

# AGENDA



PLANNING AND ZONING COMMISSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
JANUARY 14, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

**NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

(I) CALL TO ORDER

(II) OPEN FORUM

*This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*

(III) CONSENT AGENDA

*These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

(1) Approval of Minutes for the December 30, 2024 Planning and Zoning Commission meeting.

(2) **P2024-042 (HENRY LEE)**

Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Preliminary Plat for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

(3) **P2024-043 (HENRY LEE)**

Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Master Plat for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

(IV) PUBLIC HEARING ITEMS

*This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*

(4) **Z2024-061 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

(5) **Z2024-062 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 23-60] to incorporate an additional 0.2010-acre parcel of land and amend the land uses for the purpose of allowing the House of Worship land use by Specific Use Permit (SUP) within the district being a 21.467-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses and Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, and take any action necessary.

(6) **Z2024-064 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Inocencio Barron on behalf of Ariel Palacios for the approval of a *Specific Use Permit (SUP)* for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 910-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 178 Lynne Drive, and take any action necessary.

(V) **ACTION ITEMS**

*These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*

(7) **MIS2024-020 (ANGELICA GUEVARA)**

Discuss and consider a request by Donyelle Fenton for the approval of a *Miscellaneous Case* for an *Exception* to the *Fence Standards* to allow the construction of a fence on a 0.239-acre parcel of land identified as Lot 5, Block A, Lakeridge Park Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 214 Lakeview Drive, and take any action necessary.

(VI) **DISCUSSION ITEMS**

(8) *Director's Report* of post City Council meeting outcomes for development cases (RYAN MILLER).

- Z2024-053: Zoning Change (AG to SF-10) for 205 Dial Lane (**2<sup>ND</sup> READING; APPROVED**)
- Z2024-054: Amendment to Planned Development District 9 (PD-9) (**2<sup>ND</sup> READING; APPROVED**)
- Z2024-055: Specific Use Permit (SUP) for a *Detached Garage* at 2348 Saddlebrook Lane (**2<sup>ND</sup> READING; APPROVED**)
- Z2024-057: Specific Use Permit (SUP) for a *General Retail Store* at 1915 Alpha Drive (**2<sup>ND</sup> READING; APPROVED**)
- Z2024-060: Zoning Change (AG to PD) for the Juniper Subdivision (**2<sup>ND</sup> READING; APPROVED**)

(VII) **ADJOURNMENT**

The City of Rockwall Planning and Zoning Commission 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, Melanie Zavala, 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 January 10, 2025 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

# MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
DECEMBER 30, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases),  
3 AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC  
4 USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

## I. CALL TO ORDER

8 **Chairman Deckard called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Womble, Jay Odom and John Hagaman.**  
9 **Commissioners absent were Ross Hustings and Kyle Thompson. Staff members present were Director of Planning and Zoning Ryan Miller, Senior**  
10 **Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, Assistant City Engineer**  
11 **Jonathan Browning and Civil Engineer Madelyn price. Absent from the meeting was City Engineer Amy Williams.**

## II. OPEN FORUM

15 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the*  
16 *policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN*  
17 *FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings*  
18 *Act.*

20 **Chairman Deckard explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being**  
21 **no one indicating such Chairman Deckard closed the open forum.**

## III. CONSENT AGENDA

25 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)*  
26 *and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

### 1. Approval of Minutes for the December 10, 2024 Planning and Zoning Commission meeting.

30 **Commissioner Conway made a motion to approve the Consent Agenda. Vice-Chairman Womble seconded the motion which passed by a vote of 5-**  
31 **0 with Commissioner Hustings and Thompson absent.**

## IV. ACTION ITEMS

35 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*  
36 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*

### 2. SP2024-050 (BETHANY ROSS)

39 Discuss and consider a request by Heath Hill of Lime Media Group, Inc. on behalf of JC4H Holdings, LLC – LMGHQ Series for the approval of an Amended  
40 Site Plan for Incidental Display in conjunction with an existing Industrial Facility on a 3.634-acre parcel of land identified as Lot 4, Block E, Rockwall Technology  
41 Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District,  
42 addressed as 2700 Observation Trail, and take any action necessary.

44 **Planner Bethany Ross provided a brief summary regarding the applicants request. The property is currently zoned Light Industrial (LI) District. There**  
45 **currently is an existing industrial facility for use by a media company Lime Media. The applicant is requesting an Amended Site Plan for the purpose**  
46 **of allowing incidental display on the lot. According to the site data table provided by the applicant the proposed incidental display will encompass**  
47 **1,728 SF of the site which is about 1.09% which is well below the maximum requirement of the Unified Development Code (UDC) for 30%. The**  
48 **Planning and Zoning is being tasked with determining if the incidental display proposed by the applicant which is not in conformance with the UDC**  
49 **for screening requirements which is reasonable for the subject property and warrants approval of an exception. Staff should point out that the**  
50 **incidental display would be contained in an interior property inside the Rockwall Tech park and will not have any visibility from high traffic and major**  
51 **roadways within the city. The proposed incidental display does not seem to appear to have any negative impact on any of the adjacent properties.**  
52 **Staff will be working with the applicant to ensure it meets the spacing requirements for the engineering standards. Exceptions are discretionary and**  
53 **require a supermajority vote.**

55 **Commissioner Conway mentioned what sign would it be.**

57 **Planner Bethany Ross explained it will be vehicles for productions they may have and will be stored on there lot to showcase.**

59 **Director of Planning and Zoning Ryan Miller explained they're primarily an advertising company and they make mobile advertising displays and**  
60 **they've stored them in the back but what the applicant has indicated is they recently purchased a company that makes art cars and will start doing**  
61 **seminary's on site that talk about how they make these particular cars and would like to display them.**

63 **Commissioner Conway made a motion to approve SP2024-050. Vice-Chairman Womble seconded the motion which passed by a vote of 5-0.**

65 **3. MIS2024-021 (BETHANY ROSS)**

66 Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brochette of Vue Real Estate for the approval of a *Miscellaneous Case* for  
67 a *Variance* to the underground utility requirements in conjunction with a *Medical Office Building* on a 8.4841-acre tract of land identified as Tract 2-2 of the  
68 W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District  
69 land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-  
70 276, and take any action necessary.

71  
72 **Planner Bethany Ross provided a brief summary regarding the applicants request. The property is currently zoned Commercial (C) District. The**  
73 **Planning and Zoning commission just approved a site plan for a Medical Office Building on November 26<sup>th</sup>. In addition to the site plan the Planning**  
74 **and Zoning commission also granted variances to stone and primary articulation. The applicant is now requesting a variance to the utility placement**  
75 **along State Highway 205 and State Highway 276 which requires all existing overhead to be undergrounded. This requirement follows within the**  
76 **Planned Development District 10 (PD-10), the Unified Development Codes (UDC) and the Municipal Code of Ordinances standards. When considering**  
77 **this request staff should know that the City Council and Planning and Zoning Commission have not approved variances related to the**  
78 **undergrounding of the utilities due to the potential of creating a precedence. That being said a request for variances are considered discretionary**  
79 **decisions for City Council pending a recommendation from the Planning and Zoning Commission.**

80  
81 **Matt Booth**  
82 **4890 Alpha Road**  
83 **Dallas, TX 75244**

84  
85 **Mr. Booth came forward and provided additional details in regards tot his request.**

86  
87 **Commissioner Conway asked if the reason they're asking for the variance is because of financial reasons.**

88  
89 **Chairman Deckard asked when the Overlay was done.**

90  
91 **Director of Planning and Zoning Ryan Miller explained that they put the Overlay District requirements in place in the early 2000s but couldn't say**  
92 **when the underground requirement was added to the overlay district requirements.**

93  
94 **Commissioner Odom asked when they budgeted did thy count on getting the variance or what had changed from there request.**

95  
96 **Commissioner Conway made a motion to deny MIS2024-021.Chairman Deckard seconded the motion which was denied by a vote of 5-0.**

97  
98 **V.DISCUSSION ITEMS**

99  
100 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*  
101 *forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items*  
102 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*  
103 *following cases is January 14, 2025.*

104  
105 **4. Z2024-061 (BETHANY ROSS)**

106 Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin  
107 for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a  
108 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG)  
109 District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

110  
111 **Adam Buczek**  
112 **8214 Westchester Drive**  
113 **Dallas, TX 75225**

114  
115 **Mr. Buczek came forward and provided a brief summary in regards to his request. Mr. Buczek went over the location, Comprehensive Plan, Zoning**  
116 **Request/ Concept Plan, Adjacent Compatibility, Project Features and Representative product. Explained that the location is Southside of North**  
117 **Country lane East of the Intersection of North Country Lane and FM 1141. There will be five (5) lot types that consist of 210 total lots. Density would**  
118 **be 2.07 units per acre. The smallest lot size will be 72' x 120'. There is 29.05 total acres of open space and 13.18 acres are non-flood. There will be**  
119 **two phases and the projected timeline to finish would be 7 years.**

120  
121 **Chairman Deckard asked if the ETJ lots were on City sewer and water.**

122  
123 **Director of Planning and Zoning Ryan Miller mentioned that the City does not serve water or sewer to any properties outside of the City.**

124  
125 **Planner Bethany Ross provided a brief summary regarding the request. Explained that the main thing is 2.07 gross unit per acre does not include**  
126 **what is considered an increased amenity and they requested the applicant provide an amenity center. The concept plan also does not incorporate a**  
127 **larger lot mix and connectivity to the public park on the west side of the development. Staff has also requested the applicant provide an exhibit**  
128 **showing all the lots less than 12,000SF are located within 800 feet of public or private open space and change all the streets adjacent to the public**  
129 **parks and private open spaces to a minimum of 41 foot back to back roadway in accordance to the subdivision ordinance.**

130  
131 **Chairman Deckard asked if they met with the neighborhood in the estate area.**

133 Commissioner Hagaman asked if they took out the acre lot what would the density be.

134  
135 Commissioner Odom asked if the residents on the ETJ lots if they had elected to remove themselves from the ETJ.

136  
137 Director of Planning and Zoning Ryan Miller stated they had not yet requested to be removed from the ETJ.

138  
139 Commissioner Hagaman asked what makes an amenity center.

140  
141 Director of Planning and Zoning Ryan Miller explained an amenity center could be an enclosed space with bathroom and air conditioning or there's  
142 been a lot more amenity centers that have a pool, shower and restroom facilities.

143  
144 Chairman Deckard advised that this item will come back before the Commission for discussion or action on January 14, 2025.

145  
146 **5. Z2024-062 (HENRY LEE)**

147 Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Zoning Change amending Planned Development  
148 District 50 (PD-50) [Ordinance No. 23-60] to incorporate an additional 0.2010-acre parcel of land and amend the land uses for the purpose of allowing the  
149 House of Worship land use by Specific Use Permit (SUP) within the district being a 21.467-acre tract of land situated within the S. S. McCurry Survey, Abstract  
150 No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for  
151 Residential-Office (RO) District land uses and Single-Family 10 (SF-10) District, situated within the North Goliad Corridor Overlay (NGC OV) District, generally  
152 located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, and take any action necessary.

153  
154 Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a Zoning Change to incorporate  
155 the two property's behind and to add the House of Worship land use into Planned Development District 50 (PD-50).

156  
157 Tzemach Kalmenson  
158 917 N Goliad Street  
159 Rockwall, TX 75087

160  
161 Mr. Kalmenson came forward and provided additional details in regards to his request.

162  
163 Chairman Deckard advised that this item will come back before the Commission for discussion or action on January 14, 2025.

164  
165 **6. Z2024-064 (ANGELICA GUEVARA)**

166 Hold a public hearing to discuss and consider a request by Inocencio Barron on behalf of Ariel Palacios for the approval of a Specific Use Permit (SUP) for  
167 Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 910-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall,  
168 Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 178 Lynne Drive, and take any  
169 action necessary.

170  
171 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting a Residential  
172 Infill. It does meet the majority of the zoning requirements. It does have a flat front entry garage and a bit more hardie-board then what is allowed. It  
173 does conform to the density and dimensional requirements for a home in Planned Development District 75 (PD-75).

174  
175 Chairman Deckard advised that this item will come back before the Commission for discussion or action on January 14, 2025.

176  
177 **7. P2024-042 (HENRY LEE)**

178 Discuss and consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Preliminary Plat for the Southside Hills Subdivision consisting  
179 of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract  
180 No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail  
181 (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

182  
183 Senior Planner Henry Lee provided a brief summary in regards to the applicants request. The applicant is requesting approval of a Preliminary Plat  
184 and will be going to Parks Board on January 7, 2025. Staff is working through comments with the applicant.

185  
186 Chairman Deckard asked if the road they were shifting is the one by the floodplain area.

187  
188 Chairman Deckard advised that this item will come back on Consent Agenda on January 14, 2025.

189  
190 **8. P2024-043 (HENRY LEE)**

191 Discuss and consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Master Plat for the Southside Hills Subdivision consisting of  
192 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No.  
193 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR)  
194 District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

195  
196 Senior Planner Henry Lee provided a brief summary in regards to the applicants request. The applicant is requesting approval of a Preliminary Plat  
197 and will be going to Parks Board on January 7, 2025. Staff is working through comments with the applicant.

198  
199 Chairman Deckard advised that this item will come back on Consent Agenda on January 14, 2025.

