JACKSON STREET
ROCKWALL, TX 75087

BRIDGES ANTHONY G & LISA D
811 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
812 JACKSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
812 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
812 E HEATH ST
ROCKWALL, TX 75087

KINSEY HILLARY
812 EAST HEATH STREET
ROCKWALL, TX 75087

WIMPEE REBECCA AND JAKE
812 STIMSON ST
ROCKWALL, TX 75087

GULLEY STAN LAVERE ETUX
813 E HEATH ST
ROCKWALL, TX 75087

NEAL MERCY DAVID
813 JACKSON STREET
ROCKWALL, TX 75087

MASSEY BOBBY JOE
813 NASH ST
ROCKWALL, TX 75087

BIRD MICHAEL EDWIN
813 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
814 JACKSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
814 E HEATH ST
ROCKWALL, TX 75087

LIDE BRYAN D & CARROLL D
814 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
815 NASH ST
ROCKWALL, TX 75087

HODGES BRIAN CODY & CHRISTY MICHELLE
815 E HEATH ST
ROCKWALL, TX 75087

WEISS WILLIAM RODGERS
815 JACKSON ST
ROCKWALL, TX 75087

REYNOLDS ALAN J & ALANA B
815 N 8TH ST
GROVER BEACH, CA 93433

ROSS THOMAS D II
815 STIMSON STREET
ROCKWALL, TX 75087

NICHOLS CORY
816 E HEATH ST
ROCKWALL, TX 75087

LEROY RAYMOND
816 JACKSON ST
ROCKWALL, TX 75087

DAVIS MARY FRANCINE
816 NASH ST
ROCKWALL, TX 75087

RODRIGUEZ PAULA CANDACE
817 E HEATH STREET
ROCKWALL, TX 75087

GARZA YOLANDA & JUAN
817 JACKSON ST
ROCKWALL, TX 75087

CAMPBELL JIMMY
817 NASH ST
ROCKWALL, TX 75087

TELFORD JEFFREY BRYANT AND KEISHA L
817 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
818 NASH ST
ROCKWALL, TX 75087

HOLLAND ANN
818 E HEATH ST
ROCKWALL, TX 75087

MOORE MIRIAM
819 E HEATH ST
ROCKWALL, TX 75087

PETERSON DALE ETUX JANIE
819 JACKSON ST
ROCKWALL, TX 75087

FREEMAN DARLENE KING
819 NASH STREET
ROCKWALL, TX 75087

MILLER JOHN G & MARIANNE S
819 STIMSON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
820 HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
820 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
821 NASH ST
ROCKWALL, TX 75087

GRANBERRY COYCE
821 E HEATH ST
ROCKWALL, TX 75087

FLETCHER DONNA G
821 JACKSON ST
ROCKWALL, TX 75087

MCCOY WREY A & RHONDA L
821 STIMSON ST
ROCKWALL, TX 75087

STONE CREEK PHASE 8 LTD
8214 WESTCHESTER DR 0
DALLAS, TX 75225

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER DR 0
DALLAS, TX 75225

SMALL JESSICA RAELYN
822 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
823 JACKSON ST
ROCKWALL, TX 75087

MCCASLAND KENNETH W ET UX
823 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
824 HEATH ST
ROCKWALL, TX 75087

BICKEL JAMES R & CONNIE L
824 NASH ST
ROCKWALL, TX 75087

DOOLEY THOMAS W
825 NASH ST
ROCKWALL, TX 75087

POSEY SUE ELLEN
826 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
827 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
828 HEATH ST
ROCKWALL, TX 75087

WOODARD EMILY E AND BRACY
828 NASH ST
ROCKWALL, TX 75087

SEABOLT MARY LOUISE
829 NASH
ROCKWALL, TX 75087

ROACH KEITH & CHRISTINE
830 GLENMORE CT
ROCKWALL, TX 75087

STEWART IRIS J
830 NASH STREET
ROCKWALL, TX 75087

MCCLAIN LOUETTA
8309 TURNBERRY ST
ROWLETT, TX 75089

FELDMAN HAROLD
831 NASH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
832 WILLIAMS ST
ROCKWALL, TX 75087

JACOBSEN RICHARD S JR & PENNY A
832 COUNTY ROAD 1120
CUMBY, TX 75433

BAGWELL LAURA
832 NASH STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
834 NASH ST
ROCKWALL, TX 75087

RANDALL ROBERT S & SHERY B
835 HIGH COTTON LN
ROCKWALL, TX 75087

CURRENT RESIDENT
836 HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
840 HEATH ST
ROCKWALL, TX 75087

HOUCHIN ZACHARY
840 NASH ST
ROCKWALL, TX 75087

CASTORENA SHARON L
8402 CAPRICORN DR
UNIVERSAL CITY, TX 78148

DOTSON DUNCAN L & DOLORES J
841 HIGH COTTON LN
ROCKWALL, TX 75087

MINCE RANDY JOE & RHONDA LYNN
844 HIGH COTTON LN
ROCKWALL, TX 75087

WAY FAMILY TRUST
8441 S FM ROAD 549
ROCKWALL, TX 75032

MOORE WORTH INVESTMENTS LLC
8445 FREEPORT PKWY 0
IRVING, TX 75063

BISHOP JOHN & AUDREY K
845 REDWOOD TRL
ROCKWALL, TX 75087

WEAVER BONNIE & SCOTT
847 HIGH COTTON LN
ROCKWALL, TX 75087

ACKENBACK SPENCER AND HEATHER LYNN
SCHAMBER
847 WEST FM 1564
GREENVILLE, TX 75402

CHUNG WON S & HYE Y
850 HIGH COTTON LN
ROCKWALL, TX 75087

MCGEE JEFFRY S & DONNA L
851 WISPERWOOD DR
ROCKWALL, TX 75087

CONFIDENTIAL
853 HIGH COTTON LN
ROCKWALL, TX 75087

CONFIDENTIAL
853 REDWOOD TR
ROCKWALL, TX 75087

LAIN JACOB & SARAH
856 HIGH COTTON LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
857 WISPERWOOD DR
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT
859 HIGH COTTON LANE
ROCKWALL, TX 75087

GOUSE STEPHEN M
859 REDWOOD TRAIL
ROCKWALL, TX 75087

COTTI MICHAEL A
862 HIGH COTTON LANE
ROCKWALL, TX 75087

WHITAKER BRENT L & RHODENA Y
863 WISPERWOOD DR
ROCKWALL, TX 75087

HOPEWELL MARILYN E
865 HIGH COTTON LN
ROCKWALL, TX 75087

HOLMAN DAVID AND JULIE
865 REDWOOD TRL
ROCKWALL, TX 75087

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR O
SCOTTSDALE, AZ 85255

SWH 2017-1 BORROWER LP
8665 EAST HARTFORD DRIVE O
SCOTTSDALE, AZ 85255

PETERSON MIRIAM P & RONALD S
869 WISPERWOOD DR
ROCKWALL, TX 75087

MCKNIGHT SCOTT A & KAY A
871 HIGH COTTON LN
ROCKWALL, TX 75087

SNIDER DAVID M & DEBORAH
871 REDWOOD TRL
ROCKWALL, TX 75087

LOPEZ JOSE DEJESUS
8727 FOREST HILL BLVD
DALLAS, TX 75218

SMITH SUSAN
875 WHISPERWOOD
ROCKWALL, TX 75087

MCKINNEY ROBERT A & JENNIFER J
877 HIGH COTTON LN
ROCKWALL, TX 75087

TIPPIE ANGELA G
877 REDWOOD TRAIL
ROCKWALL, TX 75087

CURRENT RESIDENT
880 FM1141
ROCKWALL, TX 75087

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

MERITAGE HOMES OF TEXAS LLC
8840 CYPRESS WATERS BLVD O
COPPELL, TX 75019

BLY DANIEL S & KELLY JM
887 MIDNIGHT PASS
ROCKWALL, TX 75087

BIRKENBACK WILLIAM R & PRISCILLA L
893 MIDNIGHT PASS
ROCKWALL, TX 75087

HACKENBRACHT JAY S & JANINE
896 MIDNIGHT PASS
ROCKWALL, TX 75087

DALESSIO JEFFREY M & SUZANNE
897 MIDNIGHT PASS
ROCKWALL, TX 75087

OWENS MARK D
900 CEDAR SHORES DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
900 N JOHN KING BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
901 WILLIAMS ST
ROCKWALL, TX 75087

SHIPLEY MICHAEL R & LOUELLEN E
901 MIDNIGHT PASS
ROCKWALL, TX 75087

CHARBONNEAU BRUCE J & JOCELYN E
901 SETTING SUN COURT
ROCKWALL, TX 75087

ESTILL JAMES G JR & DIANA M
902 SETTING SUN COURT
ROCKWALL, TX 75087

STANLEY STEVEN AND ROBIN
905 IVY LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
906 MIDNIGHT PASS
ROCKWALL, TX 75087

ZOMER SHEANICIA
907 MIDNIGHT PASS
ROCKWALL, TX 75087

DRABBLE ASHLEY L & JUSTIN K
907 SETTING SUN COURT
ROCKWALL, TX 75087

CONFIDENTIAL
907 WISPERWOOD DRIVE
ROCKWALL, TX 75032

OVERSTREET LUCAS & JESSICA L
908 SETTING SUN COURT
ROCKWALL, TX 75087

BLAGAILA EMANUEL & DORCA
9115 PEBBLE FIELD WAY
SACRAMENTO, CA 95829

CURRENT RESIDENT
912 MIDNIGHT PASS
ROCKWALL, TX 75087

TATE KATRINA
912 MIDNIGHT PASS
ROCKWALL, TX 75087

PATINO ALVARO
912 WISPERWOOD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 MIDNIGHT PASS
ROCKWALL, TX 75087

AMMERMAN ERIC R & LAUREN D
913 SETTING SUN COURT
ROCKWALL, TX 75087

MCKEEVER RANDY L & TERRI L
913 WISPERWOOD DRIVE
ROCKWALL, TX 75087

LINDSEY TIFFANY MICHELE & CHRISTOPHER G
914 SETTING SUN COURT
ROCKWALL, TX 75087

CONFIDENTIAL
917 DOGWOOD LANE
ROCKWALL, TX 75087

SCRIBNER PATRICIA A
918 E GRUBB DR
MESQUITE, TX 75149

BUCKHALTER ASHLEY
918 MIDNIGHT PASS
ROCKWALL, TX 75087

MENCHACA EDWARD L
919 MIDNIGHT PASS
ROCKWALL, TX 75087

ROLLINS DESTINEE AND SEAN
919 SETTING SUN COURT
ROCKWALL, TX 75087

JELIC ANTHONY M & MOLLY A
919 WISPERWOOD DR
ROCKWALL, TX 75087

THREADGILL KATE LATHAM AND BRADLEY
SCOTT
920 DOGWOOD LN
ROCKWALL, TX 75087

KING WENDELL D JR AND KIMBERLY A
920 SETTING SUN COURT
ROCKWALL, TX 75087

TIMIS MARIA R & DANUT
920 WHISPERWOOD DR
ROCKWALL, TX 75087

HCL PROPERTIES LLC
921 CHESTNUT LN
ROCKWALL, TX 75087

ANCHONDO OMAR & ENEDINA
923 DOGWOOD LN
ROCKWALL, TX 75087

CURRENT RESIDENT
924 MIDNIGHT PASS
ROCKWALL, TX 75087

VENTURA MIRNA JUDITH
925 MIDNIGHT PASS
ROCKWALL, TX 75087

DONAHOE JOHN M & KATHRINE E
925 N GOLIAD ST
ROCKWALL, TX 75087

DUREN JAMES A & RYNN R
925 SETTING SUN COURT
ROCKWALL, TX 75087

FOWLER ROBERT M
925 WISPERWOOD DR
ROCKWALL, TX 75087

PLOWMAN BRENDA
926 WISPERWOOD DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
927 FM1141
ROCKWALL, TX 75087

ARREDONDO MARCELINO & CAROLYN
928 DOGWOOD LANE
ROCKWALL, TX 75087

TATE NATHAN A AND LAURA S AND
O
928 WILLIAMS ST
ROCKWALL, TX 75087

HUBERTUS PATRICK D & PATRICIA A
929 DOGWOOD LN
ROCKWALL, TX 75087

HERRERA ROBERT JOSEPH & SYLVIA
930 MIDNIGHT PASS
ROCKWALL, TX 75087

SINGLETON ROY LEE SR & LINDA D
930 WILLIAMS ST
ROCKWALL, TX 75087

GETZ STEPHEN AND MELISSA SWIFT
931 MIDNIGHT PASS
ROCKWALL, TX 75087

EIGER STEVEN & ARLENE
931 SETTING SUN COURT
ROCKWALL, TX 75087

PAUL TIMOTHY
931 WISPERWOOD DR
ROCKWALL, TX 75087

PETTETT JUDITH
932 WHISPERWOOD DRIVE
ROCKWALL, TX 75087

CANTRELL JANET SUE
932 WILLIAMS ST
ROCKWALL, TX 75087

SHOUSE JACKYE L JR AND CHRISTINA A
CHRISTESON
934 WILLIAMS STREET
ROCKWALL, TX 75087

TRIPODI JOSEPH & MARIE
935 DOGWOOD LANE
ROCKWALL, TX 75087

OWENS JEFFERY ALLEN
936 DOGWOOD LANE
ROCKWALL, TX 75087

IVEY GREGORY JUSTIN & ERIN K
936 MIDNIGHT PASS
ROCKWALL, TX 75087

GILL SCOTT THOMAS & ANGELA R
936 WILLIAMS ST
ROCKWALL, TX 75087

MOORE JOSEPH & PATRICIA E
937 MIDNIGHT PASS
ROCKWALL, TX 75087

SPADE LESLIE & TERESA
937 WISPERWOOD DRIVE
ROCKWALL, TX 75087

SANCHEZ BEATRICE RAQUEL
938 WILLIAMS STREET
ROCKWALL, TX 75087

INGRAM TURHAN JR AND MELISSA MICHELLE
COPPEDGE
938 WISPERWOOD
ROCKWALL, TX 75087

SPILLMAN JAMES T
940 WILLIAMS ST
ROCKWALL, TX 75087

CURRENT RESIDENT
941 DOGWOOD LN
ROCKWALL, TX 75087

CONFIDENTIAL
942 MIDNIGHT PASS
ROCKWALL, TX 75087

DEITELBAUM SAMUEL E
943 MIDNIGHT PASS
ROCKWALL, TX 75087

MICHALENKO WILLIAM J JR
943 WISPERWOOD DR
ROCKWALL, TX 75087

HOLBROOK ALAN E
944 DOGWOOD LANE
ROCKWALL, TX 75087

VELA PATTI D & JOSE F JR
944 WISPERWOOD DR
ROCKWALL, TX 75087

NEXT GENERATION BLESSINGS LLC
947 DOGWOOD LANE
ROCKWALL, TX 75087

BURCHYETT JAMES T
948 MIDNIGHT PASS
ROCKWALL, TX 75087

WILSON CHRISTINE AKA CHRISTINE ANN
WILSON
949 MIDNIGHT PASS
ROCKWALL, TX 75087

PIETRYKOWSKI RICHARD & JEAN
949 WISPERWOOD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
950 WILLIAMS ST
ROCKWALL, TX 75087

SHINN THEODORE L JR & LAURA L
950 WISPERWOOD DR
ROCKWALL, TX 75087

RUSO JOHN JR & VIRGINIA K
953 DOGWOOD LN
ROCKWALL, TX 75087

ROEHRIG KYLE
954 MIDNIGHT PASS
ROCKWALL, TX 75087

PEVELER LISA H
955 MIDNIGHT PASS
ROCKWALL, TX 75087

TADLOCK JERRY
955 WISPERWOOD DR
ROCKWALL, TX 75087

STOVALL ANDREW D
956 DOGWOOD LN
ROCKWALL, TX 75087

INSUASTE GEORGE & LAURA LEE
956 WISPERWOOD DRIVE
ROCKWALL, TX 75087

MILAZZO DENNIS M & SHELLY A
959 DOGWOOD LANE
ROCKWALL, TX 75087

PALMER NEAL H & KIMBERLY A
961 MIDNIGHT PASS
ROCKWALL, TX 75087

MAGGIO CHARLES L
961 WISPERWOOD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
962 WISPERWOOD DR
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
963 W YELLOW JACKET LN
ROCKWALL, TX 75087

RANDA BARTON HANCE LIVING TRUST AND
O
963 W YELLOW JACKET LN O
ROCKWALL, TX 75087

CURRENT RESIDENT
964 DOGWOOD LN
ROCKWALL, TX 75087

YARBOROUGH JAMES AND CONNIE
965 DOGWOOD LANE
ROCKWALL, TX 75087

TALENT MONTE DEWAYNE & SHERRY LEA
967 SHADY LANE DR
ROCKWALL, TX 75087

LARSEN MICHAEL & NANCY
967 WISPERWOOD DR
ROCKWALL, TX 75087

HENSON JAMES A & PATRICIA
968 MIDNIGHT PASS
ROCKWALL, TX 75087

WALTHALL TERRY & MARCIA
968 WISPERWOOD DR
ROCKWALL, TX 75087

DESMOND BRIAN G
971 DOGWOOD LN
ROCKWALL, TX 75087

PETERSON JUSTIN H & LAURA C REVOCABLE
LIVING TRUST
9710 OCTOBER GLORY LN
ROWLETT, TX 75089

TOMLINSON MICHAEL P AND
O
972 DOGWOOD LN
ROCKWALL, TX 75087

VASQUEZ MARIANA
973 SHADY LANE
ROCKWALL, TX 75087

FUDGE GERALD L & DENISE B
973 WISPERWOOD DR
ROCKWALL, TX 75087

KIRCHENBAUER BRYAN P
974 MIDNIGHT PASS
ROCKWALL, TX 75087

HILL HEATH D & JENNIFER S
974 STARLIGHT PL
ROCKWALL, TX 75087

BARICHIVICH BEN
974 WISPERWOOD DRIVE
ROCKWALL, TX 75087

DANIEL JASON
975 MIDNIGHT PASS
ROCKWALL, TX 75087

CRAWFORD MICHAEL & MARY
975 N ALAMO RD
ROCKWALL, TX 75087

YOUNG WILLIAM D & BARBARA G
977 DOGWOOD LN
ROCKWALL, TX 75087

BAILEY TAMARA N
979 SHADY LANE DRIVE
ROCKWALL, TX 75087

HUBBARD BRANDON & SARAH CHRISTINE
979 WISPERWOOD DRIVE
ROCKWALL, TX 75087

LE VU T
980 DOGWOOD LANE
ROCKWALL, TX 75087

HERNDON JEFFREY C & CYNTHIA B
980 MIDNIGHT PASS
ROCKWALL, TX 75087

SHARP MARCUS & STELLA
980 STARLIGHT PL
ROCKWALL, TX 75087

FAIN BRIAN DAVID AND ELISABETH A
980 WISPERWOOD DRIVE
ROCKWALL, TX 75087

RENDON LETICIA
981 MIDNIGHT PASS
ROCKWALL, TX 75087

HOLST GRACE ELOISE & THOMAS H
983 DOGWOOD LN
ROCKWALL, TX 75087

D'ALESSIO LAWRENCE M AND TEEO A
983 STARLIGHT PL
ROCKWALL, TX 75087

BROOKS MELVIL & KIMBERLEY
985 REDWOOD TRL
ROCKWALL, TX 75087

GILMAN LANI
985 SHADY LANE DRIVE
ROCKWALL, TX 75087

MCGUIRE PHYLLIS J
985 WISPERWOOD DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 MIDNIGHT PASS
ROCKWALL, TX 75087

JOLICOEUR KEVIN P AND SAMANTHA
986 SHADY LANE
DRIVE, TX 75087

KEIFER R MATTHEW & KRISTEN C
986 STARLIGHT PL
ROCKWALL, TX 75087

MEYER KENNETH B & JENNIFER C
987 MIDNIGHT PASS
ROCKWALL, TX 75087

HAYS ALAN & JERRY LYNN
987 SAFFLOWER CT
ROCKWALL, TX 75087

CONFIDENTIAL
988 DOGWOOD LN
ROCKWALL, TX 75087

MOSELEY PATRICIA M
988 REDWOOD TR
ROCKWALL, TX 75087

COUCH JULIE MARIE
988 SAFFLOWER CT
ROCKWALL, TX 75087

CURRENT RESIDENT
989 DOGWOOD LN
ROCKWALL, TX 75087

CURRENT RESIDENT
991 STARLIGHT PL
ROCKWALL, TX 75087

BYRD NICHOLAS W & KAARINA F
991 REDWOOD TRL
ROCKWALL, TX 75087

PITTMAN JAMES F & ABBEY
991 SHADY LANE DRIVE
ROCKWALL, TX 75087

ZELADA WILLIAM N & JAEL
992 MIDNIGHT PASS
ROCKWALL, TX 75087

CARTER ROY F III AND CHARYSSE K
992 SHADY LANE DR
ROCKWALL, TX 75087

POMROY SHAWN AND PATRICIA
992 STARLIGHT PL
ROCKWALL, TX 75087

CURRENT RESIDENT
993 MIDNIGHT PASS
ROCKWALL, TX 75087

LOPEZ THEODORE LOUIS AND CHERYL MILISA
994 REDWOOD TR
ROCKWALL, TX 75087

DRYER MATTHEW J AND LISA
994 SAFFLOWER COURT
ROCKWALL, TX 75087

WILKE ANDREW D
995 SAFFLOWER CT
ROCKWALL, TX 75087

CONFIDENTIAL
997 REDWOOD TRL
ROCKWALL, TX 75087

KUKUWICH WENDEE E & LEE D GRIFFIN
997 SHADY LANE DRIVE
ROCKWALL, TX 75087

RARDON WALLY G AND CELE C
998 SHADY LANE DR
ROCKWALL, TX 75087

GUNDERSON CHRISTOPHER AND DIANA
998 STARLIGHT PL
ROCKWALL, TX 75087

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

FEDERAL HOME LOAN MORTGAGE
CORPORATION
0
BAC HOME LOANS SERVICING LP 0
PLANO, TX 75024

WIMPEE JANIE K LIFE ESTATE
0
JOE E WIMPEE AND JERRY M WIMPEE 0
FAYETTEVILLE, AR 72701

ROCKWALL COUNTY HELPING HANDS INC
P O BOX 375
ROCKWALL, TX 75087

AMERICAN NATIONAL BANK OF TEXAS
0
P O BOX 40
TERRELL, TX 75160

VENETO HOLDINGS LLC
P. O. BOX 2379
CHANDLER, AZ 85244

YEN GERRY
P. O. BOX 8
LOS ALTOS, CA 94023

CONFIDENTIAL
PO BOX 1112
ROCKWALL, TX 75087

MURDOCK MARK AND EDITH
PO BOX 1393
ROCKWALL, TX 75087

BUDDY AND ALICIA MORAHAN LIVING TRUST
0
PO BOX 140795
DALLAS, TX 75214

SHUGART MELODY S
PO BOX 1491
ROCKWALL, TX 75087

GARRLANG PROPERTIES LLC
PO BOX 1503
ROCKWALL, TX 75087

WORTHY SHARON ANN & DENNIS KEITH
PO BOX 1656
ROCKWALL, TX 75087

TAYLOR JAREN & EMILY
PO BOX 1793
ROCKWALL, TX 75087

VICENTI RUBY E
PO BOX 202
ROCKWALL, TX 75087

GRANT LIVING TRUST
0
PO BOX 2067
SUNNYVALE, CA 94087

SMALL JOHN AND ANN
PO BOX 218
ROCKWALL, TX 75087

CLINE JAMES D AND LILLIAN R
PO BOX 2331
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD
0
PO BOX 2769
WEATHERFORD, TX 76086

EAGLE SEIKI SALES LTD
0
PO BOX 2769
WEATHERFORD, TX 76086

ROCKWALL ASSEMBLY OF GOD
0
PO BOX 33
ROCKWALL, TX 75087

PEOPLES BILLY W
PO BOX 35
ROCKWALL, TX 75087

WHITTLE ROBERT S
PO BOX 369
ROCKWALL, TX 75087

WHITTLE ROBERT S
PO BOX 369
ROCKWALL, TX 75087

CUNNINGHAM BUDDY A & CATHEY L
REVOCABLE LIVING TRUST
PO BOX 96
ROYSE CITY, TX 75189

STATE ROAD PARK
ROCKWALL TX 75087
, 00000

FOERSTER ELWYNNE ANN
0
ROCKWALL, TX 75087

LOPEZ ISIDORO R & IRMA
& ARMANDO BARRON
1024 KAY LN
ROCKWALL, TX 75087

FOERSTER ELWYNNE ANN
323 ELM DR
ROCKWALL, TX 75087

POWELL LAURA LEE
AKA LAURA LEE KONRATH
1233 BLUE BROOK DRIVE
ROCKWALL, TX 75087

BUDDY AND ALICIA MORAHAN LIVING TRUST
ALICIA MORAHAN- TRUSTEE
PO BOX 140795
DALLAS, TX 75214

SCOTT DALTON PERRY AND
ALYSIA ANN VILLARREAL
1195 WATERS EDGE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
ANDREA M DUFF
1285 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

SCOTT KEVIN A AND
ASHLEY N HASTON
1229 WATERS EDGE DRIVE
ROCKWALL, TX 75087

AMERICAN NATIONAL BANK OF TEXAS
ATT TINA NORRIS
P O BOX 40
TERRELL, TX 75160

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

PHAM AUBREE E AND
BAO D PHAM
1134 WHISPERING GLEN
ROCKWALL, TX 75087

ISOM MARK A AND
BRENDA C THOMAS
1273 CRESCENT COVE DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

FEDERAL HOME LOAN MORTGAGE CORP
C/O BANK OF AMERICA, N.A. AS SUCCESSOR BY
MERGER TO
BAC HOME LOANS SERVICING LP 7105
CORPORATE DRIVE
PLANO, TX 75024

ROCKWALL ASSEMBLY OF GOD
C/O DAVID SPIEGEL
PO BOX 33
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD
C/O ELIZABETH BURKS
PO BOX 2769
WEATHERFORD, TX 76086

EAGLE SEIKI SALES LTD
C/O ELIZABETH BURKS
PO BOX 2769
WEATHERFORD, TX 76086

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

LAKEVIEW SUMMIT HOMEOWNERS
ASSOCIATION
C/O VCM, INC.
5757 ALPHA ROAD SUITE 680
DALLAS, TX 75240

CARUTH RIDGE EST HOMEOWNERS ASSOC INC
C/O VISION COMMUNITIES MANAGEMENT INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

ANTHONY KENDRA AND
CASSAR JEAN
1209 WATERS EDGE DR
ROCKWALL, TX 75087

RUSHING BRIAN AND
CHANEL KENTOPP
705 NASH ST
ROCKWALL, TX 75087

WALVOORD KREG ANTHONY AND
CHANTAL NICOLE WALVOORD
1228 WATERS EDGE DR
ROCKWALL, TX 75087

MILLIGAN FAMILY TRUST
CHARLES E MILLIGAN AND CARLA A MILLIGAN
TRUSTEES
1485 BRITTANY WAY
ROCKWALL, TX 75087

SAVAGE CHRISTINA B AND
CHRISTOPHER B SCHNABEL
1275 BAY LINE DRIVE
ROCKWALL, TX 75087

PINILLA EDGAR ARMANDO AND
CLAUDIA FERNANDA DELGADO
1193 HIGHBLUFF LN
ROCKWALL, TX 75087

ARELLANO JESUS L &
CYNTHIA A HERRERA
706 NASH ST
ROCKWALL, TX 75087

ZOLMAN ADAM DAVID AND
DARBY ZOLMAN
210 DARRIN DRIVE
ROCKWALL, TX 75087

TATE NATHAN A AND LAURA S AND
DARLENE SINGLETON
928 WILLIAMS ST
ROCKWALL, TX 75087

TOMASINO JUAN C &
DEIDRA LOVEJOY
448 SONOMA DR
ROCKWALL, TX 75087

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

STRAIGHT JOSEPH &
ELENA M
1236 MEMORIAL DR
ROCKWALL, TX 75087

ABEBE YARED AND
FIREHIWOT D MULUGETA
1205 HIGHBLUFF LN
ROCKWALL, TX 75087

FRIETZE CARL M JR
FLORANGELA KORNAFEL
1029 FANNIN
ROCKWALL, TX 75087

THE JOLLY FAMILY LIVING TRUST
G RANDAL JOLLY AND ANDREA K JOLLY,
TRUSTEES
1338 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

WILCOXSON CHRISTY R AND
GORDY R & PAMELA F NIX
1207 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

GARCIA ESTEBAN AND
IDALIA RIVERA M
7215 HALIFAX PL
SPRINGFIELD, VI 22150

CHAPMAN CHRISTOPHER G AND
JAMES K CHAPMAN
3131 S HASKELL AVE
DALLAS, TX 75223

HUGHES FAMILY LIVING TRUST
JEFFREY J AND LAURA V HUGHES TRUSTEE'S
1038 MOUNTAIN LAKE DRIVE
ROCKWALL, TX 75087

SANDERS APRIL D AND
JENNIFER S GEGOGINE
1380 PHELPS LAKE DRIVE
ROCKWALL, TX 75087

PHILPOTT BILLY D AND
JERRY J FUSSELL
1420 RAPIDS COURT
ROCKWALL, TX 75087

DANG DUNG T AND
JESSICA PHAN
1350 CALISTOGA DR
ROCKWALL, TX 75087

REDDY FAMILY REVOCABLE TRUST
JOHN PATRICK REDDY AND CONNINE BURKHART
REDDY, TRUSTEES
1515 LOCHNESS COURT
ROCKWALL, TX 75087

PULERA JOHN TRUST
JOHN PULERA TRUSTEE
110 AGAVE
LAKE FOREST, CA 92630

BARLOW CHRISTOPHER CARTER AND
JULIE ANN MATUSZ
1453 BRITTANY WAY
ROCKWALL, TX 75087

LEAHY ANDERSON C AND
KAITLIN A WALLER
1070 HIDDEN LAKES WAY
ROCKWALL, TX 75087

DUNCAN GREGORY LYN &
KATHERINE ELIZABETH POPE
1068 WISPERWOOD DR
ROCKWALL, TX 75087

RANDA BARTON HANCE LIVING TRUST AND
LARRY HANCE
963 W YELLOW JACKET LN APT 107
ROCKWALL, TX 75087

RUTHERFORD JESSICA R AND
LIANE B WATKINS
1136 HIDDEN LAKES WAY
ROCKWALL, TX 75087

LOK JAMES S H & JANE F L TRUSTEES
LOK FAMILY TRUST
3926 KINGRIDGE DR
SAN MATEO, CA 94403

HAYWORTH AMY AND
LYNN ROBINSON
1468 RED WOLF DR
ROCKWALL, TX 75087

PAQUIN CHRIS
MANDY WELCHER
1432 BRITTANY WAY
ROCKWALL, TX 75087

JACOME CARLOS I &
MARGARET KEELING
1350 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

GARRETT JAY A &
MARLENE M
1330 CALISTOGA DR
ROCKWALL, TX 75087

DENNIS MARVIN J TRUSTEE
MARVIN J DENNIS TRUST DATED APRIL 14,2010
1209 N GOLIAD ST
ROCKWALL, TX 75087

TOMLINSON MICHAEL P AND
MEREDITH L KANE
972 DOGWOOD LN
ROCKWALL, TX 75087

STEWART FAMILY LIVING TR
MICHAEL H & NELDA A STEWART TRUSTEES
1442 PILGRIM
ROCKWALL, TX 75087

BARRERA DUSTIN AND
NATALIE BARRERA
1226 BAY LINE DRIVE
ROCKWALL, TX 75087

CHIRRICK FAMILY TRUST
NICHOLAS E. CHIRRICK, TRUSTEE AND JANET L.
CHIRRICK, TRUSTEE
1035 MOUNTAIN LAKE DR
ROCKWALL, TX 75087

WILLIAMS THOMAS MICHAEL AND
PANSY ANITA WILLIAMS
1504 BRITTANY WAY
ROCKWALL, TX 75087

ALLEN FAMILY TRUST, ALBERT FREDERICK &
PATRICIA DIANE TRUSTEES
1381 CRESCENT COVE DR
ROCKWALL, TX 75087

BREWER PATRICIA E TRUSTEE OF
PATRICIA E BREWER REVOCABLE LIVING TRUST
801 STIMSON STREET
ROCKWALL, TX 75087

GRANT LIVING TRUST
PATRICK & GILDA GRANT TRUSTEES
PO BOX 2067
SUNNYVALE, CA 94087

PHILLIP SUMA C AND
PHILLIP MAMMEN
1147 WHISPERING GLN
ROCKWALL, TX 75087

BERGER JM AND
PR JOHNSON
1268 BAY LINE DRIVE
ROCKWALL, TX 75087

DORAZIO RICHARD & SHARON LIVING TRUST
RICHARD A & SHARON L DORAZIO TRUSTEES
143 SHEPHERDS GLEN RD
HEATH, TX 75032

WIMPEE JANIE K LIFE ESTATE
RICHARD D WIMPEE AND JUDY A HARRIS AND
JOE E WIMPEE AND JERRY M WIMPEE 704 E
MAPLE ST
FAYETTEVILLE, AR 72701

HARVEY DERICK AND
RICK HARVEY AND VICKI HARVEY AND APRIL
MARIE HARVEY
1266 HIGHBLUFF LN
ROCKWALL, TX 75087

SINGH GURDARSHAN & PARAMJIT AND
RITU SINGH
1029 HIGH COTTON
ROCKWALL, TX 75087

STANDARD FAMILY TRUST
ROBERT A & SHIRLEY M STANDARD TRUSTEE
2750 S NOLINA PL
CHANDLER, AZ 85286

NGUYEN LUONG D & KIMBERLY NGA LY AND
RON VAN LY
1018 SHADY LANE DRIVE
ROCKWALL, TX 75087

FONTENLA NICHOLAS N
RORY M FONTENLA
1377 CALISTOGA DR
ROCKWALL, TX 75087

MITCHELL KELLI A &
RYAN S WENZEL
207 CODY PL
ROCKWALL, TX 75087

SANDRA PRICE TRUSTEE
SANDRA PRICE REVOCABLE LIVING TRUST
1453 RED WOLF DR
ROCKWALL, TX 75087

HAYS REVOCABLE MANAGEMENT TRUST
STANLEY E & SUSAN N HAYS CO TRUSTEES
555 LONE RIDER CT
ROCKWALL, TX 75087

MILLER TOBY M &
TAMY J STIVES
436 SONOMA DR
ROCKWALL, TX 75087

KEARNS TERRY M & JENNIFER M JOINT LIVING
TRUST
TERRY M & JENNIFER M KEARNS CO TRUSTEES
1096 MORNING STAR
ROCKWALL, TX 75087

CARROLL THOMAS SEAN &
THOMAS FRANKLIN CARROLL
1270 WHITE WATER LANE
ROCKWALL, TX 75087

BINGHAM RACHEL C AND
THOMAS S BINGHAM & SHARON E BINGHAM
1065 HAMPTON BAY DRIVE
ROCKWALL, TX 75087

NICHOLS DANIEL AND
TIFFANY E RUSHING
703 NASH ST
ROCKWALL, TX 75087

DOBSON KATHERINE C AND
VERNON A RICHEY JR
1361 WHITE WATER LN
ROCKWALL, TX 75087

JOHNSON ROBERT AND
VIRGINIA LEE
1040 HIGH COTTON LN
ROCKWALL, TX 75087

PEOPLES CHRISTINA AND ASHLEY ELIZABETH
GHEEN GANDY AND
WILLIAM TAYLOR GHEEN
220 JOE WHITE STREET
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

HPA BORROWER 2018-1 MS LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

HP TEXAS I LLC DBA HPA TX LLC
180 NORTH STETSON AVENUE SUITE 3650
CHICAGO, IL 60601

MEGATEL HOMES LLC
1800 VALLEY VIEW LANE SUITE 400
FARMERS BRANCH, TX 75234

CERBERUS SFR HOLDINGS, L.P.
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

DALTON MELLONIE MCCROAN
215 RIVER FERN AVE APT 2420
GARLAND, TX 75040

COSLEY STEVEN M
25129 THE OLD ROAD STE 105
STEVENSON RANCH, CA 91381

RACK PARTNERS LTD
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

RWLADERA LLC
361 W BYRON NELSON BLVD SUITE 104
ROANOKE, TX 76262

REBAC OF ROCKWALL, LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

GOLIAD REAL ESTATE LLC
7700 EASTERN AVENUE SUITE 705
DALLAS, TX 75209

STONE CREEK PHASE 8 LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

MOORE WORTH INVESTMENTS LLC
8445 FREEPORT PKWY SUITE 175
IRVING, TX 75063

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR SUITE 200
SCOTTSDALE, AZ 85255

SWH 2017-1 BORROWER LP
8665 EAST HARTFORD DRIVE SUITE 200
SCOTTSDALE, AZ 85255

MERITAGE HOMES OF TEXAS LLC
8840 CYPRESS WATERS BLVD SUITE 100
COPPELL, TX 75019

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD, SUITE 200PT
AGOURA HILLS, CA 91301

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD, SUITE 200PT
AGOURA HILLS, CA 91301

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD, SUITE 200PT
AGOURA HILLS, CA 91301

Miller, Ryan

From: Att <markfake@att.net>
Sent: Tuesday, September 3, 2019 1:11 PM
To: Miller, Ryan
Subject: Re: Case #Z2019-018:Amendment to Planned Development District 5 (PD-5)

I would agree to a five foot change, but not any more.

Thanks,

Mark

Sent from my iPhone

> On Sep 3, 2019, at 12:22 PM, Miller, Ryan <RMiller@rockwall.com> wrote:

>

> Mark ... The property is currently entitled and platted for 36 single-family homes. The lots are a minimum of 50-feet wide. According to the applicant, since they can not provide a J-Swing or Traditional Swing garage configuration on a lot that is less than 60-feet wide, they would like the flexibility to provide several different front entry products. Since this does not meet the zoning requirements they are required to go through a zoning amendment. As a compensatory measure the applicant is proposing a 25-foot front yard building setback as opposed to the required 20-foot. This will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If you have any additional questions please let me know. Thanks.

>

> RYAN C. MILLER, AICP

> DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF

> ROCKWALL

> 972.772.6441 OFFICE

> RMILLER@ROCKWALL.COM

> 385 S. GOLIAD STREET • ROCKWALL, TX 75087

>

>

> HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION

> WEBSITE | MUNICIPAL CODE WEBSITE GIS DIVISION WEBSITE | CITY OF

> ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

>

>

> NOTES

> 1: APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

> 2: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME

> PUBLIC RECORD

>

> -----Original Message-----

> From: Att <markfake@att.net>

> Sent: Tuesday, September 3, 2019 12:18 PM

> To: Miller, Ryan <RMiller@rockwall.com>

> Subject: Re: Case #Z2019-018:Amendment to Planned Development District

> 5 (PD-5)

>

> That seems pretty far off the original specification. Why would they ask for such a short setback?

>
>
> Mark Fake
>
> Sent from my iPhone
>
>> On Sep 3, 2019, at 8:27 AM, Miller, Ryan <RMiller@rockwall.com> wrote:
>>
>> Mark ... I will provide your response to the City Council. With regard to the case, no additional lots or density is being added. The only thing that is being changed is the garage setback requirements. Currently, the code requires a garage to be setback a minimum of 20-feet from the front façade and the applicant is requesting to decrease this to five (5) feet. If you have any additional questions please let me know. Thanks.
>>
>>
>> RYAN C. MILLER, AICP
>> DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF
>> ROCKWALL
>> 972.772.6441 OFFICE
>> RMILLER@ROCKWALL.COM
>> 385 S. GOLIAD STREET • ROCKWALL, TX 75087
>>
>>
>> HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION
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>> ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE
>>
>>
>> NOTES
>> 1: APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS
OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
>> 2: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME
>> PUBLIC RECORD
>>
>> -----Original Message-----
>> From: Planning
>> Sent: Tuesday, September 3, 2019 8:23 AM
>> To: Miller, Ryan <RMiller@rockwall.com>
>> Subject: FW: Case #Z2019-018:Amendment to Planned Development
>> District
>> 5 (PD-5)
>>
>>
>>
>> -----Original Message-----
>> From: Mark Fake [mailto:markfake@att.net]
>> Sent: Monday, September 2, 2019 3:54 PM
>> To: Planning <planning@rockwall.com>
>> Cc: kimdeatonfake84@gmail.com
>> Subject: Case #Z2019-018:Amendment to Planned Development District 5
>> (PD-5)
>>
>>
>> To: Ryan Miller, AICP

>> Director of Planning & Zoning

>>

>> From: Mark and Kim Fake

>> 1403 White Water Ln.

>> Rockwall, TX 75087

>> ph.:214-394-0827

>>

>> Mr. Miller, and City Council,

>>

>> It is difficult for me to understand the way the Amendment is worded. It states the developer wants to change the garage setback, but it is not clear as to "from what, to what?". Is it already a zero lot line, or is it proposing to go to a zero lot line?

>>

>> I am in opposition to anything that adds density to the area, beyond what has already been agreed upon. If the developer is making the change to add more residences after the fact of the original plan, then I am opposed on the grounds that it will add congestion to a growing area.

>>

>> If I am not understanding this issue, please clarify it for me.

>>

>> Thank you,

>>

>> Mark Fake

>> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>>

>>

>

> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)

Please place a check mark on the appropriate line below:

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

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

I am opposed to this development because I don't want to live near any townhomes, condos, or apartments

Name:

Candace Bywater

Address:

1023 Mountain Lake Dr. Rockwall 75087

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

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

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).

Z2019-018

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.

No new details are given as to what the request is asking for specifically. Zero lot lines are already the only ones in the area and I believe that the developer needs to adhere to his original word and not change this once the project is started.

Respondent Information

Please provide your information.

First Name *

Josh

Last Name *

Gard

Address *

1395 bay line drive

City *

Rockwall

State *

Texas

Zip Code *

75087

Email Address *

jgard2521@yahoo.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

From: [Planning](#)
To: [Miller, Ryan](#)
Subject: FW: Amendment to Planned Development District 5 (PD-5)
Date: Wednesday, September 4, 2019 10:25:06 AM

From: Keith Onsum [mailto:keithonsum@gmail.com]
Sent: Wednesday, September 4, 2019 10:16 AM
To: Planning <planning@rockwall.com>
Subject: Amendment to Planned Development District 5 (PD-5)

Ryan Miller,

I am opposed to the request on the Z2019-018 Amendment to Planned Development District 5 (PD-5).

This is an area of bigger homes and nice neighborhoods and I believe with a zero lot line community it would decrease the value of ours.

Keith Onsum
1415 Phelps Lake Dr
Rockwall, TX 75087

Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)

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: *Kenneth Whismhurst*
Address: *1130 Hidden Lakes Way*

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



NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)

Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the intersection of SH-66 and FM-114, 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, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** 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 **9/16/2019** 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 ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)

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.

Empty form area for comments.

Name: *Lea Ann Ewing*
Address: *1089 Morning Star*

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

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

Zoning & Specific Use Permit 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).

Z2019018

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 oppose this due to traffic impact on SH66 and FM1141 and the second order impacts to John King. Has a traffic impact study been accomplished for this development and if so what are the results of the projected traffic during rush hour? The impact on the ISD headquarters is significant, as well as the entrance to Helping Hands. This is a very bad plan with no good resolution. The high-density housing must NOT be allowed here.

Respondent Information

Please provide your information.

First Name *

max

Last Name *

corneau

Address *

1003 Midnight Pass

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

maxipter@gmail.com

Phone Number

469-338-9310

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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----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

IT WILL INCREASE HOUSING DENSITY AND
THEREBY LOWER PROPERTY VALUES,
STRONGLY OPPOSE.

Name: TRICK & KRIS BROWER

Address: 214 DARWIN 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.

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

Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)

Please place a check mark on the appropriate line below:

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

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

- 1 - Planned Development District 5 (PD-5) must remain intact to ensure full integrity of the Amer. It could affect home values negatively. (amendments)
- 2 - The Amendment will not ensure aesthetics given Mr. Whittle track records and integrity.
- 3 - We do not need the Rob Whittle circus to affect quality of life in our neighborhood.

Name: Silas Banehatt

Address: 1407 Montego Ct. Rockwall, 75087

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

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

8/14/19

Robert S. Whittle
P.O. Box 369
Rockwall, TX 75087

Ryan Miller
Director of Planning and Zoning
City Hall
City of Rockwall
385 S. Goliad St.
Rockwall, TX 75087

e-mail: rmiller@rockwall.com

Re: The Highlands

Dear Ryan,

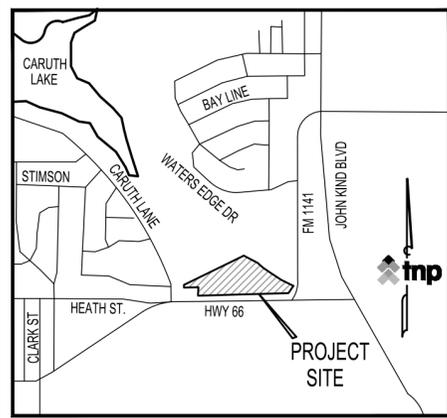
We hereby request a change in zoning to allow us to have a 5-foot offset from the front façade of the home for the garages instead of a 20-foot offset. I have owned this property since 1992. It was zoned multifamily when I purchased it. I changed the zoning to 60 patio home lots when the City asked me to in the 1990's. We are willing to make our front building line for the homes 30 feet instead of 20 feet. We have designed many of the lots deeper than the traditional 50-foot lot. Approval of this request will allow us to build a more aesthetically pleasing front elevation. It will also result in our homes having more front yard landscaping.

I have enclosed a check made payable to the City of Rockwall for the applicable zoning request fees.

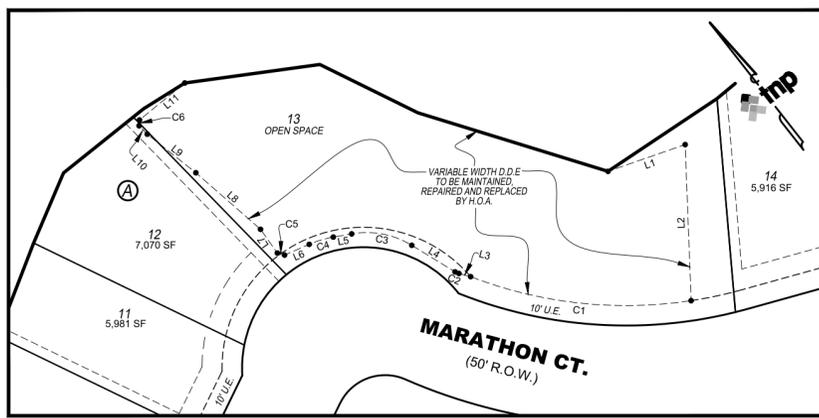
Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a large, stylized 'W'.

Robert S. Whittle, President



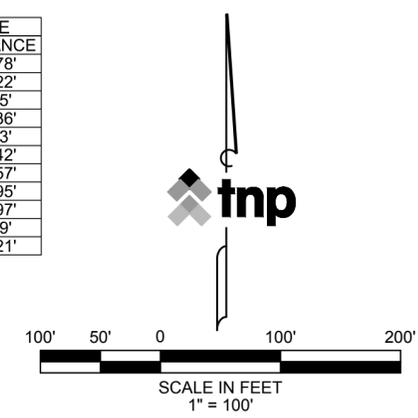
VICINITY MAP
NOT TO SCALE



DETECTION & DRAINAGE
EASEMENT DETAIL
NOT TO SCALE

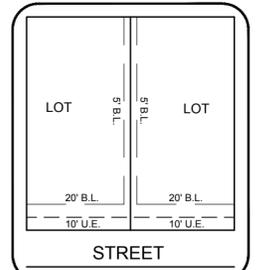
EASEMENT CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	111.98'	215.00'	29°50'32"	N 45°46'01" W	110.72'
C2	2.13'	6.96'	17°32'21"	N 29°10'46" W	2.12'
C3	31.22'	43.04'	41°33'41"	N 41°11'26" W	30.54'
C4	12.58'	53.04'	13°35'05"	N 68°45'49" W	12.55'
C5	4.05'	2.96'	78°17'57"	N 36°24'23" W	3.74'
C6	3.29'	1.96'	96°05'15"	N 41°57'22" E	2.92'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 71°11'16" E	40.78'
L2	N 35°48'53" E	78.22'
L3	N 36°48'35" W	6.05'
L4	N 20°24'36" W	25.36'
L5	N 61°58'16" W	9.33'
L6	N 75°33'21" W	13.42'
L7	N 02°44'36" E	14.57'
L8	N 10°44'15" W	42.95'
L9	N 13°29'33" W	30.97'
L10	N 06°05'15" W	5.89'
L11	N 88°41'22" E	29.21'

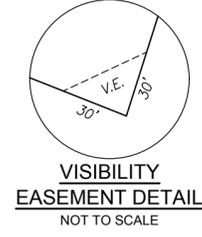


Legend of Symbols & Abbreviations
 (C.M.) = CONTROLLING MONUMENT
 IRF = IRON ROD FOUND
 CIRF = CAPPED IRON ROD FOUND
 (TYP) = TYPICAL
 B.L. = BUILDING LINE
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 D.D.E. = DETENTION & DRAINAGE EASEMENT
 S.S.E. = SANITARY SEWER EASEMENT
 E.A.E. = EMERGENCY ACCESS EASEMENT
 V.S.E. = VISIBILITY SITE EASEMENT
 M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
 SF = SQUARE FEET
 VOL. = VOLUME
 PG. = PAGE
 INSTR. = INSTRUMENT
 NO. = NUMBER
 R.O.W. = RIGHT-OF-WAY
 D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY TEXAS
 P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY TEXAS
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

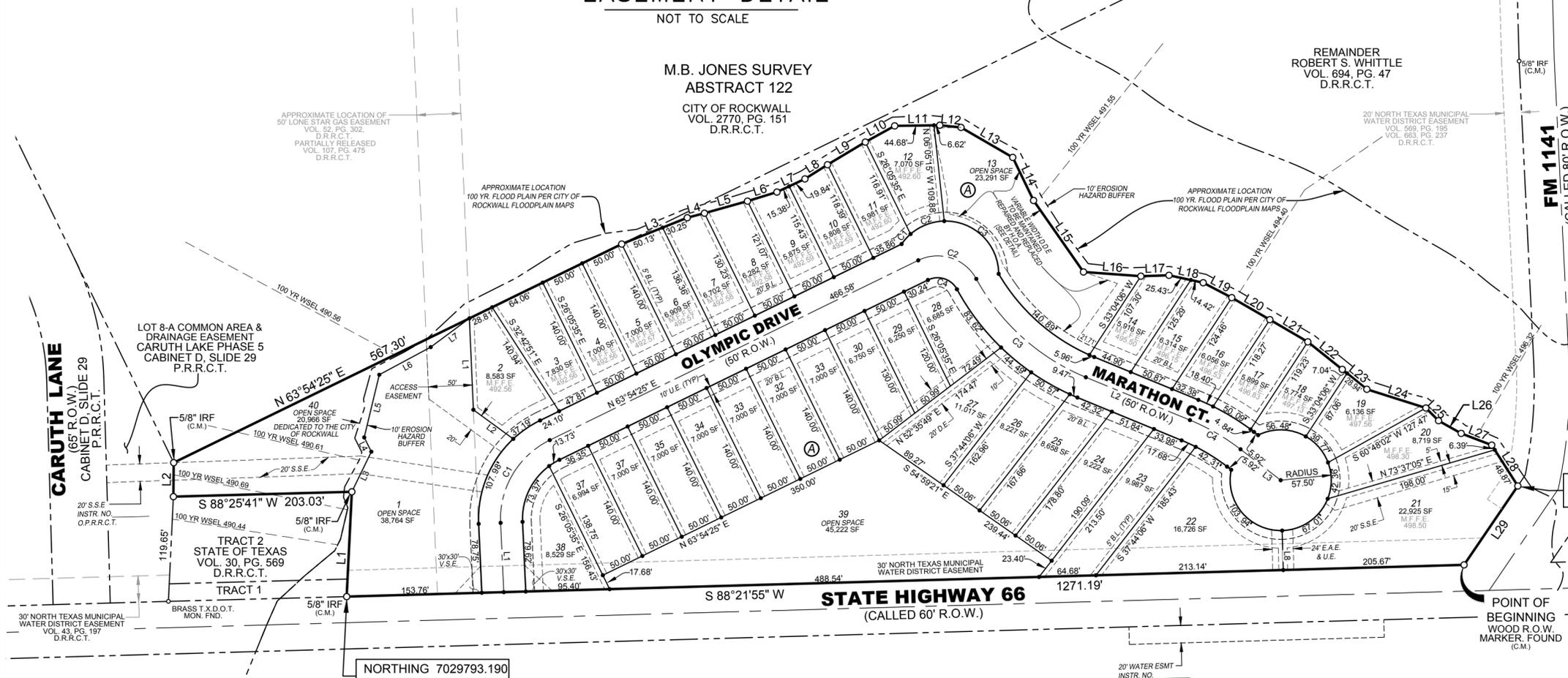
CITY MONUMENT NOTE
 THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.



TYPICAL LOT DETAIL
NOT TO SCALE



VISIBILITY
EASEMENT DETAIL
NOT TO SCALE



CENTERLINE LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°38'04" W	79.18'
L2	S 67°33'56" E	128.15'
L3	S 52°17'20" E	57.71'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°29'37" E	104.41'
L2	S 53°45'42" E	56.25'
L3	S 25°50'53" W	50.81'
L4	S 26°24'21" E	18.19'
L5	S 13°28'33" W	73.59'
L6	S 61°41'09" W	66.39'
L7	S 53°16'33" W	54.87'
L8	S 01°38'05" E	45.00'

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.50'	14°29'53"	15.31'	N 41°43'59" E	15.27'
C2	60.50'	39°40'15"	41.89'	N 68°49'03" E	41.06'
C3	60.50'	91°08'09"	96.23'	S 45°46'45" E	86.40'
C4	25.00'	87°43'43"	38.28'	N 72°13'43" W	34.65'

CENTERLINE CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	66°32'29"	116.14'	N 30°38'10" E	109.72'
C2	50.00'	87°43'43"	76.56'	S 72°13'43" E	69.30'
C3	250.00'	39°12'04"	171.05'	S 47°57'54" E	167.73'
C4	250.00'	15°16'36"	66.66'	S 59°55'38" E	66.46'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°49'40" E	119.82'
L2	N 00°29'21" E	38.78'
L3	N 68°04'00" E	80.39'
L4	N 75°09'25" E	20.21'
L5	N 74°16'46" E	50.83'
L6	N 72°47'15" E	35.04'
L7	N 64°47'37" E	35.22'
L8	N 57°43'08" E	30.34'
L9	N 59°00'34" E	50.18'
L10	N 61°02'02" E	38.15'
L11	N 89°11'41" E	51.30'
L12	S 84°05'28" E	24.24'
L13	S 59°49'49" E	68.07'
L14	S 25°43'03" E	54.58'
L15	S 34°49'31" E	99.35'
L16	S 85°47'09" E	65.46'
L17	N 88°11'15" E	31.97'
L18	S 77°41'46" E	39.84'
L19	S 62°19'53" E	36.68'
L20	S 59°52'10" E	50.07'
L21	S 59°36'42" E	50.05'
L22	S 51°15'54" E	50.25'
L23	S 50°54'45" E	35.98'
L24	S 72°21'00" E	70.45'
L25	S 44°49'34" E	20.45'
L26	S 60°35'24" E	29.52'
L27	S 68°59'24" E	37.25'
L28	S 32°28'10" E	55.26'
L29	S 34°11'01" W	108.85'

GENERAL NOTES

- THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
- ALL CORNERS ARE 5/8" IRON RODS WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE PROPERTY SHOWN HEREON BY GRAPHIC SCALE IS LOCATED IN ZONE "X" WHICH IS NOT A FLOOD HAZARD AREA AND ZONE "X" NO BASE FLOOD ELEVATION DETERMINED ACCORDING TO MAP NO. 48397C0030 L AND 48397C0040 L, DATED SEPTEMBER 28, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

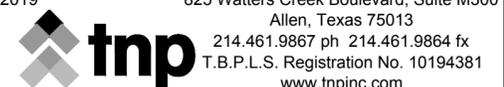
OWNER
 ROBERT S. WHITTLE
 P.O. BOX 2109
 Rockwall, Texas 75087

ENGINEER
 F.C. CUNY CORP.
 #2 Horizon Court, Suite 100
 Heath, Texas 75032
 (469) 402-7700

FINAL PLAT
THE HIGHLANDS
 BLOCK A, LOTS 1-40
 36 RESIDENTIAL LOTS AND 4 OPEN SPACES
 11.003 ACRES
 SITUATED IN THE
 M.B. JONES SURVEY, ABSTRACT NO. 122
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION
 Project No.: FCU 18271
 Date: January 9, 2019
 Drawn By: JM
 Scale: 1"=100'
 SHEET 1 OF 2

SURVEYOR
 TEAGUE NALL & PERKINS, INC.
 825 Watters Creek Boulevard, Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 T.B.P.L.S. Registration No. 10194381
 www.tnppinc.com



Drawing: L:\Projects\FCU 18271 Highlands Ref 17-1762\Acad\Deliverables\Final\Plot\2019 01 15_FCU 18271 The_Highlands_F_Plot.dwg at Jan 15, 2019-5:51pm by jmadddox

OWNERS DEDICATION

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 THE HIGHLANDS 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 THE HIGHLANDS addition 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 Rockwalls West 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 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 exactions made herein.

Robert S. Whittle

Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert S. Whittle, 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

_____, 2019.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS Robert S. Whittle is the owner of a tract of land located in the M.B. Jones Survey, Abstract No. 122, Rockwall County, Texas, and being a portion of a tract of land described by deed to Robert S. Whittle recorded in Volume 694, Page 47 of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a Wood R.O.W. marker found at the intersection of the north line of State Highway 66, (a called 60' R.O.W.) and the west line of F.M. 1141, (a called 80' R.O.W.);

THENCE South 88 degrees 21 minutes 55 seconds West, along the north line of said State Highway 66, a distance of 1271.19 feet to a 5/8 inch iron rod found for the southeast corner of a tract of land described by deed to the State of Texas (called Tract 1 for right-of-way purposes) recorded in Volume 30, Page 569 of the Deed Records of Rockwall County, Texas;

THENCE North 02 degrees 49 minutes 40 seconds East, along the east line of said State of Texas tract, a distance of 119.82 feet to a 5/8 inch iron rod found for the northeast corner of said State of Texas tract (called Tract 2 for Roadside Park purposes);

THENCE South 88 degrees 25 minutes 41 seconds West, along the north line of said Tract 2, a distance of 203.03 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the east line of Lot 8-A, Common Area and Drainage Easement shown on Caruth Lake Phase 5, an addition to the City of Rockwall recorded in Cabinet D, Slide 29 of the Plat Records of Rockwall County, Texas;

THENCE North 00 degrees 29 minutes 21 seconds East, along the east line of said Lot 8-A, a distance of 38.78 feet to a 5/8 inch iron rod found for the south corner of tract of land described by deed to the City of Rockwall recorded in Volume 2770, Page 151 of the Deed Records of Rockwall County, Texas;

THENCE North 63 degrees 54 minutes 25 seconds East, along the southeast line of said City of Rockwall tract, a distance of 567.30 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE departing the southeast line of said City of Rockwall tract and through the interior of said Whittle tract the following courses and distances;

THENCE North 68 degrees 04 minutes 00 seconds East, a distance of 80.39 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 75 degrees 09 minutes 25 seconds East, a distance of 20.21 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 74 degrees 16 minutes 46 seconds East, a distance of 50.83 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 72 degrees 47 minutes 15 seconds East, a distance of 35.04 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 64 degrees 47 minutes 37 seconds East, a distance of 35.22 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 57 degrees 43 minutes 08 seconds East, a distance of 30.34 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 59 degrees 00 minutes 34 seconds East, a distance of 50.18 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 61 degrees 02 minutes 02 seconds East, a distance of 38.15 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 89 degrees 11 minutes 41 seconds East, a distance of 51.30 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 84 degrees 05 minutes 28 seconds East, a distance of 24.24 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 59 degrees 49 minutes 49 seconds East, a distance of 68.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 25 degrees 43 minutes 03 seconds East, a distance of 54.58 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 34 degrees 49 minutes 31 seconds East, a distance of 99.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 85 degrees 47 minutes 09 seconds East, a distance of 65.46 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 88 degrees 11 minutes 15 seconds East, a distance of 31.97 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 77 degrees 41 minutes 46 seconds East, a distance of 39.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 62 degrees 19 minutes 53 seconds East, a distance of 36.68 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 59 degrees 52 minutes 10 seconds East, a distance of 50.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 59 degrees 36 minutes 42 seconds East, a distance of 50.05 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 51 degrees 15 minutes 54 seconds East, a distance of 50.25 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 50 degrees 54 minutes 45 seconds East, a distance of 35.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 72 degrees 21 minutes 00 seconds East, a distance of 70.45 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 44 degrees 49 minutes 34 seconds East, a distance of 20.45 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 60 degrees 35 minutes 24 seconds East, a distance of 29.52 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 68 degrees 59 minutes 24 seconds East, a distance of 37.25 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 32 degrees 28 minutes 10 seconds East, a distance of 55.26 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the aforementioned west line of F.M. 1141;

THENCE South 34 degrees 11 minutes 01 seconds West along the west line of said F.M. 1141, a distance of 108.85 feet to the POINT OF BEGINNING containing 479,278 square Feet, or 11.003 acres of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2019.

BRIAN J. MADDOX, R.P.L.S. NO. 5430

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of THE HIGHLANDS, an addition to the City of Rockwall, Texas, was

approved by the City Council of the City of Rockwall on the _____ day of _____, 2018.

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 _____, 2018.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
THE HIGHLANDS
BLOCK A, LOTS 1-40
36 RESIDENTIAL LOTS AND 4 OPEN SPACES
11.003 ACRES

SITUATED IN THE
M.B. JONES SURVEY, ABSTRACT NO. 122
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: FCU 18271
Date: January 9, 2019
Drawn By: JM
Scale: 1"=100'
SHEET 2 OF 2

SURVEYOR

TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com



OWNER
ROBERT S. WHITTLE
P.O. BOX 2109
Rockwall, Texas 75087
ENGINEER
F.C. CUNY CORP.
#2 Horizon Court, Suite 100
Heath, Texas 75032
(469) 402-7700

Legal Description

BEING 547.68 acres of land (also known as Planned Development No. 5, City of Rockwall) generally situated in Abstract 146, S. S. McCurry Survey, Abstract 122, M. B. Jones Survey, and Abstract 124, J. H. B. Jones Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the Eastern Right of Way line of North John King Blvd. and East Quail Run Rd. (*located at NAD83 Texas State Plane GPS Coordinate (Grid): 2599456.003E, 7035211.252N Feet*), point also bears North 4°-12'-55" East a distance of 2,426.862 feet, from a White Water Ln. storm drainage inlet benchmark (*NAD83 Texas State Plane GPS Coordinate (Grid): 2598875.433E, 7032771.106 N feet*):

- 1 **THENCE** South 1°-55'-15" East, a distance of 87.002 feet, for a corner;
- 2 **THENCE** North 89°-59'-44" East, a distance of 139.965 feet, for a corner;
- 3 **THENCE** South 0°-12'-13" East, a distance of 752.184 feet, for a corner;
- 4 **THENCE** North 89°-26'-3" East, a distance of 113.821 feet, for a corner;
- 5 **THENCE** South 0°-28'-28" East, along the Eastern Right of Way line of North John King Blvd., distance of 1266.225 feet, for a corner;
- 6 **THENCE** South 89°-56'-36" West, a distance of 125.88 feet, for a corner;
- 7 **THENCE** South 1°-19'-57" East, along the Eastern boundary of the Caruth Lakes Addition, a distance of 484.248 feet, for a corner;
- 8 **THENCE** South 88°-7'-18" West, a distance of 222.984 feet, for a corner;
- 9 **THENCE** South 1°-10'-33" East, a distance of 419.674 feet, to the beginning of a curve to the left having a radius of 358.409 feet;
- 10 **Continuing** along said curve to the left, through a central angle of 13° 24' 34", a distance of 83.691 feet, a chord bearing of South 31°-54'-10" West, an arc length of 83.882 feet, tangent of 42.133 feet for a corner;
- 11 **THENCE** North 1°-41'-27" West, a distance of 143.627 feet, for a corner;
- 12 **THENCE** South 88°-32'-19" West, a distance of 207 feet, for a corner;
- 13 **THENCE** South 1°-41'-27" East, a distance of 490.818 feet, to a point;
- 14 **THENCE** South 1°-41'-27" East, a distance of 260.031 feet, for a corner;
- 15 **THENCE** South 89°-19'-55" East, a distance of 150.377 feet, for a corner;
- 16 **THENCE** South 1°-27'-36" East, a distance of 299.847 feet, for a corner;
- 17 **THENCE** North 87°-52'-30" East, a distance of 14.643 feet, for a corner;
- 18 **THENCE** South 0°-38'-51" East, a distance of 466.086 feet, for a corner;
- 19 **THENCE** North 89°-7'-10" East, a distance of 42.873 feet, for a corner;
- 20 **THENCE** South 1°-59'-37" East, along the centerline of FM1141, a distance of 755.941 feet, to the beginning of a curve to the right having a radius of 463.619 feet;
- 21 **Continuing** along said curve to the right, through a central angle of 25° 29' 28", a distance of 204.568 feet, a chord bearing of South 20°-17'-10" West, an arc length of 206.265 feet, tangent of 104.868 feet for a corner;
- 22 **THENCE** South 16°-36'-29" West, a distance of 0.296 feet, for a corner;
- 23 **THENCE** South 88°-11'-53" West, along the centerline of State Highway 66 (Williams St), a distance of 1265.935 feet, for a corner;
- 24 **THENCE** North 0°-29'-15" West, a distance of 154.265 feet, for a corner;
- 25 **THENCE** South 88°-21'-55" West, a distance of 249.226 feet, for a corner;
- 26 **THENCE** South 1°-55'-26" West, a distance of 116.711 feet, to a point;
- 27 **THENCE** South 0°-34'-45" East, a distance of 35.308 feet, for a corner;
- 28 **THENCE** South 89°-8'-43" West, a distance of 63.899 feet, to the beginning of a curve to the left having a radius of 892.973 feet;
- 29 **Continuing** along said curve to the left, through a central angle of 13° 56' 26", a distance of 83.691 feet, a chord bearing of South 82°-28'-34" West, an arc length of 217.267 feet, tangent of 109.173 feet to a point;
- 30 **THENCE** North 81°-52'-11" West, a distance of 28.666 feet, to a point;
- 31 **THENCE** North 84°-46'-25" West, a distance of 370.870 feet, for a corner;
- 32 **THENCE** North 0°-13'-33" West, a distance of 166.864 feet, for a corner;

- 33 **THENCE** South 89°-8'-37" West, a distance of 775.659 feet, for a corner;
- 34 **THENCE** North 0°-8'-56" West, a distance of 1331.182 feet, to a point;
- 35 **THENCE** North 7°-19'-27" West, a distance of 46.023 feet, to a point;
- 36 **THENCE** North 0°-32'-38" West, a distance of 123.421 feet, for a corner;
- 37 **THENCE** South 89°-20'-56" West, a distance of 749.143 feet, for a corner;
- 38 **THENCE** South 5°-24'-36" East, a distance of 10.011 feet, for a corner;
- 39 **THENCE** South 88°-53'-57" West, a distance of 247.504 feet, to a point;
- 40 **THENCE** South 87°-17'-12" West, a distance of 0.478 feet, to a point;
- 41 **THENCE** South 87°-3'-23" West, a distance of 47.974 feet, to a point;
- 42 **THENCE** South 88°-30'-6" West, a distance of 447.084 feet, for a corner;
- 43 **THENCE** South 9°-13'-57" West, a distance of 68.404 feet, for a corner;
- 44 **THENCE** South 89°-5'-31" West, a distance of 596.411 feet, to the beginning of a curve to the left having a radius of 4342.699 feet;
- 45 **Continuing** along said curve to the left, through a central angle of 10° 41' 5", a distance of 808.673 feet, a chord bearing of North 9°-50'-4" West, an arc length of 809.846 feet, tangent of 406.101 feet to a point;
- 46 **THENCE** North 14°-15'-56" West, along the centerline of State Highway 205 (N. Goliad St.), a distance of 3030.52 feet, for a corner;
- 47 **THENCE** North 88°-15'-29" East, a distance of 784.634 feet, to a point;
- 48 **THENCE** North 89°-36'-51" East, along the centerline of East Quail Run Rd., a distance of 1968.743 feet, for a corner;
- 49 **THENCE** South 3°-32'-29" East, a distance of 969.901 feet, for a corner;
- 50 **THENCE** North 88°-30'-49" East, a distance of 1779.891 feet, for a corner;
- 51 **THENCE** North 0°-21'-3" West, a distance of 530.608 feet, to a point;
- 52 **THENCE** North 1°-35'-46" West, a distance of 424.101 feet, for a corner;
- 53 **THENCE** North 89°-10'-59" East, along the centerline of East Quail Run Rd., a distance of 847.002 feet, for a corner;
- 54 **THENCE** South 0°-16'-35" East, a distance of 462.415 feet, for a corner;
- 55 **THENCE** South 89°-23'-26" East, a distance of 435.817 feet, for a corner;
- 56 **THENCE** North 0°-4'-34" West, a distance of 473.06 feet, for a corner;
- 57 **THENCE** North 89°-2'-49" East, a distance of 99.793 feet, to the beginning of a curve to the left having a radius of 113.58 feet;
- 58 **Continuing** along said curve to the left, through a central angle of 69° 11' 2", a distance of 128.965 feet, a chord bearing of North 49°-25'-7" East, an arc length of 137.147 feet, tangent of 78.33 feet to a point;
- 59 **THENCE** North 89°-14'-25" East, a distance of 22.678 feet to the POINT OF BEGINNING AND CONTAINING 547.68 acres of land (23,856,878.88 square feet) more or less. The above description also intended to follow all adjacent existing city limits, and abutting parcel boundaries unless noted.

Closure Report

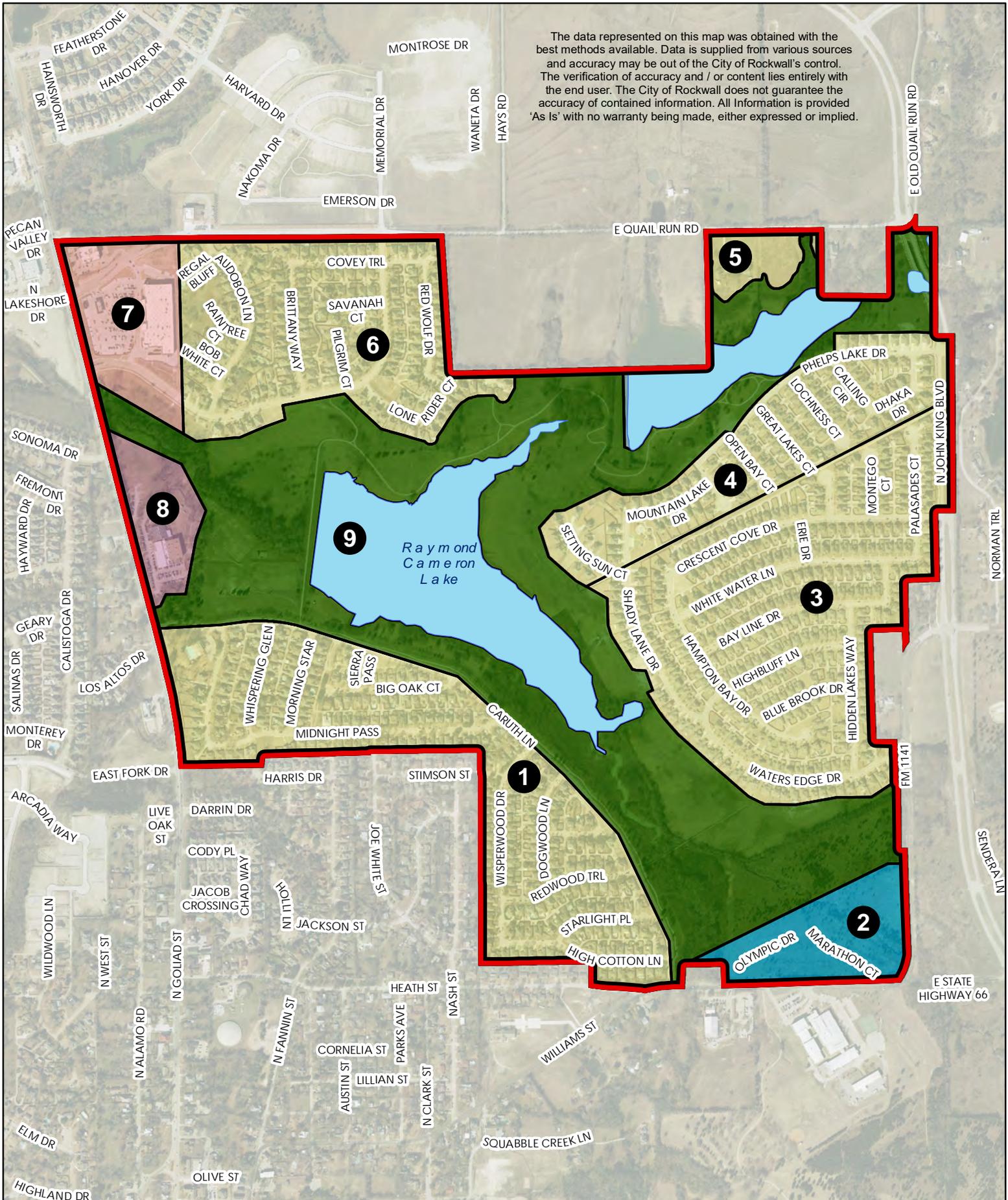
Number of Courses: 59

Total Perimeter Length: 26622.146

Misclosure As X/Y: 0, 0.001

Misclosure As Direction/Distance: N 24°-14'-24" E, 0.001 feet

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.



**City of
Rockwall**



0 500 1,000 Feet

Date: 8/21/2019

PD-5

An Ordinance of the City of Rockwall amending the Comprehensive Zoning Ordinance, as heretofore amended, so as to give the following described tracts of land a Planned Development District zoning classification for Shopping Center uses, to be designated as Planned Development District No. 5, said Planned Development District being described as follows, to wit: Being a tract of land out of the S. S. McCurry Survey, containing 539.329 acres.

BEGINNING at the point of intersection of the north line of State Highway No. 66 and the west line of F.M. Road No. 1141, in the City of Rockwall, Texas;

THENCE N35° 38' E a distance of 146.0 ft.;

THENCE N 1° 05' W a distance of 1562 ft.;

THENCE S 89° 07' W a distance of 207 ft.;

THENCE N 0° 34' W a distance of 775 ft.;

THENCE N 89° 28' 43" E a distance of 503.80 ft.;

THENCE S 0° 04' 13" E a distance of 159.34 ft.;

THENCE N 29° 46' 47" E a distance of 57.90 ft.;

THENCE N 0° 02' 00" E a distance of 434.46 ft.;

THENCE N 88° 40' 49" E a distance of 156.0 ft.;

THENCE S 0° 14' 37" W a distance of 313.30 ft.;

THENCE N 57° 05' 37" E a distance of 16.29 ft.;

THENCE N 88° 37' 57" E a distance of 172.06 ft.;

THENCE N 0° 10' 13" W a distance of 2306.01 ft.;

THENCE N 0° 30' E a distance of 490.21 ft.;

THENCE N 89° 11' W a distance of 889.50 ft.;

THENCE N 89° 48' W a distance of 856.0 ft.;

THENCE S 0° 50' E a distance of 958 ft.;

THENCE S 89° 22' W a distance of 1726.0 ft.;

THENCE N 0° 54' 08" W a distance of 1050 ft. more or less to a point for corner in the south line of a county road;

THENCE N 89° 12' 18" W a distance of 1947.09 ft.;

THENCE S 89° 37' 49" W a distance of 575.0 ft.;

THENCE S 0° 54' 06" W a distance of 748.80 ft.;

THENCE S. 13° 02' 36" E a distance 1779.11 ft.;

THENCE S. 40° 07' 36" E a distance of 112.0 ft.;

THENCE S 13° 02' 36" E a distance of 262.0 ft.;

THENCE S 12° 39' 31" E a distance of 109.04 ft.;
THENCE S 12° 12' 51" W a distance of 112.28 ft.;
THENCE S.11° 19' 07" E a distance of 247.50 ft.;
THENCE S 11° 35' E a distance of 7.0 ft.;
THENCE S 8° 50' E a distance of 196.5 ft.;
THENCE S 5° 50' E a distance of 277.5 ft.;
THENCE N 89° 25' E a distance of 536.0 ft.;
THENCE N 13° 02' 32" E a distance of 73.25 ft.;
THENCE N 89° 19' E a distance of 1499.70 ft.;
THENCE N 2° 58' W a distance of 20.90 ft.;
THENCE N 53° 18' E a distance of 60.01 ft.;
THENCE N 80° 30' E a distance of 43.50 ft.;
THENCE S 1° 37' W a distance of 1504.00 ft.;
THENCE S 1° 37' W a distance of 1483.1 ft.;
THENCE S 89° 35' E a distance of 778.0 ft.;
THENCE S 0° 23' W a distance of 150.0 ft.;
THENCE S 87° 22' E a distance of 345.0 ft.;
THENCE S 89° 52' E a distance of 318.0 ft.;
THENCE N 0° 08' E a distance of 124 ft.;
THENCE S 89° 52' E a distance of 203 ft.;
THENCE S 0° 08' W a distance of 124ft.;
THENCE S 89° 52' E a distance of 1271 ft.; to the place of
beginning; providing for certain conditions; providing for
a penalty not to exceed the sum of Two Hundred Dollars (\$200.00)
for each offense; and declaring an emergency.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall,
and the governing body of the City of Rockwall, in compliance with
the laws of the State of Texas and the ordinances of the City of
Rockwall, have given the requisite notices by publication and other-
wise, and after holding due hearings and affording a full and fair
hearing to all the property owners generally and to all persons
interested and situated in the affected area, and in the vicinity
thereof, and in the exercise of its legislative discretion, has
concluded that the Comprehensive Zoning Ordinance should be amended;
now, therefore,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of
Rockwall, as heretofore amended, be, and the same is hereby amended
by amending the zoning map of the City of Rockwall so as to give the

following described property the following zoning classification,
to-wit:

That the following area be, and the same is hereby zoned Planned
Development District No. 5 under special conditions, to-wit:

Being a tract of land out of the S. S. McCurry Survey, containing
539.329 acres.

BEGINNING at the point of intersection of the north line of State
Highway No. 66 and the west line of F.M. Road No. 1141, in the City
of Rockwall, Texas;

THENCE N 35° 38' E a distance of 146.0 ft.;

THENCE N 1° 05' W a distance of 1562 ft.;

THENCE S 89° 07' W a distance of 207 ft.;

THENCE N 0° 34' W a distance of 775 ft.;

THENCE N 89° 28' 43" E a distance of 503.80 ft.;

THENCE S 0° 04' 13" E a distance of 159.34 ft.;

THENCE N 29° 46' 47" E a distance of 57.90 ft.;

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THENCE S 0° 14' 37" W a distance of 313.30 ft.;

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THENCE N 0° 10' 13" W a distance of 2306.01 ft.;

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THENCE N 0° 54' 08" W a distance of 1050 ft. more or less to a point
for corner in the south line of a county road;

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THENCE S 0° 08' W a distance of 124 ft.;

THENCE S 89° 52' E a distance of 1271 ft.; to the place of beginning;

providing for certain conditions; providing for a penalty not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and declaring an emergency.

SECTION 2. That the above zoning classification as Planned Development District No. 5 is granted subject to the following special conditions:

(1) That the Planned Development District for Shopping Center Purposes shall be developed in accordance with the site plan for said area, which is attached to and made a part of this ordinance for all purposes.

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

(3) Planned Development District permitting uses for Single Family Dwellings, Single Family Cluster Home housing, Duplexes, Townhouses, Multiple Family Dwellings. Neighborhood Service and General Retail, Church, School, Park, Community Center and Golf Course, subject to the approval of the site plan by the Planning and Zoning Commission prior to the issuance of any building permit or certificate

plan shall set forth the areas designated for the basic building areas, yards, setbacks, offstreet parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreational areas and service areas appropriate to the location and function of the development, and shall provide for the dedication and improvement of any street deemed necessary by the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site.

The General Retail area shall consist of not more than 36.6 acres. The Professional & Medical Offices area shall consist of not more than 13.5 acres. The Garden Apartments area shall consist of not more than 46.5 acres @ 16 units per acre. The Townhouse Clusters area shall consist of not more than 85.9 acres @ 7 units per acre. The Townhouse Community area shall consist of not more than 21.4 acres. Single Family area shall consist of not more than 325.8 acres; Platted SF-1 not more than 9.9 acres; Platted SF-2 not more than 83.3 acres; Platted SF-3 not more than 95.8 acres. The School area shall consist of not less than 17.9 acres. The Public Park area shall consist of not less than 95.6 acres. The Church and Day School area shall consist of not less than 4.0 acres.

The density, coverage, height, park and offstreet loading standards shall be as set forth on the site plan.

The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by an overall site plan.

(4) That in the development of said property under Planned Development District No. 5 zoning classification, such property shall be developed in accordance with the regulations applicable to Neighborhood Service districts and General Retail district regulations under Comprehensive Zoning Ordinance, except where said regulations shall be different from the attached site plan, and to that extent said attached site plan shall control. Otherwise, as shown on said site plan the regulations applicable to the Neighborhood Service and General Retail districts relating to area regulations, offstreet parking loading regulations, height regulations, accessory building regulations, as contained in the Comprehensive Zoning Ordinance shall be applicable.

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

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

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

SECTION 6. WHEREAS, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 4th day of September, 1972.

APPROVED:

Darryl Myers
Mayor

DULY RECORDED:

Daniel C. Williams
City Secretary

TOTAL AREA - 529.329 AC

rockwall - texas

1st Continental Enterprises Inc.
PLANNED DEVELOPMENT DISTRICT

ZONING PLAN

*Approved
9/4/73
Ordinance
#73-3*

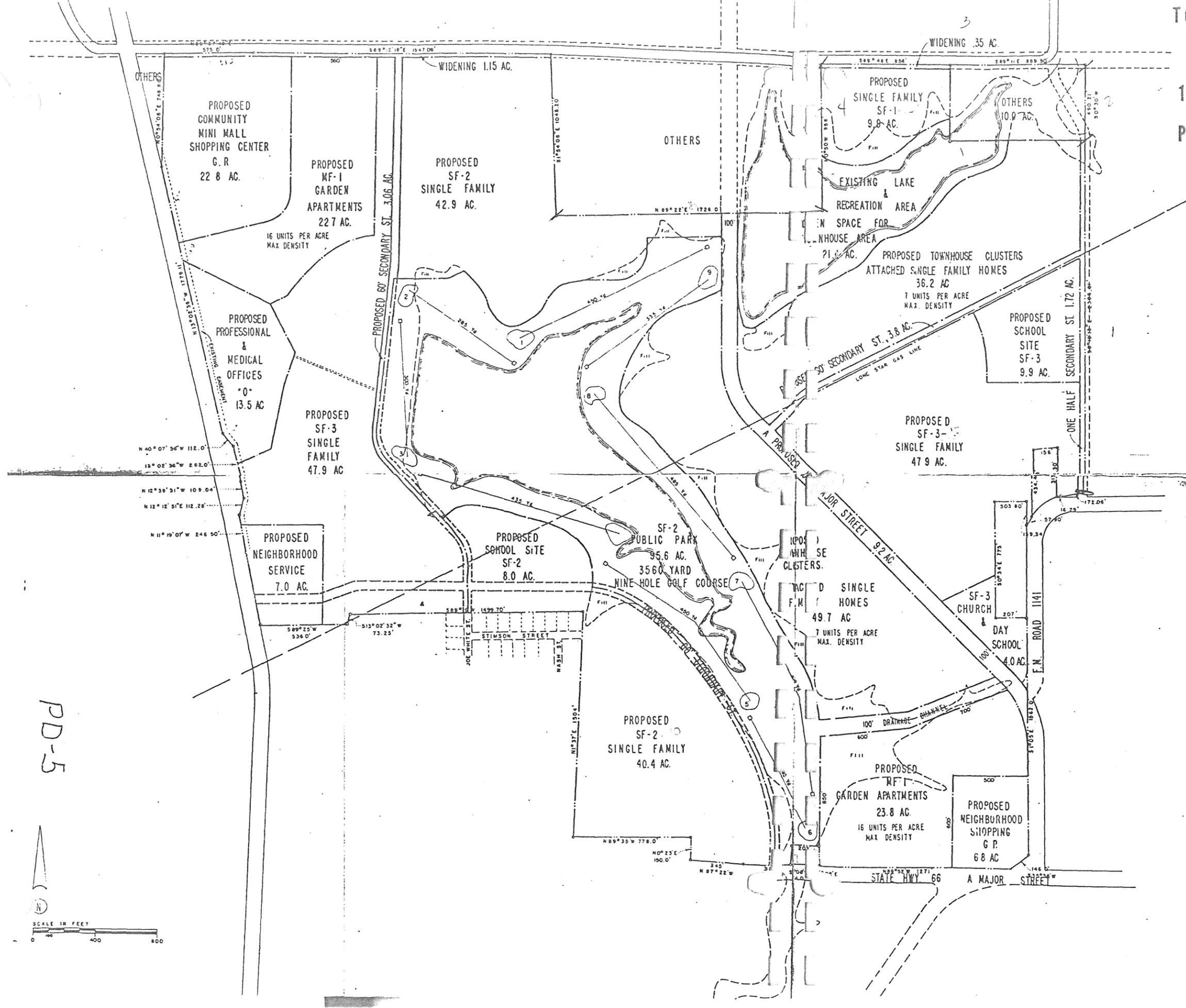
LAND USE NOTES

GENERAL RETAIL	36.6 AC.
PROFESSIONAL & MEDICAL OFFICES	13.5 AC. (DENSITY) (LIVING UNITS)
GARDEN APARTMENTS	46.5 AC @ 16' = 745
TOWNHOUSE CLUSTERS	85.9 AC @ 7' = 600
TOWNHOUSE COMMUNITY AREA	21.4 AC.

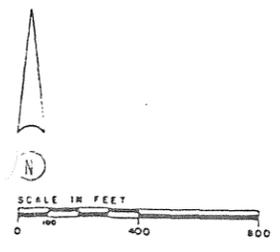
SINGLE FAMILY	325.8 AC.	685
PLATTED SF-1/6	9.9 AC. @ 3.5 = 25	
PLATTED SF-2/10	83.3 AC. @ 3.3 = 275	
PLATTED SF-3/7	95.8 AC. @ 4.0 = 385	
SCHOOL SITES	17.9 AC.	
PUBLIC PARK	95.6 AC.	
CHURCH & DAY SCHOOL	4.0 AC.	
MAJOR & SECONDARY STREETS	19.3 AC.	
(DOES NOT INCLUDE SECONDARIES SHOWN IN DASHED LINES)		
TOTAL	313.2 AC.	

TOTAL	529.3 AC.	3.83	2030
		GROSS DENSITY	LIVING UNITS

2030 FAMILIES @ 3.5 PEOPLE PER FAMILY = 7100 PEOPLE



PD-5



ROBERT W. HOLLIN
Land Planning, Inc.
EAST GRAND POST OFFICE BUILDING
ROOM 201 Taylor 5-479
1106 GRAHAM STREET
POST OFFICE BOX 11172

ORDINANCE NO 87-23

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND ORDINANCE 73-31, SO AS TO AMEND THE APPROVED PRELIMINARY PLAN ON "PD-5" PLANNED DEVELOPMENT DISTRICT NO. 5; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and Ordinance 73-31 as heretofore amended, be, and the same is hereby amended by amending the approved preliminary plan for "PD-5", Planned Development District No. 5, as it relates to approved land uses and approved development criteria. That said amended site plan is attached hereto as Exhibit "A" and said amended development criteria is attached hereto as Exhibit "B" and made a part hereof for all purposes.

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

SECTION 3. That Planned Development District No. 5 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the amendment of the approved preliminary plan for Planned Development District No. 5 shall affect only the property shown thereon and said property shall be limited to the uses, density, area, setback and

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

a. That the amended site plan attached hereto as Exhibit "A" and the development criteria attached hereto as Exhibit "B", and made a part hereof shall control the development of Planned Development District No. 5 and any and all such development shall be in strict accordance with such site plan and development criteria.

b. No substantial change in development of "PD-5" shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District No. 5 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

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

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

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

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 18th day of May, 1987.

ATTEST:



APPROVED


Mayor

1st reading 5/4/87
2nd reading 5/18/87

PLANNED DEVELOPMENT DISTRICT 5

SUMMARY

<u>USE</u>	<u>NET ACREAGE</u>	<u>TRACTS</u>
Single Family	208.60	2, 6, 7, 15 and 16
Multi-Family	29.80	14 and 18
Office	7.40	12
Retail	57.90	1, 3, 8, 9, 10, 11 and 17
Lake (Surface Area)	62.90	--
Flood Plain	98.60	--
Major Thoroughfares	26.90	--
Agriculture	9.80	4, 5, 13
Total	<u>501.90</u>	
Other, Single Family, YMCA	45.96	
Total	<u>547.86</u>	

This planned development district consists of approximately 501 acres and is located east of State Highway 205 and north of State Highway 66. The land is characterized by rolling terrain and a soil conservation lake of approximately 52 acres. The following development standards set forth use of land and development criteria by tracts. Tracts having similar use are grouped under a common set of criteria.

- I. SINGLE FAMILY - Tract 15 - Gross Acreage - 39.1 Acres
Tract 16 - Gross Acreage - 29.3 Acres
PT. Tract 6 - Gross Acreage - 39.8 Acres
 - A. Purpose: Standards for this use are intended for single family residential dwellings; public, denominational and private schools; churches; parks; and approved accessory buildings.
 - B. Permitted Uses: The following uses shall be permitted:
 - 1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
 - 2. One detached single-family dwelling per lot.
 - 3. Home occupations.
 - 4. Day care centers with less than 7 children enrolled at any one time.
 - 5. Paved automobile parking areas which are necessary to the uses permitted in this district.
 - 6. Municipally owned or controlled facilities, utilities, and uses.

7. One portable building per lot not larger than one hundred twenty (120) square feet in floor area nor taller than ten (10) feet in height, as an accessory to a residential use on the same lot.
8. Accessory buildings not to exceed fifteen (15) feet in height, provided the exterior covering contains only the same materials as the main structure, as an accessory to a residential use on the same lot.
9. Private residential swimming pools as an accessory to a residential use.
10. Private unlighted residential tennis courts on the same lot, as an accessory to a residential use.
11. Nurseries, greenhouses and gardens, as an accessory to a residential use of the same lot where the products are not to be sold.
12. An accessory use customarily related to a principal use authorized in SF-7 District classification.
13. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
14. Temporary on site construction offices limited to period of construction, with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
15. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.)

1. A mobile home on an unsubdivided tract of five acres or more or used as a temporary construction office, subject to the conditions established in the Comprehensive Zoning Ordinance.
2. Paved parking facilities for nonresidential uses that are not allowed in this district if properly screened, buffered, and landscaped.
3. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.
4. Institutional uses, including day care centers with more than 6 children.
5. Semi-public uses.

6. Accessory buildings in excess of fifteen (15) feet in height or a structure with exterior materials that are not contained in the main building, or portable storage buildings in excess of one hundred twenty (120) square feet or ten (10) feet in height used as an accessory to a residential use on the same lot.

D. Area Requirements:

1. Minimum lot area - 7,000 square feet
2. Maximum number of single family detached dwellings units per lot - 1
3. Minimum square footage per dwelling unit - 1200 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet plus 1 foot for each foot in height over 25 feet.
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
 - a. Internal lot - 6 feet
 - b. Abutting street - 15 feet
 - c. Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear or side yards - 20 feet
11. Maximum building coverage as a percentage of lot area - 35 percent
12. Maximum height of structures - 32 feet
13. Minimum number of paved off-street parking spaces required for -
 - a. One single family dwelling unit - 2
An enclosed garage shall not be considered in meeting the off street parking requirements.
 - b. All other uses (See Off-street Parking section of Comprehensive Zoning Ordinance 83-23)

II. SINGLE FAMILY - Pt. Tract 6, gross acreage 40.0 Acres

- A. Purpose: Standards for this use are intended for single family residential dwellings; public, denominational and private schools; churches; parks; and approved accessory buildings. This district is proposed to allow zero lot line development.
- B. Permitted Uses: The following uses shall be permitted:
1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
 2. One detached single-family dwelling per lot.
 3. Home occupations.
 4. Day care centers with less than 7 children enrolled at any one time.
 5. Paved automobile parking areas which are necessary to the uses permitted in this district.
 6. Municipally owned or controlled facilities, utilities, and uses.
 7. One portable building per lot not larger than one hundred twenty (120) square feet in floor area nor taller than ten (10) feet in height, as an accessory to a residential use on the same lot.
 8. Accessory buildings not to exceed fifteen (15) feet in height provided the exterior covering contains only the same materials as the main structure, as an accessory to a residential use on the same lot.
 9. Private residential swimming pools as an accessory to a residential use.
 10. Private unlighted residential tennis courts on the same lot, as an accessory to a residential use.
 11. Nurseries, greenhouses and gardens, as an accessory to a residential use of the same lot where the products are not to be sold.
 12. An accessory use customarily related to a principal use authorized in SF-7 District classification.
 13. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
 14. Temporary on site construction offices limited to period of construction, with a two year initial period and one year extensions being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.

15. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.

1. A mobile home on an unsubdivided tract of five acres or more or used as a temporary construction office, subject to the conditions established in the Comprehensive Zoning Ordinance.
2. Paved parking facilities for nonresidential uses that are not allowed in this district if properly screened, buffered, and landscaped.
3. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.
4. Institutional uses, including day care centers with more than 6 children.
5. Semi-public uses.
6. Accessory buildings in excess of fifteen (15) feet in height or a structure with exterior materials that are not contained in the main building, or portable storage buildings in excess of one hundred twenty (120) square feet or ten (10) feet in height, used as an accessory to a residential use on the same lot.

D. Area Requirements:

1. Minimum lot area - 5,000 square feet
2. Maximum number of single family detached dwellings units per lot - 1
3. Minimum square footage per dwelling unit - 1200 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet plus 1 foot for each foot in height over 25 feet.
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
 - a. Internal lot - 6 feet
 - b. Abutting street - 15 feet

- c. Abutting an arterial - 20 feet
- 9. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
- 10. Minimum length of driveway pavement from the public right-of-way for rear or side yards - 20 feet
- 11. Maximum building coverage as a percentage of lot area - 35 percent
- 12. Maximum height of structures - 32 feet
- 13. Minimum number of paved off-street parking spaces required for -
 - a. One single family dwelling unit - 2
An enclosed garage shall not be considered in meeting the off street parking requirements.
 - b. All other uses (See Off-street Parking Section of Comprehensive Zoning Ordinance)

III. SINGLE FAMILY - MEDIUM DENSITY - Tract 2 - 47.9 Gross Acres
Tract 7 - 23.7 Gross Acres

- A. Purpose: Standards for this use allow for the construction of a single family detached cluster type housing development in which structures are arranged in closely related groups and placed on suitable terrain allowing preservation of natural topography and other site features. The maximum density for this district shall not exceed seven (7) dwelling units per gross acre. Arrangement of building sites, access, open space, building set backs and other platting features shall be approved at time of site plan approval.

Each tract designated in this planned development district for medium density use is on smaller parcels and is generally located adjacent to the lake and designated open space.

- B. Permitted Uses:
- 1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
 - 2. One single-family detached dwelling per lot.
 - 3. Home occupations.
 - 4. Day care centers with less than 7 full time children enrolled at any one time.
 - 5. Paved automobile parking areas which are necessary to the uses permitted uses in this district.

6. Municipally owned or controlled facilities, utilities, and uses.
 7. Nurseries, greenhouses, and gardens, as an accessory to a residential use on the same lot where the products are not to be sold.
 8. An accessory use customarily related to a principal use.
 9. Temporary real estate sales offices located on property being sold, limited to the period of sale of the lots with a two year initial period and a one year extension being authorized by the Planning and Zoning Commission, such sales offices to be maintained at all times.
 10. Temporary on site construction offices limited to the period of construction, with a two year initial period and a one year extension being authorized by the Planning and Zoning Commission, such offices to be maintained at all times.
 11. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.
- C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.)
1. Paved parking facilities for nonresidential uses that are not allowed in this district provided they are property screened, buffered and landscaped.
 2. Facilities for those utilities holding a franchise under the City.
 3. Institutional uses, including day care centers with more than 6 children.
 4. Semi-public uses.
 5. Private residential tennis court used as an accessory to a residential use if not located on the same lot or utilizing lights.
 6. Associated recreation and/or community clubs.
- D. Area Requirements:
1. Minimum lot area - 3,500 square feet
 2. Maximum number of single family dwelling units per lot - 1
 3. Minimum square footage per dwelling unit - 1,000 square feet
 4. Minimum lot frontage on a public street - Development plan approval
 5. Minimum lot depth - 100 feet

6. Minimum depth of front setback -
 - a. Front Entry Garage - 20 feet
 - b. Rear or Side Entry Garage - 15 feet plus 1 foot for each foot in height over 25 feet.
7. Minimum depth of rear setback - 7½
8. Minimum width of side setback -
 - a. Abutting street - 15 feet
 - b. Abutting an arterial - 20 feet
 - c. Internal lot - Set by Development Plan
9. Minimum length of driveway pavement from the public right-of-way on side or rear yard - 20 feet
 10. Maximum building coverage as a percentage of lot area - 60%
 11. Maximum density - 7.0 units per gross acre
 12. Maximum height of structures - 30 feet
 13. Minimum number of off-street space required - 2 off-street spaces plus a one-car garage

IV. MULTI-FAMILY RESIDENTIAL DISTRICT - Tract 14 - 20.4 Gross Acres
Tract 18 - 10.1 Gross Acres

- A. Purpose: Standards for this use provide for residential dwellings to be constructed as multi-family units not to exceed 14 units per acre. Each tract designated for this use is contiguous to the lake and open space area.
- B. Permitted Uses:
 1. Agricultural uses on unplatted land in accordance with all other adopted ordinances.
 2. Apartments/condominiums
 3. Day Care centers with less than 7 full time children enrolled at any one time except in condominiums and apartments.
 4. Paved automobile parking areas which are necessary to the uses permitted in this district.
 5. Municipally owned or controlled facilities, utilities, and uses.

6. Storage buildings used as an accessory to a residential use on the same lot.
 7. Accessory recreational uses such as tennis courts, swimming pools, designed for use by residents of a specific project. Lighting for such uses shall be designed so as not to glare across property lines, nor glare into residential areas on the same property.
 8. An accessory use customarily related to a principal use authorized in this district.
 9. Temporary on site construction offices limited to the period of construction, with a two year initial period and one year extension being authorized by the Planning and Zoning Commission, such office to be maintained at all times.
 10. Temporary concrete batching plants limited to the period of construction, upon approval of location and operation of the Building Official.
- C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance)
1. Facilities for railroads or those utilities holding a franchise under the City of Rockwall.
 2. Institutional uses including day care centers with more than 6 full time children enrolled at one time, except in condominiums and apartments.
 3. Semi-public uses.
 4. Associated recreation and/or community clubs. Such uses shall be included in calculating the coverage requirements of this district.
- D. Area Requirements:
1. Minimum site area - 10,000 square feet
 2. Minimum lot area - 2,000 square feet of lot area per unit
 3. Maximum density per gross acre - 14 units/acre
 4. Minimum lot frontage on a public street - 60 feet
 5. Minimum lot depth - 100 feet
 6. Minimum depth of front setback - 25 feet
 7. Minimum depth of rear setback*

- a. Abutting a single family, townhouse, or duplex district:

- one story structure - 25 feet
 - two story structure - 50 feet
 - three story structure - 75 feet

- b. Abutting any other district - 10 feet

*Unenclosed carports may be built up to within 5 feet of any property line that abuts an alley and no closer than 20 feet from any street intersection.

8. Minimum width of side setback -

- a. Abutting a single family, townhouse, or duplex district:

- one story structure - 25 feet
 - two story structure - 50 feet
 - three story structure - 75 feet

- b. Internal lot - 10 feet for a one story structure or 15 feet for structures two or more stories in height.

- c. Abutting street - 15 feet

- d. Abutting an arterial - 20 feet

9. Minimum distance between buildings on the same lot or parcel of land:

- 10 feet from main to accessory buildings
 - 20 feet for 2 main buildings with doors or windows in facing walls
 - 15 feet for 2 main buildings without doors or windows in facing walls

10. Maximum building coverage as a percentage of lot area - 45%

Each development containing over 100 dwelling units shall provide 300 square feet of open space per 2 and 3 bedroom unit, with at least one open area with the minimum dimensions of 200 feet by 150 feet. Swimming pools, tennis courts and other recreational facilities can be counted toward the overall open space requirement, but not toward the required 200 feet by 150 feet area.

11. Minimum amount of permanent, landscaped open space - 20% of total lot area, with 30% of total requirement located in front and alongside buildings along street frontages. Any parking lot with more than 2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable City codes, and approved by the Building Official.

12. Maximum height of structures - 36 feet
13. Minimum requirements for construction materials
 - a. Exterior walls - a minimum of 75% of each building wall shall consist of masonry material as defined, excluding stucco.
15. Minimum number of paved, striped, off-street parking spaces required for -
 - a. 0 bedroom or efficiency dwelling unit - 1.5 spaces per unit
 - b. 1 bedroom dwelling units - 1.5 spaces per unit
 - c. 2 bedroom dwelling units - 2 spaces per unit
 - d. 3 or more bedroom dwelling units - 2.5 spaces per unit
 - e. The average number of parking spaces for the total development shall not be less than 2 spaces per unit.
 - f. All other uses - See Off-street Parking Section of Comprehensive Zoning Ordinance

E. Required Conditions:

1. The owner shall submit to the Planning and Zoning Commission for review and approval, the site and building plan for the proposed development. A site plan shall be submitted and approved prior to an application for a building permit and shall contain drawings to scale to indicate as needed:
 - a. Location of all structures proposed and existing on the subject property and within twenty (20) feet on adjoining property;
 - b. Landscaping and/or fencing of yards and setback areas and proposed changes;
 - c. Design of ingress and egress;
 - d. Location of adjacent zoning districts;
 - e. Off-street parking and loading facilities;
 - f. Height of all structures;
 - g. Proposed uses;
 - h. Location and types of all signs, including lighting and heights;
 - i. Location and type of lighting;
 - j. Fire lanes;

- k. Solid waste facilities; and
- l. Utility service locations.

V. OFFICE DISTRICT - Tract 12 - 8.2 Gross Acres

A. Purpose: Standards for this use provide for various types of office and similar activities to be built which furnish neighborhood and community services.

B. Permitted Uses:

1. Agricultural uses on unplatted land, in accordance with all other adopted ordinances.
2. Office buildings for professional occupations including: executive, administrative, legal, accounting, writing, clerical, stenographic, drafting, and real estate.
3. Medical offices, including clinics, where activities are conducted within a totally enclosed building.
4. Banks, credit unions, savings and loan associations.
5. Other uses similar to the above.
6. Paved parking lots, not including commercial parking lots.
7. Institutional uses.
8. Municipally owned or controlled facilities, utilities, and uses.
9. Drive-through windows that are accessory to permitted uses in this district.
10. An accessory use customarily related to a principal use authorized in this district such as a pharmacy or apothecary shop, stores limited to corrective garments or bandages, or optical company or eating establishments accessory to the office complex or eating establishments accessory to the office complex for the convenience of the occupants and clients may be permitted, provided it is within the building to which it is accessory and does not have a direct outside entrance for customers.
11. Temporary on site construction offices, limited to the period of construction, upon approval of the Building Official.
12. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance)

1. Funeral homes.
2. Semi-public uses.
3. Private club as an accessory to a general restaurant.
4. New buildings with over 5,000 square feet of floor area, or additions of over 40% of the existing floor area or over 5,000 square feet with combustible structural construction materials.
5. Buildings with less than 90% brick and glass exterior walls.
6. Any structure over 36 feet in height.

D. Required Conditions

1. All business operations including storage shall be conducted within a completely enclosed building (except for off street parking or loading).
2. The owner, or developer, shall submit, prior to issuance of a building permit, the Planning and Zoning Commission and the City Council for review and approval, a site and building plan for the proposed development. The contents of this site and building plan shall comply with the requirements as specified in Article III of Ordinance 83-23. Upon approval, such development shall comply with approved site plan.

E. Area Requirements:

1. Minimum site size - 6,000 square feet
2. Minimum site frontage on a public street - 60 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 25 feet from the future ROW as shown on the adopted thoroughfare plan or as actually exists, whichever is greater.
5. Minimum width of side setback -
 - a. Without fire retardant wall - 6 feet
 - b. With fire retardant wall - 0 feet
 - c. Abutting residentially zoned property - 20 feet plus $\frac{1}{2}$ the building height over 36 feet.
 - d. Abutting an arterial - 25 feet from future right-of way.

- e. Abutting all other streets - 20 feet
 - f. In no case shall more than a 50 feet setback be required.
6. Minimum depth of rear setback -
- a. Non residential property with alley and fire retardant wall - 0 feet.
 - b. Without fire retardant wall or alley - 20 feet
 - c. Residential property - 200 feet plus $\frac{1}{2}$ the building height over 36 feet.
 - d. In no case shall more than a 50 feet setback be required.
7. Minimum distance between detached buildings on the same lot or parcel of land -
- a. Without fire retardant wall - 15 feet
 - b. With fire retardant wall - 0 feet
8. Minimum requirement for construction materials -
- a. Structures -
 - (1) All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceed 5,000 square feet, shall consist of 100% non-combustible materials.
 - (2) All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors, and ceilings.
 - b. Exterior walls - Each exterior wall shall consist of 90% brick and glass.
9. Maximum building coverage as a percentage of lot area - 40%
10. Maximum amount of impervious coverage as a percentage of lot area - 80%
11. Minimum amount of landscaped areas as a percentage of total lot area - 20%, with 20% of the total requirement located in front and along-side buildings along street frontages. Any parking lot with more than

2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have irrigation system installed meeting all applicable City codes and approved by the Building Official.

12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet. Any structure over 36 feet shall require a conditional use permit.
14. Minimum number of paved off-street parking spaces required - (See Off-street Parking section of Comprehensive Zoning Ordinance) Off street parking shall not be permitted in the required front setback in this district.
15. Maximum number of entrances and/or exits -
 - a. Arterial streets - 1 per each 200 feet of street frontage per site, or as approved by the City Council.
 - b. Collector streets - 1 per each 100 feet of street frontage per site, or as approved by the City Council.
 - c. Local streets - 1 per each 50 feet of street frontage per site, or as approved by the City Council.
16. Lots with non-residential uses that have a side or rear contiguous or separated only by an alley, or easement or street, from any residential district must be separated from such residential district by a buffer as defined, or as approved by the City Council.
17. The building code may impose more restrictive area requirements depending on the size, use and construction of the structures.

VI. GENERAL RETAIL - Tract 1 - 11.5 Gross Acres
Tract 3 - 10.3 Gross Acres
Tract 9 - 14.5 Gross Acres
Tract 8 - 7.4 Gross Acres
Tract 10 - 4.7 Gross Acres
Tract 11 - 12.2 Gross Acres
Tract 17 - 8.6 Gross Acres

A. Purpose: Standards for this zoning category provides for neighborhood and community retail and related uses.

B. Permitted Uses:

1. Agricultural use of unplatted land in accordance with all other adopted ordinances.

2. Any retail businesses, personal services, professional service, or business service conducted within a completely enclosed building, except the following: lumber yards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing or storage.
3. Banks, including drive through facilities.
4. Office buildings.
5. Restaurants, including accessory outdoor seating, without drive-in or drive through facilities.
6. Paved parking lots, not including commercial parking lots.
7. Retail outlets where gasoline products are sold. Two pumps only in Tracts 1, 3 and 17.
8. Other uses similar to the above.
9. Telephone, telegraph, television, radio or similar media stations, centers, studios, but not including public microwave, radio, and television towers.
10. Institutional uses.
11. Municipally owned or controlled facilities, utilities, and uses.
12. Automotive repair, as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.
13. An accessory use customarily related to a principal use authorized in this district.
14. Temporary indoor and outdoor fund raising events sponsored by nonprofit organizations with permit and approval of the Building Official.
15. Temporary sale of Christmas trees with permit and approval of the Building Official.
16. Temporary on-site construction offices limited to the period of construction upon approval of the Building Official.
17. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

C. Conditional Uses: (A conditional use permit will be required for the following uses, following the procedure outlined in the Comprehensive Zoning Ordinance.)

1. A mobile home on an unsubdivided tract of five acres or more or used as a construction office.
2. Funeral Homes.
3. Car wash.
4. Theaters and auditoriums.
5. Facilities for railroads or those utilities holding a franchise under the City of Rockwall not allowed as permitted uses.
6. Semi-public uses.
7. Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, indoor amusements, arcades in accordance with all other applicable ordinances, located more than 300 feet from any residentially zoned land.
8. Drive-through window as an accessory to a restaurant.
9. Private club as an accessory to a general restaurant.
10. New buildings with over 5,000 square feet of floor area, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials.
11. Buildings with less than 90% masonry exterior walls.
12. Any structure over 36 feet in height.

D. Required Conditions

1. All business establishments other than those selling a service shall be retail service establishments dealing directly with customers. All goods produced on the premise shall be sold at retail prices on premises where produced.
2. All business operations including storage shall be conducted within a completely enclosed building, unless specifically authorized for the use as listed (except for off street parking or loading, and incidental display of retail items for sale) excluding retail outlets where gasoline products are sold.

E. Prohibited Uses:

1. Any building erected or land used for other than one or more of the preceding specified uses.

2. Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required.
3. The storage, sale, lease or rental of more than one (1) boat, or more than five (5) hauling trailers is prohibited.

F. Area Requirements:

1. Minimum site size - 6,000 square feet
2. Minimum site frontage on a public street - 60 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 20 feet from the future R.O.W. as shown on the adopted thoroughfare plan, or as actually exists, whichever is greater.
5. Minimum width of side setback -
 - a. Without fire retardant wall - 15 feet
 - b. With fire retardant wall - 0 feet
 - c. Abutting residentially zoned property - 20 feet plus $\frac{1}{2}$ the building height over 36 feet.
 - d. Abutting an arterial - 20 feet from the future R.O.W. as shown on the adopted thoroughfare plan, or as actually exists, whichever is greater.
 - e. Abutting all other streets - 15 feet
 - f. In no case shall more than a 50 feet setback be required.
6. Minimum depth of rear setback -
 - a. Abutting non-residentially zoned property, with fire retardant wall and alley separating - 0 feet
 - b. Without fire retardant wall or alley - 20 feet
 - c. Abutting residentially zoned property - 20 feet plus $\frac{1}{2}$ the building height over 36 feet
 - d. In no case shall more than a 50 feet setback be required.
7. Minimum distance between detached buildings on the same lot or parcel of land -

- a. Without fire retardant wall - 15 feet
 - b. With fire retardant wall - 0 feet
8. Minimum requirement for construction materials -
- a. Structures -
 - (1) All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceeding 5,000 square feet, shall consist of 100% non-combustible materials.
 - (2) All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors, and ceilings.
 - b. Exterior walls - Each exterior wall shall consist of 90% masonry materials as defined in the Comprehensive Zoning Ordinance.
9. Maximum building coverage as a percentage of lot area - 40%
10. Maximum amount of impervious coverage as a percentage of lot area - 90%
11. Minimum amount of landscaped areas as a percentage of total lot area - 10%, with 20% of the total requirement located in front and along-side buildings along street frontages. Any parking lot with more than 2 rows of spaces shall have a minimum of 2% of the interior of the parking lot in landscaping. Such landscaping shall be counted toward the 20% total landscaping requirement. All required landscaped areas shall be permanently maintained and shall have irrigation system installed meeting all applicable City codes and approved by the Building Official.
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet. Any structure which exceeds 36 feet shall require a conditional use permit.
14. Minimum number of paved off-street parking spaces required - See Off-street Parking section of the Comprehensive Zoning Ordinance.
15. Maximum number of entrances and/or exits -
- a. Arterial streets - 1 per each 200 feet of street frontage per site, or as approved by the City Council.

- b. Collector streets - 1 per each 100 feet of street frontage per site, or as approved by the City Council.
 - c. Local streets - 1 per each 50 feet of street frontage per site, or as approved by the City Council.
16. Lots with non-residential uses that have a side or rear contiguous or separated only by an alley, easement or street, from any residential district must be separated from such residential district by a buffer as defined, or as approved by the City Council.
17. The building code may impose more restrictive area requirements depending on the size, use and construction of the structures.

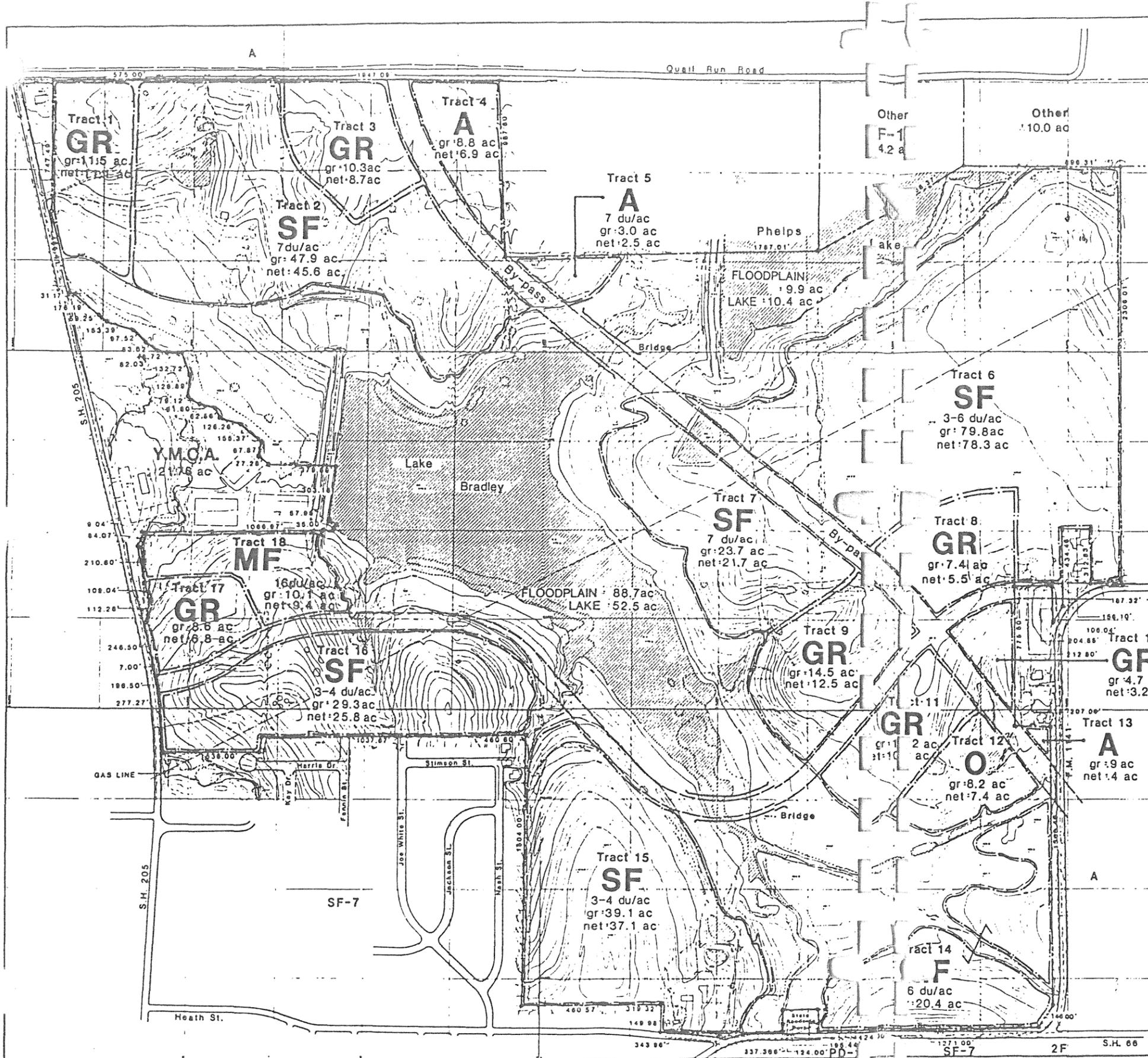
VII. AGRICULTURE

- A. Purpose: Parcels shown by Tracts 4, 5 and 13 on the Preliminary Plan are for "A" District. These parcels shall be subject to the requirements of the Agricultural Zoning District of Ordinance 83-23 until other use is established for the parcels through normal rezoning procedures.

VIII. SPECIAL CONDITIONS

- A.
 - 1. Prior to approval of a development plan or plat on any portion of the tracts marked 1 through 18 or the area indicated as flood plain on Exhibit "B", a flood/drainage study addressing all of the above parcels shall be completed by the developer.
 - 2. Upon completion of the drainage study and a park development plan completed by the City, the property owner hereby agrees to dedicate all lake and flood plain areas determined to be appropriate for public open space/recreation uses.
- B.
 - 1. Prior to approval of a development plan or plat along any portion of the proposed roads shown on Exhibit "B", a route study for that road shall be completed. If a route study has already been completed by the City or others, the developer shall pay his pro rata share of the cost of this study. Based on linear front footage of property abutting said road. If the developer is required to prepare a route study which must address property outside the boundaries indicated on Exhibit "B" the developer shall be reimbursed through pro rata agreements when that property develops.
 - 2. If, prior to the time of development of any tract adjacent to one of the proposed roads, construction of the road by another source is planned, the developer shall dedicate the appropriate right-of-way as required by the City's Thoroughfare Plan and applicable ordinances, upon completion of a route study. If a road is constructed by others, the developer shall be required to pay the pro rata share of the cost of construction, based on linear front footage of property abutting said road.

- C. If development occurs in phases, the developer may be required to preliminary plat a larger area than planned for a particular phase to ensure a well-planned cohesive development.
- D. All development planned on tracts that abut the flood plain area shall be planned in such a way as to complement and not detrimentally affect the planned use of the flood plain/open space.



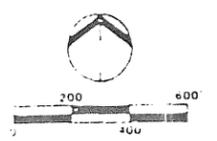
summary

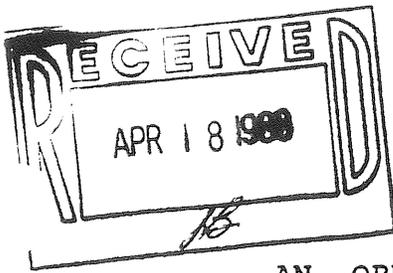
SINGLE-FAMILY	208.60 AC
MULTI-FAMILY	29.80 AC
OFFICE	7.40 AC
GENERAL RETAIL	57.90 AC
FLOODPLAIN	98.60 AC
LAKES	62.90 AC
ROAD USE	26.90 AC
AGRICULTURE	9.80 AC
TOTAL	501.90 AC
(Net Acres)	
OTHERS, SINGLE-FAMILY, Y.M.C.A.	45.96 AC

 Leonard A. Thomas/Developer

preliminary plan planned development district 5

City of Rockwall





FD-5

ORDINANCE NO. 88-11

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL A HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "PD-5" PLANNED DEVELOPMENT CLASSIFICATION TO "SF-10" SINGLE FAMILY CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by John and Lynelle Yingling for the property more specifically described in Exhibit "A" attached hereto; and

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to

give "SF-10" Single Family District classification to the tract of land described in Exhibit "A".

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

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

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be 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 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

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

DULY PASSED AND APPROVED this 4th day of April, 1988.

APPROVED:

John R. Miller

Mayor

ATTEST:

By *John C. [Signature]*

1st reading 3/21/88

2nd reading 4/4/88

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, John R. and Lynelle C. Yingling, being owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows;

Being, a tract of land situated in the S.S. McCurry Survey, Abstract No. 146, Rockwall County, Texas, and being part of a 10.00 acre tract recorded in Volume 270, Page 207, Deed Records of Rockwall County, Texas, and being more particularly described as follows;

Beginning at the southeast corner of said 10.00 acre tract, a fence corner post for corner;

Thence, N.0°13'50"W., along a fence line, a distance of 490.21 feet to a iron stake for corner;

Thence, N.89°20'02"E., along the center of Quail Run Road, a distance of 439.22 feet to a iron stake for corner;

Thence, S.0°13'50"E., leaving said Road, a distance of 501.58 feet to a iron stake for corner;

Thence, N.89°11'W., along the south line of said 10.00 acre tract, a distance of 439.28 feet to the PLACE OF BEGINNING and containing 5.00 acres of land.

ORDINANCE NO. 96-25

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO, 87-23 AS HERETOFORE AMENDED SO AS TO AMEND THE APPROVED PRELIMINARY PLAN FOR PD-5 ATTACHING THE AMENDING PRELIMINARY PLAN; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the Preliminary Plan for portions of PD-5, as described in Exhibits "A", "B" and "C" has been submitted by Robert S. Whittle; and

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the approved Preliminary Plan for PD-5 for those areas identified in Exhibits "A", "B" and "C". That said amended Preliminary Plans are attached hereto and made apart hereof for all purposes.

SECTION 2. That the tracts identified in Exhibits "A", "B" and "C" shall be used only in the manner and for the purposes and with the conditions provided for herein and the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this amendment to the approved Preliminary Plan for PD-5 shall affect only the property described in Exhibits "A", "B" and "C" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

SECTION 3. That development in areas in Exhibits "A", "B" and "C" shall meet the area requirements as shown in Exhibit "D" attached hereto and made apart hereof.

SECTION 4. No substantial change in development of the areas as shown in Exhibits "A", "B" and "C" shall be permitted except after obtaining approval of the change of such development through amendment of the Preliminary Plan in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

SECTION 5. Prior to or in conjunction with any plat submittal, a concept plan must be submitted for review and approval by the Planning and Zoning Commission and City Council. The concept plan shall include the following items.

- (i) Identify the location of any amenities planned for the residential areas.
- (ii) A detailed street layout for each phase that will be subject to review and approval by the Planning and Zoning Commission and City Council that identifies the location, type and general design of screening of alleys and along major roads.
- (iii) Identify location of neighborhood entry features for each area.

SECTION 6. The S. H. 205 Bypass route is currently shown on the adopted Thoroughfare Plan crossing this PD. No final alignment has been determined for this road. Under our subdivision requirements a property owner is generally required to construct or escrow the cost of up to two lanes of a perimeter road as shown on the Thoroughfare Plan or up to four lanes if the road is shown to go through the middle of a property. Since this Bypass is a state road, the developer will only be required to dedicate the right of way for the Bypass unless the road is needed for circulation inside the development, in which case the normal requirements of the subdivision requirements will apply.

SECTION 7. Prior to any final plat approval of the first phase of the development, the owner(s) of the property must execute and file an instrument creating a Homeowners Association for the residential areas shown in Exhibit "B" and "C". The Homeowners Association will be responsible for the maintenance of all common areas (including the areas designated as common areas in the Caruth Lake Phase One Addition), screening walls and features, landscape areas; deed restriction enforcement; and all other functions required to maintain the quality of the development. The property owner of the area shown in Exhibit "C" will provide and opportunity for the existing homeowners in Caruth Lake Phases One and Two to join the this newly created Homeowners Association. The residential property shown in Exhibit "B" can have a separate Homeowners Association to provide for the above mentioned functions.

SECTION 8. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23, Subdivision Ordinance, Engineering Standards of Design, Code of Ordinances, as amended or as may be amended in the future and any other development related ordinances as currently approved or as may be amended or approved in the future.

SECTION 9. The General Retail tract as described in Exhibit "A" shall be limited to

those uses and requirements listed in the General Retail district of the Comprehensive Zoning Ordinance and subject to site plan approval by the Planning and Zoning Commission and City Council.

SECTION 10. The tracts shown in Exhibit "C" as tracts 4, 5, & 7 and the area shown in Exhibit "B" shall comply with the area, use and all other requirements of the Single-Family 8,400 zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended.

SECTION 11. The tracts shown in Exhibit "C" as tracts 1, 3, & 6 shall comply with the area, use and all other requirements of the Single-Family 7,000 zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended.

SECTION 12. The tract shown in Exhibit "C" as tracts 2 shall comply with the area, use and all other requirements of the Zero-lot line zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended.

SECTION 13. The area as shown on Exhibit "D" will be maintained by the property owner in a timely manner consistent with the City of Rockwall ordinances. The property owner will grade, sod, and mow the lot in a timely manner consistent with the City of Rockwall ordinances until homes are built on the lot(s).

SECTION 14. Any person, firm or corporation violating any of the provisions of this ordinance 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 15. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 16. 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 17. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 1st day of July, 1996

ATTEST:

BY 

APPROVED:



Mayor

1st reading 6/17/96

2nd reading 7/1/96

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the S.S. McCurry Survey, Abstract No. 146, Rockwall County, Texas, and being a part of that 502.566 acre tract of land described in Deed to Caruth Lake Development Corporation recorded in Volume 694, Page 47, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the center of Quail Run Road at the Northwest corner of said tract;

THENCE: Continuing with the center of Quail Run Road North 88° 25' 16" East a distance of 575.00 feet to a 1/2" iron rod set for a corner;

THENCE: Continuing with the center of Quail Run Road North 89° 35' 13" East a distance of 73.91 feet to a 1/2" iron rod set for corner;

THENCE: South 01° 28' 40" East a distance of 1401.79 feet to a 1/2" iron rod set for a corner;

THENCE: North 60° 17' 00" West a distance of 699.27 feet to a 1/2" iron rod set for a corner on the East right-of-way line of State Highway 205;

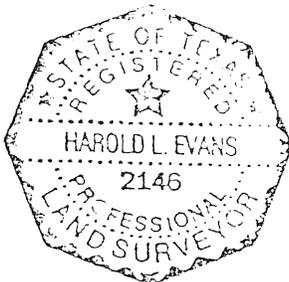
THENCE: North 14° 13' 17" West along said right-of-way line a distance of 300.00 feet to a 1/2" iron rod set for corner;

THENCE: North 00° 17' 37" West a distance of 747.52 feet to the Point of Beginning and containing 18.0000 acres of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.



Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146



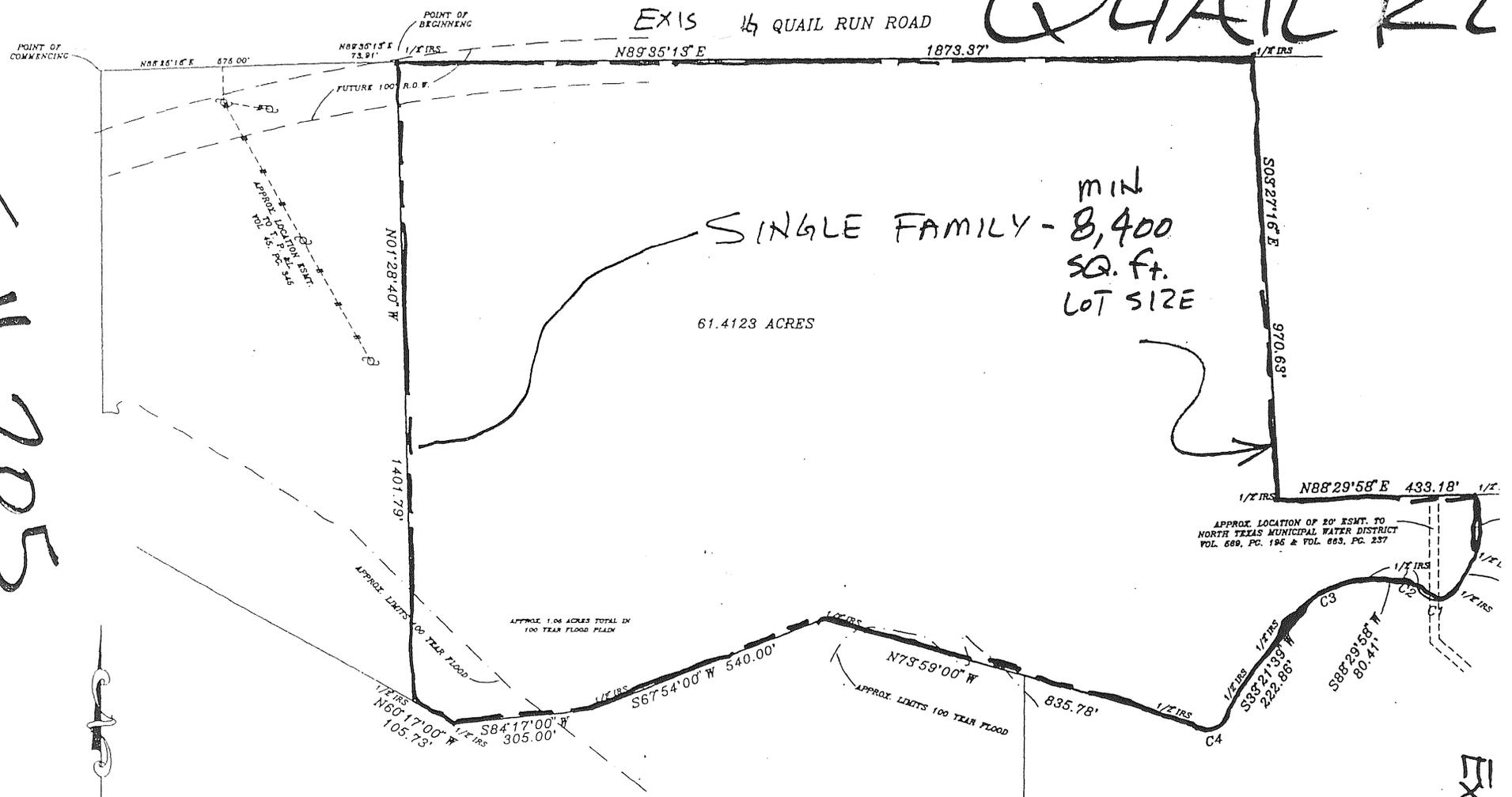
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the M.B. Jones Survey, Abstract No. 122 and the S.S. McCurry Survey, Abstract No. 146, Rockwall County, Texas, and being a part of that 502.566 acre tract of land described in Deed to Caruth Lake Development Corporation recorded in Volume 694, Page 47, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the center of Quail Run Road, said point also being the Northwest corner of said 502.566 acre tract:
 THENCE: North 88° 25' 16" East along said centerline, a distance of 575.00 feet to a 1/2" iron rod set at an angle point in said road;
 THENCE: Continuing with said centerline North 89° 35' 13" East a distance of 73.91 feet to a 1/2" iron rod set for the POINT OF BEGINNING;
 THENCE: Continuing with said centerline North 89° 35' 13" East a distance of 1873.37 feet to a 1/2" iron rod set for a corner;
 THENCE: South 03° 27' 16" East a distance of 970.63 feet to a 1/2" iron rod set for a corner;
 THENCE: North 88° 29' 58" East a distance of 433.18 feet to a 1/2" iron rod set for a corner;
 THENCE: South 01° 30' 02" East a distance of 132.49 feet to a 1/2" iron rod set for a corner;
 THENCE: South 28° 44' 08" West a distance of 84.14 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 127° 37", a radius of 50.00 feet and a chord that bears North 87° 23' 34" West a distance of 89.78 feet;
 THENCE: Along the arc of said curve an arc distance of 111.48 feet to a 1/2" iron rod set at a point of reverse curve having a central angle of 67° 58' 47", a radius of 30.00 feet and a chord that bears North 57° 30' 39" West a distance of 33.54 feet;
 THENCE: Along the arc of said curve an arc distance of 35.59 feet to a 1/2" iron rod set for a corner;
 THENCE: South 88° 29' 58" West a distance of 80.41 feet to a 1/2" iron rod set at a beginning of a curve to the left having a central angle of 55° 08' 19", a radius of 225.00 feet and a chord that bears South 60° 55' 48" West a distance of 208.27 feet;
 THENCE: Along the arc of said curve an arc distance of 216.53 feet to a 1/2" iron rod set for a corner;
 THENCE: South 33° 21' 39" West a distance of 222.86 feet to a 1/2" iron rod set on a curve to the right having a central angle of 146° 23' 44", a radius of 50.00 feet and a chord that bears South 69° 41' 19" West a distance of 95.73 feet;
 THENCE: Along the arc of said curve an arc distance of 127.75 feet to a 1/2" iron rod set for a corner;
 THENCE: North 73° 59' 00" West a distance of 835.78 feet to a 1/2" iron rod set for a corner;
 THENCE: South 67° 54' 00" West a distance of 540.00 feet to a 1/2" iron rod set for a corner;
 THENCE: South 84° 17' 00" West a distance of 305.00 feet to a 1/2" iron rod set for a corner;
 THENCE: North 60° 17' 00" West a distance of 105.73 feet to a 1/2" iron rod set for a corner;
 THENCE: North 01° 28' 40" West a distance of 1401.79 feet to the Point of Beginning and containing 61.4123 acres of land.

QUAIL RUN ROAD

S.H. 205



SINGLE FAMILY - 8,400 SQ. FT. LOT SIZE

61.4123 ACRES

APPROX. LOCATION OF 20' ESMT. TO NORTH TEXAS MUNICIPAL WATER DISTRICT VOL. 689, PG. 195 & VOL. 863, PG. 237

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	111.48'	101.94'	89.78'	N87°23'34" W	127°44'37"
C2	30.00'	35.59'	20.23'	33.54'	N57°30'39" W	67°58'47"
C3	225.00'	216.53'	117.47'	208.27'	S60°56'48" W	65°08'19"
C4	50.00'	127.75'	165.58'	95.73'	S69°41'19" W	146°23'44"

EXHIBIT B

PAGE 2 OF 2

... corner of that 1.00 acre tract of land conveyed to John R. Yingling and wife recorded in Volume 825, Page 179, Deed Records, Rockwall County, Texas;

THENCE: East a distance of 210.47 feet to a 1/2" iron rod found for a corner;

THENCE: East a distance of 524.01 feet to a 1/2" iron rod found for a corner;

THENCE: North 00° 48' 45" West a distance of 248.44 feet to the East side of a 6" iron post found set in place for a corner, said point being on the most Easterly North line of said 502.586 acre tract;

THENCE: South 89° 48' 53" East a distance of 456.78 feet with said North line to a fence corner post;

THENCE: South 00 degree 11' 28" East a distance of 281.83 feet to a 5/8" iron rod found for an angle point at the Northwest corner of the Lake Hill Addition, phase 2, as described in Cabinet A, Slide 309, of the Plat Records of Rockwall County, Texas;

THENCE: South 01° 08' 16" East with the said West line of Lake Hill Addition, Phase 2 a distance of 612.00 feet to a 5/8" iron rod found for an angle point and the Southwest corner of the said Lake Hill Addition, phase 2, as the Northwest corner of Lake Hill Addition, phase 1, as described in Cabinet A, Slide 272, of the map Records of Rockwall County, Texas;

THENCE: South 00° 50' 21" East, with the said West line of Lake Hill Addition, phase 1, 1398.39 feet to a 1/2" iron rod found on the North line of State Farm to Market Road no. 1141, an 80-foot wide public Right-of-Way;

THENCE: South 86° 47' 35" West a distance of 77.84 feet with said North line to a 5/8" iron rod found at the beginning of a curve to the left having a central angle of 17° 43' 55", a radius of 368.39 feet, and a chord that bears South 77° 56' 36" West a distance of 110.48 feet;

THENCE: Along said curve and continuing with said North line an arc distance of 110.92 feet to a 5/8" iron rod found for a corner;

THENCE: North 00° 57' 56" West a distance of 313.41 feet to a 5/8" iron rod found for a corner;

THENCE: South 87° 53' 15" West a distance of 157.35 feet to a 5/8" iron rod found for a corner;

THENCE: South 01 degree 10' 33" East a distance of 421.15 feet to a 5/8" iron rod found for a corner on the Northwest line of said FM-1140, said point being on an intersecting curve to the left having a central angle of 13° 36' 55", a radius of 368.39 feet, and a chord that bears South 31° 18' 32" West a distance of 84.96 feet;

THENCE: Along said curve and with said Northwest line an arc distance of 85.16 feet to a 5/8" iron rod found at a corner at the most Easterly Southeast corner of that 3.207 acre tract of land described in Deed recorded in Volume 47, Page 469, Deed Records, Rockwall County, Texas;

THENCE: North 01 degree 41' 27" West a distance of 148.71 feet to a 5/8" iron rod found at the Northeast corner of said 3.207 acre tract;

THENCE: South 88° 32' 18" West a distance of 207.00 feet to a fence corner post at the Northwest corner of said 3.207 acre tract;

THENCE: South 01 degree 41' 27" East passing at 874.66 feet a fence corner post at the Southwest corner of said 3.207 acre tract and the Northwest corner of that tract of land conveyed to Billy Joe Pruitt by Deed recorded in Volume 86, page 212, Deed Records, Rockwall County, Texas, and continuing a total distance of 760.85 feet to a fence corner post at the Southwest corner of said Pruitt tract;

THENCE: South 89° 19' 55" East a distance of 167.43 feet to a 5/8" iron rod found for a corner on the West line of FM-1141;

THENCE: South 01 degree 20' 34" East a distance of 1106.28 feet with said West line to a 5/8" iron rod found for a corner;

THENCE: South 02° 43' 34" East a distance of 343.04 feet continuing with said West line to a 5/8" iron rod found at the beginning of a curve to the right having a central angle of 14° 01' 32", a radius of 633.14 feet, and a chord that bears South 04° 17' 12" West a distance of 130.18 feet;

THENCE: Along said curve and continuing with said West line an arc distance of 130.51 feet to a 5/8" iron rod found for a corner at the right-of-way cut-back at State Hwy. 66, a 60-foot Right-of-Way;

THENCE: South 34° 13' 31" West a distance of 123.80 feet with said cut-back to a point for a corner from which a concrete right-of-way monument bears South 54° 47' 00" East a distance of 0.60 feet;

THENCE: South 88° 24' 25" West a distance of 1271.19 feet with said North line to a 5/8" iron rod found at the Southeast corner of a State of Texas Roadside Park;

THENCE: North 02° 45' 43" East a distance of 119.65 feet to a fence corner post at the Northeast of said Park;

THENCE: South 88° 24' 23" West a distance of 202.98 feet generally along a fence line to a 5/8" iron rod found at the Northwest corner of said Park;

THENCE: South 02° 45' 43" West a distance of 119.65 feet to a fence corner post for a corner;

THENCE: South 88° 24' 23" West a distance of 318.00 feet generally along a fence line to a 5/8" iron rod found for a corner;

THENCE: South 87° 56' 28" West a distance of 360.69 feet to a 5/8" iron rod found at the Southeast corner of the Hal Phelps Addition, an addition to the City of Rockwall recorded in Cabinet A, Page 10, Plat Records, Rockwall County, Texas;

THENCE: North 00° 00' 48" West a distance of 160.40 feet to a bolt d'arc stake found at the northeast corner of said Addition;

THENCE: South 88° 54' 07" West a distance of 776.89 feet to a 5/8" iron rod found for a corner on the East line of the Wade Addition, an addition to the City of Rockwall recorded in Cabinet A, Page 3, Plat Records, Rockwall County, Texas;

THENCE: North 00° 16' 31" West a distance of 1506.02 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Addition;

THENCE: South 88° 42' 10" West a distance of 867.28 feet to a 1/2" iron rod set at the Northwest corner of said Addition and the Northeast corner of the previously mentioned Harris Heights Phase 3;

THENCE: South 88° 23' 18" West a distance of 266.98 feet to the Point of Beginning and containing 309.267 acre of land including approximately 92.376 acres contained within the 100 year flood plain and 3.285 acres contain within easements having defined widths, leaving a net area of 213.606 acres of land.

EXHIBIT "C"

PAGE 1
OF 3

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the M.B. Jones Survey, Abstract No. 122 and the S.S. McCurry Survey, Abstract No. 148, Rockwall County, Texas, and being a part of that 602.566 acre tract of land described in Deed to Caruth Lake Development Corporation recorded in Volume 694, Page 47, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the North line of Harrie Heights Phase Three, an addition to the City of Rockwall recorded in Cabinet B, Page 122, Plat Records, Rockwall County, Texas and at the Southeast corner of Caruth Lake No. 3, an addition to the City of Rockwall recorded in Cabinet , Page , Plat Records, Rockwall County, Texas;

THENCE: Along the East lines of said Caruth Lake No. 3, all to 1/2" iron rods found for corners, as follows: North 01' 24' 00" West a distance of 188.25 feet; South 88' 36' 00" West a distance of 21.14 feet to an intersecting curve to the right having a central angle of 14' 58' 57", a radius of 710.10 feet and a chord that bears North 08' 08' 32" East a distance of 185.16 feet; Along said curve an arc distance of 185.69 feet; North 16' 36' 00" East a distance of 448.68 feet to the Southerly line of Caruth Lane, a 60-foot Right-of-Way; South 72' 43' 38" East a distance of 7.60 feet with said Southerly line to the Southeast corner of said Caruth Lane; and North 17' 16' 22" East a distance of 65.00 feet to the Northeast corner of said Caruth Lane, said point also being on the Southerly line of a future public park;

THENCE: Traversing said 502.566 acre tract with the Southerly, Easterly, and Northerly lines of said future public park, all to 1/2" iron rods set for corners, as follows: South 72' 43' 38" East a distance of 688.10 feet; South 48' 01' 00" East a distance of 1140.00 feet; South 40' 16' 00" East a distance of 502.00 feet; South 26' 48' 00" East a distance of 1000.00 feet; North 63' 59' 00" East a distance of 1685.57 feet; North 01 degree 20' 34" West a distance of 450.00 feet; South 63' 59' 00" West a distance of 1211.68 feet;

THENCE: North 40' 27' 00" West a distance of 2963.32 feet, continuing with the Northerly line of said future public park to a point for a corner in Caruth Lake;

THENCE: West a distance of 600.00 feet continuing with said Northerly line to a point for a corner in Caruth Lake;

THENCE: North a distance of 900.00 feet continuing with said line to a 1/2" iron rod set for a corner;

THENCE: Leaving said Northerly line and continuing to traverse said 502.566 acre tract, all to 1/2" iron rods for corners, as follows: South 73' 59' 00" East a distance of 376.78 feet to an intersecting curve to the right having a central angle of 146' 29' 44", a radius of 50.00 feet, and a chord that bears North 69' 41' 19" East a distance of 96.73 feet; Along said curve an arc distance of 127.76 feet; North 33' 21' 35" East a distance of 222.86 feet to the beginning of a curve to the right having a central angle of 66' 08' 19", a radius of 225.00 feet, and a chord that bears North 60' 55' 48" East a distance of 208.27 feet; Along said curve an arc distance of 216.53 feet; North 88' 29' 58" East a distance of 80.41 feet to the beginning of a curve to the right having a central angle of 67' 58' 47", a radius of 30.00 feet, and a chord that bears South 57' 30' 39" East a distance of 33.54 feet; Along said curve an arc distance of 35.59 feet to the Point of Reverse Curve of a curve to the left having a central angle of 127' 44' 37", a radius of 60.00 feet and a chord that bears South 87' 23' 34" East a distance of 89.78 feet; Along said curve an arc distance of 111.48 feet; North 28' 44' 08" East a distance of 84.14 feet; and North 01 degree 30' 02" West a distance of 132.49 feet to a North line of said 602.566 acre tract;

THENCE: North 88' 28' 58" East a distance of 1343.16 feet with said North line and generally along a fence line to a point for a corner in Phelps Lake;

THENCE: North 80' 41' 47" East a distance of 871.82 feet to a 2" iron pipe with a 1/2" iron rod in the top found for a corner at the Southwest corner of that 1.00 acre tract of land conveyed to John R. Yingling and wife, Lynelle C. Yingling, by Deed recorded in Volume 826, Page 179, Deed Records, Rockwall County, Texas;

THENCE: South 00' 49' 43" East a distance of 210.47 feet to a 1/2" iron rod found for a corner;

THENCE: North 89' 10' 17" East a distance of 624.01 feet to a 1/2" iron rod found for a corner;

THENCE: North 00' 49' 43" East a distance of 248.44 feet to the East side of a 6" iron post found set in concrete for a corner, said point being on the most Easterly North line of said 602.566 acre tract;

THENCE: South 89' 46' 63" East a distance of 456.78 feet with said North line to a fence corner post;

THENCE: South 00 degree 11' 28" East a distance of 281.83 feet to a 5/8" iron rod found for an angle point and the Northwest corner of the Lake Hill Addition, phase 2, as described in Cabinet A, Slide 309, of the Plat Records of Rockwall County, Texas;

THENCE: South 01' 08' 16" East with the said West line of Lake Hill Addition, Phase 2 a distance of 612.00 feet to a 5/8" iron rod found for an angle point and the Southwest corner of the said Lake Hill Addition, phase 2, and the Northwest corner of Lake Hill Addition, phase 1, as described in Cabinet A, Slide 272, of the map Records of Rockwall County, Texas;

THENCE: South 00' 50' 21" East, with the said West line of Lake Hill Addition, phase 1, 1398.39 feet to a 1/2" iron rod found on the North line of State Farm to Market Road no. 1141, an 80-foot wide public Right-of-Way;

THENCE: South 86' 47' 36" West a distance of 77.84 feet with said North line to a 5/8" iron rod found at the beginning of a curve to the left having a central angle of 17' 43' 55", a radius of 358.39 feet, and a chord that bears South 77' 55' 36" West a distance of 110.48 feet;

THENCE: Along said curve and continuing with said North line an arc distance of 110.92 feet to a 5/8" iron rod found for a corner;

THENCE: North 00' 57' 56" West a distance of 313.41 feet to a 5/8" iron rod found for a corner;

THENCE: South 87' 63' 13" West a distance of 157.36 feet to a 5/8" iron rod found for a corner;

THENCE: South 01 degree 10' 33" East a distance of 421.15 feet to a 5/8" iron rod found for a corner on the Northwest line of said FM-1140, said point being on an intersecting curve to the left having a central angle of 13' 36' 55", a radius of 358.39 feet, and a chord that bears South 31' 18' 32" West a distance of 84.96 feet;

THENCE: Along said curve and with said Northwest line an arc distance of 85.16 feet to a 5/8" iron rod found for a corner at the most Easterly Southeast corner of that 3.207 acre tract of land described in Deed recorded in Volume 47, Page 469, Deed Records, Rockwall County, Texas.

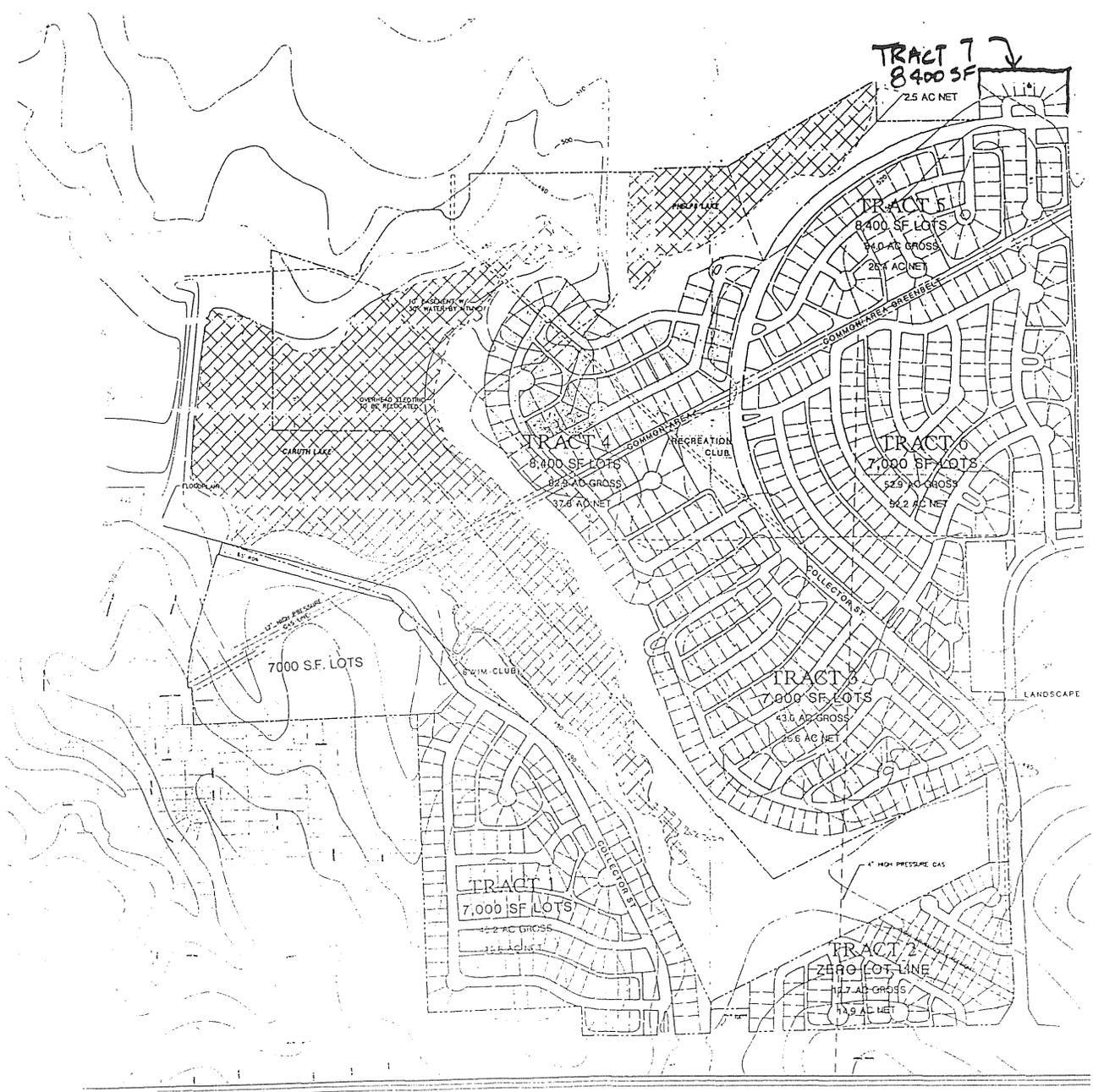
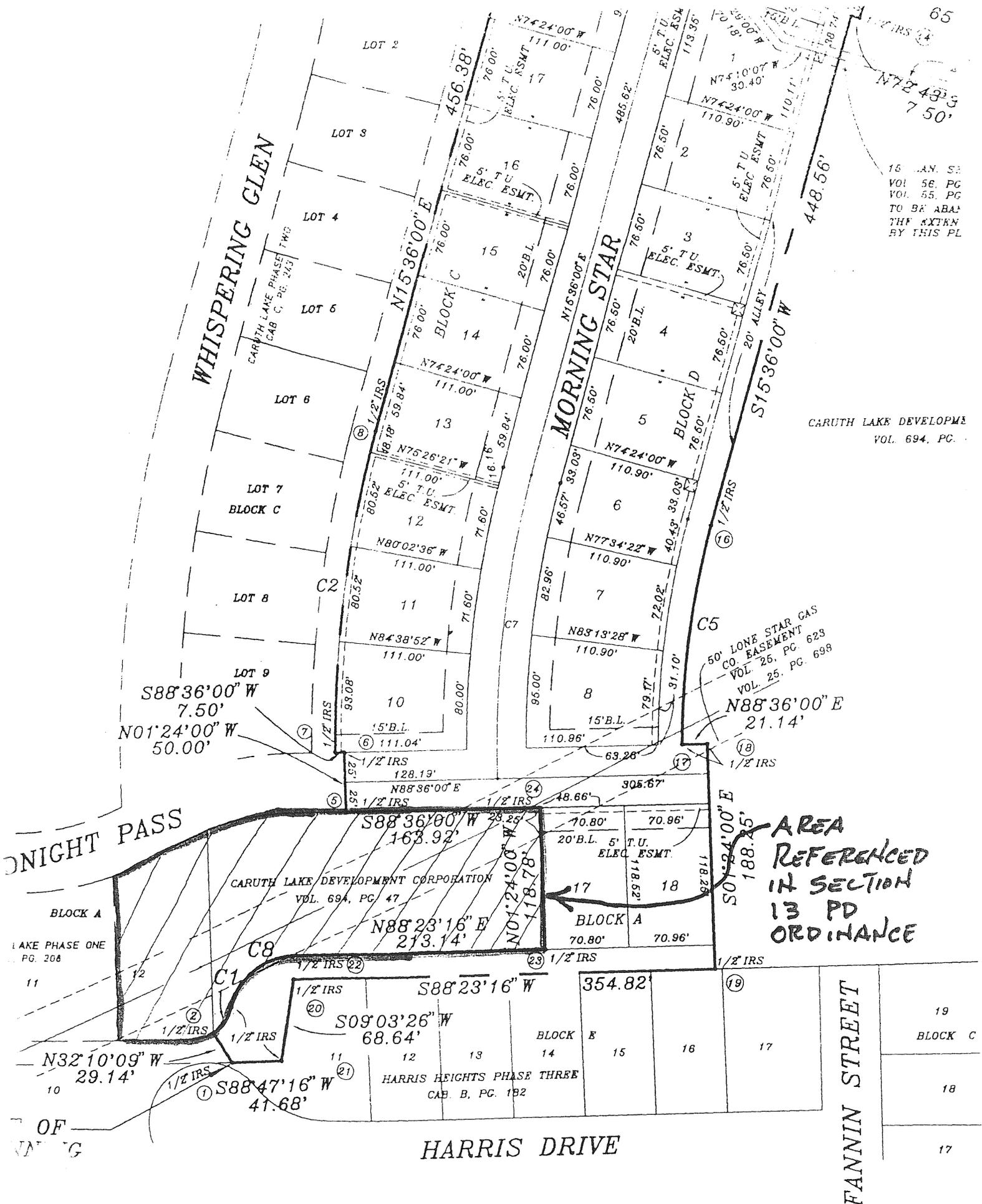


EXHIBIT "C" PAGE 3 OF 3



15 JAN. 52
VOL. 56, PG.
VOL. 55, PG.
TO BE ABANDONED
THE EXTENT
BY THIS PL

CARUTH LAKE DEVELOPMENT
VOL. 694, PG.

50' LONG STAR GAS
CO. BASEMENT
VOL. 25, PG. 628
VOL. 25, PG. 698

AREA
REFERENCED
IN SECTION
13 PD
ORDINANCE

EXHIBIT "D"

ORDINANCE NO. 00-28

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE 96-25 AS HERETOFORE AMENDED SO AS TO APPROVE ZONING AND AMEND A PORTION OF THE PRELIMINARY PLAN FOR PD-5 - PLANNED DEVELOPMENT NO. 5 ATTACHING THE AMENDING PRELIMINARY PLAN DESCRIBED AS EXHIBIT A INCLUDING A CHANGE IN ZONING FROM GR, GENERAL RETAIL TO PD-5 - PLANNED DEVELOPMENT NO.5 FOR TRACTS 11 AND 11-1, J.H.B. JONES ABSTRACT NO. 124, CONTAINING 1.58 ACRES OF LAND; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the Preliminary Plan for a portion of PD-5 with special conditions, as described in Exhibit "A" including a change in zoning from "GR", General Retail to PD-5, Planned Development No. 5 for Tracts 11 and 11-1, J.H.B. Jones Abstract No. 124, containing 1.58 acres of land; has been submitted by Robert S. Whittle; and

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the approval of the amended Preliminary Plan for PD-5 with special conditions for the area identified in Exhibit "A" including a change in zoning from GR, General Retail, to PD-5, Planned Development No. 5 for Tracts 11 and 11-1, J.H.B. Jones Abstract

No. 124, containing 1.58 acres of land. That said Preliminary Plans are attached hereto and made a part hereof for all purposes.

Section 2. That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval of this amended preliminary Plan for a portion of PD-5 shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development in the area within Exhibit "A" shall be limited to uses and requirements listed in the General Retail district of the Comprehensive Zoning Ordinance and subject to site plan approval by the Planning and Zoning Commission and City Council with the following additional uses:

- (a) Planned shopping center of less than 19 acres and neighborhood convenience centers.
- (b) Restaurants, including accessory outdoor seating, with drive-through facilities.
- (c) Pharmacy, with drive-through facility.
- (d) Retail convenience store limited to six gas pump dispensers subject to strict architectural review by the Planning and Zoning Commission and City Council.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

Section 6. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications

of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. 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 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 2nd day of October, 2000.

Scott L. Self

APPROVED

Belinda Page
ATTEST



1st Reading 9-18-00

2nd Reading 10-02-00

EXHIBIT "A"

STATE OF TEXAS COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the S.S. McCurry Survey, Abstract No. 146, Rockwall County, Texas and being a part of that 502.566 acre tract of land described in Deed to Caruth Lake Development Corporation recorded in Volume 694, Page 47, Deed Records, Rockwall County, Texas, and being that 1.58 acre tract of land conveyed to Henry H. Crumbley by Deed recorded in Volume 91, Page 202, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod set at the intersection of the Northeast line of State Hwy. 205, a 100-foot right-of-way, with the center of Quail Run Road, said point being the northwest corner of said Crumbley tract:

THENCE: North 88° 25' 16" East with the center of Quail Run Road, said point being the North line of said Crumbley tract and then the north line of said 502.566 acre tract a distance of 759.40 feet to a ½" iron rod set for corner:

THENCE: North 89° 35' 13" East a distance of 73.91 feet continuing with said lines to a ½" iron rod set for corner:

THENCE: Leaving said line and traversing said 502.566 acre tract as follows:
South 1° 25' 40" East a distance of 1,401.79 feet to a ½" iron rod set for a corner;
North 60° 17' 00" West a distance of 6999.27 feet to a ½" iron rod set for a corner on the previously mentioned line of said State Hwy. 205:

THENCE: North 14° 13' 17" West a distance of 1,185.90 feet with said line to the Point of Beginning and containing **852,904.80 square feet** or **19.58 acres** of land.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 5 (PD-5) [ORDINANCE NO.'S 73-31, 87-23, 88-11, 96-25 & 00-28] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 5 (PD-5), BEING A ~547.68-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' 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 by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) [Ordinance No.'s 73-31, 87-23, 88-11, 96-25 & 00-28] for the purpose of amending the garage orientation requirements for an 11.003-acre portion of the larger ~547.68-acre Planned Development District, which is situated within the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 5 (PD-5), and more fully described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 5 (PD-5) [Ordinance No.'s 73-31, 87-23, 88-11, 96-25 & 00-28] and the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No.'s 73-31, 87-23, 88-11, 96-25 & 00-28;

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. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 3. That development of the *Subject Property* shall 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 7TH DAY OF OCTOBER, 2019.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: September 16, 2019

2nd Reading: October 7, 2019

EXHIBIT 'A':
Legal Description

BEING 547.68 acres of land (also known as Planned Development No. 5, City of Rockwall) generally situated in Abstract 146, S. S. McCurry Survey, Abstract 122, M. B. Jones Survey, and Abstract 124, J. H. B. Jones Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the Eastern Right of Way line of North John King Blvd. and East Quail Run Rd. (located at NAD83 Texas State Plane GPS Coordinate (Grid): 2599456.003E, 7035211.252N Feet), point also bears North 4°-12'-55" East a distance of 2,426.862 feet, from a White Water Ln. storm drainage inlet benchmark (NAD83 Texas State Plane GPS Coordinate (Grid): 2598875.433E, 7032771.106 N feet):

- 1 **THENCE** South 1°-55'-15" East, a distance of 87.002 feet, for a corner;
- 2 **THENCE** North 89°-59'-44" East, a distance of 139.965 feet, for a corner;
- 3 **THENCE** South 0°-12'-13" East, a distance of 752.184 feet, for a corner;
- 4 **THENCE** North 89°-26'-3" East, a distance of 113.821 feet, for a corner;
- 5 **THENCE** South 0°-28'-28" East, along the Eastern Right of Way line of North John King Blvd., a distance of 1266.225 feet, for a corner;
- 6 **THENCE** South 89°-56'-36" West, a distance of 125.88 feet, for a corner;
- 7 **THENCE** South 1°-19'-57" East, along the Eastern boundary of the Caruth Lakes Addition, a distance of 484.248 feet, for a corner;
- 8 **THENCE** South 88°-7'-18" West, a distance of 222.984 feet, for a corner;
- 9 **THENCE** South 1°-10'-33" East, a distance of 419.674 feet, to the beginning of a curve to the left having a radius of 358.409 feet;
- 10 **CONTINUING** along said curve to the left, through a central angle of 13° 24' 34", a distance of 83.691 feet, a chord bearing of South 31°-54'-10" West, an arc length of 83.882 feet, tangent of 42.133 feet for a corner;
- 11 **THENCE** North 1°-41'-27" West, a distance of 143.627 feet, for a corner;
- 12 **THENCE** South 88°-32'-19" West, a distance of 207 feet, for a corner;
- 13 **THENCE** South 1°-41'-27" East, a distance of 490.818 feet, to a point;
- 14 **THENCE** South 1°-41'-27" East, a distance of 260.031 feet, for a corner;
- 15 **THENCE** South 89°-19'-55" East, a distance of 150.377 feet, for a corner;
- 16 **THENCE** South 1°-27'-36" East, a distance of 299.847 feet, for a corner;
- 17 **THENCE** North 87°-52'-30" East, a distance of 14.643 feet, for a corner;
- 18 **THENCE** South 0°-38'-51" East, a distance of 466.086 feet, for a corner;
- 19 **THENCE** North 89°-7'-10" East, a distance of 42.873 feet, for a corner;
- 20 **THENCE** South 1°-59'-37" East, along the centerline of FM1141, a distance of 755.941 feet, to the beginning of a curve to the right having a radius of 463.619 feet;
- 21 **CONTINUING** along said curve to the right, through a central angle of 25° 29' 28", a distance of 204.568 feet, a chord bearing of South 20°-17'-10" West, an arc length of 206.265 feet, tangent of 104.868 feet for a corner;
- 22 **THENCE** South 16°-36'-29" West, a distance of 0.296 feet, for a corner;
- 23 **THENCE** South 88°-11'-53" West, along the centerline of State Highway 66 (Williams St), a distance of 1265.935 feet, for a corner;
- 24 **THENCE** North 0°-29'-15" West, a distance of 154.265 feet, for a corner;
- 25 **THENCE** South 88°-21'-55" West, a distance of 249.226 feet, for a corner;
- 26 **THENCE** South 1°-55'-26" West, a distance of 116.711 feet, to a point;
- 27 **THENCE** South 0°-34'-45" East, a distance of 35.308 feet, for a corner;
- 28 **THENCE** South 89°-8'-43" West, a distance of 63.899 feet, to the beginning of a curve to the left having a radius of 892.973 feet;
- 29 **CONTINUING** along said curve to the left, through a central angle of 13° 56' 26", a distance of 83.691 feet, a chord bearing of South 82°-28'-34" West, an arc length of 217.267 feet, tangent of 109.173 feet to a point;
- 30 **THENCE** North 81°-52'-11" West, a distance of 28.666 feet, to a point;
- 31 **THENCE** North 84°-46'-25" West, a distance of 370.870 feet, for a corner;
- 32 **THENCE** North 0°-13'-33" West, a distance of 166.864 feet, for a corner;
- 33 **THENCE** South 89°-8'-37" West, a distance of 775.659 feet, for a corner;
- 34 **THENCE** North 0°-8'-56" West, a distance of 1331.182 feet, to a point;

EXHIBIT 'A':
Legal Description

- 35 **THENCE** North 7°-19'-27" West, a distance of 46.023 feet, to a point;
- 36 **THENCE** North 0°-32'-38" West, a distance of 123.421 feet, for a corner;
- 37 **THENCE** South 89°-20'-56" West, a distance of 749.143 feet, for a corner;
- 38 **THENCE** South 5°-24'-36" East, a distance of 10.011 feet, for a corner;
- 39 **THENCE** South 88°-53'-57" West, a distance of 247.504 feet, to a point;
- 40 **THENCE** South 87°-17'-12" West, a distance of 0.478 feet, to a point;
- 41 **THENCE** South 87°-3'-23" West, a distance of 47.974 feet, to a point;
- 42 **THENCE** South 88°-30'-6" West, a distance of 447.084 feet, for a corner;
- 43 **THENCE** South 9°-13'-57" West, a distance of 68.404 feet, for a corner;
- 44 **THENCE** South 89°-5'-31" West, a distance of 596.411 feet, to the beginning of a curve to the left having a radius of 4342.699 feet;
- 45 **CONTINUING** along said curve to the left, through a central angle of 10° 41' 5", a distance of 808.673 feet, a chord bearing of North 9°-50'-4" West, an arc length of 809.846 feet, tangent of 406.101 feet to a point;
- 46 **THENCE** North 14°-15'-56" West, along the centerline of State Highway 205 (N. Goliad St.), a distance of 3030.52 feet, for a corner;
- 47 **THENCE** North 88°-15'-29" East, a distance of 784.634 feet, to a point;
- 48 **THENCE** North 89°-36'-51" East, along the centerline of East Quail Run Rd., a distance of 1968.743 feet, for a corner;
- 49 **THENCE** South 3°-32'-29" East, a distance of 969.901 feet, for a corner;
- 50 **THENCE** North 88°-30'-49" East, a distance of 1779.891 feet, for a corner;
- 51 **THENCE** North 0°-21'-3" West, a distance of 530.608 feet, to a point;
- 52 **THENCE** North 1°-35'-46" West, a distance of 424.101 feet, for a corner;
- 53 **THENCE** North 89°-10'-59" East, along the centerline of East Quail Run Rd., a distance of 847.002 feet, for a corner;
- 54 **THENCE** South 0°-16'-35" East, a distance of 462.415 feet, for a corner;
- 55 **THENCE** South 89°-23'-26" East, a distance of 435.817 feet, for a corner;
- 56 **THENCE** North 0°-4'-34" West, a distance of 473.06 feet, for a corner;
- 57 **THENCE** North 89°-2'-49" East, a distance of 99.793 feet, to the beginning of a curve to the left having a radius of 113.58 feet;
- 58 **CONTINUING** along said curve to the left, through a central angle of 69° 11' 2", a distance of 128.965 feet, a chord bearing of North 49°-25'-7" East, an arc length of 137.147 feet, tangent of 78.33 feet to a point;
- 59 **THENCE** North 89°-14'-25" East, a distance of 22.678 feet to the *POINT OF BEGINNING AND CONTAINING* 547.68 acres of land (23,856,878.88 square feet) more or less. The above description also intended to follow all adjacent existing city limits, and abutting parcel boundaries unless noted.

Closure Report

Number of Courses: 59

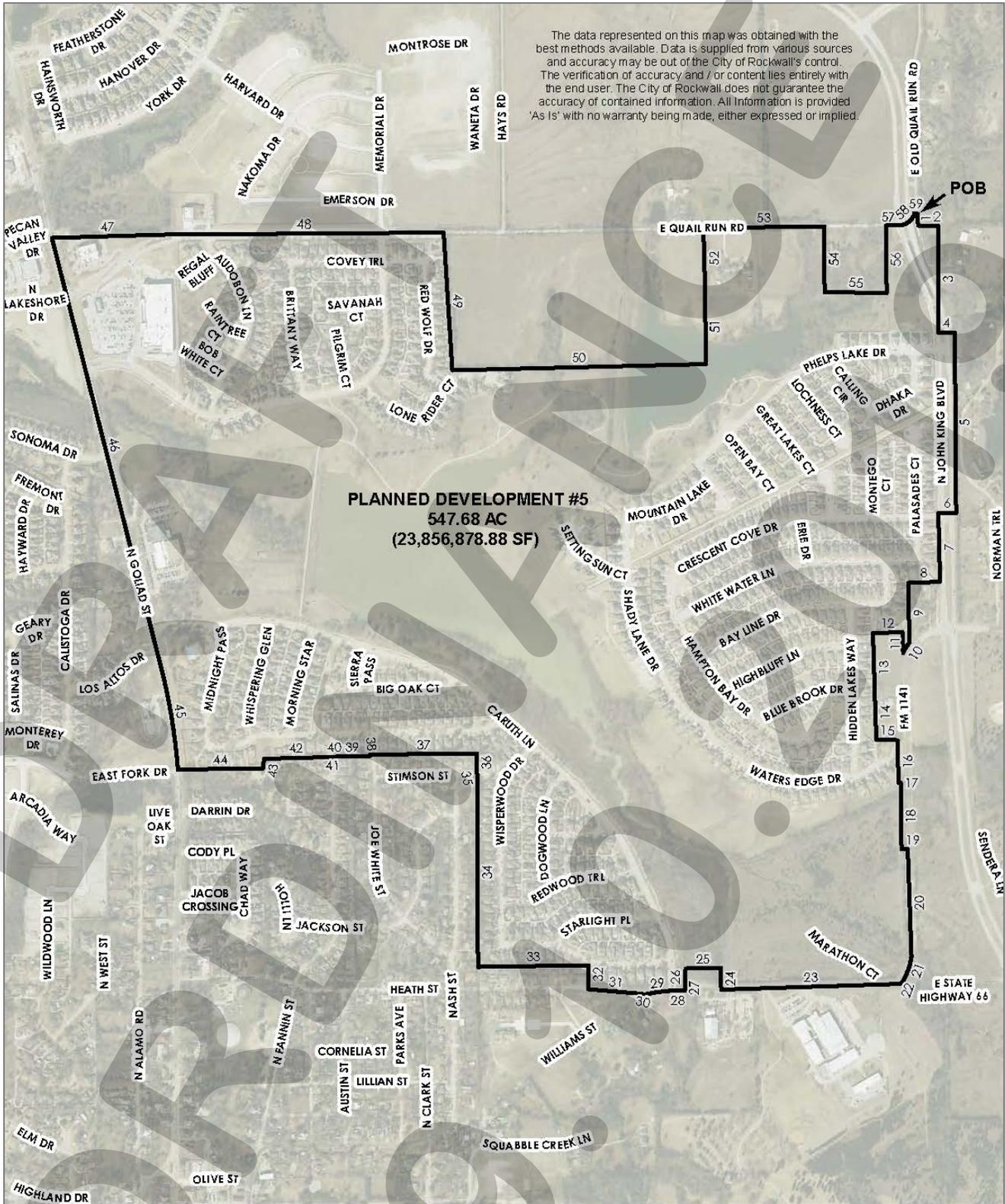
Total Perimeter Length: 26622.146

Misclosure As X/Y: 0, 0.001

Misclosure As Direction/Distance: N 24°-14'-24" E, 0.001 feet

EXHIBIT 'A':
Legal Description

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.



PLANNED DEVELOPMENT #5
547.68 AC
(23,856,878.88 SF)

POB



**City of
 Rockwall**



0 500 1,000 Feet

Date: 8/21/2019

BOUNDARY MAP

EXHIBIT 'C':
PD Development Standards

(A) Purpose.

- (1) October 7, 2019. The purpose of this amendment to Planned Development District 5 (PD-5) is to consolidate *Ordinance No.'s 73-31, 87-23, 88-11, 96-25 & 00-28*; however, this ordinance does not change the intent, restrictions or land uses established in any previous ordinance with the exception of changing the garage setback requirements for *Tract 2* as depicted in *Exhibit 'B'* of this ordinance.