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9. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- P2024-040: Final Plat for Phase 2 of the Homestead Subdivision (**APPROVED**)
- P2024-041: Final Plat for Lot 1, Block A, NXG Services Addition (**APPROVED**)
- Z2024-053: Zoning Change (AG to SF-10) for 205 Dial Lane (**1<sup>ST</sup> READING; APPROVED**)
- Z2024-054: Amendment to Planned Development District 9 (PD-9) (**1<sup>ST</sup> READING; APPROVED**)
- Z2024-055: Specific Use Permit (SUP) for a *Detached Garage* at 2348 Saddlebrook Lane (**1<sup>ST</sup> READING; APPROVED**)
- Z2024-057: Specific Use Permit (SUP) for a *General Retail Store* at 1915 Alpha Drive (**1<sup>ST</sup> READING; APPROVED**)
- Z2024-058: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* at 704 S. Alamo Road (**DENIED**)
- Z2024-059: Specific Use Permit (SUP) for a *Short-Term Rental* at 117 Lanshire Drive (**DENIED**)
- Z2024-060: Zoning Change (AG to PD) for the Juniper Subdivision (**1<sup>ST</sup> READING; APPROVED**)

VI. ADJOURNMENT

**Chairman Deckard adjourned the meeting at 7:26PM**

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Derek Deckard, Chairman

Attest:  
\_\_\_\_\_  
Melanie Zavala, 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

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**TO:** Planning and Zoning Commission  
**DATE:** January 14, 2025  
**APPLICANT:** Brian Cramer; CCD – Rockwall, LLC  
**CASE NUMBER:** P2024-042; *Preliminary Plat for the Southside Hills Subdivision*

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### SUMMARY

Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Preliminary Plat for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

### PLAT INFORMATION

- ☑ Purpose. The purpose of the applicant's request is to Preliminary Plat a 262.94-acre tract of land (i.e. Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80) to show the future establishment of 384 single-family residential lots, two (2) commercial lots, ten (10) open space lots, and one (1) amenity center (i.e. Lots 1-126, Block A; Lots 1-18, Block B; Lots 1-8, Block C; Lots 1-14, Block D; Lots 1-23, E; Lots 1-23, Block F; Lots 1-19, Block G; Lots 1-12, Block H; Lots 1-26, Block I; Lots 1-21, Block J; Lots 1-2, Block K; Lots 1-11, Block L; Lots 1-17, Block M; Lots 1-4, Block N; Lots 1-36, Block O; Lots 1-23, Block P; Lots 1-14, Block Q, Southside Hills Subdivision). The proposed Preliminary Plat also lays out the necessary easements (e.g. fire lane, public access/right-of-way, utilities, and drainage) for the future development of the residential subdivision. Staff should note that in conjunction with the submittal of this Preliminary Plat, the applicant has also submitted a Master Plat [Case No. P2024-043] for the Southside Hills Subdivision.
- ☑ Background. The subject property is a 264.51-acre tract of land that was annexed into the City on November 4, 2010 by Ordinance No. 10-27 [Case No. A2010-001]. At the time of annexation, the subject property was zoned as an Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), there is an existing 8,567 SF single-family home, a 1,568 SF mobile home, a 61,200 SF metal building, and various other commercial buildings currently situated on the property. On December 18, 2021, the applicant -- Brian Cramer of Corson Cramer Development -- submitted an application requesting to change the zoning [Case No. Z2021-057] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses, which was ultimately withdrawn. Following this submittal, the applicant submitted a subsequent application on May 20, 2022. This application was requesting to change the zoning [Case No. Z2022-028] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. The applicant also withdrew this request on June 20, 2022. The applicant submitted a third and final zoning request [Case No. Z2022-039] to change the zoning on the subject property from Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. The City Council approved this request on October 3, 2022. The following is a summary of the lot composition and density and dimensional standards contained within Planned Development District 99 (PD-99):

**TABLE 1: LOT COMPOSITION**

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	MAXIMUM DWELLING	
			UNITS (#)	DWELLING UNITS (%)
A	130' x 240'	43,560 SF	43	11.20%
B	110' x 190'	24,000 SF	26	06.77%
C	80' x 115'	11,000 SF	66	17.19%
D	80' x 110'	9,600 SF	43	11.20%
E	62' x 110'	7,200 SF	206	53.65%
<i>Maximum Permitted Units:</i>			384	100.00%

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS**

Lot Type (see Concept Plan) ►	A	B	C	D	E
<i>Minimum Lot Width</i> <sup>(1)</sup>	130'	110'	80'	80'	62'
<i>Minimum Lot Depth</i>	240'	190'	115'	110'	110'
<i>Minimum Lot Area (SF)</i>	43,560 SF	24,000 SF	11,000 SF	9,600 SF	7,200 SF
<i>Minimum Front Yard Setback</i> <sup>(2), (5) &amp; (6)</sup>	40'	30'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	15'	10'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> <sup>(2) &amp; (5)</sup>	15'	15'	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i> <sup>(7)</sup>	20'	20'	20'	20'	20'
<i>Maximum Height</i> <sup>(3)</sup>	35'	35'	35'	35'	35'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	50'	50'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	3,800 SF	3,200 SF	2,500 SF	2,500 SF	2,200 SF
<i>Maximum Lot Coverage</i>	50%	50%	65%	65%	65%

**General Notes:**

- <sup>1</sup>: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15 - feet in width that has glass on at least 50% of each of the encroaching faces.
- <sup>6</sup>: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.
- <sup>7</sup>: *Type 'A', 'B', 'C' & 'D'* lots shall have a minimum of a three (3) car garage.

**Parks Board.** Per the zoning ordinance for Planned Development District 99 (PD-99) [*Ordinance No. 22-51*], the Southside Hills Subdivision is not required to pay pro-rata equipment fees or cash-in-lieu of land fees; however, a fully amenitized 11.60-acre park must be developed and dedicated to the City of Rockwall. In addition, all improvements will need to be approved and accepted by the Parks and Recreation Board after being reviewed and recommended by the Director of Parks and Recreation. Normally the park improvements would be approved at the time of Master Plat; however, at the January 7, 2025 Parks Board meeting, the Board agreed to delay the approval of the park improvements until the PD Site Plan.

**Conformance to the Subdivision Ordinance.** The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

**Conditional Approval.** Conditional approval of this *Preliminary Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

**CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the *Preliminary Plat* for the Southside Hills Subdivision 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 Preliminary Plat; and,
- (2) Any construction resulting from the approval of this Preliminary 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.



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_  
CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 5565 Hwy FM 549, Rockwall, TX

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION West of SH 205 & South of FM 549

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

CURRENT ZONING PD-99

CURRENT USE Ag

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE Single Family & Commercial

ACREAGE 262.94 Ac.

LOTS [CURRENT] 0

LOTS [PROPOSED] \_\_\_\_\_

384 SF, 10 OS, 1 AC  
2 Comm. = 397 total

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

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

OWNER

APPLICANT

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON Brian Cramer

ADDRESS \_\_\_\_\_

ADDRESS 4925 Greenville Ave #604

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP Dallas, TX 75087

PHONE \_\_\_\_\_

PHONE 214.734.5924

E-MAIL \_\_\_\_\_

E-MAIL BCramer@CCDEV.TX.COM

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 4,149.10 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF December, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF December, 2024.

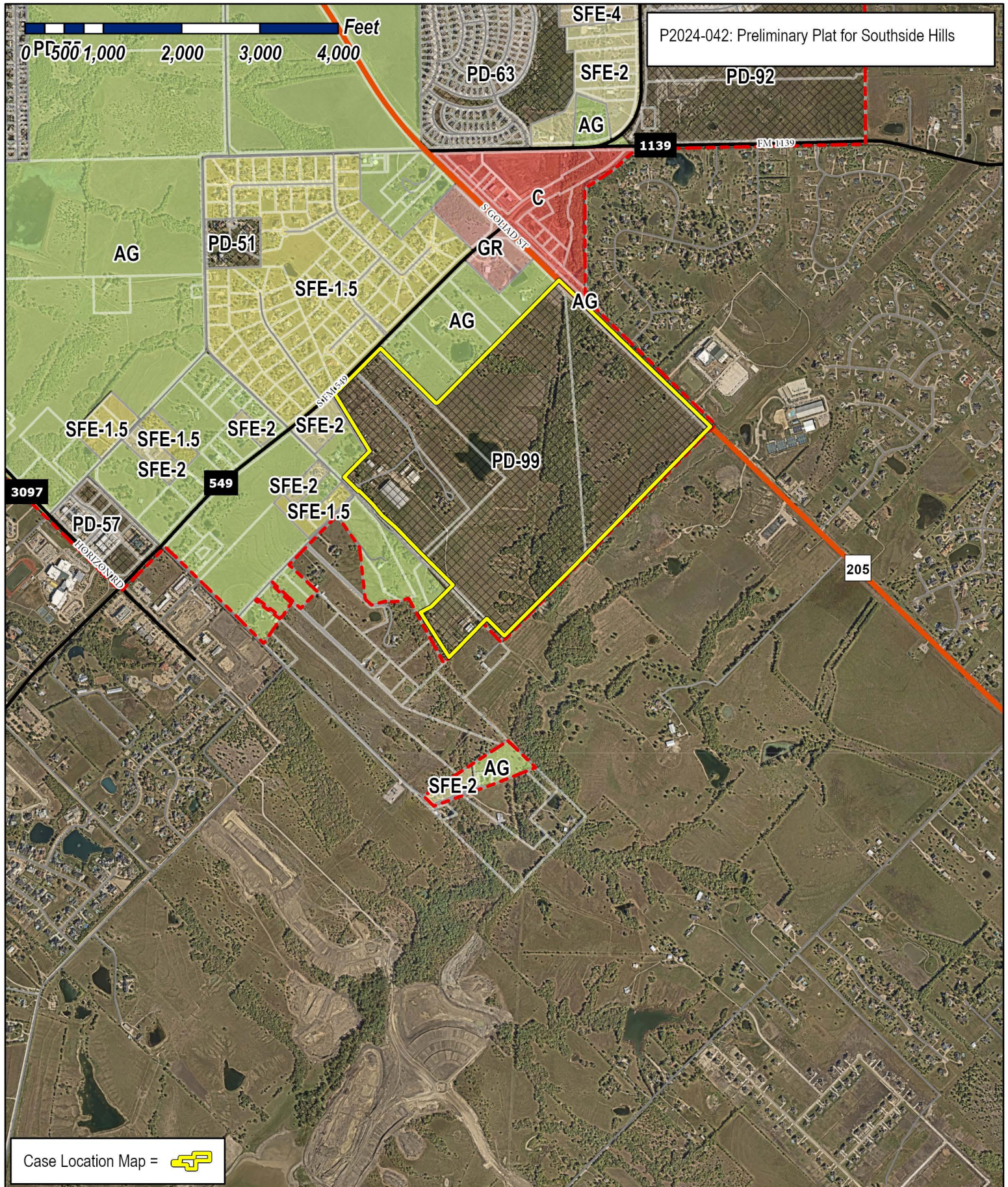
Applicant  
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




JASON WIGHT  
My Notary ID # 132617453  
Expires August 11, 2028

MY COMMISSION EXPIRES \_\_\_\_\_



P2024-042: Preliminary Plat for Southside Hills

0 500 1,000 2,000 3,000 4,000 Feet

Case Location Map = 

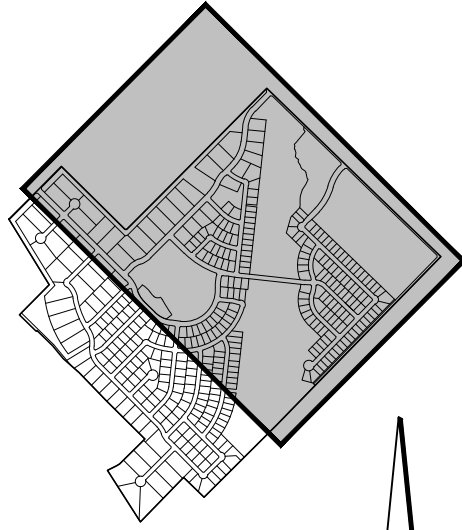


# City of Rockwall

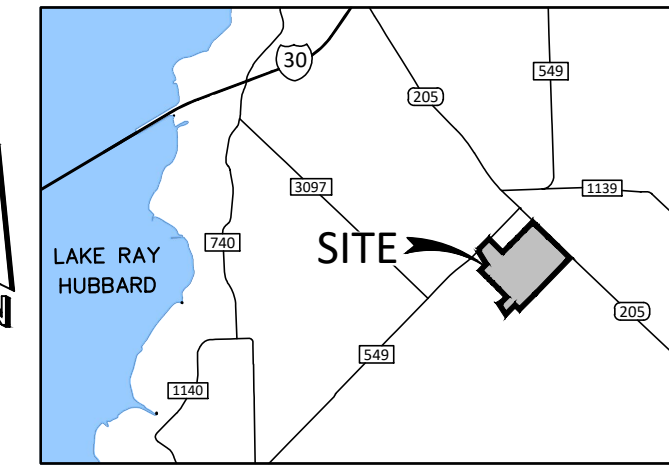
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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



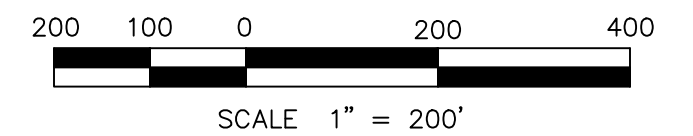
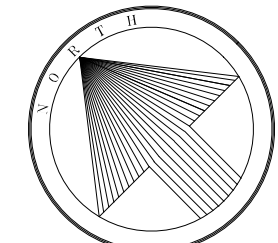


KEY MAP



VICINITY MAP  
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
  - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
  - 1/2" IRF (unless otherwise noted)
  - AC Acre
  - BL Building Line
  - C1 Curve No.
  - <CM> Control Monument
  - DE Drainage Easement
  - DUE Drainage Utility Easement
  - Esmt Easement
  - L1 Line No.
  - SF Square Feet
  - UE Utility Easement
  - VE Visibility Easement
  - SE Sidewalk Easement
  - D.R.R.C.T. = Deed Records of Rockwall County, Texas
  - P.R.R.C.T. = Plat Records of Rockwall County, Texas



**PRELIMINARY PLAT  
SOUTHSIDE HILLS**

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;  
 LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;  
 LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;  
 LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;  
 LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;  
 LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;  
 LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;  
 LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;  
 LOTS 1-14, BLOCK Q;  
 262.94 ACRES OR 11,453,704.24 SF  
 384 SINGLE FAMILY LOTS, 2 COMMERCIAL LOTS,  
 10 OPEN SPACES & 1 AMENITY CENTER  
 SITUATED WITHIN  
 W.W. FORD SURVEY, ABSTRACT NO. 80  
**CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS**  
 P2024-XXX

December 11, 2024  
 SHEET 1 OF 4

F.M. 549

**MATCH LINE - SHEET 2 OF 4**

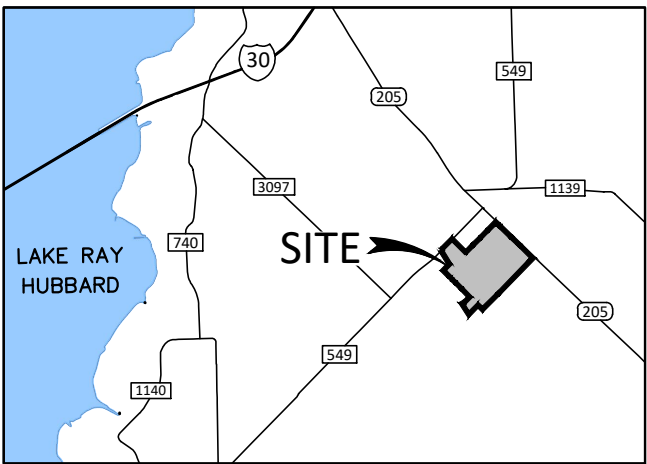
OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
$[(29.4/2) + 44.4] / 262.94 =$	22.4%
*ASSUMING HALF OF FLOODPLAIN	