(B) Density and Development Standards

- (1) Tracts 1 & 3. The area identified as *Tracts 1 & 3* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the Single-Family 7 (SF-7) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (2) Tracts 4, 5 & 6. The area identified as *Tracts 4, 5 & 6* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the Single-Family 8.4 (SF-8.4) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (3) Tract 2. The area identified as *Tract 2* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the Zero Lot Line (ZL-5) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional conditions:
- (a) Garage Orientation. Garages shall be permitted to be oriented in a front entry configuration; however, garages oriented toward the street in a front entry configuration must be situated a minimum of five (5) feet behind the front building façade of the primary structure. In addition, properties utilizing a front entry configuration shall have a minimum of a 25-foot front yard building setback. In this case the front façade of the primary structure does not include an accessory structure attached to the primary structure (e.g. a porch, sunroom, etcetera). All garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code (UDC).
- (4) Tract 7. The area identified as *Tract 7* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional land uses being permitted *by-right*:
- Planned Shopping Center (*Less Than 19.0-Acres*)
 - Neighborhood Convenience Center
 - Restaurants
 - Restaurants with Drive Through/Drive-In Facilities
 - Restaurants with Accessory Outdoor Seating
 - Pharmacy with Drive Through/Drive-In Facilities
 - Retail Store Limited to Six (6) Gas Pump Dispensers¹

Notes:

EXHIBIT 'C':
PD Development Standards

¹: Subject to review by the Architectural Review Board (ARB), Planning and Zoning Commission, and City Council.

- (5) Tract 8. The area identified as *Tract 8* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the Agricultural (AG) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional land uses being permitted *by-right*:

Community or Recreation Club (*Public or Private*)

- (6) Tract 9. The area identified as *Tract 9* in *Exhibit 'B'* of this ordinance is designated as open space/public park land.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: September 10, 2019
APPLICANT: Doug Henderson; *Crafton Communications, Inc.*
CASE NUMBER: Z2019-019; *SUP for Freestanding Commercial Antenna*

SUMMARY

Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

BACKGROUND

The subject property was annexed in 1973 [*Ordinance No. 73-44*], is zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, and is addressed as 920 Rockwall Parkway. Currently the subject property contains a municipal building (*i.e. Fire Station No. 2*) and an existing telecommunications tower.

PURPOSE

The applicant is requesting approval of a Specific Use Permit (SUP) to construct a 110-foot telecommunications tower and an equipment cabinet on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 920 Rockwall Parkway. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property there are several medical facilities (*i.e. Presbyterian Hospital, Rockwall Medical Office, Britt Eye Care and Laser Center*) followed by Horizon Road [*FM-3097*], which is identified as a TxDOT4D (*Texas Department of Transportation principle arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Planned Development 9 District (PD-9) for General Retail (GR) District land uses.

South: Directly south of the subject property is Summer Lee Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Following this thoroughfare is a single-family residential subdivision (*i.e. Foxchase Subdivision*), which is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property are several medical facilities (*i.e. Presbyterian Hospital and Lakeside Rockwall*) followed by Tubbs Road, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. These

areas are zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

West: Directly west of the subject property is Rockwall Parkway, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Following this there are several medical office facilities (*i.e. Open Imaging of Rockwall and Rockwall Medical Center Phase II*). These areas are zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

CHARACTERISTICS OF THE REQUEST

According to the applicant, the proposed communications tower will be approximately 110-feet in height and will be situated behind the main structure (*i.e. Fire Station No. 2*). Currently, there is an existing telecommunications tower that is approximately 200-feet in height and will remain in order to serve the needs of the fire station and other emergency responders. The proposed tower will be a monopole tower (*i.e. freestanding tower*) and include a ground-mounted equipment cabinet that will be approximately 560 SF and approximately nine (9) feet in height. The applicant is proposing to screen the existing ground-mounted telecommunications equipment and the new equipment with a combination of a wrought iron fence -- *that will be six (6)-feet height* -- and mature landscaping. The proposed landscaping will be Leland Cypress trees that are a minimum of six (6) feet in height and planted between five (5) to six (6) feet on-center.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 2.1.11, *Utilities, Communications, and Transportation*, of Section 2, *Use Standards*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a freestanding commercial antenna shall not exceed 125-feet in height. The Unified Development Code (UDC) also stipulates that any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge, which will achieve a height of at least six (6)-feet at maturity. In this case, the proposed freestanding antenna will be 110-feet in height and the applicant is proposing to provide a wrought iron fence with mature landscaping to screen the equipment cabinet. Since the proposed tower will be lower than the maximum allowable height and the applicant will be providing the decorative fence with landscaping, this request appears to conform to the requirements of the Unified Development Code (UDC).

STAFF ANALYSIS

When looking at the applicant's request, staff should point out that there is a single-family residential subdivision located immediately across Summer Lee Drive and, if approved, there will be a second tower on the subject property. Staff should also point out that the proposed tower will be approximately one-half (1/2) the height of the existing tower. Due to the design of the tower (*i.e. a freestanding/monopole tower*) it appears that the tower will occupy a smaller footprint since no guy-wires will be necessary. Given that there is an existing telecommunications tower located adjacent to the proposed monopole tower coupled with the proposed landscape screening of the existing and proposed equipment, approval of this request (*i.e. to allow a second telecommunications tower on the subject property*) does not appear to negatively impact the subject property or the surrounding properties. With that being said, staff should note that approval of a Specific Use Permit (SUP) is discretionary to the City Council, pending a recommendation from the Planning and Zoning Commission. Should this request be approved the applicant would be required to submit a site plan to be reviewed by Planning and Zoning Commission.

NOTIFICATIONS

On August 30, 2019, staff notified 61 property owners and occupants within 500-feet of the subject property. Staff also notified the Foxchase Homeowner's Association (HOA), which is the only

HOA/Neighborhood Association within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was written, staff had received one (1) email in opposition and one (1) notice in favor of the request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:
 - a) The freestanding commercial antenna shall generally conform to the concept plan and the conceptual antenna elevation depicted in Exhibits 'B' & 'C' of the attached Specific Use Permit (SUP) ordinance;
 - b) The developer shall plant a thick vegetative screening adjacent to the boundaries of the leased area utilizing evergreen shrubs as depicted in Exhibit 'C' of the attached Specific Use Permit (SUP) ordinance.
- (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.



Z2019-019 - SUP FOR A FREESTANDING COMMERCIAL ANTENNA
ZONING - 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.

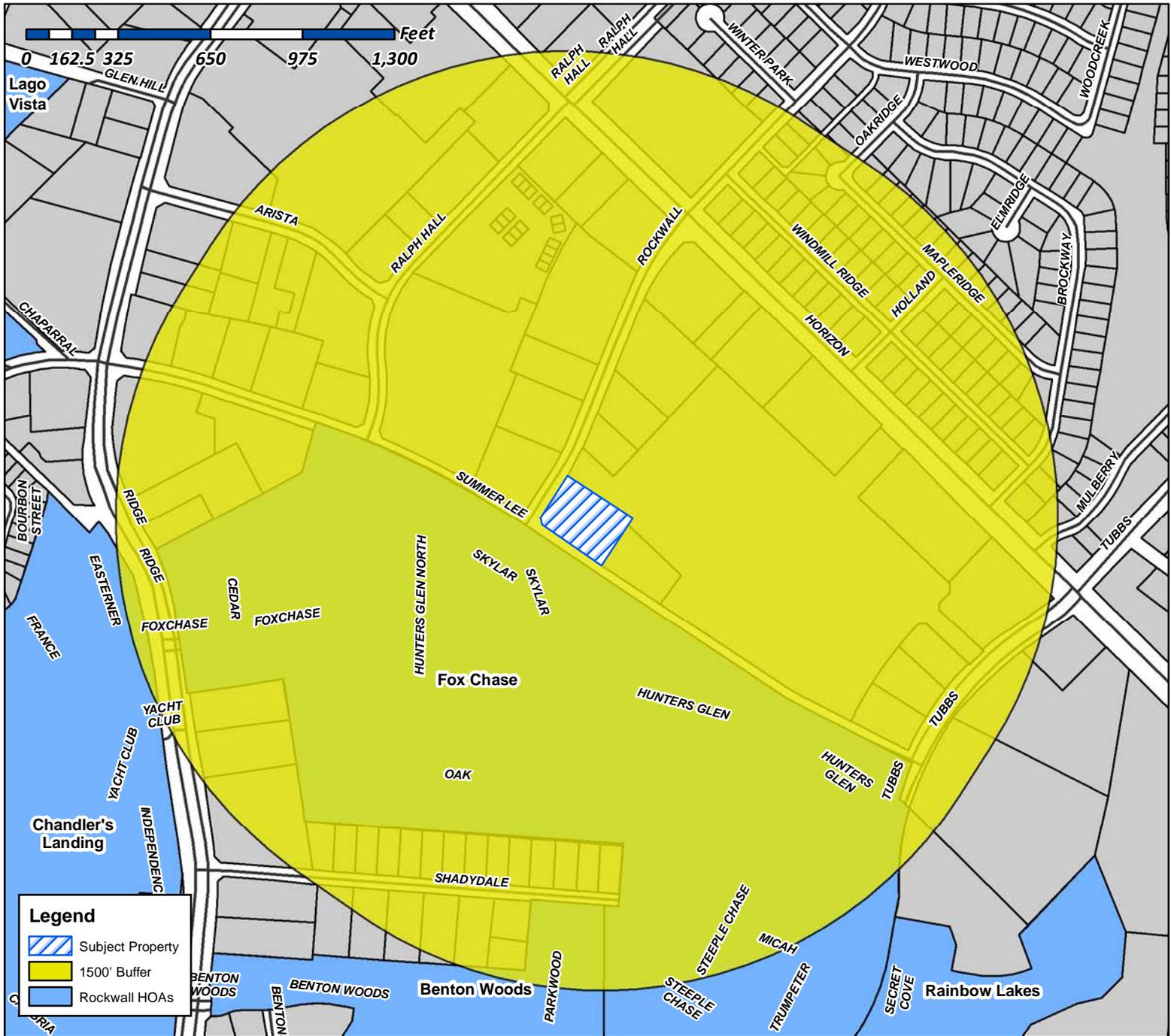




City of Rockwall

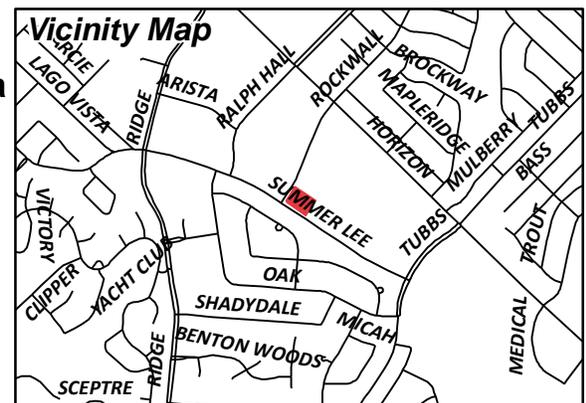
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-019
Case Name: SUP for Freestanding Commercial Antenna
Case Type: Zoning
Zoning: Planned Development (PD-9) District
Case Address: 920 Rockwall Parkway

Date Created: 8/19/2019
For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, August 30, 2019 11:50:16 AM
Attachments: [Z2019-019 HOA Map.pdf](#)
[PUBLIC NOTICE.pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **August 16, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development/development-cases>

Z2019-019- Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

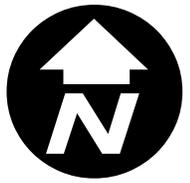
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
lmorales@rockwall.com | <http://www.rockwall.com/planning/>



City of Rockwall

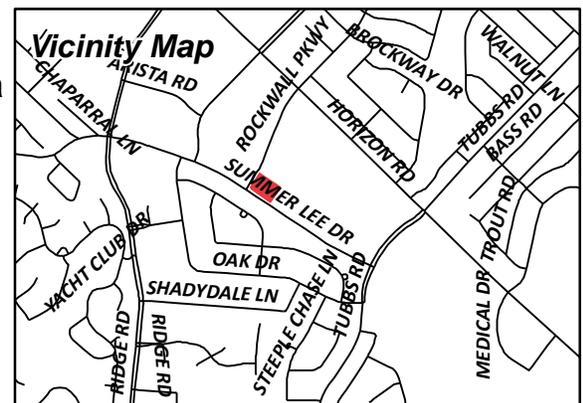
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2019-019
Case Name: SUP for Freestanding Commercial Antenna
Case Type: Zoning
Zoning: Planned Development (PD-5) District
Case Address: 920 Rockwall Parkway

Date Created: 8/19/2019
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
1005 W RALPH HALL PKWY
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

MEEDER JEFFREY S
1137 SKYLAR DR
ROCKWALL, TX 75032

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

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

GEMMELL II ANTONY & CAROLYN
1157 SKYLAR DR
ROCKWALL, TX 75032

MASE RICHARD J JR & KRISTIANE K
1160 SKYLAR DR
ROCKWALL, TX 75032

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

JAMESON JANIE
1164 SKYLAR DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1168 SKYLAR DR
ROCKWALL, TX 75032

CARROLL BENJAMIN THOMAS AND NICOLE
CAMILLE LIUDAHL
1169 SKLYAR DR
ROCKWALL, TX 75032

WORSHAM JERRY L & CAROLYN C &
1172 SKYLAR DR
ROCKWALL, TX 75032

MITCHELL CASEY & DEANNA
1175 SKYLAR DR
ROCKWALL, TX 75032

HAIL KATHLEEN
1181 SKYLAR DR
ROCKWALL, TX 75032

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

GOINS GARY A & MELANIE K
1193 SKYLAR DR
ROCKWALL, TX 75032

WATKINS STEVEN & SARAH G
1199 SKYLAR DR
ROCKWALL, TX 75032

MAC SPORTS AND REHAB LLC
120 MONT BLANC DRIVE
HEATH, TX 75032

CURRENT RESIDENT
1205 SKYLAR DR
ROCKWALL, TX 75032

GRAVES CARL L & SANDRA L
1206 SKYLAR DR
ROCKWALL, TX 75032

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

WINDELS R LEONARD
1212 SKYLAR DRIVE
ROCKWALL, TX 75032

ARHC RMRWLTX01 LLC
1735 MARKET ST 0
PHILADELPHIA, PA 19103

GUO ZHENJING AND
2017 RUMSON DRIVE
ARLINGTON, TX 76006

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

BROWN DORIS MAE TRUST
2400 LEGEND DR
HEATH, TX 75032

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

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

CARPENTER DWIGHT D & LINDA K
2969 HUNTERS GLN N
ROCKWALL, TX 75032

CHANCELLOR CINDY R
2975 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

CURRENT RESIDENT
2981 N HUNTERS GLEN
ROCKWALL, TX 75032

CURRENT RESIDENT
3142 HORIZON
ROCKWALL, TX 75032

CURRENT RESIDENT
3150 3150 HORIZON
ROCKWALL, TX 75032

CAMBRIDGE ROCKWALL LTD
4500 DORR ST
TOLEDO, OH 43615

BLPT LLC
5 BROCKFIELD CT
HEATH, TX 75032

SPT IVEY ROCKWALL MOB LLC
591 WEST PUTNAM AVENUE
GREENWICH, CT 06830

ROCKWALL REGIONAL HOSPITAL LLP
612 E LAMAR BLVD 0
ARLINGTON, TX 76011

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

GIELOW JOHN L & LISA LEE
825 HUNTERS GLN
ROCKWALL, TX 75032

BOWNE BENJAMIN AND VALERIE
831 HUNTERS GLEN
ROCKWALL, TX 75032

SHULTZ ZACHARY AND CRYSTAL
837 HUNTERS GLEN
ROCKWALL, TX 75032

CURRENT RESIDENT
890 ROCKWALL PKWY
ROCKWALL, TX 75032

MRP INVESTMENTS INC
901 ROCKWALL PKWY
ROCKWALL, TX 75032

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

CURRENT RESIDENT
906 ROCKWALL PKWY
ROCKWALL, TX 75032

CURRENT RESIDENT
909 ROCKWALL PKWY
ROCKWALL, TX 75032

CURRENT RESIDENT
913 N HUNTERS GLEN
ROCKWALL, TX 75032

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

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

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

PARKHILL GAIL C &
PO BOX 100
PARIS, TX 75461

SEYMORE REVOCABLE LIVING TRUST
PO BOX 1987
ROCKWALL, TX 75087



City of Rockwall

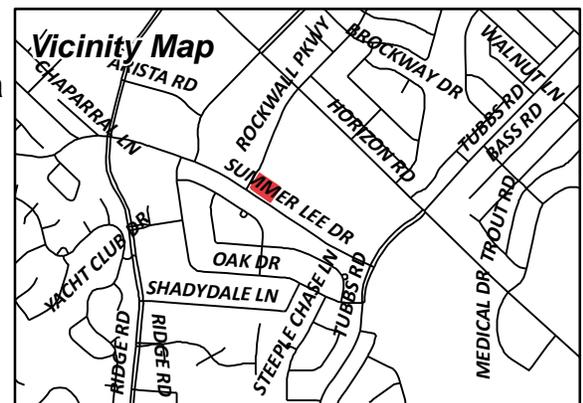
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-019
Case Name: SUP for Freestanding Commercial Antenna
Case Type: Zoning
Zoning: Planned Development (PD-5) District
Case Address: 920 Rockwall Parkway

Date Created: 8/19/2019
For Questions on this Case Call (972) 771-7745





NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, 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, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** 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:

**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 **9/16/2019** 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 ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2019-019: SUP for Freestanding Commercial Antenna

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.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Address:

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

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

From: [Morales, Laura](#)
To: ["Carol Gemmell"](#)
Cc: [Brooks, Korey](#)
Subject: RE: Z2019-019
Date: Thursday, September 05, 2019 2:51:07 PM

Mrs. Gemmell,

I'm forwarding your email with your expressed concerns and questions to the case manager for the case, Korey Brooks.

Thank you.

Laura

From: Carol Gemmell [REDACTED]
Sent: Thursday, September 5, 2019 2:39 PM
To: Morales, Laura <lmorales@rockwall.com>
Subject: Re: Z2019-019

Dear Ms. Morales

What kind of light will be on the tower? When the large tower was put on the fire station land a number of years ago, it had a light that produced a terrible noise when it flashed. It took me nearly a year of complaining, before eventually someone from planning visited my home, along with the fire chief, and agreed that it was a **torturous nuisance** and the light was changed so that it was silent. The problem at that time was standing under the pole hardly any noise was noticeable, but whenever they visited my home (the back of my house faces the fire station and Summer Lee) they could hear the noise at the front of the house, which is on Skylar Drive. The fire station is on higher ground than our home and for whatever, reason any noise coming from the fire station is accentuated seven fold. **I do not want a repetition of that horrible year, where we were unable to sit in our yard or use our pool because of the noise.** Please advise and refer back to your records if necessary!!

Looking at the plans it would appear that the proposed new tower is in front of the existing tower, and nearer to Summer Lee - why can it not be set further back and nearer to the commercial area, rather than being set nearest to the residential area - since it is so ugly and will undoubtedly cause problems if we tried to sell our house. Undoubtedly the existing eye sore of a tower puts any buyers off, so an extra one will cause even more problems.

MOST IMPORTANTLY - what research has been done regarding the risk to our health. Do you have documentation. It would appear that people who live so close to these radio towers experience headaches, loss of memory and even cardiovascular issues. I would like the city to put in writing that there is absolutely no risk to health whatsoever, and if they cannot do so then the question is why would they risk their residents health for the sake of \$\$\$\$. It would appear from the documentation you sent to me that there will be other communications added to, and using the tower. I can only imagine that this increases our health risk exposure.

I await your response.

Regards,

Carol Gemmell.

On Thu, Sep 5, 2019 at 1:32 PM Morales, Laura <lmorales@rockwall.com> wrote:

Mrs. Gemmell,

Please see below link with the documents the applicant provided. Feel free to contact us should you have any additional questions. Thank you.

Z20196-019: <http://www.rockwall.com/pz/Planning/Development%20Cases/2019/Z2019-019.pdf>

Laura Morales

Planning & Zoning Coordinator

City of Rockwall Planning & Zoning Department

972-771-7745 | 972-772-6438

lmorales@rockwall.com | <http://www.rockwall.com/planning/>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Case No. Z2019-019: SUP for Freestanding Commercial Antenna

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 grid lines and ghosted text are visible in this section)

Name: BETTY ALLEN

Address: 1211 SKYLAR DRIVE

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



August 16, 2019

The Honorable Members of
The Rockwall City Council and The Rockwall Planning and Zoning Commission
385 S. Goliad Street
Rockwall, TX 75097

RE: Letter of Intent - SUP for a Wireless Communication Tower at 920 Rockwall Parkway

Dear Members of the City Council and Planning and Zoning Commission:

AT&T, represented by Crafton Communications, is pleased to submit this Application for SUP to allow development of a 110 FT Monopole Communication Tower with a landscaped equipment compound at 920 Rockwall Parkway. The proposed site part of the Fire Station property at that location.

The subject facility is needed to meet the rapidly increasing demand for wireless voice and data services in the residential and retail neighborhoods surrounding the fire station. This demand has placed a strain on AT&T's limited capacity. AT&T would like to stress, however, that this proposal is aimed at addressing the concern for better wireless coverage well before there is a problem for general or emergency calls.

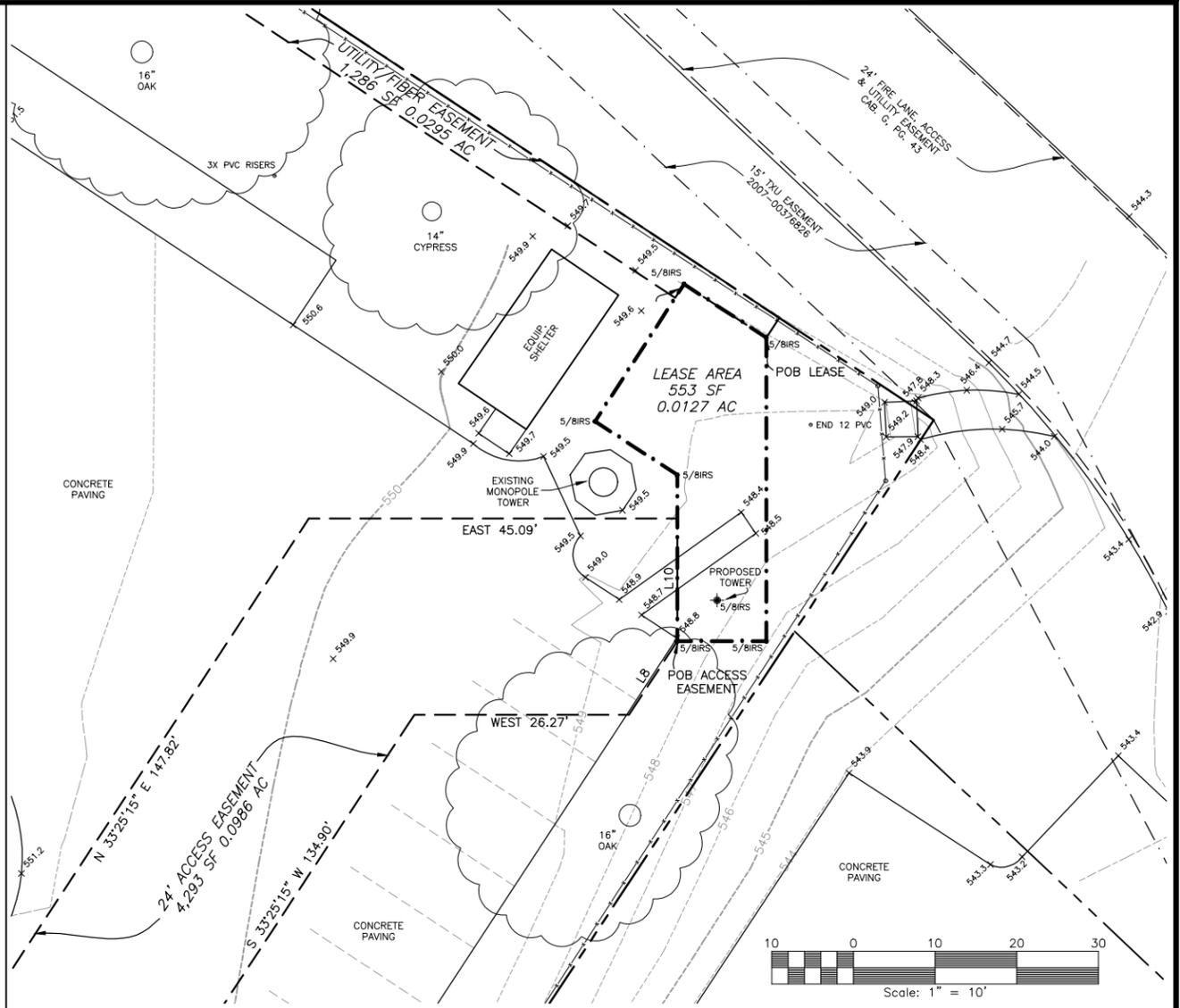
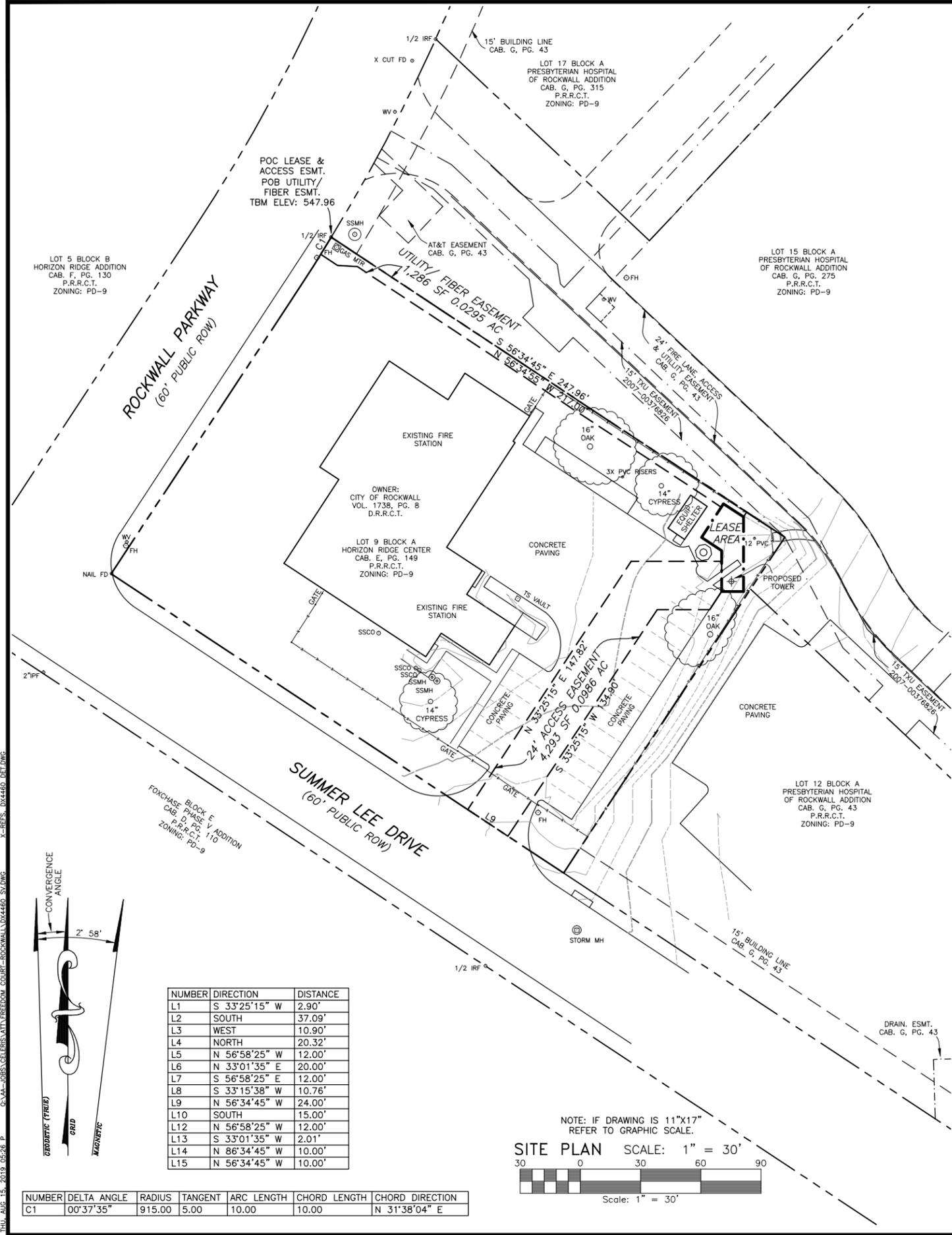
The search for a site was thorough, and it should be noted that there were no opportunities for collocating on existing structures, an option that is much preferred whenever possible. With approval of this site, the City will be encouraging other telecom carriers to collocate on the AT&T structure, which will be made available for leasing at market rates established by master lease agreements within the industry.

This proposal is also an opportunity to make the existing telecom site more attractive. AT&T is planning to remove some of the existing chain link fencing and replace it with decorative wrought iron, surrounding the existing equipment as well as the new equipment. This fence in turn will be surrounded with evergreen Leyland Cypress trees.

AT&T is proud to be of service to the people who call Rockwall home. This un-manned site will work hard in its service to the community while placing no service demand on drainage, water, sewer, schools, parks or roads.

We look forward to visiting with you regarding this project.
Thank you for your thoughtful consideration.

Doug Henderson, AICP
Site Acquisition Contractor
Crafton Communications, Inc.
1870 Crown Drive, Suite 1500
Dallas, TX 75234
817-729-7006



ENLARGED SITE PLAN SCALE: 1" = 10'

PROJECT INFORMATION

CENTER OF TOWER COORDINATES:
 Latitude (DMS): N 32° 53' 06.5541" NAD83
 Longitude (DMS): W 96° 28' 04.5605" NAD83
 Latitude (DD): N 32.885154° NAD83
 Longitude (DD): W 96.467933° NAD83
 Ground Elevation (AMSL): 548.5 Feet

NOTES:
 INGRESS/EGRESS IN COMMON WITH LESSOR.
 LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.
 MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.
 LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.
 BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.
 BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.
 CONVERGENCE ANGLE: 1° 06' 30"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48397C0040L, DATED 09/26/2008. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

LEGEND

- PP - POWER POLE
- TPED - TELEPHONE RISER
- WW - WATER VALVE
- FH - FIRE HYDRANT
- TOWER CENTROID
- LP - LIGHT POLE
- EM - ELECTRIC METER
- GM - GAS METER
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- TBM - BENCH MARK
- BUILDING LINES
- - - FENCE LINE
- - - GHP - POWER LINE

VICINITY MAP



SURVEYOR'S CERTIFICATE

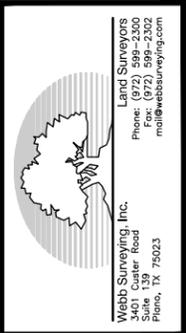
The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas.

Kurtis R. Webb
 R.P.L.S. #4125

NUMBER	DIRECTION	DISTANCE
L1	S 33°25'15" W	2.90'
L2	SOUTH	37.09'
L3	WEST	10.90'
L4	NORTH	20.32'
L5	N 56°58'25" W	12.00'
L6	N 33°01'35" E	20.00'
L7	S 56°58'25" E	12.00'
L8	S 33°15'38" W	10.76'
L9	N 56°34'45" W	24.00'
L10	SOUTH	15.00'
L12	N 56°58'25" W	12.00'
L13	S 33°01'35" W	2.01'
L14	N 86°34'45" W	10.00'
L15	N 56°34'45" W	10.00'

NOTE: IF DRAWING IS 11"x17" REFER TO GRAPHIC SCALE.
 SITE PLAN SCALE: 1" = 30'
 Scale: 1" = 30'

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	00°37'35"	915.00	5.00	10.00	10.00	N 31°38'04" E



SURVEY
 SITE NAME: FREEDOM COURT/ROCKWALL
 SITE NUMBER: DX4460
 920 ROCKWALL PARKWAY
 ROCKWALL, TX 75032



DRWN KRW
 CK KRW

NO.	DATE	DESCRIPTION
1	09/12/2016	DATE OF SURVEY
2	09/19/2016	ISSUED
3	01/12/2017	ADDED NEW TOWER
4	07/26/2019	REVISED LEASE AREA
5	08/15/2019	MISC. REVISIONS
6		
7		

SV-1

PARENT TRACT

Being a tract or land, situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, State of Texas, and being a part of Tract 1 as recorded in Volume 1119, Page 246, of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the TxDOT right-of-way concrete monument located on the west right-of-way of FM 3097, and also being 515.34 feet south of the centerline of Rockwall Parkway, THENCE N 45° 46' 04" W, for a distance of 465.34 feet to a 1/2" iron rod set for a corner; THENCE S 44° 15' 22" W, for a distance of 33.49 feet to a 1/2" iron rod set for a corner; THENCE along a curve to the left having a central angle of 22s 06' 20", a radius of 795.00 feet, for length of 306.72 feet to a 1/2" iron rod set for a corner; THENCE S 22° 09' 01" W for a distant of 471.78 feet to a 1/2" iron rod set for a corner; THENCE along a curve to the right having a central angle of 9° 49' 03", a radius of 915.00 feet, for length of 146.46 feet to a 1/2" iron rod set for a corner and also being the POINT OF BEGINNING;

THENCE S 56° 34' 45" E for a distant of 270.62 feet to a 1/2" iron rod set for a corner;

THENCE S 33° 25' 33" W, for a distant of 200.00 feet to a 1/2" iron rod set for a corner;

THENCE N 56° 34' 45" W, for a distant of 270.00 feet to a 1/2" iron rod set for a corner;

THENCE N 33° 25' 38" W for a distant of 166.37 feet to a 1/2" iron rod set for a corner;

THENCE along a curve to the left having a central angle of 2° 06' 22", a radius of 915.00 feet, for a length of 33.63 feet to a 1/2" iron rod for a POINT OF BEGINNING and containing 1.2393 acres (54,007 SF) of land, more or less.

BEING that certain tract of land as described by Special Warranty Deed dated October 15, 1999, and conveyed to City of Rockwall, Texas, recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas.

LEASE AREA

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right-of-way line of Rockwall Parkway (60' public right-of-way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, the following three (3) courses:

THENCE continuing through the interior of said Lot 9, Block A, Horizon Ridge Center, the following six (6) courses:

- SOUTH, a distance of 37.09 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
- WEST, a distance of 10.90 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
- NORTH, a distance of 20.32 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
- North 56 degrees 58 minutes 25 seconds West, a distance of 12.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
- North 33 degrees 01 minutes 35 seconds East, a distance of 20.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
- South 56 degrees 58 minutes 25 seconds East, a distance of 12.00 feet to the POINT OF BEGINNING hereof and containing 0.0127 acres or 553 square feet of land, more or less.

ACCESS EASEMENT

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right-of-way line of Rockwall Parkway (60' public right-of-way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, the following three (3) courses:

- South 33 degrees 25 minutes 15 seconds West, a distance of 2.90 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the northeast corner of the lease area described hereon;
- Along the east line of said lease area, SOUTH, a distance of 37.09 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the southeast corner of said lease area;
- Along the south line of said lease area, WEST, a distance of 10.90 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the most southerly southwest corner of said lease area and the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 9, Block A, Horizon Ridge Center, the following three (3) courses:

- South 33 degrees 15 minutes 38 seconds West, a distance of 10.76 feet to a Point;
- WEST, a distance of 26.27 feet to a Point;
- South 33 degrees 25 minutes 15 seconds West, a distance of 134.90 feet to a Point on the northerly right-of-way line of Summer Lee Drive (60' public right-of-way);

THENCE along the northerly right-of-way line of Summer Lee Drive, North 56 degrees 34 minutes 45 seconds West, a distance of 24.00 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, the following three (3) courses:

- North 33 degrees 25 minutes 15 seconds East, a distance of 147.82 feet to a Point;
- EAST, a distance of 45.09 feet to a Point on the west line of said lease area;
- Along the west line of said lease area, SOUTH, a distance of 15.00 feet to the POINT OF BEGINNING hereof and containing 0.0986 acres or 4,293 square feet of land, more or less.

UTILITY/FIBER EASEMENT

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right-of-way line of Rockwall Parkway (60' public right-of-way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, the following six (6) courses:

- South 33 degrees 25 minutes 15 seconds West, a distance of 2.90 feet to a Point;
- North 56 degrees 58 minutes 25 seconds West, a distance of 12.00 feet to a Point;
- South 33 degrees 01 minutes 35 seconds West, a distance of 2.01 feet to a Point;
- North 56 degrees 34 minutes 55 seconds West, a distance of 217.00 feet to a Point;
- North 86 degrees 34 minutes 45 seconds West, a distance of 10.00 feet to a Point;
- North 56 degrees 34 minutes 45 seconds West, a distance of 10.00 feet to a Point, same being on the easterly right-of-way line of Rockwall Parkway;

THENCE along the easterly line of Rockwall Parkway, and along a curve to the left having a radius of 915.00 feet, an arc distance of 10.00 feet, through a central angle of 00 degrees 37 minutes 35 seconds, and whose chord bears North 31 degrees 38 minutes 04 seconds East, a distance of 10.00 feet to the POINT OF BEGINNING hereof and containing 0.0295 acres or 1,286 square feet of land, more or less.

EASEMENT NOTES:

Channel Easement for Highway Purposes by Kirby Albright to State of Texas, dated 3/1/1969 recorded 3/10/1969 in book 86 page 97. Does not affect the subject tract.

Sewer Easements for Existing Lines by Whittle Development Corporation to City of Rockwall, dated 3/12/1987 recorded 3/26/1987 in Volume 313, Page 232. Does not affect the subject tract.

Easement and Right of Way by Schlumberger Technology Corporation, a Texas Corporation to Texas Utilities Electric Company, a Texas Corporation, dated 5/18/1994 recorded 6/9/1994 in Volume 909, Page 192. Does not affect the subject tract.

Mineral Deed between J.L. Parker and Helen Alexander, the wife of J.D. Alexander dated 3/31/1966 in Volume 75, Page 201. Affects parent tract.

Mineral Reservation in Deed between The National Life and Accident Insurance Company dated 11/1/1940 in Volume 36, Page 233. Affects parent tract.

Plat recorded 8/9/1968 in book 2 page 5. Does not affect the subject tract.

Plat recorded 12/28/2001 in Instrument No. 247845 (Cabinet E, Page 149, Plat Records, Rockwall County, Texas). Pertains to the parent tract.

PROJECT INFORMATION

CENTER OF TOWER COORDINATES:

Latitude (DMS): N 32° 53' 06.5541" NAD83
 Longitude (DMS): W 96° 28' 04.5605" NAD83
 Latitude (DD): N 32.885154° NAD83
 Longitude (DD): W 96.467933° NAD83
 Ground Elevation (AMSL): 548.5 Feet

NOTES:

INGRESS/EGRESS IN COMMON WITH LESSOR.

LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.

MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.

LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.

BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

CONVERGENCE ANGLE: 1° 06' 30"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X". AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48397C0040L, DATED 09/26/2008. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

LEGEND

- PP - POWER POLE
- TPED - TELEPHONE RISER
- WV - WATER VALVE
- FH - FIRE HYDRANT
- TOWER CENTROID
- LP - LIGHT POLE
- EM - ELECTRIC METER
- GM - GAS METER
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- TBM - BENCH MARK
- ////// BUILDING LINES
- - - - - FENCE LINE
- - - - - GHP - POWER LINE

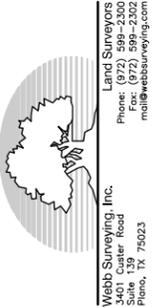
VICINITY MAP



SURVEYOR'S CERTIFICATE

The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas.

Kurtis R. Webb
 Kurtis R. Webb
 R.P.L.S. #4125



SURVEY
 SITE NAME: FREEDOM COURT/ROCKWALL
 SITE NUMBER: DX4460
 920 ROCKWALL PARKWAY
 ROCKWALL, TX 75032



DRWN KRW
 CK KRW

NO.	DATE	DESCRIPTION
1	09/12/2016	DATE OF SURVEY
2	09/19/2016	ISSUED
3	01/12/2017	ADDED NEW TOWER
4	07/26/2019	REVISED LEASE AREA
5	08/15/2019	MISC. REVISIONS
6		
7		

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A FREESTANDING COMMERCIAL ANTENNA ON A 0.0055-ACRE PORTION OF A LARGER 1.24-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK 1, HORIZON RIDGE CENTER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY 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 Doug Henderson of Crafton Communications for the approval of a Specific Use Permit (SUP) to allow a *freestanding commercial antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land being described as Lot 9, Block 1, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and being more specifically 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 Planned Development District 9 (PD-9) and the Unified Development Code (UDC) [*Ordinance No. 04-38*] 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. 04-38*] 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 a *freestanding commercial antenna* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Planned Development District 9 (PD-9) and the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *freestanding commercial antenna* on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) The *freestanding commercial antenna* shall generally conform to the concept plan and the conceptual antenna elevation depicted in *Exhibits 'B' & 'C'* of this ordinance;
- 2) The developer shall plant a thick vegetative screening adjacent to the boundaries of the leased area utilizing evergreen shrubs as depicted in *Exhibit 'C'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance 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 4.4.(3) of Article IV, *Permissible Uses*, 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 7TH DAY OF OCTOBER, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 16, 2019

2nd Reading: October 7, 2019

Exhibit 'A'
Zoning Exhibit

Address: 920 Rockwall Parkway

Legal Description: Lot 9, Block A, Horizon Ridge Center Addition



Exhibit 'B':
Concept Plan

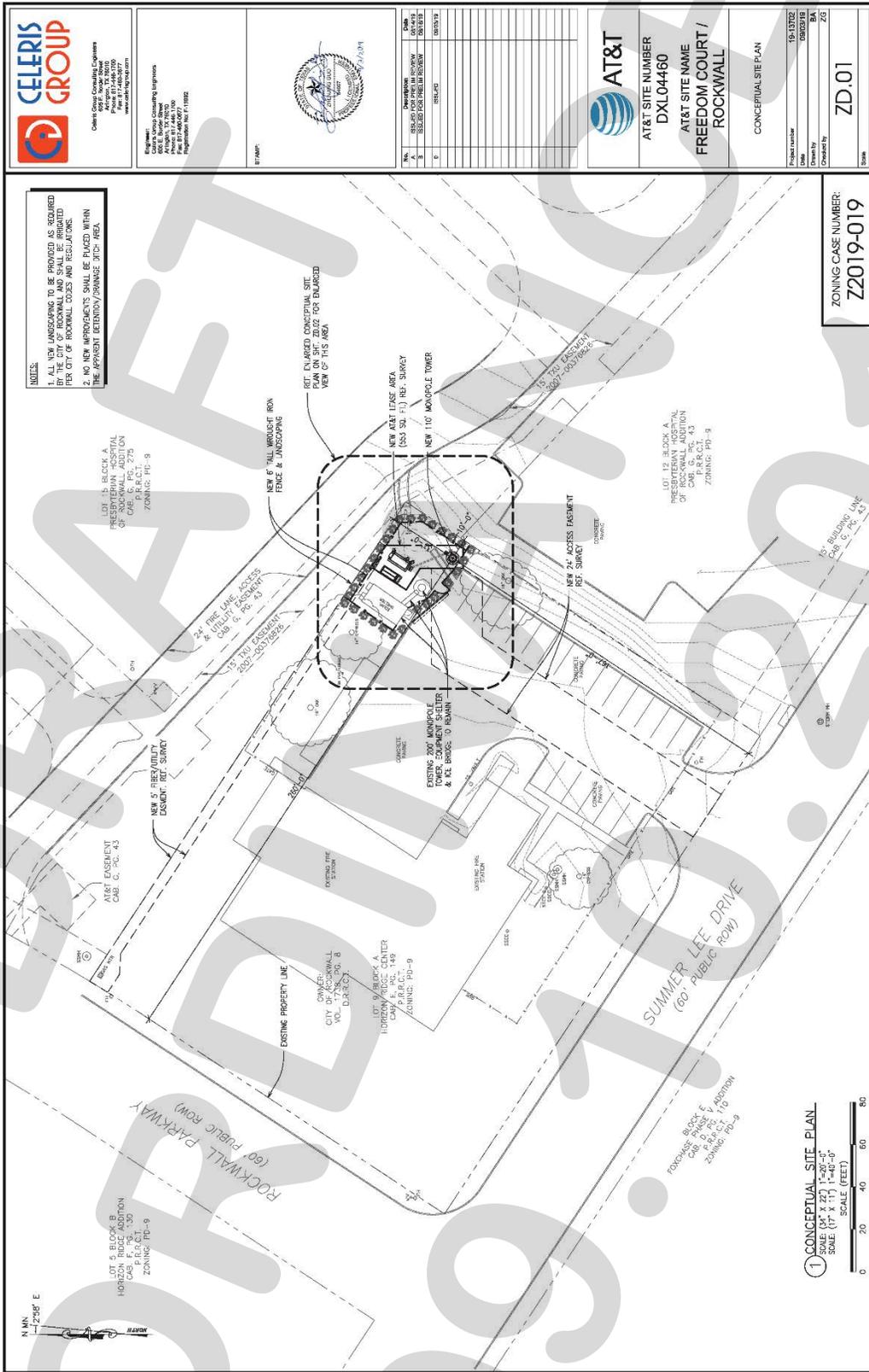
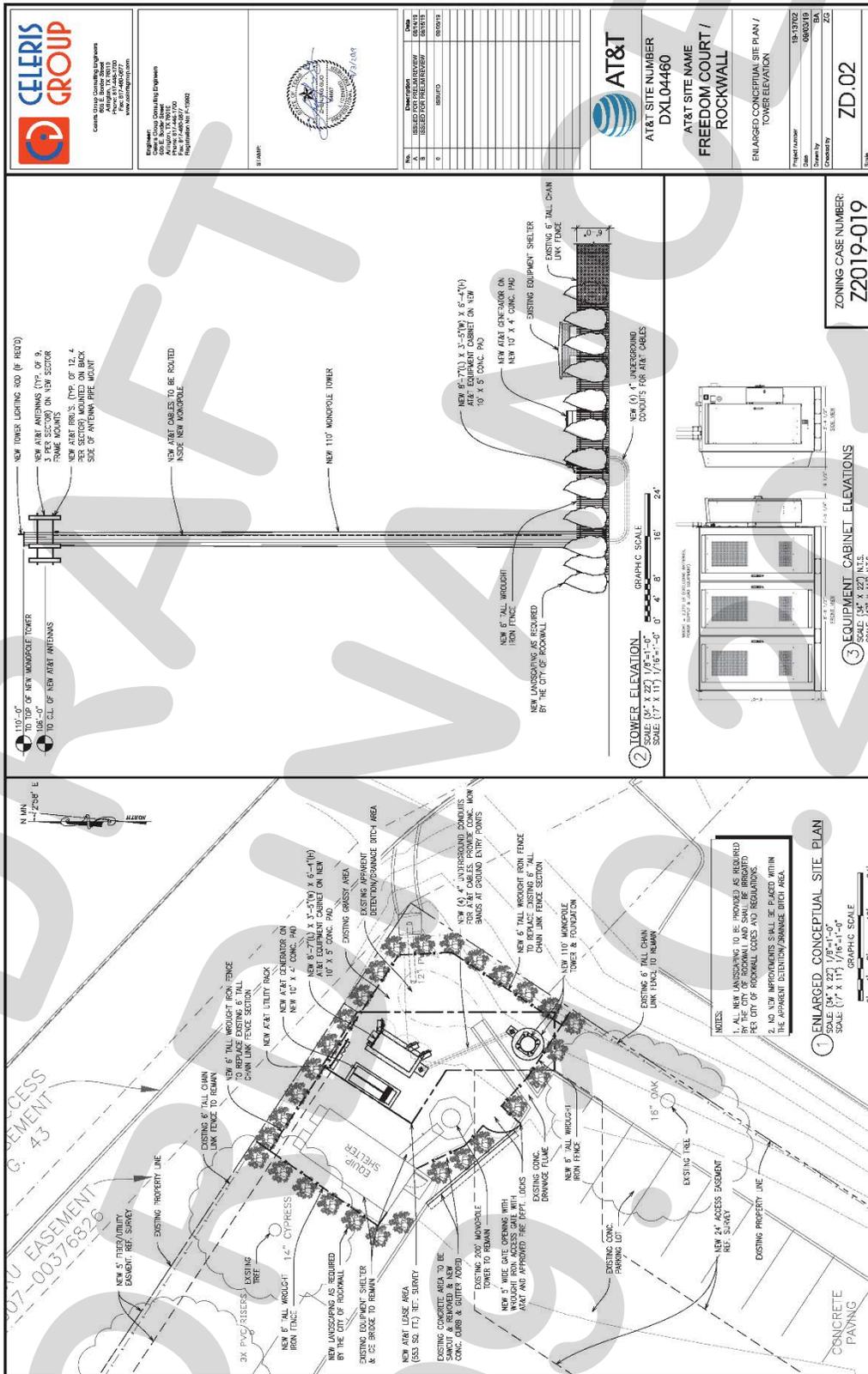


Exhibit 'C': Conceptual Antenna Elevation and Landscape Plan





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: September 10, 2019
APPLICANT: Todd Panzner
CASE NUMBER: Z2019-020.; *Zoning Change from AG to C*

SUMMARY

Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65*. At the time of annexation, the subject property was zoned Agricultural (AG) District, which is considered to be a designation used for land that is reserved for future growth, agricultural purposes, or for areas where development is premature due to the lack of utilities, capacity, and/or service.

PURPOSE

On August 15, 2019, the applicant -- *Todd Panzner* -- submitted an application requesting to change the zoning from an Agricultural (AG) District to a Commercial (C) District for the 11.85-acre subject property.

ADJACENT LAND USES AND ACCESS

The subject property is situated within the SH-276 Overlay (SH-276 OV) District, and is generally located south of the intersection of Green Circle and SH-276. The land uses adjacent to the subject property are as follows:

North: Directly north of the *subject property* is SH-276, which is identified as a TXDOT6D (Texas Department of Transportation, six [6] lane, divided roadway) according to the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an unincorporated area of the City's Extraterritorial Jurisdiction (ETJ) that contains a mix of both residential and non-residential land uses.

South: Directly south of the *subject property* are several large tracts of vacant land zoned Agricultural (AG) District.

East: Directly east of the *subject property* are several tracts of land zoned Agricultural (AG) District that contain a mix of non-residential land uses, and that were annexed at the same time as the *subject property*.

West: Directly west of the *subject property* are two (2) large tracts of vacant land and a two (2) smaller tracts of land with single family homes situated on them. These properties were annexed at the same time as the *subject property* and are zoned Agricultural (AG) District.

CHARACTERISTICS OF THE REQUEST AND STAFF ANALYSIS

The applicant is requesting to rezone the subject property from an Agricultural (AG) District to a Commercial (C) District for the purpose of facilitating the sale or future development of the property. Currently, the subject property is vacant, and consists of 11.85-acres. The majority of this tract of land is situated within the 100-year floodplain, which will limit the development this property in the future. When development occurs on this property adequate public services (*i.e. infrastructure*) necessary to serve the property will be required.

INFRASTRUCTURE

Based on the applicant's request to rezone the subject property, the following infrastructure will be required to be constructed in order to provide adequate public services to the subject property:

Water: The Master Water Plan indicates that the subject property is located within Water Service Area 780 which is not currently serviced by the City of Rockwall. This service area is currently being served by the Blackland WSC. As a result, the applicant will be required to contact Blackland WSC in order to determine if the property can be serviced, and if sufficient flow can be provided for fire service.

Wastewater: The Master Wastewater Plan indicates that there is no wastewater infrastructure in the vicinity. There are no immediate plans for the City to install infrastructure in the area. As a result, the applicant will need to provide an On-site Sewage Facility (OSSF) meeting Rockwall County's standards.

Stormwater: On-site detention will be required to accommodate increases in stormwater runoff if development occurs.

Roadways: According to the Master Thoroughfare Plan, SH-276 is indicated as a TXDOT6D (*Texas Department of Transportation, six [6] lane, divided roadway*) which requires a minimum of 120-foot right-of-way and no on-street parking. The applicant is required to dedicate all portions of the subject property that is within 60-feet of the centerline of SH-276 at the time the subject property is platted.

All proposed infrastructure improvements must meet the Engineering Department's *Standards of Design and Construction*.

CONFORMANCE WITH THE CITY'S CODES

If developed the subject property will be required to conform to all requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan*, adopted with the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Estates District* and is designated for Commercial/Retail (*i.e. northern portion of property*) and Parks and Open Space land uses (*i.e. southern portion of property that is located in the 100-year floodplain*). The applicant's request to change the zoning of the subject property to a Commercial (C) District is in conformance with the Commercial/Retail designation. In addition, the OURHometown Vision 2040 Comprehensive Plan

seeks to “...(p)reserve the City’s current residential to non-residential land use ratio (*i.e.* 80% Residential; 20% Commercial) in order to maintain a balance mix of land uses for fiscal sustainability ...” [Section 02.01; CH. 1; Page 1-1]. The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.90% residential to 24.10% non-residential. If the City Council chooses to approve this case -- *since this case is proposing zoning in conformance to the Land Use Plan* -- the ratio will remain virtually the same. A more detailed view of the current and proposed land use ratios has been included in the attached packet. With all this being said, zoning requests are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

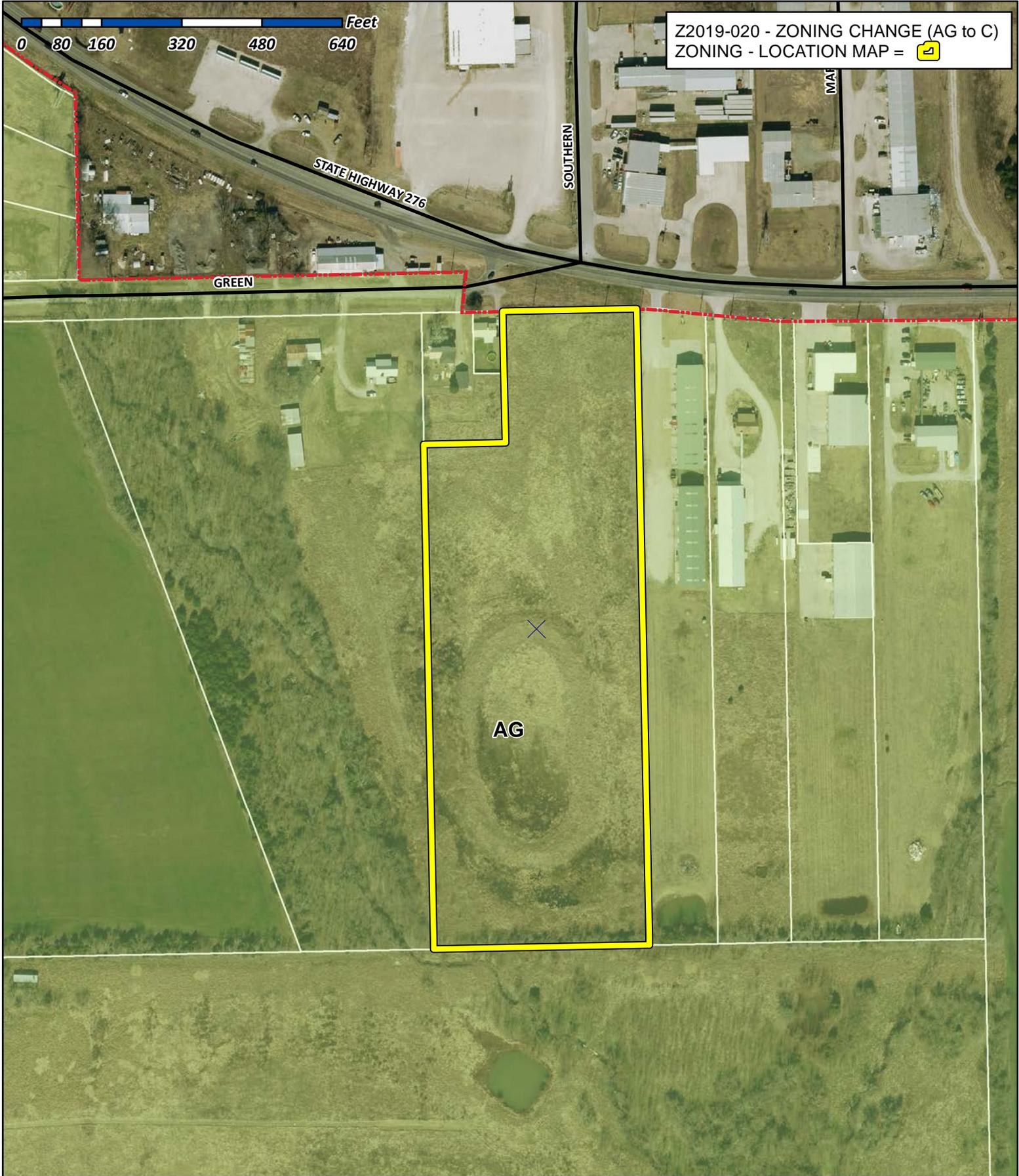
NOTIFICATIONS

On August 28, 2019, staff mailed 16 notices to property owners and residents within 500-feet of the subject property. Staff did not send a neighborhood notification as there are no Homeowners Associations (HOA’s) or neighborhood groups participating in the HOA/Neighborhood Notification Program within 1,500-feet of the subject property. 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 case memo was drafted no responses were received by staff.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant’s request to change the zoning from an Agricultural (AG) District to a Commercial (C) District, then staff would propose the following conditions of approval:

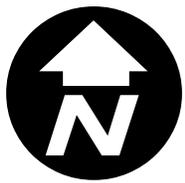
- (1) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable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



City of Rockwall

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

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

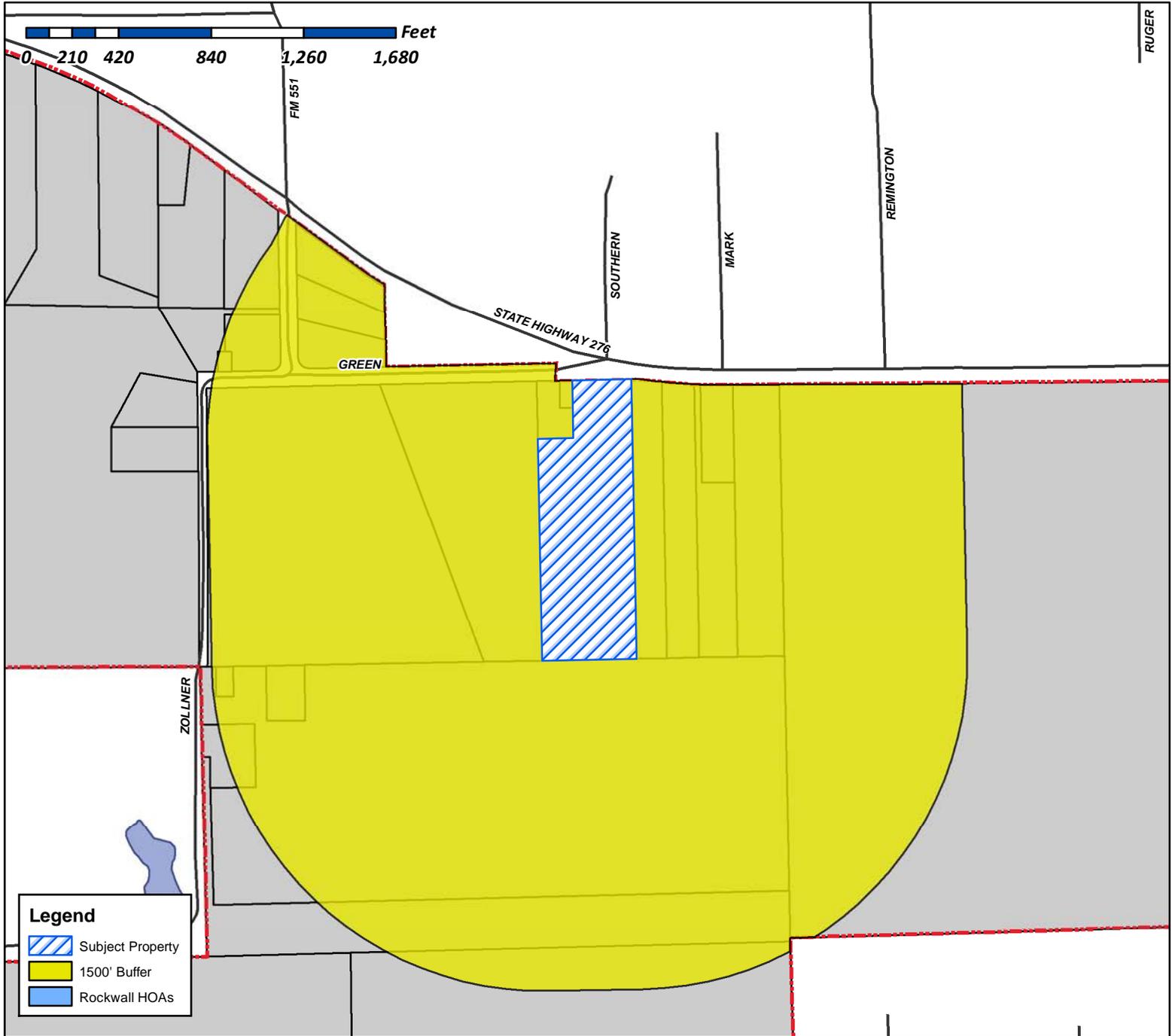
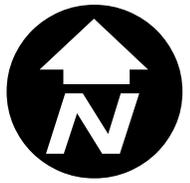




City of Rockwall

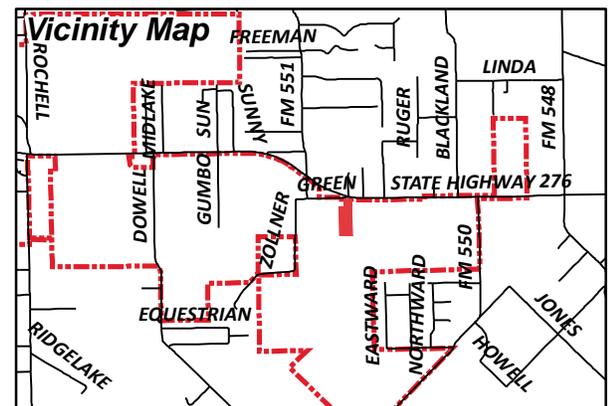
Planning & Zoning Department
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Case Number: Z2019-020
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: South of the Intersection of Green Circle and SH-276

Date Created: 8/20/2019
For Questions on this Case Call (972) 771-7745

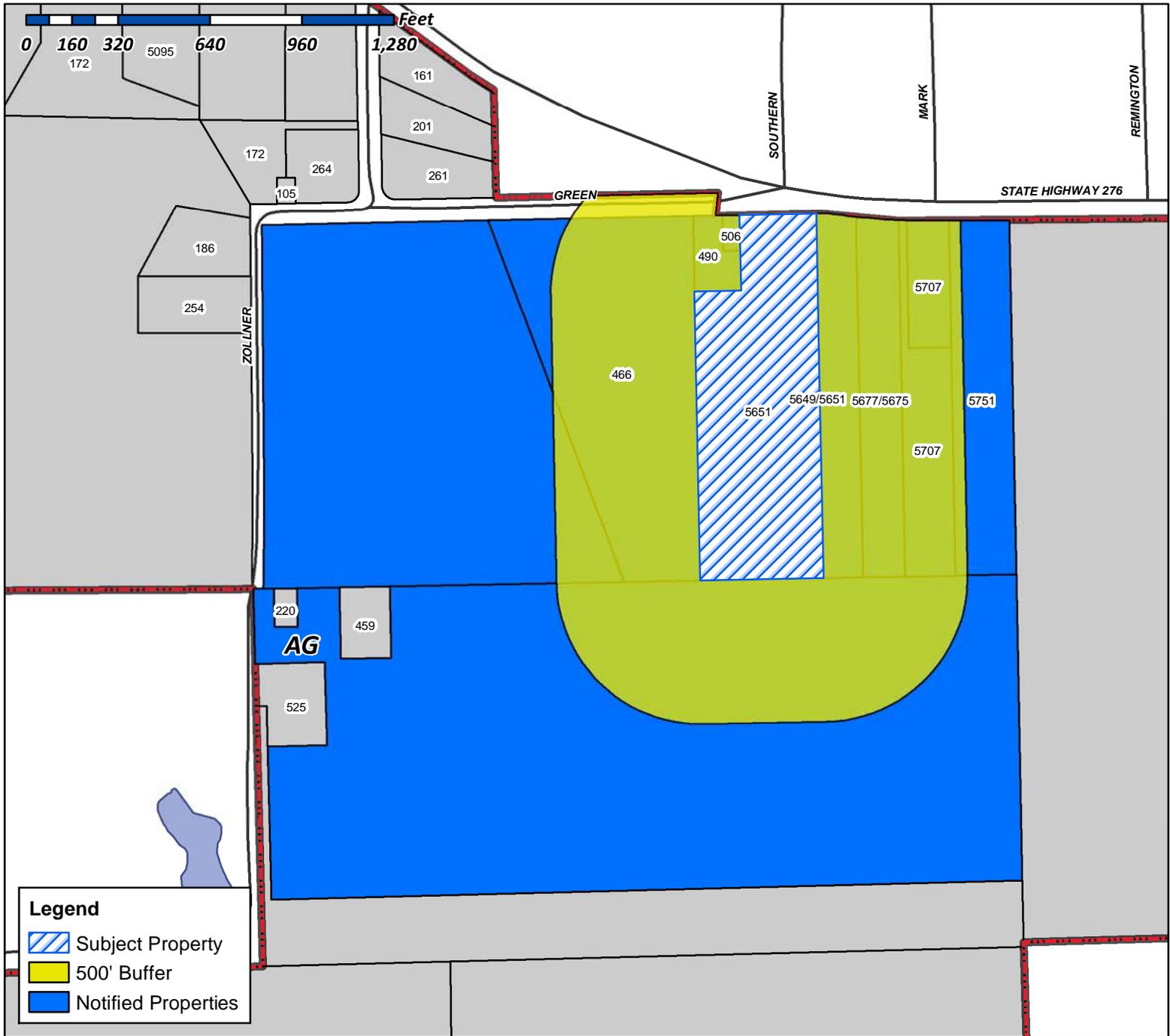




City of Rockwall

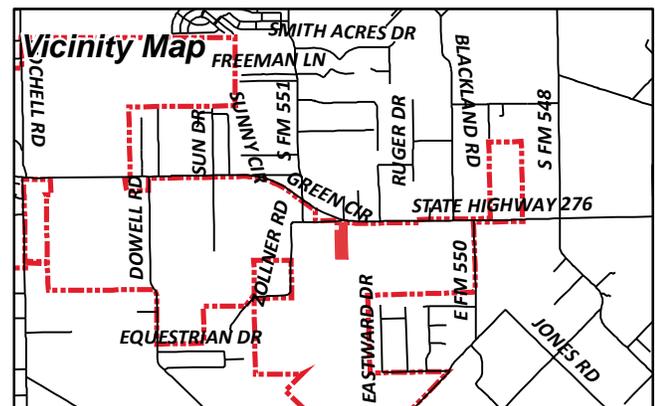
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Case Number: Z2019-020
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Intersection of SH-276 and Green Circle

Date Created: 8/27/2019
For Questions on this Case Call (972) 771-7745



ENRIQUEZ MARIA AND UBALDO
1225 LOST VIEW
ROYSE CITY, TX 75189

LIMON LORENZO & MARIANA
2305 STANFORD ST
GREENVILLE, TX 75401

THOMPSON JAMES
459 ZOLLNER RD
ROYSE CITY, TX 75189

CURRENT RESIDENT
466 GREEN LOOP
ROCKWALL, TX 75087

CURRENT RESIDENT
490 GREEN CR
ROCKWALL, TX 75087

PANZNER TODD R AND
HEATHER PANZNER AND SHANNON PANZNER
500 HOFFMAN LN
HAUPPAUGE, NY 11788

PEARSON KYLE & JENNIFER
506 GREEN CIRCLE
ROYSE CITY, TX 75189

CURRENT RESIDENT
5649/5651 HWY276
ROCKWALL, TX 75087

CURRENT RESIDENT
5651 GREEN CIR
ROCKWALL, TX 75087

MULLEN ADVENTURES LLC
5677 STATE HIGHWAY 276
ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC
5707 STATE HIGHWAY 276
ROYSE CITY, TX 75189

HASHERT TERRY
5751 STATE HIGHWAY 276
ROYSE CITY, TX 75189

KENNEDY RICK
9912 COUNTY ROAD 2426
TERRELL, TX 75160

ASBURY MICHAEL & LEANN
PO BOX 1012
ROCKWALL, TX 75087

PANZNER TODD R AND
HEATHER PANZNER AND SHANNON PANZNER
500 HOFFMAN LN
HAUPPAUGE, NY 11788



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2019-020: Zoning Change AG to C

Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, 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, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** 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:

David Gonzales
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 **9/16/2019** 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 ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2019-020: Zoning Change AG to C

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for the response.

Name:

Address:

Two horizontal grey bars for providing name and address.

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

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

FISCAL IMPACT ANALYSIS TOOL

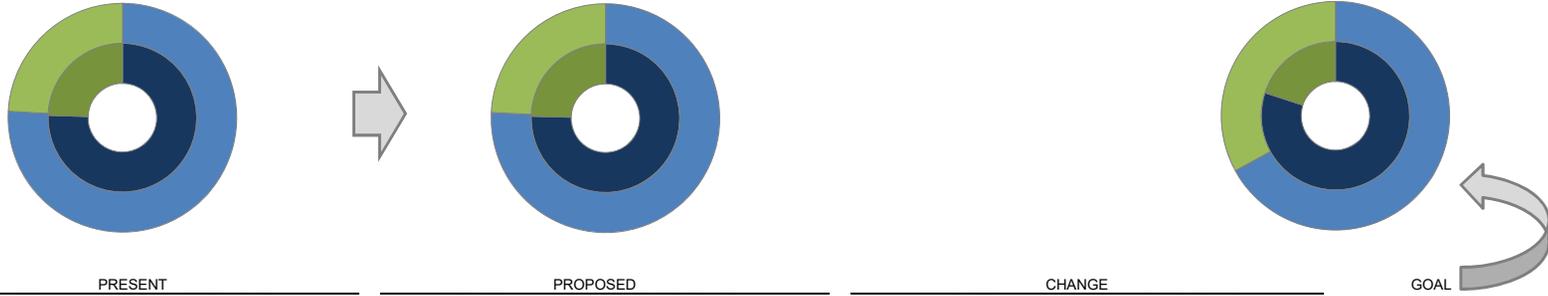
ASSUMPTIONS: (1) All values are based on the Appraised Value and not the Market Value; (2) All Agricultural (AG) District land is assumed to be residential under Current Zoning and zoned in accordance to the Future Land Use Map under Current Zoning at Build Out.

DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.

SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

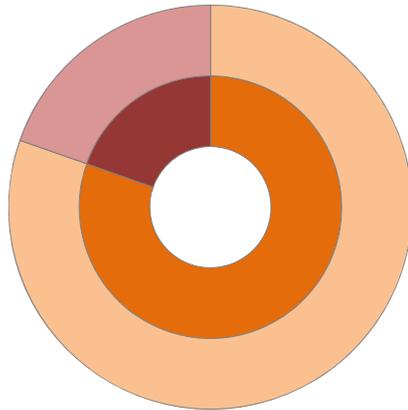
CASE NO.: Z2019-020
CASE NAME: Zoning Change (AG to C)

ZONING MAP



	PRESENT				PROPOSED				CHANGE				GOAL		
	LAND USE		LAND VALUE		LAND USE		LAND VALUE		LAND USE		LAND VALUE		ACREAGE	VALUE	DIFFERENCE
	ACRES	%	EST. PROP. VALUE	%	ACRES	%	EST. PROP. VALUE	%	CH. ACRES	% CHANGE	CHANGE IN VALUE	% CHANGE			
RESIDENTIAL	10,932.42	75.48%	\$ 4,084,912,315.77	75.90%	10,920.57	75.40%	4,084,751,155.77	75.79%	(11.85)	-0.08%	(161,160.00)	0.00%	80%	67%	-8.79%
NON-RESIDENTIAL	3,552.00	24.52%	\$ 1,297,389,588.23	24.10%	3,563.85	24.60%	1,304,868,413.55	24.21%	11.85	0.08%	7,478,825.32	0.14%	20%	33%	-8.79%
	14,484.42	100.00%	\$ 5,382,301,904.00	100.00%	14,484.42	100.00%	5,389,619,569.32	100.00%			7,317,665.32	0.14%	100%	100%	
OPEN SPACE	2,487.57		\$ 380,531,381.26		2,487.57		\$ 381,558,120.00								
TOTAL	16,971.99		\$ 5,762,833,285.26		16,971.99		\$ 5,771,177,689.32								

PRESENT		
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	
PROPOSED		
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	
CHANGE		
	ACRES	%
RESIDENTIAL	-	0.00%
NON-RESIDENTIAL	-	0.00%



FUTURE LAND USE MAP

ESTIMATED COST/REVENUES

BENCHMARKS

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Residential Value	\$ -	\$ -	\$ -	\$ -
Non-Residential Value	\$ 161,160.00	\$ 2,107,955.83	\$ 2,107,955.83	\$ -
Residential Acreage	-	-	-	-
Non-Residential Acreage	11.85	11.85	11.85	-

ANNUAL REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Residential Revenues	\$ -	\$ -	\$ -	\$ -
Non-Residential Revenues	\$ 648.02	\$ 12,504.06	\$ 12,504.06	\$ -
Direct Sales Tax Increase	\$ -	\$ 43,906.51	\$ 43,906.51	\$ -
Indirect Sales Tax Increase	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 648.02	\$ 56,410.57	\$ 56,410.57	\$ -

ANNUAL EXPENDITURES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Cost of Community Service for Residential	\$ -	\$ -	\$ -	\$ -
Cost of Community Service for Non-Residential	\$ -	\$ (17,438.62)	\$ (17,438.62)	\$ -
Total Estimated Expenditures	\$ -	\$ (17,438.62)	\$ (17,438.62)	\$ -

EST. ANN. COST/REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
EST. ANN. COST/REVENUES	\$ 648.02	\$ 38,971.95	\$ 38,971.95	\$ -
OTHER BENCHMARKS				
Additional Citizens Added to Population	-	-	-	-
Estimated Non-Resident Consumers in City	30	107	77	

17 SOUTH CENTRAL ESTATES DISTRICT

DISTRICT DESCRIPTION

The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (i.e. *Equestrian Meadows*) and a medium density (i.e. *West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

POINTS OF REFERENCE

- A. Equestrian Meadows Subdivision
- B. Westhaven Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use



2 Future Suburban Residential



4 Future Business Center

↑ TECHNOLOGY DISTRICT (PAGE 1-31)

↑ EMPLOYMENT DISTRICT (PAGE 1-15)

← SOUTH CENTRAL RESIDENTIAL DISTRICT (PAGE 1-28)

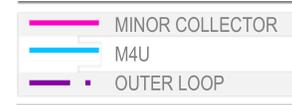
↑ INNOVATION DISTRICT (PAGE 1-19)

↓ CITY OF McLENDON-CHISHOLM

↓ SOUTHEAST ESTATES DISTRICT (PAGE 1-32)

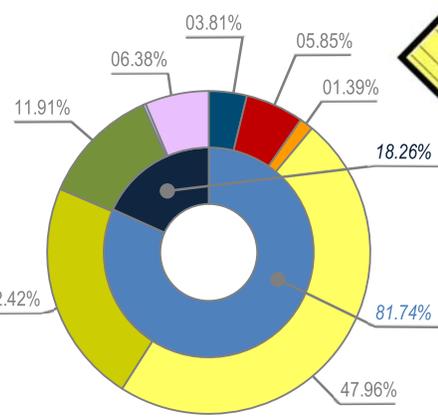


2 Future Suburban Residential



■	COMMERCIAL	18.26%
■	RESIDENTIAL	81.74%
■	MIXED USE	0.00%

% OF ROCKWALL	🏠	1.30%
	🏢	2.70%
	🌳	1.42%
CURRENT	🏠	259
	🏢	49
	🌳	847
BUILD OUT	🏠	3,293
	🌳	10,768



■	BUSINESS CENTER	106.13-ACRES
■	COMMERCIAL/RETAIL (CR)	162.92-ACRES
■	HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES
■	LOW DENSITY RESIDENTIAL (LDR)	1,336.88-ACRES
■	MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES
■	PARKS AND OPEN SPACE (OS)	332.01-ACRES
■	QUASI-PUBLIC (QP)	7.79-ACRES
■	TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES

DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (i.e. *water and wastewater facilities*), the following are the recommended strategies for this district:

- 1 **Opportunity Zone** (*Intersection of SH-276 & FM-548*). When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (i.e. *an environment that provides the ability to live, work, shop and dine*).
- 2 **Suburban Residential**. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
- 3 **Commercial/Retail Centers**. Due to the anticipated alignment of the Outer Loop (i.e. *current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Business Center**. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (e.g. *corporate headquarters*). This area is also suitable for mixed office/commercial land uses.



GREEN LOOP

R.O.W. PER DEED V. 43, P. 326
V. 73, P. 001

N 88° 54' 17" E
270.73'

L-1-47
R-2924.79'

F.M. HIGHWAY 276
BEGINNING

BLACKLAND W.S.C.
ESMT
VOL. 75, PG. 553
& 554
V. 347, PG. 269

N 0° 59' 19" W
267.66'

N 89° 54' 05" E
166.59'

1/2" IR

3/8" IR

11.85 ACRES

RESIDUE OF 47.100 ACRES
BILLIE M. PEOPLES
TO
MICHAEL & DONNIE PEOPLES
VOL. 1084, PG. 266

14.3 ACRES
PART OF 47.100 ACRES
BILLIE M. PEOPLES
TO
MICHAEL & DONNIE PEOPLES
VOL. 1084, PG. 266

PART OF 47.100 ACRES
BILLIE M. PEOPLES
TO
MICHAEL & DONNIE PEOPLES
VOL. 1084, PG. 266

N 0° 05' 26" E 1013.49'

S 0° 11' 00" E 1285.02'

S 89° 49' 44" W 440.11'

ZONE C

APPROX. LIMITS OF
100 YR. FLOOD PLAIN

ZONE A

DESCRIPTION

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 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 09 deg. 14 min. 53 sec., a radius of 2924.79 feet, a chord of N. 85 deg. 12 min. 51 sec. W. 471.58 feet, and an arc distance of 472.09 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. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner 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 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 06 min. 26 sec. E. a distance of 1013.49 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 54 min. 05 sec. E. a distance of 166.59 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 59 min. 19 sec. W. a distance of 267.66 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of Green Loop and in the North boundary line of said 47.10 acres tract;

THENCE N. 88 deg. 54 min. 17 sec. E. along Green Loop a distance of 270.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the Southwest right-of-way line of State Highway 276;

THENCE in a southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec., a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E. 1.47 feet, along said right-of-way line an arc distance of 1.47 feet to the POINT OF BEGINNING and containing 11.85 acres of land.

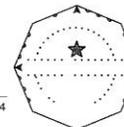
NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0075 B dated Sept. 17, 1980, this property lies in Zone A & C. This property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1084, PG. 266, R.P.R.C.T.
- 3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034"

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for BILLIE M. PEOPLES, at F.M. HIGHWAY 276, ROCKWALL COUNTY, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. 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, 1997, and subsequent revisions, and the same was surveyed under my supervision on the ground this the 8th day of February, 2000.

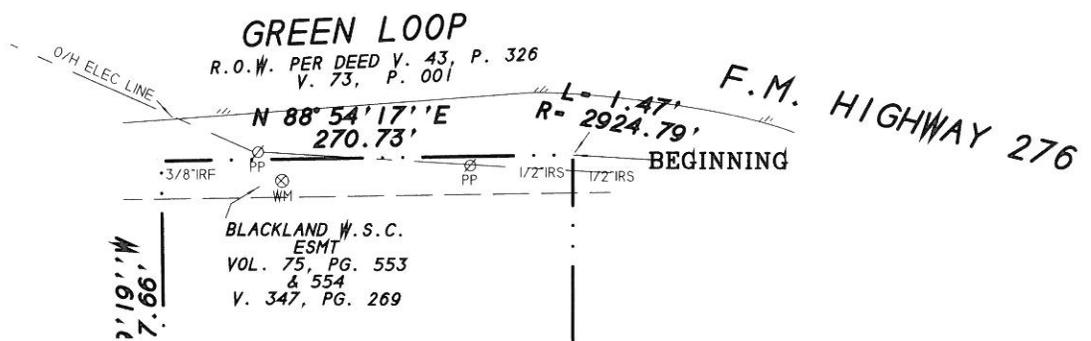
Harold D. Fetty III, R.P.L.S. No. 5034



ROCKWALL SURVEYING COMPANY, INC.

306 E. WASHINGTON, SUITE C, ROCKWALL, TEXAS 75087, PHONE (972) 772-5434, FAX (972) 772-5443

SURVEY DATE FEB. 8, 2000
SCALE 1" = 100' FILE # 38729-5
CLIENT PEOPLES, GP # 0206



DESCRIPTION

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THENCE S. 00 deg. 11 min. 00 sec. E. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner 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 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

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THENCE in a Southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec., a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E., 1.47 feet, along said right-of-way line an arc distance of 1.47 feet to the POINT OF BEGINNING and containing 11.85 acres of land.

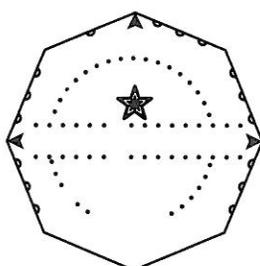
NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0075 B dated Sept 17, 1980, this property lies in Zone A & C. This property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1084, 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."

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I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for BILLIE M. PEOPLES, at F.M. HIGHWAY 276, ROCKWALL COUNTY, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. 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 8th day of February, 2000.

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



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR AN 11.85-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE J. H. BAILEY SURVEY, ABSTRACT NO. 22, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY 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 Todd Panzner for the approval of a change in zoning from an Agricultural (AG) District to a Commercial (C) District for an 11.85-acre tract of land identified as Tract 1-1, of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and more specifically 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 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. 04-38*] should be amended as follows:

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated by Subsection 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses*, and Subsection 4.05, *Commercial (C) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the

zoning described herein.

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

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

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

SECTION 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, ON THIS THE 7TH DAY OF OCTOBER, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 16, 2019

2nd Reading: October 7, 2019

Exhibit 'A'
Legal Description

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 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 09 deg. 14 min. 53 sec., a radius of 2924.79 feet, a chord of N. 85 deg. 12 min. 51 sec. W., 471.58 feet, and an arc distance of 472.09 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. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner 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 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 06 min. 26 sec. E. a distance of 1013.49 feet to a 1/2" iron rod found for corner;
THENCE N. 89 deg. 54 min. 05 sec. E. a distance of 166.59 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 59 min. 19 sec. W. a distance of 267.66 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of Green Loop and in the North boundary line of said 47.10 acres tract;

THENCE N. 88 deg. 54 min. 17 sec. E. along Green Loop a distance of 270.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the Southwest right-of-way line of State Highway 276;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec., a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E., 147 feet, along said right-of-way line an arc distance of 1.47 feet to the *POINT OF BEGINING* and containing 11.85 acres of land.

Exhibit 'B'
Survey





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: September 10, 2019
APPLICANT: Tim Lyssy; *Rockwall Independent School District (RISD)*
CASE NUMBER: MIS2019-010; *Masonry Exception for Accessory Building*

SUMMARY

Discuss and consider a request by Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of an exception to the minimum masonry requirements for a property in the IH-30 Overlay (IH-30 OV) District for the purpose of constructing an accessory building on 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.

BACKGROUND

The subject property was annexed in 1960 [*Ordinance No. 60-02*], is zoned Commercial (C) District, is situated within the IH-30 Overlay (IH-30 OV) District, and is addressed as 901 W. Yellow Jacket Lane. On February 18, 1991, the City Council approved a request [*Case No. P&Z 91-03-Z/SP/PP*] for a change in zoning from a Multi-Family 15 (MF-15) District to a Commercial (C) District [*Ordinance No. 91-11*]. Included with that request was the approval of a site plan and a preliminary plat for an educational institution (*i.e. Rockwall High School*). In June 1991, the City Council approved a request [*Case No. P&Z 91-21-CUP*] for a Conditional Use Permit (CUP) to allow less than 90% masonry materials on the façade of the building [*Ordinance No. 91-28*], and later amended the Conditional Use Permit (CUP) to include an additional structure [*Ordinance No. 91-51*]. In August 1998, the City Council approved a site plan [*Case No. PZ-1998-39-2*] for an additional parking lot for the existing school (*i.e. Rockwall High School*). On September 5, 2017, the City Council approved a request [*Case No. MIS2017-008*] to allow an exception to the minimum masonry requirements to allow the construction of an accessory building on the subject property. On April 1, 2019, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2019-003*] to allow a *private sports arena, stadium, or track* [*Ordinance No. 19-16*] on the subject property. On April 20, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-008*] to allow the expansion of an existing parking lot for Rockwall High School. On August 5, 2019, the City Council approved a replat [*Case No. P2019-023*] associated with the expansion of a parking lot.

PURPOSE

The applicant is requesting approval of an exception to the minimum masonry requirements as stipulated in Subsection 6.C.1, *Materials and Masonry Composition*, of Subsection 6.C, *Architectural Standards*, of Section 6, *Overlay District Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC). The purpose of the exception is to allow the construction of a metal accessory building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located 901 W. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Yellow Jacket Lane, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a sports complex (*i.e. Spring Sports Complex*) followed by a single-family residential subdivision (*i.e. Waterstone Estates Subdivision*). These areas are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are several commercial businesses (*i.e. Rooms-To-Go and the future Texas Roadhouse and Marriott Towneplace Suites*). Beyond this is IH-30, which is identified as a TxDOT6D (*Texas Department of Transportation, principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Following this are several commercial businesses (*i.e. Sleep Experts, FedEx, and Chipotle*) that are zoned Commercial (C) District.

East: Directly east of the subject property is a car dealership (*i.e. Heritage Buick-GMC*) followed by Kyle Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is a Rockwall Independent School District (RISD) athletics field for track and field events, and a multi-family residential development (*i.e. Missions Rockwall Apartments*). These areas are zoned Commercial (C) and Multi-Family 14 (MF-14) Districts. Beyond this there are two (2) car dealerships (*i.e. Rockwall Chrysler and Rockwall Ford*) that are zoned Commercial (C) District.

West: Directly west of the subject property is a tract of land that is being developed for a hotel (*i.e. Marriott Towneplace Suites*). Beyond this is a vacant tract of land followed by Greencrest Boulevard, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Following this thoroughfare there are several commercial businesses (*i.e. Dominos, Fireside Chicken and Tacos, Wal-Mart*) that are zoned Commercial (C) District.

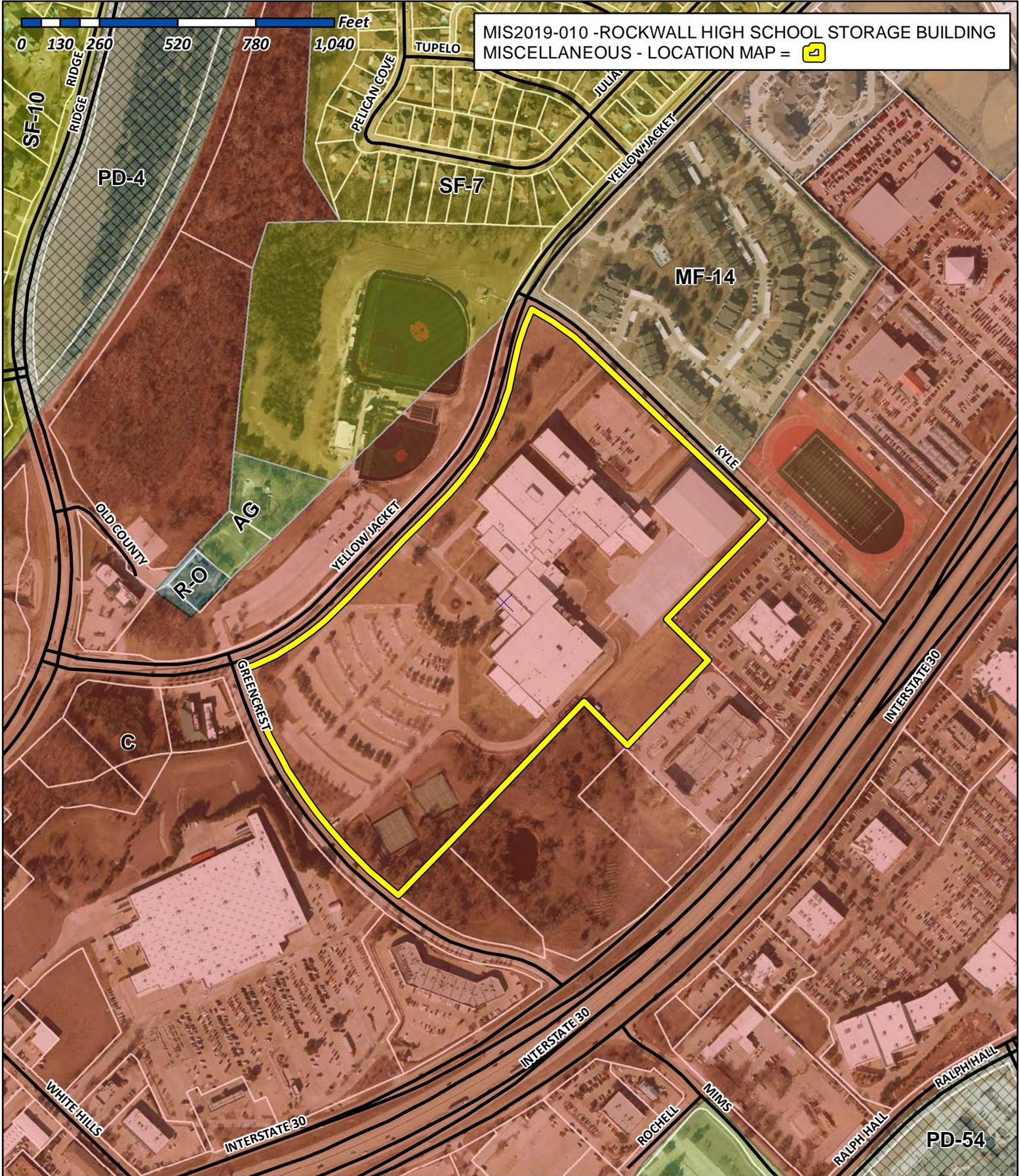
CHARACTERISTICS OF THE REQUEST:

The applicant has submitted a request seeking approval for an exception to the minimum masonry requirements in conjunction with the construction of a metal accessory building. The proposed building will be 12' x 18' (*i.e. 216 SF*), utilize a shingled pitched roof system, and be clad with cementitious lap siding (*e.g. Hardy Board*) that will match the existing accessory buildings. The proposed structure will be located adjacent to the existing accessory buildings and the applicant has stated that the structure will be screened from public view by the retaining wall, the existing building, and existing landscaping. According to the applicant, the new building will be approximately 40% smaller than the existing accessory buildings and will be utilized as additional storage for the school's athletics department. Subsection 6.C.1, *Materials and Masonry Composition*, of Subsection 6.C, *Architectural Standards*, Section 6, *Overlay District Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) stipulates that each exterior wall or a building consist of 90% *primary materials* with cementitious materials being limited to 50% of the overall primary material being utilized. In this case, since the applicant is requesting to utilize 100% cementitious materials, an exception to the materials and masonry composition standards is required to be approved by the Planning and Zoning Commission. Staff should note, after the accessory building is constructed there will be a total of three (3) accessory buildings on the site. In this case, the proposed accessory building is considered to be a commercial structure that is allowed by-right and the Planning and Zoning Commission is tasked with reviewing the masonry exception to determine if approval of the exception will negatively impact the subject property or other properties within the IH-30 Overlay (IH-30 OV) District. The applicant has submitted a site plan and building elevations for the proposed accessory building that staff has included in the attached packet.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this site plan 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.



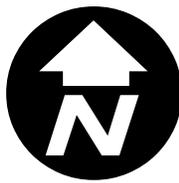
MIS2019-010 - ROCKWALL HIGH SCHOOL STORAGE BUILDING
 MISCELLANEOUS - LOCATION MAP =



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.





August 26, 2019

David Gonzales
Planning & Zoning Manager
City of Rockwall
385 South Goliad
Rockwall, TX 75087

Rockwall ISD – Rockwall High School Storage Building
Request for Variance – Exception to Building Exterior Finish Ordinance

Dear Mr. Gonzales,

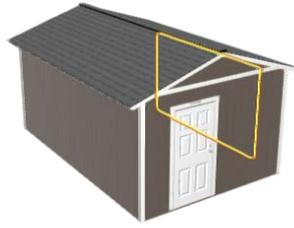
Rockwall ISD is requesting an exception to the building finish requirements in order to add one new pre-manufactured 12'x18' storage buildings at Rockwall High School. The purpose for this addition is to provide additional storage for the ever growing needs of our athletics department.

The proposed buildings are, in total, about a 40% smaller footprint than the previous storage area and are proposed to be placed in the same location. The new storage buildings will be fully enclosed with adequately sloped shingled roofs, and finished with painted fiber cement siding panels. These structures will be screened from the public view and right of way by the retaining wall, the existing building and the trees surrounding the existing tennis courts.

Attached within you will find a site aerial image with the proposed location, floorplans of the proposed buildings, a three dimensional image of the proposed buildings with colors to match the existing building and photos of the existing storage area.

Sincerely,
Tim Lyssy, AIA
RISD Construction Project Manager





Customer Information

Rockwall ISD High School
 901 W Yellow Jacket Ln
 Rockwall, TX 75087
 melanie.Pyland@rockwallisd.org

Shipping Information

Rockwall ISD High School
 901 W Yellow Jacket Ln
 Rockwall, TX 75087

Description	Qty	List Price	Discount	Ext Net Price
Sundance Ranch Garage 12 x 18	1/Ea	\$6277.00	10.00%	\$5649.30
3068 L-In 6 Panel Residential Door	1/Ea	\$0.00	\$0.00	\$0.00
12'x7' Standard Garage Door	1/Ea	\$0.00	\$0.00	\$0.00
Paint - Ground Coffee	510/Ea	\$0.00	\$0.00	\$0.00
Paint - Delicate White	1/Ea	\$0.00	\$0.00	\$0.00
Paint 10% of building base price	1/Ea	\$628.00	\$0.00	\$628.00
Weathered Wood Lifetime	264/Sq Ft	\$0.00	\$0.00	\$0.00
Lifetime Shingle Upgrade	264/Sq Ft	\$1.00	\$0.00	\$264.00
Ridge Vent	18/Lin Ft	\$11.00	\$0.00	\$198.00
Custom Foundation: Tuff shed floor added including Smart Floor	216/Ea	\$7.00	\$0.00	\$1512.00
Leveling 0"-4"	1/Ea	\$0.00	\$0.00	\$0.00
Custom Services: TRansom Windows in gable ends also to have custom ramp 12' wide and threshold	1/Ea	\$1060.00	\$0.00	\$1060.00
Delivery Fee	1/Ea	\$0.00	\$0.00	\$0.00
List Price				\$9939.00 USD
Discount				\$627.70 USD
Subtotal				\$9311.30 USD

Pricing for this quote is based on the delivery zip: 75087

Prices shown in the online Design and Price process are subject to change without notice, do not reflect custom quote selections or any local taxes, and will be verified at time of order. Online customers selecting the Buy Now option will have appropriate local taxes added to their order. In the case of a pricing discrepancy, the market-specific prices shown in the Home Depot point-of-sale system take precedent. While Tuff Shed makes every effort to ensure correct information is included in the online Design and Price process, Tuff Shed is not responsible for technical malfunction of any telephone network, telephone or data lines, computer online systems, servers, internet providers, computer equipment, or software that may result in a pricing error or other discrepancy with the online Design and Price process.

Delivery of Tuff Shed buildings purchased at The Home Depot is free within 30 miles of A) the Home Depot store where product is purchased or B the nearest Home Depot store that offers Tuff Shed buildings in the case of an online purchase. For installation sites beyond the 30 mile radius a delivery charge of \$2 per mile for any one - way miles will apply. Additional delivery charges and / or sales taxes may apply for out of state customers.

Building price is based on level lot and does not include any engineering fees or building permits unless otherwise indicated on order. Customer is responsible for site preparation. Engineered plans may be required for permit application, and are not included in above prices. Engineering charges are relative to style and size of building. Cancelled orders are subject to a restocking fee.

This saved quote includes any applicable promotional discounts, which have limitations and expiration dates.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: 09/10/2019
APPLICANT: David Morales; *Pross Design Group, Inc.*
CASE NUMBER: SP2019-030; *Amended Site Plan for SPR*

SUMMARY

Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for an expansion of an existing office/warehouse/manufacturing facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

BACKGROUND

The subject property is a 10.1893-acre tract of land located at the northwest corner of the intersection of Justin Road and Industrial Boulevard, and is addressed as 1480 Justin Road. The property was annexed on December 3, 1985 by *Ordinance No. 85-69*. According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least May 16, 1983.

PURPOSE

On August 15, 2019, the applicant -- David Morales of Pross Design Group -- submitted an application requesting approval of an amended site plan for the purpose of constructing an approximately 22,564 SF two (2)-story, office addition to their existing office/warehouse/manufacturing facility [*i.e. SPR Packing*]. Additionally, the site will incorporate a 7,046 SF one (1)-story ink room/locker addition that is located on the south facing façade.

CHARACTERISTICS

The office addition will be composed of a curtain wall system, canopies finished with aluminum composite materials (ACM) paneling, and EIFS. The applicant is requesting variances to allow for the ACM paneling and EIFS as indicated in staff's report. The ink room/locker addition will be composed of tilt-up wall construction, matching their existing building and is located on the southern portion of the existing facility. The site is subject to the requirements and land uses stipulated for the Light Industrial (LI) District as stated by the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at the northwest corner of the intersection of Justin Road and Industrial Boulevard, and is addressed as 1480 Justin Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Beyond the railroad tracks is an 11.3736-acre tract of land that is currently being developed as an expansion to the existing SPR Packaging business operations. This property is zoned Light Industrial (LI) District.

South: Directly south of subject property is a 71.022-acre vacant tract of land zoned Light Industrial (LI) District.

East: Directly east of the subject property is an 11.344-acre parcel of land identified as Graham Packaging Pet Technologies, and is zoned Light Industrial (LI) District

West: Directly west of the subject property is an 8.197-acre vacant parcel of land (*i.e. Lot 3, Block A, Whitmore Manufacturing Addition*) and a 15.306-acre parcel of land (*i.e. Lot 2, Block A, Whitmore Manufacturing Addition*) that contains the Whitmore Manufacturing operations. Both of these properties are zoned Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a warehouse facility is a permitted *by-right* land use in a Light Industrial (LI) District. Other than the variances being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>12,500 SF</i>	<i>x>10-acres; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>100-Feet</i>	<i>x> 510-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>125-Feet</i>	<i>x>674-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>x>124-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>0-Feet + ½ H</i>	<i>N/A</i>
<i>Minimum Side Yard Setback</i>	<i>0-Feet + ½ H</i>	<i>x>69-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>x=37'2"-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>x<47%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>x<90% ; Variance Requested</i>
<i>Minimum Number of Parking Spaces</i>	<i>82</i>	<i>x=74; Variance Requested</i>
<i>Minimum Stone Requirement</i>	<i>20% each facade</i>	<i>x<20%; Variance Requested</i>
<i>Minimum Landscaping Percentage</i>	<i>10%</i>	<i>x=25%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>x>85%; In Conformance</i>

TREESCAPE PLAN

The treescape plan provided by the applicant indicates there are existing trees totaling 762-caliper inches on site, with six (6) trees totaling 51-caliper inches being removed due to the proposed expansion. Of the caliper inches being removed, 12-inches will require mitigation. The applicant is providing a total of 24-caliper inches on site. According to Section 3.4, *Treescape Plan Review Process*, of Article IX, of the UDC, the Planning and Zoning commission will review and approve or disapprove the treescape plan. The approval of the treescape plan is discretionary for the Planning and Zoning Commission.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan (*Comp Plan*) indicates that the subject property is located in the Central District which is...“composed of a wide range of uses that vary from single-family to industrial...(t)he *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisect the district..” Additionally, with the subject property’s adjacency to the railroad tracks,

makes it suitable for an industrial user. (*Ch. 1; Land Use Plan*) The Comprehensive Plan also states that “(a)ll non-residential buildings should be designed so that negative visual impacts of the development are minimized.” (*Ch. 9; #3*) When reviewing these policies, the applicant’s proposed office and ink room/locker additions will be visually screened by the existing and proposed landscaping materials. The proposed site plan demonstrates that the proposed development will have a minimal visual impact on adjacent properties.

CONFORMANCE WITH THE CITY’S CODES

Subsection 5.02, *Light Industrial (LI) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that the “*Light Industrial (LI) District* is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses.” The proposed office/warehouse use meets the intent of the *Light Industrial (LI) Districts* land uses and is not a hazardous materials manufacturer. Additionally, all operations will be indoors with no outside storage for this site.

VARIANCES REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variances to the requirements of the Unified Development Code (UDC):

(1) *Building Materials.*

- a) *Stone.* According to Section 5.01.A.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, a minimum of 20% stone is required on all building façades. In this case, the applicant is not providing stone on the additions. This requires approval of a variance to allow the structure to not meet the minimum 20% stone requirement on all building facades for the new additions.
- b) *Secondary Materials.* According to Section 5.01.A.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, a building’s façade shall not exceed a maximum of 10% secondary materials. Secondary materials includes aluminum composite materials, metal panels, and acrylic products (i.e. EIFS products). In this case, the construction of the office addition exceeds the maximum 10% secondary materials on all façades by incorporating EIFS and Aluminum Composite Material (ACM) panels. The south facing façade will be composed of 14.1% EIFS & 10.3% ACM, east façade is 43.6% EIFS & 6.1% ACM, and the west façade is 43.6% EIFS & 6.1% ACM materials. This requires approval of a variance to allow the building to exceed the maximum 10% secondary materials on all building facades.

Section 5.01.A.2, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, allows the Planning and Zoning Commission, upon a recommendation from the Architectural Review Board (ARB), to approve variances to the material requirements pending the applicant provide building elevations, a material sample board, and justification for the variances(s) being requested. In this case, the applicant has provided staff with color building elevations, and has stated that the purpose of the request is to provide a desired architectural aesthetic for the subject property.

(2) *Articulation.*

- a) *Primary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of four (4) time the walls height without an architectural/entryway element. In this case, the

proposed building does not incorporate any vertical projections and has a minimal arched horizontal projection on primary façade.

Section 5.01.C.3, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, allows the Planning and Zoning Commission, upon a recommendation from the Architectural Review Board (ARB), to approve variances to the articulation requirements. In making this determination the Planning and Zoning Commission should determine if the proposed request is [1] in conformance with the spirit and intent of the building articulation requirements, and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. In this case, since the existing structure was approved under articulation requirements that have been superseded, the approval of these variances will not weaken the City's ability to enforce the general purpose of the current articulation requirements. In addition, the applicant has stated that the purpose of the request is to provide a desired architectural aesthetic for the subject property.

(3) *Parking*

a) *Off-Street Parking Requirement.* According to *Section 5, Off-Street Parking Requirements*, of Article VI, *Parking and Loading*, of the UDC, parking for an office use requires a minimum of one (1) parking space per 300-SF (i.e. 1:300 SF) of gross floor area. Parking for a warehouse use requires a minimum of one (1) parking space per 1000-SF (i.e. 1:1000 SF). The proposed 22,564 SF addition requires a minimum of 75 parking spaces for the office use and seven (7) parking spaces for the warehouse use. Total minimum required parking spaces for the additions = 82 parking spaces. In this case the applicant is requesting a variance to allow for a total of 74 parking spaces. The applicant has provided a letter indicating the total number of employees per shift will not exceed the total number of parking spaces provided for the site.

(4) *Dumpster Enclosure*

a) *Dumpster Enclosure.* According to Subsection 6.02, *General Overlay District Standards*, of Article V, *District Development Standards*, of the UDC, dumpster enclosures shall be located to the side or rear of the buildings and shall not front onto a public right-of-way. In this case, the applicant's dumpster is currently facing Justin Road. The applicant has indicated that based on site constraints, the only possible location for the dumpster enclosure will be east of the existing location. It should be noted that the existing landscaping along Justin Road will provide limited screening of the enclosure.

These variances are discretionary decisions for the Planning and Zoning Commission and will require approval by a $\frac{3}{4}$ majority vote. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

ARCHITECTURAL REVIEW BOARD (ARB):

On August 27, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and variances to the stone, secondary material, and articulation requirements, and approved a motion to recommend approval of the building elevations and variances being requested by a vote of 5-0, with Board Members Wacker and Johnson absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) Approval by the Planning and Zoning Commission of all variances requested as outlined in staff's report;
- (3) Any construction resulting from the approval of this site plan 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.

0 65 130 260 390 520 Feet

SP2019-030 - SITE PLAN, AMENDMENT FOR SPR PACKAGING
SITE PLAN - 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.



SPR OFFICE ADDITION SITE PLAN SUBMITTAL
REQUESTED VARIANCES

On behalf of SPR Packaging, the following is a list of variances to the City of Rockwall Development Codes that we wish to submit to your office for the Site Plan Submittal.

SPR Packaging, located at 1480 Justin Rd., proposes a two-phase expansion which will include a two-story 22,564 square foot Office addition and a 7,046 SF Ink Storage Room and future Employee Locker Room addition. In connection with this project, we request the following variances:

A. Off-Street Parking Requirements

1. Article VI, section 2.3 indicates that when a building is expanded, the provisions for parking and loading shall be provided for the portion of land use and/or building that has been added. By this calculation, the proposed additions would require 82 spaces. Due to site constraints, only a total of 79 new parking spaces can be provided with this addition. The Owner feels that the total parking provided on-site after the completion of the two additions (156 spaces) is adequate for their actual needs. The Owner wishes to be granted a variance to reduce the required parking amount.

B. Construction Materials:

1. In order to achieve the desired architectural aesthetic, the Owner wishes to be granted a variance to eliminate requirements for stone and masonry on the building facades and the 10% maximum of secondary materials based on Article V, Section 4.01.A.2 Exception.

B. Building Articulation:

1. In order to achieve the desired architectural aesthetic, the Owner wishes to be granted a variance to the requirements for Horizontal and Vertical Articulation of Facades.

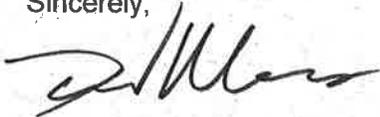
D. Dumpster Enclosure:

1. To accommodate the new office addition, the existing dumpster enclosure must be relocated. The only possible location is directly to the east of the existing location on the side that fronts Justin Rd. Based on the fact that the existing dumpster enclosure faced Justin Rd., we request a variance to locate the dumpster as proposed facing Justin Rd.

SPR Office Addition
Requested Variances
09/03/19
Page 2

Although the Owner has requested these variances, it is their intent to provide a unique and aesthetically pleasing architectural design constructed of high-quality materials. Additionally, as a compensatory measure for the requested site-related variances additional landscaping and trees will be added to the landscaping fronting Justin Rd.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Morales", written in a cursive style.

David A. Morales
Project Architect

DAM/cs

Attachments:

September 5, 2019

Ryan Miller
Director of Planning and Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

Mr. Miller,

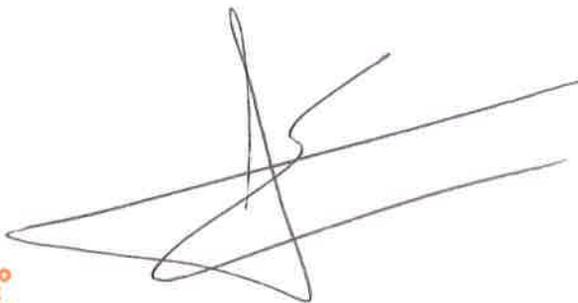
Please accept this letter as an indication of the sincere interest in ensuring that, the addition of the Headquarter Office, is not to exceed the number of 125 people working per shift at the same time. The office addition is forethought will relocate the administrative office to the new addition and the production office to the actual main area. The intention is to improve the available workspace for the office and production employees as well.

This number covers the entire staff that will use the parking space for 24 hours, seven days a week. Considering that the currently designed parking spaces are more than the minimum requirement for that number of people; we assume it will not be any inconvenience in the future. Therefore, we would appreciate your approval on this subject. Thank you for your time and consideration.

Sincerely,

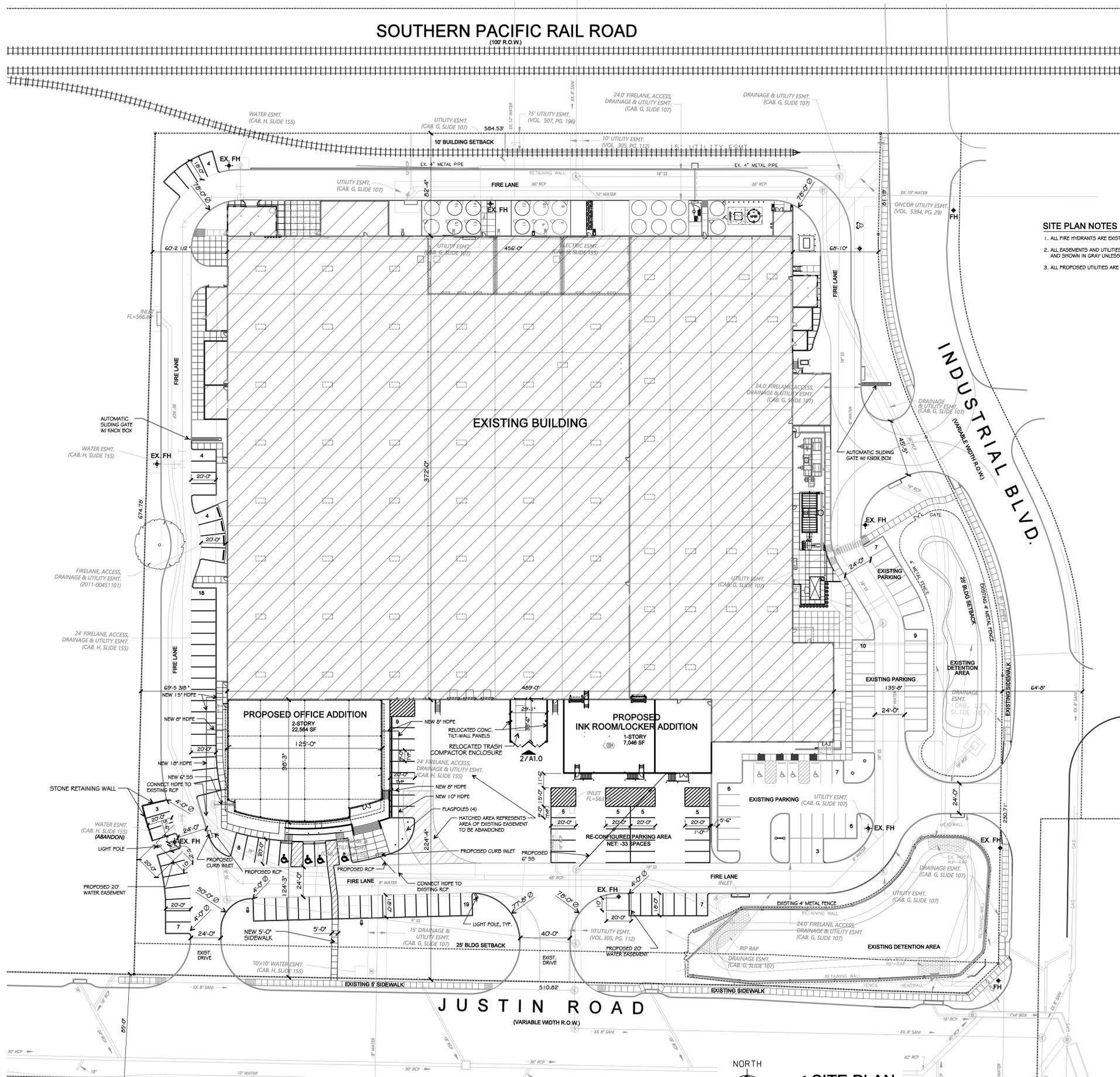
Ignacio Echávarri
President SPR Packaging

SPR
PACKAGING  
armando
alvarez
GROUP COMPANY



SOUTHERN PACIFIC RAIL ROAD

(100' R.O.W.)



SITE PLAN NOTES

1. ALL FIRE HYDRANTS ARE EXISTING TO REMAIN.
2. ALL EASEMENTS AND UTILITIES ARE EXISTING AND SHOWN IN GRAY UNLESS NOTED OTHERWISE.
3. ALL PROPOSED UTILITIES ARE PRIVATE.

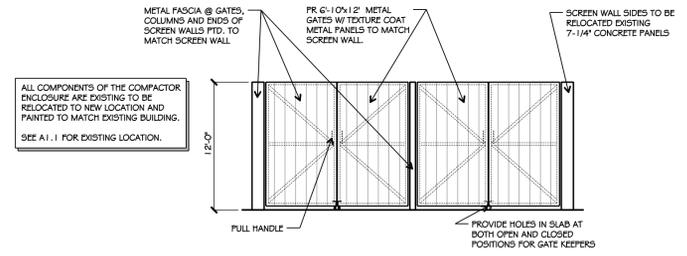
PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF., OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
BUILDING AREA:	188,516 SF
EXISTING BUILDING:	11,828 SF
OFFICE ADDITION:	10,936 SF
FIRST FLOOR:	22,564 SF
SECOND FLOOR:	7,046 SF
TOTAL:	22,564 SF
INK ROOM / LOCKER ROOM ADDITION:	7,046 SF

PARKING DATA SUMMARY

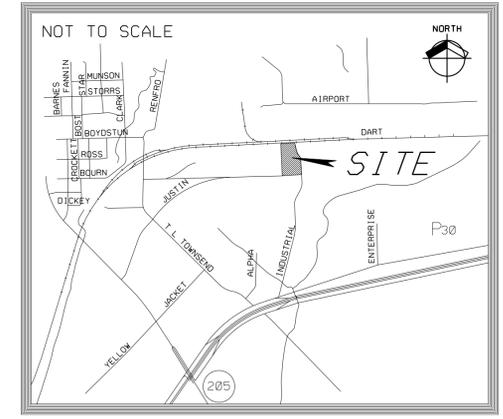
PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	26,038 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	143,673 SF	EXISTING	-
PROPOSED ADDITION			
OFFICE (2-STORIES)	22,564 SF	1:300	75
INK ROOM (WAREHOUSE)	7,046 SF	1:1000	7
TOTALS			
- REQUIRED FOR ADDITIONS			82
- PROVIDED WITH ADDITIONS			74
TOTAL PARKING VARIANCE REQUESTED			8
ACCESSIBLE PARKING REQUIREMENTS			
- REQUIRED FOR OFFICE ADDITION			*4
- PROVIDED FOR OFFICE ADDITION			4

*BASED ON NEW PLUS EXISTING PARKING THAT WILL BE ASSOCIATED WITH THE PARKING LOT SERVING THIS ADDITION



2 COMPACTOR ENCLOSURE
SCALE: 1/8"=1'-0"

LOCATION MAP



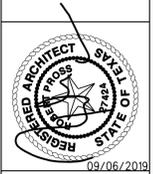
OWNER: ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT: PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

1 SITE PLAN
SCALE: 1"=40'-0"

Drawn by:
DAMIEN
ROBERT PROSS
CITC
09/08/19

#	DATE	DESCRIPTION



pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230
972-759-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

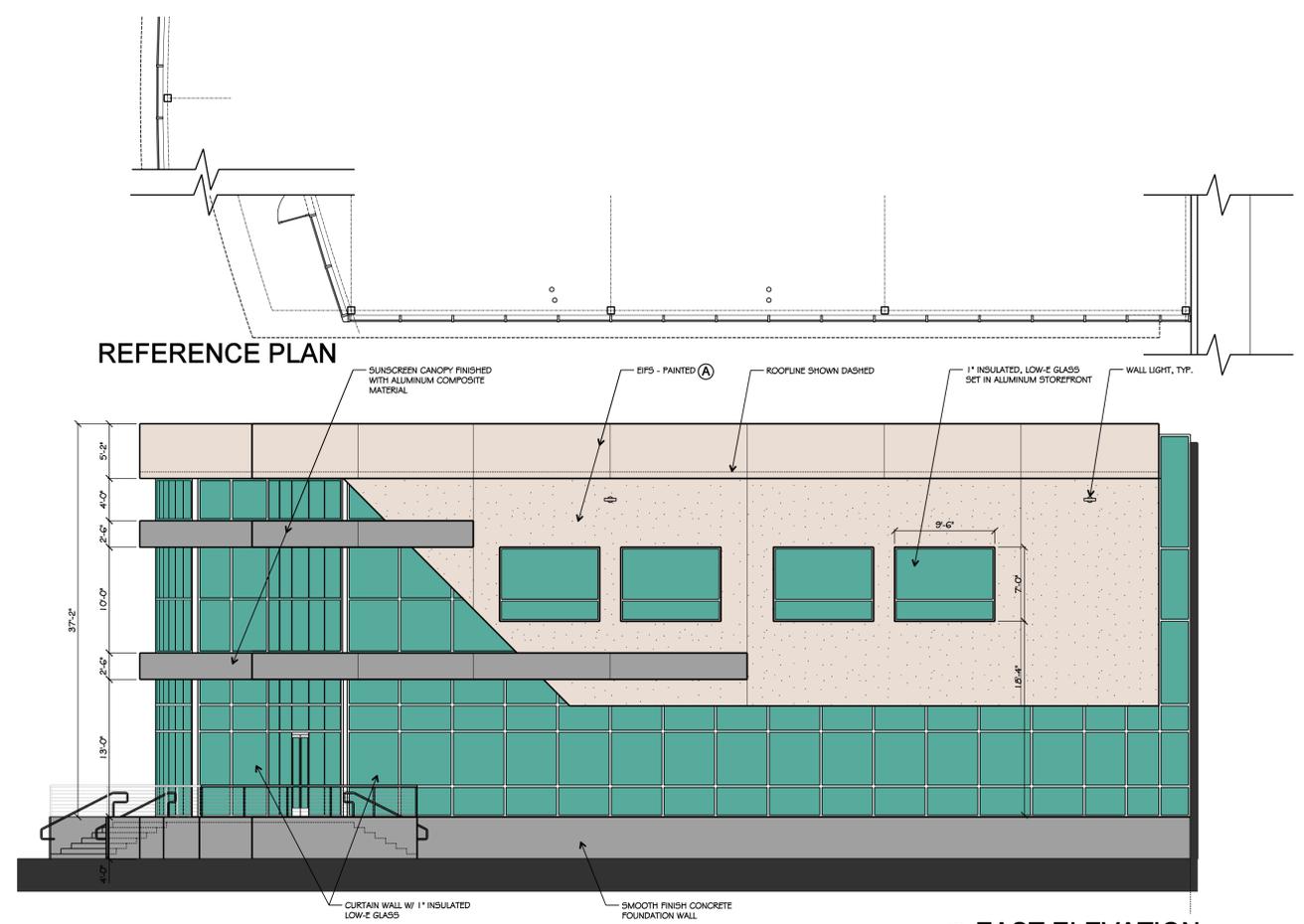
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1854
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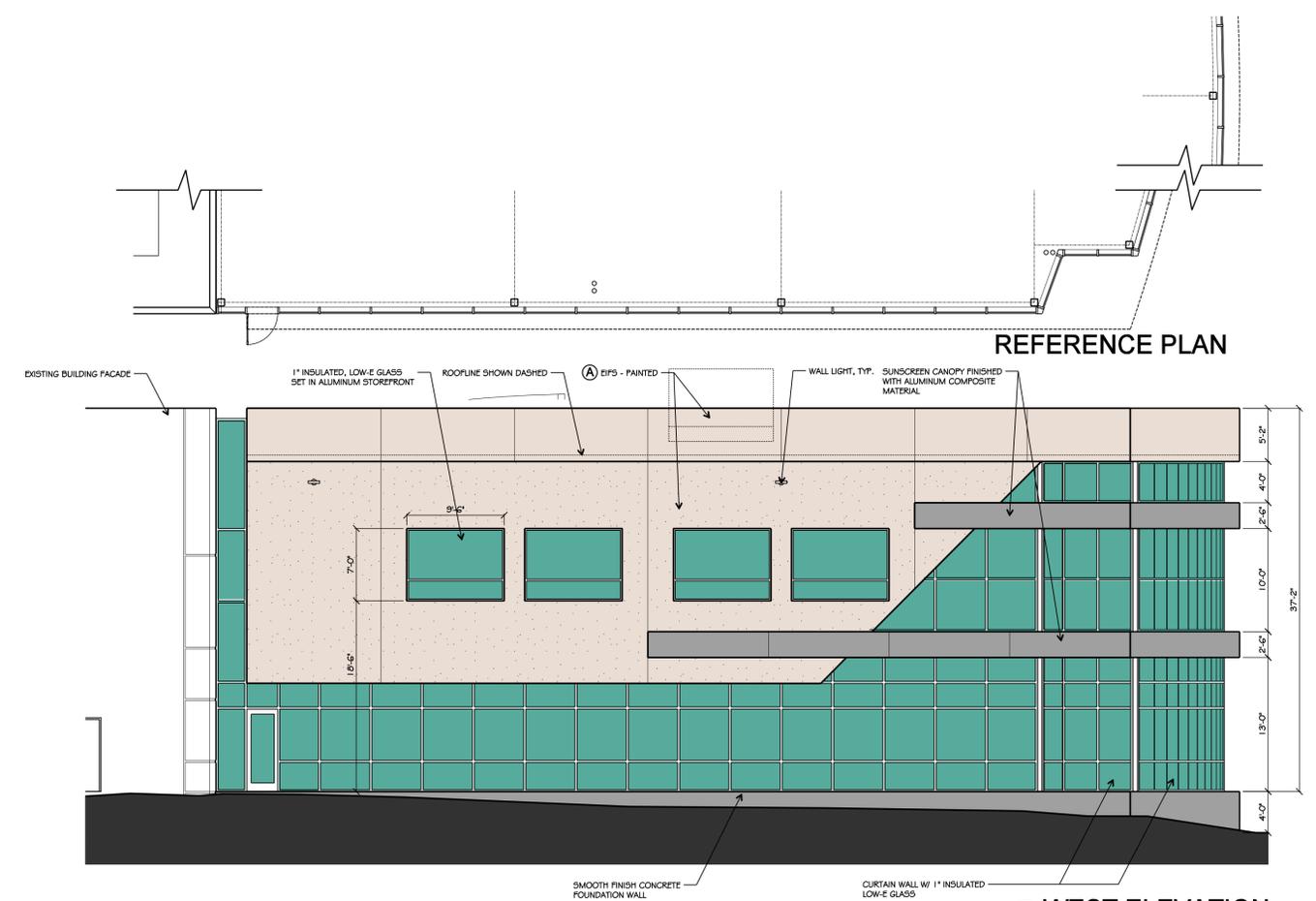
3 TIMES
SCALE
5"=1'-0"

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8 TIMES \$
30 STATES
5F L E 8

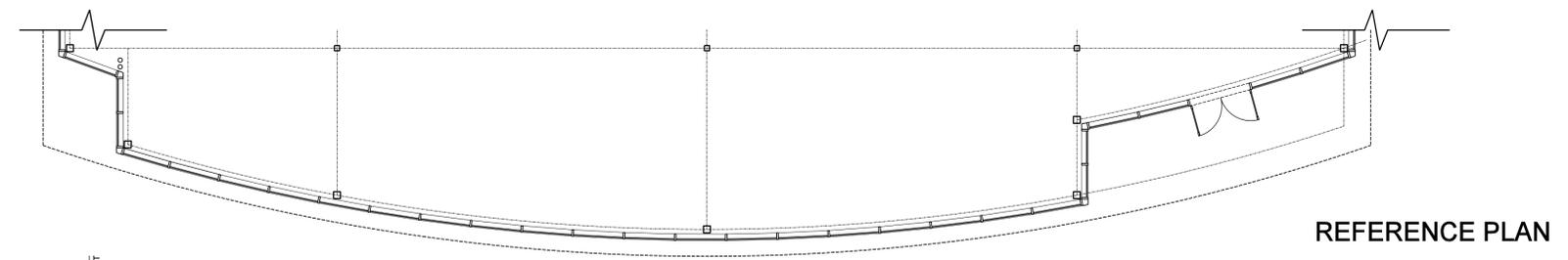


3 EAST ELEVATION
SCALE: 1/8"=1'-0"

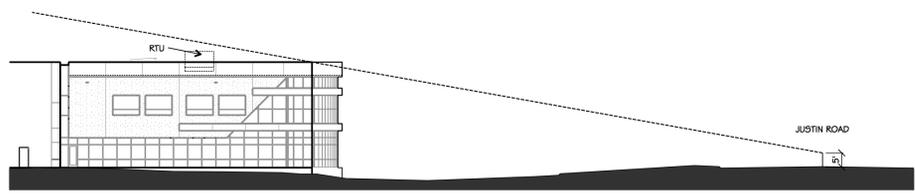


2 WEST ELEVATION
SCALE: 1/8"=1'-0"

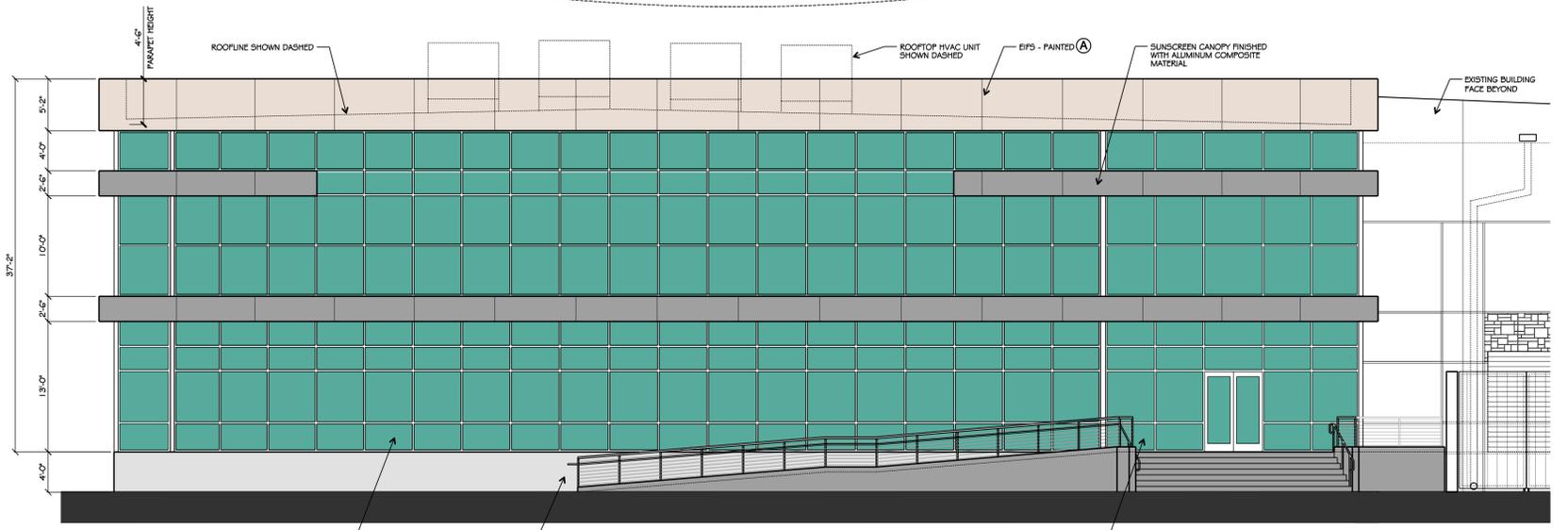
PAINT SCHEDULE					
A BASE PAINT COLOR - SW9085 TOUCH OF SAND					
FACADE MATERIAL CALCULATIONS					
	SOUTH	%	EAST	%	WEST
1. CURTAIN WALL	3,534.3 FT ²	75.6	1,042.3 FT ²	50.3	1,042.3 FT ²
2. ALUMINUM COMPOSITE METAL PANELS	400.7 FT ²	10.3	223.3 FT ²	6.1	223.3 FT ²
3. EIFS	661.3 FT ²	14.1	1,590.4 FT ²	43.6	1,590.4 FT ²
4. TOTAL FACADE AREA	4,676.3 FT ²	100	3,664 FT ²	100	3,664 FT ²



REFERENCE PLAN



4 LINE-OF-SIGHT STUDY
SCALE: 1"=30'-0"



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0" FACES JUSTIN RD.

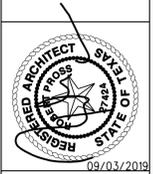
OWNER: ALVALPAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT: PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 100
DALLAS, TX 75230
972-759-1400

CASE NO: SP2019-030

drawn:
checked:
ROBERT PROSS
DATE:
09/03/19

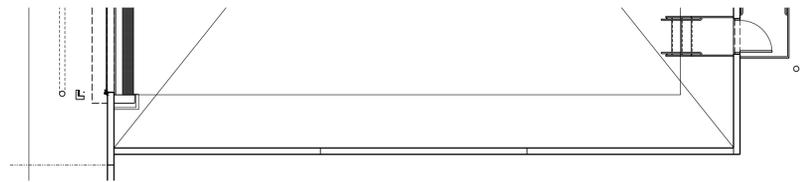
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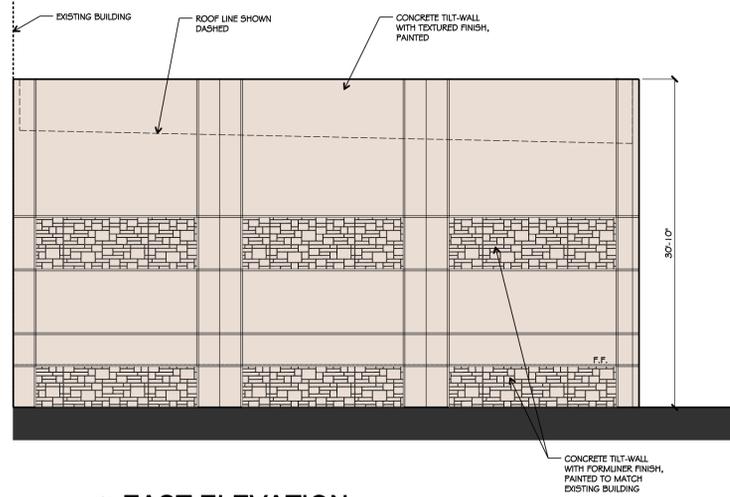
pross design group, incorporated
5310 Harvest Hill Road, Suite 100, Dallas, Texas 75230, 972-759-1400

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

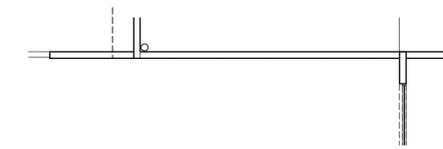
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1854
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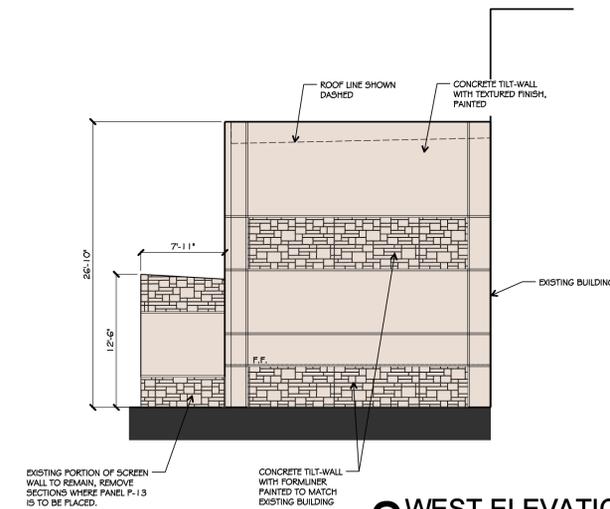
REFERENCE PLAN



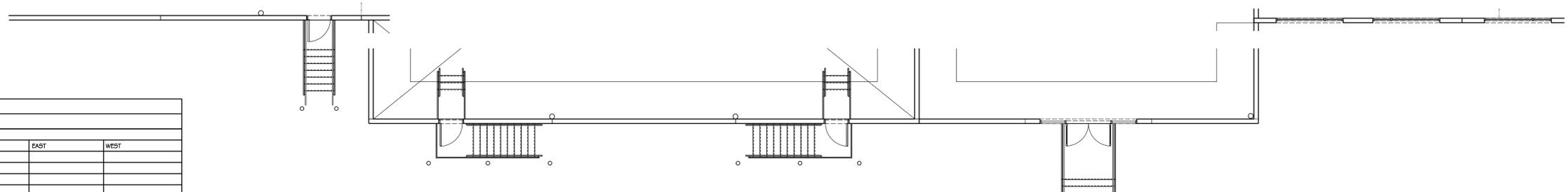
3 EAST ELEVATION
SCALE: 1/8"=1'-0"



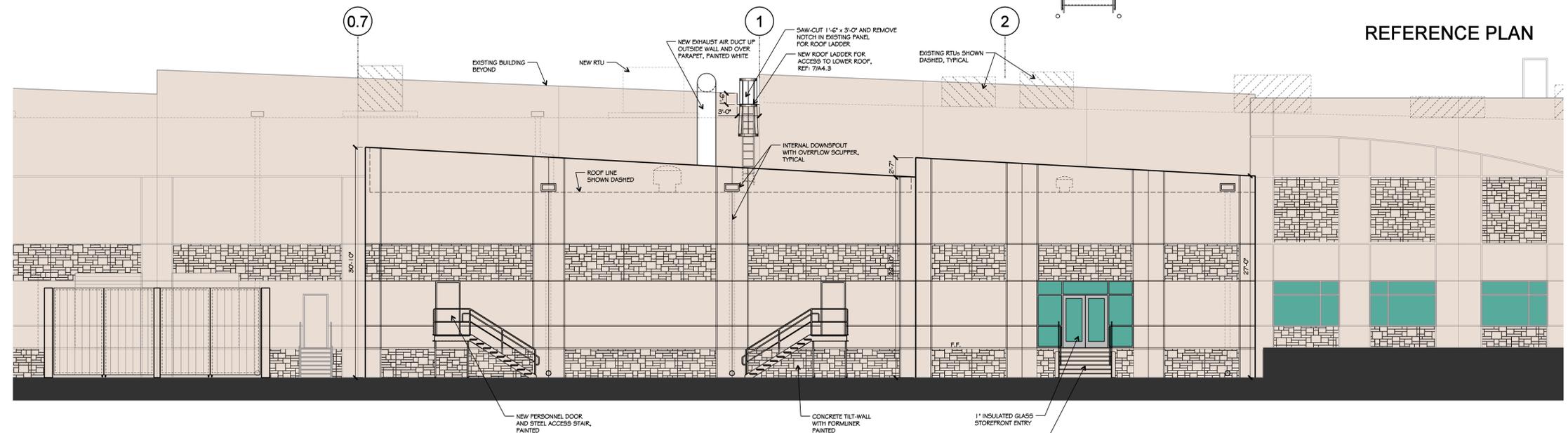
REFERENCE PLAN



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



PAINT SCHEDULE			
A	BASE PAINT COLOR - SW9085 TOUCH OF SAND		
FACADE MATERIAL CALCULATIONS			
	SOUTH	EAST	WEST
1.			
2.			
3.			
3	TOTAL FACADE AREA		



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0" FACES JUSTIN RD.

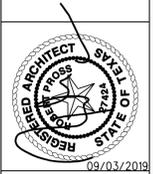
OWNER: ALVAPLAST US. INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT: PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO: SP2019-030

drawn:
checked:
ROBERT PROSS
C.T.C.E.
09/03/19

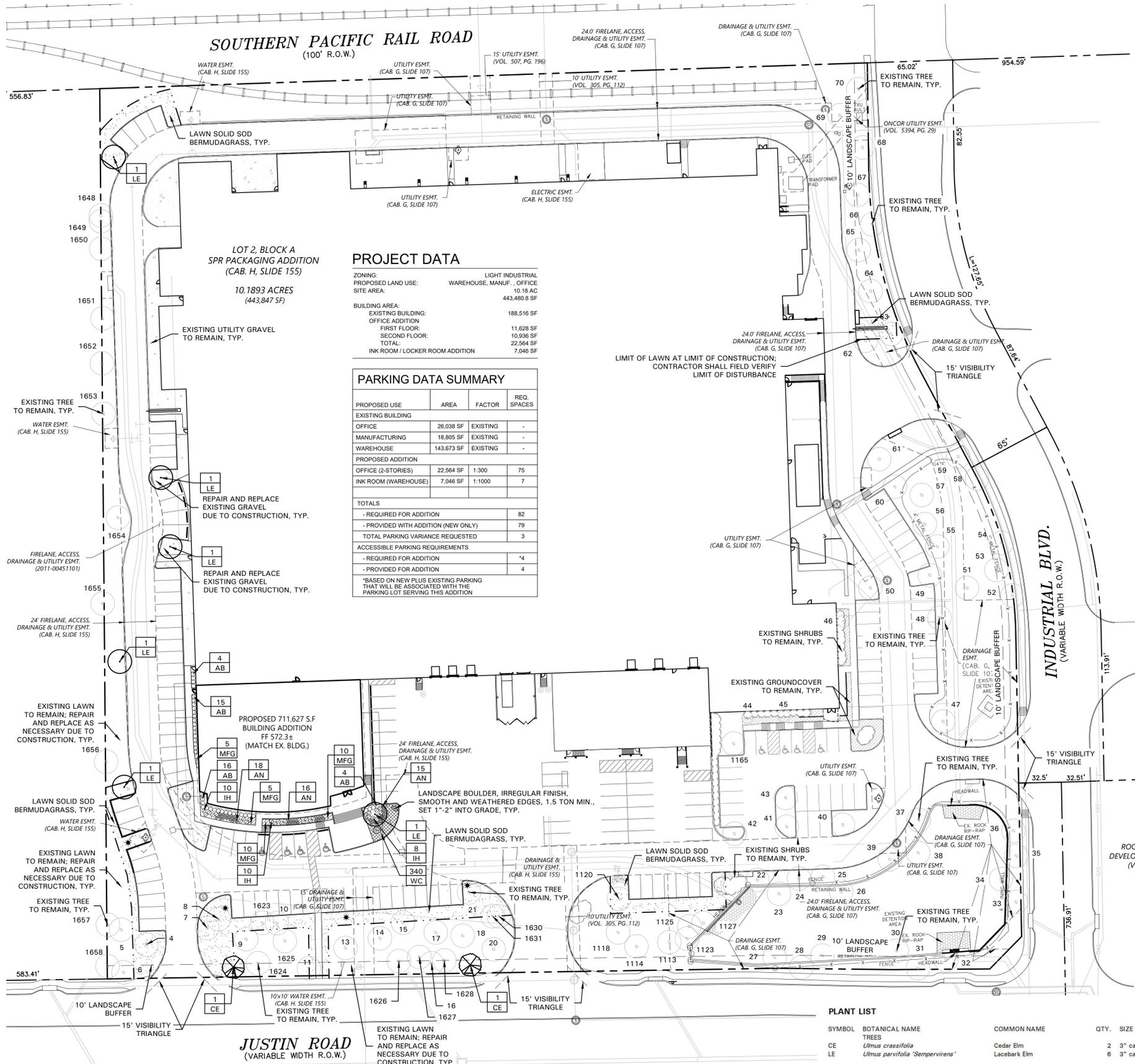
#	DATE	DESCRIPTION



SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no
1854
sheet
A3.1

SOUTHERN PACIFIC RAIL ROAD
(100' R.O.W.)



PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF., OFFICE
SITE AREA:	10.18 AC 443,480.8 SF
BUILDING AREA:	188,516 SF
EXISTING BUILDING:	11,628 SF
OFFICE ADDITION:	10,936 SF
FIRST FLOOR:	22,564 SF
SECOND FLOOR:	7,046 SF
TOTAL:	30,610 SF
INK ROOM / LOCKER ROOM ADDITION:	7,046 SF

PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	26,038 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	143,673 SF	EXISTING	-
PROPOSED ADDITION			
OFFICE (2-STORIES)	22,564 SF	1:300	75
INK ROOM (WAREHOUSE)	7,046 SF	1:1000	7
TOTALS			
- REQUIRED FOR ADDITION			82
- PROVIDED WITH ADDITION (NEW ONLY)			79
TOTAL PARKING VARIANCE REQUESTED			3
ACCESSIBLE PARKING REQUIREMENTS			
- REQUIRED FOR ADDITION			*4
- PROVIDED FOR ADDITION			4

*BASED ON NEW PLUS EXISTING PARKING THAT WILL BE ASSOCIATED WITH THE PARKING LOT SERVING THIS ADDITION

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

CITY OF ROCKWALL NOTES

- NO TREES WITHIN 5'-0" OF ANY UTILITIES
- IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOOLS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS
THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING

- 10' wide landscape buffer with one tree per 50 l.f.

INDUSTRIAL BLVD.: 684 l.f.
 Required (14) existing trees, 4" cal. +
 Provided (14) existing trees, 4" cal. +

JUSTIN RD.: 671 l.f.
 Required (14) trees, 3" cal.
 Provided (2) trees, 3" cal.
 (12) existing trees, 4" cal. +

PARKING LOT LANDSCAPING

- 5% of the interior parking lot shall be landscape.
- One (1) tree for every ten (10) parking spaces
- All parking spaces shall be a minimum eighty (80) feet from a tree.

Total interior parking lot area: 47,210 s.f.
 Total parking spaces: 125 spaces

Required	2,361 s.f. (5%)	Provided	7,625 s.f. (16%)
	(13) trees		(6) trees, 3" cal.
			(11) existing trees

SITE LANDSCAPING

- 10% of the total site shall be landscaped for LIGHT INDUSTRIAL.
- 100% of the total requirements shall be located in the front of and along side buildings for LIGHT INDUSTRIAL.

Total site: 10.18 AC; 443,480 s.f.

Required	44,348 s.f. (10%)	Provided	109,949 s.f. (25%)
	44,348 s.f. (100%)		76,484 s.f.

DETENTION BASIN REQUIREMENTS

- A minimum of one (1) tree for every 750 s.f. of dry land area.

Dry Land Area: 26,232 s.f.

Required	(35) trees	Provided	(35) existing trees
----------	------------	----------	---------------------

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
CE	<i>Ulmus crassifolia</i>	Cedar Elm	2	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	6	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
AB	<i>Abelia grandiflora 'Edward Goucher'</i>	Dwarf Abelia 'Edward Goucher'	39	5 gal.	container full, 24" spread, 36" o.c.
AN	<i>Juniperus tobiira 'Andorra'</i>	Andorra Juniper	49	5 gal.	container full, 20" spread, 24" o.c.
IH	<i>Rachicallis indica 'Clara'</i>	Indian Hawthorne 'Clara'	28	5 gal.	container full, 20" spread, 36" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass	30	1 gal.	container full, 24" o.c.
WC	<i>Euonymus fortunei 'Coloratus'</i>	Wintercreeper	340	4" pots	container (3) 12" runners min., 12" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			solid sod, refer to Solid Sod Notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
 PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
 ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

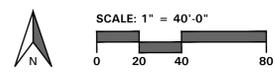
OWNER: ALVAPLAST US, INC. / SPR PACKAGING
 CONTACT: CAROLINA MOLINA
 1480 JUSTIN ROAD
 ROCKWALL, TX 75087
 469-402-1232

ARCHITECT: PROSS DESIGN GROUP, INC.
 CONTACT: BOBBY PROSS
 5310 HARVEST HILL RD., SUITE 180
 DALLAS, TX 75230
 972-759-1400

CASE NO: SP2019-030

LANDSCAPE PLAN

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office



Drawn: NAY
 Checked: CMC
 Date: 08/14/19

#	DATE	DESCRIPTION	CITY COMMENTS
	09/03/19		

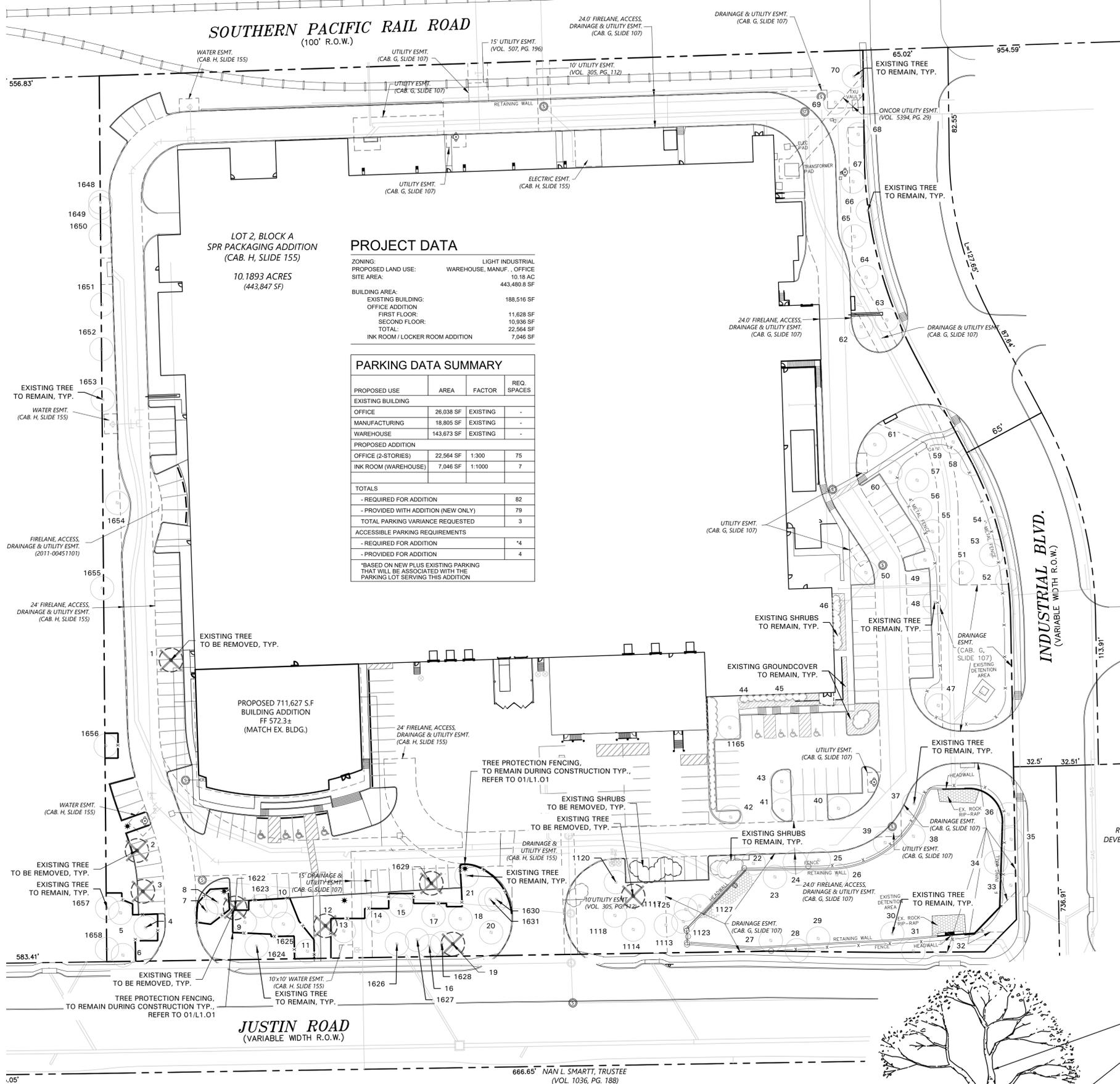


pross design group, incorporated
 5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230-1400

SPR PACKAGING
 OFFICE ADDITION
 1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
 sheet
L2.01

SOUTHERN PACIFIC RAIL ROAD
(100' R.O.W.)



PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF., OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
BUILDING AREA:	
EXISTING BUILDING:	188,516 SF
OFFICE ADDITION:	11,628 SF
FIRST FLOOR:	10,936 SF
SECOND FLOOR:	22,564 SF
TOTAL:	7,046 SF
INK ROOM / LOCKER ROOM ADDITION:	

PARKING DATA SUMMARY

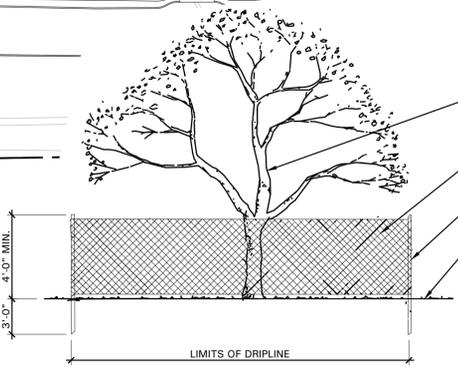
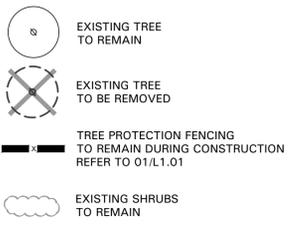
PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	26,038 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	143,673 SF	EXISTING	-
PROPOSED ADDITION			
OFFICE (2-STORIES)	22,564 SF	1:300	75
INK ROOM (WAREHOUSE)	7,046 SF	1:1000	7
TOTALS			
- REQUIRED FOR ADDITION			82
- PROVIDED WITH ADDITION (NEW ONLY)			79
TOTAL PARKING VARIANCE REQUESTED			3
ACCESSIBLE PARKING REQUIREMENTS			
- REQUIRED FOR ADDITION			*4
- PROVIDED FOR ADDITION			4

*BASED ON NEW PLUS EXISTING PARKING THAT WILL BE ASSOCIATED WITH THE PARKING LOT SERVING THIS ADDITION

TREE SURVEY FIELD DATA				
No.	Di. (inches)	Species (common name)	Status	Remarks
1	5	CEDAR ELM	TO BE REMOVED	PROTECTED
2	3	LACEBARK ELM	TO BE REMOVED	NOT PROTECTED
3	7	LACEBARK ELM	TO BE REMOVED	PROTECTED
4	5.5	LACEBARK ELM	TO REMAIN	
5	3.5	LACEBARK ELM	TO REMAIN	
6	6	LACEBARK ELM	TO REMAIN	
7	4	CEDAR	TO REMAIN	
8	4	CEDAR	TO REMAIN	
9	6	LACEBARK ELM	TO REMAIN	
10	6	CEDAR	TO REMAIN	
11	7	CEDAR ELM	TO REMAIN	
12	4	CEDAR	TO BE REMOVED	NOT PROTECTED
13	6	CEDAR ELM	TO REMAIN	
14	6	CEDAR ELM	TO REMAIN	
15	5.5	CEDAR ELM	TO REMAIN	
16	5	CEDAR	TO REMAIN	
17	7	CEDAR ELM	TO REMAIN	
18	5.5	BALD CYPRESS	TO REMAIN	
19	6	BALD CYPRESS	TO BE REMOVED	DEAD
20	5	BALD CYPRESS	TO REMAIN	
21	5	CEDAR ELM	TO REMAIN	
22	8	BALD CYPRESS	TO REMAIN	
23	5	BALD CYPRESS	TO REMAIN	
24	8	BALD CYPRESS	TO REMAIN	
25	6	BALD CYPRESS	TO REMAIN	
26	3	BALD CYPRESS	TO REMAIN	
27	3	BALD CYPRESS	TO REMAIN	
28	5	BALD CYPRESS	TO REMAIN	
29	5	BALD CYPRESS	TO REMAIN	
30	6	BALD CYPRESS	TO REMAIN	
31	6	BALD CYPRESS	TO REMAIN	
32	4	BALD CYPRESS	TO REMAIN	
33	9	BALD CYPRESS	TO REMAIN	
34	8	BALD CYPRESS	TO REMAIN	
35	7	BALD CYPRESS	TO REMAIN	
36	5	BALD CYPRESS	TO REMAIN	
37	6	BALD CYPRESS	TO REMAIN	
38	3	BALD CYPRESS	TO REMAIN	
39	4	BALD CYPRESS	TO REMAIN	
40	12	LACEBARK ELM	TO REMAIN	
41	12	LACEBARK ELM	TO REMAIN	
42	11	LACEBARK ELM	TO REMAIN	
43	11	LACEBARK ELM	TO REMAIN	
44	10	CREPE MYRTLE	TO REMAIN	
45	11	CREPE MYRTLE	TO REMAIN	
46	6	CREPE MYRTLE	TO REMAIN	
47	6	BALD CYPRESS	TO REMAIN	
48	8	BALD CYPRESS	TO REMAIN	
49	7	BALD CYPRESS	TO REMAIN	
50	4	LACEBARK ELM	TO REMAIN	
51	6	BALD CYPRESS	TO REMAIN	
52	6	BALD CYPRESS	TO REMAIN	
53	3	BALD CYPRESS	TO REMAIN	
54	5	BALD CYPRESS	TO REMAIN	
55	5	BALD CYPRESS	TO REMAIN	
56	5	BALD CYPRESS	TO REMAIN	
57	3	BALD CYPRESS	TO REMAIN	
58	6	BALD CYPRESS	TO REMAIN	
59	7	BALD CYPRESS	TO REMAIN	
60	8	BALD CYPRESS	TO REMAIN	
61	7	BALD CYPRESS	TO REMAIN	
62	4	LIVE OAK	TO REMAIN	
63	4	LIVE OAK	TO REMAIN	
64	5	LIVE OAK	TO REMAIN	
65	9	BALD CYPRESS	TO REMAIN	
66	10	BALD CYPRESS	TO REMAIN	
67	10	BALD CYPRESS	TO REMAIN	
68	11	LIVE OAK	TO REMAIN	
69	5	LIVE OAK	TO REMAIN	
70	10	LIVE OAK	TO REMAIN	
71	6	CYPRESS	TO REMAIN	
72	6	CYPRESS	TO REMAIN	
73	10	CEDAR	TO BE REMOVED	DEAD
74	6	CYPRESS	TO REMAIN	
75	12	CEDAR	TO REMAIN	
76	8	CEDAR	TO REMAIN	
77	8	CEDAR	TO REMAIN	
78	8	LACEBARK ELM	TO REMAIN	
79	6	CEDAR	TO BE REMOVED	NOT PROTECTED
80	6	CEDAR ELM	TO REMAIN	
81	6	CEDAR ELM	TO REMAIN	
82	27	HACKBERRY	TO REMAIN	
83	6	CEDAR	TO REMAIN	
84	6	CEDAR	TO REMAIN	
85	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
86	12	HACKBERRY	TO REMAIN	
87	12	HACKBERRY	TO REMAIN	
88	8	HACKBERRY	TO REMAIN	
89	10	HACKBERRY	TO REMAIN	
90	8	HACKBERRY	TO REMAIN	
91	18	HACKBERRY	TO REMAIN	
92	15	HACKBERRY	TO REMAIN	
93	9	HACKBERRY	TO REMAIN	
94	30	BOIS D'ARC	TO REMAIN	
95	12	HACKBERRY	TO REMAIN	
96	8	HACKBERRY	TO REMAIN	
97	8	HACKBERRY	TO REMAIN	
98	27	HACKBERRY	TO REMAIN	

- TREE PRESERVATION NOTES**
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
 - IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
 - NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
 - ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
 - NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
 - NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
 - NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
 - NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
 - BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
 - IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
 - ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
 - ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPOSED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
 - WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND



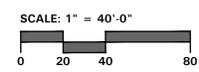
01 TREE PROTECTIVE FENCING
NOT TO SCALE

REFER TO PLAN FOR EXISTING TREE TO REMAIN

SNOW FENCE, ORANGE VINYL CONSTRUCTION FENCE, OR CHAINLINK FENCE

METAL T-POST PLACED NO FURTHER THAN 15' APART

EXISTING GRADE TO REMAIN UNDISTURBED



TREE PRESERVATION PLAN

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office

OWNER: ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

CASE NO: SP2019-030
ARCHITECT: PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

Drawn: MAY
Checked: CAROLINA
Date: 08/14/19

#	DATE	DESCRIPTION	CITY COMMENTS
	09/03/19		



09/03/19

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230-9729

SPR PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854
sheet
L1.01

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
 1. Planting (trees, shrubs and grasses)
 2. Bed preparation and fertilization
 3. Notification of sources
 4. Water and maintenance until final acceptance
 5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
 2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

- 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- 7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- B. Delivery:
 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
 3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
 5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
 6. Remove rejected plant material immediately from job site.
 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
 - B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
 - C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
 - D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature conforms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallisgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - a. Clay - between 7-27 percent
 - b. Silt - between 15-25 percent
 - c. Sand - less than 52 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU) or UF with a minimum 8% sulfur and 4% iron, plus micronutrients.
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURADEGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

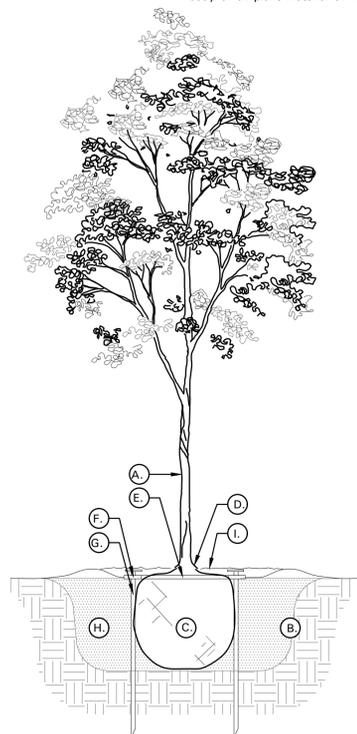
tree planting detail as approved by the Landscape Architect if the percolation test fails.

- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/2 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root banded, if so follow standard nursery practice of "root scoring".
- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plants are properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 2. All steel curbing shall be free of kinks and abrupt bends.
 3. Top of curbing shall be 1/2" maximum height above final finished grade.
 4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 5. Do not install steel edging along sidewalks or curbs.
 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

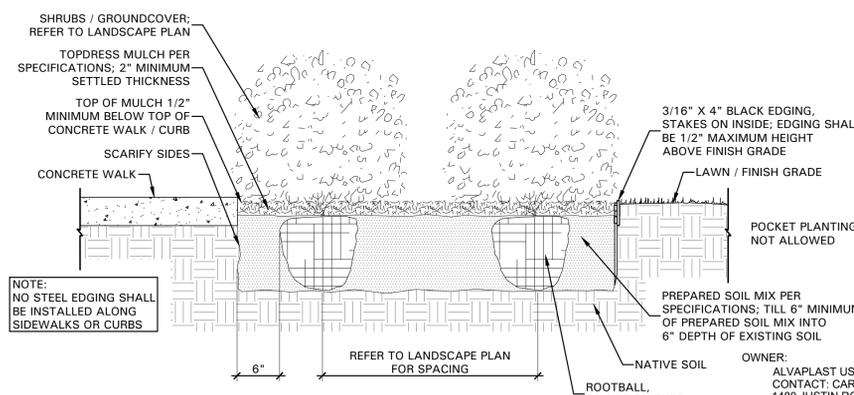
END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS. WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUND COVER DETAIL
NOT TO SCALE

CASE NO: SP2019-030

ARCHITECT:

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: BOBBY PROSS
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

LANDSCAPE SPECIFICATIONS AND DETAILS

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office



DATE	09/03/19	DESCRIPTION	
#		CITY COMMENTS	

DATE	09/03/19	DESCRIPTION	
#		CITY COMMENTS	

DATE	09/03/19	DESCRIPTION	
#		CITY COMMENTS	

09/03/19

PROSS DESIGN GROUP, INCORPORATED

5010 Harvest Hill Road, Suite 100, Dallas, Texas 75206-1400

1480 JUSTIN RD., ROCKWALL, TEXAS

OFFICE ADDITION

job no 1854 sheet L2.02

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PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF., OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
BUILDING AREA:	
EXISTING BUILDING:	188,516 SF
ADDITION FIRST FLOOR:	11,628 SF
ADDITION SECOND FLOOR:	10,936 SF

Drawn:
DBR checked
DBR
DJP
DJP
09/03/19

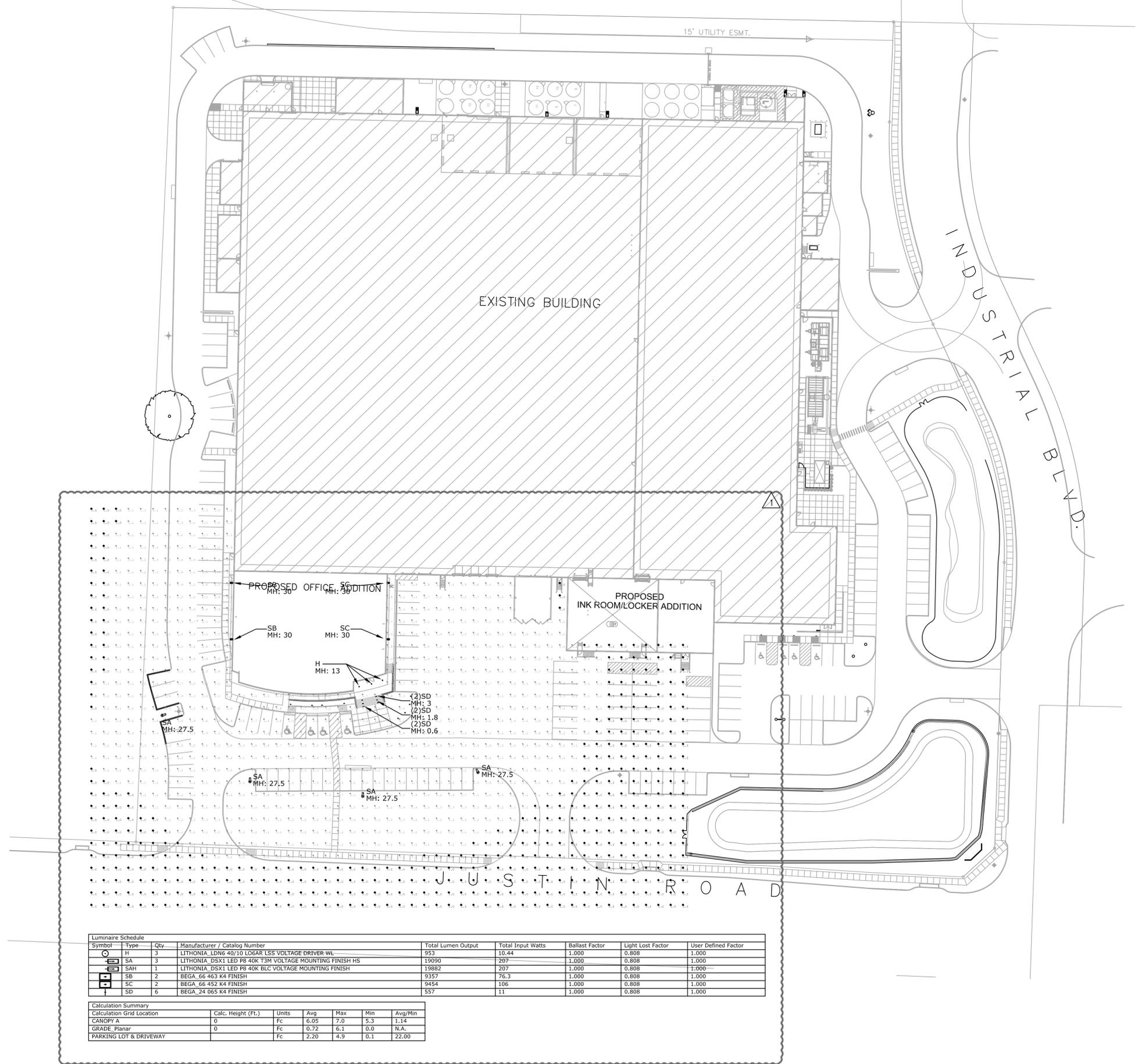
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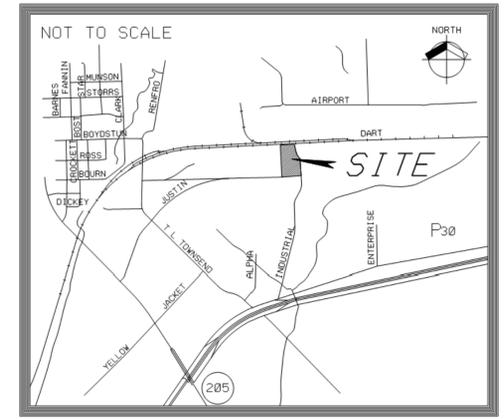
pross design group, inc. incorporated
5010 Harvest Hill Road, Suite 100, Dallas, Texas 75230 • 972.759-1400

SPR
PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no
1854
sheet
MEP1.1



LOCATION MAP



OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
468-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO: SP2019-000

Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
H	3	LITHONIA_LD6-40/10 LOGAR LSS VOLTAGE DRIVER-WL	953	10.44	1.000	0.808	1.000	1.000
SA	3	LITHONIA_DSX1 LED P8 40K TSM VOLTAGE MOUNTING FINISH HS	19090	207	1.000	0.808	1.000	1.000
SAH	1	LITHONIA_DSX1 LED P8 40K BLC VOLTAGE MOUNTING FINISH	19882	207	1.000	0.808	1.000	1.000
SB	2	BEGA_66 463 K4 FINISH	9357	76.3	1.000	0.808	1.000	1.000
SC	2	BEGA_66 452 K4 FINISH	9454	106	1.000	0.808	1.000	1.000
SD	6	BEGA_24 065 K4 FINISH	557	11	1.000	0.808	1.000	1.000

Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
CANOPY A	0	Fc	6.05	7.0	5.3	1.14
GRADE_Planar	0	Fc	0.72	6.1	0.0	N.A.
PARKING LOT & DRIVEWAY		Fc	2.20	4.9	0.1	22.00

1 MEP SITE PHOTOMETRICS PLAN
MEP1.1 1" = 40'-0"

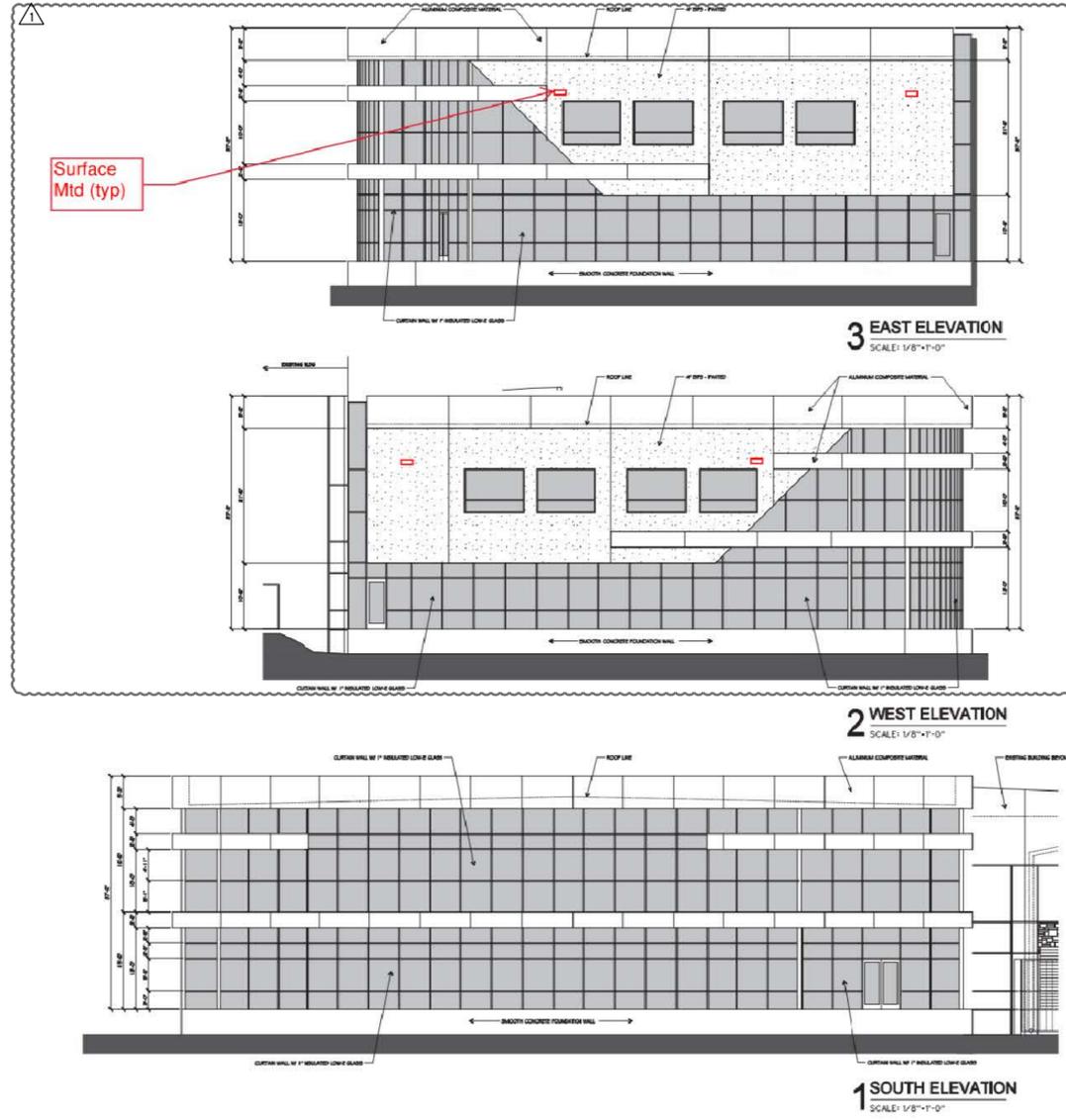


DBR
15301 Spectrum Drive, Suite 350
Addison, Texas 75001
214.217.9500 v 214.217.9505 f
TBPE Firm Registration No. 2234

DBR Project Number 193029.000

KR | DY/HP | DS | NB | -

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1 MEP LIGHTING WALL ELEVATIONS
MEP1.4 NOT TO SCALE



DBR
15301 Spectrum Drive, Suite 350
Addison, Texas 75001
214.217.9500 v 214.217.9505 f
TBPPE Firm Registration No. 2234

DBR Project Number 193029.000

KR | DY/HP | DS | NB | -

SPR
PACKAGING
OFFICE ADDITION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no
1854
sheet

MEP1.4



pross design group, incorporated
5010 Fairview Hill Road, Suite 100, Dallas, Texas 75220 | 972.775.1400

DESCRIPTION

DATE

#

drawn:
DBR checked
DBR
date
09/03/19



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: September 10, 2019
APPLICANT: Ryan Moorman; *R. D. Moorman, Inc.*
CASE NUMBER: SP2019-031; *Site Plan for 259 Ranch Trail*

SUMMARY

Discuss and consider a request by Ryan Moorman of R. D. Moorman, Inc. for the approval of a site plan for an office building on a 1.244-acre parcel of land identified as Lot 22, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail, and take any action necessary.

BACKGROUND

The subject property was annexed in 2004 [*Ordinance No. 04-34*] and zoned Commercial (C) District. In 2017, the City Council approved a replat [*Case No. P2017-050*] to subdivide the subject property (*i.e. Lots 22 and 23*) from the adjacent property in order for it to be developed for the construction of a mini-warehouse facility on Lot 23. Currently situated on the subject property is a single-family home that has been converted into an office building. In addition, the subject property has a detached garage and a metal accessory building located behind the primary structure.