**Owner:**  
 Rockwall Highgate, Ltd.  
 13155 Noel Rd., Ste 900  
 Dallas, Texas 75240  
 Phone: 214-566-8699

**Applicant:**  
 Corson Cramer Development  
 4925 Greenville Ave, Ste. 604  
 Dallas, Texas 75206  
 Phone: 214-734-5924

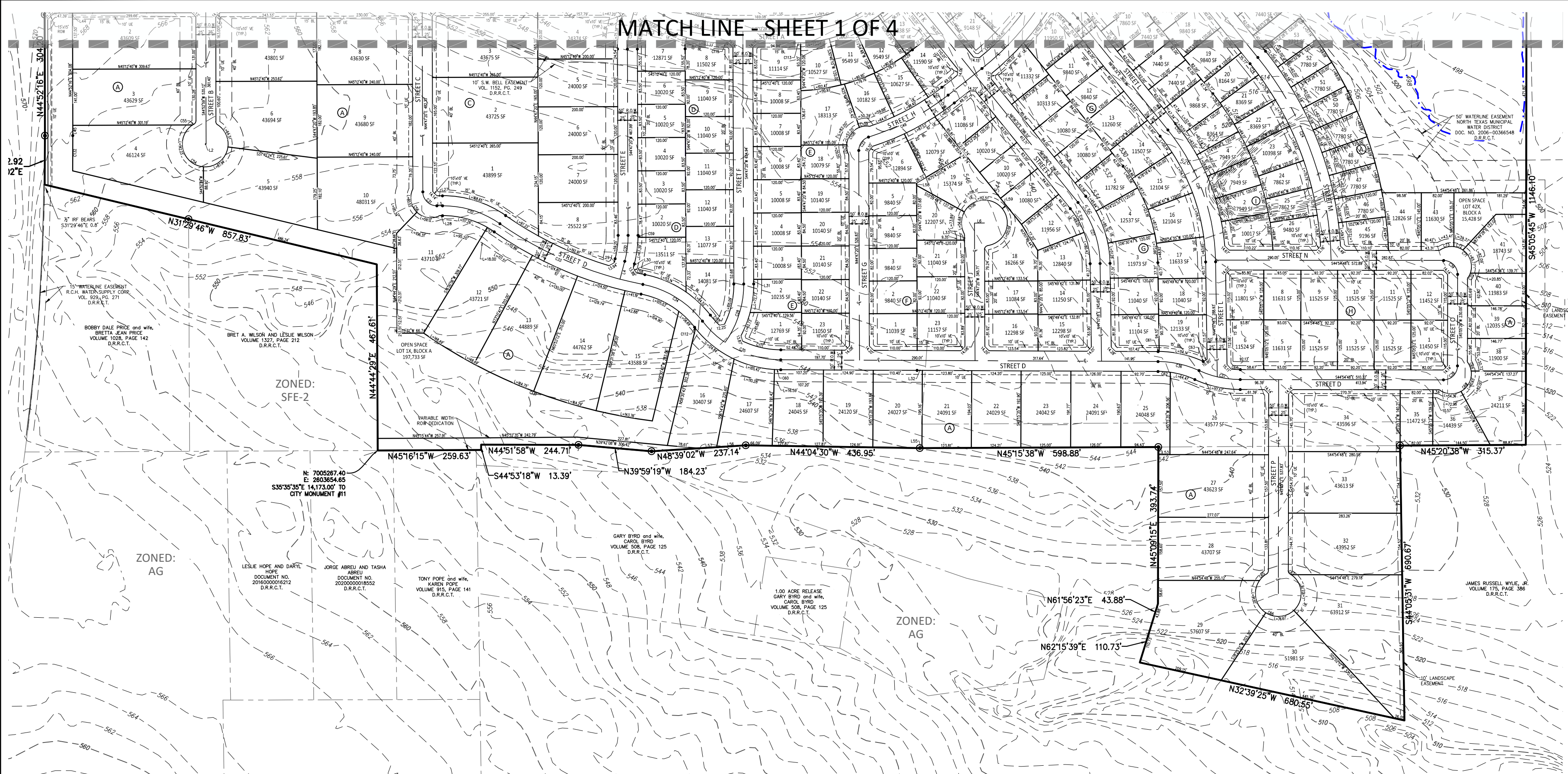
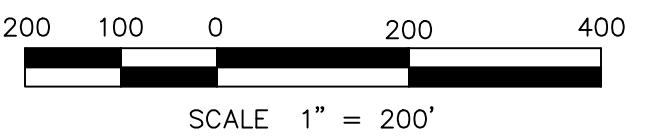
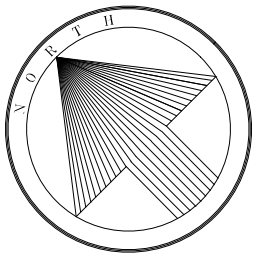
**Engineer/Surveyor:**  
 Johnson Volk Consulting, Inc.  
 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3100  
 Contact: Tom Dayton, PE





VICINITY MAP  
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  - D.R.R.C.T.= Deed Records of Rockwall County, Texas
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- GENERAL NOTES:**
1. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
  2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
    - 2.1. WATER - CONNECTIONS TO EXISTING WATER LINES ON FM 549 & SH 205
    - 2.2. WASTEWATER - CONSTRUCTION OF ONSITE LIFT STATION AND FORCE MAIN TO EXISTING GRAVITY WASTEWATER LINE ON FM 549
    - 2.3. ROADWAY - CONNECTIONS TO EXISTING ROADWAYS FM 549 & SH 205
    - 2.4. DRAINAGE - DRAINAGE TO LONG BRANCH CREEK

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
$[(29.4/2) + 44.4] / 262.94 =$	22.4%
*ASSUMING HALF OF FLOODPLAIN	

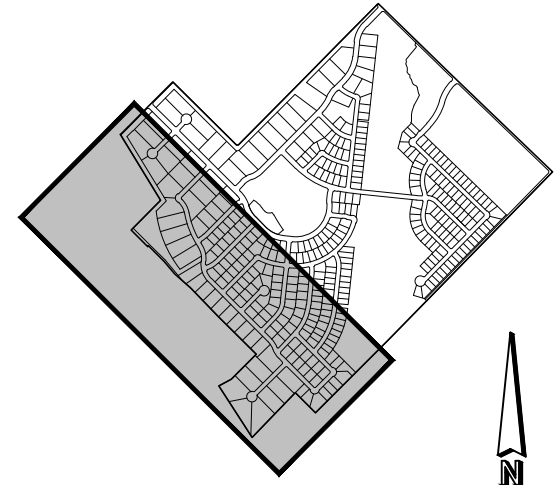
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**Engineer/Surveyor:**  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite. 1200  
Plano, Texas 75074  
Phone: 972-201-3100  
Contact: Tom Dayton, PE

**PRELIMINARY PLAT  
SOUTHSIDE HILLS**

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CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
P2024-XXX  
December 11, 2024  
SHEET 2 OF 4



KEY MAP



Line Table		
Line	Length	Direction
L1	2.73	S45° 07' 01"E
L2	1.85	S45° 07' 01"E
L3	14.32	N45° 12' 40"W
L4	46.44	S59° 52' 38"W
L5	47.23	S60° 29' 40"W
L6	25.00	N45° 12' 40"W
L7	108.02	N83° 14' 53"W
L8	17.35	S14° 42' 23"E
L9	55.15	S75° 51' 12"E
L10	35.94	S17° 01' 57"W
L11	37.59	S39° 18' 11"W
L12	81.44	N66° 01' 50"W
L13	29.68	N45° 12' 29"W
L14	56.80	N43° 55' 12"E
L15	26.33	S86° 40' 44"W
L16	23.00	S45° 42' 01"E
L17	28.67	S6° 07' 12"W
L18	8.68	S6° 07' 12"W
L19	22.11	S44° 47' 31"W
L20	14.35	S44° 47' 31"W
L21	11.50	S44° 46' 11"W
L22	19.36	N66° 01' 50"W
L23	20.00	N6° 10' 38"E
L24	16.10	N45° 16' 54"W
L25	12.56	N44° 47' 31"E
L26	16.11	N45° 12' 40"W
L27	14.32	N45° 12' 40"W
L28	5.34	S45° 12' 40"E
L29	11.19	S59° 52' 38"W
L30	11.01	S59° 52' 38"W
L31	11.52	S44° 47' 20"W
L32	13.10	S44° 44' 25"E
L33	11.69	S44° 47' 20"W
L34	13.46	S44° 54' 48"E
L35	10.73	S6° 06' 32"W
L36	4.32	S6° 06' 32"W
L37	15.99	N43° 45' 48"E