PURPOSE

The applicant is requesting to construct a 4,950 SF metal office building in conjunction with and adjacent to the existing office building. The subject property is a 1.244-acre parcel of land that is zoned Commercial (C) District. According to the applicant, the purpose of the building is to provide additional office space and storage.

ADJACENT LAND USES AND ACCESS

The subject property is located at 259 Ranch Trail. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several commercial structures. Beyond this is vacant tract of land adjacent to County Line Road. County Line Road is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. These areas are all zoned Commercial (C) District.

South: Directly south of the subject property several are commercial structures. Beyond this is vacant tract of land that is adjacent to FM-3097. FM-3097 is identified as a *M4D (Major Collector, four [4] lane, divided roadway)* on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

East: Directly east of the subject property is a 7.489-acre parcel of land where a mini-warehouse facility has been proposed to be constructed. This is followed by a 131.39-acre tract of vacant land (*i.e. Tract 43-01 of the W. W. Ford Survey, Abstract No. 80 – commonly referred to as the Wallace Tract*). These areas are zoned Commercial (C) and Agricultural (AG)

District. Beyond this are two (2) single-family residential subdivisions (*i.e. the Oaks of Buffalo Way and Willowcrest Estates Subdivisions*), which are zoned Single-Family Estates 1.5 (SFE-1.5) District.

West: Directly west of the subject property is Ranch Trail, which is identified as a *Minor Collector* on the City’s Master Thoroughfare Plan. Beyond this are several commercial structures, that are zoned Commercial (C) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1.1, *Land Use and Buildings*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), an office building is permitted by-right in a Commercial (C) District and no additional approvals are necessary with regard to the proposed land use. With the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>X=54,210 SF; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>X=200-Feet-In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=227-336-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>X=15-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X=10-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X=10-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=16-Feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X=14%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>17 Parking Spaces</i>	<i>X=26 Spaces; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>15%</i>	<i>X=41%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X=41%; In Conformance</i>

The proposed office building will be approximately 4,950 SF, 16-feet in height, and be situated adjacent to the north façade of the existing office building. The structure will be constructed of metal and utilize a four (4) foot brick wainscot, storefront glass, and a roll-up door on the front façade. According to the applicant, the existing metal accessory building will be removed. Staff should note that most of the surrounding buildings are metal and this office building will be located directly in front of a proposed mini-warehouse facility that will consist of 575 units within 19 metal buildings.

TREESCAPE PLAN

The submitted landscape plan identifies that there are no protected trees being removed from the site.

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 4.05, *Commercial (C) District*, of Section 4, *Commercial Districts*, Article V, *District Development Standards*, of the Unified Development Code (UDC), the Commercial (C) District is a district “...intended to provide commercial land uses such as retail, large shopping centers, and restaurants. Commercial (C) Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district...” In addition, these areas “...may require increased water, fire protection, and wastewater and drainage capacity. Since the Commercial (C) District is general in nature, development standards are less stringent as lower intensity districts such as Residential-Office (RO), Neighborhood Services (NS), and General Retail (GR) Districts...” In this case, the applicant’s request appears to conform to the requirements of the Unified Development Code (UDC). Specifically, the subject property is adjacent to Ranch Trail

Road -- identified as a Minor Collector on the City's Master Thoroughfare Plan --, and the proposed land use (i.e. office) is not typically a high-volume water/wastewater user. With regard to the land use, an office building is permitted by-right in a Commercial (C) District.

Subsection 5.2, *Screening of Off-Street Loading Docks*, of Section 5, *Mandatory Provisions*, of Article VIII, *Landscape Standards*, of the Unified Development Code (UDC), off-street loading docks in commercial zoning classification must be screened from public streets and any residential district that abuts or is directly across a public street or alley from the lot. In this case, the proposed office building incorporates one (1) roll-up door (i.e. loading dock) that will face Ranch Trail. The applicant is proposing to screen the loading dock by providing additional landscaping directly in front of the roll-up door to limit visibility from Ranch Trail. Additionally, the landscape buffer adjacent to Ranch Trail will also provide screening from the street. Staff should note, although screening is being provided, it is possible that the roll-up door will still have limited visibility from Ranch Trail. In addition, this seems to be similar to other buildings that are located along Ranch Trail. The Planning and Zoning Commission is tasked with reviewing the proposed screening and determining additional screening is necessary. Approval of this request is a discretionary decision for the Planning and Zoning Commission.

EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) Building Articulation

- (a) *Maximum Wall Length*. Subsection 4.01, *General Commercial District Standards*, of Section 4, *Commercial District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), stipulates that the maximum wall length shall not exceed more than three (3) times the wall's height without a recess or projection of an architectural element. In this case the maximum wall length is approximately 48-feet; however, the length of the north and south façade of the proposed metal building will be 110-feet and will not utilize a projection, recess, or architectural element. Since this exceeds the maximum wall length, an exception to the building articulation standards is required to be approved by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB). Section 9, *Exceptions and Variances*, of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC), gives the Planning and Zoning Commission the ability to grant an exception to the building articulation standards where unique or extraordinary conditions exists or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In cases where an exception is being requested the applicant is required to provide a letter to staff outlining [1] the reason for the exception being requested, [2] the unique or extraordinary conditions that exists, and [3] the proposed compensatory measures (e.g. *increased landscaping, masonry building materials in percentages equal to or greater than the surrounding properties, etc.*). The applicant has provided staff with a letter outlining the proposed compensatory measures; however, did not provide [1] the reason for the exception being requested or [2] the unique or extraordinary circumstance that exists. In this case, the Planning and Zoning Commission is tasked with reviewing the proposed compensatory measures and determining if additional compensatory measures are necessary to offset the exception being requested.

This exception is a discretionary decision for the Planning and Zoning Commission and requires a super-majority vote with a minimum of four (4) votes in the affirmative for approval. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the Southwest Residential District and is situated within an area that is identified as a *Transitional Area*. According to the district, the *Transitional Area* is defined as, "...currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties..." In this case, this use and the proposed metal buildings are similar to the existing buildings in the area, and the proposed improvements are similar to other buildings that have been approved along Ranch Trail since this area was annexed by the City in 2004.

The Comprehensive Plan aims to encourage quality commercial development throughout the city by ensuring that industrial/office uses are adequately buffered and/or screening from residential land uses. Roadways and open space serve as a natural separation between non-residential areas and residential subdivisions. Landscape buffers utilizing a combination of berms and mature landscaping should be utilized for non-residential properties that area adjacent to residential or agricultural land. In this case, the subject property is largely surrounded by commercial/industrial uses. The applicant is also providing a landscape buffer adjacent to Ranch Trail. Due to these reasons, this request seems to generally conform to the policies of the Comprehensive Plan regarding screening of non-residential properties.

ARCHITECTURAL REVIEW BOARD (ARB):

On August 28, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval of the site plan by a vote of 3-1 with Board Member Neill dissenting and Board Members Meyrat, Wacker, and Johnson absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's site plan then staff would propose the following conditions of approval:

- (1) The existing metal accessory building shall be removed prior to issuance of a Certificate of Occupancy (CO). This requirement is due to the change of use on the property and the non-conforming nature of the structure.
- (2) Any construction resulting from the approval of this site plan 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.

0 25 50 100 150 200 Feet

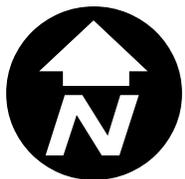
SP2019-031 - SITE PLAN FOR 259 RANCH TRAIL
SITE PLAN - LOCATION MAP = 

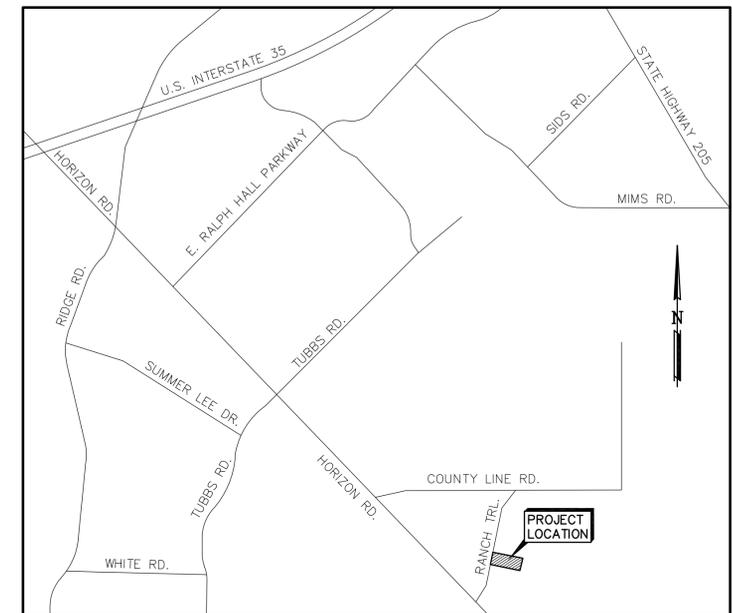
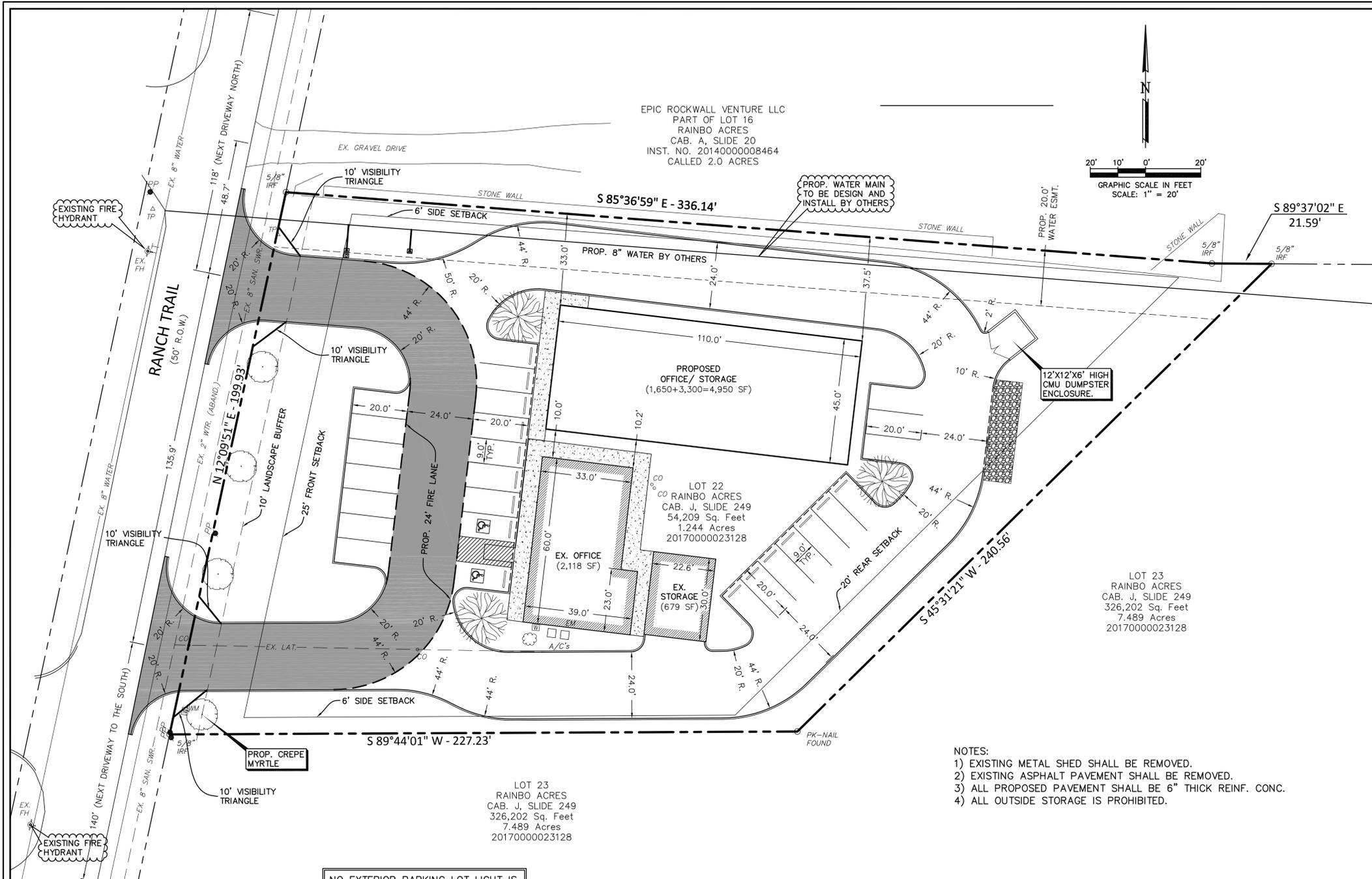


City of Rockwall

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

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VICINITY MAP
N.T.S.

SITE DATA

LOT AREA	54,210 SF ~ 1.244 AC
ZONING	COMMERCIAL
IMPERVIOUS AREA - BUILDING	7,747 SF
IMPERVIOUS AREA - PAVING	24,100 SF
TOTAL IMPERVIOUS AREA	31,847 SF (58.75%)
LANDSCAPE AREA	22,363 SF (41.25%)

PARKING CALCULATION

PARKING REQUIRED (OFFICE)	2,118/300 = 7 SPACES
PARKING REQUIRED (OFFICE)	1,650/300 = 6 SPACES
PARKING REQUIRED (STORAGE)	679/1000 = 1 SPACE
PARKING REQUIRED (STORAGE)	3,300/1000 = 3 SPACES
TOTAL PARKING REQUIRED	17 SPACES
PARKING PROVIDED	26 SPACES

- NOTES:
- 1) EXISTING METAL SHED SHALL BE REMOVED.
 - 2) EXISTING ASPHALT PAVEMENT SHALL BE REMOVED.
 - 3) ALL PROPOSED PAVEMENT SHALL BE 6" THICK REINF. CONC.
 - 4) ALL OUTSIDE STORAGE IS PROHIBITED.

NO EXTERIOR PARKING LOT LIGHT IS PROPOSED FOR THIS DEVELOPMENT

DETENTION FOR THIS DEVELOPMENT (LOT 22) WILL BE DESIGNED AND PART OF LOT 23 DEVELOPMENT, PER OWNERS AGREEMENT.

OWNER:
R.D. MOORMAN, INC.
259 RANCH TRAIL
ROCKWALL, TEXAS 75032

PRELIMINARY
FOR REVIEW



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TUAN P. LAM, P.E. 86968 ON 8/27/19. ALTERATION OF A SEALED DOCUMENT WITHOUT THE PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

CASE# SP2019-031

SITE PLAN

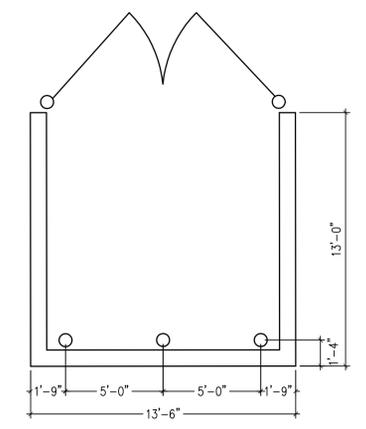
RAINBO ACRES - LOT 22
R.D. MOORMAN, INC.
259 RANCH TRAIL
ROCKWALL, TEXAS 75032

LAM CONSULTING ENGINEERING
6804 WILHELMINA DRIVE
SACHSE, TEXAS 75048
Phone (214) 766-1011
www.lamcivil.com
Firm #F-9763

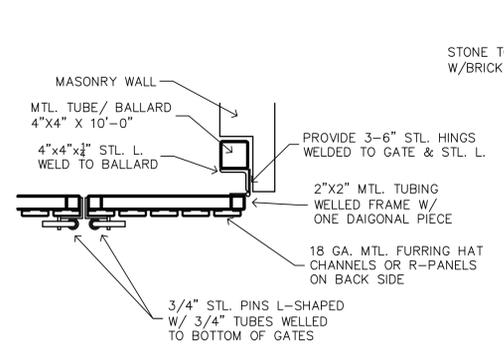
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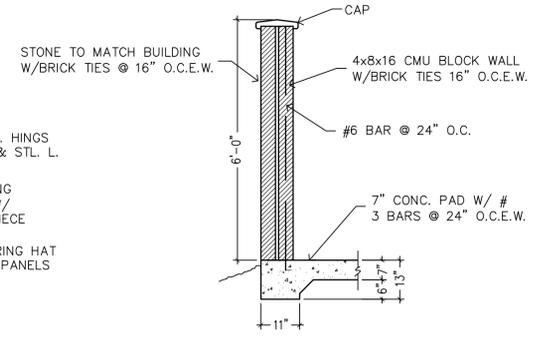
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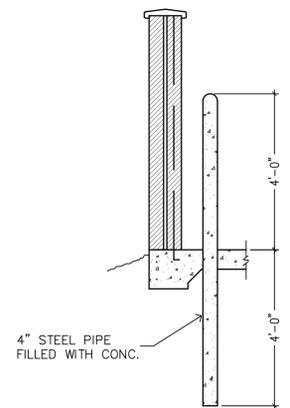
1 DUMPSTER PLAN
N.T.S.



2 DETAIL @ BALLARD
N.T.S.



3 SECTION @ DUMPSTER WALL
N.T.S.



4 DETAIL @ BALLARD
N.T.S.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: September 10, 2019
APPLICANT: Jimmy Strohmeyer, *Strohmeyer Architects, Inc.*
CASE NUMBER: SP2019-033; *Site Plan for the Harbor Height Retail and Restaurants*

SUMMARY

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a site plan for a strip retail center and restaurant on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

BACKGROUND

On September 20, 2010, the City Council passed *Ordinance No. 10-21 [Planned Development District 32 (PD-32)]*, which established a concept plan and development standards for the approximate 78.89-acre tract of land commonly referred to as *PD-32* or the *Harbor District*. Within the approved concept plan, *PD-32* was divided into ten (10) subdistricts that contained individual development and land use standards. On November 17, 2014, the City Council adopted *Ordinance No. 14-51*, which contained a PD Development Plan for a 2.893-acre tract of land located in the *Hillside Subdistrict (i.e. the subject property)*. This PD Development Plan showed a series of buildings would be constructed along Harbor Heights Drive in conformance to the requirements of *Ordinance No. 10-21*. With the approval of *Ordinance No. 14-51*, the City Council also approved waivers to the building placement requirements and pedestrian access requirements to allow retaining walls ranging from seven (7) to nine (9) feet in height to be established along Harbor Heights Drive. The approval of these walls were tied to building elevations submitted by the applicant and which were tied down as apart of the City Council's approval. On May 1, 2017, the City Council adopted *Ordinance No. 17-22*, which amended *Ordinance No. 10-21* to update various exhibits in the ordinance; however, no changes were made to the requirements of the *Hillside Subdistrict* or for the subject property.

On May 15, 2019, the applicant -- *Jimmy Strohmeyer of Strohmeyer Architects, Inc.* -- submitted an application requesting to amend *Ordinance No. 14-51* to change the PD Development Plan approved for the subject property (*i.e. Case No. Z2019-013*). The new PD Development Plan showed additional buildings being added along Sunset Ridge Drive and a central green space being incorporated adjacent to Harbor Heights Drive. This request was approved on July 1, 2019 by *Ordinance No. 19-25*.

PURPOSE

Based on the approval of *Ordinance No. 19-25*, the applicant -- *Jimmy Strohmeyer of Strohmeyer Architects, Inc.* -- submitted a site plan for the proposed retail and restaurant development on the 2.893-acre subject property on May 15, 2019.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.293-acre tract of land zoned Planned Development District 32 (PD-32), which is located within the *Hillside Subdistrict*. Currently situated on this property is a ~3,743 SF multi-tenant office building. Beyond this are the frontage roads and main lanes of IH-30.

South: Directly south of the subject property is Harbor Heights Drive, which is classified as a *Street Type 'D'* according to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]. Beyond this is a 6.1978-acre tract of land owned by the City of Rockwall, and which currently has a parking lot that serves the greater *Harbor District*. This property is zoned Planned Development District 32 (PD-32) and is located within the *Hillside Mixed-Use Subdistrict*.

East: Directly east of the subject property is Sunset Ridge Drive, which is identified as a *Street Type 'B'* and *'E'* according to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]. East of this roadway is a seven (7) story office building (*i.e. Trend Tower*), which is situated on a 2.0617-acre parcel of land that is located within the *Summit Office Subdistrict*.

West: Directly east of the subject property is a restaurant (*i.e. Culpepper Steakhouse*), which is situated on a 1.40-acre parcel of land that is located within the *Hillside Subdistrict*. Beyond this is Shoreline Trail, which is identified as a *Street Type 'A'* according to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*]. Beyond this is a restaurant (*i.e. the Oar House*), which is situated on a 0.65-acre parcel of land that is located within the *Freeway Frontage Subdistrict*.

All property within these areas are zoned Planned Development District 32 (PD-32) and are subject to the requirements of *Ordinance No. 17-22*.

DENSITY AND DIMENSIONAL REQUIREMENTS

The site plan submitted by the applicant shows the construction of two (2) buildings (*i.e. a 5,000 SF restaurant along Sunset Ridge Drive, and a two [2] story 13,500 SF restaurant and office building at the corner of the intersection of Sunset Ridge Drive and Harbor Heights Drive*) and the addition of two (2) retail/restaurant pad sites (*i.e. a pad site for a 6,000 SF building at the corner of the intersection of Sunset Ridge Drive and the IH-30 frontage road, and a 4,000 SF building along Harbor Heights Drive*). In addition, the site plan depicts the incorporation of a private park area that will be provided in between the proposed pad site and proposed building adjacent to Harbor Heights Drive. A park plan for this area showing the provision of small amenities (*i.e. play cubes -- similar to the ones situated in the Harbor retail areas --, park benches, and landscaping*) was submitted for the Parks and Recreation Board's review.

With the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the PD Development Plan approved with *Ordinance No. 19-25*, the design guidelines contained in *Resolution No. 10-40*, the technical requirements contained within *Ordinance No. 17-22*, and the UDC for a property located within the *Hillside Subdistrict* of Planned Development District 32 (PD-32). A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Build-To-Line (Distance from ROW Line)</i>	<i>8' (Harbor Heights Drive) 4' (Sunset Ridge Drive)</i>	<i>Approved Per Ord. 19-25</i>

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Setback from ROW</i>	250' (IH-30 Frontage Road) 5' (Harbor Heights & Sunset Ridge)	Approved Per Ord. 19-25
<i>Minimum Building Façade along ROW</i>	85% (Harbor Heights) 100% (Harbor Heights & Sunset Ridge)	Approved Per Ord. 19-25
<i>Maximum Lot Coverage</i>	30%	27.5%; In Conformance
<i>Ground Floor Uses</i>	Retail/Restaurant	Approved Per Ord. 19-25
<i>Second Floor Uses</i>	Retail/Restaurant/Office	Approved Per Ord. 19-25
<i>Maximum Building Height</i>	2 Stories or 35'	In Conformance
<i>Surface Parking Setbacks</i>	20' (IH-30 Frontage Road) 10' (All Other Roads)	x>20'/x>10'; In Conformance
<i>Surface Parking</i>	100%	100%; In Conformance
<i>Minimum Pedestrian Ways</i>	2	2; In Conformance
<i>Minimum Stone Requirement</i>	20%	x<20%; <i>Variance Requested</i>

TREESCAPE PLAN

The subject property does not currently have any trees on it, and as a result the Treescape Plan requirement was waived for this case.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions and variances to the requirements of the Unified Development Code (UDC):

- (1) *Building Materials*. The material percentages included with the building elevations incorporated the glazing in the calculations, which -- according to the procedures for calculating building material percentages -- should be excluded from the formula. The revised percentages are as follows:

Building A

	North		East		South		West	
Brick	934	34.14%	640	36.72%	364	12.01%	480	30.32%
Stone	817	29.86%	295	16.92%	1,683	55.51%	114	7.20%
Metal	101	3.69%	71	4.07%	57	1.88%	34	2.15%
Stucco	884	32.31%	737	42.28%	928	30.61%	955	60.33%
	2,736	100.00%	1,743	100.00%	3,032	100.00%	1,583	100.00%

Building B

	North		East		South		West	
Brick	450	30.30%	195	14.86%	125	9.12%	414	28.26%
Stone	310	20.88%	333	25.38%	871	63.53%	201	13.72%
Metal	45	3.03%	51	3.89%	91	6.64%	39	2.66%
Stucco	680	45.79%	733	55.87%	284	20.71%	811	55.36%
	1,485	100.00%	1,312	100.00%	1,371	100.00%	1,465	100.00%

RED: Variance to the Material Requirements

- (a) Stone Percentage Requirement. According to Section 6, *General Overlay District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), a minimum of 20% natural or quarried stone is required on all building façades. In this case, the applicant is showing percentages less than 20% on the east (16.92%) and west (7.20%) façades of *Building A* and the west (13.72%) façade of *Building B*.
- (b) Natural Stone Requirement. According to Section 6, *General Overlay District Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Planning and Zoning Commission, upon recommendation from the Architectural Review Board

(ARB), may grant the use of a high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of the building. In making this determination the shape, texture, size, quality and warranty of the product should be considered. In this case, the applicant is proposing to use a *natural stone veneer*, which does not meet this requirement. Staff has requested a material sample of the veneer for the Architectural Review Board (ARB) to review and provide a recommendation to the Planning and Zoning Commission.

(2) *Articulation Requirements.*

- a) *Primary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, primary façades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of four (4) time the walls height without an architectural/entryway element. In this case, the proposed building does not meet the required vertical or horizontal projections on the primary façades.
- b) *Secondary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, secondary façades require projections associated with entryways and architectural elements. Specifically, the secondary architectural/entryway elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed building does not meet the required vertical or horizontal projections on the secondary façades.

The applicant has stated that the reason for the articulation variance is tied to the topography of the site, which has a dramatic grade change along Harbor Heights Drive. Based on this grade change the applicant asserts that the site will be highly articulated in ways that the formulas cannot capture. In addition, the design and footprints of the buildings were referenced as part of *Case No. Z2019-013*; however, the variance was not specifically stated in the case memo nor was it addressed in *Ordinance No. 19-25*. With regard to the variances and exceptions relating to stone staff should point out that alternative stone products have been approved in various percentages (*i.e. less than 20%*) on other buildings in the Harbor District. As compensatory measures to requested variances, the applicant has provided additional landscaping and a private park amenity.

These variances and exceptions are discretionary decisions for the Planning and Zoning Commission and require approval by a $\frac{3}{4}$ -majority vote of the Planning and Zoning Commission. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

By virtue of being in Planned Development District 32 (PD-32), generally conforming to *Ordinance No. 17-22* and the approved PD Development Plan (*i.e. Ordinance No. 19-25*), the proposed site plan conforms to the majority of the district strategies intended for properties in the *Harbor District* as stipulated by the *Land Use Plan* outlined in the OURHometown Vision 2040 Comprehensive Plan. In addition, the incorporation of the park/central green space conforms to the goals and policies contained in Chapter 3, *Parks, Open Space, and Trails*, of the OURHometown Vision 2040 Comprehensive Plan. Specifically, this section states that staff should, "(e)ncourage the creation of small, private greens and common areas in new neighborhoods, commercial shopping centers, and industrial developments for the purpose of enhancing the character, desirability and quality of social interaction in the city." The programing and layout of the proposed park/central green space will be reviewed by the Parks and Recreation Board and any recommendations shall be approved with the final plat.

ARCHITECTURAL REVIEW BOARD (ARB):

On August 27, 2019, the applicant met with the Architectural Review Board (ARB) to discuss the proposed building elevations. At this meeting the applicant introduced two (2) different design schemes. Based on the proposed design schemes, the ARB requested that the applicant utilize the contrasting building material scheme (*i.e. the scheme that proposed elements that contrasted with the colors and materials used on the Trend Tower elevations*). In addition, the ARB requested that the applicant better conform to the vertical articulation requirements and revise the tower element on the building at the corner of the intersection of Sunset Ridge Drive and Harbor Heights Drive. The ARB also requested a material sample board for the purpose of reviewing the proposed stone veneer and providing a recommendation to the Planning and Zoning Commission. The applicant has since submitted building elevations conforming with the majority of the ARB's recommendations; however, the applicant is requesting a variance to the articulation requirements. The applicant has stated that a stone sample will be provided to the ARB at the meeting on September 10, 2019.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's site plan and associated variances/exceptions, then staff would propose the following conditions of approval:

- (1) All of the conditions required by *Ordinance No. 19-25* and that were established with *Case No. Z2019-013* shall be conditions of approval of this site plan.
- (2) The Parks and Recreation Board shall review the private park/open space amenity package and make recommendations in conjunction with the approval of the final plat.
- (3) Any construction resulting from the approval of this site plan 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.

0 37.5 75 150 225 300 Feet

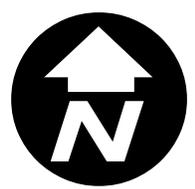
SP2019-033 - HARBOR HEIGHTS
SITE PLAN - LOCATION MAP = 



City of Rockwall

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

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September 4, 2019

Mr. Ryan Miller
Director of Planning
City of Rockwall
385 South Goliad
Rockwall, TX. 75087

Re: Harbor Heights Restaurant Retail – SP2019-033

Ryan,

I am requesting a variance on the above-referenced project for the following items:

1. Stone requirement for each building façade – While we do not meet the 20% per façade, overall we exceed the 20% stone for the total of all facades. Stone is provided on all facades for consistency.
2. Building articulation formulas – Due to the natural topography of the site, the buildings have extreme vertical articulation that is not captured by the formula calculations.

Compensatory measures provided:

1. Park and green space with amenities
2. Additional landscaping beyond required

Thank you for your consideration of these variances. If you need further information, please let us know.

Sincerely,

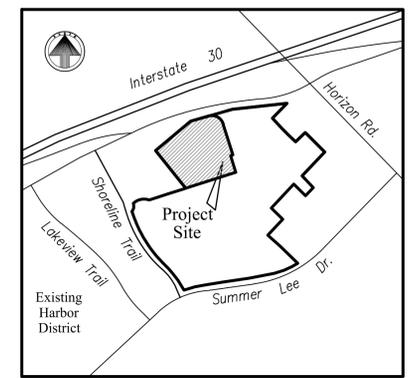
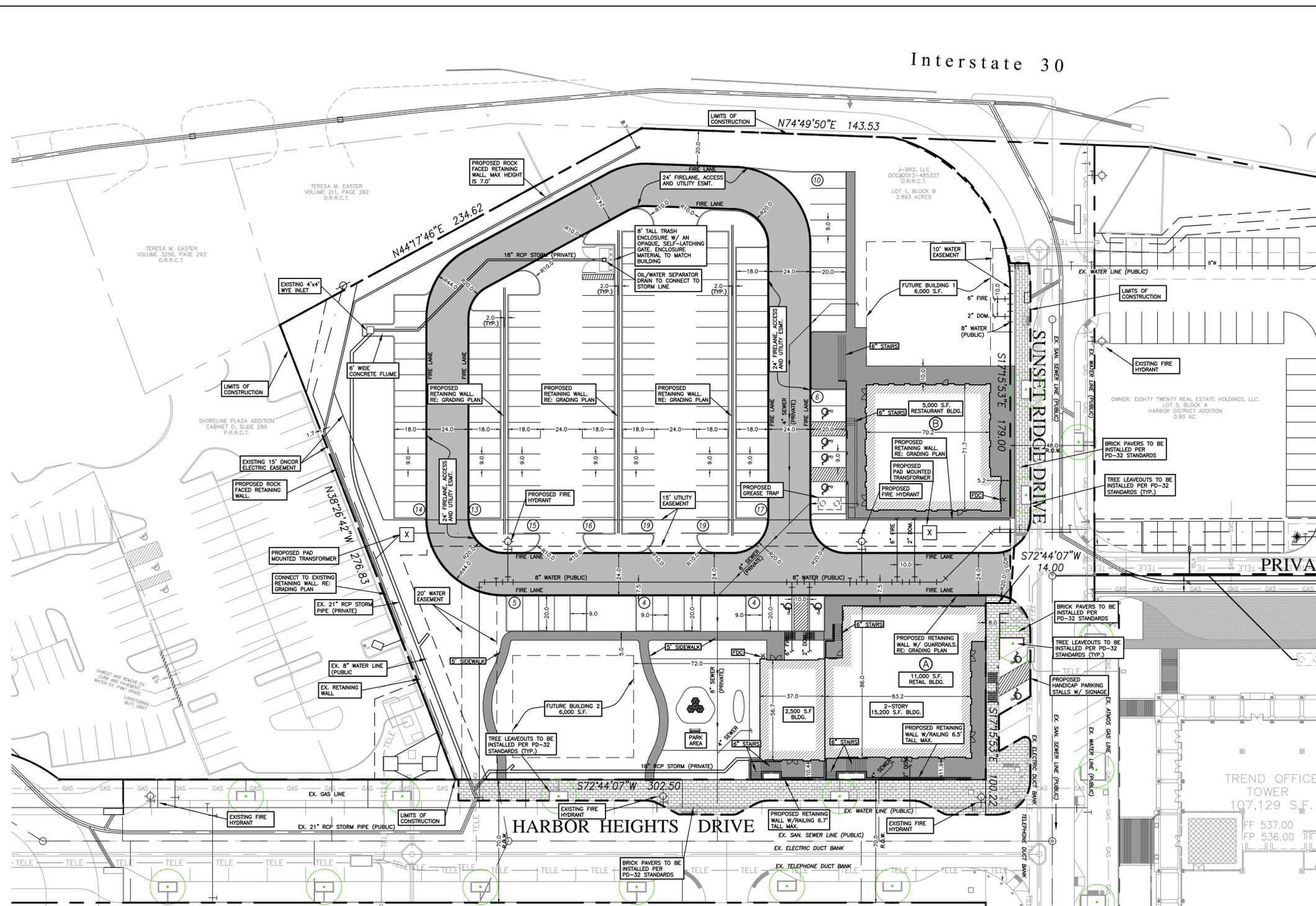
A handwritten signature in black ink that reads 'Jimmy Strohmeier, Jr.' in a cursive script.

Jimmy Strohmeier, AIA, NCARB
President & CEO

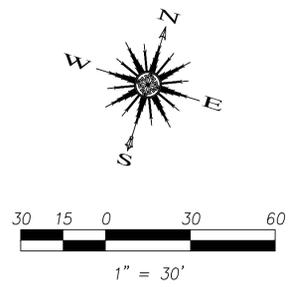
Creating Quality Client Experiences

Rockwall: 2701 Sunset Ridge, Suite 607, Rockwall, Texas 75032 | Dallas: 4101 McEwen, Suite 448, Dallas, Texas 75244

Z:\Projects\6-Commercial\Harbor District - Restaurant Pad Sites\1-DRAWINGS\1-DESIGN-CURRENT\4 - HARBOR RR-SITE PLAN.dwg, 9/4/2019 1:15:53 PM



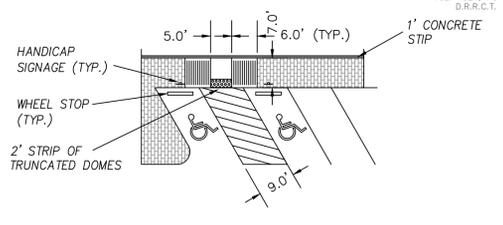
LOCATION MAP



NOTE:
- DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE RETAIL/RESTAURANT EXTERIOR.

SITE INFORMATION

LAND AREA:	2.893 ACRES (126,018.45 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	RESTAURANT/RETAIL/OFFICE
BUILDING AREA:	11,000 S.F. RESTAURANT 12,600 S.F. OFFICE 11,600 S.F. RETAIL
BUILDING TO LOT COVERAGE:	35,200/126,018 = .275 → 27.5%
BUILDING HEIGHT:	VARIABLE (25-35 FEET)
*BUILDING REQUIRED PARKING:	161 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	161 TOTAL (19 CITY PROVIDED, 142 PARKING LOT) (INCLUDES 8 HANDICAP SPACES)
IMPERVIOUS AREA:	80,954 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	45,064 S.F. (1.035 ACRES)



* PER SHARED PARKING CALCULATION ATTACHED TO CASE NO. Z2019-013 THE MAXIMUM PARKING DEMAND FOR THIS SITE IS FOUND TO BE BETWEEN THE TIMES OF 12PM-1PM AS WELL AS 4PM-6PM. THE DEMAND FOR EACH TIME PERIOD IS AS FOLLOWS:

TIME OF DAY	OFFICE PARKING	RETAIL PARKING	RESTAURANT PARKING	TOTAL REQUIRED
12PM-1PM	37.80	46.40	77	161
4PM-6PM	19.74	41.76	99	161

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CASE NUMBER: SP2019-033

NOT FOR CONSTRUCTION

Revision	Date	Description

Owner:
J-BR2, LLC.

Harbor Heights Restaurant and Retail Site
Rockwall, Texas 75032

1400 Ridge Road • Rockwall, TX 75087

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (409) 402-7700
Texas Registered Engineering Firm F-7449

9/4/2019

Drawn By: F.C. CUNY
Checked By: F.C. CUNY

Date: 08/19
Project No: -

Sheet Title:
Site Plan

Scale: 1" = 30'
Sheet No.: 1 of 1



STROHMEYER
ARCHITECTS INC.

Consultants:
CIVIL:
STRUCTURAL:
MEP:
FOOD SERVICE:
LANDSCAPING:

FOR SITE PLAN
APPROVAL ONLY

**NOT FOR
CONSTRUCTION**

OWNER
J-BR2, LLC
2701 SUNSET RIDGE
SUITE 610
ROCKWALL, TEXAS
75032

HARBOR HEIGHTS
RESTAURANT &
RETAIL PADS
ROCKWALL, TEXAS

Project Number: HHRR
Drawing Date: 8/31/2019
Drawn: Author
Checked: Checker
Scale: 3/16" = 1'-0"

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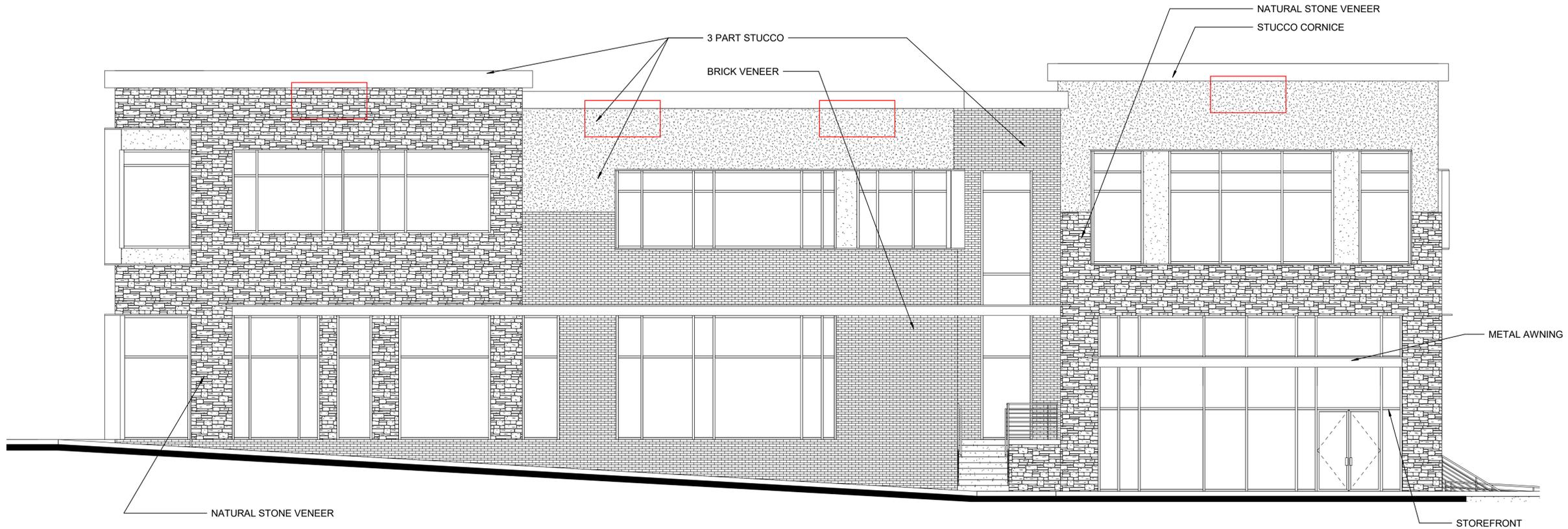
Revisions:

#	Revision Date	Revision Description

Sheet Title:
**ELEVATIONS -
BUILDING "A"**

SP2019-033

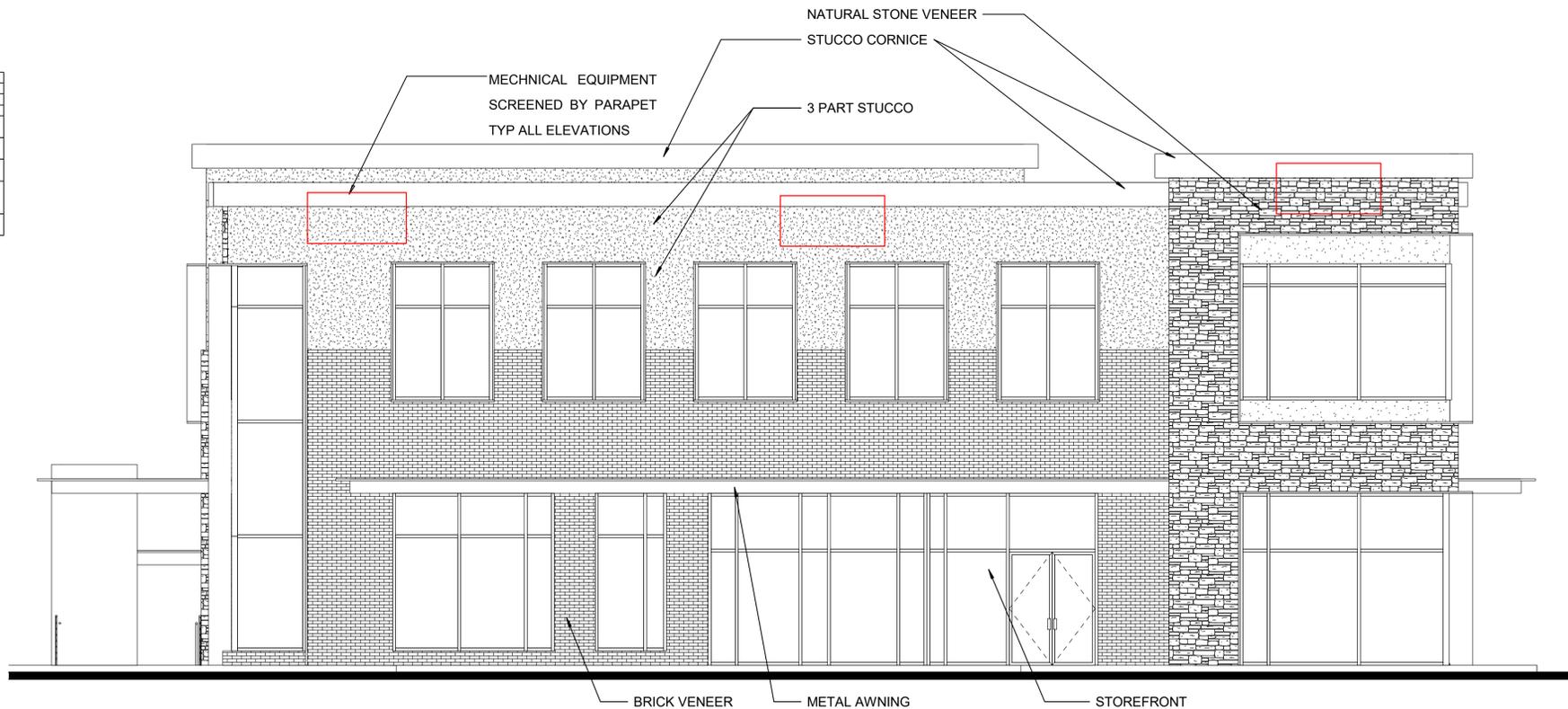
A1



2 BUILDING "A" - NORTH
3/16" = 1'-0"

Building A	Measurement	East		North		South		West	
		Provided	Required	Provided	Required	Provided	Required	Provided	Required
Wall Height	1	34.1		34.1		40.2		40.2	
Maximum Wall Length/Wall Length	2	66.5	102.3	81.5	102.3	81.5	120.6	58	120.6
Minimum Length Secondary Entrance/Arch Element	3	20.25	16.625	11.5	20.375	8	20.375	10.5	14.5
Minimum Wall Projection Secondary Entrance/Arch Element	4	8	8.525	28	8.525	66.5	10.05	37.1	10.05
Minimum Width Secondary Entrance/Arch Element	5	20.25	17.05	56.5	17.05	20.25	20.1	40	20.1
Minimum Height above top of wall for Secondary Entrance/Arch Element	6	2	8.525	2	8.525	2	10.05	2	10.05
Minimum Length of Primary Entrance /Arch Element	7	20.25	40.5	37	23	37	16	29.1	21

HHRR		9/4/19				
HARBOR HEIGHTS		FAÇADE MATERIAL CALCULATIONS				
BUILDING A	NORTH	4,909.0	%	EAST	3,165.0	%
	BRICK	934.0	19.0%	BRICK	640.0	20.2%
	STONE	817.0	16.6%	STONE	295.0	9.3%
	METAL	101.0	2.1%	METAL	71.0	2.2%
	STUCCO	884.0	18.0%	STUCCO	737.0	23.3%
	GLAZING	2,173.0	44.3%	GLAZING	1,422.0	44.9%
	SOUTH	4,983.0	%	WEST	3,555.0	%
	BRICK	364.0	7.3%	BRICK	480.0	13.5%
	STONE	1,683.0	33.8%	STONE	1,114.0	31.3%
	METAL	57.0	1.1%	METAL	34.0	1.0%
STUCCO	928.0	18.6%	STUCCO	955.0	26.9%	
GLAZING	1,951.0	39.2%	GLAZING	972.0	27.3%	



1 BUILDING "A" - EAST
3/16" = 1'-0"



STROHMEYER
ARCHITECTS INC.

Consultants:
CIVIL:
STRUCTURAL:
MEP:
FOOD SERVICE:
LANDSCAPING:

FOR SITE PLAN
APPROVAL ONLY

**NOT FOR
CONSTRUCTION**

OWNER
J-BR2, LLC
2701 SUNSET RIDGE
SUITE 610
ROCKWALL, TEXAS
75032

HARBOR HEIGHTS
RESTAURANT &
RETAIL PADS
ROCKWALL, TEXAS

Project Number: HHRR
Drawing Date: 8/31/2019
Drawn: PC
Checked: JS
Scale: 3/16" = 1'-0"

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Revisions:

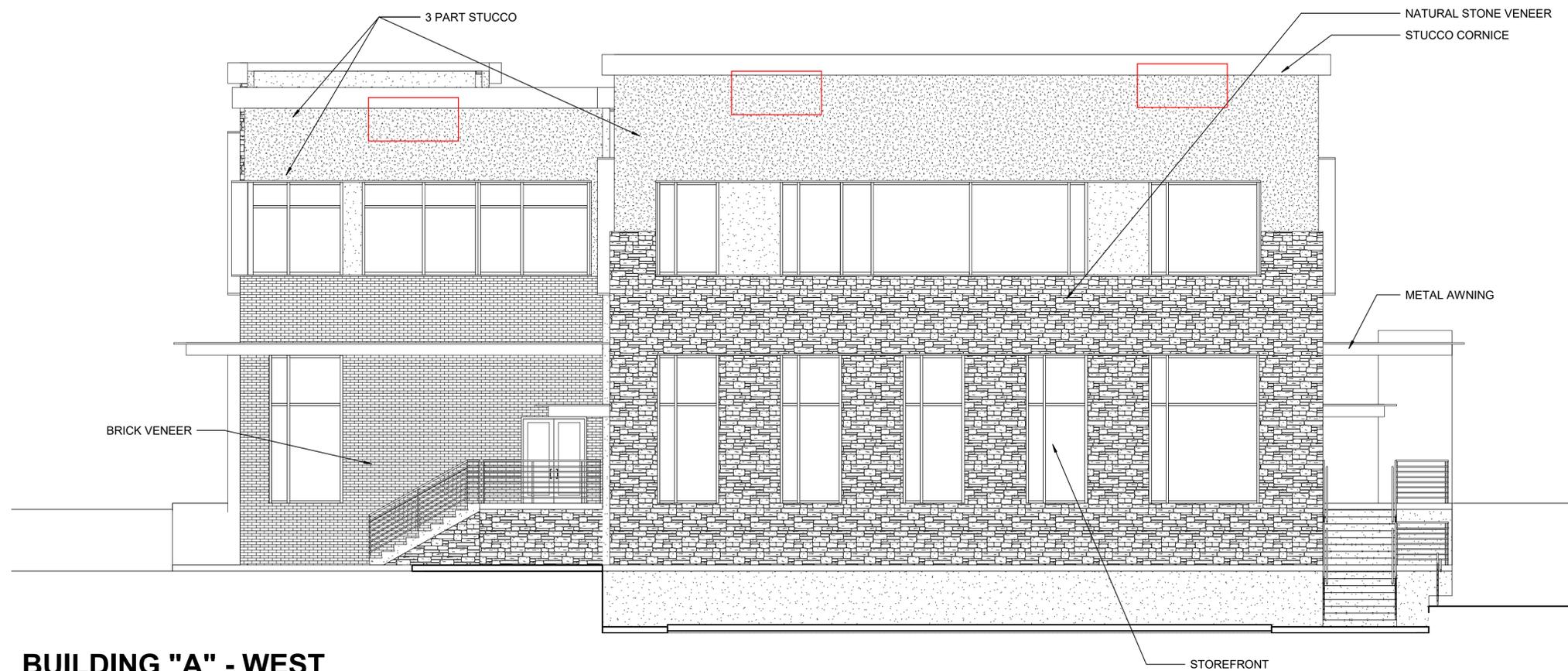
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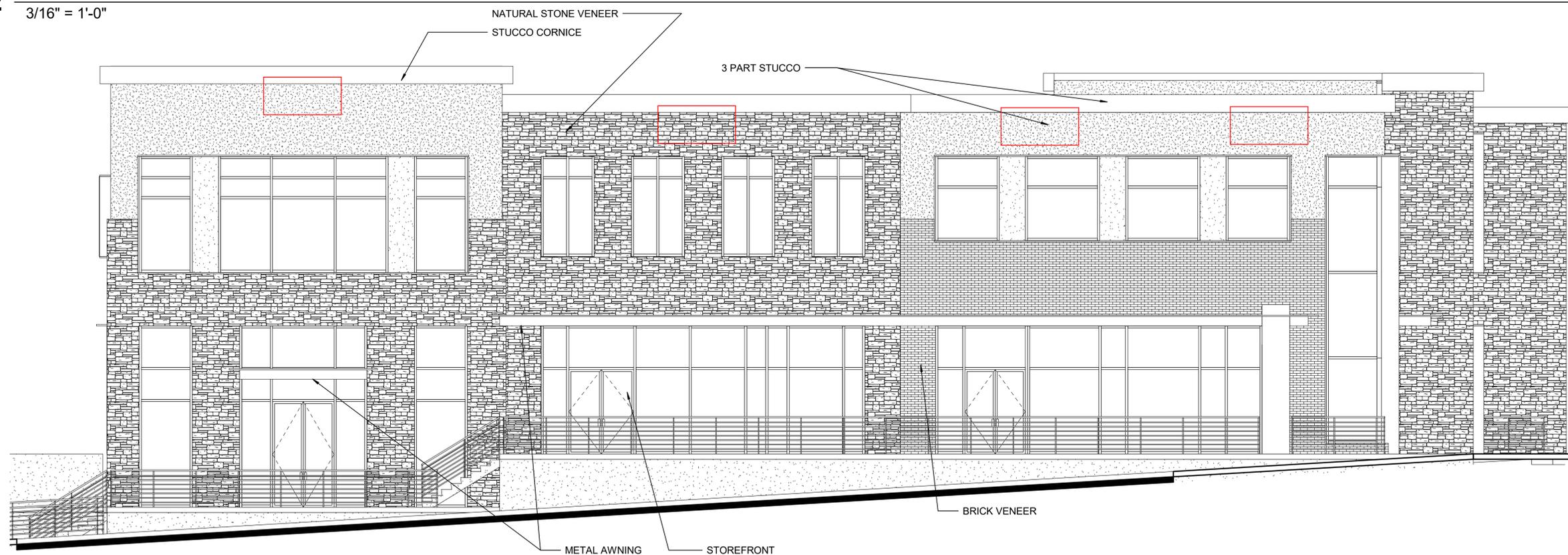
**ELEVATIONS -
BUILDING "A"**

SP2019-033

A2



2 BUILDING "A" - WEST
3/16" = 1'-0"



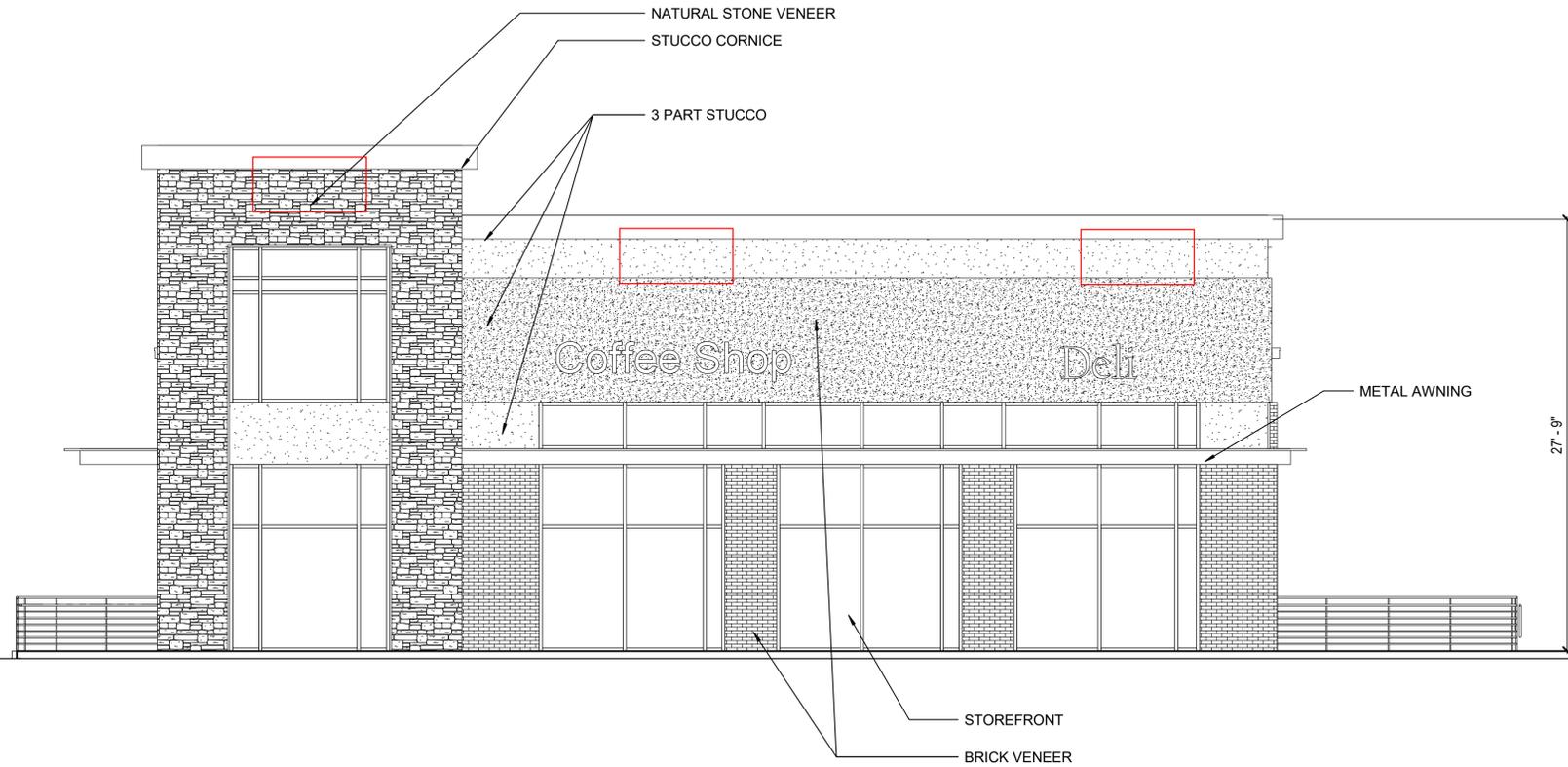
1 BUILDING "A" - SOUTH
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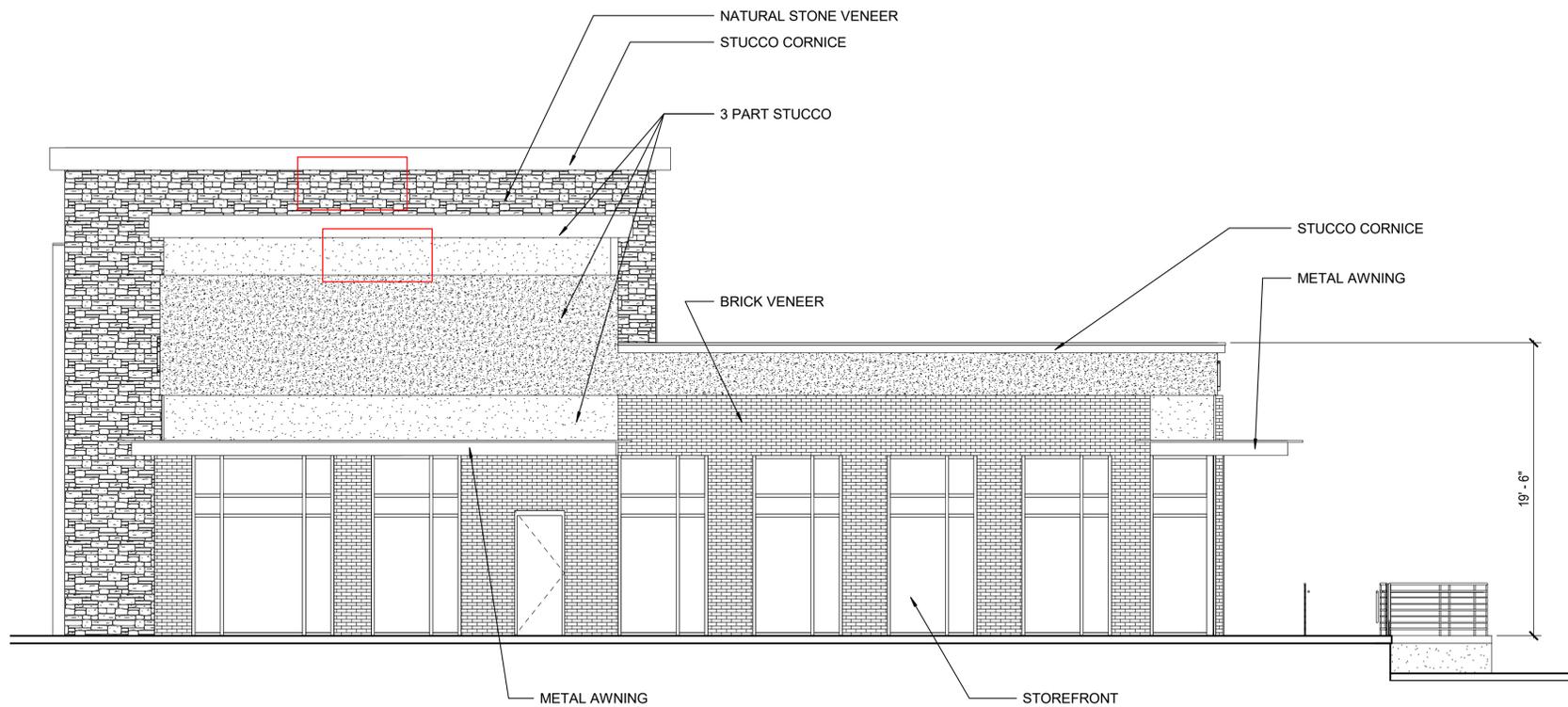
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Building B	Measurement	East		North		South		West	
		Provided	Required	Provided	Required	Provided	Required	Provided	Required
Wall Height	1	27.75		19.25		19.25		19.25	
Maximum Wall Length/Wall Length	2	52	83.25	40	57.75	40	57.75	72	57.75
Minimum Length Secondary Entrance/Arch Element	3	19.75	13	30.75	10	39.5	10	19.8	18
Minimum Wall Projection Secondary Entrance/Arch Element	4	6.7	6.9375	4	4.8125	19.75	4.8125	37.5	4.8125
Minimum Width Secondary Entrance/Arch Element	5	39.75	13.875	52	9.625	39.5	9.625	19.8	9.625
Minimum Height above top of wall for Secondary Entrance/Arch Element	6	4.5	6.9375	8.25	4.8125	13	4.8125	11.75	4.8125
Minimum Length of Primary Entrance/Arch Element	7	19.75	39.5	39	61.5	39.5	79	19.75	39.6

HHRR		9/4/19				
HARBOR HEIGHTS		FAÇADE MATERIAL CALCULATIONS				
BUILDING B	NORTH	2,027.0	%	EAST	2,118.0	%
	BRICK	450.0	22.2%	BRICK	195.0	9.2%
	STONE	310.0	15.3%	STONE	333.0	15.7%
	METAL	45.0	2.2%	METAL	51.0	2.4%
	STUCCO	680.0	33.5%	STUCCO	733.0	34.6%
	GLAZING	542.0	26.7%	GLAZING	806.0	38.1%
	SOUTH	2,031.0	%	WEST	2,121.0	%
	BRICK	125.0	6.2%	BRICK	414.0	19.5%
	STONE	871.0	42.9%	STONE	201.0	9.5%
	METAL	91.0	4.5%	METAL	39.0	1.8%
STUCCO	284.0	14.0%	STUCCO	811.0	38.2%	
GLAZING	660.0	32.5%	GLAZING	656.0	30.9%	



2 BUILDING "B" - EAST
3/16" = 1'-0"



1 BUILDING "B" - NORTH
3/16" = 1'-0"



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MEP:
FOOD SERVICE:
LANDSCAPING:

FOR SITE PLAN
APPROVAL ONLY

**NOT FOR
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OWNER
J-BR2, LLC
2701 SUNSET RIDGE
SUITE 610
ROCKWALL, TEXAS
75032

HARBOR HEIGHTS
RESTAURANT &
RETAIL PADS
ROCKWALL, TEXAS

Project Number: HHRR
Drawing Date: 8/31/2019
Drawn: BJ
Checked: PC
Scale: 3/16" = 1'-0"

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Revisions:	
#	Revision Description

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**ELEVATIONS -
BUILDING "B"**

SP2019-033

A3

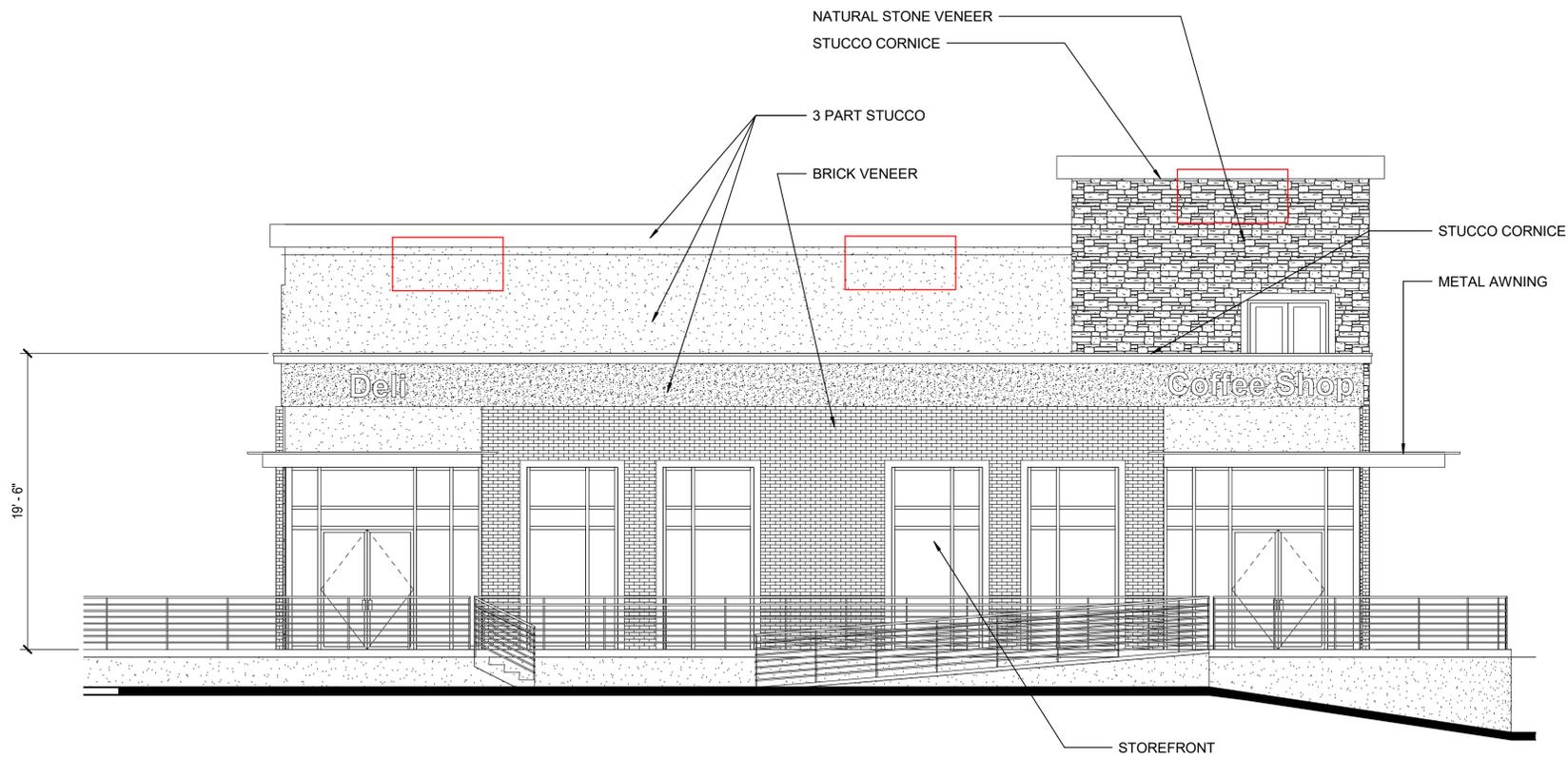
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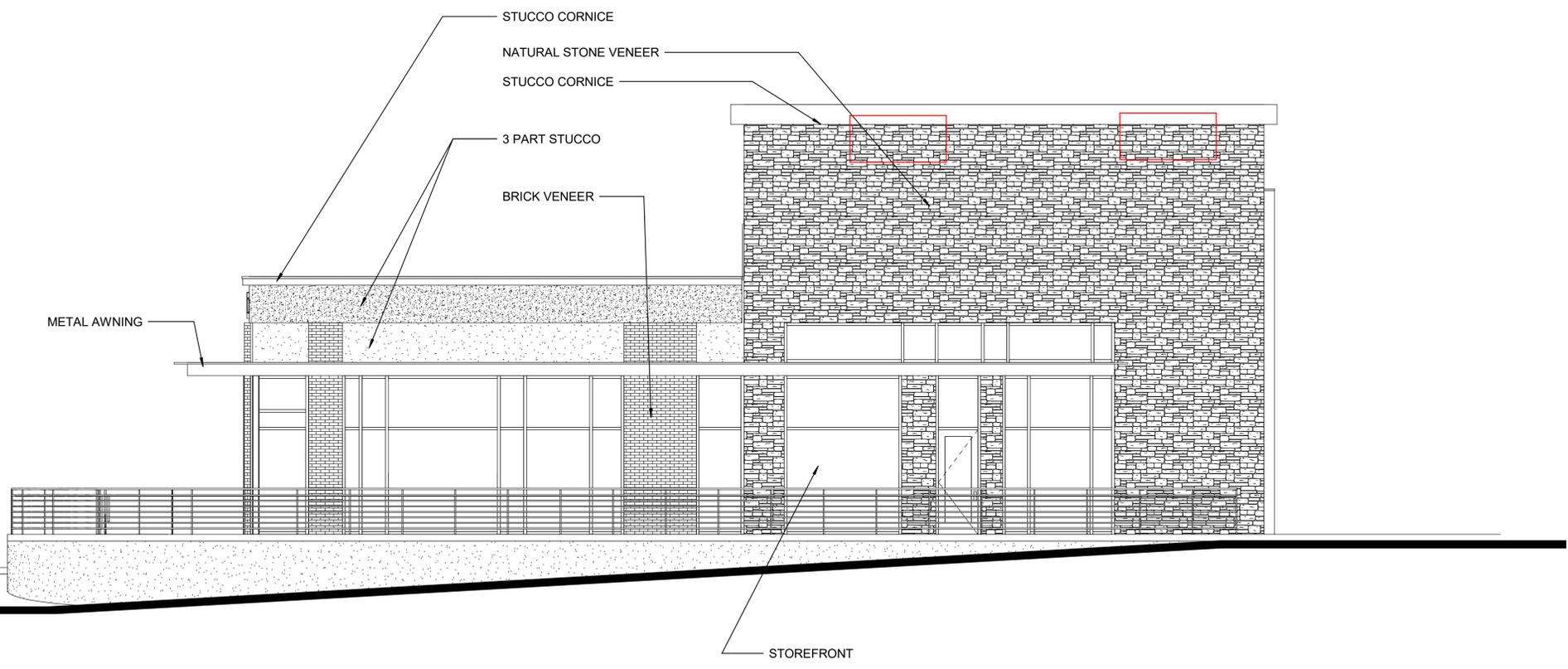
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4

5



2 BUILDING "B" - WEST
3/16" = 1'-0"



1 BUILDING "B" - SOUTH
3/16" = 1'-0"



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Scale: 3/16" = 1'-0"

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Revisions:

#	Revision Date	Revision Description

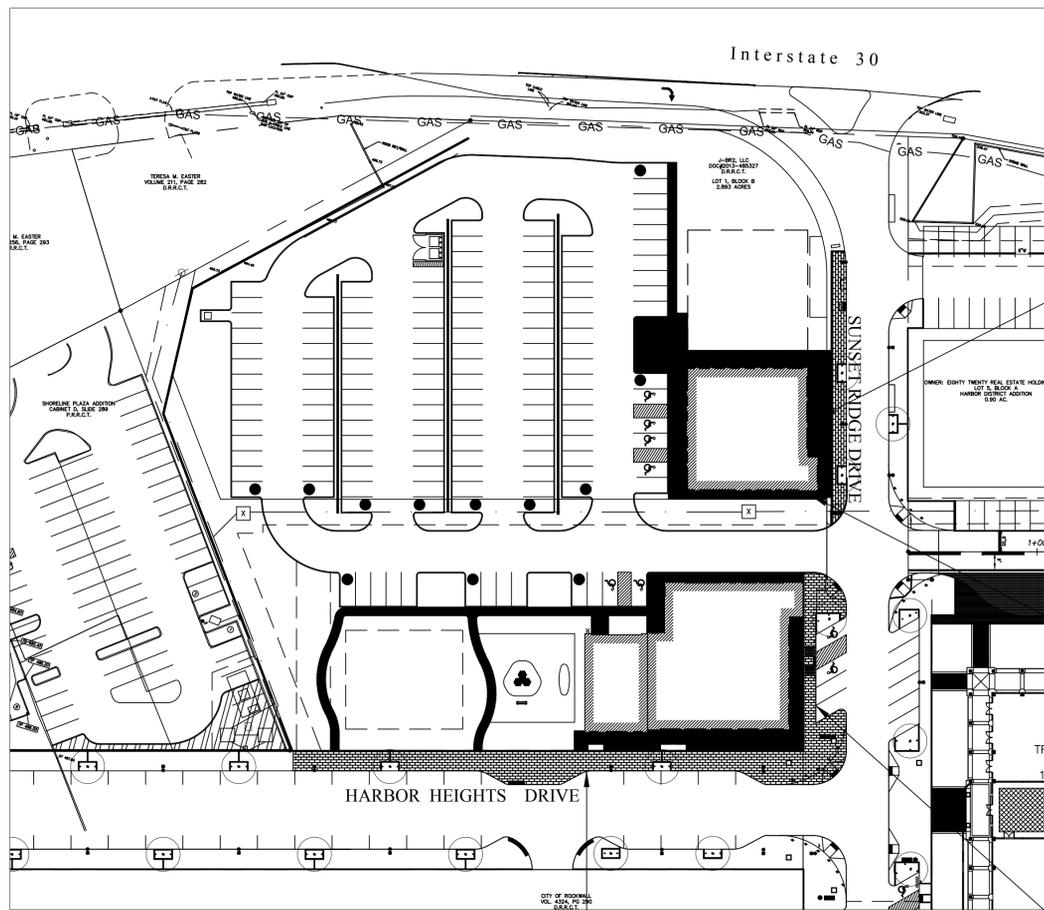
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BUILDING "B"**

SP2019-033

A4

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HARBOR HEIGHTS
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RETAIL PADS
ROCKWALL, TEXAS

Project Number: 051302

Drawing Date: 08/15/2019

Drawn:

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Scale:

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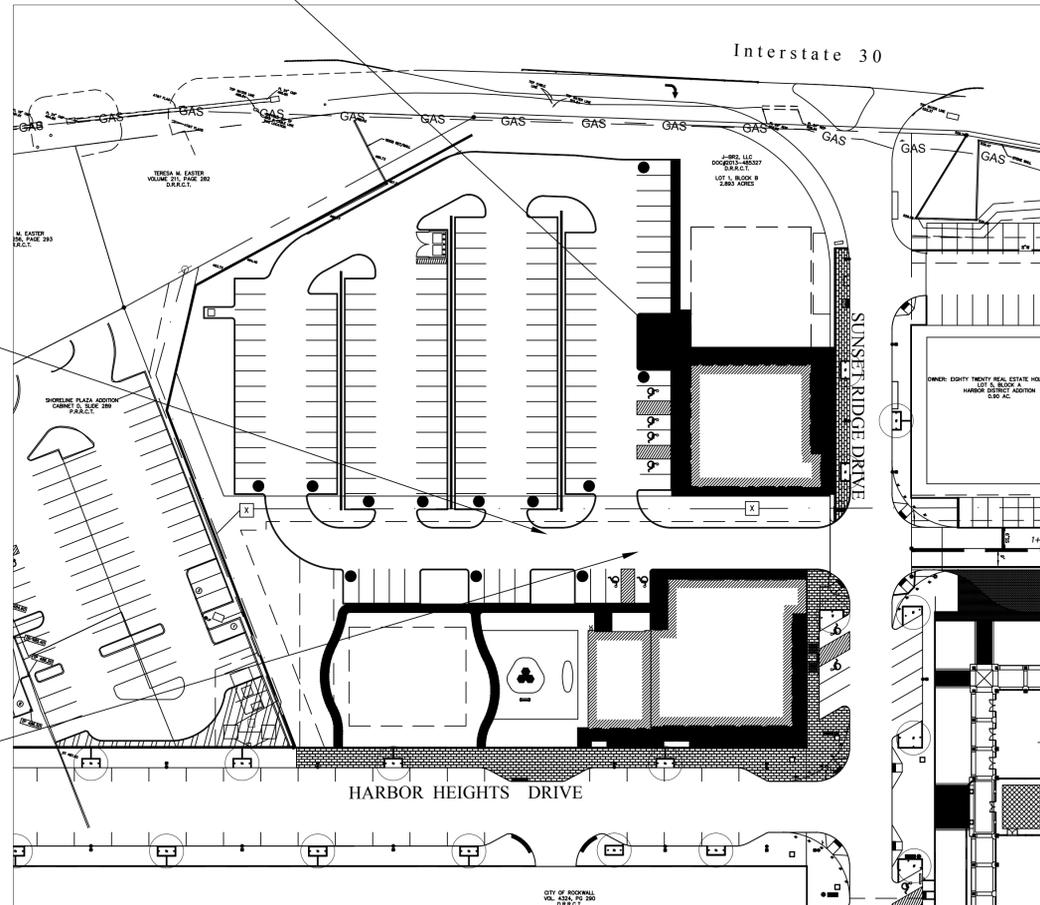
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A-5

SP2019-033



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SUITE 610
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75032

HARBOR HEIGHTS
RESTAURANT &
RETAIL PADS
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Project Number: 051302

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Drawn:

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Revisions:

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Sheet Title:

ELEVATIONS

A-6

SP2019-033

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OWNER
J-BR2, LLC
2701 SUNSET RIDGE
SUITE 610
ROCKWALL, TEXAS
75032

HARBOR HEIGHTS
RESTAURANT &
RETAIL PADS
ROCKWALL, TEXAS

Project Number: 051302

Drawing Date: 08/15/2019

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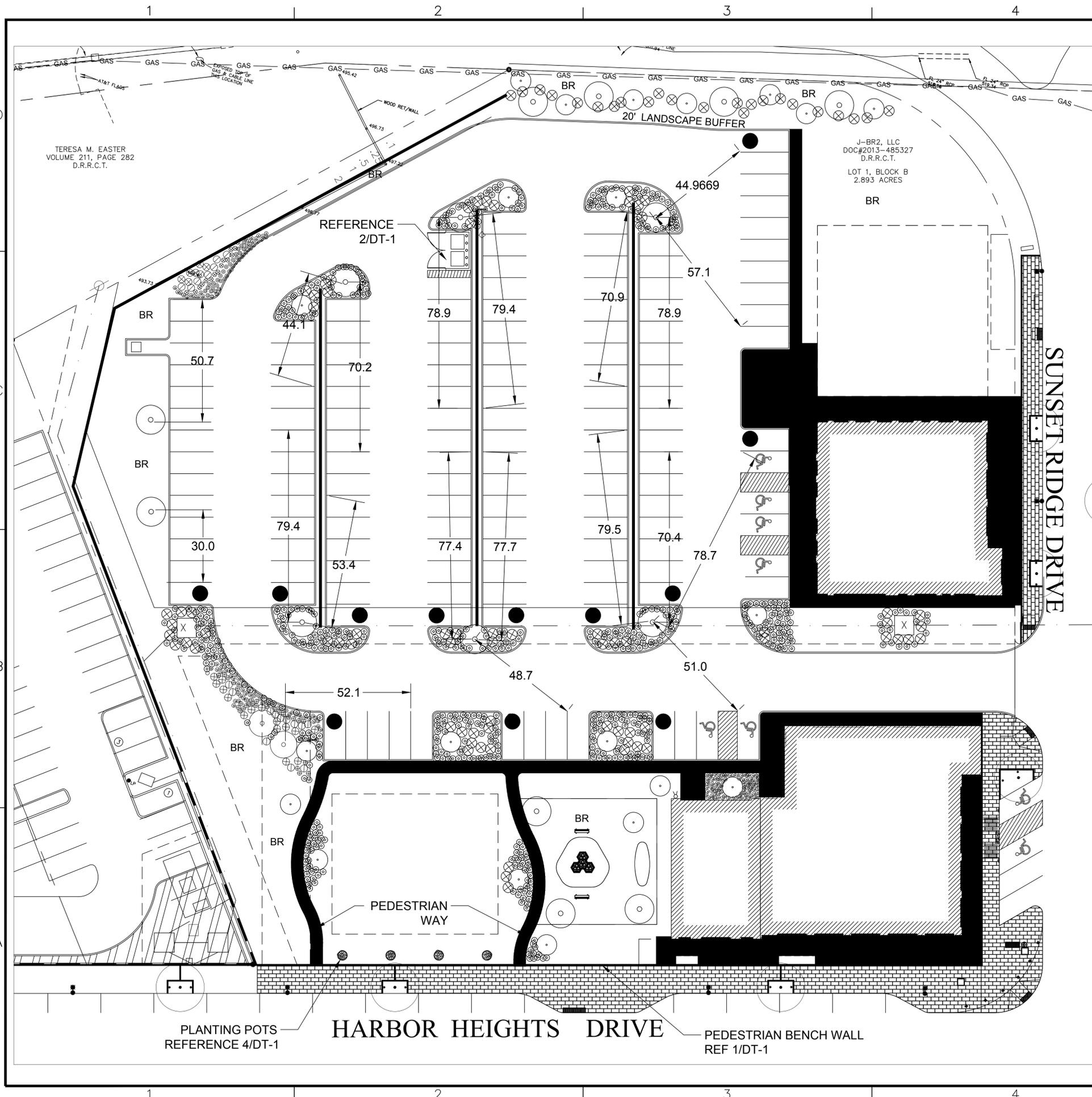
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SP2019-033



PHYSICAL SAMPLES WILL BE BROUGHT TO THE ARB MEETING

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TERESA M. EASTER
VOLUME 211, PAGE 282
D.R.R.C.T.

J-BR2, LLC
DOC#2013-485327
D.R.R.C.T.
LOT 1, BLOCK B
2.893 ACRES

LEGEND

- CANOPY TREE
LIVE OAK "LC" 100 GAL. 4.0'-4.5" CAL. 14'-16 FT. HIGH, CLEAR TRUNK TO 8 FEET
CEDAR ELM "CA" 100 GAL. 4.0'-4.5" CAL. 12'-14 FT. HIGH, CLEAR TRUNK TO 8 FEET
- ORNAMENTAL (ACCENT) TREE
DWARF MAGNOLIA LITTLE GEM 65 GAL. 8-10 FT. FULL TO GROUND, MAIN LEADER FORM
SAVANNAH HOLLY 65 GAL. 8-10 FT. TREE FORM.
- ⊗ SHRUB
DWARF YALPON HOLLY 5 GAL. 16" O.C. MAX. 16" HIGH AT TIME OF PLANTING
DWARF BURFORD HOLLY 5 GAL. 36" O.C. MAX. 30" HIGH AT TIME OF PLANTING
- ⊙ GROUND COVER
CREEPING LILY TURF 4" POTS, 12" O.C. MAX.
ROSEMARY WOODY 1 GAL. 24" O.C. MAX.
- ⊗ PERENNIAL
DAYLILIES, RED VELVET, EVERGREEN 1 GAL., 18" O.C. MAX.
LANTANA TRAILING, WHITE JAP 1 GAL., 18" O.C. MAX.
- BG BERMUDA GRASS
- PLANTING POTS AT 20' SPACING
IN FRONT OF BUILDINGS ALONG
HARBOR HEIGHTS DRIVE

LANDSCAPING GENERAL REQUIREMENTS

PROPOSED PARKING SPACES - 142 SPACES
REQUIREMENT - 1 - 3" CALIPER 65 GALLON TREE PER 8 PARKING SPOTS
REQUIRED TREES - 18
PROVIDED - 36 TREES

IH 30 OVER LAY REQUIREMENTS

20' LANDSCAPE BUFFER
2 CANOPY TREES & 4 ACCENT TREES PER 100 FEET OF IH30 FRONTAGE.

IH 30 FRONTAGE = 170 LF
CANOPY TREES REQUIRED: 4
CANOPY TREES PROVIDED: 4
ACCENT TREES REQUIRED: 7
ACCENT TREES PROVIDED: 7

LANDSCAPING GENERAL NOTES:

1. NO LANDSCAPING TREES SHALL BE WITHIN 5' OF ANY UTILITY.
2. A MINIMUM CLEARANCE OF 5' SHALL BE MAINTAINED BETWEEN LANDSCAPING AND FIRE HYDRANTS.
3. IRRIGATION SHALL BE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

SITE LANDSCAPING SCHEDULE:

1. CANOPY TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: CEDAR ELM, TEXAS RED OAK, HOMESTEAD ELM, LACE BARK ELM, BALD CYPRESS, CHINESE PISTACHIO, OCTOBER GLORY MAPLE, PECAN, TEXAS ASH, LIVE OAK, CHINQUAPIN OAK, BURR OAK. 4" CALIPER, 60 GALLON, 12'-14" HEIGHT.
2. UNDERSTORY ORNAMENTAL (ACCENT) TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: TEXAS REDBUD, MEXICAN PLUM, DOWNY HAWTHORN, WAX MYRTLE YAUPON, DECIDUOUS YAUPON. 3" CALIPER, 60 GALLON, 8'-10" HEIGHT.
3. SHRUBS SHALL BE 3 GALLON EVERBLOOMING ROSE AND 7 GALLON EDWARD GOUICHER ABELIA.
4. PERENNIAL ORNAMENTAL GRASS SHALL BE HAMELIN 1 GALLON FOUNTAIN GRASS.
5. PERENNIALS SHALL BE 1 GALLON RED VELVET EVERGREEN DAYLILLIES AND 1 GALLON WHITE LANTANA TRAILING.
6. WHERE NOTED, AREAS SHALL BE SOLID SODDED WITH BERMUDA GRASS.



Consultants:

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- STRUCTURAL:
- MEP:
- FOOD SERVICE:
- LANDSCAPING:

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OWNER
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2701 SUNSET RIDGE
SUITE 610
ROCKWALL, TEXAS
75032

HARBOR HEIGHTS
RESTAURANT &
RETAIL PADS
ROCKWALL, TEXAS

Project Number: 051302
Drawing Date: 08/15/2019
Drawn:
Checked:
Scale:
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Revisions:	DESCRIPTION
1	

Sheet Title:

**LANDSCAPING
PLAN**
LS-1
SP2019-033

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D
C
B
A



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HARBOR HEIGHTS
RESTAURANT &
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Project Number: 051302
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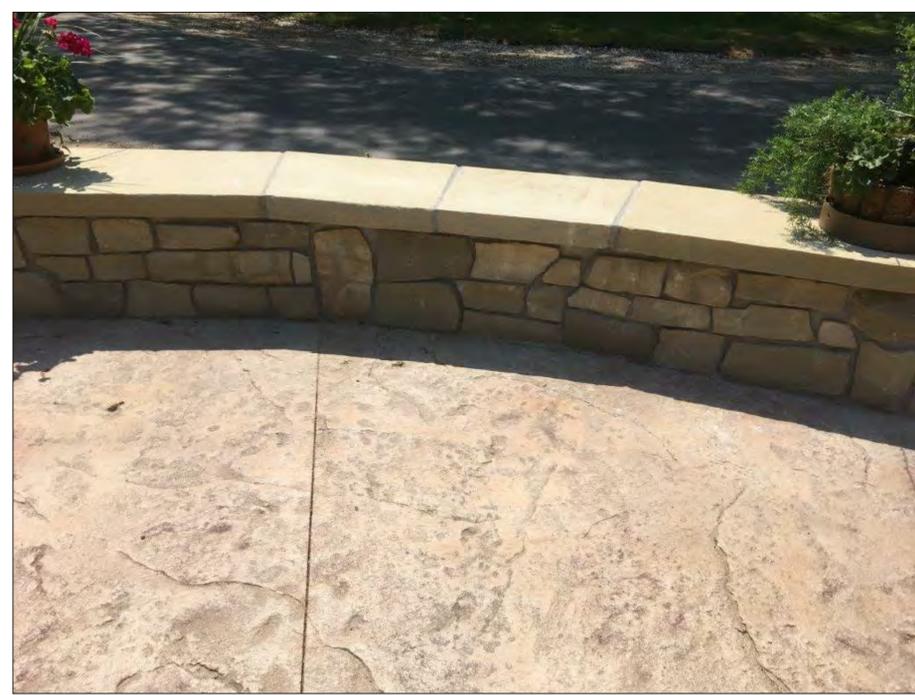
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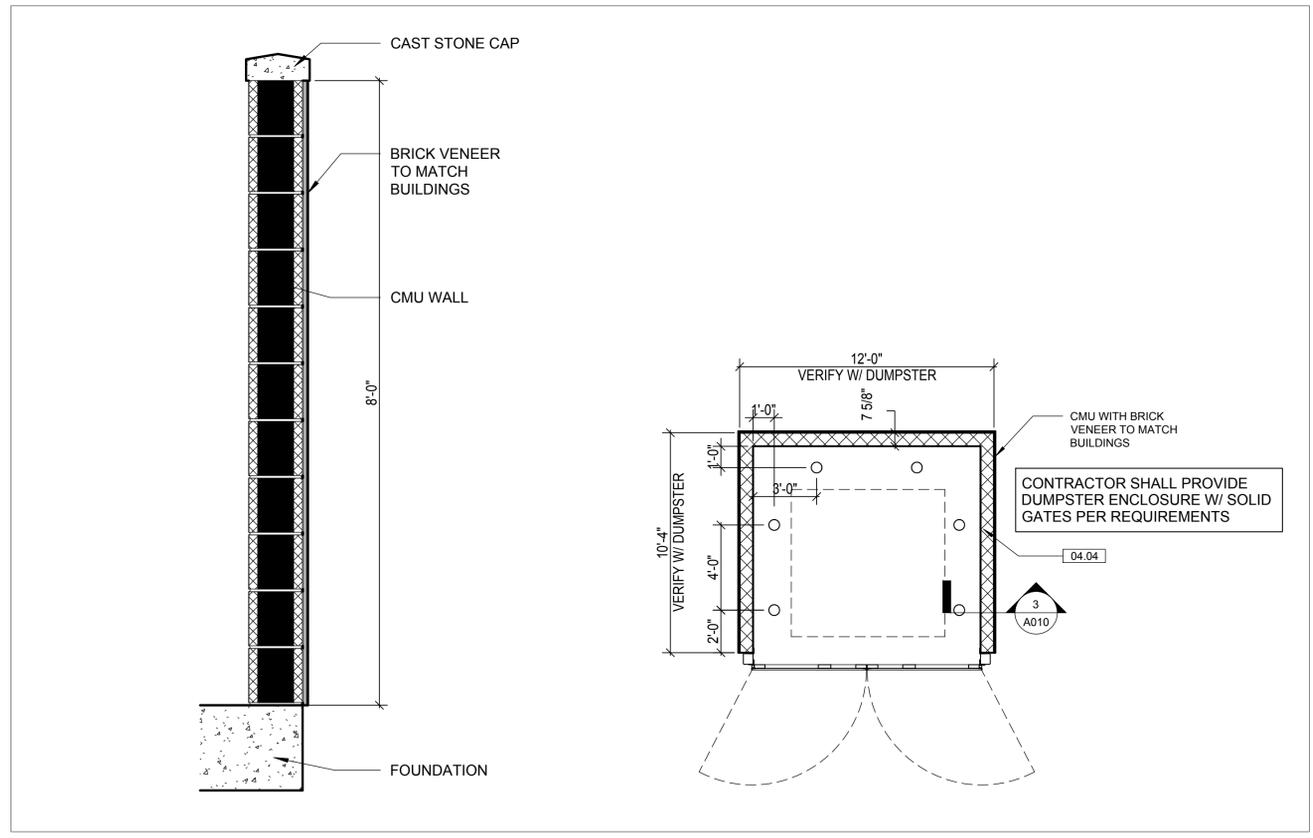
**SITE PLAN
DETAILS**
DT-1
SP2019-033



**4 STONEWARE GRECIAN
SERIES OR EQUAL
PLANTING POT**
NTS



1 STONE WALL BENCH
NTS

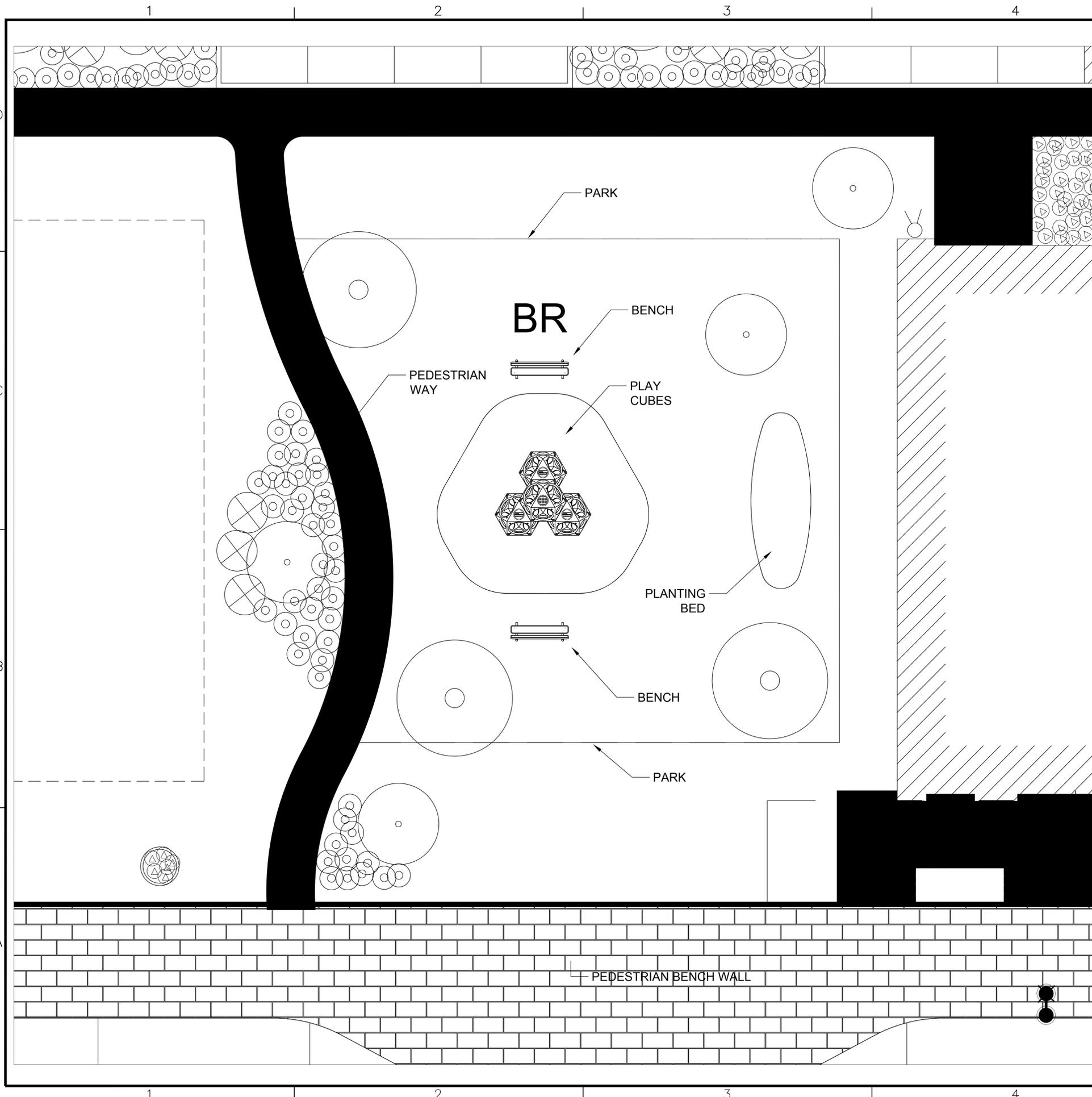


3 SECTION @ DUMPSTER ENC.
3/4" = 1'-0"

2 DUMPSTER ENLARGED PLAN
1/4" = 1'-0"

1 2 3 4 5

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LEGEND

- CANOPY TREE
LIVE OAK "LC" 100 GAL. 4.0"-4.5" CAL. 14-16 FT. HIGH, CLEAR TRUNK TO 8 FEET
CEDAR ELM "CA" 100 GAL. 4.0"-4.5" CAL. 12-14 FT. HIGH, CLEAR TRUNK TO 8 FEET
- ORNAMENTAL (ACCENT) TREE
DWARF MAGNOLIA LITTLE GEM 65 GAL. 8-10 FT. FULL TO GROUND, MAIN LEADER FORM
SAVANNAH HOLLY 65 GAL. 8-10 FT. TREE FORM.
- ⊗ SHRUB
DWARF YAUPON HOLLY 5 GAL. 16" O.C. MAX. 16" HIGH AT TIME OF PLANTING
DWARF BURFORD HOLLY 5 GAL. 36" O.C. MAX. 30" HIGH AT TIME OF PLANTING
- ⊙ GROUND COVER
CREEPING LILY TURF 4" POTS, 12" O.C. MAX.
ROSEMARY WOODY 1 GAL. 24" O.C. MAX.
- ⊕ PERENNIAL
DAYLILIES, RED VELVET, EVERGREEN 1 GAL., 18" O.C. MAX.
LANTANA "TRAILING", WHITE JAP" 1 GAL., 18" O.C. MAX.
- BG BERMUDA GRASS
- PLANTING POTS AT 20' SPACING
IN FRONT OF BUILDINGS ALONG
HARBOR HEIGHTS DRIVE

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 REQUIREMENT - 1 - 3" CALIPER 65 GALLON TREE PER 8 PARKING SPOTS
 REQUIRED TREES - 18
 PROVIDED - 36 TREES

IH 30 OVER LAY REQUIREMENTS

20' LANDSCAPE BUFFER
 2 CANOPY TREES & 4 ACCENT TREES PER 100 FEET OF IH30 FRONTAGE.

IH 30 FRONTAGE = 170 LF
 CANOPY TREES REQUIRED: 4
 CANOPY TREES PROVIDED: 4
 ACCENT TREES REQUIRED: 7
 ACCENT TREES PROVIDED: 7

LANDSCAPING GENERAL NOTES:

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3. IRRIGATION SHALL BE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

SITE LANDSCAPING SCHEDULE:

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5. PERENNIALS SHALL BE 1 GALLON RED VELVET EVERGREEN DAYLILLIES AND 1 GALLON WHITE LANTANA TRAILING.
6. WHERE NOTED, AREAS SHALL BE SOLID SODDED WITH BERMUDA GRASS.



Consultants:
 CIVIL:
 STRUCTURAL:
 MEP:
 FOOD SERVICE:
 LANDSCAPING:

FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION

OWNER
J-BR2, LLC
2701 SUNSET RIDGE
SUITE 610
ROCKWALL, TEXAS
75032

HARBOR HEIGHTS
RESTAURANT &
RETAIL PADS
ROCKWALL, TEXAS

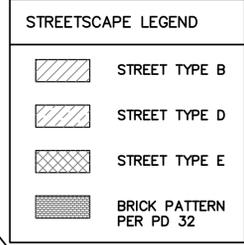
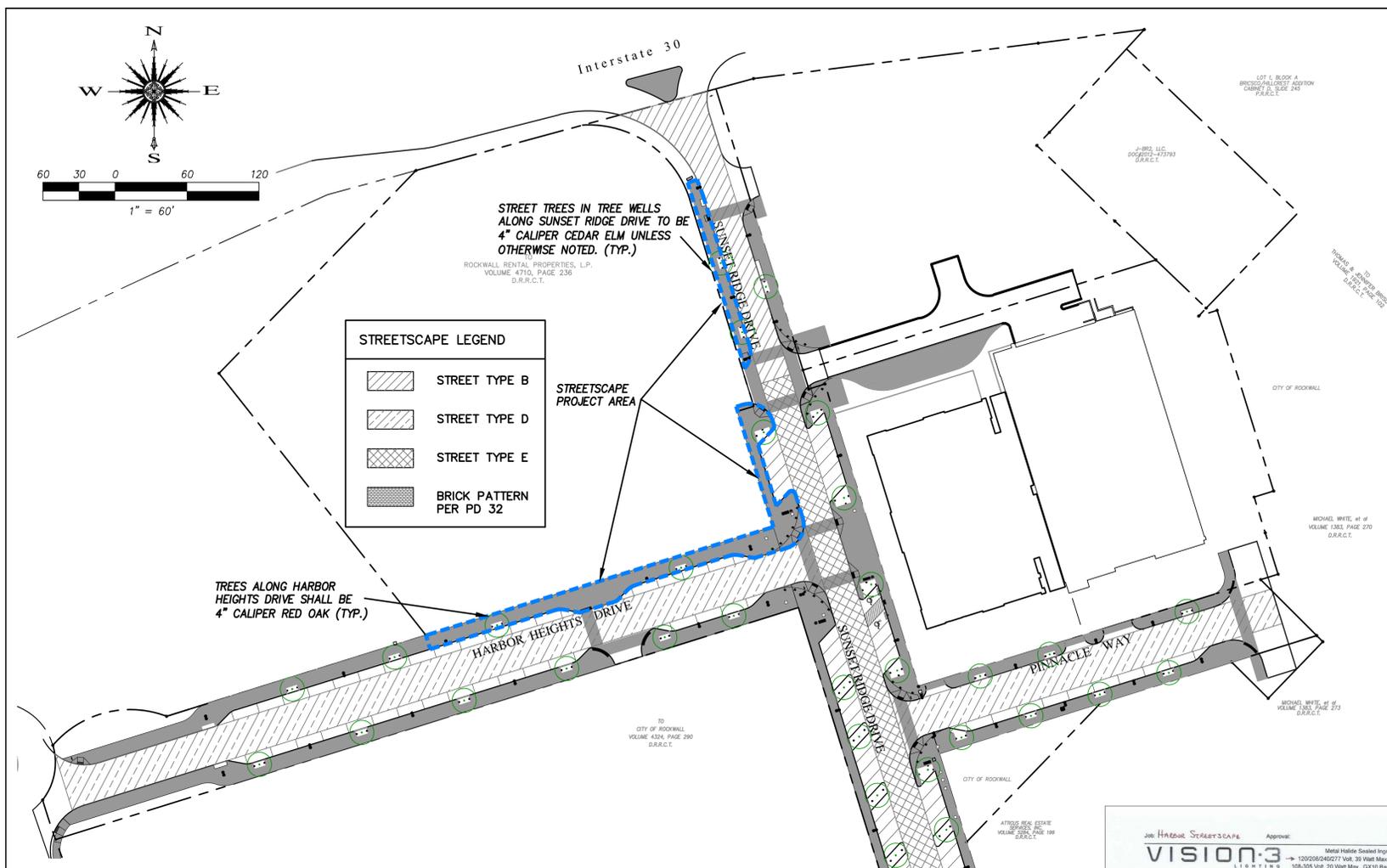
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Revisions:	1	DESCRIPTION

Sheet Title:
PARK PLAN
PK-1
SP2019-033

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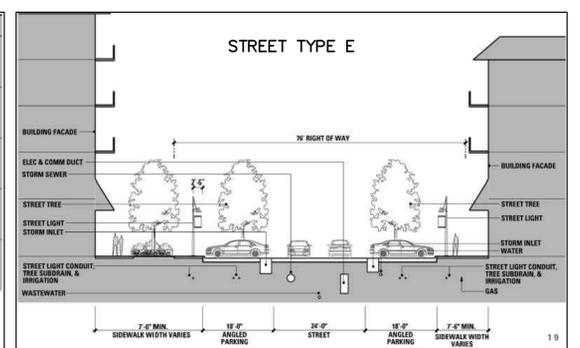
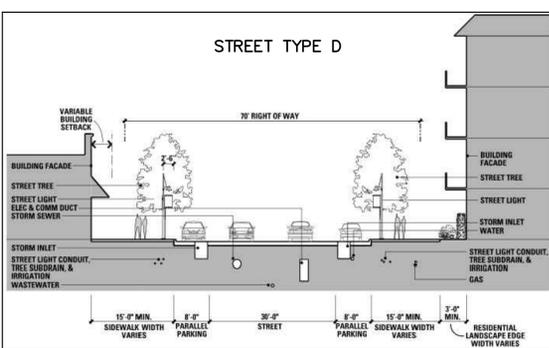
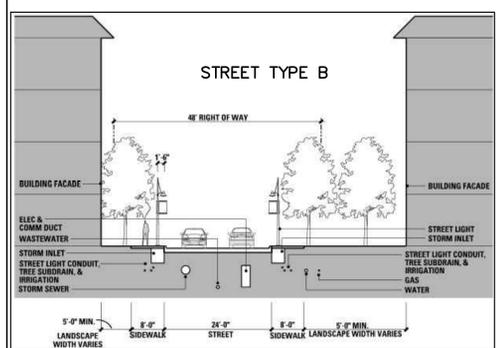


STREET SCAPE ELEMENTS*

PEDESTRIAN PAVING MATERIALS
CONCRETE PAVING: ALL PEDESTRIAN WALKWAYS SHALL BE AN UPGRADED PEDESTRIAN CONCRETE PAVING WITH INTEGRAL COLOR (SCOFIELD CHROMIX C-24 CHARCOAL OR C-15 COACHELLA SAND), LIGHT SANDBLAST FINISH, AND SAWCUT CONTROL JOINTS.
CONCRETE PAVERS: CONCRETE PAVERS SHALL BE PAVESTONE CONCRETE PAVERS, HOLLAND 98 PARKWAY PROVENCIAL, ANTIQUE TERRA COTTA COLOR, 8 CM THICKNESS. PAVERS SHALL BE PLACED IN A RUNNING BOND PATTERN PERPENDICULAR TO THE STREET CURB.
VEHICULAR PAVING MATERIALS
CONCRETE PAVING: THE STANDARD VEHICULAR PAVING MATERIAL SHALL BE CONCRETE IN ACCORANCE WITH CITY OF ROCKWALL STANDARDS.
CONCRETE PAVERS: UPGRADED VEHICULAR PAVING SHALL BE CONCRETE PAVERS. CONCRETE PAVERS SHALL BE PAVESTONE CONCRETE PAVERS, HOLLAND 98 PARKWAY PROVENCIAL, ANTIQUE TERRA COTTA COLOR, 8 CM THICKNESS. PAVERS SHALL BE PLACED IN A HERRINGBONE PATTERN.

LIGHTING
PEDESTRIAN SCALE STREET LIGHT: AMERLUX PT01/D154-TS20 HR-GL 100W METAL HALIDE FIXTURE ON AMERLUX DP04/PLT-12 ROUND POLE WITH AMERLUX CBR40-1-24 BANNER ARMS, POWDER COAT COLOR RAL#7003 MOSS GREY.
TREE UPLIGHT: ALL STREET TREE WELLS WITHIN THE RIGHT OF WAY SHALL HAVE UPLIGHTS PER VISION-3 SPECIFICATION ON THIS SHEET.
TREE PLANTING
STREET TREES WITHIN THE RIGHT OF WAY SHALL BE THE FOLLOWING SIZES:
STREET TREES IN TREE WELLS AT DISTANCES SHOWN SHALL BE 4" CALIPER, 100 GAL.
STREET TREES IN PARKING ISLANDS AT DISTANCES SHOWN SHALL BE 6" CALIPER.
PER MASTER TREE PLAN:
STREET TYPE B: SHALL CONTAIN CEDAR ELM TREES AS SHOWN ON THIS PLAN.
STREET TYPE D&E: SHALL CONTAIN, AS SHOWN ON THIS PLAN, CEDAR ELM, RED OAK, POND CYPRESS OR BALD CYPRESS, AND ITALIAN CYPRESS TREES.

*ALL STREET TYPE INFORMATION IS REFERENCED IN THE HARBOR DISTRICT FORM BASED CODE

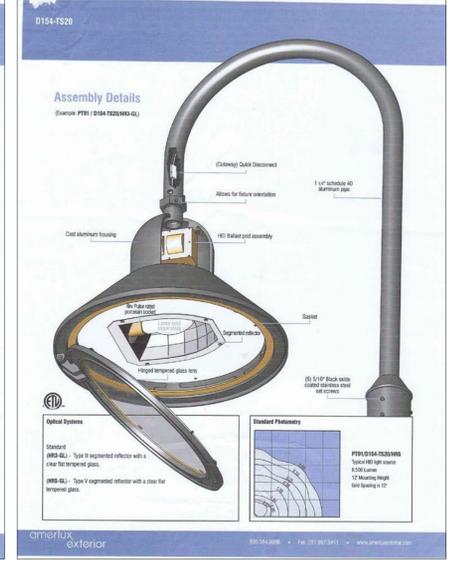
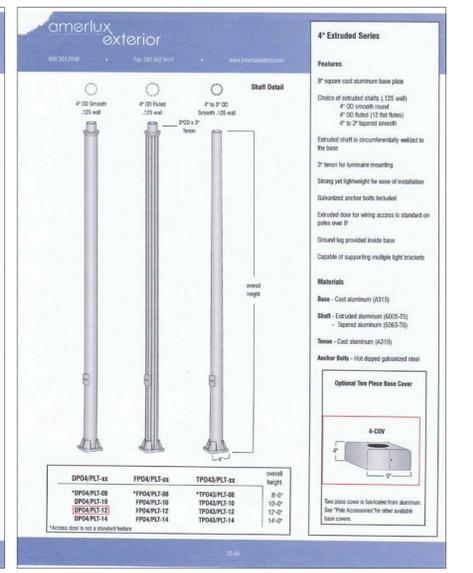
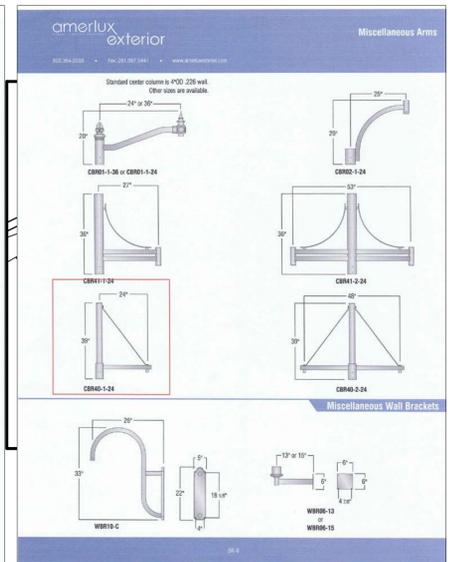
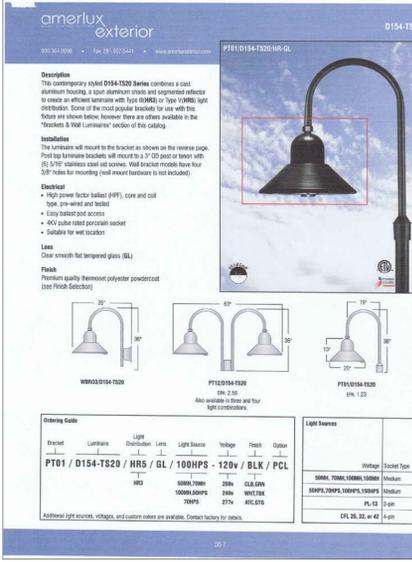
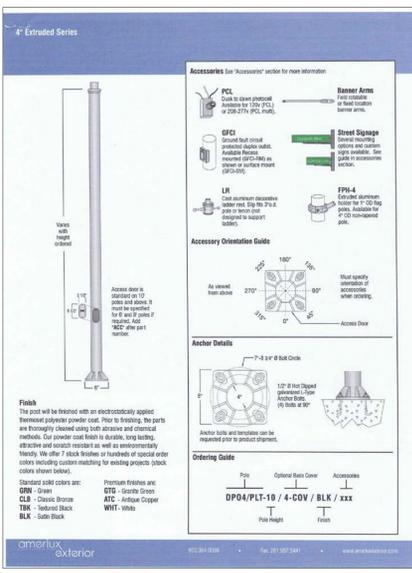
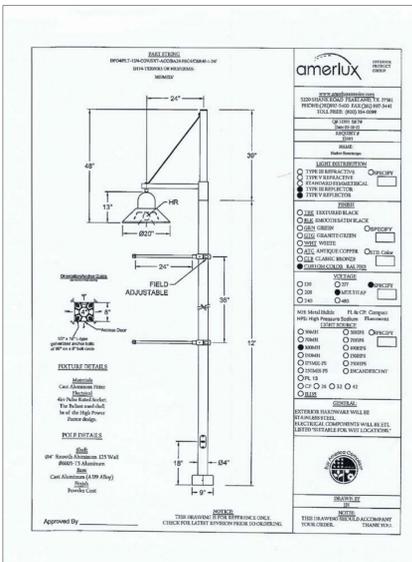


SUNSET RIDGE DRIVE STREET SCAPE SCHEDULE

TYPE	QUANTITY
STREET TREES	3
STREET LIGHTS	0

HARBOR HEIGHTS DRIVE STREET SCAPE SCHEDULE

TYPE	QUANTITY
STREET TREES	2
STREET LIGHTS	0



Revision	Date	Description

Owner: **J-BR2, LLC.**

Harbor Heights Restaurant and Retail Site
 Rockwall, Texas 75032

1400 Ridge Road • Rockwall, TX 75087

Civil Engineer ~
F.C. CUNY CORPORATION
 #2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
 Texas Registered Engineering Firm F-7449

9/4/2019

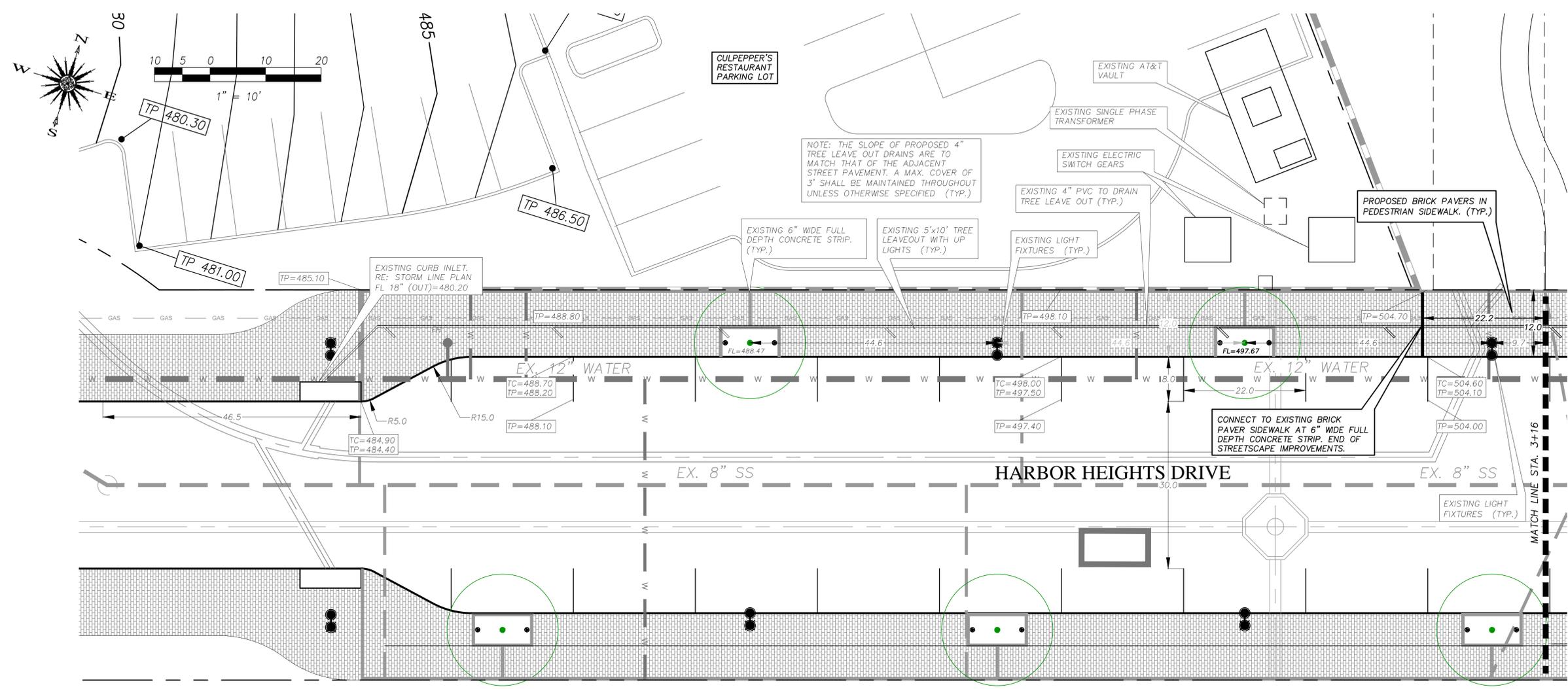
Drawn By: **F.C. CUNY** Checked By: **F.C. CUNY**

Date: 08/19 Project No: -

Sheet Title: **Overall Streetscape Plan**

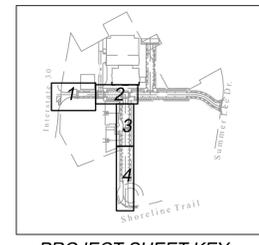
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NOTE: THE SLOPE OF PROPOSED 4" TREE LEAVE OUT DRAINS ARE TO MATCH THAT OF THE ADJACENT STREET PAVEMENT. A MAX. COVER OF 3' SHALL BE MAINTAINED THROUGHOUT UNLESS OTHERWISE SPECIFIED (TYP.)

CONNECT TO EXISTING BRICK PAVER SIDEWALK AT 6" WIDE FULL DEPTH CONCRETE STRIP. END OF STREETSCAPE IMPROVEMENTS.



SITE LEGEND	
EDGE STABILIZATION SEE DETAILS	
TRUNCATED DOME PAVERS AT REQUIRED STREET ACCESS POINTS PER TAS STANDARDS	PEDESTRIAN PAVING, PAVE STONE HOLLAND STONE 98 PARKWAY PROVINCIAL SERIES 60MM THICK IN PEDESTRIAN SURFACES AND 80 MM THICK IN VEHICULAR AREAS. SET IN RUNNING BOND PATTERN PERPENDICULAR TO BACK OF CURB. UNLESS NOTED ON THE PLANS
USE FULL PAVERS AT EDGE TO BEGIN LAYOUT, DO NOT CUT BUT HALF PIECES	PEDESTRIAN PAVING, PAVE STONE HOLLAND STONE 98 PARKWAY PROVINCIAL SERIES 80MM THICK IN VEHICULAR AREAS. SET IN HERRING BONE PATTERN AS SHOWN ON PLANS UNLESS NOTED ON THE PLANS OTHERWISE.
ONE SOLDIER COURSE ON ALL OUTSIDE EDGES OF EACH CROSSWALK.	SITE STREET LIGHTS, BEGA 9701 MH 100W METAL HALIDE FIXTURE ON BEGA 1108 HR 11"-8" TAPERED ROUND POLE WITH INTEGRAL BANNER ARMS, POWDER COAT COLOR RAL#7003 MOSS GREY.
	LANDSCAPE UP LIGHTS, ALL STREET TREES WITHIN THE RIGHT OF WAY SHALL BE UPLIGHT WITH (2) B-K LIGHTING HP2-PAR2020-TR-59-SAP-11-XXX-AH/CPC. UNLESS MORE SHOWN ON PLAN FOR LARGER TREES.
	SITE BENCH 72" LONG, LANDSCAPE FORMS, SCARBOROUGH TYPE. WITH BENCH BACK AND CENTER ARM, COLOR TO BE RAL # 7003 MOSS GREY.
	SITE LITTER RECEPTACLES TOP OPENING LANDSCAPE FORMS, COLOR RAL #7003 MOSS GREY, SCARBOROUGH TYPE. STRAP TYPE TO MATCH BENCH.
	BOLLARDS HESS PARIS 1100 60.10302.0 TYPE. COLOR RAL #7003, MOSS GREY.
	PROPOSED STREET TREE. RE: LANDSCAPE PLAN FOR TYPE AND SIZE

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Revision	Date	Description

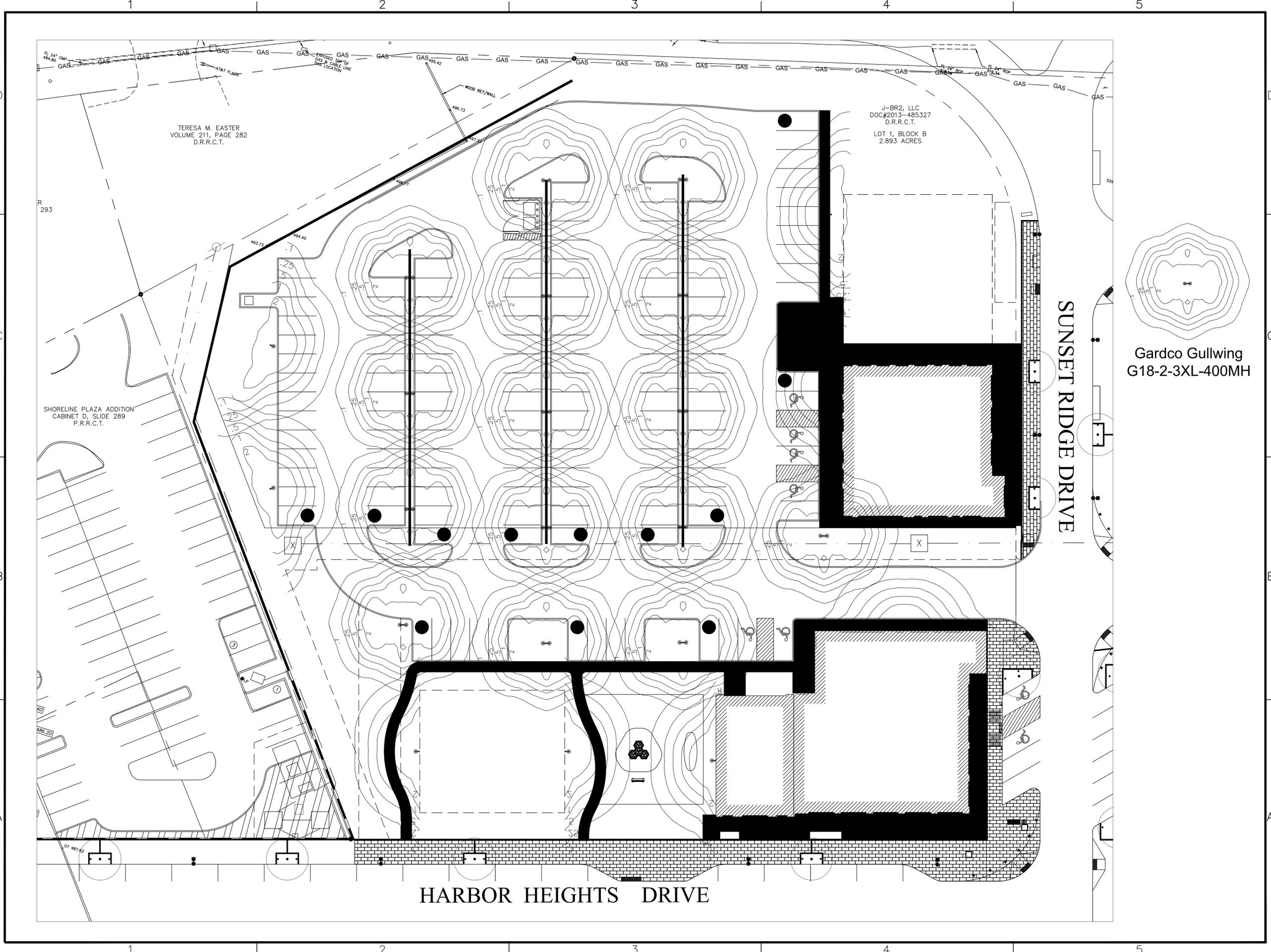
Owner: J-BR2, LLC.
1400 Ridge Road • Rockwall, TX 75087

Harbor Heights Restaurant and Retail Site
Rockwall, Texas 75032

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449

9/4/2019

Drawn By: F.C. CUNY
Checked By: F.C. CUNY
Date: 08/19
Project No.: -
Sheet Title: Streetscape Plan Street B Sta. 3+16 to 6+90
Scale: 1"=10'
Sheet No.: 4 of 4



STROHMEYER
ARCHITECTS INC.

Consultants:

CIVIL:

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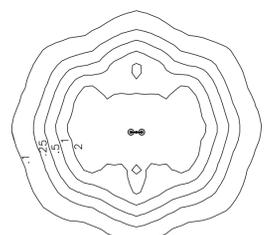
MEP:

FOOD SERVICE:

LANDSCAPING:

FOR SITE PLAN
APPROVAL ONLY

**NOT FOR
CONSTRUCTION**



Gardco Gullwing
G18-2-3XL-400MH

OWNER
J-BR2, LLC
2701 SUNSET RIDGE
SUITE 610
ROCKWALL, TEXAS
75032

HARBOR HEIGHTS
RESTAURANT &
RETAIL PADS
ROCKWALL, TEXAS

Project Number: 051302
Drawing Date: 08/15/2019
Drawn:
Checked:
Scale:
ACAD File: HHRR-Photo-090419.dwg
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Revisions:	DESCRIPTION
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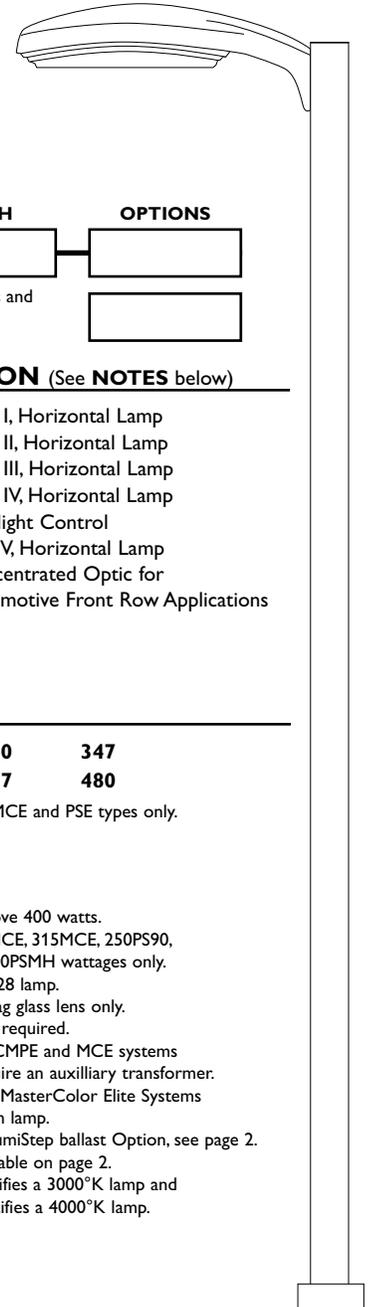
Gullwing

Featuring CosmoPolis and MasterColor Elite Electronic HID Systems

Page 1 of 3

G18 Area Luminaires

The Philips Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, die cast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat. Flat glass lens luminaires provide full cutoff performance. Sag Lens luminaires provide cutoff performance.



PREFIX	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
<input type="text"/>						

Enter the order code into the appropriate box above. Note: Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX	MOUNTING	DISTRIBUTION (See NOTES below)
G18 18" Gullwing Luminaire	1 Single Pole Mount 2 Twin Pole Mount at 180° 2@90 Twin Pole Mount at 90° 3 3-way Pole Mount at 90° 3@120° 3-way Pole Mount at 120° 4 4-way Pole Mount W Wall Mount, Recessed J-Box WS Wall Mount, Surface Conduit	1¹ Type I, Horizontal Lamp 2XL Type II, Horizontal Lamp 3XL Type III, Horizontal Lamp 4XL Type IV, Horizontal Lamp BLC¹ Backlight Control Q¹ Type V, Horizontal Lamp AF² Concentrated Optic for Automotive Front Row Applications

WATTAGE

Pulse Start MH Magnetic Ballast	100MH³ 150MH³ 175PSMH³ [ⓔ]	250PSMH³ [ⓔ] 250PS90** [ⓔ] 320PSMH³ [ⓔ]	350PSMH³ [ⓔ] 400PSMH³ [ⓔ] 750PSMH³	875PSMH³
Standard MH Magnetic Ballast	175MH³	250MH³	400MH³ ³	
CosmoPolis Electronic System (See Notes 6,7,8,9)	60CMPE	90CMPE 140CMPE		
MasterColor Elite Electronic System (See Notes 6,7,9,10)	210MCE-3K [ⓔ] 210MCE-4K [ⓔ]	315MCE-3K [ⓔ] 315MCE-4K [ⓔ]		
Pulse Start MH Electronic Ballast (See Note 9)	150PSE³ [ⓔ]	175PSE [ⓔ]	250PSE [ⓔ]	320PSE³ [ⓔ]
High Pressure Sodium Magnetic Ballast	70HPS 100HPS	150HPS 250HPS	400HPS 600HPS	750HPS³
Low Pressure Sodium Magnetic Ballast	35LPS			

* 175MH, 250MH and 400MH not available for sale in the United States.
 ** 250PS90 includes a 90% efficient magnetic PSMH ballast, meeting the requirements of California Title 20, effective 1/1/2010. Available in 120, 208, 240, 277V only.

E Wattages marked with Circle "E" meet federal energy efficiency standards applicable to 150 watt through 500 watt metal halide luminaires only.

VOLTAGE

120	240	347
208	277	480

200-277 CMPE, MCE and PSE types only.

NOTES:

- Not available above 400 watts.
- Available in 210MCE, 315MCE, 250PS90, 250PSMH and 400PSMH wattages only.
- Requires E28/BT28 lamp.
- Furnished with sag glass lens only.
- Mogul base lamp required.
- 347V and 480V CMPE and MCE systems include and require an auxiliary transformer.
- CosmoPolis and MasterColor Elite Systems are supplied with lamp.
- Available with LumiStep ballast Option, see page 2.
- See QS / Q924 Table on page 2.
- "-3K" suffix specifies a 3000°K lamp and "-4K" suffix specifies a 4000°K lamp.

FINISH

BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
OC	Optional Color Paint Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.
SC	Special Paint Specify. Must supply color chip.

OPTIONS

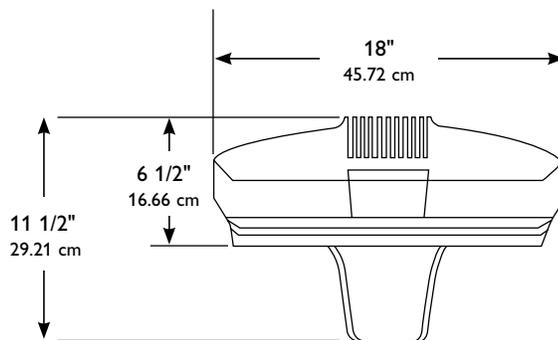
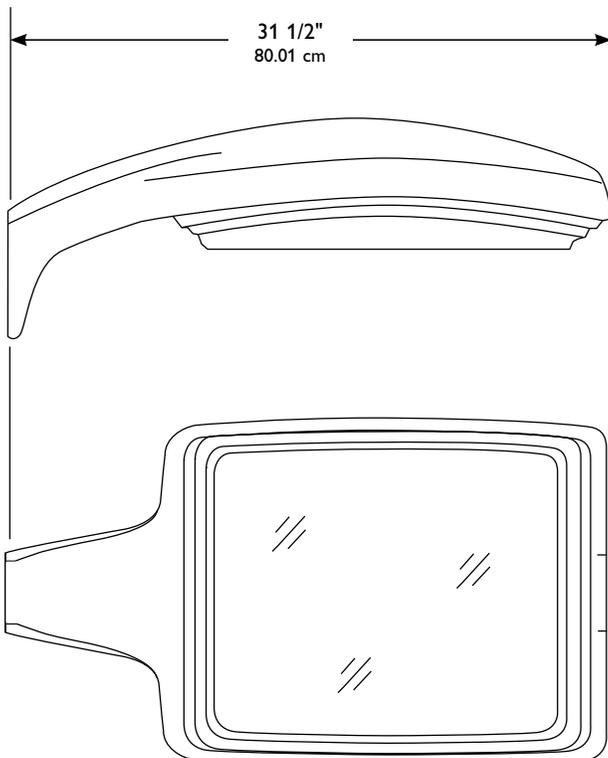
F¹¹	Fusing In Head
LF	In-Line/In-Pole Fusing
PC¹²	Photocontrol and Receptacle
PCR	Photocontrol Receptacle only
POLY¹³	Polycarbonate Sag Lens
SG¹⁴	Sag Glass Lens
HS	Internal Houseside Shield
QS⁹	Quartz Standby
QST⁹	Quartz Standby - Timed Delay
Q924⁹	Quartz Emergency
QT924⁹	Quartz Emergency - Timed Delay
RPA1¹⁵	3" Round Pole Adapter
RPA2¹⁶	4" and 5" Round Pole Adapter
MA¹⁷	Mast Arm Fitter

TR1¹⁸	Single Transition
TR2¹⁸	Twin Transition
PTF2¹⁹	Pole Top Fitter - 2 3/8" - 3" Dia. Tenon
PTF3¹⁹	Pole Top Fitter - 3" - 3 1/2" Dia. Tenon
PTF4¹⁹	Pole Top Fitter - 3 1/2" - 4" Dia. Tenon
SQPTF²⁰	Square Pole Top Fitter
GMR²¹	Provision for Gardco Motion Response
L6²²	LumiStep Ballast 6 hour
L8²²	LumiStep Ballast 8 hour
L10²²	LumiStep Ballast 10 hour

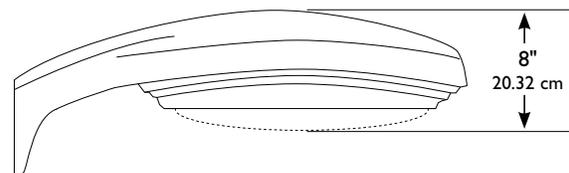
9. See QS/Q924 Table.
11. Not available above 400 watt.
12. Not available in 480V.
Provide specific input voltage.
13. 250W maximum. Polycarbonate lenses carry a 1 year warranty only.
14. In lieu of flat glass. Supplied standard and required with 750 watt and higher wattages.
15. Required for 3" O.D. round or tapered round poles where top O.D. is less than 4".
16. Required for 4"- 5" O.D. round poles.
17. Mounts to a 2-3/8" O.D. mast arm.
18. Mounts to a 2-3/8" Top Tenon. Specify a pole with a 4.50" O.D. for a smooth transition.
19. Not available in 120° mounting configurations.
20. Requires a 2-3/8" O.D. x 4" tenon or a 2.4" round pole top O.D. Specify Drilling (1, 2, 2@90, 3 or 4 only.)
21. Available only with 175PSMH through 400PSMH and 150HPS through 400HPS wattages. Includes dual-level capacitor and wiring to connect to Gardco Motion Response System.
22. Available with CosmoPolis system only. See submittal sheet GE200-005 for complete information on LumiStep ballasts.

(Note 9) QS / Q924 Table	
HID Lamp Watts	Maximum Quartz Lamp Watts
175 watts or less	100 Watts
Above 175 watts up to 400 watts	150 Watts
QS, QST, Q924, QT924 are not available with CMPE, MCE or PSE wattages or in luminaires above 400 watts HID.	

DIMENSIONS AND EPA



With Sag Glass Lens



EPA Data

1	2	3-4
1.2 ft ²	2.4 ft ²	3.2 ft ²
.11 m ²	.22 m ²	.30 m ²

SPECIFICATIONS

GENERAL DESCRIPTION: The Philips Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, diecast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. The Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

HOUSING: A one-piece die cast aluminum housing mounts directly to a pole or wall without the need for a support arm. The low profile rounded form reduces the effective projected area of the luminaire to only 1.2 ft² / .11 m².

LENS ASSEMBLY: A single-piece diecast aluminum lens frame hinges down from the housing and is secured by a stainless steel lanyard and hinge pin.

An optically clear, heat and impact resistant tempered flat glass lens is mechanically secured with eight retainers. The electrical and optical chambers are thoroughly sealed with a one-piece memory retentive hollow-core EPDM gasket to prevent intrusion by moisture, dust, and insects.

OPTICAL SYSTEMS: The segmented optical systems are manufactured from homogenous sheet aluminum which has been electrochemically brightened, anodized and sealed. The multifaceted arc image duplicating systems are designed to produce IES Types I (1), II (2XL), III (3XL), IV (4XL and BLC), and V (Q). With the 2XL, 3XL and 4XL luminaries, the reflector facets form a conical fan around the arc tube with each facet positioned to be precisely tangent to the top of the arc tube.

The lampholder is glazed porcelain with a nickel plated screw shell. Position-oriented mogul base sockets to accept high output horizontal metal halide lamps are supplied standard.

ELECTRICAL: All electrical components are UL recognized and factory tested. Electronic and magnetic HID ballasts are high power factor and mounted on a unitized tray with quick electrical disconnects. Magnetic HID ballasts are the separate component type. Electronic and magnetic HID ballasts are capable of providing reliable lamp starting down to -20°F / -29°C.

Luminaires provided with the CosmoPolis or MasterColor Elite high performance ceramic metal halide electronic systems include high power factor electronic ballasts, designed specifically for the system selected.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WVP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

WARRANTY: 5 year limited warranty. See philips.com/warranties for complete details and exclusions.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

CUTOFF PERFORMANCE: Cutoff performance means a luminaire distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle at or above 90° above nadir, and 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

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philips.com/luminaires



Philips Lighting, North America Corporation
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Tel. 855-486-2216

Philips Lighting Canada Ltd.
281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

AGENDA
CAPITAL IMPROVEMENT ADVISORY COMMITTEE
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 10, 2019
6:30 P.M.

CALL TO ORDER

APPOINTMENTS

1. MIS2019-001 (Ryan)

Appointment with Eddie Hass of Freese and Nichols, Inc. and Matt Hickey, PE of Birkoff, Hendricks & Carter, LLP to discuss and consider the Draft Roadway Impact Fee Report, the Draft Water and Wastewater Impact Fee Report, and the proposed impact fee and collection rate, and take any action necessary.

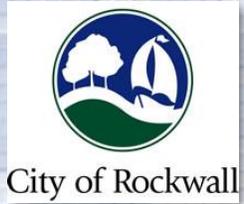
DISCUSSION ITEMS

- 2.** Additional discussion concerning the Impact Fee Update and Capital Improvements Advisory Committee issues.

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) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator 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 6th day of September 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



2019 Update of Roadway Impact Fees

DRAFT
Final Report

Submitted By:



August 11, 2019



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Chapter 1: Introduction

Shrinking funds available for transportation improvements on city thoroughfares limit many cities from upgrading infrastructure to meet increasing travel demands. To meet the needs of new growth, many cities collect "impact fees" from new development to help fund transportation improvements necessitated by such development. What is unique about impact fees is that they often finance roadway improvements that are considered "offsite" to new development. However, when considering the traffic implications created by new development on the roadway system, impact fees provide a means by which infrastructure may keep pace with new development.

Texas initially authorized the use of impact fees with the 1987 legislature. Now codified in Chapter 395 of the Texas Local Government Codes, the legislation authorizes cities to collect fees from new developments to finance new construction or expansion of capital improvements such as water treatment and distribution facilities, storm and wastewater facilities, and transportation facilities. The law stipulates that all fees collected from new development must not exceed the maximum amount calculated by the methodology described therein.

The law also mandates that impact fee systems be updated periodically to ensure that an appropriate cost per service unit is calculated commensurate with an impact fee capital improvements program. The law also mandates that as new transportation improvements are completed, actual costs are inserted into the cost per service unit calculation to reflect a more accurate reading of service area costs as opposed to estimated costs that were established at the onset of the impact fee system. Finally, new capital improvement projects may be added to the program, subject to meeting eligibility requirements.

In September 2001, Chapter 395 was amended which revised called for several technical and administrative changes of impact fee systems including:

- Expansion of the permissible service area structure for roadway facilities from three to six miles;
- A credit for the portion of ad valorem tax revenues generated by improvements over the program period, or the credit equal to 50% of the total projected cost of implementing the capital improvements plan;
- A city's share of costs on the federal or Texas highway system, including matching funds and costs related to utility line relocation, the establishment of curbs and gutters, sidewalks, drainage appurtenances, and rights-of-way;
- Increase in the time period of update of impact fee land use assumptions and capital improvements plan from a three to five-year period;
- Changes in compliance requirements as they relate to annual reporting; and
- Consolidation of the land use assumptions and capital improvements plan hearings.

The implementation and administration of roadway impact fee systems offers several advantages to both a city and new development among which include: 1) a systematic, structured approach to assessment of fees, 2) a clear, equitable distribution of costs associated with the impact of new development, 3) the ability to pool funds for project initiation within a service area, 4) assurance that fees collected will be spent in the area where new development is occurring, 5) up-front knowledge of fees to be imposed, 6)



INTRODUCTION

credits for developer participation, and 7) ability for developers to demonstrate that, pursuant to city guidelines, specific unit equivalencies (service unit generation) may be different from those presented in the land use equivalency table.

Recognizing the need to provide adequate facilities and desiring to have equitable funding of transportation improvements, the City of Rockwall embarked in the development of a roadway impact fee system in January 2008 and is updating the program to comply with legislative requirements identified in Chapter 395. The program was updated in 2013. This update amends the roadway capital improvements program based on updated land use assumptions as well as, input by the designated impact fee Capital Improvements Advisory Committee. To assist with this study, the City of Rockwall retained Freese and Nichols, Inc. to update the roadway impact fee system.

Study Methodology

To update the roadway impact fee for the City of Rockwall, a series of work tasks were undertaken and are described below:

1. Meetings were held with the City of Rockwall Staff and the Capital Improvement Advisory Committee to discuss the approach and roadway methodology to be used in the study update.
2. Impact fee service areas were reviewed and amended for any city annexations. Roadway service areas are contained to the current city limits.
3. The vehicle-mile of travel (VMT) during the PM peak hour was retained as the unit of measure for the roadway impact fee system.
4. A roadway conditions inventory was conducted on Rockwall thoroughfares for lane geometries, roadway classifications and segment lengths. New arterial and/or collector streets not previously assessed were added to the program database.
5. The existing roadway network was evaluated based on traffic volume count data collected May 2019, to determine roadway capacity, current utilization, and if any capacity deficiencies exist within each impact fee service area.
6. Projected 10-year growth, in terms of vehicle-miles of demand, was calculated for the service areas based on updated land use assumptions (projections of population and employment growth) prepared by Rockwall City Staff in June 2019 and supplemented with the updated land use equivalency table. The Land Use Assumptions for Impact Fees report was reviewed and approved by the Capital Improvements Advisory Committee (CIAC) prior to development of VMT growth projections and capital improvements plan (CIP) update.
7. The existing impact fee CIP was evaluated with updated traffic count data to ensure that excess capacity remained within each impact fee project for retention in the system. The analysis of the existing impact fee CIP revealed excess capacity and therefore could remain in the impact fee program.



INTRODUCTION

8. A roadway impact fee CIP was reviewed and amended relative to projected growth from the updated land use assumptions, analysis of existing system deficiencies, likelihood of project initiation over the short-term, the Rockwall Comprehensive Plan, and input by the CIAC and City Staff. The CIP was amended for John King Boulevard to include portions of the roadway that were previously out of the city and the addition of several new projects to the program.
9. Roadway costs associated with construction, engineering, right-of-way, and project financing for recoupment projects were provided by the City. Cost estimates for new projects were prepared by Freese and Nichols. Costs for study updates are eligible for recovery and were included in the total project cost. Roadway cost data was compiled and distributed by service area.
10. The cost of capacity supplied, cost attributable to new development and the maximum cost per service unit was calculated for each service area. A credit of 50% was applied to the overall cost of the capital improvements program for use in the calculation of the cost per service unit.
11. This report was prepared to document the procedures, findings, and conclusions of the study.

Organization of Report

This report describes the background information, analysis, and findings of the study in six parts, with a chapter devoted to each:

- Roadway Impact Fee Service Areas (Chapter 2)
- Roadway Impact Fee Service Units (Chapter 3)
- Existing Conditions Analysis (Chapter 4)
- Projected Conditions Analysis (Chapter 5)
- Calculation of Impact Fees (Chapter 6)
- Conclusion (Chapter 7)



Chapter 2: Roadway Impact Fee Service Areas

Chapter 395 requires that service areas be defined for impact fees to ensure that facility improvements are in proximity to the area that is generating the need. Legislation mandates that roadway service areas be limited to a six-mile maximum and must be located within the current city limits. Roadway service areas are different from other impact fee service areas, which can include the city limits and Extra-Territorial Jurisdiction (ETJ). This is primarily because roadway systems are "open" to both local and regional use as opposed to a defined limit of service that is provided with water and wastewater systems. The result is that new development can only be assessed an impact fee based on the cost of necessary capital improvements within that service area.

The service area structure was developed using the criteria defined in Chapter 395 as it relates to conformance with city limits and the six-mile boundary limits. Other considerations included use of physical or natural features, potential roadway projects and their relation to undeveloped areas of the community, and the planning areas used in long-range plan efforts (for consideration of service area expansion due to possible annexation).

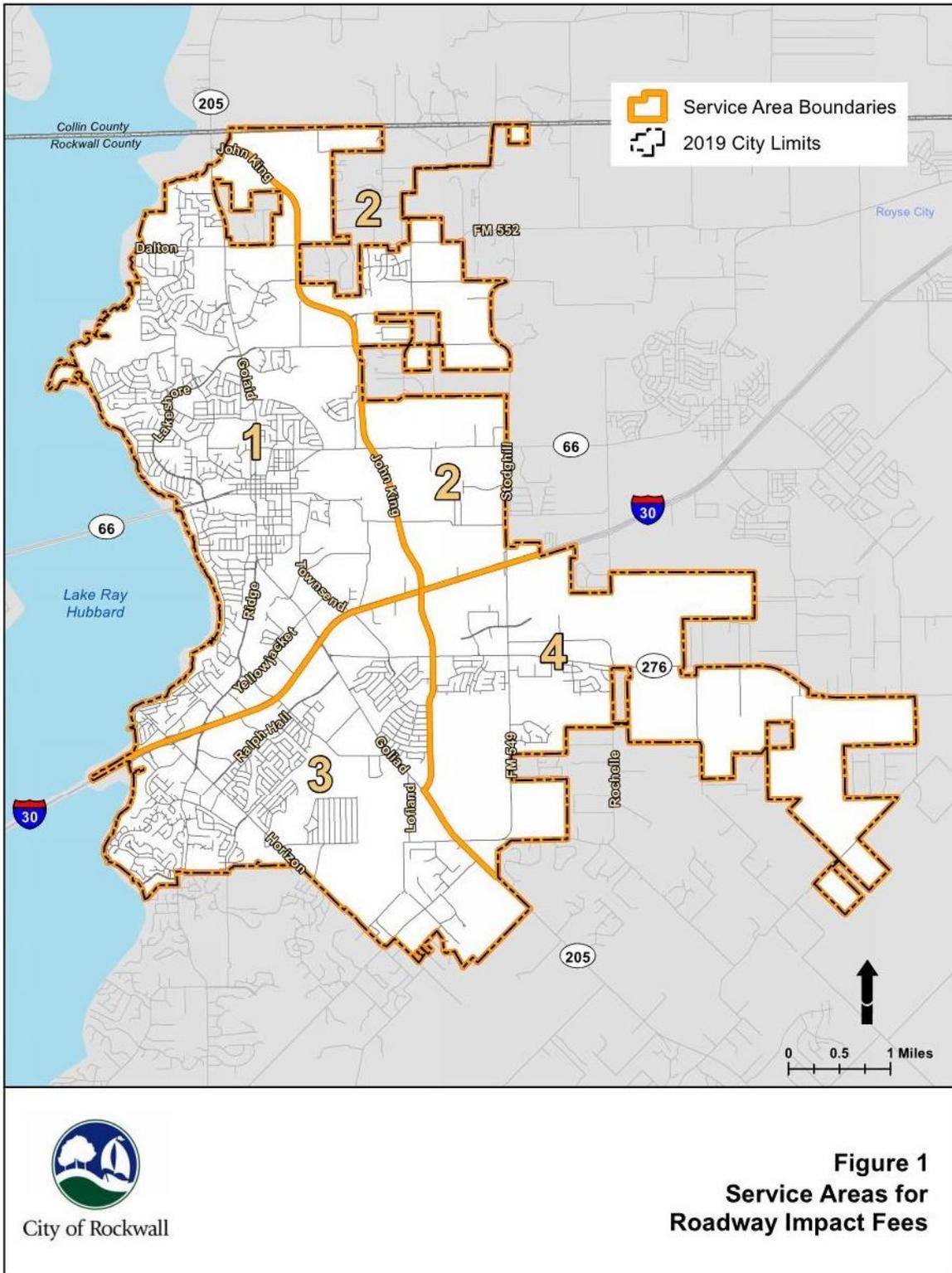
Four service areas were initially developed for the program in 2007 and have been retained in each of the program updates and are generally delineated by John King Boulevard and IH-30. Changes to the service area structure include city annexations on the northern and southern sector of the city. The service area structure for Rockwall is illustrated in **Figure 1**.

ROADWAY IMPACT FEE SERVICE AREAS



City of Rockwall

Figure 1: Service Areas for Roadway Impact Fees





Chapter 3: Roadway Impact Fee Service Units

An important aspect of the impact fee system is the determination of the proper service unit to be used to calculate and assess impact fees for new developments. As defined in Chapter 395, "Service unit means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development in accordance with generally accepted engineering or planning standards for a particular category of capital improvements or facility expansions."

To determine the roadway impact fee for a development, the service unit must accurately identify the impact that the development will have on the transportation system serving the development. This impact is a combination of the number of new trips generated by the development, the peaking characteristics of the land-use(s) within the development, and the length of each new trip on the transportation system.

The correct service unit must also reflect the supply, which is provided by the roadway system, and the demand placed on the system during the time in which peak, or design, conditions are present on the system. Transportation facilities are designed and constructed to accommodate volumes expected to occur during the peak hours (design hours). These volumes typically occur during the morning (AM) and evening (PM) rush hours as motorists travel to and from work.

The vehicle-mile was retained as the service unit for calculating and assessing transportation impact fees in Rockwall. The vehicle-mile as a service unit establishes a way to relate the intensity of land development to the demand on the system with published trip generation data. It also recognizes state legislation requirements with regards to trip length.

The PM peak hour was retained as the time period for assessing impacts because the greatest demand for roadway capacity occurs during this hour. Roadways are sized to meet this demand, and roadway capacity can more easily be defined on an hourly basis. Traffic volume data collected in May 2019 was used as the basis for the system update.

Service Units

Service units create a link between supply (roadway projects) and demand (development). Both can be expressed as a combination of the number of vehicles traveling during the peak hour and the distance traveled by these vehicles in miles.

Service Unit Supply

For roadway capital projects improvement, the number of service units provided during the peak hour is simply the product of the capacity of the roadway in one hour and the length of the project. For example:

Given a four-lane divided roadway project with a 600 vehicle per hour per lane capacity and a length of two miles, the number of service units provided is:

$$600 \text{ vehicles per hour per lane} \times 4 \text{ lanes} \times 2 \text{ miles} = 4,800 \text{ vehicle-miles}$$



Service Unit Demand

The demand placed on the system can be expressed in a similar manner. For example, a development generating 100 vehicle trips in the PM peak hour with an average trip length of two miles would generate:

$$100 \text{ vehicle-trips} \times 2 \text{ miles/trip} = 200 \text{ vehicle-miles}$$

Likewise, the existing demand placed on the roadway network is calculated in the same manner with a known traffic volume (peak hour roadway tube counts) on a street and a given segment length.

Service Units for New Development

An important objective in the development of the impact fee system is the development of a specific service unit equivalency for individual developments. The vehicle-miles generated by a new development are a function of the trip generation and average trip length characteristics of that development. The following describes the process used to develop the vehicle-equivalency table, which relates land use types and sizes to the resulting vehicle-miles of demand created by that development.

Travel characteristics were reviewed and deemed to be similar in nature to the previous system update, and therefore no changes were made to the resultant land use equivalency table.

Trip Generation

Trip generation information for the PM peak hour was based on data published in the Tenth Edition of *Trip Generation* by the Institute of Transportation Engineers (ITE). *Trip Generation* is a reference publication that contains travel characteristics of over 160 land uses across the nation and is based on empirical data gathered from over 4,600 studies that were reported to the Institute by public agencies, developers and consulting firms. Data contained in this publication is generally accepted for use in studies by transportation engineers throughout the nation. Data not available was drawn from other published information. Rates were established for specific land use types within the broader categories of residential, office, commercial, industrial and institutional land uses. Within each of the land use categories, a rate was also established for any land uses not specifically identified.

Adjustments

The actual "traffic impact" of a specific site for impact fee purposes is based on the amount of traffic added to the street system as a result of new development. To accurately estimate new trips generated, adjustments must be made to trip generation rates and equations to account for pass-by and diverted trips. The added traffic is adjusted so that each development is assigned only for a portion of trips associated with a specific development and thus reducing the possibility of over-counting by counting only primary trips generated. Trip generation rates were reduced by percentages presented in **Table 1** to isolate the primary trip purpose.

Pass-by trips are those trips that are already on a route for a different purpose and simply stop at a development on that route. For example, a stop at a convenience store on the way home from the office is a pass-by trip for the convenience store. A pass-by trip does not create an additional burden on the street system and therefore should not be counted in the assessment of impact fees of a convenience store.



A diverted trip is a similar situation, except that a diversion is made from the regular route to make an interim stop. For example, a trip from work to home using Ridge Road (from IH-30) would be a diverted trip if the travel path were changed Yellow Jacket and Goliad for the purpose of stopping at a retail site. On a system-wide basis, this trip places a slightly additional burden on the street system but in many cases, this burden is minimal.

Table 1 contains the documented estimates of trip rate adjustments used in determining the appropriate rate to use in the impact fee calculation process. Adjustments were based on studies documented in the ITE trip generation manual.

The resulting recommended trip rates are illustrated as part of Table 3 Land Use/Vehicle Mile Equivalency Table illustrated later in this chapter. Rates were developed in lieu of equations to simplify the assessment of impact fees by the City and likewise, the estimation of impact fees by persons who may be required to pay an impact fee in conjunction with a development project.

A local study may also be conducted to confirm rates in *Trip Generation* or change rates to reflect local conditions. In such cases, a minimum of three sites should be counted. Selected sites should be isolated in nature with driveways that specifically serve the development and not other land uses. The results should be plotted on the scatter diagram of the selected land use contained in *Trip Generation* for comparison purposes. It is recommended that no change be approved unless the results show a variation of at least fifteen percent across the range of sample sizes surveyed. *Trip Generation* was used as the primary source of information for this study.

Trip Length

Trip lengths (in miles) are used in conjunction with site trip generation to estimate vehicle-miles of travel. Trip length data was based on information generated in the 1995 North Central Texas Council of Governments (NCTCOG) Workplace Survey and the National Workplace Survey. These travel characteristics were applied to Rockwall to determine average trips lengths for common land use types.

Table 2 summarizes the derived average trip lengths for major land use categories. These trip lengths represent the average distance that a vehicle will travel between an origin and destination of which either the origin or destination contains the land-use category identified below. Data compiled by the Workplace Survey represents the best available information on trip lengths for this area.



ROADWAY IMPACT FEE SERVICE UNITS

Table 1: Trip Reduction Estimates (PM Peak Hour) *

ITE Code	Land Use Category	Pass-by Trips	Diverted Trips
110	General Light Industrial	0	0
130	Industrial Park	0	0
150	Manufacturing	0	0
151	Mini-Warehousing	0	0
210	Single-Family Detached Housing	0	0
220	Apartment	0	0
250	Retirement Community	0	0
540	Junior/Community College	0	0
560	Church/Place of Worship	0	0
565	Day Care Center	0	0
610	Hospital	0	0
710	General Office Building	0	0
750	Office Park	0	0
760	Research Center	0	0
815	Discount Store	17%	35%
820	Shopping Center	34%	26%
831	Quality Restaurant	44	27
832	High-Turnover Restaurant (Sit-down)	43	26
834	Fast Food Restaurant w/Drive-thru	50	23
843	Auto Parts Sales	41	13
848	Tire Store	36	38
851	Convenience Market	66	22
862	Convenience Market w/Gas Pumps	63	26
862	Home Improvement Store	48	24
863	Electronics Superstore	40	33
880	Pharmacy with Drive-thru	49	13
881	Pharmacy without Drive-thru	49	13
912	Bank with Drive-thru	47	26

DU = Dwelling Unit, GFA = Gross Floor Area; (*) Expressed as percent of total PM peak hour trips generated.
 Source: Trip Generation, ITE 10th Edition, 2018

Table 2: Average Trip Lengths

Land Use Category	Average Trip Length (miles)	Localized Trip Length (miles)	Adjusted Trip Length (miles)
General Office	12.06	6.81	3.41
General Retail/Shopping Center	4.12	2.33	1.16
Industrial	9.95	5.62	2.81
Residential	11.16	6.31	3.15
Warehousing	8.84	4.99	2.50
Drive-In Bank	2.62	1.48	0.74
Specialty Retail	2.86	1.62	0.81
Hospital	5.18	2.93	1.46
Medical Office/Clinic	9.63	5.44	2.72
School	4.12	2.33	1.16
Hotel	4.15	2.34	1.17
Restaurant	3.74	2.11	1.06
Fast-Food Restaurant	3.53	1.99	1.00
Day Care Center	1.64	0.93	0.46
Supermarket	1.84	1.04	0.52
Pharmacy without Drive-thru	1.93	1.09	0.55

Source: US Census Bureau, NCTCOG, and Freese and Nichols.



Adjustments

The assessment of an individual development's impact fee is based on the premise that each vehicle-trip has an origin and a destination and that the development end should pay for one-half of the cost necessary to complete each trip. Thus, the development is charged only for a portion of the vehicle-trip associated with that development.

To prevent double charging, and to fairly attribute the demand placed on the system to each trip end location, the trip length was adjusted to remove travel on the federal roadway system and then divided by two to reflect half of the vehicle trip to and from the development. Data from the NCTCOG travel forecast model was used to compare vehicle-miles of travel (VMT) by roadway functional class. Data revealed 43% of travel to use the federal system and thus the average trip length was reduced by this percentage to reflect localized travel on city streets (reflected in column 2). The average trip length, localized trip length, and adjustment for one-half trip length are illustrated in column 3 of Table 2. Where specific land uses were considered to exhibit different trip length characteristics than those identified in Table 3, engineering judgment was used to estimate the average trip length. Finally, as the service area structure was based on a six-mile boundary, those land uses that exhibited trip lengths greater than six miles were limited to this threshold.

Service Unit Equivalency Table

The result of combining the trip generation and trip length information is an equivalency table which establishes the service unit rate for various land uses. These service unit rates are based on an appropriate development unit for each land use. For example, a dwelling unit is the basis for residential uses, while 1,000 gross square feet of floor area is the basis for office, commercial, and retail uses. Other less common land uses are based on appropriate independent variables.

Separate rates have been established for specific land uses within the broader categories of residential, commercial, industrial and institutional to reflect the differences between land uses within the categories. However, even with these specific land use types, information is not available for every conceivable land use, so limitations do exist.

The updated equivalency table is illustrated in **Table 3**. Table 3 is reflective of adjusted trip rates (detailed in Table 1) and trip lengths (Table 2).



ROADWAY IMPACT FEE SERVICE UNITS

Table 3: Land-Use Vehicle-Mile Equivalency Table

CATEGORY	LAND USE	DEVELOPMENT UNITS (X)	TRIP RATE	LOCAL TRIP LENGTH (mi.)	TOTAL SERVICE UNITS (VEH-MI / DEV UNIT)
RESIDENTIAL					
	SINGLE-FAMILY DETACHED	D.U.	0.99	3.15	3.12
	APARTMENT/TOWNHOUSE	D.U.	0.56	3.15	1.77
	RETIREMENT COMMUNITY	D.U.	0.16	2.27	0.36
	INDEPENDENT SR. LIVING FACILITY	D.U.	0.30	2.27	0.68
OFFICE					
	GENERAL OFFICE BLDG	1000 GFA	1.15	3.41	3.92
	CORPORATE HEADQUARTERS BLDG	1000 GFA	0.60	3.41	2.05
	MEDICAL-DENTAL OFFICE BLDG	1000 GFA	3.46	2.72	9.42
	U.S. POST OFFICE	1000 GFA	3.36	2.26	7.60
	BUSINESS PARK	1000 GFA	0.42	3.41	1.43
	RESEARCH AND DEVELOPMENT CENTER	1000 GFA	0.49	3.41	1.67
COMMERCIAL					
	RETAIL/SHOPPING CENTER	1000 GLA	1.52	1.16	1.77
	QUALITY RESTAURANT	1000 GFA	3.75	1.06	3.97
	FAST FOOD RESTAURANT WITH DRIVE-THROUGH	1000 GFA	8.82	1.00	8.79
	HIGH TURNOVER RESTAURANT	1000 GFA	3.03	1.10	3.33
	GAS STATION w/CONVENIENCE MARKET	1000 GFA	2.40	0.50	1.20
	CONVENIENCE MARKET WITH GASOLINE PUMPS	1000 GFA	5.42	0.50	2.71
	GROCERY/SUPERMARKET	1000 GFA	2.40	0.52	1.25
	DISCOUNT CLUB	1000 GFA	2.93	1.12	3.29
	AUTO SALES	1000 GFA	2.43	1.26	3.07
	BANK	1000 GFA	7.73	0.74	5.74
	PHARMACY/DRUGSTORE WITH DRIVE-THROUGH	1000 GFA	3.91	0.55	2.13
	APPAREL STORE	1000 GFA	2.88	0.96	2.76
	MOVIE THEATER	SCREENS	14.60	0.93	13.61
	FURNITURE STORE	1000 GFA	0.08	1.32	0.11
	HOME IMPROVEMENT SUPERSTORE	1000 GFA	0.65	1.16	0.76
	HARDWARE/PAINT STORE	1000 GFA	1.23	0.45	0.56
	BUILDING MATERIALS/LUMBER STORE	1000 GFA	1.55	0.45	0.70
	NURSERY (GARDEN CENTER)	1000 GFA	5.21	0.74	3.87
	NURSERY (WHOLESALE)	1000 GFA	3.89	0.74	2.89
	HOTEL	ROOMS	0.38	1.17	0.45
	MOTEL	ROOMS	0.38	1.17	0.45
	ALL SUITES HOTEL	ROOMS	0.36	1.17	0.42
	AUTO CARE CENTER	1000 GFA	3.75	0.81	3.03
	QUICK LUBE SHOP	1000 GFA	2.43	0.81	1.96
	AUTO PARTS SALES	1000 GFA	0.77	0.81	0.62
	TIRE STORE	1000 GFA	3.98	1.16	4.63
	MINI-WAREHOUSE/SELF STORAGE	1000 GFA	0.17	1.79	0.30
INDUSTRIAL					
	GENERAL LIGHT INDUSTRIAL	1000 GFA	0.63	2.81	1.77
	MANUFACTURING	1000 GFA	0.67	2.90	1.95
	INDUSTRIAL PARK	1000 GFA	0.40	2.82	1.13
	WAREHOUSING	1000 GFA	0.19	2.50	0.47
INSTITUTIONAL					
	PRIVATE SCHOOL (K-12)	STUDENTS	0.17	1.16	0.20
	JUNIOR/COMMUNITY COLLEGE	STUDENTS	0.11	1.19	0.13
	UNIVERSITY/COLLEGE	STUDENTS	0.15	1.41	0.21
	DAY CARE CENTER	STUDENTS	0.20	0.46	0.09
	HOSPITAL	BEDS	0.97	1.46	1.42
	NURSING HOME	BEDS	0.59	1.46	0.86
	ASSISTED LIVING CENTER	BEDS	0.26	1.46	0.38
	PLACE OF WORSHIP	1000 GFA	0.49	0.70	0.34
* THIS REPRESENTS TOTAL SERVICE UNIT EQUIVALENCY FOR LAND USES NOT SPECIFIED IN THIS CATEGORY. ACTUAL EQUIVALENCY MAY VARY AND MAY BE DEMONSTRATED BY PROPERTY OWNER TO BE DIFFERENT.				DU = Dwelling Unit GFA = Gross Floor Area GLA = Gross Leasable Area	



Chapter 4: Existing Conditions Analysis

Chapter 395 identifies specific requirements necessary in the capital improvements plan for impact fees. The existing conditions, including defining the existing roadway system, and analysis of the total capacity, the level of current usage, and commitments for usage of the existing roadway, are required as part of the capital improvements plan. This chapter discusses the existing conditions.

Existing Conditions

An inventory of the collector and arterial roadway facilities was conducted to determine existing conditions throughout Rockwall. This analysis determines the capacity provided by the existing roadway system, the demand currently placed on the system, and the potential existence of deficiencies on the system. Updated data for the inventory was obtained from traffic volume counts conducted by the City and field reconnaissance of current roadway sections.

The roadways were divided into segments based on volume changes, major intersections, service area boundaries, and capacity changes. For each roadway segment, the length, number of lanes, cross-section, and PM peak hour volume data were obtained. Lane capacities were assigned to each segment based on functional street classification, associated roadway lane capacities and the present number of lanes. Lane capacities used in the analysis are shown in **Table 4**.

Table 4: Roadway Facility Vehicle-Mile Lane Capacities

Roadway Facility	Designation	Hourly Vehicle-Mile Capacity per Lane Mile of Roadway Facility
Divided Arterial	DA	600
Divided Collector	DC	500
Undivided Arterial	UA	575
Undivided Collector	UC	475

Roadway hourly volume capacities are based on information reflecting Level-of-Service “C” operation, as identified in the transportation element of the Rockwall Comprehensive Plan.

Existing Volumes

Existing directional PM peak hour volumes were obtained from automated traffic counts conducted in May 2019 by the City. Automated traffic counts at 25 separate locations were collected on major roadways (as identified in the Thoroughfare Plan as arterial or collector status) throughout Rockwall. To minimize the total number of counts, data was collected at locations where traffic volumes would typify link volumes on the major segments within the immediate area. For segments not counted, existing volumes were used, or estimates were developed based on data from adjoining roadway counts.

Data was compiled for roadway segments throughout the city and entered into the database for use in calculations. A summary of volumes by roadway segment is included in **Appendix D** as part of the existing capital improvements database.



Vehicle-Miles of Existing Capacity Supply

An analysis of the total capacity for each service area was performed. For each roadway segment, the existing vehicle-miles of capacity supplied were calculated using the following equation:

$$\text{Vehicle-Miles of Capacity} = \text{Link capacity per peak hour per lane} \times \text{Number of lanes} \times \text{Length of segment (miles)}$$

A summary of the current capacity available on the roadway system is shown in **Table 5**. It is important to note that the roadway capacity depicted in Table 5 is system-wide for most major roadways and not restricted to those roadways proposed in the impact fee capital improvements plan. Directional calculations of capacity were performed separately. For a detailed listing of vehicle-miles of capacity by roadway segment, refer to Appendix D.

Vehicle-Miles of Existing Demand

The level of current usage in terms of vehicle-miles was calculated for each roadway segment. The vehicle-miles of existing demand were calculated by the following equation:

$$\text{Vehicle-Miles of Demand} = \text{PM peak hour volume} \times \text{Length of segment (miles)}$$

Table 5 also lists total vehicle-miles of demand. Appendix D includes a detailed listing of vehicle-miles of demand by directional roadway segment.

Vehicle-Miles of Existing Excess Capacity and Deficiencies

For each roadway segment, the existing vehicle-miles of excess capacity and/or deficiencies were calculated. Each direction was evaluated to determine if vehicle demands exceeded the available capacity. If demand exceeded capacity in one or both directions, the deficiency is deducted from the supply associated with the impact fee capital improvement plan. A summary of peak hour excess capacity and deficiencies are shown in **Table 6**. A detailed listing of the existing excess capacity and deficiencies by roadway segment is also located in Appendix D.



Table 5: Peak Hour Vehicle-Miles of Existing Capacity and Demand

Service Area	Capacity (Veh-Mile)	Demand (Veh-Mile)
1	32,508	18,560
2	10,799	4,944
3	21,972	16,417
4	9,674	6,816
Total	74,952	46,738

Table 6: Peak Hour Vehicle-Miles of Excess Capacity and Deficiencies

Service Area	Excess Capacity (Veh-Mile)	Deficiencies (Veh-Mile)
1	15,085	1,137
2	5,854	0
3	6,480	925
4	3,666	808
Total	31,085	2,871



Chapter 5: Projected Conditions Analysis

Chapter 395 requires a description of all capital improvements or facility expansions and their costs necessitated by and attributable to new development within the service area. This chapter describes the projected growth, vehicle-miles of new demand, capital improvements program, vehicle-miles of new capacity supplied, and costs of the roadway improvements.

Projected Growth

The projected growth for each transportation service area is represented by the increase in the number of new vehicle-miles generated over the 10-year planning period. The basis for the calculation of new demand is the population and employment projections that were prepared as part of a technical report entitled Land Use Assumptions for Roadway Impact Fees by the Rockwall Planning Department in June 2019. Estimates of population and employment were prepared for the years 2019 and 2029.

Population data was provided in terms of the number of dwelling units, households and persons. Employment data is aggregated into three sectors of employees: basic, service and retail. These employment sectors serve as the typical components used in the traffic forecast modeling process. The employment grouping also correlate with the North American Industrial Classification (NAIC) system and include: basic employment (NAIC 210000-422999) generally encompasses the industrial and manufacturing uses; service employment (NAIC 520000-928199) encompasses government, office and professional uses; and retail employment (NAIC 440000-454390) generally includes commercial and retail use.

Projected Vehicle-Miles of New Demand

Projected vehicle-miles of demand were calculated based on the growth expected to occur during the 10-year planning period and the service unit generation for each of the population and employment data components (basic, service and retail). Separate calculations were performed for each data component and were then aggregated for the service area. Vehicle-miles of demand for population growth were based on dwelling units, and vehicle-miles of demand for employment were based on the number of employees and estimates of square footage per employee.

Table 7 lists the projected vehicle-miles of demand over the 10-year planning period for Rockwall. **Appendix C** contains the projected demand calculation worksheet.

Table 7: Vehicle-Miles of New Demand

Service Area	Projected 10-Year Growth (Vehicle-Miles)
1	13,731
2	3,676
3	13,001
4	2,814
Total	33,222



Capital Improvements Program

Evaluation of Existing Impact Fee CIP

At the outset of the update process, capacity of the CIP was evaluated to ensure that excess capacity remained in impact fee projects. Chapter 395 mandates that only CIP projects with excess capacity are eligible for consideration. The initial impact fee program contained only one project, John King Boulevard, which extended from the northern city limit to Goliad Street (SH205) just north of FM549. Traffic volume count data collected at several locations within this corridor was used to determine if excess capacity remains on this project. The analysis revealed all segments of John King Boulevard to contain excess capacity and therefore can be retained in the program.