Line Table		
Line	Length	Direction
L38	21.17	S43° 55' 12"W
L39	19.18	N44° 01' 00"E
L40	11.06	S75° 51' 12"E
L41	6.19	S60° 29' 40"W
L42	6.19	S60° 29' 40"W
L43	13.30	N83° 49' 22"W
L44	137.50	N44° 52' 16"E
L45	25.58	N44° 52' 16"E
L46	30.35	S74° 55' 58"W
L47	39.81	N44° 50' 31"E
L48	11.92	S61° 10' 11"W
L49	20.22	S83° 49' 22"E
L50	10.73	N6° 06' 32"E
L51	75.75	N44° 54' 37"W
L52	15.49	N44° 05' 31"E
L53	29.24	N44° 54' 48"W
L54	19.03	S45° 09' 15"W
L55	5.43	S45° 15' 38"E
L56	73.77	S48° 39' 02"E
L57	45.30	S48° 39' 02"E
L58	6.32	N44° 47' 20"E
L59	12.86	S83° 53' 28"E
L60	17.88	N74° 44' 50"W
L61	25.00	S45° 42' 01"E
L62	25.00	S45° 42' 01"E
L63	12.51	S45° 59' 00"E
L64	51.74	N84° 36' 03"W
L100	54.28	S45° 16' 54"E
L101	78.16	N43° 22' 07"E
L102	32.12	S33° 54' 11"E
L103	78.23	S52° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	218.75	330.00	037°58'48"	214.77	S25° 06' 36"W
C2	290.23	430.00	038°40'19"	284.75	N25° 27' 22"E
C3	122.29	330.00	021°13'58"	121.59	S34° 10' 32"W
C4	159.18	430.00	021°12'38"	158.28	N34° 09' 52"E
C5	117.39	255.00	026°22'35"	116.36	N57° 57' 28"E
C6	112.69	245.00	026°21'14"	111.70	S57° 58' 09"W
C7	165.95	330.00	028°48'47"	164.21	N30° 48' 17"W
C8	165.93	330.00	028°48'35"	164.19	S30° 48' 11"E
C9	219.10	330.00	038°02'24"	215.09	S64° 13' 41"E
C10	659.33	375.00	100°44'18"	577.63	N46° 22' 58"E
C11	146.74	400.00	021°01'08"	145.92	S06° 31' 23"W
C12	118.11	325.00	020°49'21"	117.46	S55° 37' 09"E
C13	44.11	35.00	072°12'28"	41.25	N29° 55' 36"W
C14	236.38	345.00	039°15'27"	231.79	S64° 54' 37"E
C15	23.95	250.00	005°29'20"	23.94	S42° 02' 51"W
C16	48.72	35.00	079°45'01"	44.88	S84° 40' 02"W
C17	318.68	635.00	028°45'16"	315.35	S69° 50' 05"E
C18	625.58	930.00	038°32'27"	613.85	S64° 33' 08"E
C19	45.20	325.00	007°58'09"	45.17	N79° 50' 17"W
C20	55.91	35.00	091°31'18"	50.15	N30° 05' 33"W
C21	117.86	670.00	010°04'44"	117.71	S88° 17' 15"E
C22	44.48	35.00	072°48'42"	41.55	S81° 11' 41"W
C23	185.25	225.00	047°10'23"	180.06	N17° 28' 40"W
C24	551.69	830.00	038°05'02"	541.59	N25° 09' 03"E
C25	81.74	225.00	020°48'54"	81.29	N04° 17' 55"W
C26	358.73	540.00	038°03'46"	352.17	N25° 08' 25"E
C27	166.08	250.00	038°03'46"	163.04	N25° 08' 25"E
C28	156.70	250.00	035°54'47"	154.15	N62° 44' 44"E
C29	68.53	250.00	015°42'20"	68.31	S52° 38' 30"W
C30	65.83	250.00	015°05'18"	65.64	N52° 19' 59"E
C31	54.98	35.00	090°00'00"	49.50	S00° 12' 40"E
C32	153.32	250.00	035°08'19"	150.93	N27° 38' 30"W
C33	393.00	945.00	023°49'39"	390.17	S21° 59' 11"E
C34	179.69	250.00	041°10'54"	175.85	N13° 18' 33"W
C35	226.99	250.00	052°01'19"	219.27	S18° 43' 45"E
C36	106.12	250.00	024°19'17"	105.33	N32° 34' 46"W
C37	106.88	250.00	024°29'41"	106.07	S32° 39' 58"E
C38	54.98	35.00	089°59'46"	49.50	S89° 54' 41"E
C39	54.98	35.00	090°00'14"	49.50	N00° 05' 19"E
C40	82.89	500.00	009°29'54"	82.79	S88° 34' 19"E
C41	123.93	150.00	047°20'16"	120.44	N69° 39' 08"W
C42	242.63	500.00	027°48'13"	240.26	S30° 01' 05"W
C43	304.35	625.00	027°54'01"	301.35	N30° 03' 59"E
C44	54.98	35.00	090°00'00"	49.50	S00° 59' 00"E
C45	55.15	35.00	090°16'59"	49.62	N00° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C46	358.57	325.00	063°12'51"	340.66	S13° 34' 02"W
C47	213.84	350.00	035°00'20"	210.53	N00° 32' 13"W
C48	274.67	250.00	062°56'57"	261.06	S14° 30' 32"E
C49	227.42	625.00	020°50'55"	226.17	S72° 49' 25"E
C50	8.87	360.00	001°24'41"	8.87	S24° 15' 54"W
C51	6.73	460.00	000°50'18"	6.73	N23° 58' 42"E
C52	1.97	225.00	000°30'06"	1.97	N45° 01' 14"E
C54	142.23	57.50	141°43'20"	108.64	S30° 43' 58"W
C55	3.89	57.50	003°52'18"	3.88	N76° 28' 13"W
C56	60.53	50.00	069°22'05"	56.90	S33° 39' 41"W
C57	20.73	225.00	005°16'42"	20.72	N12° 42' 42"W
C58	22.36	920.00	001°23'33"	22.36	S33° 12' 14"E
C59	5.03	275.00	001°02'50"	5.03	N45° 18' 45"E
C60	15.83	275.00	003°17'54"	15.83	S43° 05' 28"E
C61	2.60	275.00	000°32'28"	2.60	N44° 28' 11"W
C62	31.10	225.00	007°55'09"	31.07	N40° 46' 50"W
C63	0.75	225.00	000°11'30"	0.75	S20° 30' 52"E
C64	23.30	225.00	005°55'57"	23.29	S41° 56' 50"E
C65	23.92	57.50	023°49'49"	23.74	N88° 03' 41"W
C66	76.67	57.50	076°23'40"	71.11	S49° 45' 59"E
C67	2.31	57.50	002°18'08"	2.31	N12° 31' 46"W
C68	60.63	50.00	069°28'27"	56.98	N71° 36' 56"E
C69	22.12	50.00	025°20'43"	21.94	N24° 12' 21"E
C70	12.09	50.00	013°51'11"	12.06	N71° 43' 17"E
C71	65.77	50.00	075°21'56"	61.13	N27° 06' 43"E
C72	24.43	50.00	027°59'43"	24.19	N24° 34' 06"W
C73	34.82	50.00	039°54'17"	34.12	N58° 31' 06"W
C74	34.86	805.00	002°28'52"	34.86	N07° 20' 58"E
C75	12.08	695.00	000°59'46"	12.08	N47° 23' 13"E
C76	64.64	50.00	074°04'07"	60.23	N01° 52' 06"E
C77	17.52	350.00	002°52'04"	17.52	N82° 23' 20"W
C78	14.45	370.00	002°14'17"	14.45	S02° 52' 02"E
C79	14.69	955.00	000°52'52"	14.69	S83° 22' 56"E
C80	0.48	954.99	000°01'44"	0.48	S79° 12' 09"E
C81	25.63	200.00	007°20'30"	25.61	N82° 51' 31"W
C82	23.58	275.00	004°54'49"	23.58	S42° 20' 07"W
C83	18.79	225.00	004°47'09"	18.79	S42° 23' 57"W
C84	40.67	50.00	046°36'21"	39.56	S44° 32' 19"W
C85	25.77	50.00	029°31'57"	25.49	N46° 38' 41"W
C86	44.29	50.00	050°44'52"	42.85	N86° 47' 05"W
C87	60.07	50.00	068°50'12"	56.52	N55° 10' 07"W
C88	38.76	300.00	007°24'07"	38.73	S40° 18' 56"W
C89	23.45	300.00	004°28'44"	23.45	N38° 51' 15"E
C90	15.30	300.00	002°55'23"	15.30	N42° 33' 18"E
C91	38.76	300.00	007°24'07"	38.73	N47° 43' 03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C92	38.76	300.00	007°24'07"	38.73	S47° 43' 03"W
C93	23.77	50.00	027°14'08"	23.54	S70° 20' 36"W
C94	32.13	50.00	036°49'16"	31.58	S68° 58' 57"E
C95	47.85	50.00	054°49'35"	46.04	S29° 18' 45"W
C96	42.93	375.00	006°33'34"	42.91	N14° 45' 36"W
C97	18.99	375.00	002°54'03"	18.98	N10° 01' 48"W
C98	17.69	175.00	005°47'25"	17.68	N48° 52' 43"W
C99	12.43	275.00	002°35'24"	12.43	S15° 40' 15"W
C100	13.84	225.00	003°31'23"	13.83	S44° 13' 19"E
C101	0.77	275.00	000°09'40"	0.77	S45° 54' 10"E
C102	18.63	57.00	018°43'25"	18.54	N23° 37' 16"E
C103	167.00	57.00	167°52'14"	113.36	S40° 02' 49"W
C104	19.90	250.00	004°33'36"	19.89	N03° 49' 44"E
C105	31.55	565.00	003°11'57"	31.54	N07° 42' 30"E
C106	112.51	57.50	112°06'20"	95.40	N49° 56' 38"W
C107	23.49	50.00	026°54'50"	23.27	S34° 41' 22"W
C108	57.20	50.00	065°33'03"	54.13	S80° 55' 18"W
C109	23.87	50.00	027°21'04"	23.64	N52° 37' 38"W
C110	34.40	225.00	008°45'36"	34.37	S02° 54' 06"W
C111	99.60	225.00	025°21'43"	98.79	S32° 03' 33"E
C112	3.59	275.00	000°44'55"	3.59	S06° 54' 26"W
C113	15.06	360.00	002°23'50"	15.06	S46° 24' 24"E
C114	14.48	360.00	002°18'19"	14.48	S82° 05' 43"E
C115	103.33	360.00	016°26'46"	102.98	S36° 59' 05"E
C116	28.52	50.00	032°40'34"	28.13	N53° 12' 07"W
C117	44.29	50.00	050°44'52"	42.85	N11° 29' 24"W
C118	11.84	205.00	003°18'30"	11.84	N16° 23' 08"W
C119	61.81	205.00	017°16'32"	61.58	N08° 19' 41"E
C120	17.85	395.00	002°35'24"	17.85	S15° 40' 15"W
C121	0.77	395.00	000°06'44"	0.77	S45° 55' 38"E
C122	82.00	200.00	023°29'29"	81.43	S66° 08' 25"E
C123	123.57	246.72	028°41'46"	122.28	S47° 20' 32"E
C124	57.71	223.87	014°46'10"	57.55	S40° 22' 44"E
C125	20.71	70.06	016°56'02"	20.63	S56° 13' 50"E
C126	63.17	70.06	051°39'43"	61.05	N89° 28' 17"E
C127	196.40	1663.78	006°45'49"	196.29	S32° 05' 51"E
C128	19.3				

**LEGAL DESCRIPTION:  
262.94 ACRES**

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the southwest line of State Highway No. 205, a variable width right of way, in the common northwest line of said Tract 2 and southeast line of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall, County, Texas;

THENCE Southeasterly, with said southwest line, the following nine (9) courses and distances:

South 40 degrees 17 minutes 02 seconds East, a distance of 248.25 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 45 degrees 53 minutes 03 seconds East, a distance of 143.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 44 degrees 06 minutes 57 seconds East, a distance of 34.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 45 degrees 48 minutes 12 seconds East, a distance of 355.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 41 degrees 25 minutes 46 seconds East, a distance of 50.90 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 38 degrees 34 minutes 47 seconds East, a distance of 307.39 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 44 degrees 34 minutes 51 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 51 degrees 01 minutes 14 seconds East, a distance of 178.01 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 46 degrees 03 minutes 36 seconds East, a distance of 1,363.83 feet to a mag nail with washer stamped "DOUCET & ASSOCIATES" found for corner in the common northwest line of that tract of land described in Deed to Joseph Edward Baumann, as recorded in Document No. 2010-436143, Deed Records, Rockwall County, Texas and southeast line of said Tract 2;

THENCE South 44 degrees 19 minutes 10 seconds West, leaving said southwest line of State Highway No. 205 and with the southeast line of said Tract 2, a distance of 2,578.96 feet to a 1/2 inch iron rod found in the northwest line of that tract of land described in Deed to Paul Davis Jr., as recorded in Document No. 1983-41393, Deed Records, Rockwall County, Texas;

THENCE South 45 degrees 05 minutes 45 seconds West, a distance of 1,146.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the most southerly southeast corner of the above mentioned Tract 1;

THENCE North 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 315.37 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 32 degrees 39 minutes 25 seconds West, a distance of 6680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

THENCE North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

THENCE Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;

North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;

THENCE Northwesterly, with said west line, the following three (3) courses and distances:

North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall, County, Texas and an exterior ell corner of said Tract 1;

North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;

North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 548, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

Northeasterly, with said curve to the left, an arc distance of 122.93 feet to a concrete pedestal monument found for corner;

North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;

North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Tract 2;

THENCE South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 89 degrees 17 minutes 48 seconds East, a distance of 20.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 2018000020020, Deed Records, Rockwall County, Texas;

THENCE North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

THENCE North 44 degrees 43 minutes 30 seconds East, a distance of 595.13 feet to the POINT OF BEGINNING and containing 262.941 acres of land, more or less.

## PRELIMINARY PLAT SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;  
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;  
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;  
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;  
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;  
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;  
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;  
LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;  
LOTS 1-14, BLOCK Q;

262.94 ACRES OR 11,453,704.24 SF  
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,  
10 OPEN SPACES & 1 AMENITY CENTER  
SITUATED WITHIN

W.W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

P2024-XXX

December 11, 2024

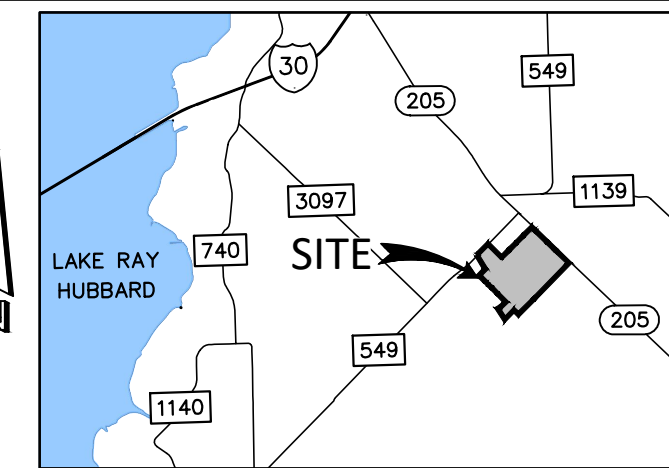
SHEET 4 OF 4

**Owner:**  
Rockwall Highgate, Ltd.  
13155 Noel Rd., Ste 900  
Dallas, Texas 75240  
Phone: 214-566-8699

**Applicant:**  
Corson Cramer Development  
4925 Greenville Ave, Ste. 604  
Dallas, Texas 75206  
Phone: 214-734-5924

**Engineer/Surveyor:**  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite. 1200  
Plano, Texas 75074  
Phone: 972-201-3100  
Contact: Tom Dayton, PE

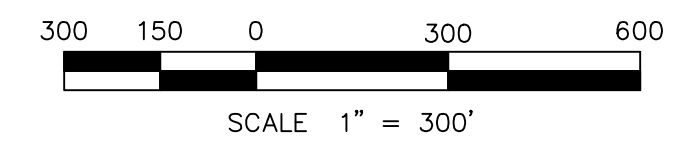
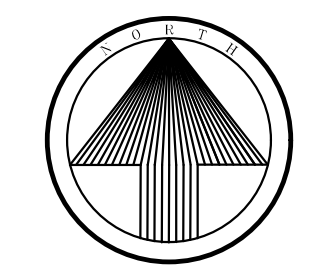
 **JOHNSON VOLK  
CONSULTING**  
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



VICINITY MAP  
N.T.S.

**LEGEND**

- C-1  
22.64 AC DRAINAGE AREA DESIGNATION
- DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- 635 --- EXISTING CONTOUR



**PRELIMINARY DRAINAGE PLAN  
SOUTHSIDE HILLS**

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;  
 LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;  
 LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;  
 LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;  
 LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;  
 LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;  
 LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;  
 LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;  
 LOTS 1-14, BLOCK Q;  
 262.94 ACRES OR 11,453,704.24 SF  
 384 SINGLE FAMILY LOTS, 2 COMMERCIAL LOTS,  
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**CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS**  
 P2024-XXX

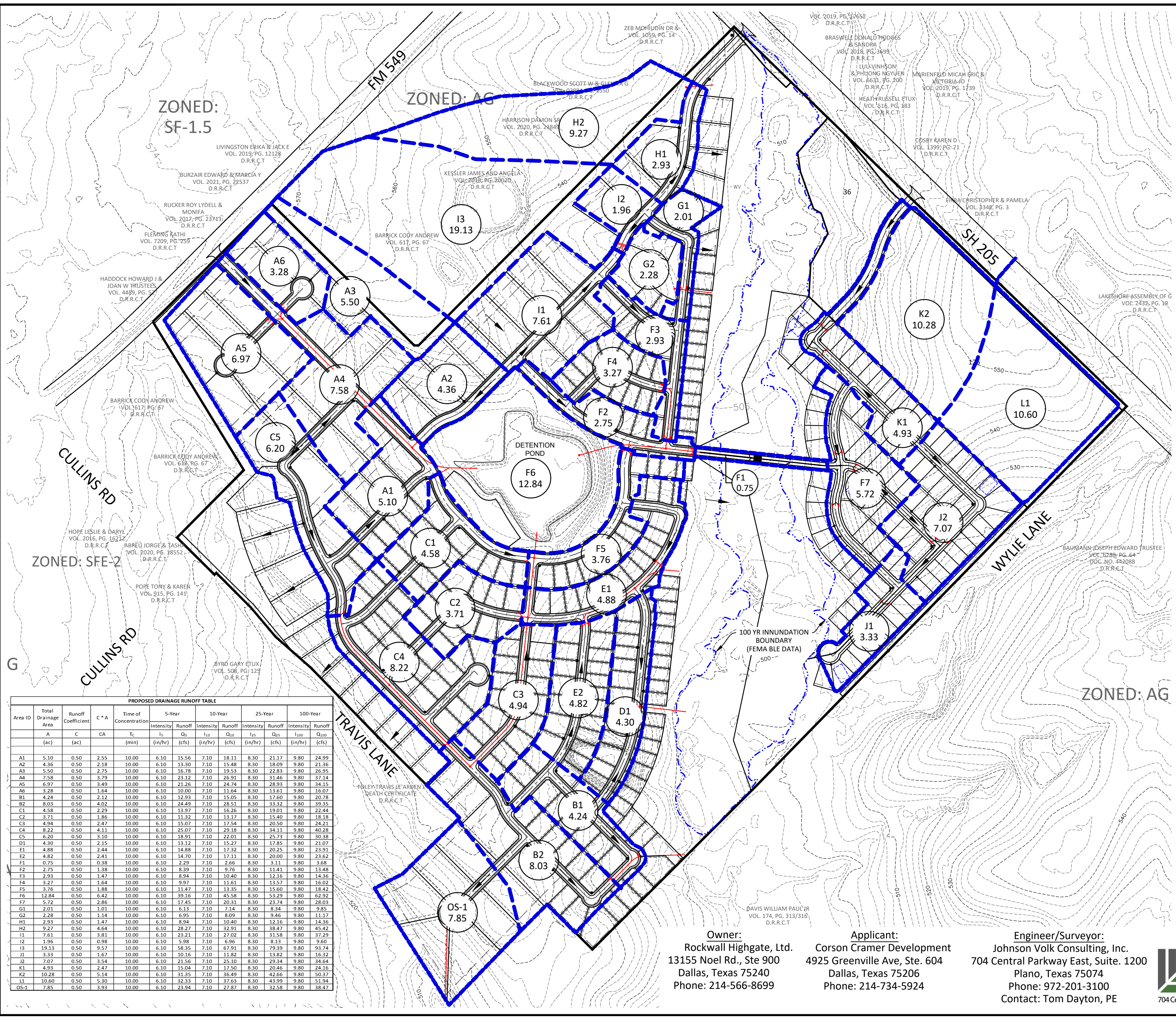
December 6, 2024

**JOHNSON VOLK  
CONSULTING**  
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

**Owner:**  
 Rockwall Highgate, Ltd.  
 13155 Noel Rd., Ste 900  
 Dallas, Texas 75240  
 Phone: 214-566-8699

**Applicant:**  
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 4925 Greenville Ave, Ste. 604  
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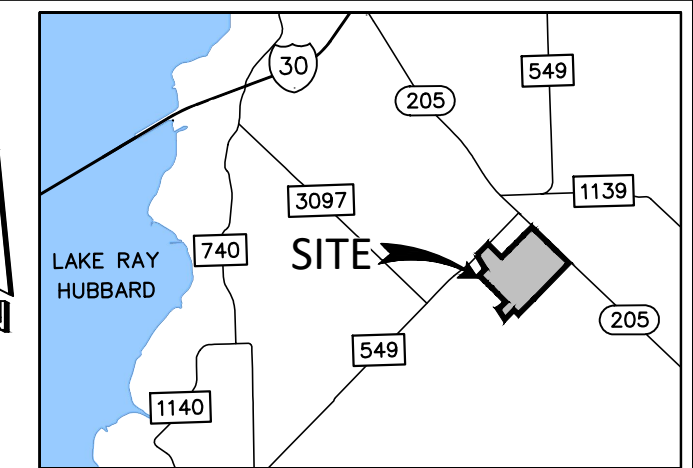