Impact Fee CIP

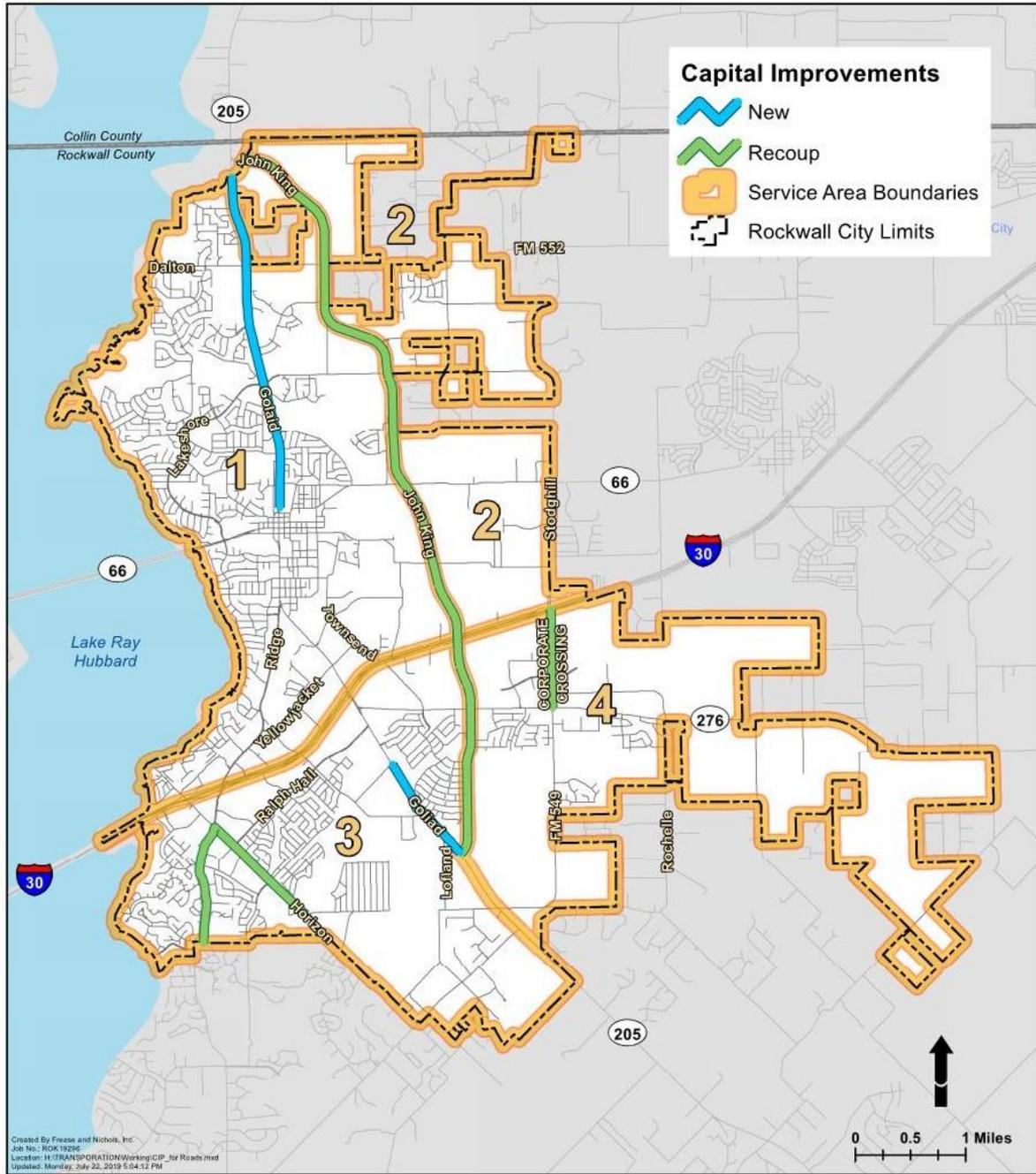
John King Boulevard was the lone project identified for the initial impact fee program in 2008 and 2013 update. At the time the impact fee system was initiated, not all portions of this roadway in the north were within the city limits. The segment between FM552 and SH205 was within the county and not eligible for impact fee consideration. With annexations in 2013, additional portions of the facility were included in the program. As part of this update, five projects were added to the program. Three of the added projects recently implemented and considered recoupment. Two other projects are planned for implementation in the upcoming years. Costs estimates for new project segments were prepared by Freese and Nichols. Actual costs for project recoupment were provided by City Staff. **Figure 2** illustrates the location of this capital improvement in relation to the city and associated service areas. Project costs were broken into general categories of construction, engineering, right-of-way and finance (debt service). The breakout of costs among the various service areas are listed in **Table 8**.

The cost of the impact fee program is \$145.9 million. When considering the state mandated credit (50%), the cost eligible for impact fee consideration totals \$72.9 million. The impact fee CIP also includes the cost of two five-year updates estimated at \$40,000 each.



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Figure 2: Roadway Impact Fee Capital Improvement Plan



City of Rockwall

Figure 2
Roadway Impact Fee
Capital Improvements Projects

PROJECTED CONDITIONS ANALYSIS



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Table 8: Roadway Impact Fee Capital Improvements Plan
2019 Rockwall Roadway Impact Fee Study Update

Serv Area Number	CIP Year	Roadway	From	To	Length (mi)	No. of Lanes	Rdwy. Type	Pct. in Serv. Area	Project Status	Roadway Costs			Project Cost	
										Engineering	ROW	Construction*		Finance
1/2	2007	John King	City Limit (near G/FM552)		1.28	4	DA	50%	R	\$363,513	\$893,017	\$3,000,276	\$3,716,172	\$7,972,977
1/2	2007	John King	FM 552	Quail Run	1.29	4	DA	50%	R	\$366,353	\$899,994	\$3,023,715	\$3,745,205	\$8,035,266
1/2	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	R	\$295,354	\$725,576	\$2,437,724	\$3,019,390	\$6,478,044
1/2	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	R	\$417,472	\$1,025,574	\$3,445,629	\$4,267,792	\$9,156,466
1	2019	SH 205 (Goliad St)	Olive	Live Oak	0.33	4	SA	100%	N	\$236,600	\$17,300	\$3,380,500	\$0	\$3,634,400
1	2019	SH 205 (Goliad St)	Olive	N. City Limit	2.98	4	DA	100%	N	\$2,481,248	\$314,700	\$35,446,400	\$0	\$38,242,348
Sub-total SA 1										\$4,160,539	\$3,876,160	\$50,734,244	\$14,748,559	\$73,519,502
2/1	2007	John King	City Limit (near G/FM552)		1.28	4	DA	50%	R	\$363,513	\$893,017	\$3,000,276	\$3,716,172	\$7,972,977
2/1	2007	John King	FM 552	Quail Run	1.29	4	DA	50%	R	\$366,353	\$899,994	\$3,023,715	\$3,745,205	\$8,035,266
2/1	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	R	\$295,354	\$725,576	\$2,437,724	\$3,019,390	\$6,478,044
2/1	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	R	\$417,472	\$1,025,574	\$3,445,629	\$4,267,792	\$9,156,466
Sub-total SA 2										\$1,442,691	\$3,544,160	\$11,907,344	\$14,748,559	\$31,642,754
3/4	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	R	\$107,472	\$231,933	\$1,098,543	\$2,465,941	\$3,893,889
3/4	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	R	\$162,580	\$350,860	\$1,661,837	\$3,715,260	\$5,890,537
3	2019	SH 205 (Goliad St)	Sids	John King Blvd	0.96	6	DA	100%	N	\$974,148	\$101,900	\$13,916,400	\$0	\$14,992,448
3	2019	FM 0097/Horizon	Ridge Road	County Line Rd	1.13	4	DA	100%	R	\$0	\$0	\$900,000	\$0	\$900,000
3	2019	FM 740/Ridge Rd	Horizon	S. City Limit	1.10	4	DA	100%	R	\$0	\$0	\$472,902	\$0	\$472,902
Sub-total SA 3										\$1,244,200	\$684,694	\$18,049,882	\$6,171,201	\$26,149,776
4/3	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	R	\$107,472	\$231,933	\$1,098,543	\$2,465,941	\$3,893,889
4/3	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	R	\$162,580	\$350,860	\$1,661,837	\$3,715,260	\$5,890,537
4	2019	FM 549 (Corp Crossing)	IH 30	SH 276	0.87	4	DA	100%	R	\$0	\$0	\$4,724,665	\$0	\$4,724,665
Sub-total SA 4										\$270,052	\$582,794	\$7,485,045	\$6,171,201	\$14,509,091
Totals:										\$7,117,483	\$8,687,808	\$88,176,313	\$41,839,518	\$145,821,123

City portion of construction of John King Blvd. (formerly 205 By-Pass)*: 100%

Notes: * City's portion of costs incurred. (No participation by other agencies.)
 Cost figures provided by the City.

Notes:
 DA- Divided Arterial
 N- New Impact Fee Project
 R- Impact Fee Recoupment Project



Projected Vehicle-Miles Capacity Available for New Growth

The vehicle-miles of new capacity supply were calculated similar to the vehicle-miles of existing capacity supplied. The equation used was:

$$\text{Vehicle-Miles of New Capacity Supplied} = \text{Link capacity per peak hour per lane} \times \text{Num. of lanes within Service Area} \times \text{Length of segment (miles)}$$

Vehicle-miles of new supply provided by the CIP are listed in **Table 9**. While the project has not been built, there are system deficiencies (by service area) that have been removed from the total supply to properly account for new “net” availability. Table 9 depicts net availability of supply by the CIP. **Appendix E** details capacity calculations provided by the CIP program.

Table 9: Vehicle-Miles of New Capacity Supplied

Service Area	Vehicle-Miles of New Capacity Supplied	Vehicle-Miles of Net New Capacity Supplied
1	13,836	5,869
2	6,096	3,114
3	11,489	4,476
4	4,751	2,405
Total	36,172	15,864

Cost of Roadway Improvements

The total and net cost to implement the roadway improvements plan projects by service area is shown in **Table 10**. If traffic exists on proposed CIP project roadways or there are any deficiencies present in each respective service area, the total system cost is adjusted to reflect the net capacity being made available by the impact fee program. In other words, only the unused portion of the CIP and its associated costs are considered eligible. A detailed listing by project segment in each service area can be found in **Appendix F**. **Appendix G** details system costs by service area.

Table 10: Summary of Roadway Improvements Plan Cost Analysis

Service Area	Actual Cost of Proposed Impact Fee Program	Adjusted Cost (50% Credit) of Proposed Impact Fee Program
1	\$73,550,103	\$36,775,052
2	\$31,656,236	\$15,828,118
3	\$26,175,186	\$13,087,593
4	\$14,519,597	\$7,259,799
Total	\$145,901,123	\$72,950,562

State law is specific in identifying that only the portion of the CIP necessitated and attributable to new development is eligible for cost recovery. For example, if only 60% of the net service units supplied by the CIP are needed in the next 10 years, only 60% of the cost (credited at 50% per legislative requirements) may be considered in the calculation of fees. All the capacity provided by the impact fee CIP will be necessitated to address future growth over the 10-year planning period. The cost attributable to new

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growth is \$31.9 million and represents the citywide cost to implement projects on the impact fee program. **Table 11** depicts CIP costs attributable to new growth by service area.

Table 11: Capital Improvements Plan Costs Attributable to New Development

Service Area	Adjusted Cost (50% Credit) of Net New Capacity	Adjusted Cost (50% Credit) Attributable to New Growth
1	\$15,598,596	\$15,598,596
2	\$8,084,777	\$8,084,777
3	\$5,098,520	\$5,098,520
4	\$3,675,714	\$3,675,714
Total	\$31,993,304	\$31,993,304

DRAFT



Chapter 6: Calculation of Impact Fees

This chapter discusses the calculation of the cost per service unit and the calculation of roadway impact fees. The transportation impact fee will vary by the land use, service area, and size of the development. Examples are included to better illustrate the method by which the transportation impact fees are calculated.

Cost Per Service Unit

The cost per service unit is calculated by dividing the cost of the CIP necessitated and attributable to new demand (net cost) by the projected service units of growth over the 10-year planning period.

Generally, the cost per service unit varies by service area because of variations in cost of CIP, projected growth and the number of service units necessitated by new growth between zones. Where net capacity supplied is greater than demand, the cost per service unit is simply the cost of the net capacity divided by the number of service units provided. In this case, only the portion of the CIP necessitated by new development is used in the calculation. If the net capacity supplied is *less* than projected new demand, then the cost per service unit is calculated by dividing the total cost of net supply by the portion of new demand attributable and necessary by development. The result is generally a decrease in the cost per service unit, because such cost is spread over the larger number of service units of growth.

Table 12 lists the results of the cost per service unit calculation by service area. The actual cost per service unit reflects the true burden to the City for the implementation of the roadway capital improvements program. As per state law, a credit for the portion of ad-valorem tax revenues generated by improvements over the program period, or a credit equal to 50% of the total projected cost of implementing the capital improvements plan must be given. Based on this analysis, the maximum collection rate reflects the maximum amount per service unit that can be charged to follow the state statute. **Appendix G** details the maximum fee per service unit calculation for each service area.

Table 12: Cost Per Service Unit Summary

Service Area	Actual Cost Per Service Unit	Maximum Fee per Service Unit (50% Credit)
1	\$2,272.00	\$1,136.00
2	\$4,398.00	\$2,199.00
3	\$784.00	\$392.00
4	\$2,612.00	\$1,306.00
Total	\$1,926.00	\$963.00



CALCULATION OF IMPACT FEES

Calculation of Roadway Impact Fees

The calculation of roadway impact fees for new development involves a two-step process. Step one is the calculation of the total number of service units that will be generated by the development. Step two is the calculation of the impact fee due by the new development.

Step 1: Determine number of service units (vehicle-miles) generated by the development using the equivalency table.

$$\begin{array}{rcccl} \text{No. of Development} & & & & \\ \text{Units} & \times & \text{Vehicle-miles} & = & \text{Development's} \\ & & \text{per development unit} & & \text{Vehicle-miles} \end{array}$$

Step 2: Calculate the impact fee based on the fee per service unit for the service area where the development is located.

$$\begin{array}{rcccl} \text{Development's} & \times & \text{Fee per} & = & \text{Impact Fee due} \\ \text{Vehicle-miles} & & \text{vehicle-mile} & & \text{from Development} \end{array}$$

Examples: The following fees would be assessed to new developments in Service Area 3 if the cost per service unit were retained at the current collection rate \$256.00 (adopted in 2008, retained in 2013).

Single-Family Dwelling

$$\begin{array}{l} 1 \text{ dwelling unit} \times 3.12 \text{ vehicle-miles/dwelling unit} = 3.12 \text{ vehicle-miles} \\ 3.12 \text{ vehicle-miles} \times \$256.00 / \text{vehicle-mile} = \$798.72 \end{array}$$

20,000 square foot (s.f.) Office Building

$$\begin{array}{l} 20 (1,000 \text{ s.f. units}) \times 3.92 \text{ vehicle-miles}/1,000 \text{ s.f. units} = 78.40 \text{ vehicle-miles} \\ 78.40 \text{ vehicle-miles} \times \$256.00 / \text{vehicle-mile} = \$20,070.40 \end{array}$$

100,000 s.f. Retail Center

$$\begin{array}{l} 100 (1,000 \text{ s.f. units}) \times 1.77 \text{ vehicle-miles}/1,000 \text{ s.f. units} = 177.00 \text{ vehicle-miles} \\ 177.00 \text{ vehicle-miles} \times \$256.00 / \text{vehicle-mile} = 45,312.00 \end{array}$$

200,000 s.f. Industrial Development

$$\begin{array}{l} 200 (1,000 \text{ s.f. units}) \times 1.77 \text{ vehicle-miles}/1,000 \text{ s.f. units} = 354.00 \text{ vehicle-miles} \\ 354.00 \text{ vehicle-miles} \times \$256.00 / \text{vehicle-mile} = \$90,624.00. \end{array}$$



Chapter 7: Conclusions

Chapter 395 authorizes the assessment and collection of impact fees in Texas for transportation related capital improvements that must be met in order to assess and collect impact fees. This study was conducted to fulfill the requirements of Chapter 395 in developing a transportation-related impact fee for the City of Rockwall.

Three service areas were created for Rockwall. This service area structure was configured so that no point is greater than the six-mile maximum set forth by law. The six-mile limit ensures that roadway improvements are near the development paying the fees that it serves.

Vehicle-miles of travel in the PM peak hour are used as the service unit for calculating and assessing impact fees. Vehicle-miles establish a relationship between the intensity of land development and the demand on the roadway system using published trip generation data and average trip length. The PM peak hour is used as the time period for assessment because typically the greatest demand for roadway capacity occurs during this hour. Additionally, roadways are sized to meet this demand and roadway capacity can more accurately be defined on an hourly basis.

The service units (vehicle-miles) for new development are a function of trip generation and the average trip length for specific land uses. Trip generation information was based on data published by the Institute of Transportation Engineers as reported in the initial study. Where appropriate, trip generation rates were adjusted to reflect the primary trip purpose. This ensures that new development is assigned for the portion of trips associated with that specific development. Average trip length data was based on information compiled by NCTCOG and based on data from a NCTCOG Workplace Survey, statistics from the US Census Bureau National Workplace Survey and tailored to Rockwall.

The result of combining trip generation and trip length information is an equivalency table that establishes a service unit rate for various land uses. Separate rates were established for specific land uses within the broader categories of residential, community, industrial and institutional uses.

An analysis of existing conditions revealed that the current roadway system provides over 74,952 vehicle-miles of capacity. The existing demand placed on the system was determined to be 46,738 vehicle-miles. Evaluation of the existing roadway system found 2,871 vehicle-miles of deficiencies on the existing roadway network.

Projected growth, in terms of vehicle-miles over the 10-year planning period, was based on population and employment data that was prepared in the Land Use Assumptions for Roadway Impact Fees dated August 2019 by the City Planning Department. Based on this growth, the projected vehicle-miles of demand calculated to be 33,222.

Rockwall City Staff identified the roadway impact fee capital improvements program for the 10-year planning period. Projects eligible for this CIP include arterial and collector streets that have been designated on the officially adopted Thoroughfare Plan of the City. Developer funded roadways are not eligible for inclusion in calculating impact fees. Projects totaling \$145.9 million, was identified for impact fee consideration based on need, projected growth, project affordability and achievability, financial



CONCLUSIONS

considerations, jurisdictional issues, the Thoroughfare Plan, and staff recommendation. The credited (50%) cost attributable to new growth is \$72.94 million and represents 100% of the net capacity made available for development by impact fee roadway projects. The recommended CIP program will provide 15,864 vehicle-miles of new net capacity.

The *actual* cost per service unit was calculated to be between \$784.00 and \$4,398.00 and was based on the total cost of net capacity supplied by the CIP and the demand attributable to new development over the 10-year planning period. State legislation requires that a credit for the portion of ad-valorem tax revenues generated by improvements over the program period, or a credit equal to 50% of the total projected cost of implementing a roadway impact fee capital improvements program be given. Based on a 50% credit, the cost per service unit ranges between \$392.00 and \$2,199.00.

The determination of fees due from new development is based upon the size of development, its associated service unit generation (equivalency table) and the cost per service unit derived or adopted for each service area.

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A. Roadway Impact Fee Definitions

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ROADWAY IMPACT FEE DEFINITIONS

Average Trip Length - the average actual travel distance between two points. The average trip length by specific land use varies.

Diverted Trip - similar to pass-by trip, but a diversion is made from the regular route to make an interim stop.

Impact Fee - a charge or assessment imposed by a city against new development to generate revenue for funding or recouping roadway improvements necessitated and attributable to new development.

Maximum Fee Per Service Unit - the highest impact fee that may be collected by the City per vehicle-mile of supply. Calculated by dividing the costs of the capital improvements by the total number of vehicle-miles of demand expected in the 10-year planning period.

Pass-by Trip - a trip made as an intermediate stop on the way from an origin to a primary trip destination. For example, a stop at a convenience store on the way to office from home.

PM Peak Hour - the hour when the highest volume of traffic typically occurs. Data collection (May 2019) revealed the peak hour of travel between 5:00 and 6:00 pm for Rockwall.

PM Peak Hour Traffic Counts - the number of vehicles passing a certain point during the peak hours of travel. Traffic counts are conducted during the PM peak hour because the greatest demand for roadway capacity occurs during this hour.

Primary Trip - a trip made for the specific purpose of visiting a destination; for example, from home to office.

Roadway Demand - the demand placed on the roadway network as a result of development. Determined by multiplying the trip generation of a specific land use by the average trip length.

Roadway Supply (or Capacity) - the number of service units provided by a segment of roadway over a period of time. Determined by multiplying the lane capacity by the roadway length.

Service Area - the area within the city boundaries to be served by capital improvements. Criteria for developing the service area structure include; 1) restricted to six-mile limit by legislation (to ensure proximity of roadway improvements to development), 2) conforms to census or forecast model boundaries, 3) projects on CIP as boundaries, 4) effort to match roadway supply with projected demand, or 5) city limit boundaries.



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Service Unit - a measure of use or generation attributable to new development for roadway improvements. Also used to measure supply provided by existing and proposed roadway improvements.

Trip - a single, one-direction vehicle movement from an origin to a destination.

Trip Generation - the total trip ends for a land use over a given period or the total of all trips entering and exiting a site during that designated time. Used in the development of 10-year traffic demand projections and the equivalency table for Rockwall. Based primarily on data prepared by the Institute of Transportation Engineers (ITE).

Vehicle - for impact fee purposes, any motorized appurtenance that carries passengers and/or goods on the roadway system during peak periods of travel.

Vehicle-mile - a unit used to express both supply and demand provided by, and placed on, the roadway system. A combination of a number of vehicles traveling during a given time period and the distance in which these vehicles travel in miles.

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B. Land Use Definitions

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LAND USE DEFINITIONS

Residential

Single-Family Detached - Any single-family detached home on an individual lot is included in this category. A typical example of this land use is a home in a suburban subdivision. Also included are duplex residential units and manufactured homes and other residential land uses not specified above.

Multi-Family - This land use includes both low-rise ("walk-up" dwellings) and high-rise multi-family apartments. An apartment is defined as a dwelling unit that is located within the same building with three or more dwelling units. Also included in this land use are residential condominiums, townhomes, triplex and quadplex units. Residential condominiums and townhomes are defined as single-family units that have at least one other single-family unit within the same building structure.

Independent Senior Living Facility - Retirement communities - restricted to adults or senior citizens - contain residential units like apartments or condominiums and are usually self-contained villages. They may also contain special services such as medical facilities, dining facilities, and some limited supporting retail facilities.

Office

General Office Building - A general office building houses one or more tenants and is the location where affairs of a business, commercial or industrial organization, and professional activity are conducted. The building or buildings may be limited to one tenant or contain a mixture of tenants including professional services, insurance companies, investment brokers, company headquarters, and services for the tenants such as a bank or savings and loan, a restaurant or cafeteria, and several retail facilities. Also included in this category are office parks, and other office uses not specified above.

Medical Office Building - A building that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility.

Commercial/Retail

General Retail - General retail includes a variety of land uses that include shopping centers, home improvement stores, hardware stores selling a complete assortment of food, household goods and materials, apparel, servicing items. A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. It is related to its market area in terms of size, location, and type of store. Shopping centers provide on-site parking facilities. Some centers may include non-merchandising uses such as small office professional services, post offices, banks, health clubs, video rentals, and recreational facilities such as ice-skating rinks or video arcades.



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Restaurant - This land use consists of sit-down eating establishments. Quality and high-turnover (sit-down) restaurants are included in this category. Quality restaurants usually have a turnover rate of at least one hour or longer. The turnover rate for a high-turnover (sit-down) restaurant is usually less than one hour.

Fast Food Restaurant - This category includes fast food restaurants with or without drive-through windows, such as McDonalds, Burger King, Dunkin Donuts, and Taco Bell. Some establishments may include an indoor or outdoor playground.

Convenience Store/Gas Station - Any convenience market that sells convenience foods, newspapers, magazines, and often, beer and wine and may have gasoline pumps. Gas stations generally are located at intersections or freeway interchanges and may include facilities for servicing, repairing, fueling motor vehicles and may have convenience stores. Convenience stores/gas stations that have a fast-food restaurant contained within should be calculated on a separate basis based on the appropriate independent variable.

Bank - This land use includes walk-in and drive-in banks. Walk-in banks are generally free-standing buildings with their own parking lots. These banks do not have drive-in windows. Drive-in banks provide banking facilities for the motorist while in a vehicle; many also serve patrons who walk into the building. Savings and loan companies should also be included in this category.

Hotel/Motel – A place of lodging that provides sleeping accommodations, small restaurants, lounges, and meeting spaces. Some hotels or motels may provide banquet rooms or other retail and service shops.

Furniture and Appliance Sales - A store specializing in the sale of furniture, household appliances and goods and often, carpeting.

Theater – This land use consists of a movie or live theater and contains audience seating, single or multiple auditoriums, lobby, offices and refreshment stands.

Self-Storage Facilities - A self-serve storage unit or vault that is rented for the storage of goods. Each unit is physically separated from other units and access is usually provided through an overhead door or other common access point.

Industrial

General Industrial – General industrial includes a variety of land uses such as light industrial, manufacturing, salvage, facilities for preparation/assembly and warehouse/distribution of goods. Other uses include materials testing laboratories, high-tech facilities and assemblers of technical equipment. Most facilities are free standing and devoted to a single use. Also included in this category are any other industrial uses not specified above.

Manufacturing – Facilities where the primary activity is the conversion or fabrication of raw materials to finished products. In addition to production of goods, manufacturing facilities may also have ancillary office, warehouse and associated functions.



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Warehousing – These facilities are primarily devoted to the storage of materials. These facilities differ from mini warehouse in that they are generally not self-service in nature.

Institutional

Private School - Private schools serve students between the kindergarten and middle school or high school levels. Private schools are usually centrally located in residential communities in order to facilitate student access and have no student drivers.

Community College - Community college provides two and four-year advanced degrees. Vocational and technical schools are other uses that may fall under this category.

Day Care Center - A day care center is a facility where care for pre-school age children is provided, normally during the daytime hours. Day care facilities generally include classrooms, offices, eating areas, and playgrounds. Some centers also provide after-school care for older children.

Hospital - A hospital is any institution where medical or surgical care is given to non-ambulatory and ambulatory patients, and overnight accommodations are provided.

Nursing Home - A nursing home is any facility whose primary purpose is to care for persons who are unable to care for themselves. The term applies to rest homes, chronic care, and convalescent homes.

Religious Facilities – Churches, synagogues or houses of worship that provide public worship services, and generally house an assembly hall or sanctuary, meeting rooms, classrooms, and occasionally dining, catering, or party facilities.

Activity Centers – A recreational center or private club such as a YMCA that may offer classes and clubs for adults and children; a day care or a nursery school, meeting rooms, swimming pools and whirlpools; saunas, tennis, racquetball and handball courts, exercise classes, weightlifting equipment and locker rooms. Some may offer a small restaurant or snack bar within.

U.S. Post Office – A building that contains service windows for mailing packages and letters, post office boxes, offices, sorting and distributing facilities for mail and vehicle storage areas.



C. Calculation of Vehicle-Miles of New Demand

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2019-2029 Vehicle-Mile Trip Generation, Rockwall Roadway Impact Fee Study

Based on June 2019 Land Use Assumptions by City of Rockwall; ITE 10th-Trip Gen., NCTCOG Avg. Trip Lengths; FNI employee densities.

Estimated Residential Growth Vehicle-Mile Trip Generation

Service Area	Added Dwelling Units	Vehicle-Miles per DU	Total Vehicle-Miles
1	1,740	3.12	5426
2	917	3.12	2860
3	2,030	3.12	6331
4	757	3.12	2361

Land Use Equivalency
3.12
1.77
3.92
1.77

Estimated Basic Employment Growth Vehicle-Mile Generation

Service Area	Added Employees	Square Feet per emp.	Total Square Feet	Vehicle-Miles Per 1000/SF	Total Vehicle-Miles
1	750	1500	1,125,000	1.77	1,992
2	102	1500	153,000	1.77	271
3	9	1500	13,500	1.77	24
4	0	1500	0	1.77	0

Estimated Service Employment Growth Vehicle-Mile Generation

Service Area	Added Employees	Square Feet per emp.	Total Square Feet	Vehicle-Miles Per 1000/SF	Total Vehicle-Miles
1	1,726	500	863,000	3.92	3,384
2	130	500	65,000	3.92	255
3	2,242	500	1,121,000	3.92	4,396
4	169	500	84,500	3.92	331

Estimated Retail Employment Growth Vehicle-Mile Generation

Service Area	Added Employees	Square Feet per emp.	Total Square Feet	Vehicle-Miles Per 1000/SF	Total Vehicle-Miles
1	1,654	1000	1,654,000	1.77	2,929
2	164	1000	164,000	1.77	290
3	1,271	1000	1,271,000	1.77	2,251
4	69	1000	69,000	1.77	122

2013-2023 Vehicle-mile Generation Summary

Service Area	Residential Growth Vehicle-Miles	Basic Growth Vehicle-Miles	Service Growth Vehicle-Miles	Retail Growth Vehicle-Miles	Total Growth Vehicle-Miles
1	5,426	1,992	3,384	2,929	13,731
2	2,860	271	255	290	3,676
3	6,331	24	4,396	2,251	13,001
4	2,361	0	331	122	2,814
Total	16,977	2,286	8,367	5,592	33,222



D. Existing Capital Improvements

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EXISTING CAPITAL IMPROVEMENTS

Definitions

LANES	The total number of lanes in both directions available for travel.
TYPE	The type of roadway (used in determining capacity): DA = divided arterial UA = undivided arterial UC = undivided collector
PK-HR VOLUME	The existing volume of cars on the roadway segment traveling during the afternoon (P.M.) peak hour of travel. A and B indicate the two directions of travel. Direction A is a northbound or eastbound and direction B is southbound or westbound. If only one half of the roadway is located within the service area (see % in service area), the opposing direction will have no volume in the service area.
% IN SERVICE AREA	If the roadway is located on the boundary of the service area (with the city limits running along the centerline of the roadway), then half of the roadway is inventoried in the service area and the other half is not. This value is either 50% or 100%.
VEH-MI SUPPLY PK-HR	The number of total service units (vehicle-miles) supplied within the service area, based on the length and established capacity of the roadway type.
VEH-MI TOTAL DEMAND PK-HR	The total service unit (vehicle-mile) demand created by existing traffic on the roadway segment in the afternoon peak hour.
EXCESS CAPACITY PK-HR VEH-MI	The number of service units supplied but unused by existing traffic in the afternoon peak hour.
EXISTING DEFICIENCIES PK-HR VEH-MI	The number of service units of demand in excess of the service units supplied.

NOTE: Excess capacity and existing deficiencies are calculated separately for each direction. It is possible to have excess capacity in one direction and an existing deficiency in the other. When both directions have excess capacity or deficiencies, the total for both directions are presented.



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2019 Rockwall Roadway Impact Fee Study Update Existing Capital Improvements Analysis

Serv Area	Roadway	From	To	Length (mi)	No. of Lanes	Type	PM Pk Cap per Lane	Pct. in Serv. Area	IF on CIP	Peak Hour Volume			VMT Supply	VMT Demand	Excess	Exist. VMT
										A	B	Total	Pk Hr Total	Pk Hr Total	VMT Capacity	Deficiency
1	Goliad	N. City Limit	FM 552	0.57	2	UA	575	100%	N	300	300	600	656	342	314	0
1	Goliad	FM 552	Ridge Road W.	0.67	2	UA	575	100%	N	450	460	910	771	610	161	0
1	Goliad	Ridge Road W.	Quail Run	0.45	2	UA	575	100%	N	600	618	1218	518	548	0	31
1	Goliad	Quail Run	Caruth	0.48	2	UA	575	100%	N	830	804	1634	556	790	0	234
1	Goliad	Caruth	Heath	1.00	2	UA	575	100%	N	850	820	1670	1146	1664	0	518
1	Goliad	Heath	Olive	0.27	2	UA	575	100%	N	900	900	1800	311	486	0	176
1	Goliad	Olive	Washington	0.18	6	DA	600	100%	N	1135	1088	2223	650	401	249	0
1	Goliad	Washington	Ridge Road	0.65	6	DA	600	100%	N	1810	1040	2850	2355	1864	497	7
1	Goliad	Ridge Road	IH 30 WB FR	0.99	6	DA	600	100%	N	1158	642	1800	3554	1777	1777	0
1	Ridge Road	Goliad	Yellow Jacket	0.58	4	DA	600	100%	N	1275	900	2175	1384	1254	173	43
1	Ridge Road	Yellow Jacket	IH 30 WB FR	0.61	4	DA	600	100%	N	1371	1138	2509	1464	1530	38	104
1	John King	City Limit (near Goliad)	FM552	1.28	4	DA	600	50%	Y	0	275	275	1536	352	1184	0
1	John King	FM 552	Quail Run	1.29	4	DA	600	50%	Y	0	500	500	1548	645	903	0
1	John King	Quail Run	SH 66	1.04	4	DA	600	50%	Y	0	550	550	1248	572	676	0
1	John King	SH 66	IH 30 WB FR	1.47	4	DA	600	50%	Y	0	615	615	1764	904	860	0
1	Yellow Jacket	Ridge Road	Goliad	0.89	4	DC	500	100%	N	228	274	502	1780	447	1333	0
1	Yellow Jacket	Goliad	T.L. Townsend	0.28	4	DC	500	100%	N	126	87	213	560	60	500	0
1	Townsend	IH 30 WB FR	Yellow Jacket	0.27	4	DA	600	100%	N	160	142	302	648	82	566	0
1	FM 552	Goliad	E. City Limits	0.71	2	UA	575	100%	N	359	355	714	817	507	310	0
1	Lakeshore	Goliad	Lake Forest	0.95	4	DC	500	100%	N	391	319	710	1900	675	1226	0
1	Lakeshore	Lake Forest	Rusk	1.29	4	DC	500	100%	N	195	159	354	2580	457	2123	0
1	Quail Run	Goliad	John King Blvd	1.13	2	UA	575	100%	N	168	172	340	1300	384	915	0
1	Heath	Goliad	SH 66	0.60	2	UC	475	100%	N	176	101	277	567	165	402	0
1	Rusk	Lake Ray Hubbard	Cemetery	0.53	4	DA	600	100%	N	1161	675	1836	1277	977	300	0
1	Rusk	Cemetery	Goliad	0.22	6	DA	600	100%	N	1361	875	2236	802	498	304	0
1	Rusk	Goliad	Farin	0.10	4	DA	600	100%	N	330	330	660	236	65	171	0
1	SH66	Heath	John King Blvd	0.51	2	UA	575	100%	N	623	371	994	584	505	104	24
Sub-Total SA1				5.08									32,508	18,560	15,085	1,137
2	Cornelius	FM 1141	FM 549	1.04	2	UC	475	100%	N	50	50	100	988	104	884	0
2	FM 1141	City Limit (Clem)	FM 552	0.64	2	UA	575	100%	N	61	60	121	736	77	659	0
2	FM 1141	John King Blvd	Cornelius	0.40	2	UA	575	100%	N	120	80	200	460	80	380	0
2	John King	City Limit (near Goliad)	FM552	1.28	4	DA	600	50%	Y	300	0	300	1536	384	1152	0
2	John King	FM 552	Quail Run	1.29	4	DA	600	50%	Y	550	0	550	1548	710	839	0
2	John King	Quail Run	SH 66	1.04	4	DA	600	50%	Y	650	0	650	1248	676	572	0
2	John King	SH 66	IH 30 WB FR	1.47	4	DA	600	50%	Y	825	0	825	1764	1213	551	0
2	SH66	John King Blvd	Stodghill (FM 549)	1.31	2	UA	575	100%	N	550	245	795	1507	1041	465	0
2	Stodghill (FM 549)	IH 30 WB FR	SH 66	0.88	2	UA	575	100%	N	449	300	749	1012	659	353	0
Sub-Total SA2				9.35									10,799	4,944	5,854	0
3	Ridge	IH 30 EB FR	Horizon	0.63	4	DA	600	100%	N	892	1031	1923	1512	1211	301	0
3	Ridge	Horizon	S. City Limit	1.24	4	DA	600	100%	N	880	955	1835	2976	2275	701	0
3	Horizon	IH 30 EB FR	Ridge	0.31	4	DA	600	100%	N	700	800	1500	744	465	279	0
3	Horizon	Ridge	Ralph Hall	0.23	4	DA	600	100%	N	719	816	1535	552	353	199	0
3	Horizon	Ralph Hall	Tubbs	0.48	4	DA	600	100%	N	611	775	1386	1152	665	487	0
3	Horizon	Tubbs	FM 549	1.85	2	UA	575	100%	N	411	494	905	2128	1674	453	0
3	Ralph Hall	Horizon	Market Center	0.68	4	DA	600	100%	N	890	950	1840	1632	1251	381	0
3	Ralph Hall	Market Center	Goliad	0.36	4	DA	600	100%	N	892	957	1849	864	666	198	0
3	Goliad	IH 30 EB FR	SH 276	0.13	6	DA	600	100%	N	1550	1700	3250	452	408	44	0
3	Goliad	SH 276	Ralph Hall	0.20	6	DA	600	100%	N	1355	1587	2942	713	582	130	0
3	Goliad	Ralph Hall	Sids	0.41	6	DA	600	100%	N	805	1089	1894	1473	775	698	0
3	Goliad	Sids	John King Blvd	1.01	2	UA	575	100%	N	680	807	1487	1162	1502	0	340
3	Goliad	John King Blvd	FM 549	0.88	2	UA	575	50%	N	0	825	825	504	723	0	219
3	Goliad	FM 549	S. City Limit	0.28	2	UA	575	50%	N	0	1025	1025	160	285	0	125
3	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	600	50%	Y	0	871	871	1063	772	291	0
3	John King Blvd	SH 276	Goliad	1.34	4	DA	600	50%	Y	0	225	225	1608	302	1307	0
3	S. FM549	Goliad	Horizon (FM3097)	1.28	2	UA	575	100%	N	398	413	811	1472	1038	434	0
3	SH 276	Goliad	John King Blvd	1.01	2	UA	575	100%	N	645	743	1388	1162	1402	0	240
3	T.L. Townsend	IH 30 EB FR	SH 276	0.56	2	UA	575	100%	N	33	86	119	644	67	577	0
Sub-Total SA 3				2.23									21,972	16,417	6,480	925
4	SH 276	John King Blvd	FM 549	0.74	2	UA	575	100%	N	600	820	1420	854	1055	0	201
4	SH 276	FM 549	Rochelle	1.01	2	UA	575	100%	N	545	969	1514	1162	1529	30	398
4	SH 276	Rochelle	E. City Limits	0.68	2	UA	575	100%	N	245	475	720	779	488	291	0
4	Goliad	John King Blvd	FM 549	0.88	2	UA	575	50%	N	805	0	805	504	706	0	202
4	Goliad	FM 549	S. City Limit	0.28	2	UA	575	50%	N	605	0	605	160	168	0	8
4	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	600	50%	Y	656	0	656	1063	581	482	0
4	John King Blvd	SH 276	Goliad	1.34	4	DA	600	50%	Y	225	0	225	1608	302	1307	0
4	FM 549	IH 30 EB FR	SH 276	0.89	2	UA	575	100%	N	346	409	755	1019	669	350	0
4	FM 549	SH 276	FM 1139	1.84	2	UA	575	100%	N	268	275	543	2116	999	1117	0
4	FM 1139	Goliad (SH205)	E. City Limits	0.43	2	UC	475	100%	N	368	375	743	409	320	89	0
Sub-Total SA 4				8.96746									9674	6816	3666	808
Total				25.62									74,952	46,738	31,085	2,871

Notes:
 DA- Divided Arterial
 UA- Undivided Arterial
 UC- Undivided Collector



E. Roadway Improvement Plan Projects

DRAFT



APPENDICES

ROADWAY IMPROVEMENTS PLAN PROJECTS

Definitions

LANES	The total number of lanes in both directions available for travel.
TYPE	The type of roadway (used in determining capacity): DA = divided arterial
PK-HR VOLUME	the existing volumes of cars on the roadway segment traveling during the afternoon (P.M.) peak hour of travel.
% IN SERVICE AREA	If the roadway is located on the boundary of the service area (with the city limits running along the centerline of the roadway), then half of the roadway is inventoried in the service area and the other half is not. This value is either 50% or 100%.
VEH-MI SUPPLY TOTAL	The number of total service units (vehicle-miles) supplied within the service area, based on the length and established capacity of the roadway type.
VEH-MI TOTAL DEMAND PK-HR	The total service unit (vehicle-mile) demand created by existing traffic on the roadway segment in the afternoon peak hour.
EXCESS CAPACITY PK-HR VEH-MI	The number of service units supplied but unused by existing traffic in the afternoon peak hour.



APPENDICES

2019 Rockwall Roadway Impact Fee Study Update Roadway Capital Improvements Plan

Serv Area Number	CIP Year	Roadway	From	To	Length (mi)	No. of Lanes	Rdwy. Type	Pct in Serv Area	VMT Supply Pk Hr Total	VMT Demand Pk Hr Total	Excess VMT Capacity	CIP VMT Deficiency	Project Status	Roadway Costs			Project Cost
														Engineering	Construction*	Finance	
1/2	2007	John King	City Limit (near Gx FM552)		1.28	4	DA	50%	1536	362	1184	0	R	\$883,017	\$3,000,276	\$3,716,172	\$7,972,977
1/2	2007	John King	FM552	Quail Run	1.29	4	DA	50%	1548	645	903	0	R	\$899,994	\$3,023,715	\$3,745,205	\$8,035,266
1/2	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	1248	572	676	0	R	\$295,354	\$2,437,724	\$3,019,390	\$6,478,044
1/2	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	1764	904	860	0	R	\$417,472	\$3,445,629	\$4,267,792	\$9,156,466
1	2019	SH 205 (Goliad St)	Olive	Live Oak	0.33	4	SA	100%	588	567	21	0	N	\$17,300	\$3,380,500	\$0	\$3,634,400
1	2019	SH 205 (Goliad St)	Olive	N. City Limit	2.88	4	DA	100%	7152	3791	3362	0	N	\$2,481,248	\$35,446,400	\$0	\$38,242,248
Sub-total SA 1														\$4,160,639	\$50,734,244	\$14,748,559	\$73,519,502
2/1	2007	John King	City Limit (near Gx FM552)		1.28	4	DA	50%	1536	384	1152	0	R	\$883,017	\$3,000,276	\$3,716,172	\$7,972,977
2/1	2007	John King	FM552	Quail Run	1.29	4	DA	50%	1548	710	839	0	R	\$899,994	\$3,023,715	\$3,745,205	\$8,035,266
2/1	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	1248	676	572	0	R	\$295,354	\$2,437,724	\$3,019,390	\$6,478,044
2/1	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	1764	1213	551	0	R	\$417,472	\$3,445,629	\$4,267,792	\$9,156,466
Sub-total SA 2														\$1,442,691	\$11,907,344	\$14,748,559	\$31,642,754
3/4	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	1063	772	291	0	R	\$107,472	\$1,098,543	\$2,455,941	\$3,893,889
3/4	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	1608	302	1307	0	R	\$162,580	\$1,661,837	\$3,715,260	\$5,890,537
3	2019	SH 205 (Goliad St)	Sids	John King Blvd	0.96	6	DA	100%	3474	1435	2039	0	N	\$974,148	\$13,916,400	\$0	\$14,982,448
3	2019	FM6097/Horizon	Ridge Road	County Line Rd	1.13	4	DA	100%	2705	1562	1143	0	R	\$0	\$900,000	\$0	\$900,000
3	2019	FM740/Ridge Rd	Horizon	S. City Limit	1.10	4	DA	100%	2840	2019	622	0	R	\$0	\$472,902	\$0	\$472,902
Sub-total SA 3														\$1,244,200	\$18,049,682	\$6,171,201	\$26,149,776
4/3	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	1063	581	482	0	R	\$107,472	\$1,098,543	\$2,455,941	\$3,893,889
4/3	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	1608	302	1307	0	R	\$162,580	\$1,661,837	\$3,715,260	\$5,890,537
4	2019	FM549 (Corp Crossing)	IH 30	SH 276	0.87	4	DA	100%	2080	654	1425	0	R	\$0	\$4,724,665	\$0	\$4,724,665
Sub-total SA 4														\$270,052	\$7,485,045	\$6,171,201	\$14,509,091
Totals:														\$7,117,483	\$88,176,313	\$41,839,518	\$145,821,123

Notes:
DA- Divided Arterial
N- New Impact Fee Project
R- Impact Fee Recoupment Project



A

City of Rockwall
Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

SH 205
 Olive St to Live Oak St

Roadway Information:				
Functional Classification:	Arterial	No. of Lanes:	4	
Length (lf):	1,725			
Right-of-Way Width (ft.):	70			
Median Type:	None			
Pavement Width (BOC to BOC):	45			
Description:	Widen existing roadway to thoroughfare standard			

Roadway Construction Cost Estimate:					
I. Paving Construction Cost Estimate					
Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Acquire ROW	0	SF	\$ 1.00	\$ -
2	Right of Way Preparation	18	STA	\$ 4,000.00	\$ 72,000
3	Remove Existing Pavement	18	STA	\$ 1,000.00	\$ 18,000
4	Unclassified Street Excavation	3,200	CY	\$ 20.00	\$ 64,000
5	8" Lime Stabilized Subgrade	9,100	SY	\$ 10.00	\$ 91,000
6	Lime for Stabilization (48 lb/SY)	200	TON	\$ 180.00	\$ 36,000
7	10" Concrete Pavement w/ Integral Curb	8,700	SY	\$ 75.00	\$ 652,500
8	4" Concrete Sidewalk and Ramps	20,700	SY	\$ 55.00	\$ 1,138,500
9	Solid Sod	22,400	SY	\$ 5.00	\$ 112,000
Paving Estimate Subtotal:					\$ 2,184,000
II. Non-Paving Construction Components					
Item No.	Item Description		Pct. Of Paving		Item Cost
10	Pavement Markings & Signage		2%	\$	43,700
11	Traffic Control		4%	\$	87,400
12	Erosion Control		3%	\$	65,600
13	Drainage Improvements (RCP, Inlets, MH, Outfalls)		20%	\$	436,800
14	Utility Adjustments		5%	\$	109,200
Other Components Estimate Subtotal:					\$ 742,700
III. Special Construction Components					
Item No.	Item Description	Notes	Allowance		Item Cost
15	Drainage Structures	None	\$ -	\$	-
16	Bridge Structures	None	\$ -	\$	-
17	Traffic Signals	None	\$ -	\$	-
Special Components Estimate Subtotal:					\$ -
I, II, & III Construction Subtotal:					\$ 2,926,700
Mobilization 5%:					\$ 146,400
Contingency 10%:					\$ 307,400
Construction Cost Estimate Total:					\$ 3,380,500
Impact Fee Cost Estimate Summary					
Item Description	Notes	Allowance		Item Cost	
Construction		-	\$	3,380,500	
Engineering/Survey/Testing		7.0%	\$	236,600	
Right-of-Way Acquisition	Cost per sq. ft.: \$ 1.00	\$ 17,300	\$	17,300	
Impact Fee Project Cost Estimate Total:					\$ 3,634,400
Estimated Finance Cost (11.9%; i.e. 3% over 10 years)					\$ 432,400

2019 Roadway Impact Fee
 City of Rockwall

Freese and Nichols, Inc.
 Updated: 7/2019



B

City of Rockwall
Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

SH 205
 Live Oak St to N. City Limit

Roadway Information:					
Functional Classification:	Arterial	No. of Lanes:	4		
Length (lf):	15,735				
Right-of-Way Width (ft.):	85				
Median Type:	Raised				
Pavement Width (BOC to BOC):	50				
Description:	Widen existing roadway to thoroughfare standard				

Roadway Construction Cost Estimate:					
I. Paving Construction Cost Estimate					
Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Acquire ROW	157,400	SF	\$ 1.00	\$ 157,400
2	Right of Way Preparation	158	STA	\$ 4,000.00	\$ 632,000
3	Remove Existing Pavement	158	STA	\$ 1,000.00	\$ 158,000
4	Unclassified Street Excavation	32,100	CY	\$ 20.00	\$ 642,000
5	8" Lime Stabilized Subgrade	94,500	SY	\$ 10.00	\$ 945,000
6	Lime for Stabilization (48 lb/SY)	1,990	TON	\$ 180.00	\$ 358,200
7	10" Concrete Pavement w/ Integral Curb	87,500	SY	\$ 75.00	\$ 6,562,500
8	4" Concrete Sidewalk and Ramps	188,820	SY	\$ 55.00	\$ 10,385,100
9	Solid Sod	361,900	SY	\$ 5.00	\$ 1,809,500
Paving Estimate Subtotal:					\$ 21,492,300
II. Non-Paving Construction Components					
Item No.	Item Description		Pct. Of Paving		Item Cost
10	Pavement Markings & Signage		2%	\$	429,900
11	Traffic Control		4%	\$	859,700
12	Erosion Control		3%	\$	644,800
13	Drainage Improvements (RCP, Inlets, MH, Outfalls)		20%	\$	4,298,500
14	Utility Adjustments		5%	\$	1,074,700
Other Components Estimate Subtotal:					\$ 7,307,600
III. Special Construction Components					
Item No.	Item Description	Notes	Allowance		Item Cost
15	Drainage Structures	1 minor	\$ 150,000	\$	150,000
16	Bridge Structures	175' long bridge south of Lakeshore Blvd	\$ 1,139,600	\$	1,139,600
17	Traffic Signals	3 Existing Signals; 1 new @ N John King	\$ 600,000	\$	600,000
Special Components Estimate Subtotal:					\$ 1,889,600
I, II, & III Construction Subtotal:					\$ 30,689,500
Mobilization 5%:					\$ 1,534,500
Contingency 10%:					\$ 3,222,400
Construction Cost Estimate Total:					\$ 35,446,400
Impact Fee Cost Estimate Summary					
Item Description	Notes	Allowance			Item Cost
Construction		-	\$		35,446,400
Engineering/Survey/Testing		7.0%	\$		2,481,200
Right-of-Way Acquisition	Cost per sq. ft.:	\$ 1.00	\$	314,700	\$ 314,700
Impact Fee Project Cost Estimate Total:					\$ 38,242,300
Estimated Finance Cost (11.9%; i.e. 3% over 10 years)					\$ 4,550,800



C

City of Rockwall
Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

SH 205
 Sids Rd to John King Blvd

Roadway Information:					
Functional Classification:	Arterial	No. of Lanes:	6		
Length (lf):	5,095				
Right-of-Way Width (ft.):	120				
Median Type:	Raised				
Pavement Width (BOC to BOC):	74				
Description:	Widen existing roadway to thoroughfare standard				
Roadway Construction Cost Estimate:					
I. Paving Construction Cost Estimate					
Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Acquire ROW	101,900	SF	\$ 1.00	\$ 101,900
2	Right of Way Preparation	51	STA	\$ 4,000.00	\$ 204,000
3	Remove Existing Pavement	51	STA	\$ 1,000.00	\$ 51,000
4	Unclassified Street Excavation	15,400	CY	\$ 20.00	\$ 308,000
5	8" Lime Stabilized Subgrade	44,200	SY	\$ 10.00	\$ 442,000
6	Lime for Stabilization (48 lb/SY)	930	TON	\$ 180.00	\$ 167,400
7	10" Concrete Pavement w/ Integral Curb	41,900	SY	\$ 75.00	\$ 3,142,500
8	4" Concrete Sidewalk and Ramps	61,140	SY	\$ 55.00	\$ 3,362,700
9	Solid Sod	173,200	SY	\$ 5.00	\$ 866,000
Paving Estimate Subtotal:					\$ 8,543,600
II. Non-Paving Construction Components					
Item No.	Item Description		Pct. Of Paving		Item Cost
10	Pavement Markings & Signage		2%	\$	170,900
11	Traffic Control		4%	\$	341,800
12	Erosion Control		3%	\$	256,400
13	Drainage Improvements (RCP, Inlets, MH, Outfalls)		20%	\$	1,708,800
14	Utility Adjustments		5%	\$	427,200
Other Components Estimate Subtotal:					\$ 2,905,100
III. Special Construction Components					
Item No.	Item Description	Notes	Allowance		Item Cost
15	Drainage Structures	2 Minor crossings	\$ 300,000	\$	300,000
16	Bridge Structures	None	\$ -	\$	-
17	Traffic Signals	1 Existing @ John King; 1 new @ Sids	\$ 300,000	\$	300,000
Special Components Estimate Subtotal:					\$ 600,000
I, II, & III Construction Subtotal:					\$ 12,048,700
Mobilization				5%	\$ 602,500
Contingency				10%	\$ 1,265,200
Construction Cost Estimate Total:					\$ 13,916,400
Impact Fee Cost Estimate Summary					
Item Description	Notes	Allowance			Item Cost
Construction		-	\$		13,916,400
Engineering/Survey/Testing		7.0%	\$		974,100
Right-of-Way Acquisition	Cost per sq. ft.:	\$ 1.00	\$	101,900	\$ 101,900
Impact Fee Project Cost Estimate Total:					\$ 14,992,400
Estimated Finance Cost (11.9%; i.e. 3% over 10 years)					\$ 1,784,000



D

City of Rockwall
Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

SH 205
 John King Blvd to S. City Limit

Roadway Information:					
Functional Classification:	Arterial	No. of Lanes:	6		
Length (lf):	13,358				
Right-of-Way Width (ft.):	120				
Median Type:	Raised				
Pavement Width (BOC to BOC):	74				
Description:	Widen existing roadway to thoroughfare standard				

Roadway Construction Cost Estimate:					
I. Paving Construction Cost Estimate					
Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Acquire ROW	267,200	SF	\$ 1.00	\$ 267,200
2	Right of Way Preparation	134	STA	\$ 4,000.00	\$ 536,000
3	Remove Existing Pavement	134	STA	\$ 1,000.00	\$ 134,000
4	Unclassified Street Excavation	40,300	CY	\$ 20.00	\$ 806,000
5	8" Lime Stabilized Subgrade	115,800	SY	\$ 10.00	\$ 1,158,000
6	Lime for Stabilization (48 lb/SY)	2,440	TON	\$ 180.00	\$ 439,200
7	10" Concrete Pavement w/ Integral Curb	109,900	SY	\$ 75.00	\$ 8,242,500
8	4" Concrete Sidewalk and Ramps	160,300	SY	\$ 55.00	\$ 8,816,500
9	Solid Sod	454,200	SY	\$ 5.00	\$ 2,271,000
Paving Estimate Subtotal:					\$ 22,403,200
II. Non-Paving Construction Components					
Item No.	Item Description		Pct. Of Paving		Item Cost
10	Pavement Markings & Signage		2%	\$	448,100
11	Traffic Control		4%	\$	896,200
12	Erosion Control		3%	\$	672,100
13	Drainage Improvements (RCP, Inlets, MH, Outfalls)		20%	\$	4,480,700
14	Utility Adjustments		5%	\$	1,120,200
Other Components Estimate Subtotal:					\$ 7,617,300
III. Special Construction Components					
Item No.	Item Description	Notes	Allowance		Item Cost
15	Drainage Structures	1 Minor crossing, 2 major crossing	\$ 750,000	\$	750,000
16	Bridge Structures	None	\$ -	\$	-
17	Traffic Signals	1 Existing Signal @ Lofland Cir	\$ 150,000	\$	150,000
Special Components Estimate Subtotal:					\$ 900,000
I, II, & III Construction Subtotal:					\$ 30,920,500
Mobilization 5%:					\$ 1,546,100
Contingency 10%:					\$ 3,246,700
Construction Cost Estimate Total:					\$ 35,713,300
Impact Fee Cost Estimate Summary					
Item Description	Notes	Allowance			Item Cost
Construction		-	\$		35,713,300
Engineering/Survey/Testing		7.0%	\$		2,499,900
Right-of-Way Acquisition	Cost per sq. ft.:	\$ 1.00	\$	267,200	\$ 267,200
Impact Fee Project Cost Estimate Total:					\$ 38,480,400
Estimated Finance Cost (11.9%; i.e. 3% over 10 years)					\$ 4,579,100



F. Roadway Improvements Plan Cost Analysis

DRAFT



APPENDICES

ROADWAY IMPROVEMENTS PLAN COST ANALYSIS

Definitions

LANES	The total number of lanes in both directions available for travel.
TYPE	The type of roadway (used in determining capacity): DA = divided arterial
% IN SERVICE AREA	If the roadway is located on the boundary of the service area (with the city limits running along the centerline of the roadway), then half of the roadway is inventoried in the service area and the other half is not. This value is either 50% or 100%.
TOTAL SEGMENT COST	The estimated cost (in dollars) of the entire segment of the proposed improvement.
TOTAL COST IN SERVICE AREA	The estimated cost (in dollars) of the portion of the proposed roadway improvement within the service area.



2019 Rockwall Roadway Impact Fee Study Update
Roadway Capital Improvements Plan

Serv Area Number	CIP Year	Roadway	From	To	Length (mi)	No. of Lanes	Rdwy. Type	Pct in Serv. Area	Actual Project Cost	Study Update Cost	Serv Area Total Cost	Project Cost 50% Credit
1/2	2007	John King	City Limit (near G FM552)		1.28	4	DA	50%	\$7,972,977	\$3,397	\$7,976,374	\$3,988,187
1/2	2007	John King	FM 552	Quail Run	1.29	4	DA	50%	\$8,035,266	\$3,424	\$8,038,690	\$4,019,345
1/2	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	\$6,478,044	\$2,760	\$6,480,804	\$3,240,402
1/2	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	\$9,156,466	\$3,901	\$9,160,368	\$4,580,184
1	2019	SH 205 (Goliad St)	Olive	Live Oak	0.33	4	SA	100%	\$3,634,400	\$1,301	\$3,635,701	\$1,817,850
1	2019	SH 205 (Goliad St)	Olive	N. City Limit	2.98	4	DA	100%	\$38,242,348	\$15,818	\$38,258,166	\$19,129,083
Sub-total SA 1									\$73,519,502	\$30,601	\$73,550,103	\$36,775,052
2/1	2007	John King	City Limit (near G FM552)		1.28	4	DA	50%	\$7,972,977	\$3,397	\$7,976,374	\$3,988,187
2/1	2007	John King	FM 552	Quail Run	1.29	4	DA	50%	\$8,035,266	\$3,424	\$8,038,690	\$4,019,345
2/1	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	\$6,478,044	\$2,760	\$6,480,804	\$3,240,402
2/1	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	\$9,156,466	\$3,901	\$9,160,368	\$4,580,184
Sub-total SA 2									\$31,642,754	\$13,482	\$31,656,236	\$15,828,118
3/4	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	\$3,893,889	\$2,351	\$3,896,240	\$1,948,120
3/4	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	\$5,890,537	\$3,556	\$5,894,093	\$2,947,047
3	2019	SH 205 (Goliad St)	Sids	John King Blvd	0.96	6	DA	100%	\$14,992,448	\$7,683	\$15,000,131	\$7,500,065
3	2019	FM3097/Horizon	Ridge Road	County Line Rd	1.13	4	DA	100%	\$900,000	\$5,981	\$905,981	\$452,991
3	2019	FM740/Ridge Rd	Horizon	S. City Limit	1.10	4	DA	100%	\$472,902	\$5,839	\$478,741	\$239,370
Sub-total SA 3									\$26,149,776	\$25,410	\$26,175,186	\$13,087,593
4/3	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	\$3,893,889	\$2,351	\$3,896,240	\$1,948,120
4/3	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	\$5,890,537	\$3,556	\$5,894,093	\$2,947,047
4	2019	FM 549 (Corp Crossinol)	IH 30	SH 276	0.87	4	DA	100%	\$4,724,665	\$4,599	\$4,729,264	\$2,364,632
Sub-total SA 4									\$14,509,091	\$10,506	\$14,519,597	\$7,259,799
Totals:					13.80				\$145,821,123	\$80,000	\$145,901,123	\$72,950,562

Notes:
 DA- Divided Arterial
 N- New Impact Fee Project
 R- Impact Fee Recoupment Project



G. Service Area Analysis Summary

DRAFT

2019 Rockwall Roadway Impact Fee Study
Service Area Analysis Summary (John King @ 4D + Project Additions)

1	2	3	4	5	6	7	8	9	10	11	12	13	
Service Area	Capacity Supplied by CIP (veh-mi)	Existing Utilization	Existing Deficiencies	Net Capacity Supplied by CIP	Total Project Cost of CIP	Project Cost of CIP with 50% Credit	Cost of Net Capacity Supplied	Cost to Meet Existing Utilization	Projected 10yr Demand (veh-miles)	Pcnt. of CIP Attributable to New Dev. (10-yr)	Cost Attributable to New Dev.	Fee per Service Unit @ 50% Discount	Actual Cost per Service Unit (veh-mi)
1	13,836	6,831	1,137	5,699	\$73,550,103	\$36,775,052	\$16,598,596	\$21,176,456	13,731	100.0	\$16,598,596	\$1,136.00	\$2,272.00
2	6,096	2,982	0	3,114	\$31,656,236	\$15,828,118	\$8,084,777	\$7,743,341	3,676	100.0	\$8,084,777	\$2,199.00	\$4,398.00
3	11,489	6,088	925	4,476	\$26,175,186	\$13,087,583	\$5,098,520	\$7,989,073	13,001	100.0	\$5,098,520	\$392.00	\$784.00
4	4,751	1,537	808	2,405	\$14,519,597	\$7,259,799	\$3,675,714	\$3,584,085	2,814	100.0	\$3,675,714	\$1,306.00	\$2,612.00
Totals	36,172	17,438	2,871	15,864	\$145,901,123	\$72,950,562	\$37,993,304	\$40,957,258	33,222	100.0	\$37,993,304	\$963.00	\$1,926.00

Diasee D + Project Additions

- TOTAL VEH-MI OF CAPACITY SUPPLIED BY CIP (TVMCAP)
- TOTAL VEH-MI OF EXISTING DEMAND (VMEXT)
- TOTAL VEH-MI OF EXISTING DEFICIENCIES (VMDEF)
- NET AMOUNT OF ROADWAY CAPACITY SUPPLIED (NVMCAP) =
NVMCAP = TVMCAP - VMEXT - VMDEF
- TOTAL COST OF CIP WITHIN STUDY AREA (TVMCOST)
- TOTAL COST OF CIP IN SERVICE AREA w/50% CREDIT (TVMCOST)
NVMCAP = (NVMCAP/TVMCAP)*TVMCOST
- COST OF NET CAPACITY SUPPLIED (NCVMCAP) =
EXCOST = TVMCOST - NCVMCAP
- COST TO MEET EXISTING NEEDS AND USAGE (EXCOST) =
- TOTAL VEH-MI OF NEW DEMAND OVER TEN YEARS (TNEWDEM)
- PERCENT OF CIP ATTRIBUTABLE TO NEW DEVELOPMENT (NPCNT) =
IF TNEWDEM > NVMCAP, NPCNT = 100%
IF TNEWDEM < NVMCAP, NPCNT = (TNEWDEM / NVMCAP) * 100
- COST OF CIP ATTRIBUTABLE TO NEW DEVELOPMENT (NCVWDEM) =
NCVWDEM = (TNEWDEM / NVMCAP) * NVMCAP
- MAXIMUM FEE PER SERVICE UNIT (50%) =
MAX FEE = NCVWDEM / TNEWDEM
- ACTUAL COST PER SERVICE UNIT (100%) =

**2019 – 2029 WATER & WASTEWATER
IMPACT FEE UPDATE**

DRAFT

Submitted To

CITY OF ROCKWALL



Submitted By

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526

August 2019

CITY OF ROCKWALL
2019 - 2029 WATER & WASTEWATER IMPACT FEE UPDATE

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CITY OF ROCKWALL
2019 – 2029 WATER & WASTEWATER IMPACT FEE UPDATE

SECTION I – INTRODUCTION

A. GENERAL

In accordance with the requirements of Chapter 395.052 of the Local Government Code, this report establishes the City of Rockwall’s Capital Improvement Plan for water and wastewater impact fees and calculates the maximum allowable fee for each. Land use assumptions for impact fees were generated under a separate document prepared by the City of Rockwall’s Planning Department.

Chapter 395, of the Local Government Code is an act that provides guidelines for financing capital improvements required by new development in municipalities, counties, and certain other local governments. The basis for determination of an impact fee requires the preparation and adoption of a land use plan and growth assumption, and the preparation of a 10-year capital improvement plan. The capital improvement plan requires an analysis of total capacity, the level of current usage and commitments of capacity of existing capital improvements. From these two phases, a maximum impact fee is calculated.

The Act allows the maximum impact fee to be charged if revenues from future ad valorem taxes, and water and sewer bills are included as a credit in the analysis. If not, the Act allows the maximum fee to be set at 50% of the calculated maximum fee. The following items were included in the impact fee calculation:

1. The portion of the cost of the new infrastructure that is to be paid by the City, including engineering, property acquisition and construction cost.
2. Existing excess capacity in lines and facilities that will serve future growth and which were paid for in whole or part by the City.
3. Engineering and quality control fees for construction projects.
4. Interest and other finance charges on bonds issued by the City to cover its portion of the cost. 5% is assumed for this analysis.

The engineering analysis portion of the Water and Wastewater Fee determines utilized capacity cost of the major water distribution and wastewater collection facilities between the year 2019 and the year 2029. Facilities in this analysis include, water pump stations, water storage tanks, water transmission lines and wastewater collection lines. The North Texas Municipal Water District (NTMWD) water treatment, and water distribution components were excluded from this analysis. The study period is a ten-year period with 2019 as the base year. The impact fee calculations for the water and wastewater systems are based on land use assumptions prepared by the City of Rockwall. Prior to this impact fee update, the City's Water Distribution and Wastewater Collection hydraulic models were updated for 2019, 2029 and buildout conditions. The hydraulic model results are available for review from the City of Rockwall. The equivalency factors utilized in this analysis conform to the American Water Works Association Standards (C700 - C703).

B. WATER & WASTEWATER IMPACT FEE GLOSSARY

1. Advisory Committee means the capital improvements advisory committee established by the City for purposes of reviewing and making recommendations to the City Council on adoption of the City's impact fee program.
2. Area-Related Facility means a capital improvement or facility expansion which is designated in the impact fee capital improvements plan and which is not a site-related facility. Area-Related Facility may include capital improvements that are located off-site, or within or on the perimeter of the development site.
3. Assessment means the determination of the amount of the maximum impact fee per service unit that can be imposed on new development.
4. Capital Improvement means either a water facility or a wastewater facility with a life expectancy of three or more years, to be owned and operated by or on behalf of the City.
5. City means the City of Rockwall, Texas.
6. Credit means the amount of the reduction of an impact fee due, determined under this ordinance or pursuant to administrative guidelines that is equal to the value of area-related

facilities provided by a property owner pursuant to the City's subdivision or zoning regulations or requirements, for the same type of facility.

7. Debt Service means the 20-year financing costs of projects applied to all eligible existing and proposed water and wastewater facilities.
8. Facility Expansion means either a water facility expansion or a sewer facility expansion.
9. Impact Fee means either a fee for water facilities or a fee for wastewater facilities, imposed on new development by the City pursuant to Chapter 395 of the Texas Local Government Code in order to generate revenue to fund or recoup the costs of capital improvements or facility expansion necessitated by and attributable to such new development. Impact fees do not include the dedication of rights-of-way or easements for such facilities, or the construction of such improvements, imposed pursuant to the City's zoning or subdivision regulations.
10. Impact Fee Capital Improvements Plan means either a water capital improvements plan or a wastewater capital improvement plan adopted or revised pursuant to the impact fee regulations.
11. Land Use Assumptions means the projections of population and growth, and associated changes in land uses, densities and intensities over at least a ten-year period, as adopted by the City and as may be amended from time to time, upon which the capital improvements plans are based.
12. Land Use Equivalency Table means a table converting the demands for capital improvements generated by various land uses to numbers of service units, as may be amended from time to time.
13. New Development means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.

14. Recoupment means the imposition of an impact fee to reimburse the City for capital improvements that the City had previously oversized to serve new development.
15. Service Area means either a water service area or wastewater service area which impact fees for capital improvements or facility expansion will be collected for new development occurring within such area, and within which fees so collected will be expended for those types of improvements or expansions identified in the type of capital improvements plan applicable to the service area.
16. Service Unit means the applicable standard units of measure shown on the land use equivalency table in the Impact Fees Capital Improvements Plan that can be converted to water meter equivalents, for water or for wastewater facilities, which serves as the standardized measure of consumption, use or generation attributable to the new unit of development.
17. Site-Related Facility means an improvement or facility which is for the primary use or benefit of a new development, and/or which is for the primary purpose of safe and adequate provision of water or wastewater facilities to serve the new development, and which is not included in the impact fees capital improvements plan and for which the property owner is solely responsible under subdivision or other applicable development regulations.
18. Utility Connection means installation of a water meter for connecting a new development to the City's water system, or connection to the City's wastewater system.
19. Wastewater Facility means a wastewater interceptor or main, lift station or other facility included within and comprising an integral component of the City's collection system for wastewater. Wastewater facility includes land, easements or structure associated with such facilities. Wastewater facility excludes site-related facilities.

20. Wastewater Facility Expansion means the expansion of the capacity of any existing wastewater improvement for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing sewer facility to serve existing development.
21. Wastewater Capital Improvements Plan means the adopted plan, as may be amended from time to time, which identifies the wastewater facilities or wastewater expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.
22. Water Facility means a water main, pump station, storage tank or other facility included within and comprising an integral component of the City's water storage or distribution system. Water facility includes CCN acquisition, land, easements or structures associated with such facilities. Water facility excludes site-related facilities.
23. Water Facility Expansion means the expansion of the capacity of any existing water facility for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing water improvement to serve existing development.
24. Water Capital Improvements Plan means the adopted plan, as may be amended from time to time, which identifies the water facilities or water expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.
25. Water Meter means a device for measuring the flow of water to a development, whether for domestic or for irrigation purposes.

C. LAND USE ASSUMPTIONS (Prepared By: City of Rockwall Planning Department)

The impact fee land use assumptions utilized in this update were prepared by the City of Rockwall's Planning Department and are presented in a separate document. The land use assumptions projected an ultimate residential population of approximately 149,525 in the City of Rockwall's ultimate planning boundary.

The residential and non-residential growth provided by the City for the year 2019 through 2029 is summarized in Table No. 1.

TABLE NO. 1

Residential and Non-Residential Growth from 2019 to 2029

Year	LUA Residential Population *	Residential Population Served **	Non-Residential Uses***	
			Employees	
2019	49,616	44,748	25,369	
2029	73,228	64,768	34,064	
Res. Growth Rate	1.48		Non-Res. Growth Rate	1.34

* Residential Population Inside Planning Boundary

** Residential Population Served Inside Existing City of Rockwall City Limit Boundary

*** Basic – Industrial Land Uses

*** Service – Office & Institutional Land Uses

*** Retail – Commercial Land Uses

As shown in Table No. 1, increases in the residential population and non-residential uses will occur during the 10-year capital recovery period. The water demand and wastewater flows from the residential and non-residential uses dictate the ultimate size of facilities, while the rate of growth is important to determine the timing of system improvements to meet the City’s growing needs. The eligible water impact fee facilities are shown on **Exhibit 1**. The eligible wastewater facilities are shown on **Exhibit 2** in this report.

SECTION II

WATER & WASTEWATER C.I.P. AND IMPACT FEE ANALYSIS

A. DEFINITION OF A SERVICE UNIT – WATER AND WASTEWATER

Chapter 395 of the Local Government Code requires that impact fees be based on a defined service unit. A “service unit” means a standardized measure of consumption, use generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards. This impact fee defines a water and wastewater service unit to be a *5/8-inch water meter* and has referred to this service unit as a Single Family Living Unit Equivalent (SFLUE). The SFLUE is based on the continuous duty capacity of a 5/8-inch water meter. This is the City of Rockwall’s typical meter used for a single family detached dwelling, and therefore is considered to be equivalent to one “living unit”. Other meter sizes can be compared to the 5/8-inch meter through a ratio of water flows as published by the American Water Works Association as shown in **Table No. 2** below. This same ratio is then used to determine the proportional water and wastewater impact fee amount for each water meter size.

TABLE NO. 2

Living Unit Equivalencies For Various Types and Sizes of Water Meters

Meter Type	Meter Size	Continuous Duty Maximum Rate (gpm) ^(a)	Ratio to 5/8” Meter
Simple	5/8”	10	1.0
Simple	1”	25	2.5
Simple	1-1/2”	50	5.0
Simple	2”	80	8.0
Compound	2”	80	8.0
Turbine (Irrigation)	2”	160	16.0
Compound	3”	160	16.0
Turbine (Irrigation)	3”	350	35.0
Compound	4”	250	25.0
Turbine (Irrigation)	4”	650	65.0
Compound	6”	500	50.0
Turbine (Irrigation)	6”	1,400	140.0
Compound	8”	800	80.0
Turbine (Irrigation)	8”	2,400	240.0
Turbine	10”	3,500	350.0
Turbine	12”	4,400	440.0

^(a) Source: AWWA Standard C700 - C703

B. CALCULATION OF WATER & WASTEWATER - LIVING UNIT EQUIVALENTS

The City of Rockwall provided the existing water meter count by size category as of December 2018. In total, there are 15,680 domestic water and irrigation meters serving an existing population of 49,616 residents and business. **Table No. 3** shows the number of existing meters, the living unit equivalent factor and the total number of living unit equivalents for each sized water meter.

Similar, the City provided the number of wastewater accounts by corresponding water meter size. This number of wastewater accounts is 15,053. **Table No. 4** illustrates the existing wastewater accounts and the SFLUE’s. The difference between the water and wastewater accounts is irrigation meters are not included in the wastewater accounts.

The residential growth rate of 1.48 in **Table 1** was applied to 5/8-inch through 1-1/2-inch meters. The non-residential growth rate of 1.34 in **Table 1** was applied to 2-inch through 12-inch meters. Utilizing these growth rates in a straight-line extrapolation of the existing water and wastewater accounts, the numbers of new accounts was calculated for the year 2029. City records indicate the historical growth of 5/8-inch and 1-inch meters is approximately 96% 5/8-inch meters and 4% 1-inch meters for the base meter sizes. These percentages were applied to the total growth of 5/8-inch and 1-inch meters. Living unit equivalents were then applied to the water meters and wastewater accounts for 2019 and 2029, resulting in a total number of living units. The difference in the total number of 2019 and 2029 living units results in the new living unit equivalents during the impact fee period. The calculation of living unit equivalents is summarized in **Table 3 and Table 4**.

TABLE NO. 3

Water Living Unit Equivalents 2019 – 2029

Meter Size	2019			2029			New Living Unit Equivalents During Impact Fee Period
	Number of Water Meters	Living Unit Equivalent Ratio for 5/8" Used	Total Number of Living Units	Number of Water Meters	Living Unit Equivalent Ratio for 5/8" Used	Total Number of Living Units	
5/8"	14,261	1.0	14,261	21,108	1.0	21,108	6,847
1"	597	2.5	1,493	882	2.5	2,205	712
1-1/2"	188	5.0	940	278	5.0	1,390	450
2"	617	8.0	4,936	827	8.0	6,616	1,680
3"	5	16.0	80	7	16.0	112	32
4"	10	25.0	250	13	25.0	325	75
6"	2	50.0	100	3	50.0	150	50
8"	0	80.0	0	0	80.0	0	0
10"	0	350.0	0	0	350.0	0	0
12"	0	440.0	0	0	440.0	0	0
Totals	15,680		22,060	23,118		31,906	9,846

TABLE NO. 4

Wastewater Living Unit Equivalents 2019 – 2029

Meter Size	2019			2029			New Living Unit Equivalents During Impact Fee Period
	Number of Wastewater Accounts	Living Unit Equivalent Ratio for 5/8" Used	Total Number of Living Units	Number of Water Meters	Living Unit Equivalent Ratio for 5/8" Used	Total Number of Living Units	
5/8"	14,179	1.0	14,179	20,956	1.0	20,956	6,777
1"	377	2.5	943	587	2.5	1,468	525
1-1/2"	126	5.0	630	186	5.0	930	300
2"	358	8.0	2,864	480	8.0	3,840	976
3"	5	16.0	80	7	16.0	112	32
4"	6	25.0	150	8	25.0	200	50
6"	2	50.0	100	3	50.0	150	50
8"	0	80.0	0	0	80.0	0	0
10"	0	350.0	0	0	350.0	0	0
12"	0	440.0	0	0	440.0	0	0
Totals	15,053		18,946	22,227		27,656	8,710

C. COST OF FACILITIES

Unit costs for proposed water and wastewater lines larger than 12 inches in diameter that are anticipated to be constructed between 2019 and 2029 by private development include the City's oversize cost participation only. These water and wastewater lines are colored green on **Exhibits 1 and 2**. Oversize cost participation from City is based on availability of funds. For City participation, the developer must bid the 12-inch as a base and the oversize as an additive alternate. City initiated water and wastewater lines include the full cost of the proposed facility. These water and wastewater lines are colored red on **Exhibits 1 and 2**. Developer initiated water and wastewater line projects which are 12 inches or less in diameter are not included in this Impact Fee analysis, as the cost for these size lines are the responsibility of the developer. These water and wastewater lines are colored light blue (cyan) on **Exhibits 1 and 2**.

Actual construction costs of the various existing elements of the water and wastewater systems were utilized where the information was known. The existing cost of facilities was determined from Contractor's final pay requests, City purchase orders, bid tabulation forms and developer's agreements. Existing water and wastewater facilities included in the impact fee analysis are only those with excess capacity available for future growth are colored dark blue on **Exhibits 1 and 2**.

Cost data for existing water and wastewater facilities included in the impact fee analysis were provided by the City. A 5% debt service, over a period of 20-years, has been added to all projects. Actual costs were used for those existing projects where records were available.

D. WATER DISTRIBUTION SYSTEM

Computer hydraulic models for the years 2019, 2029 and Buildout were prepared and analyzed by Birkhoff, Hendricks & Carter, L.L.P. The models were developed and water demand distributed from residential population and non-residential land use projections prepared by the City of Rockwall’s Planning Department. The projected developed land areas from the City’s Land Use Assumptions follow closely to the construction of major facilities in the system. These facilities include pump stations, storage tanks, and major distribution lines. All computer models were run for the Maximum Hourly Demands in a three-day extended period simulation to ensure proper sizing of the facilities to meet peak demands.

1. Existing Pump Stations, Ground Storage Reservoirs & Elevated Storage Tanks

The existing water distribution system included in the impact fee analysis (As of December 2018) includes the facilities summarized in **Table No. 5** and **Table No. 6**.

TABLE NO. 5

Water Distribution System -- Existing Pump Stations & Ground Storage

Pump Station	Number of Pumps	Rated Capacity (MGD)	Number of Ground Storage Tanks	Total Ground Storage Available (Gallons)
Heath Street 698.75	6	17.7	1	3,000,000
Eastside 698.75	6	25.9	1	3,000,000
698.75 Subtotal:	12	43.6	2	6,000,000
Eastside 780	3	8.6	1	1,000,000
780 Subtotal:	3	8.6	1	1,000,000
Total:	15	52.2	3	7,000,000

TABLE NO. 6

Existing Elevated Storage Tanks

Elevated Storage Tanks	Capacity in Million Gallons
Southside Elevated Storage Tank	1.0
Country Lane Elevated Storage Tank	2.0
Springer Elevated Storage Tank	2.0
Total	5.0

The pump stations and ground storage facilities were analyzed with the maximum daily demand, while elevated storage acts dynamically and therefore was analyzed utilizing the difference between the Maximum Hourly Demand and the Maximum Daily Demand.

2. Distribution Lines

The distribution lines consist of all lines within the Service Area planning boundary supplying water to customers in the City of Rockwall. Existing and proposed distribution lines vary in size from 5/8-inch services to 48-inch transmission lines and pump station piping. The cost of water lines includes construction cost, appurtenances (water valves, fire hydrants, taps and the like), utility relocations, purchase of easements and engineering costs. Financing cost over a 20-year term is included for each project.

Unit cost for proposed capital improvement water lines 12-inches and larger in diameter classified as City initiated, or City participation in oversize water lines. Developer's initiated water line projects, 12 inches or less in diameter were not included in this Impact Fee analysis, as the cost for these size lines are the responsibility of the developer.

3. Water Supply

The City of Rockwall currently receives all of its water supply from the North Texas Municipal Water District (NTMWD). Rockwall's allocation of the capital cost of services as a Member of the NTMWD was specifically excluded from the impact fee analysis.

If included, Rockwall's share of the NTMWD capital cost could include the original construction cost, expansion cost and financing cost of the following components:

- a) Water Rights Cost in Lake Lavon and other Sources

- b) Raw Water Intake Structures
- c) Raw Water Pump Stations
- d) Treatment Plant and Expansion
- e) High Service Pump Stations
- f) Transmission Lines
- g) NTMWD Owned Ground Storage Facilities

NTMWD has indicated that determining Rockwall's portion of cost for these items would not be possible, thus these costs have not been included in this analysis.

4. Water Distribution System Capital Improvement Projects for Impact Fees

In order to meet the demands of the anticipated growth over the next 10-years, as provided in the Land Use Assumptions prepared by the City of Rockwall, certain water distribution system improvements are required. **Exhibit 1** shows the recommended water system improvements and **Table No. 7** itemizes each project and the project cost in 2019 dollars. These recommended improvements form the basis for the water system impact fee calculation.

The capital improvement plan for impact fees provides for system improvements within the defined Service Area Planning Boundary. Most of the capital improvements are within the city limits, as requested by the City due to new State of Texas Annexation Laws.



CITY OF ROCKWALL WATER DISTRIBUTION SYSTEM IMPACT FEE 2019-2029 CAPITAL IMPROVEMENT PLAN

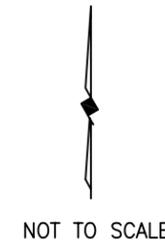
BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

DALLAS, TEXAS

FIRM F-526

AUGUST 2019

DRAFT



HEATH ST. PUMP STATION
FIRM PUMPING CAPACITY:
EXIST. CAPACITY - 14.4 MGD
GROUND STORAGE:
EXIST. CAPACITY - 3 MG
2021 - ELECTRICAL
IMPROVEMENTS TO
INCREASE CAPACITY (20)

EASTSIDE PUMP STATION
FIRM PUMPING CAPACITY:
EXIST. CAPACITY - 24.2 MGD
2029 - ADD 2.9 MGD PUMP (24)
GROUND STORAGE:
EXIST. CAPACITY - 4 MG
2024 - ADD 2 MG (22)

EXISTING
SOUTHSIDE 1.0 MG
ELEVATED TANK

PROPOSED (2022)
MIMS RD. 1.5 MG
ELEVATED TANK (21)

EXISTING
COUNTRY LN 2.0 MG
ELEVATED TANK

EXISTING
SPRINGER 2.0 MG
ELEVATED TANK

PROPOSED S.H. 276
PUMP STATION
LAND ACQUISITION
(2025) (23)

LEGEND

- EXISTING WATER LINE
- EXISTING WATER LINE (IMPACT FEE)
- PROP. WATER LINE
(DEVELOPER CONSTRUCTED
12-INCH UNLESS OTHERWISE NOTED)
- PROP. IMPACT FEE WATER LINE
(DEVELOPER INITIATED - CITY
OVERSIZE PARTICIPATION)
- PROPOSED IMPACT FEE WATER LINE
(CITY INITIATED & CONSTRUCTED)
- CITY LIMITS
- PLANNING BOUNDARY
- EXISTING PUMP STATION
- PROPOSED PUMP STATION
- EXISTING ELEVATED STORAGE TANK
- PROPOSED ELEVATED STORAGE TANK
- CIP PROJECT ID NUMBER & YEAR

EXHIBIT 1

Table No. 7

10-Year Water System Capital Improvement Plan for Impact Fees

PROPOSED WATER LINES

CIP #	Year	Service Area	Water Line Projects	Length (FT)	Size	Opinion of Construction Cost (A)	Debt Service (B)	Total Project Cost
1	2022	2 698.75	Mims Road / County Line Road Looping Water Lines (Pipes 2096, 2097, 2118)	6,151	20"	\$ 1,402,428	\$ 736,275	\$ 2,138,703
2	2023	2 780	IH-30 - F.M. 3549/Corporate Crossing (Pipes 4039, 4124)	1,287	12"-16"	\$ 531,800	\$ 279,195	\$ 810,995
3	2023	2 780	John King Blvd. 780 Water Lines North (Pipes 4123)	423	16"	\$ 274,950	\$ 144,349	\$ 419,299
4	2023	2 780	S.H. 66 - F.M. 3549 780 Service Area Loop (Pipes 4007, 4008, 4009)	6,394	12"	\$ 767,280	\$ 402,822	\$ 1,170,102
5	2025	1 698.75	S.H. 205 Water Lines (Pipes 2117, 2136)	2,496	16"	\$ 149,760	\$ 78,624	\$ 228,384
6	2029	1 780	Springer Ln. 16" Water Line (Pipe 4043)	2,714	16"	\$ 162,840	\$ 85,491	\$ 248,331
7	2029	1 780	S.H. 276 Pump Station Transmission Main West (Pipes 4071, 4072, 4073)	3,329	16"	\$ 270,300	\$ 141,908	\$ 412,208
Subtotal: Proposed Water Lines						\$ 3,559,358	\$ 1,868,664	\$ 5,428,022

PROPOSED PUMPING AND STORAGE FACILITIES

CIP #	Year	Service Area	Pump Station, Ground Storage & Elevated Storage Project	Added Capacity	Opinion of Construction Cost (A)	Debt Service (B)	Total Project Cost
20	2021	698.75	Heath Street Pump Station Improvements	7.0 MGD	\$ 2,730,000	\$ 1,433,250	\$ 4,163,250
21	2022	780	Mims 1.5 MG EST & Purchase 2-Acres	1.5 MG	\$ 3,421,075	\$ 1,796,064	\$ 5,217,139
22	2024	698.75/780	Eastside Ground Storage Reservoir No. 3	2.0 MG	\$ 2,855,600	\$ 1,499,190	\$ 4,354,790
23	2025	780	Proposed SH 276 Pump Station Land Acquisition	10 Acres	\$ 590,340	\$ 309,929	\$ 900,269
24	2029	698.75/780	Eastside 780 Service Area 2.9 MGD Pump	2.9 MGD	\$ 1,878,025	\$ 985,963	\$ 2,863,988
Subtotal: Proposed Pumping and Storage Facilities					\$ 11,475,040	\$ 6,024,396	\$ 17,499,436

PLANNING EXPENSES

Year	Project Description	Engineering Services	Debt Service (B)	Total Project Cost
2019	Water & Wastewater System Master Plan & Impact Fee Analysis	\$ 74,675		\$ 74,675
Subtotal: Planning Expenses		\$ 74,675	\$ -	\$ 74,675
GRAND TOTAL: WATER DISTRIBUTION 10-YEAR CIP		\$ 15,109,073	\$ 7,893,060	\$ 23,002,133

- (A) Opinion of Cost includes:
 - a) Engineer's Opinion of Construction Cost
 - b) Professional Services Fees (Survey, Engineering, Testing, Legal)
 - c) Cost of Easement or Land Acquisitions
- (B) Debt Service Based on 20-Year Simple Interest Bonds at 5%

5. Utilized Capacity

Utilized capacity for the water distribution system was calculated based on the water line size required for each model year (2019, 2029 and buildout). Analysis of the water distribution system is based on the maximum daily demand, maximum hourly demand, and the minimum hourly demand. Pump station capacity is generally based on the maximum daily system demand while transmission and distribution facilities are sized based on either the maximum hourly demand or the minimum hourly demand, whichever demand is greater for a particular water line. Often times, the capacity of water lines are determined by the flows generated by the minimum hourly demand. The minimum hourly flows are usually higher in those lines that are used to refill elevated storage. For each line segment in the water distribution model, the maximum buildout flow rate in the line was compared to the flow rate in the same line segment for the 2019 and the 2029 models.