**PROPOSED DRAINAGE RUNOFF TABLE**

Area ID	Total Drainage Area (ac)	Runoff Coefficient	C*A	Time of Concentration (min)	5-Year		10-Year		25-Year		100-Year	
					Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)
A1	5.10	0.50	2.55	10.00	6.10	15.56	7.10	18.11	8.30	21.17	9.80	24.99
A2	4.36	0.50	2.18	10.00	6.10	13.30	7.10	15.48	8.30	18.09	9.80	21.36
A3	5.50	0.50	2.75	10.00	6.10	16.78	7.10	19.53	8.30	22.83	9.80	26.95
A4	7.58	0.50	3.79	10.00	6.10	23.12	7.10	26.91	8.30	31.46	9.80	37.14
A5	6.97	0.50	3.49	10.00	6.10	21.26	7.10	24.74	8.30	28.93	9.80	34.15
A6	3.28	0.50	1.64	10.00	6.10	10.00	7.10	11.64	8.30	13.61	9.80	16.07
B1	4.24	0.50	2.12	10.00	6.10	12.93	7.10	15.05	8.30	17.60	9.80	20.78
B2	8.03	0.50	4.02	10.00	6.10	24.49	7.10	28.51	8.30	33.74	9.80	39.35
C1	4.58	0.50	2.29	10.00	6.10	13.97	7.10	16.26	8.30	19.01	9.80	22.44
C2	3.71	0.50	1.86	10.00	6.10	11.32	7.10	13.17	8.30	15.40	9.80	18.18
C3	4.94	0.50	2.47	10.00	6.10	15.07	7.10	17.54	8.30	20.50	9.80	24.21
C4	8.22	0.50	4.11	10.00	6.10	25.07	7.10	29.18	8.30	34.11	9.80	40.28
C5	6.20	0.50	3.10	10.00	6.10	18.91	7.10	22.01	8.30	25.73	9.80	30.49
D1	4.30	0.50	2.15	10.00	6.10	13.12	7.10	15.27	8.30	17.85	9.80	21.07
E1	4.88	0.50	2.44	10.00	6.10	14.88	7.10	17.32	8.30	20.25	9.80	23.91
E2	4.82	0.50	2.41	10.00	6.10	14.70	7.10	17.11	8.30	20.00	9.80	23.62
F1	0.75	0.50	0.38	10.00	6.10	2.29	7.10	2.66	8.30	3.11	9.80	3.68
F2	2.75	0.50	1.38	10.00	6.10	8.39	7.10	9.76	8.30	11.41	9.80	13.46
F3	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
F4	3.27	0.50	1.64	10.00	6.10	9.97	7.10	11.61	8.30	13.57	9.80	16.02
F5	3.76	0.50	1.88	10.00	6.10	11.47	7.10	13.35	8.30	15.60	9.80	18.42
F6	12.84	0.50	6.42	10.00	6.10	39.16	7.10	45.58	8.30	53.29	9.80	62.92
F7	5.72	0.50	2.86	10.00	6.10	17.45	7.10	20.31	8.30	23.74	9.80	28.63
G1	2.01	0.50	1.01	10.00	6.10	6.13	7.10	7.14	8.30	8.34	9.80	9.85
G2	2.28	0.50	1.14	10.00	6.10	6.95	7.10	8.09	8.30	9.46	9.80	11.17
H1	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
H2	9.27	0.50	4.64	10.00	6.10	28.27	7.10	32.91	8.30	38.47	9.80	45.42
I1	7.61	0.50	3.81	10.00	6.10	23.21	7.10	27.02	8.30	31.58	9.80	37.29
I2	1.96	0.50	0.98	10.00	6.10	5.98	7.10	6.96	8.30	8.13	9.80	9.60
I3	19.13	0.50	9.57	10.00	6.10	58.35	7.10	67.91	8.30	79.39	9.80	93.74
J1	3.33	0.50	1.67	10.00	6.10	10.16	7.10	11.82	8.30	13.82	9.80	16.32
J2	7.07	0.50	3.54	10.00	6.10	21.56	7.10	25.10	8.30	29.34	9.80	34.64
K1	4.93	0.50	2.47	10.00	6.10	15.04	7.10	17.50	8.30	20.41	9.80	24.16
K2	10.28	0.50	5.14	10.00	6.10	31.35	7.10	36.49	8.30	42.66	9.80	50.37
L1	10.60	0.50	5.30	10.00	6.10	32.33	7.10	37.63	8.30	43.99	9.80	51.94
OS-1	7.85	0.50	3.93	10.00	6.10	23.94	7.10	27.87	8.30	32.58	9.80	38.47

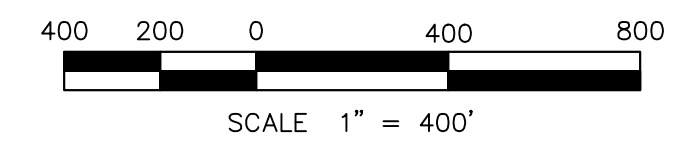
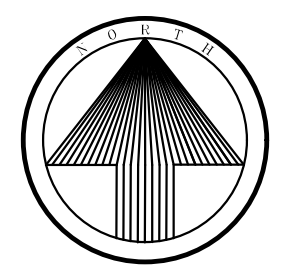


OFFSITE INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH INFRASTRUCTURE STUDY



VICINITY MAP  
N.T.S.

LEGEND	
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED FORCE MAIN
	EXISTING FORCE MAIN
	PROPOSED 12" WATER LINE
	PROPOSED 8" WATER LINE
	EXISTING WATER LINE
	WATER LINE BY OTHERS
	STORM DRAIN LINE & INLET
	EXISTING CONTOUR



### PRELIMINARY UTILITY PLAN SOUTHSIDE HILLS

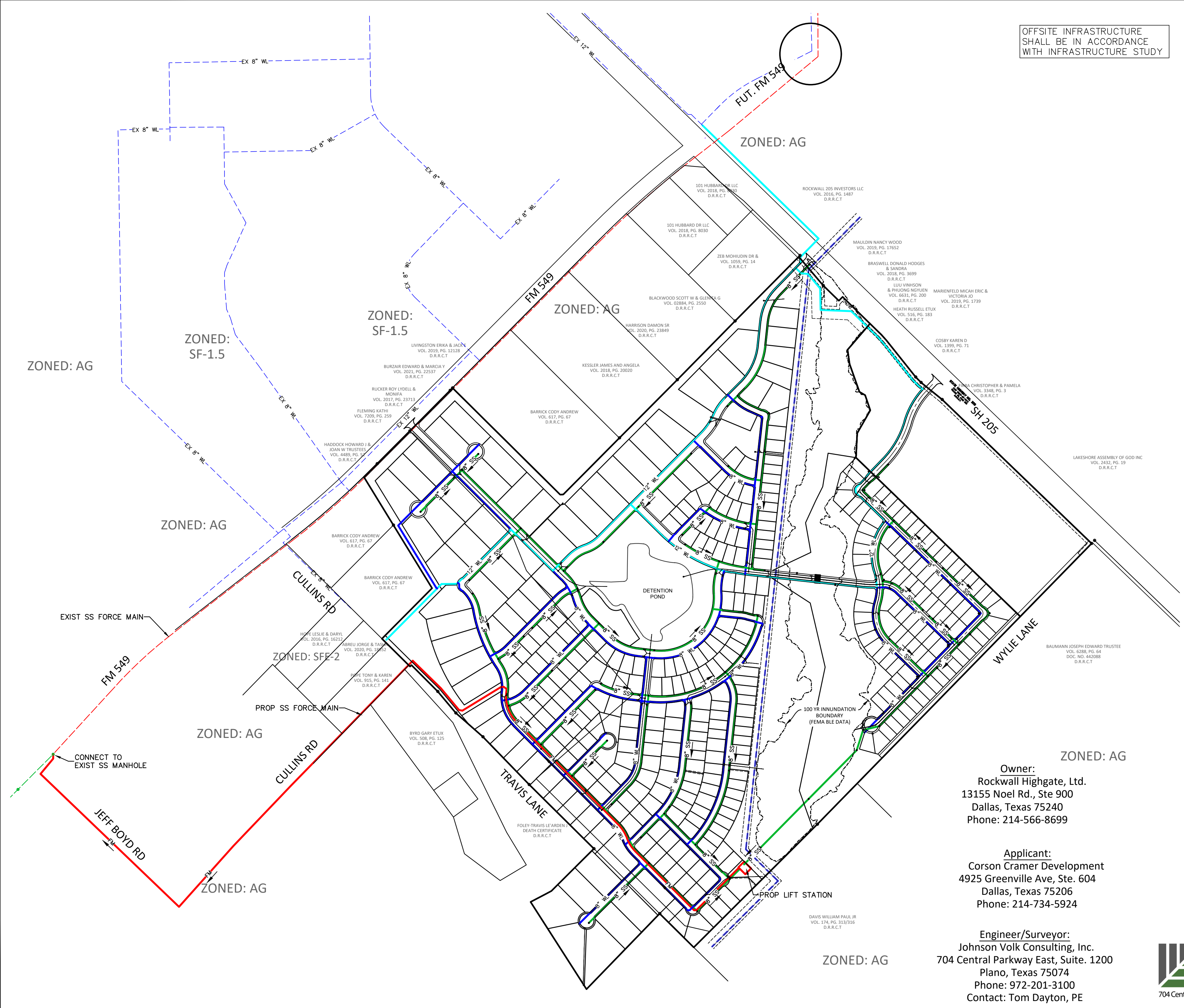
LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;  
 LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;  
 LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;  
 LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;  
 LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;  
 LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;  
 LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;  
 LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;  
 LOTS 1-14, BLOCK Q;  
 262.94 ACRES OR 11,453,704.24 SF  
 384 SINGLE FAMILY LOTS, 2 COMMERCIAL LOTS,  
 10 OPEN SPACES & 1 AMENITY CENTER  
 SITUATED WITHIN  
 W.W. FORD SURVEY, ABSTRACT NO. 80  
**CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS**  
 P2024-XXX

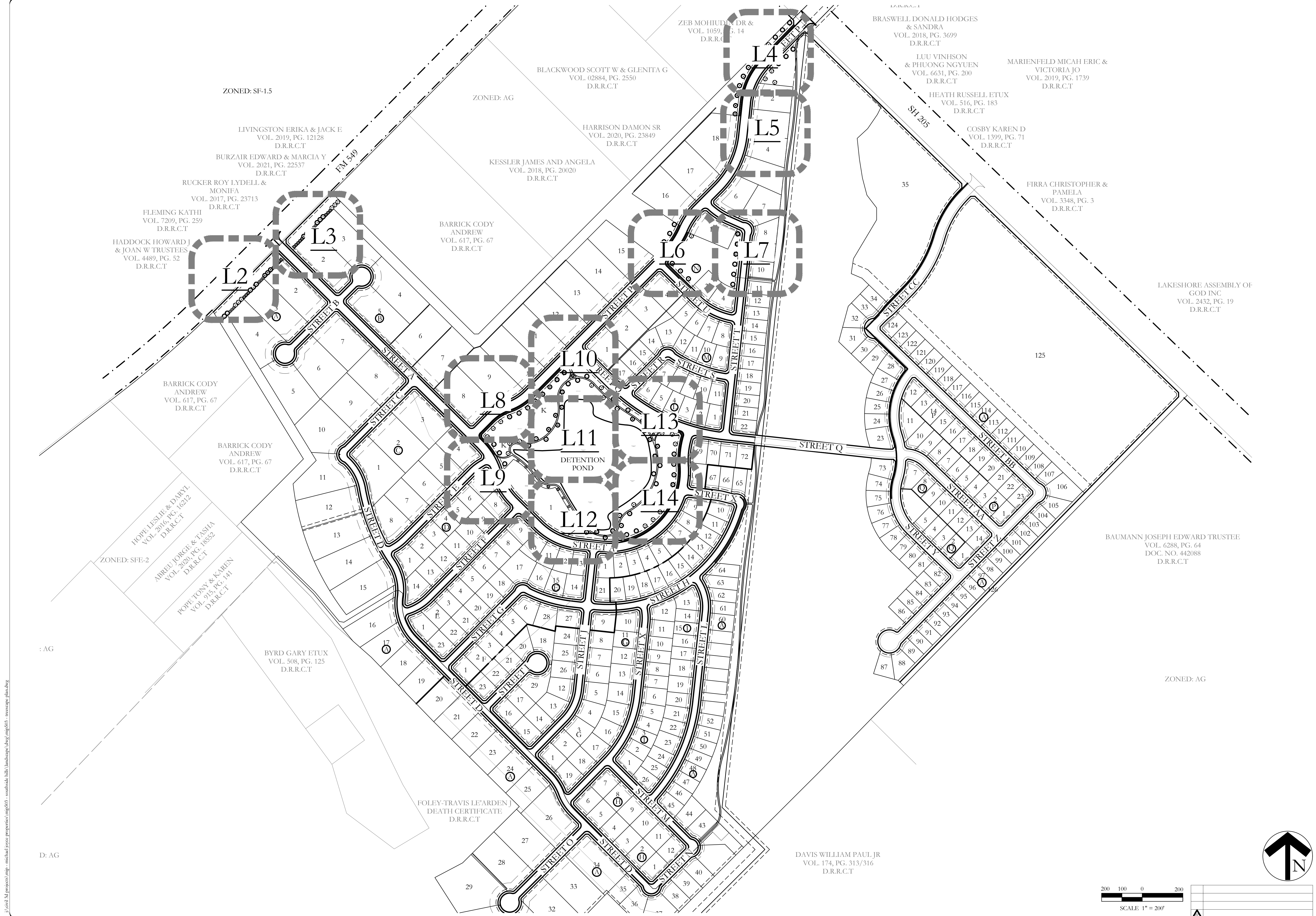
December 6, 2024

**Owner:**  
 Rockwall Highgate, Ltd.  
 13155 Noel Rd., Ste 900  
 Dallas, Texas 75240  
 Phone: 214-566-8699

**Applicant:**  
 Corson Cramer Development  
 4925 Greenville Ave, Ste. 604  
 Dallas, Texas 75206  
 Phone: 214-734-5924