The percent utilized capacity was then calculated for each year based on the buildout capacity. The utilized capacity during the Impact Fee period is the difference between the year 2029 capacity and the year 2019 capacity. **Table No. 8** below summarizes the project cost and utilized capacity cost over the Capital Recovery Period (CRP) of 2019 - 2029 for each element of the Water Distribution System. The utilized capacity for each water distribution facility, both existing and proposed, is presented in detail in Impact Fee Capacity Calculation **Table Nos. 9, 10, 11, 12, 13 and 14**.

Table No. 8

Summary of Eligible Water Distribution Project Cost and Utilized Capacity Cost

Water System Facility	20-Year Project Cost	Utilized Capacity (\$) In the CRP
Existing Pump Stations & Storage	\$24,635,679	\$8,804,864
Existing Transmission/Distribution Lines	\$14,222,504	\$2,863,156
Proposed Pump Stations & Storage	\$17,499,436	\$15,502,253
Proposed Transmission/Distribution Lines	\$5,428,022	\$3,005,499
CCN Acquisition	\$5,048,042	\$656,510
Planning Expenses	\$74,675	\$74,675
Total:	\$66,908,358	\$30,906,957

TABLE NO. 9
Water Pump Station Facilities

Pump Station Improvements	Year Const.	Projected Capacity (MGD)	Pump Station Cost (\$)				Capacity Utilized (%)			Capacity Utilized (\$)				
			Const.	Engineering & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost \$	2019	2029	In The CRF Period	2019	2029	In The CRF Period		
PUMP STATIONS														
Existing Pump Station Facilities														
Heath Street Original Construction	[6]	Unknown	7.7	\$ 1,363,700		\$ 715,943	\$ 2,079,643	49%	100%	51%	\$ 1,013,029	\$ 2,079,643	\$ 1,066,614	
Eastside 698.75 Original Pump Station	[5]	1992	8.0	\$ 1,245,503		\$ 653,889	\$ 1,899,392	100%	100%	0%	\$ 1,899,392	\$ 1,899,392	\$ -	
Eastside 698.75 Replace Pump 1 & 2, Install Pump 4	[3]	1999	9.9	\$ 357,909	\$ 39,000	\$ 208,377	\$ 605,286	100%	100%	0%	\$ 605,286	\$ 605,286	\$ -	
Eastside 698.75 Install Pump 6	[1]	2004	7.5	\$ 130,000	\$ 143,080	\$ 143,367	\$ 416,447	100%	100%	0%	\$ 416,447.0	\$ 416,447.0	\$ -	
Eastside 780 Pump Station	[3]	2007	8.7	\$ 1,629,000	\$ 226,522	\$ 974,149	\$ 2,829,671	42%	96%	54%	\$ 1,188,462	\$ 2,716,484	\$ 1,528,022	
Existing Pump Station Subtotal:				\$ 4,726,112	\$ 408,602	\$ 2,695,725	\$ 7,830,439				\$ 5,122,616	\$ 7,717,252	\$ 2,594,636	
Proposed Pump Station Facilities														
Heath St. Electrical Improvements & Emergency Generators to Increase Pump Capacity	[1]	**	2021	+7	\$ 2,481,818	\$ 248,182	\$ 1,433,250	\$ 4,163,250	0%	100%	100%	\$ -	\$ 4,163,250	\$ 4,163,250
Proposed SH 276 Land Acquisition (10-Acres)	[1]		2025		\$ 550,340	\$ 40,000	\$ 309,929	\$ 900,269	0%	100%	100%	\$ -	\$ 900,269	\$ 900,269
Eastside 780 Install Pump 4	[1]	**	2029	+2.9	\$ 1,707,295	\$ 170,730	\$ 985,963	\$ 2,863,988	0%	96%	96%	\$ -	\$ 2,749,428	\$ 2,749,428
Proposed Pump Station Subtotal:				\$ 4,739,454	\$ 458,911	\$ 2,729,142	\$ 7,927,507				\$ -	\$ 7,812,947	\$ 7,812,947	
Pump Station Grand Total				\$ 9,465,566	\$ 867,513	\$ 5,424,867	\$ 15,757,946				\$ 5,122,616	\$ 15,530,199	\$ 10,407,583	

* Includes Property Acquisition

** 10% of Construction Assumed for Engineering and Testing

(1) Estimated Cost in 2019 Dollars

[4] Number of Pumps

TABLE NO. 10
Ground Storage Reservoirs

Pump Station	Year Const.	Capacity (MG)	Capital Cost (\$)				Capacity Utilized (%)			Capacity Utilized (\$)			
			Const.	Eng. & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost \$	2019	2029	In the CRF Period	2019	2029	In the CRF Period	
EXISTING GROUND STORAGE RESERVOIRS													
Eastside No. 2	1	2006	4.0	\$ 2,420,695	\$ 67,524	\$ 1,306,315	\$ 3,794,534	67.0%	78.0%	11.0%	\$ 2,542,338	\$ 2,959,737	\$ 417,399
Heath St. No. 1	1	1986	3.0	\$ 825,810		\$ 433,550	\$ 1,259,360	77.0%	100.0%	23.0%	\$ 969,707	\$ 1,259,360	\$ 289,653
Existing Ground Storage Subtotal			7.00	\$ 3,246,505	\$ 67,524	\$ 1,739,865	\$ 5,053,894				\$ 3,512,045	\$ 4,219,097	\$ 707,052
PROPOSED GROUND STORAGE RESERVOIRS													
Eastside No. 3 (Tank Buried)	2*	2024	2.0	\$ 2,596,000	\$ 259,600	\$ 1,499,190	\$ 4,354,790	0.0%	78%	78.3%	\$ -	\$ 3,411,252	\$ 3,411,252
Proposed Ground Storage Subtotal			2.00	\$ 2,596,000	\$ 259,600	\$ 1,499,190	\$ 4,354,790				\$ -	\$ 3,411,252	\$ 3,411,252
Ground Storage Grand Total			9.00	\$ 5,842,505	\$ 327,124	\$ 3,239,055	\$ 9,408,684				\$ 3,512,045	\$ 7,630,349	\$ 4,118,304

* 10% of Construction Assumed for Engineering and Testing

(1) Actual Cost

(2) Estimated Cost in 2019 Dollars

TABLE NO. 11
Elevated Storage Tanks

Elevated Storage	Pressure Divide	Year Const.	Storage Capacity (MGD)	Capital Cost (\$)				Capacity Utilized (%)			Capacity Utilized (\$)			
				Const.	Eng. & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost \$	2019	2029	In the CRF Period	2019	2029	In the CRF Period	
EXISTING ELEVATED STORAGE TANKS														
Southside	2	698.75	1992	1.0	\$ 1,363,700	\$ -	\$ 715,943	\$ 2,079,643	100.0%	100.0%	0.0%	\$ 2,079,643	\$ 2,079,643	\$ -
Springer	1	698.75	2004	2.0	\$ 2,158,000	\$ 215,800	\$ 1,246,245	\$ 3,620,045	16.0%	51.0%	35.0%	\$ 579,207	\$ 1,846,223	\$ 1,267,016
Country Ln.	1	780	2008	2.0	\$ 3,863,300	\$ 105,000	\$ 2,083,358	\$ 6,051,658	30.0%	100.0%	70.0%	\$ 1,815,497	\$ 6,051,658	\$ 4,236,161
Existing Elevated Storage Subtotal				5.0	\$ 7,385,000	\$ 320,800	\$ 4,045,546	\$ 11,751,346				\$ 4,474,348	\$ 9,977,524	\$ 5,503,176
PROPOSED ELEVATED STORAGE TANKS														
Mims	2*	698.75	2022	2.0	\$ 3,110,068	\$ 311,007	\$ 1,796,064	\$ 5,217,139	0.0%	82.0%	82.0%	\$ -	\$ 4,278,054	\$ 4,278,054
Existing Elevated Storage Subtotal				2.0	\$ 3,110,068	\$ 311,007	\$ 1,796,064	\$ 5,217,139				\$ -	\$ 4,278,054	\$ 4,278,054
Elevated Storage Grand Total				5.0	\$ 10,495,068	\$ 631,807	\$ 5,841,610	\$ 16,968,485				\$ 4,474,348	\$ 14,255,578	\$ 9,781,230

* 10% of Construction Assumed for Engineering and Testing

(1) Actual Cost

(2) Estimated Cost in 2019 Dollars

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize
2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	(% Utilized Capacity)			(\$ Utilized Capacity)		
										2019	2029	During Fee Period	2019	2029	During Fee Period
FM 552 WATER LINE (SH 205 TO MIDDLE SCHOOL)															
2	P1138	698.75	652	16	\$82.70	\$53,918		\$28,307	\$82,225	100%	100%	0%	\$82,225	\$82,225	\$0
2	P1139	698.75	371	16	\$82.70	\$30,680		\$16,107	\$46,787	100%	100%	0%	\$46,787	\$46,787	\$0
2	P1140	698.75	1,125	16	\$82.70	\$93,034		\$48,843	\$141,877	100%	100%	0%	\$141,877	\$141,877	\$0
2	P1141	698.75	1,803	16	\$82.70	\$149,102		\$78,278	\$227,380	100%	100%	0%	\$227,380	\$227,380	\$0
Subtotal:			3,951	2007		\$326,734	5%	\$171,535	\$498,269				\$498,269	\$498,269	\$0
FM 552 WATER LINE (MIDDLE SCHOOL TO FM 1141)															
1	P1142	698.75	1,823	16	\$3.98	\$7,257		\$3,810	\$11,067	100%	100%	0%	\$11,067	\$11,067	\$0
1	P1143	698.75	358	16	\$3.98	\$1,425		\$748	\$2,173	100%	100%	0%	\$2,173	\$2,173	\$0
1	P1144	698.75	968	16	\$3.98	\$3,854		\$2,023	\$5,877	100%	100%	0%	\$5,877	\$5,877	\$0
1	P1145	698.75	1,197	16	\$3.98	\$4,765		\$2,502	\$7,267	100%	100%	0%	\$7,267	\$7,267	\$0
1	P1811	698.75	1,492	16	\$3.98	\$5,940		\$3,119	\$9,059	100%	100%	0%	\$9,059	\$9,059	\$0
1	P1812	698.75	266	16	\$3.98	\$1,059		\$556	\$1,615	100%	100%	0%	\$1,615	\$1,615	\$0
Subtotal:			6,104	2006		\$24,300	5%	\$12,758	\$37,058				\$37,058	\$37,058	\$0
FM 1141 WATER LINE (FM 552 TO COUNTRY LANE)															
1	P1149	698.75	432	16	\$19.92	\$8,605		\$4,518	\$13,123	100%	100%	0%	\$13,123	\$13,123	\$0
1	P1150	698.75	1,285	16	\$19.92	\$25,595		\$13,437	\$39,032	100%	100%	0%	\$39,032	\$39,032	\$0
Subtotal:			1,717	2006		\$34,200	5%	\$17,955	\$52,155				\$52,155	\$52,155	\$0
FM 1141 WATER LINE (COUNTRY LANE TO CLEM ROAD)															
2	P1155	698.75	1,674	16	\$125.19	\$209,566		\$110,022	\$319,588	100%	100%	0%	\$319,588	\$319,588	\$0
2	P1156	698.75	724	16	\$125.19	\$90,637		\$47,584	\$138,221	23%	45%	22%	\$31,791	\$62,199	\$30,409
2	P1157	698.75	1,063	16	\$125.19	\$133,076		\$69,865	\$202,941	22%	45%	23%	\$44,647	\$91,323	\$46,676
Subtotal:			3,461	2008		\$433,279	5%	\$227,471	\$660,750				\$396,026	\$473,110	\$77,085

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize
2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	(% Utilized Capacity)			(\$ Utilized Capacity)		
										2019	2029	During Fee Period	2019	2029	During Fee Period
COUNTRY LANE WATER LINE (FM 1141 TO COUNTRY LANE ELEVATED STORAGE TANK)															
2	P1151	698.75	1,158	20		\$109.56		\$66,609	\$193,483	100%	100%	0%	\$193,483	\$193,483	\$0
2	P1810	698.75	611	24		\$109.56		\$35,145	\$102,088	100%	100%	0%	\$102,088	\$102,088	\$0
Subtotal:			1,769	2008		\$193,817	5%	\$101,754	\$295,571				\$295,571	\$295,571	\$0
700 SERVICE AREA WATER LINE IMPROVEMENTS															
16" Country Ln. from Country Ln. EST to FM 549; 16" FM 549 from Country Ln. to Clem Road; 12" Clem Rd. from FM549 to FM 1141; 16" & 12" FM 1441 from Clem Rd. to SH 205 Bypass)															
2	P1152	698.75	2,128	16		\$61.16		\$68,325	\$198,467	100%	100%	0%	\$198,467	\$198,467	\$0
2	P1153	698.75	2,026	16		\$61.16		\$65,050	\$188,954	100%	100%	0%	\$188,954	\$188,954	\$0
2	P1154	698.75	3,019	12		\$61.16		\$96,932	\$281,565	84%	89%	5%	\$236,515	\$250,593	\$14,078
2	P1158	698.75	2,686	16		\$61.16		\$86,241	\$250,509	41%	58%	17%	\$102,709	\$145,295	\$42,587
2	P1249	698.75	1,965	12		\$61.16		\$63,091	\$183,265	94%	100%	6%	\$172,269	\$183,265	\$10,996
2	P1814	698.75	242	12		\$61.16		\$7,770	\$22,570	100%	100%	0%	\$22,570	\$22,570	\$0
2	P1822	698.75	221	16		\$61.16		\$7,096	\$20,612	100%	100%	0%	\$20,612	\$20,612	\$0
2	P1823	698.75	1,509	16		\$61.16		\$48,450	\$140,736	54%	83%	29%	\$75,997	\$116,811	\$40,813
2	P3099	780	1,486	12		\$61.16		\$47,711	\$138,590	100%	100%	0%	\$138,590	\$138,590	\$0
2	P3100	780	1,382	16		\$61.16		\$44,372	\$128,891	100%	100%	0%	\$128,891	\$128,891	\$0
Subtotal:			16,664	2008		\$1,019,122	5%	\$535,038	\$1,554,159				\$1,285,574	\$1,394,048	\$108,474
HAYS ROAD WATER LINE (FM 552 TO QUAIL RUN ROAD)															
2	P1162	698.75	894	20		\$210.52		\$98,806	\$287,007	40%	45%	5%	\$114,803	\$129,153	\$14,350
2	P1163	698.75	1,505	20		\$210.52		\$166,334	\$483,160	63%	65%	2%	\$304,391	\$314,054	\$9,663
2	P1819	698.75	684	20		\$210.52		\$75,596	\$219,589	36%	39%	3%	\$79,052	\$85,640	\$6,588
2	P1833	698.75	816	20		\$210.52		\$90,185	\$261,966	57%	63%	6%	\$149,321	\$165,039	\$15,718
Subtotal:			3,899	2002		\$820,800	5%	\$430,921	\$1,251,722				\$647,567	\$693,886	\$46,319
QUAIL RUN ROAD WATER LINE I (SH 205 (GOLIAD) TO HAYS ROAD)															
1	P1164	698.75	482	20		\$15.88		\$4,018	\$11,672	81%	85%	4%	\$9,454	\$9,921	\$467
1	P1165	698.75	419	16		\$15.88		\$3,493	\$10,147	80%	85%	5%	\$8,118	\$8,625	\$507
1	P1166	698.75	1,211	16		\$15.88		\$10,096	\$29,327	77%	84%	7%	\$22,582	\$24,635	\$2,053
1	P1167	698.75	1,005	16		\$15.88		\$8,379	\$24,339	77%	84%	7%	\$18,741	\$20,445	\$1,704
Subtotal:			3,117	2002		\$49,500	5%	\$25,986	\$75,485				\$58,895	\$63,626	\$4,731
QUAIL RUN ROAD WATER LINE II (HAYS ROAD TO SH 205 BYPASS)															
2	P1161	698.75	1,541	12		\$85.74		\$69,364	\$201,486	100%	100%	0%	\$201,486	\$201,486	\$0
2	P1815	698.75	1,394	12		\$85.74		\$62,747	\$182,265	100%	100%	0%	\$182,265	\$182,265	\$0
Subtotal:			2,935	2008		\$251,640	5%	\$132,111	\$383,751				\$383,751	\$383,751	\$0

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize
2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	(% Utilized Capacity)			(\$ Utilized Capacity)		
										2019	2029	During Fee Period	2019	2029	During Fee Period
QUAIL RUN ROAD WATER LINE III (SH 205 BYPASS TO FM 1141)															
2	P1159	698.75	1,888	12	\$92.26	\$174,185		\$91,447	\$265,632	100%	100%	0%	\$265,632	\$265,632	\$0
2	P1160	698.75	1,582	12	\$92.26	\$145,954		\$76,626	\$222,580	50%	61%	11%	\$111,290	\$135,774	\$24,484
2	P1820	698.75	985	16	\$92.26	\$90,875		\$47,709	\$138,584	100%	100%	0%	\$138,584	\$138,584	\$0
Subtotal:			4,455	2008		\$411,014	5%	\$215,782	\$626,796				\$515,506	\$539,990	\$24,484
SH 205 WATER LINE (DARRIN DRIVE TO QUAIL RUN ROAD)															
2	P1228	698.75	449	24	\$132.11	\$59,316		\$31,141	\$90,457	73%	85%	12%	\$66,034	\$76,888	\$10,855
2	P1229	698.75	1,865	24	\$132.11	\$246,380		\$129,349	\$375,729	73%	85%	12%	\$274,282	\$319,370	\$45,087
2	P1230	698.75	1,613	24	\$132.11	\$213,089		\$111,872	\$324,961	72%	90%	18%	\$233,972	\$292,465	\$58,493
Subtotal:			3,927	2003		\$518,785	5%	\$272,362	\$791,147				\$574,288	\$688,723	\$114,435
IH 30 EASTBOUND SERVICE ROAD WATER LINE (WEST OF SH 205 BYPASS TO FM 549)															
2	P1771	698.75	609	16	\$153.22	\$93,313		\$48,989	\$142,302	100%	100%	0%	\$142,302	\$142,302	\$0
2	P1806	698.75	136	16	\$153.22	\$20,838		\$10,940	\$31,778	100%	100%	0%	\$31,778	\$31,778	\$0
2	P3000	780	1,404	16	\$153.22	\$215,125		\$112,941	\$328,066	58%	100%	42%	\$190,278	\$328,066	\$137,788
2	P3001	780	2,768	16	\$153.22	\$424,120		\$222,663	\$646,783	48%	100%	52%	\$310,456	\$646,783	\$336,327
2	P3002	780	808	16	\$153.22	\$123,804		\$64,997	\$188,801	36%	59%	23%	\$67,968	\$111,393	\$43,424
Subtotal:			5,725	2004		\$877,200	5%	\$460,530	\$1,337,730				\$742,782	\$1,260,322	\$517,539
IH 30 WESTBOUND SERVICE ROAD WATER LINE (FM 549 TO ENTERPRISE)															
2	P1532	698.75	685	16	\$115.23	\$78,934		\$41,440	\$120,374	95%	100%	5%	\$114,355	\$120,374	\$6,019
2	P1533	698.75	2,506	16	\$115.23	\$288,773		\$151,606	\$440,379	100%	100%	0%	\$440,379	\$440,379	\$0
2	P1827	698.75	187	16	\$115.23	\$21,548		\$11,313	\$32,861	100%	100%	0%	\$32,861	\$32,861	\$0
2	P3101	780	648	16	\$115.23	\$74,671		\$39,202	\$113,873	100%	100%	0%	\$113,873	\$113,873	\$0
2	P3102	780	1,285	16	\$115.23	\$148,074		\$77,739	\$225,813	100%	100%	0%	\$225,813	\$225,813	\$0
Subtotal:			5,311	2004		\$612,000	5%	\$321,300	\$933,300				\$927,281	\$933,300	\$6,019
TOWNSEND DRIVE WATER LINE (EASTSIDE PS TO SH 276)															
2	P3091	780	2,646	20	\$181.55	\$480,393		\$252,206	\$732,599	43%	74%	31%	\$315,018	\$542,123	\$227,106
Subtotal:			2,646	2007		\$480,393	5%	\$252,206	\$732,599				\$315,018	\$542,123	\$227,106

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	(% Utilized Capacity)			(\$ Utilized Capacity)					
										2019	2029	During Fee Period	2019	2029	During Fee Period			
SPRINGER ROAD WATER LINE (FM 549 TO SPRINGER ELEVATED STORAGE TANK)																		
2	P3020	780	2,669	16		\$76.53	\$204,256		\$107,234	\$311,490	72%	76%	4%	\$224,273	\$236,732	\$12,460		
Subtotal:			2,669	2004			\$204,256	5%	\$107,234	\$311,490				\$224,273	\$236,732	\$12,460		
SPRINGER ELEVATED STORAGE TANK WATER LINE (SPRINGER ROAD TO SH 276)																		
2	P3071	780	225	24		\$147.72	\$33,238		\$17,450	\$50,688	32%	38%	6%	\$16,220	\$19,261	\$3,041		
2	P3072	780	861	24		\$147.72	\$127,189		\$66,774	\$193,963	57%	67%	10%	\$110,559	\$129,955	\$19,396		
Subtotal:			1,086	2004			\$160,427	5%	\$84,224	\$244,651				\$126,779	\$149,216	\$22,437		
MIMS ROAD WATER LINE (SIDS ROAD TO SH 205)																		
2	P1739	698.75	2,233	16		\$100.71	\$224,876		\$118,060	\$342,936	100%	100%	0%	\$342,936	\$342,936	\$0		
2	P1828	698.75	1,340	12		\$100.71	\$134,946		\$70,847	\$205,793	77%	100%	23%	\$158,461	\$205,793	\$47,332		
Subtotal:			3,573	2008			\$359,822	5%	\$188,907	\$548,729				\$501,397	\$548,729	\$47,332		
FM 549 WATER LINE I (FONTANNA RANCH ADDITION TO OAKS OF BUFFALO WAY ADDITION)																		
2	P3061	780	2,835	12		\$90.67	\$257,043		\$134,948	\$391,991	18%	59%	41%	\$70,558	\$231,275	\$160,716		
2	P3062	780	1,124	12		\$90.67	\$101,911		\$53,503	\$155,414	100%	100%	0%	\$155,414	\$155,414	\$0		
2	P3063	780	1,435	12		\$90.67	\$130,108		\$68,307	\$198,415	47%	50%	3%	\$93,255	\$99,208	\$5,952		
2	P3106	780	806	12		\$90.67	\$73,078		\$38,366	\$111,444	49%	61%	12%	\$54,608	\$67,981	\$13,373		
3	P3110	780	594	12		\$90.67	\$53,857		\$28,275	\$82,132	31%	48%	17%	\$25,461	\$39,423	\$13,962		
4	P3111	780	821	12		\$90.67	\$74,438		\$39,080	\$113,518	100%	100%	0%	\$113,518	\$113,518	\$0		
Subtotal:			7,615	2008			\$690,436	5%	\$362,479	\$1,052,914				\$512,814	\$706,819	\$194,003		

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize
2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	(% Utilized Capacity)			(\$ Utilized Capacity)			
										2019	2029	During Fee Period	2019	2029	During Fee Period	
FM 549 WATER LINE II (STANDING OAK LANE TO JEFF BOYD DRIVE)																
2	P1821	698.75	475	12		\$32.08	\$15,238		\$8,000	\$23,238	13%	30%	17%	\$3,021	\$6,971	\$3,950
2	P3067	780	1,260	12		\$32.08	\$40,422		\$21,221	\$61,643	10%	38%	28%	\$6,164	\$23,424	\$17,260
2	P3068	780	2,252	12		\$32.08	\$72,246		\$37,929	\$110,175	14%	20%	6%	\$15,425	\$22,035	\$6,611
Subtotal:			3,987		2008		\$127,907	5%	\$67,150	\$195,056				\$24,610	\$52,430	\$27,821
FM 3097 WATER LINE (BUFFALO CREEK WWTPP TO WALLACE LANE)																
2	P1663	698.75	2,324	12		\$95.50	\$221,938		\$116,517	\$338,455	22%	70%	48%	\$74,460	\$236,919	\$162,458
2	P1664	698.75	2,335	12		\$95.50	\$222,988		\$117,069	\$340,057	5%	78%	73%	\$17,003	\$265,244	\$248,242
2	P1829	698.75	1,457	12		\$95.50	\$139,141		\$73,049	\$212,190	0%	72%	72%	\$0	\$152,777	\$152,777
Subtotal:			6,116		2008		\$584,067	5%	\$306,635	\$890,702				\$91,463	\$654,940	\$563,477
COUNTY LINE ROAD WATER LINE I (FM 3097 TO RANCH TRAIL)																
2	P1734	698.75	2,324	12		\$95.79	\$222,625		\$116,878	\$339,503	37%	81%	44%	\$125,616	\$274,997	\$149,381
Subtotal:			2,324		2008		\$222,625	5%	\$116,878	\$339,503				\$125,616	\$274,997	\$149,381
JOHN KING / BREEZY HILL WATER LINE (FM 552 TO BREEZY HILL)																
1	P1868	698.75	2,632	16		\$18.04	\$47,493		\$24,934	\$72,427	21%	77%	56%	\$15,210	\$55,769	\$40,559
1	P1869	698.75	2,662	16		\$18.04	\$48,035		\$25,218	\$73,253	16%	67%	51%	\$11,720	\$49,080	\$37,359
Subtotal:			5,294		2014		\$95,528	5%	\$50,152	\$145,680				\$26,930	\$104,849	\$77,918
BOYDSTUN STREET WATER LINE (FROM GOLIAD STREET TO CLARK STREET)																
2	P1376	698.75	171	12		\$225.86	\$38,622		\$20,277	\$58,899	84%	100%	16%	\$49,475	\$58,899	\$9,424
2	P1377	698.75	403	12		\$225.86	\$91,020		\$47,786	\$138,806	85%	100%	15%	\$117,985	\$138,806	\$20,821
2	P1378	698.75	1,194	12		\$225.86	\$269,673		\$141,579	\$411,252	96%	100%	4%	\$394,802	\$411,252	\$16,450
Subtotal:			1,768		2018		\$399,315	5%	\$209,642	\$608,957				\$562,262	\$608,957	\$46,695
COUNTY LINE ROAD WATER LINE II (FROM LYNNE DRIVE TO RENEE DRIVE)																
2	P2098	698.75	1,782	12		\$240.78	\$429,069		\$225,261	\$654,330	2%	93%	91%	\$13,087	\$608,527	\$595,440
Subtotal:			1,782		2019		\$429,069	5%	\$225,261	\$654,330				\$13,087	\$608,527	\$595,440
EXISTING TOTAL:			101,895				\$9,326,237		\$4,896,271	\$14,222,504				\$8,938,972	\$11,802,128	\$2,863,156

TABLE NO. 13 Proposed Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

*Average Unit Costs are Based in 2019 Dollars Unless Otherwise Indicated and Includes 20% for Engineering and Easements.

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	(% Utilized Capacity)			(\$ Utilized Capacity)			
										2019	2029	During Fee Period	2019	2029	During Fee Period	
1 - MIMS ROAD / COUNTY LINE ROAD LOOPING WATER LINES																
Pipes P2096 & P2097 Along Future Thoroughfare and Renee Drive from Mims Road South to County Line Road; Pipe 2118 Along Mims Road to Goliad Street																
2	P2096 *	698.75	2,162	20	\$228.00	\$492,936		\$258,792	\$751,728	0%	97%	97%	\$0	\$729,176	\$729,176	
2	P2097 *	698.75	2,459	20	\$228.00	\$560,652		\$294,342	\$854,994	0%	95%	95%	\$0	\$812,244	\$812,244	
2	P2118 *	698.75	1,530	20	\$228.00	\$348,840		\$183,141	\$531,981	0%	71%	71%	\$0	\$377,707	\$377,707	
Subtotal:		6,151		2022		\$1,402,428	5%	\$736,275	\$2,138,703				\$0	\$1,919,127	\$1,919,127	
2 - I.H.-30 - FM 3549/CORPORATE CROSSING																
Creating 780 Service Area North of IH-30 (16" Diameter Cost Based on Bore Across IH-30 & FM549)																
2	P4039 *	780	575	12	\$120.00	\$69,000		\$36,225	\$105,225	0%	28%	28%	\$0	\$29,463	\$29,463	
2	P4124 *	780	712	16	\$650.00	\$462,800		\$242,970	\$705,770	0%	33%	33%	\$0	\$232,904	\$232,904	
Subtotal:		1,287		2023		\$531,800	5%	\$279,195	\$810,995				\$0	\$262,367	\$262,367	
3 - JOHN KING BLVD 780 WATER LINES NORTH																
Pipe P4123 is a Bore Across IH-30																
2	P4123 *	780	423	16	\$650.00	\$274,950		\$144,349	\$419,299	0%	21%	21%	\$0	\$88,053	\$88,053	
Subtotal:		423		2023		\$274,950	5%	\$144,349	\$419,299				\$0	\$88,053	\$88,053	
4 - S.H. 66 - F.M. 3549 780 SA LOOP																
From the Termination of the Existing S.H. 66 12" Water Line East to F.M. 549, South Along F.M. 549 from S.H. 66 to Eastridge Church of Christ 16" Existing Water Line																
2	P4007 *	780	3,439	12	\$120.00	\$412,680		\$216,657	\$629,337	0%	38%	38%	\$0	\$239,148	\$239,148	
2	P4008 *	780	2,174	12	\$120.00	\$260,880		\$136,962	\$397,842	0%	11%	11%	\$0	\$43,763	\$43,763	
2	P4009 *	780	781	12	\$120.00	\$93,720		\$49,203	\$142,923	0%	12%	12%	\$0	\$17,151	\$17,151	
Subtotal:		6,394		2023		\$767,280	5%	\$402,822	\$1,170,102				\$0	\$300,062	\$300,062	
5 - S.H. 205 WATER LINES																
Pipe P2117 southwest from Graystone Drive to S.H. 205. Pipe P2136 southeast along S.H. 205.																
1	P2117 *	698.75	846	16	\$60.00	\$50,760		\$26,649	\$77,409	0%	100%	100%	\$0	\$77,409	\$77,409	
1	P2136 *	698.75	1,650	16	\$60.00	\$99,000		\$51,975	\$150,975	0%	100%	100%	\$0	\$150,975	\$150,975	
Subtotal:		2,496		2025		\$149,760	5%	\$78,624	\$228,384				\$0	\$228,384	\$228,384	

TABLE NO. 13
Proposed Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

*Average Unit Costs are Based in 2019 Dollars Unless Otherwise Indicated and Includes 20% for Engineering and Easements.

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	(% Utilized Capacity)			(\$ Utilized Capacity)		
										2019	2029	During Fee Period	2019	2029	During Fee Period
6 - SPRINGER LN. 16" WATER LINE															
From Springer Elevated Storage Tank East to Rochelle Road															
1	P4043 *	780	2,714	16	\$60.00	\$162,840		\$85,491	\$248,331	0%	51%	51%	\$0	\$126,649	\$126,649
Subtotal:			2,714	2029		\$162,840	5%	\$85,491	\$248,331				\$0	\$126,649	\$126,649
7 - S.H. 276 PUMP STATION TRANSMISSION MAIN WEST															
From Proposed S.H. 276 Pump Station West Along S.H. 276 to Proposed Subdivision															
1	P4071 *	780	1,906	16	\$60.00	\$114,360		\$60,039	\$174,399	0%	28%	28%	\$0	\$48,832	\$48,832
1	P4072 *	780	1,906	16	\$60.00	\$114,360		\$60,039	\$174,399	0%	14%	14%	\$0	\$24,416	\$24,416
1	P4073 *	780	693	16	\$60.00	\$41,580		\$21,830	\$63,410	0%	12%	12%	\$0	\$7,609	\$7,609
Subtotal:			4,505	2029		\$270,300	5%	\$141,908	\$412,208				\$0	\$80,857	\$80,857
PROPOSED TOTAL:			23,970			\$3,559,358		\$1,868,664	\$5,428,022				\$0	\$3,005,499	\$3,005,499

TABLE NO. 14
CCN Acquisition

Elevated Storage	Year Acquired	Area (Ac.)	Capital Cost (\$)				Capacity Utilized (%)			Capacity Utilized (\$)		
			Purchase Price				2019	2029	In the CRF Period	2019	2029	In the CRF Period
CCN Acquisition												
Aquasource	2013	284.0	\$ 3,402,318			\$ 3,402,318	100.0%	100.0%	0.0%	\$ 3,402,318	\$ 3,402,318	\$ -
RCH W.S.C.	2007-2009	803.0	\$ 332,847			\$ 332,847	29.0%	30.0%	1.0%	\$ 96,526	\$ 99,854	\$ 3,328
Mt. Zion W.S.C.	2011	468.0	\$ 325,725			\$ 325,725	15.0%	64.0%	49.0%	\$ 48,859	\$ 208,464	\$ 159,605
Blaelland W.S.C.	2005-2012	1,251.0	\$ 987,152			\$ 987,152	8.0%	58.0%	50.0%	\$ 78,972	\$ 572,548	\$ 493,576
Total		2,806.0	\$ 5,048,042	\$ -	\$ -	\$ 5,048,042				\$ 3,626,675	\$ 4,283,184	\$ 656,510

E. WASTEWATER COLLECTION SYSTEM

Computer models for the years 2019, 2029 and Buildout were prepared by Birkhoff, Hendricks & Carter L.L.P. The models were developed and peak flows calculated from the residential population and non-residential land use projections prepared by the City of Rockwall's Planning Department. Computer models were run to determine peak wet weather flow to insure proper sizing of the collection system.

1. Collection Lines

The natural creeks, whose basins will collect wastewater through the installed system of collection lines that flow into the geographic treatment area serviced by the NTMWD.

The wastewater collection system analysis covered all of the drainage basins within the Service Area planning boundary. Each collection system was analyzed for line sizes 12-inches in diameter and larger. Eliminating line sizes smaller than 12-inches in diameter from the study leaves only the interceptor and trunk lines included in the study. The wastewater project costs include necessary appurtenances (manholes, lift stations, aerial crossings and the like), purchase of easements, utility relocation, pavement removal and replacement, and engineering costs. For existing Impact Fee projects, actual costs were utilized where known. Future project cost estimates were based on 2019 average unit cost per linear foot and includes engineering, easements, and construction cost.

All eligible wastewater collection line projects in the Service Area planning boundary were included in the impact fee analysis. Eligible existing and proposed wastewater facilities are shown on **Exhibit 2** and have capacity for future growth.

2. Treatment

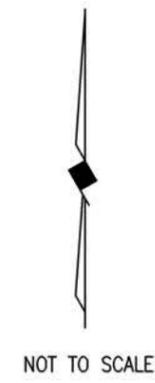
The North Texas Municipal Water District (NTMWD) provides the City of Rockwall with the entirety of wastewater treatment. NTMWD owns and operates the Squabble Creek and Buffalo Creek Wastewater Treatment Plants (WWTP). Excess flows above the permit levels of the Squabble Creek and Buffalo Creek WWTP's are conveyed to the NTMWD Buffalo Creek Regional system. Rockwall pays NTMWD for the cost of this service according to the City's percentage of wastewater flow contributions in any given year.

This Impact Fee study includes the cost of NTMWD regional collection and transportation, and facilities located within the City's Service Area planning boundary that were paid for by NTMWD. Existing treatment plant and future treatment plant expansion costs of NTMWD were included in this Impact Fee analysis.

3. Wastewater System Capital Improvement Projects for Impact Fees

The 10-year Wastewater System Capital Improvement Plan for Impact Fees was developed by Birkhoff, Hendricks & Carter L.L.P. **Exhibit 2** shows the recommended system improvements and **Table No. 15** itemizes each project and the project cost. These recommended improvements form the basis for the Wastewater System Impact Fee Calculation.

The capital improvement plan for impact fees provides for system improvements within the defined Service Area Planning Boundary.



CITY OF ROCKWALL WASTEWATER COLLECTION SYSTEM 2019-2029 IMPACT FEE UPDATE CAPITAL IMPROVEMENT PLAN

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

DALLAS, TEXAS
FIRM F-526

AUGUST 2019

DRAFT

LEGEND

- EXISTING WASTEWATER LINE
- EXISTING GRAVITY LINE (IMPACT FEE RECOVERY)
- EXISTING FORCE MAIN (IMPACT FEE RECOVERY)
- PROP. WASTEWATER LINE (DEVELOPER CONSTRUCTED)
- PROP. IMPACT FEE GRAVITY LINE (DEVELOPER INITIATED - CITY OVERSIZE PARTICIPATION)
- PROP. IMPACT FEE FORCE MAIN (DEVELOPER INITIATED - CITY OVERSIZE PARTICIPATION)
- PROPOSED IMPACT FEE GRAVITY LINE (CITY INITIATED & CONSTRUCTED)
- PROPOSED IMPACT FEE FORCE MAIN (CITY INITIATED & CONSTRUCTED)
- PROPOSED NTMWD WASTEWATER LINE
- PLANNING BOUNDARY
- CITY LIMIT LINE
- EXISTING LIFT STATION
- EXISTING LIFT STATION (IMPACT FEE RECOVERY)
- PROPOSED LIFT STATION (CITY INITIATED & CONSTRUCTED)
- EXISTING WASTEWATER TREATMENT PLANT

1 2019 CIP PROJECT NUMBER & YEAR **EXHIBIT 2**

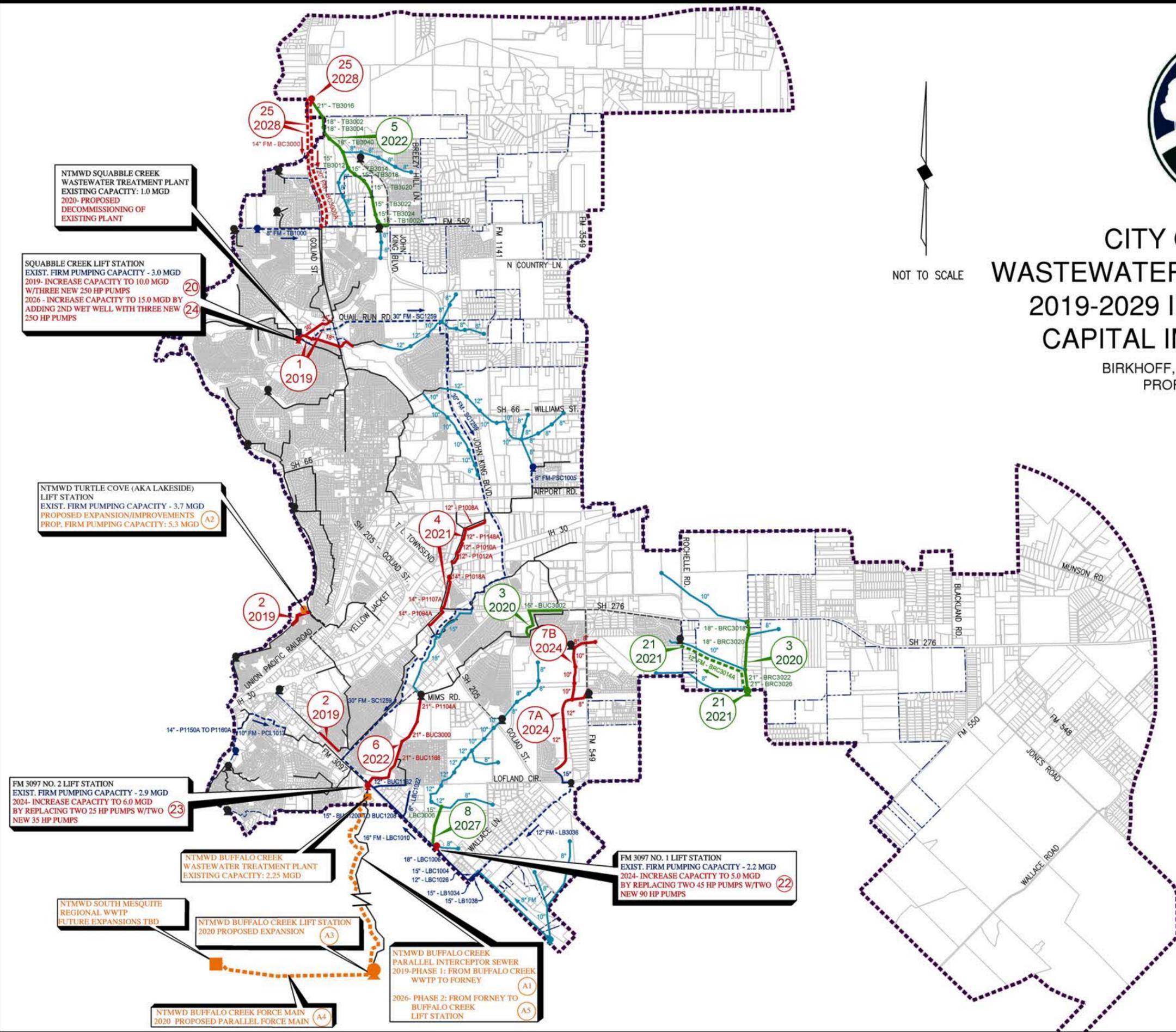


Table No. 15

10-Year Wastewater System Capital Improvement Plan for Impact Fees

PROPOSED WASTEWATER LINES

CIP #	Year	1=City Participation in Cost Oversize 2=City Initiated and Funded (X) = CIP Project ID Number		Project	Size (Diameter)	Opinion of Project Cost (A)	Debt Service (B)	Total Project Cost
1	2019	2		Quail Run & Memorial Lift Station Bypass Trunk Sewer	18"-30"	\$ 2,159,050	\$ 1,133,500	\$ 3,292,550
2	2019	2		Turtle Cove & Windmill Ridge Sewer Improvements	8"-12"	\$ 800,000	\$ 420,000	\$ 1,220,000
3	2020	1		Proposed Brushy Creek Trunk Sewer & Timber Creek Lift Station Abandonment	18"-21"	\$ 285,896	\$ 150,095	\$ 435,991
4	2021	2		Buffalo Creek Existing Gravity Sewer - 12" & 14" Pipe Burst	12"-14"	\$ 1,281,901	\$ 672,997	\$ 1,954,898
5	2022	1		Proposed Thompson Branch Trunk Sewer	15"-21"	\$ 339,296	\$ 178,131	\$ 517,427
6	2022	2		Proposed Lower Buffalo Creek East Trunk Sewer & Mims Rd. Lift Station Abandonment	21"	\$ 1,734,075	\$ 910,389	\$ 2,644,464
7A	2024	2		Fontana Ranch Lift Station Abandonment & Gravity Relief Sewer	8"-12"	\$ 985,844	\$ 517,568	\$ 1,503,412
7B	2024	2		Lofland Farms Lift Station Abandonment & Gravity Relief Sewer	8"-10"	\$ 510,375	\$ 267,947	\$ 778,322
8	2027	1		Proposed Little Buffalo Creek Trunk Sewer	15"	\$ 52,223	\$ 27,417	\$ 79,640
Subtotal: Proposed Wastewater Lines						\$ 8,148,660	\$ 4,278,044	\$ 12,426,704

PROPOSED WASTEWATER FACILITIES

CIP #	Year	1=City Participation in Cost Oversize 2=City Initiated and Funded (X) = CIP Project ID Number		Project	Capacity (MGD)	Opinion of Project Cost (A)	Debt Service (B)	Total Project Cost
20	2019	2		Squabble Creek Lift Station Improvements - Install Three 250-HP Pumps, Electrical Upgrades & Standby Pump System	10.0 MGD	\$ 2,800,769	\$ 1,470,404	\$ 4,271,173
21	2021	1		Proposed Brushy Creek Lift Station & 12" Force Main	3.3 MGD	\$ 1,610,000	\$ 845,250	\$ 2,455,250
22	2024	2		FM 3097 No. 1 Lift Station Improvements - Replace Two 45-HP Pumps w/Two 90-HP Pumps	5.0 MGD	\$ 575,000	\$ 1,470,404	\$ 2,045,404
23	2024	2		FM 3097 No. 2 Lift Station Improvements - Replace Two 25-HP Pumps w/Two 35-HP Pumps	6.0 MGD	\$ 862,500	\$ 845,250	\$ 1,707,750
24	2026	2		Squabble Creek Lift Station Improvements - Add 2nd Wet Well w/Three New 250-HP Pumps	15.0 MGD	\$ 4,600,000	\$ 2,415,000	\$ 7,015,000
25	2028	2		Proposed Bluff Creek Lift Station & Parallel Force Mains (14" & 20")	2.4 MGD	\$ 5,865,000	\$ 3,079,125	\$ 8,944,125
Subtotal: Proposed Wastewater Facilities						\$ 16,313,269	\$ 10,125,433	\$ 26,438,702
Total City of Rockwall Proposed Wastewater System Improvements						\$ 24,461,929	\$ 14,403,477	\$ 38,865,406

- (A) Opinion of Cost includes:
 - a) Engineer's Opinion of Construction Cost
 - b) Professional Services Fees (Survey, Engineering, Testing, Legal)
 - c) Cost of Easement or Land Acquisitions
- (B) Debt Service Based on 20-Year Simple Interest Bonds at 5%

Wastewater Collection System 10-Year Capital Improvement Plan for Impact Fees
NTMWD Regional System

CIP #	Year	4=Part of NTMWD Buffalo Interceptor System, assumed 59% City Responsibility	Size/ Added Capacity	Opinion of Project Cost (A)	Debt Service (B)	Total Project Cost
NTMWD Wastewater Line & Facility Projects						
A1	2019	4 NTMWD Buffalo Creek Parallel Interceptor Sewer - Phase 1: From Buffalo Creek WWTP to Forney	TBD	\$ 11,835,394	\$ -	\$ 11,835,394
A2	2020	3 NTMWD Turtle Cove (a.k.a. Lakeside) Lift Station Expansion/Replacement	+1.6 MGD	\$ 4,600,000	\$ -	\$ 4,600,000
A3	2020	4 NTMWD Buffalo Creek Lift Station Expansion	TBD	\$ 17,868,150	\$ -	\$ 17,868,150
A4	2020	4 NTMWD Buffalo Creek Parallel Force Main	TBD	\$ 1,681,500	\$ -	\$ 1,681,500
A5	2026	4 NTMWD Buffalo Creek Parallel Interceptor - Phase 2: From Forney to Buffalo Creek Lift Station	TBD	\$ 7,924,880	\$ -	\$ 7,924,880
A6	2019-2029	5 10-Year CIP for NTMWD Sewer System (Rockwall Responsibility Only)	N/A	\$ 5,435,164	\$ -	\$ 5,435,164
A7	2019-2029	5 10-Year CIP for NTMWD Regional Wastewater System (Rockwall Responsibility Only)	N/A	\$ 11,619,512	\$ -	\$ 11,619,512
Total: NTMWD Wastewater System Improvements:				\$ 60,964,600	\$ -	\$ 60,964,600

- (A) Opinion of Cost includes:
- a) Engineer's Opinion of Construction Cost
 - b) Professional Services Fees (Survey, Engineering, Testing, Legal)
 - c) Cost of Easement or Land Acquisitions

Notes: 1. City obligations estimated based on City of Rockwall's contracted proportion or historical usage of NTMWD Regional Systems.
 2. 10-Year CIP for NTMWD Regional Systems based on project listings provided for "Summary of Sewer System CIP" and "Summary of Regional Wastewater System CIP", both dated May 11, 2018.

Planning Expenses

	Project Description	Engineering Services	Opinion of Project Cost (A)
2029	Wastewater Masterplan & Impact Fee Update	\$ 59,850	\$ 59,850
Total: Planning Expenses:			\$ 59,850
Grand Total, City of Rockwall & NTMWD Wastewater System Improvements:			\$ 112,316,560

4. Utilized Capacity

Utilized capacity for the wastewater collection system was calculated based on land use assumptions prepared by the City of Rockwall. The population and non-residential growth in each wastewater drainage basin was determined utilizing the City’s growth projections. These growth rates were utilized to calculate 2019, 2029 and buildout peak design flows.

The percent-utilized capacity was calculated for the design flow of each study year based on the buildout capacity. The utilized capacity during the Impact Fee period is the difference between the year 2019 capacity and the year 2029 capacity. **Table No. 16** below summarizes the project cost and utilized cost over the impact fee period of 2019 – 2029. The utilized capacity for each eligible existing and proposed wastewater collection line is presented in detail in the Impact Fee Capacity Calculation **Table Nos. 17 and 18**. **Table No. 19** summarizes the utilized capacity of lift stations eligible for impact fee recovery. **Table 20** summarizes the utilized capacity of NTMWD facilities eligible for impact fee recovery. **Table 21** includes the summary of utilized capacity allocation between the City of Rockwall and NTMWD.

TABLE NO. 16

Summary of Eligible Capital Cost and Utilized Capacity Cost

Wastewater System Facility	20-Year Project Cost	Utilized Capacity (\$) in the CRP Period
Existing Wastewater Collection Line	\$12,344,474	\$3,863,647
Existing Wastewater Facilities	\$6,402,514	\$629,875
Proposed Wastewater Collection Line	\$12,426,705	\$9,608,437
Proposed Wastewater Facilities	\$26,438,702	\$19,183,453
NTMWD Facilities	\$60,964,600	\$9,627,128
Planning Expenses	\$59,850	\$59,850
Total:	\$118,636,845	\$42,972,390

TABLE NO. 17
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost (\$)	(% Utilized Capacity)			(\$ Utilized Capacity)		
									2019	2029	During Fee Period	2019	2029	During Fee Period
SQUABBLE / CARUTH LAKE SEWER														
From the Squabble Creek Wastewater Treatment Plant to SH 205 to Caruth Lane														
2 SC1008	158	36		\$74.89	\$11,844		\$6,218	\$18,062	72%	89%	17%	\$12,946	\$15,994	\$3,048
2 SC1112	663	36		\$74.89	\$49,676		\$26,080	\$75,756	72%	89%	17%	\$54,307	\$67,179	\$12,872
2 SC1114	275	36		\$74.89	\$20,614		\$10,822	\$31,436	72%	89%	17%	\$22,740	\$27,999	\$5,259
2 SC1116	125	36		\$74.89	\$9,382		\$4,926	\$14,308	72%	89%	17%	\$10,346	\$12,729	\$2,383
2 SC1118	902	27		\$74.89	\$67,561		\$35,469	\$103,030	68%	87%	20%	\$69,891	\$90,065	\$20,174
2 SC1120	293	24		\$74.89	\$21,927		\$11,512	\$33,439	68%	87%	20%	\$22,683	\$29,231	\$6,548
2 SC1154	313	24		\$74.89	\$23,404		\$12,287	\$35,691	68%	87%	20%	\$24,210	\$31,198	\$6,989
2 SC1290	1,345	36		\$74.89	\$100,702		\$52,868	\$153,570	72%	89%	17%	\$110,598	\$136,445	\$25,847
2 SC1292	173	36		\$74.89	\$12,959		\$6,803	\$19,762	72%	89%	17%	\$14,232	\$17,558	\$3,326
2 SC1294	389	36		\$74.89	\$29,123		\$15,290	\$44,413	72%	89%	17%	\$31,917	\$39,422	\$7,505
2 SC1296	16	27		\$74.89	\$1,176		\$617	\$1,793	72%	89%	17%	\$1,285	\$1,590	\$305
2 SC1298	170	27		\$74.89	\$12,761		\$6,700	\$19,461	72%	89%	17%	\$13,945	\$17,242	\$3,297
2 SC1300	124	27		\$74.89	\$9,285		\$4,875	\$14,160	72%	89%	17%	\$10,151	\$12,556	\$2,405
2 SC1302	464	24		\$74.89	\$34,759		\$18,248	\$53,007	68%	87%	20%	\$35,958	\$46,338	\$10,380
2 SC1334	219	36		\$74.89	\$16,402		\$8,611	\$25,013	72%	89%	17%	\$18,084	\$22,281	\$4,197
2 SC1336	541	36		\$74.89	\$40,481		\$21,252	\$61,733	72%	89%	17%	\$44,626	\$54,941	\$10,315
Subtotal:	6,170		1997		\$462,056	5%	\$242,578	\$704,634				\$497,919	\$622,768	\$124,850
DALTON ROAD FORCE MAIN														
Begins at the Intersection of Dalton Road and Beacon Hill Drive and Extends East to SH 205														
2 TB1000	155	8		\$51.43	\$7,959		\$4,178	\$12,137	100%	100%	0%	\$12,137	\$12,137	\$0
2 TB1040	3,409	8		\$51.43	\$175,324		\$92,046	\$267,370	100%	100%	0%	\$267,370	\$267,370	\$0
Subtotal:	3,564		2002		\$183,283	5%	\$96,224	\$279,507				\$279,507	\$279,507	\$0

TABLE NO. 17
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost (\$)	(% Utilized Capacity)			(\$ Utilized Capacity)		
									2019	2029	During Fee Period	2019	2029	During Fee Period
SH 205 GRAVITY SEWER														
From Dalton Road / FM 522 to Quail Run Road														
2 SC1104	407	18		\$78.32	\$31,874		\$16,734	\$48,608	28%	42%	14%	\$13,415	\$20,355	\$6,939
2 SC1106	347	18		\$78.32	\$27,185		\$14,272	\$41,457	26%	41%	15%	\$10,978	\$17,017	\$6,039
2 SC1108	78	18		\$78.32	\$6,115		\$3,210	\$9,325	27%	41%	14%	\$2,512	\$3,828	\$1,316
2 SC1316	233	18		\$78.32	\$18,218		\$9,564	\$27,782	27%	41%	14%	\$7,425	\$11,338	\$3,912
2 SC1318	402	18		\$78.32	\$31,488		\$16,531	\$48,019	27%	42%	15%	\$12,991	\$20,070	\$7,079
2 SC1320	778	18		\$78.32	\$60,918		\$31,982	\$92,900	26%	41%	15%	\$24,601	\$38,133	\$13,532
2 SC1322	496	18		\$78.32	\$38,883		\$20,414	\$59,297	26%	40%	14%	\$15,473	\$23,794	\$8,321
2 SC1324	281	18		\$78.32	\$22,037		\$11,569	\$33,606	26%	41%	15%	\$8,798	\$13,749	\$4,951
2 SC1326	518	18		\$78.32	\$40,577		\$21,303	\$61,880	27%	41%	14%	\$16,797	\$25,442	\$8,645
2 SC1328	277	18		\$78.32	\$21,720		\$11,403	\$33,123	29%	42%	13%	\$9,680	\$14,001	\$4,322
2 SC1330	474	18		\$78.32	\$37,100		\$19,477	\$56,577	29%	42%	13%	\$16,534	\$23,916	\$7,382
2 SC1332	329	18		\$78.32	\$25,754		\$13,521	\$39,275	29%	43%	14%	\$11,543	\$16,869	\$5,326
2 TB1012	508	18		\$78.32	\$39,759		\$20,873	\$60,632	33%	43%	11%	\$19,897	\$26,375	\$6,478
2 TB1028	174	18		\$78.32	\$13,593		\$7,136	\$20,729	32%	43%	11%	\$6,629	\$8,991	\$2,362
Subtotal:	5,302		2003		\$415,221	5%	\$217,989	\$633,210				\$177,273	\$263,878	\$86,604
SIGNAL RIDGE FORCE MAIN														
From Signal Ridge Lift Station to Ridge Road														
2 BUC1210	4,662	10		\$110.66	\$515,915		\$270,855	\$786,770	93%	100%	7%	\$730,029	\$786,770	\$56,741
Subtotal:	4,662				\$515,915	5%	\$270,855	\$786,770				\$730,029	\$786,770	\$56,741
AMITY LANE FORCE MAIN														
From Amity Lane Lift Station to Airport Road														
2 SC1002	1,193	6		\$18.53	\$22,103		\$11,604	\$33,707	35%	100%	65%	\$11,848	\$33,707	\$21,859
Subtotal:	1,193		2007		\$22,103	5%	\$11,604	\$33,707				\$11,848	\$33,707	\$21,859

TABLE NO. 17
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost (\$)	(% Utilized Capacity)			(\$ Utilized Capacity)		
									2019	2029	During Fee Period	2019	2029	During Fee Period
FM 3097 SANITARY SEWER IMPROVEMENTS														
From FM 3097 LS No. 2 to FM549; 12" on County road from FM 3097 to Valerie Place; 8" on Ranch Trail from FM 3097 to 1,500-LF East														
2 BUC1040	441	15		\$150.81	\$66,506		\$34,916	\$101,422	39%	96%	58%	\$39,193	\$97,809	\$58,617
2 BUC1042	299	24		\$150.81	\$45,039		\$23,645	\$68,684	43%	95%	51%	\$29,805	\$65,001	\$35,196
2 BUC1044	109	24		\$150.81	\$16,380		\$8,599	\$24,979	47%	94%	46%	\$11,847	\$23,415	\$11,568
2 BUC1162	1,788	12		\$150.81	\$269,645		\$141,564	\$411,209	99%	100%	0%	\$408,380	\$410,339	\$1,958
2 BUC1200	390	15		\$150.81	\$58,764		\$30,851	\$89,615	42%	99%	57%	\$37,573	\$89,057	\$51,484
2 BUC1202	109	18		\$150.81	\$16,366		\$8,592	\$24,958	42%	99%	57%	\$10,464	\$24,803	\$14,339
2 BUC1204	200	18		\$150.81	\$30,190		\$15,850	\$46,040	41%	99%	58%	\$18,983	\$45,753	\$26,770
2 BUC1206	200	15		\$150.81	\$30,097		\$15,801	\$45,898	39%	99%	60%	\$18,012	\$45,613	\$27,602
2 BUC1208	433	15		\$150.81	\$65,269		\$34,266	\$99,535	38%	95%	57%	\$37,709	\$94,909	\$57,200
2 LBC1002	250	12		\$150.81	\$37,774		\$19,831	\$57,605	16%	73%	56%	\$9,497	\$41,952	\$32,455
2 LBC1004	1,193	15		\$150.81	\$179,972		\$94,485	\$274,457	14%	73%	58%	\$39,787	\$199,880	\$160,094
2 LBC1006	1,282	18		\$150.81	\$193,280		\$101,472	\$294,752	13%	73%	60%	\$39,070	\$214,661	\$175,591
2 LBC1016	539	15		\$150.81	\$81,324		\$42,695	\$124,019	34%	100%	66%	\$42,323	\$124,019	\$81,696
2 LBC1022	1,506	8		\$150.81	\$227,061		\$119,207	\$346,268	52%	84%	32%	\$180,397	\$291,710	\$111,312
Subtotal:	8,738		2007		\$1,317,667	5%	\$691,774	\$2,009,441				\$923,040	\$1,768,921	\$845,882

TABLE NO. 17
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost (\$)	(% Utilized Capacity)			(\$ Utilized Capacity)		
									2019	2029	During Fee Period	2019	2029	During Fee Period
SQUABBLE CREEK TO BUFFALO CREEK WASTEWATER TRANSFER FORCE MAIN														
From Squabble Creek Wastewater Treatment Plant to FM 3097														
2 SC1340	1,137	30		\$124.90	\$141,978		\$74,538	\$216,516	32%	67%	35%	\$69,966	\$144,751	\$74,785
2 SC1259	20,471	30		\$124.90	\$2,556,676		\$1,342,255	\$3,898,931	32%	67%	35%	\$1,259,918	\$2,606,616	\$1,346,699
2 SC1261	19,232	30		\$124.90	\$2,402,049		\$1,261,076	\$3,663,125	32%	67%	35%	\$1,183,718	\$2,448,969	\$1,265,251
2 SC1260	623	30		\$124.90	\$77,792		\$40,841	\$118,633	32%	67%	35%	\$38,336	\$79,312	\$40,976
Subtotal:	41,463		2011		\$5,178,495	5%	\$2,718,710	\$7,897,205				\$2,551,938	\$5,279,648	\$2,727,711
Existing Wastewater Line Total	71,091				\$8,094,740		\$4,249,734	\$12,344,474				\$5,171,554	\$9,035,199	\$3,863,647

Notes:
1 - City Participate in Cost Oversize
2 - City Initiated and Funded

TABLE NO. 18

Proposed Impact Fee CIP Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.) *	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	(% Utilized Capacity)			(\$ Utilized Capacity)			
									2019	2029	During Fee Period	2019	2029	During Fee Period	
1 - QUAIL RUN & MEMORIAL LIFT STATION BYPASS TRUNK SEWER															
2	SC1206	51	18		\$436.24	\$22,388		\$11,754	\$34,142	0%	97%	97%	\$0	\$33,057	\$33,057
2	SC1208	414	18		\$436.24	\$180,565		\$94,797	\$275,362	0%	97%	97%	\$0	\$266,607	\$266,607
2	SC1210	160	18		\$436.24	\$69,580		\$36,529	\$106,109	0%	97%	97%	\$0	\$102,735	\$102,735
2	SC1212	197	18		\$436.24	\$86,014		\$45,157	\$131,171	0%	97%	97%	\$0	\$126,993	\$126,993
2	SC1214	182	18		\$436.24	\$79,583		\$41,781	\$121,364	0%	97%	97%	\$0	\$117,485	\$117,485
2	SC1216	42	18		\$436.24	\$18,204		\$9,557	\$27,761	0%	97%	97%	\$0	\$26,874	\$26,874
2	SC1218	519	18		\$436.24	\$226,531		\$118,929	\$345,460	0%	97%	97%	\$0	\$334,399	\$334,399
2	SC1220	510	18		\$436.24	\$222,300		\$116,707	\$339,007	0%	97%	97%	\$0	\$328,134	\$328,134
2	SC1222	306	18		\$436.24	\$133,350		\$70,009	\$203,359	0%	97%	97%	\$0	\$196,814	\$196,814
2	SC1224	37	18		\$436.24	\$16,311		\$8,563	\$24,874	0%	97%	97%	\$0	\$24,075	\$24,075
2	SC1226	182	18		\$436.24	\$79,610		\$41,795	\$121,405	0%	97%	97%	\$0	\$117,497	\$117,497
2	SC1228	446	18		\$436.24	\$194,542		\$102,135	\$296,677	0%	97%	97%	\$0	\$287,128	\$287,128
2	SC1236	92	24		\$436.24	\$40,143		\$21,075	\$61,218	0%	41%	41%	\$0	\$24,896	\$24,896
2	SC1238	40	24		\$436.24	\$17,402		\$9,136	\$26,538	0%	41%	41%	\$0	\$10,831	\$10,831
2	SC1240	75	24		\$436.24	\$32,919		\$17,282	\$50,201	0%	44%	44%	\$0	\$22,211	\$22,211
2	SC1242	85	24		\$436.24	\$36,902		\$19,374	\$56,276	0%	44%	44%	\$0	\$24,855	\$24,855
2	SC1244	121	24		\$436.24	\$52,929		\$27,788	\$80,717	0%	44%	44%	\$0	\$35,660	\$35,660
2	SC1246	161	30		\$436.24	\$70,113		\$36,809	\$106,922	0%	44%	44%	\$0	\$47,140	\$47,140
2	SC1248	183	30		\$436.24	\$79,671		\$41,827	\$121,498	0%	43%	43%	\$0	\$52,727	\$52,727
2	SC1252	224	30		\$436.24	\$97,766		\$51,327	\$149,093	0%	43%	43%	\$0	\$64,599	\$64,599
2	SC1254	500	30		\$436.24	\$218,121		\$114,513	\$332,634	0%	43%	43%	\$0	\$143,599	\$143,599
2	SC1256	240	30		\$436.24	\$104,711		\$54,973	\$159,684	0%	43%	43%	\$0	\$68,936	\$68,936
2	SC1230	182	36		\$436.24	\$79,396		\$41,683	\$121,079	0%	50%	50%	\$0	\$61,124	\$61,124
Subtotal:		4,949		2019		\$2,159,050	5%	\$1,133,500	\$3,292,551				\$0	\$2,518,376	\$2,518,376
2 - TURTLE COVE & WINDMILL RIDGE SEWER IMPROVEMENTS															
2	BB1040A	1,553	8		\$269.98	\$419,263		\$220,113	\$639,376	0%	99%	99%	\$0	\$630,992	\$630,992
2	LS1260A	1,410	12		\$269.98	\$380,737		\$199,887	\$580,624	0%	94%	94%	\$0	\$543,957	\$543,957
Subtotal:		2,963		2019		\$800,000	5%	\$420,000	\$1,220,000				\$0	\$1,174,949	\$1,174,949
3 - PROPOSED BRUSHY CREEK TRUNK SEWER															
1	BUC3002	3,382	15		\$24.00	\$81,174		\$42,616	\$123,790	0%	100%	100%	\$0	\$123,790	\$123,790
1	BRC3018	724	18		\$48.00	\$34,748		\$18,243	\$52,991	0%	48%	48%	\$0	\$25,539	\$25,539
1	BRC3020	1,948	18		\$48.00	\$93,513		\$49,094	\$142,607	0%	55%	55%	\$0	\$78,962	\$78,962
1	BRC3022	1,045	21		\$72.00	\$75,242		\$39,502	\$114,744	0%	59%	59%	\$0	\$67,981	\$67,981
1	BRC3026	17	21		\$72.00	\$1,219		\$640	\$1,859	0%	57%	57%	\$0	\$1,057	\$1,057
Subtotal:		7,116		2020		\$285,896	5%	\$150,095	\$435,991				\$0	\$297,329	\$297,329

TABLE NO. 18

Proposed Impact Fee CIP Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.) *	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	(% Utilized Capacity)			(\$ Utilized Capacity)			
									2019	2029	During Fee Period	2019	2029	During Fee Period	
4 - BUFFALO CREEK EXISTING GRAVITY SEWER - 12" & 14" PIPE BURST															
Pipe Burst Existing 8" and 10" to 12" and Existing 12" to 14" from northwest of John King and IH 30 to S.H. 205 Goliad															
2	BUC1008A	1,314	12		\$192.00	\$252,369		\$132,494	\$384,863	0%	29%	29%	\$0	\$110,863	\$110,863
2	BUC1010A	755	12		\$192.00	\$144,970		\$76,109	\$221,079	0%	34%	34%	\$0	\$75,022	\$75,022
2	BUC1012A	660	12		\$192.00	\$126,802		\$66,571	\$193,373	0%	34%	34%	\$0	\$65,620	\$65,620
2	BUC1148A	766	12		\$192.00	\$147,096		\$77,225	\$224,321	0%	34%	34%	\$0	\$76,115	\$76,115
2	BUC1018A	188	14		\$192.00	\$36,073		\$18,938	\$55,011	0%	42%	42%	\$0	\$23,219	\$23,219
2	BUC1094A	1,155	14		\$192.00	\$221,669		\$116,376	\$338,045	0%	46%	46%	\$0	\$156,886	\$156,886
2	BUC1098A	1,838	14		\$192.00	\$352,922		\$185,284	\$538,206	0%	44%	44%	\$0	\$237,802	\$237,802
Subtotal:		6,677		2021		\$1,281,901	5%	\$672,997	\$1,954,898				\$0	\$745,527	\$745,527
5 - PROPOSED THOMPSON BRANCH TRUNK SEWER															
1	TB1002A	720	15		\$24.00	\$17,287		\$9,076	\$26,363	0%	93%	93%	\$0	\$24,620	\$24,620
1	TB3012	899	15		\$24.00	\$21,582		\$11,331	\$32,913	0%	94%	94%	\$0	\$31,021	\$31,021
1	TB3014	501	15		\$24.00	\$12,028		\$6,315	\$18,343	0%	96%	96%	\$0	\$17,633	\$17,633
1	TB3018	644	15		\$24.00	\$15,457		\$8,115	\$23,572	0%	96%	96%	\$0	\$22,658	\$22,658
1	TB3020	1,038	15		\$24.00	\$24,910		\$13,078	\$37,988	0%	96%	96%	\$0	\$36,632	\$36,632
1	TB3022	982	15		\$24.00	\$23,572		\$12,375	\$35,947	0%	96%	96%	\$0	\$34,658	\$34,658
1	TB3034	388	15		\$24.00	\$9,307		\$4,886	\$14,193	0%	96%	96%	\$0	\$13,558	\$13,558
1	TB3002	544	18		\$48.00	\$26,114		\$13,710	\$39,824	0%	99%	99%	\$0	\$39,497	\$39,497
1	TB3004	714	18		\$48.00	\$34,275		\$17,994	\$52,269	0%	99%	99%	\$0	\$51,840	\$51,840
1	TB3040	1,089	18		\$48.00	\$52,276		\$27,445	\$79,721	0%	95%	95%	\$0	\$75,546	\$75,546
1	BLC3016	1,312	21		\$72.00	\$94,494		\$49,609	\$144,103	0%	70%	70%	\$0	\$100,463	\$100,463
1	BC3006	67	27		\$120.00	\$7,994		\$4,197	\$12,191	0%	28%	28%	\$0	\$3,397	\$3,397
Subtotal:		8,899		2022		\$339,296	5%	\$178,131	\$517,427				\$0	\$451,523	\$451,523
6 - PROPOSED LOWER BUFFALO CREEK EAST TRUNK SEWER															
2	BUC1104A	1,506	21		\$264.00	\$397,554		\$208,716	\$606,270	0%	100%	100%	\$0	\$606,270	\$606,270
2	BUC1168	3,640	21		\$264.00	\$960,968		\$504,508	\$1,465,476	0%	100%	100%	\$0	\$1,465,476	\$1,465,476
2	BUC3000	1,423	21		\$264.00	\$375,553		\$197,165	\$572,718	0%	100%	100%	\$0	\$572,718	\$572,718
Subtotal:		6,568		2022		\$1,734,075	5%	\$910,389	\$2,644,464				\$0	\$2,644,464	\$2,644,464
7A - FONTANA RANCH LIFT STATION ABANDONMENT & GRAVITY RELIEF SEWER															
2	LB1004A	1,238	8		\$100.00	\$123,764		\$64,976	\$188,740	0%	79%	79%	\$0	\$148,599	\$148,599
2	LB3014	930	12		\$192.00	\$178,560		\$93,744	\$272,304	0%	81%	81%	\$0	\$219,938	\$219,938
2	LB3016	740	12		\$192.00	\$142,080		\$74,592	\$216,672	0%	81%	81%	\$0	\$175,016	\$175,016
2	LB3018	1,240	12		\$192.00	\$238,080		\$124,992	\$363,072	0%	74%	74%	\$0	\$268,153	\$268,153
2	LB3020	815	12		\$192.00	\$156,480		\$82,152	\$238,632	0%	81%	81%	\$0	\$192,750	\$192,750
2	LB3028	765	12		\$192.00	\$146,880		\$77,112	\$223,992	0%	81%	81%	\$0	\$180,921	\$180,921
Subtotal:		5,728		2024		\$985,844	5%	\$517,568	\$1,503,412				\$0	\$1,185,377	\$1,185,377

TABLE NO. 18

Proposed Impact Fee CIP Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.) *	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	(% Utilized Capacity)			(\$ Utilized Capacity)			
									2019	2029	During Fee Period	2019	2029	During Fee Period	
7B - LOFTLAND FARMS LIFT STATION ABANDONMENT & GRAVITY RELIEF SEWER															
2	LB1000A	380	8		\$100.00	\$38,000		\$19,950	\$57,950	0%	69%	69%	\$0	\$40,142	\$40,142
2	LB3002	1,238	8		\$100.00	\$123,775		\$64,982	\$188,757	0%	57%	57%	\$0	\$107,993	\$107,993
2	LB3022	910	10		\$120.00	\$109,200		\$57,330	\$166,530	0%	73%	73%	\$0	\$121,185	\$121,185
2	LB3024	935	10		\$120.00	\$112,200		\$58,905	\$171,105	0%	73%	73%	\$0	\$124,541	\$124,541
2	LB3026	1,060	10		\$120.00	\$127,200		\$66,780	\$193,980	0%	64%	64%	\$0	\$124,690	\$124,690
Subtotal:		4,523		2026		\$510,375	5%	\$267,947	\$778,322				\$0	\$518,551	\$518,551
8 - PROPOSED LITTLE BUFFALO CREEK TRUNK SEWER															
1	LBC3006	2,176	15		\$24.00	\$52,223		\$27,417	\$79,640	0%	91%	91%	\$0	\$72,341	\$72,341
Subtotal:		2,176		2027		\$52,223	5%	\$27,417	\$79,640				\$0	\$72,341	\$72,341
Sewer Line CIP Total		49,599				\$8,148,660		\$4,278,044	\$12,426,705				\$0	\$9,608,437	\$9,608,437

Notes: 1 - City Participate in Cost Oversize

2 - City Initiated and Funded

TABLE NO. 19
Impact Fee Wastewater Facilities

Pump Station	Year Const.	Capacity (MGD)	Capital Cost (\$)				Capacity Utilized (%)			Capacity Utilized (\$)			
			Const.	Eng. & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost \$	2019	2029	In the CRF Period	2019	2029	In the CRF Period	
EXISTING LIFT STATIONS													
Dalton Road Lift Station & Force Main	1	2002	1.2	\$ 272,178	\$ 40,200	\$ 163,998	\$ 476,376	43%	43%	0%	\$ 204,842	\$ 204,842	\$ -
Amity Lane Lift Station	1	2006	0.4	\$ 167,009	\$ 18,800	\$ 97,550	\$ 283,359	34%	35%	1%	\$ 96,342	\$ 99,176	\$ 2,834
Chandlers Marina Lift Station	1	2007	0.4	\$ 244,331	\$ 16,500	\$ 136,936	\$ 397,767	72%	76%	4%	\$ 286,392	\$ 302,303	\$ 15,911
FM 3097 No. 1 Lift Station & 16" Force Main	1	2007	2.2	\$ 450,460	\$ 21,000	\$ 247,517	\$ 718,977	15%	100%	85%	\$ 107,847	\$ 718,977	\$ 611,130
FM 3097 No. 2 Lift Station	1	2007	2.9	\$ 525,845	\$ 25,000	\$ 289,194	\$ 840,039	100%	100%	0%	\$ 840,039	\$ 840,039	\$ -
Chandlers Deep Lift Station	1	2012	0.7	\$ 196,555	\$ 61,000	\$ 135,216	\$ 392,771	70%	70%	0%	\$ 274,940	\$ 274,940	\$ -
Squabble Creek Transfer Lift Station	1	2012	2.9	\$ 1,500,346	\$ 165,325	\$ 874,477	\$ 2,540,148	100%	100%	0%	\$ 2,540,148	\$ 2,540,148	\$ -
Existing Wastewater Facility Subtotal			13.20	\$ 3,820,685	\$ 377,685	\$ 2,204,144	\$ 6,402,514				\$ 4,350,550	\$ 4,980,425	\$ 629,875
PROPOSED WASTEWATER TREATMENT PLANT & LIFT STATION/FORCE MAIN IMPROVEMENTS													
Squabble Creek Lift Station Improvements (Install Three 250-HP Pumps & Electrical Upgrades)	1	2019	10.0	\$ 2,690,519	\$ 110,250	\$ 1,470,404	\$ 4,271,173	73.6%	100%	26%	\$ 3,141,918	\$ 4,271,173	\$ 1,129,255
Proposed Brushy Creek Lift Station & 12" Force Main	2*	2021	3.3	\$ 1,400,000	\$ 210,000	\$ 845,250	\$ 2,455,250	0.0%	49%	49%	\$ -	\$ 1,196,674	\$ 1,196,674
FM 3097 No. 1 Lift Station Improvements (Replace Two 45-HP Pumps w/Two 90-HP Pumps)	2*	2024	2.8	\$ 500,000	\$ 75,000	\$ 1,470,404	\$ 2,045,404	6.6%	75%	68%	\$ 134,383	\$ 1,530,903	\$ 1,396,520
FM 3097 No. 2 Lift Station Improvements (Replace Two 25-HP Pumps w/Two 35-HP Pumps)	2*	2024	3.1	\$ 750,000	\$ 112,500	\$ 845,250	\$ 1,707,750	50.2%	99%	49%	\$ 857,006	\$ 1,693,803	\$ 836,798
Squabble Creek Lift Station Improvements (Add 2nd Wet Well w/Three New 250-HP Pumps)	2*	2026	5.0	\$ 4,000,000	\$ 600,000	\$ 2,415,000	\$ 7,015,000	0.0%	95%	95%	\$ -	\$ 6,631,139	\$ 6,631,139
Proposed Bluff Creek Lift Station & Parallel Force Main (14" & 20")	2*	2028	2.4	\$ 5,100,000	\$ 765,000	\$ 3,079,125	\$ 8,944,125	0.0%	89%	89%	\$ -	\$ 7,993,066	\$ 7,993,066
Proposed Wastewater Facility Subtotal			26.60	\$ 14,440,519	\$ 1,872,750	\$ 10,125,433	\$ 26,438,702				\$ 4,133,306	\$ 23,316,759	\$ 19,183,453
Total			39.80	\$ 18,261,204	\$ 2,250,435	\$ 12,329,577	\$ 32,841,216				\$ 8,483,856	\$ 28,297,184	\$ 19,813,328

* 15% of Construction Assumed for Engineering and Testing

(1) Actual Cost

(2) Estimated Cost in 2019 Dollars

TABLE NO. 20
WASTEWATER COLLECTION SYSTEM -- PROPOSED NTMWD FACILITIES

CIP #	Project Description	Year Const.	Length (FT)	Size/Added Capacity	Capital Cost (\$)			Capacity Utilized			Capacity Utilized (%)			Capacity Utilized (\$)				
					City of Rockwall Participation Cost	Eng. & Testing	Total Project Cost	2019	2029	In The CRF Period	2019	2029	In The CRF Period	2019	2029	In The CRF Period		
North Texas Municipal Water District (NTMWD) Proposed Facility Improvements																		
A1	NTMWD Buffalo Creek Parallel Inceptor Sewer - Phase 1: From Buffalo Creek WWTP to Forney	4	2019	TBD	TBD	\$ 11,835,394		\$ 11,835,394				33%	49%	16%	\$ 3,927,269	\$ 5,796,236	\$ 1,868,967	
A2	NTMWD Turtle Cove (a.k.a. Lakeside) Lift Station Expansion/Replacement	3	2020	TBD	+1.6 MGD	\$ 4,600,000		\$ 4,600,000				33%	49%	16%	\$ 1,526,391	\$ 2,252,793	\$ 726,402	
A3	NTMWD Buffalo Creek Lift Station Expansion	4	2020	TBD	TBD	\$ 17,868,150	Included in Const. Cost	\$ 17,868,150	Utilized Capacity for Regional NTMWD Treatment Facilities calculated using proportion of years 2019 & 2029 population to build-out population.				33%	49%	16%	\$ 5,929,083	\$ 8,750,703	\$ 2,821,620
A4	NTMWD Buffalo Creek Parallel Force Main	4	2020	TBD	TBD	\$ 1,681,500		\$ 1,681,500		33%	49%	16%	\$ 557,962	\$ 823,494	\$ 265,532			
A5	NTMWD Buffalo Creek Parallel Interceptor - Phase 2: From Forney to Buffalo Creek Lift Station	4	2026	TBD	TBD	\$ 7,924,880		\$ 7,924,880		33%	49%	16%	\$ 2,629,666	\$ 3,881,111	\$ 1,251,445			
A6	10-Year CIP for NTMWD Sewer System (Rockwall Responsibility Only)	5	2019-2029	N/A	N/A	\$ 5,435,164		\$ 5,435,164		33%	49%	16%	\$ 1,803,518	\$ 2,661,803	\$ 858,285			
A7	10-Year CIP for NTMWD Regional Wastewater System (Rockwall Responsibility Only)	5	2019-2029	N/A	N/A	\$ 11,619,512	\$ 11,619,512					33%	49%	16%	\$ 3,855,634	\$ 5,690,511	\$ 1,834,877	
Proposed NTMWD Facility Total						\$ 60,964,600		\$ 60,964,600							\$ 20,229,523	\$ 29,856,651	\$ 9,627,128	

- Notes: 1. City obligations estimated based on City of Rockwall's historical usage of NTMWD Regional Systems.
 2. 10-Year CIP for NTMWD Regional Systems based on project listings provided for "Summary of Sewer System CIP" and "Summary of Regional Wastewater System CIP", both dated May 11, 2018.
 3. Funded by NTMWD, 100% City Responsibility
 4. Part of NTMWD Buffalo Interceptor System, assumed 59% City Responsibility
 5. Part of NTMWD Regional Systems, assumed 2.915% City Responsibility
 6. Utilized capacities for NTMWD facilities were determined using the proportion of the existing and projected 2029 population as compared to the build-out population.

TABLE NO. 21

Summary of Utilized Capacity Allocation between City of Rockwall & NTMWD Wastewater System

	CITY OF ROCKWALL Utilized Capacity		NTMWD Utilized Capacity		TOTAL	
	(\$)	%	(\$)	%	(\$)	%
Existing Wastewater System	\$ 4,493,522	100.00%	\$ -	0.00%	\$ 4,493,522	100%
Proposed Wastewater System & Planning Cost	\$ 28,851,740	74.98%	\$ 9,627,128	25.02%	\$ 38,478,868	100%
TOTAL	\$ 33,345,262	77.60%	\$ 9,627,128	22.40%	\$ 42,972,390	100%

F. CALCULATION OF MAXIMUM IMPACT FEES - WATER & WASTEWATER

Chapter 395, of the Local Government Code allows the maximum impact fee to be charged if revenues from Future Ad Valorem Taxes, and water and sewer bills are included as a credit in the analysis. If not, the Act allows the maximum assessable fee to be set at 50% of the calculated maximum fee. The maximum impact fees for the water and wastewater systems are calculated separately by dividing the cost of the capital improvements or facility expansions necessitated and attributable to new development in the Service Area within the ten year period by the number of living units anticipated to be added to City within the ten year period. To simplify collection, we recommend the fee remain fixed throughout the 5-year period, unless changed by Council.

The Water System impact fee for a 5/8" meter is calculated as follows:				
Maximum Impact Fee =	$\frac{\text{Eligible Existing Facility Cost} + \text{Eligible Proposed Facility Cost}}{\text{Number of New Living Unit Equivalent over the Next 10-Years}}$			
=	<u>\$12,324,530</u>	+	<u>\$18,582,427</u>	= <u>\$30,906,957</u>
	9,846			9,846
Calculated Water Maximum Impact Fee =	\$3,139.04 *			
* Maximum Allowable Water Impact Fee is 50% of the Calculated Water Maximum Impact Fee				
Maximum Assessable Water Impact Fee =	\$3,139.04	X 50% =	\$1,569.52	

The Wastewater System impact fee for a 5/8" water meter is calculated as follows:				
Maximum Impact Fee =	$\frac{\text{Eligible Existing Facility Cost} + \text{Eligible Proposed Facility Cost}}{\text{Number of New Living Unit Equivalent over the Next 10-Years}}$			
=	<u>\$4,493,522</u>	+	<u>\$38,478,868</u>	= <u>\$42,972,390</u>
	8,710			8,710
Calculated Water Maximum Impact Fee =	\$4,933.68 *			
* Maximum Allowable Water Impact Fee is 50% of the Calculated Water Maximum Impact Fee				
Maximum Assessable Wastewater Impact Fee =	\$4,933.68	X 50% =	\$2,466.84	

Table No. 22 summarizes the per service unit equivalent maximum assessable impact fee that can be charged based on the calculated 50% credit above.

TABLE NO. 22

Maximum Assessable Water & Wastewater Impact Fee

Maximum Assessable Water Impact Fee per Living Unit Equivalent: \$1,569.52

Maximum Assessable Wastewater Impact Fee per Living Unit Equivalent: \$2,466.84

Typical Land Use	Meter Type	Meter Size	Living Unit Equivalent	Max. Assessable Impact Fee		
				Water	Wastewater	Total
Single Family Residential	Simple	5/8"	1.0	\$ 1,569.52	\$ 2,466.84	\$ 4,036.36
Single Family Residential	Simple	1"	2.5	\$ 3,923.80	\$ 6,167.11	\$ 10,090.90
Single Family Residential	Simple	1-1/2"	5.0	\$ 7,847.59	\$ 12,334.21	\$ 20,181.80
Single Family Residential	Simple	2"	8.0	\$ 12,556.15	\$ 19,734.74	\$ 32,290.88
Comm./Retail	Compound	2"	8.0	\$ 12,556.15	\$ 19,734.74	\$ 32,290.88
Comm./Retail/ Irrigation	Turbine	2"	16.0	\$ 25,112.29	\$ 39,469.47	\$ 64,581.77
Comm./Retail/ Multi Family	Compound	3"	16.0	\$ 25,112.29	\$ 39,469.47	\$ 64,581.77
Comm./Retail/ Irrigation/ Multi Family	Turbine	3"	35.0	\$ 54,933.15	\$ 86,339.48	\$ 141,272.62
Comm./Retail/ Multi Family	Compound	4"	25.0	\$ 39,237.96	\$ 61,671.05	\$ 100,909.02
Comm./Retail/ Irrigation/ Multi Family	Turbine	4"	65.0	\$102,018.70	\$160,344.74	\$ 262,363.44
Industrial	Compound	6"	50.0	\$ 78,475.92	\$123,342.11	\$ 201,818.03
Industrial/ Irrigation	Turbine	6"	140.0	\$219,732.58	\$345,357.90	\$ 565,090.48
Industrial	Compound	8"	80.0	\$125,561.47	\$197,347.37	\$ 322,908.85
Industrial/ Irrigation	Turbine	8"	240.0	\$376,684.42	\$592,042.12	\$ 968,726.54