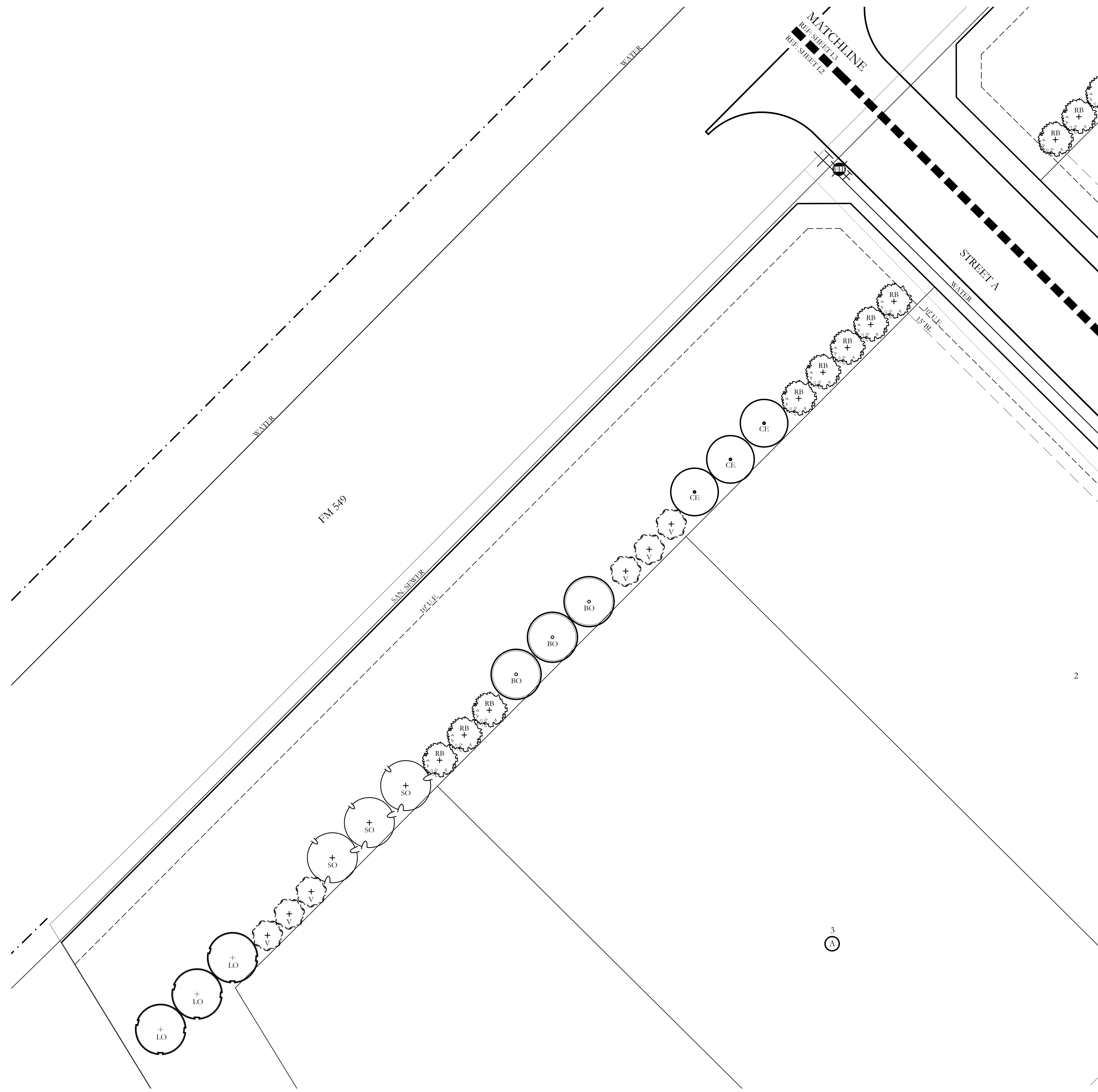
**Engineer/Surveyor:**  
 Johnson Volk Consulting, Inc.  
 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3100  
 Contact: Tom Dayton, PE



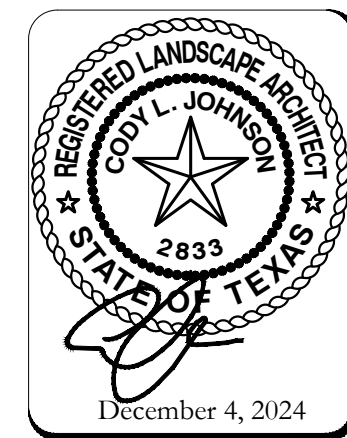
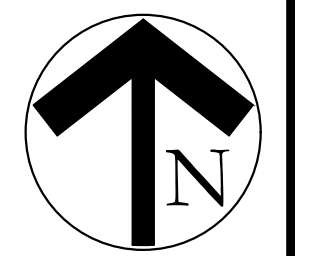
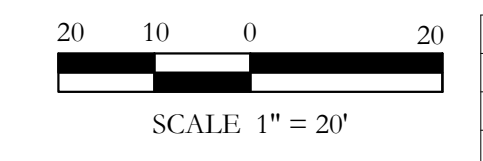


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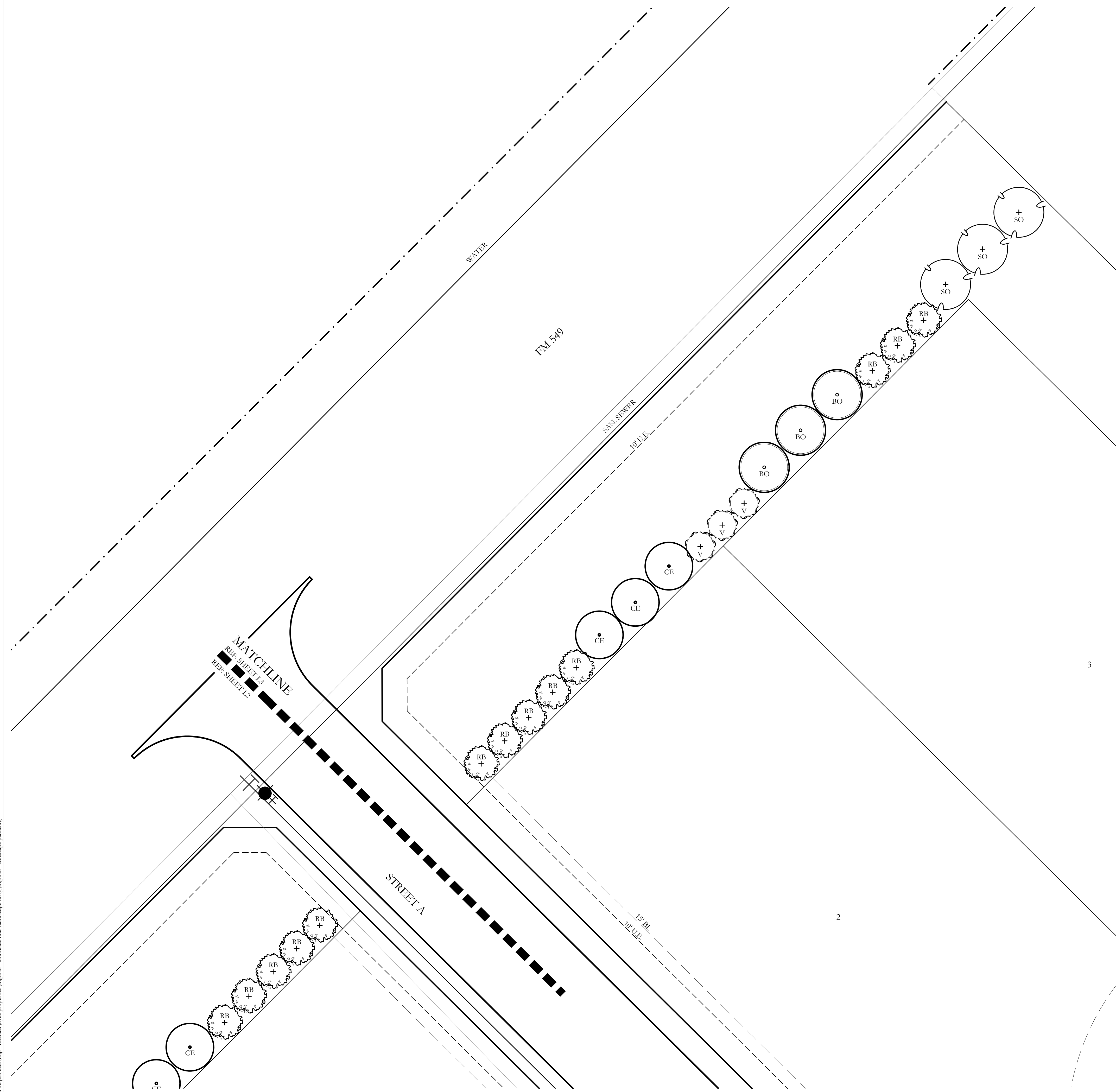
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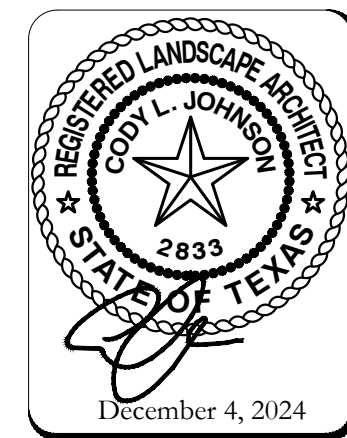
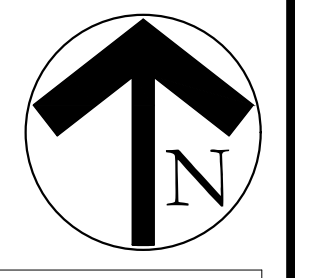
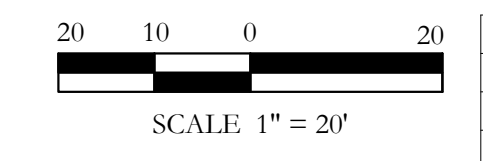
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN



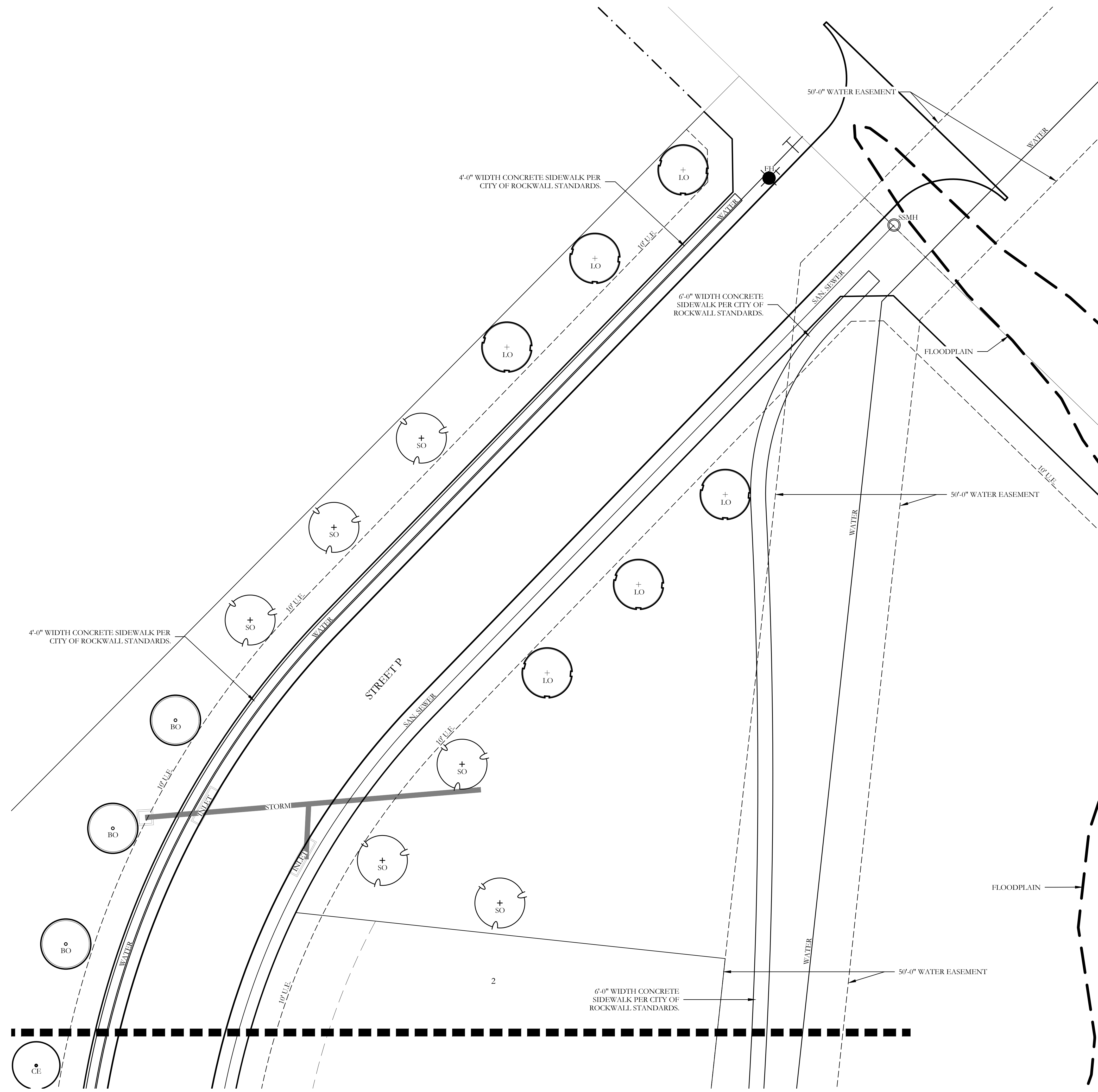
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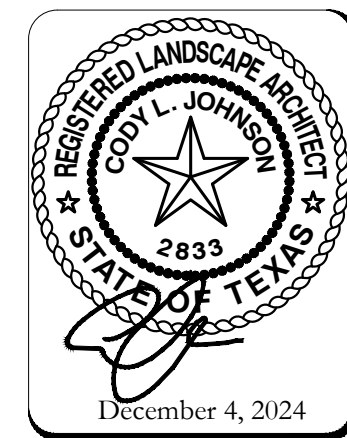
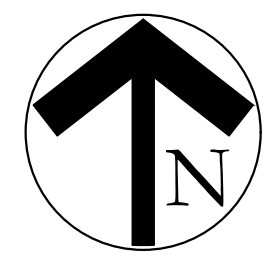
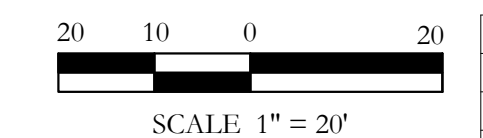
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN



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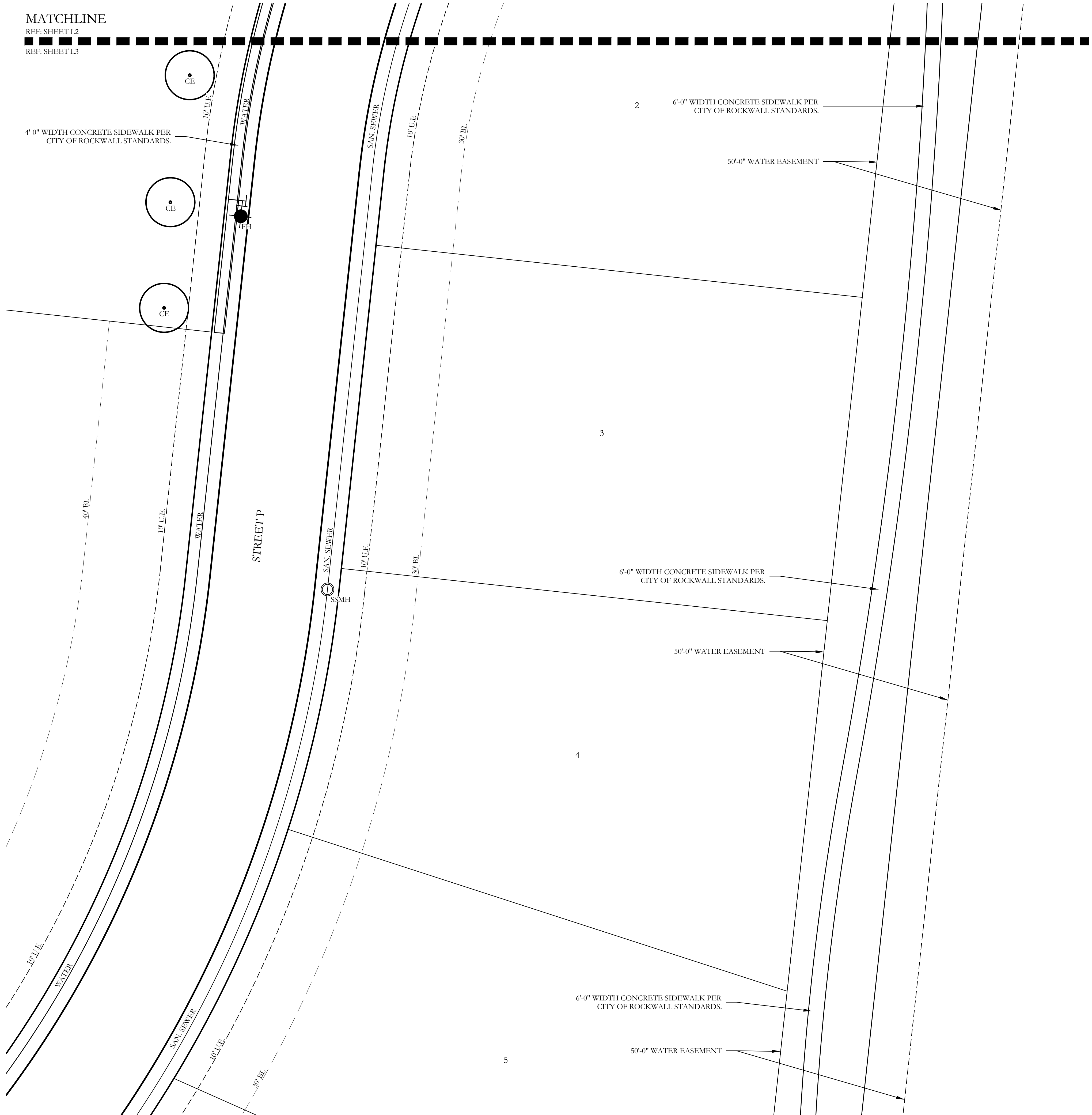


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

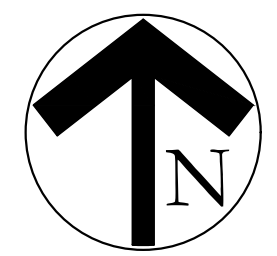
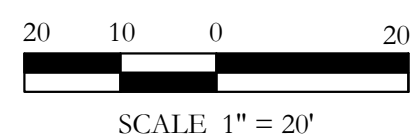
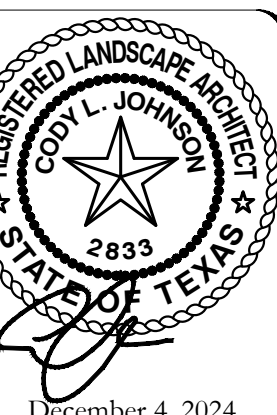


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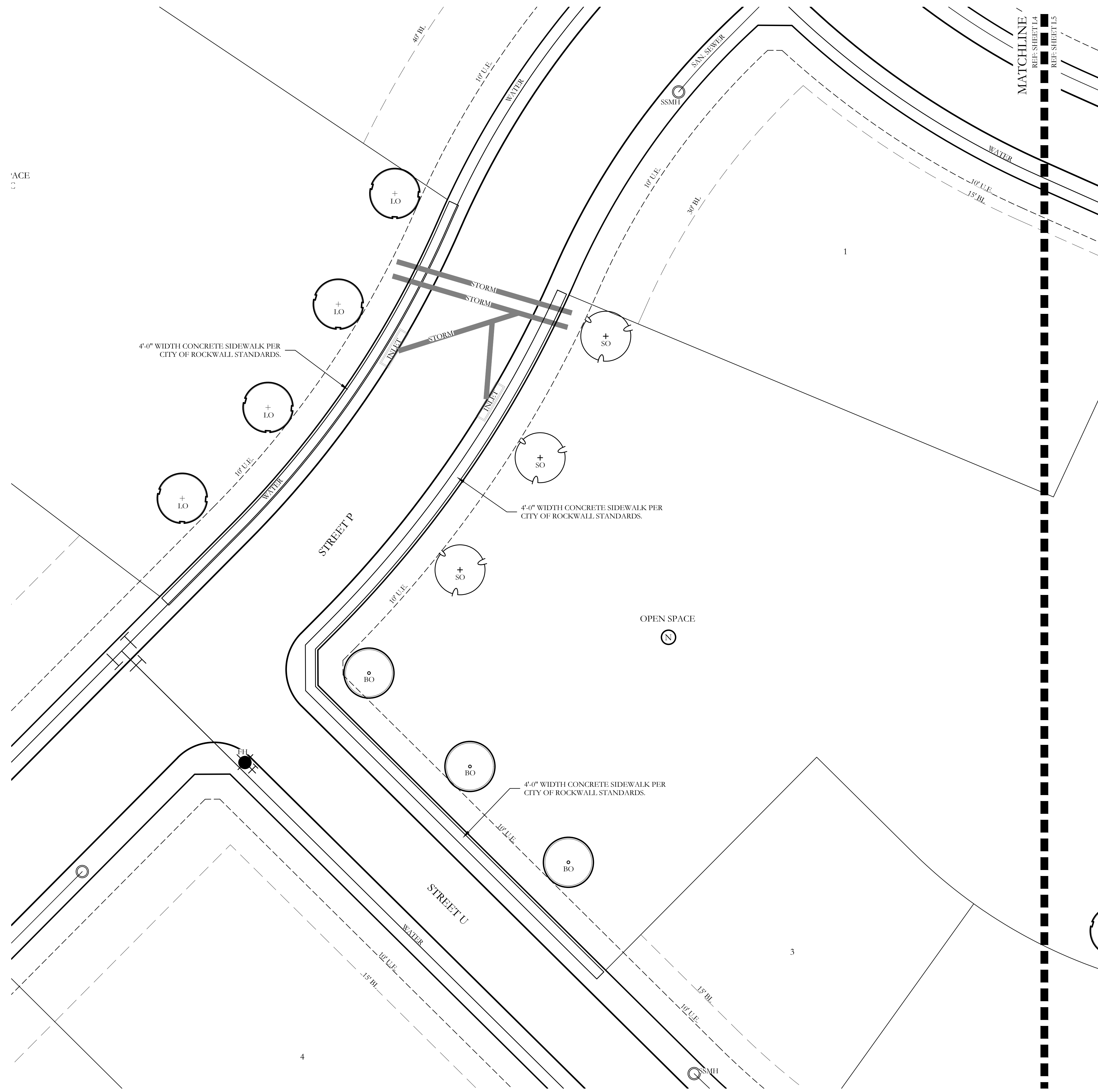


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
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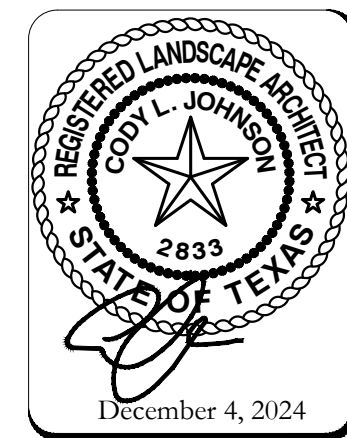
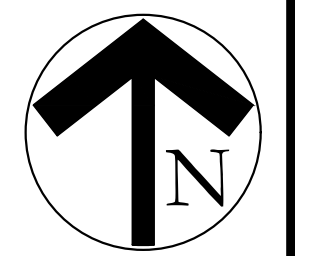
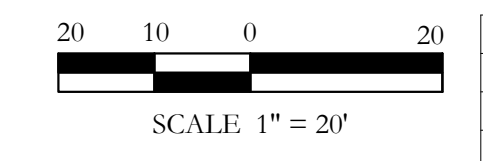


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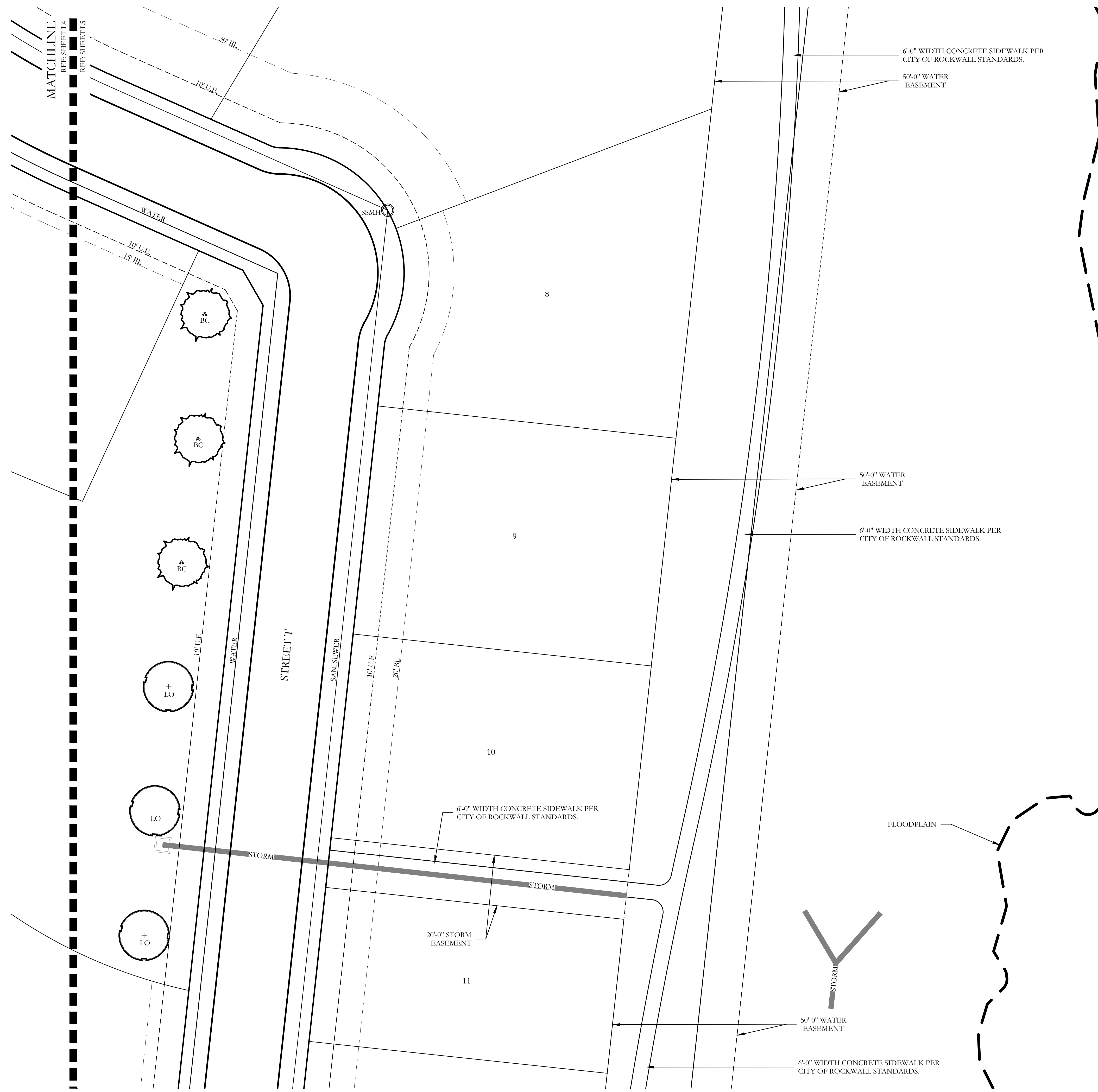
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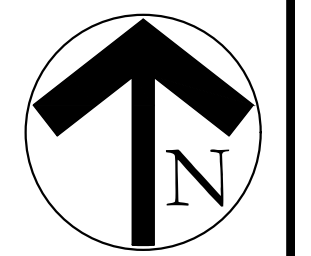
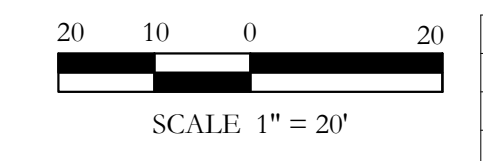
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	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN



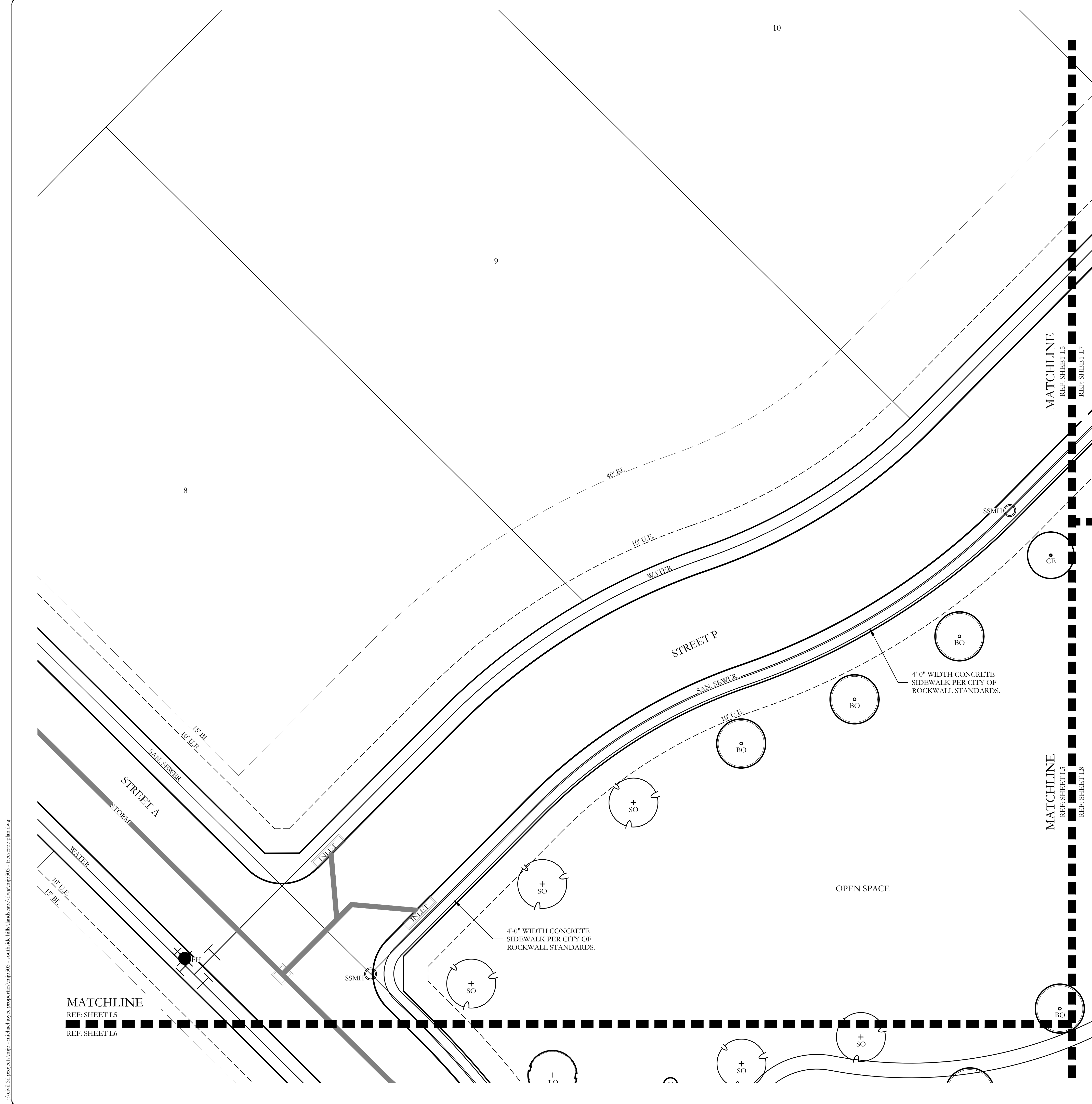
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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN





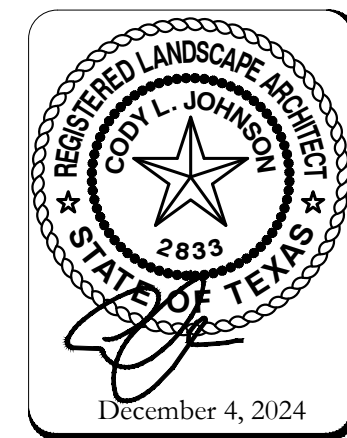
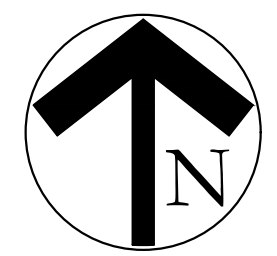
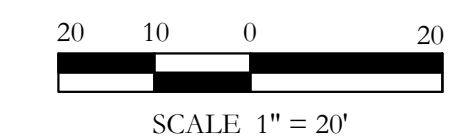


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	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

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REF: SHEET L6

MATCHLINE  
REF: SHEET L5  
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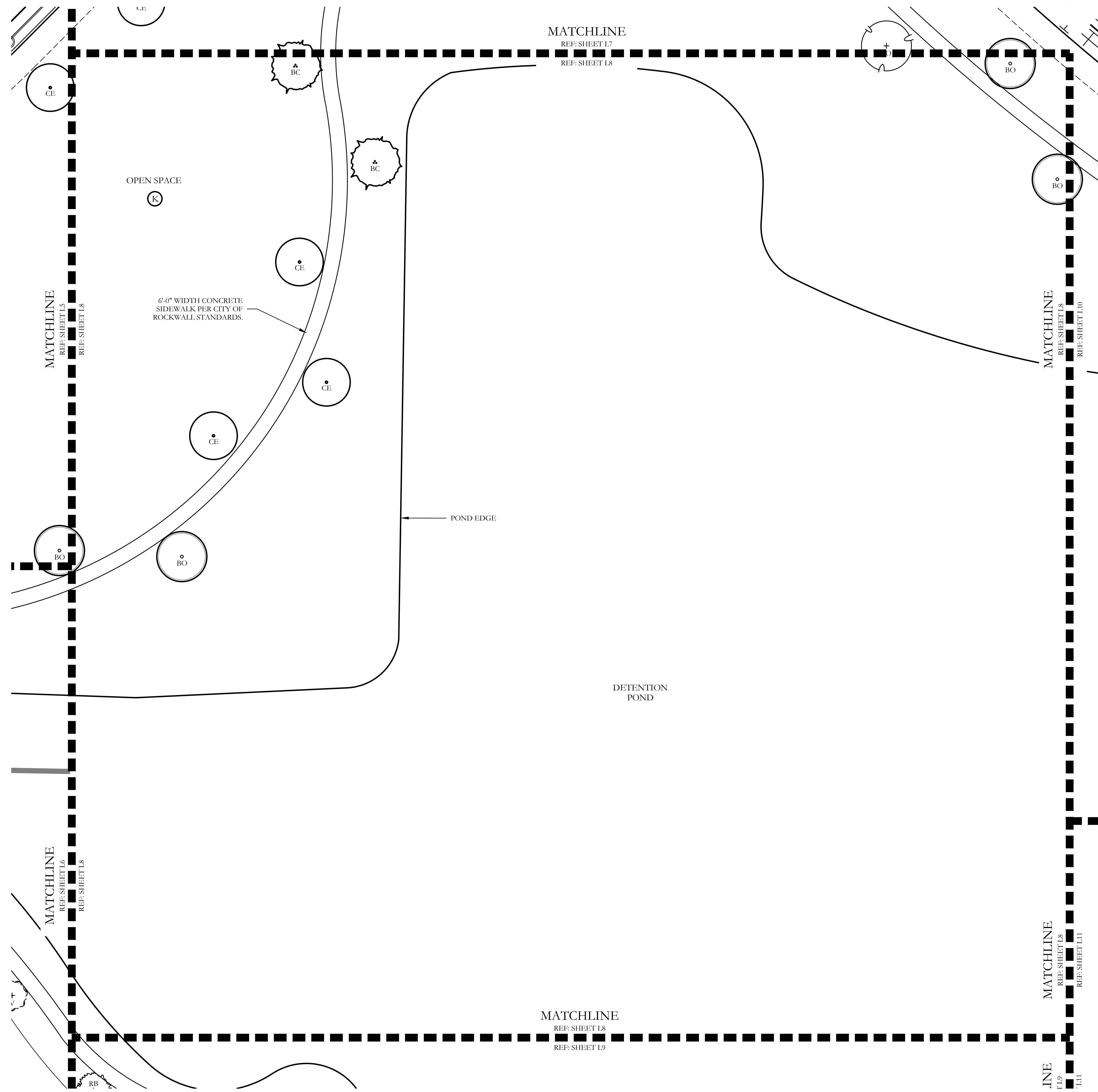
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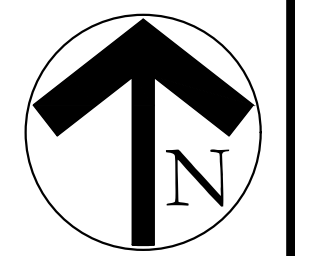
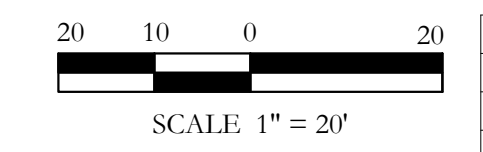




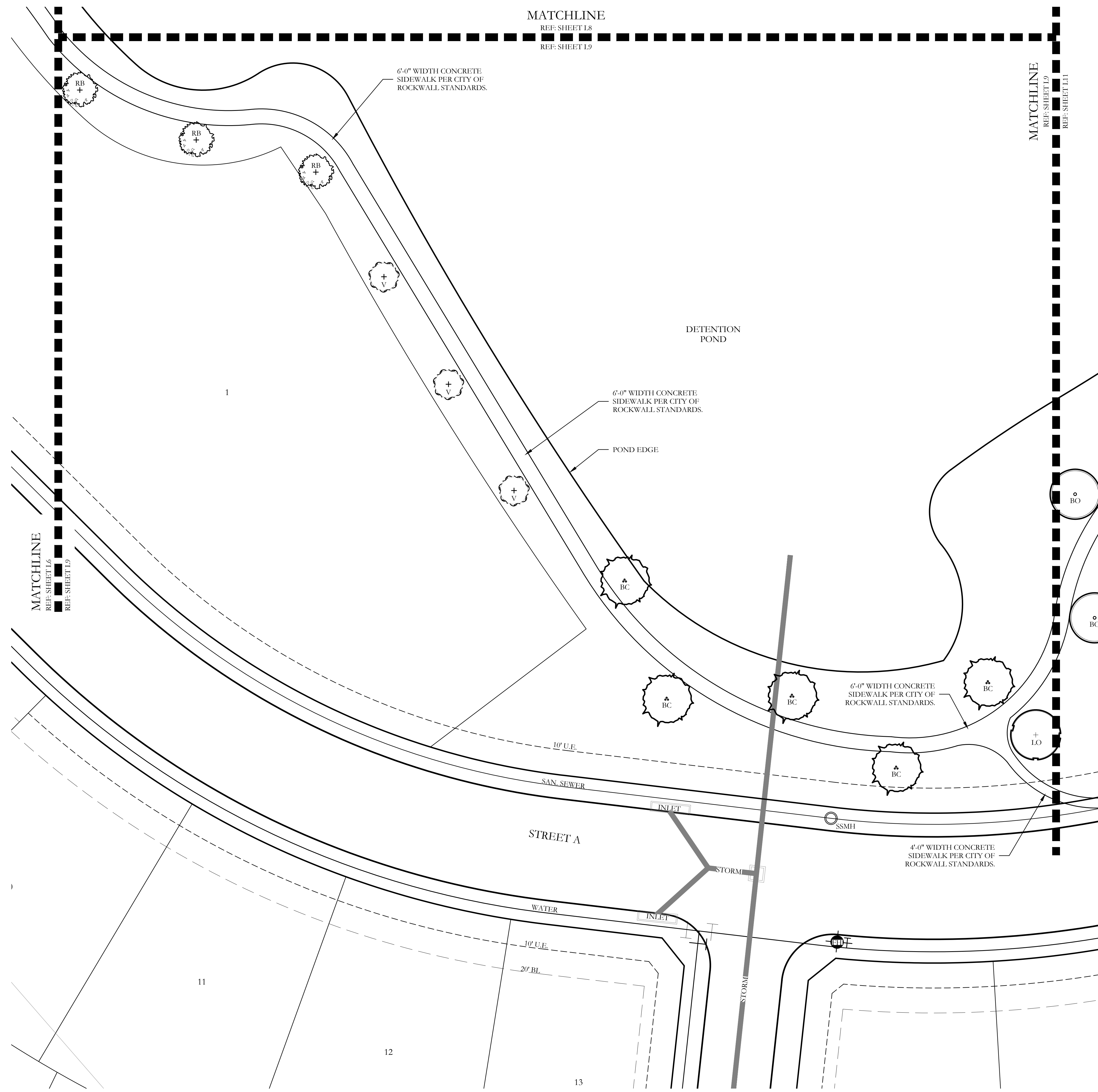
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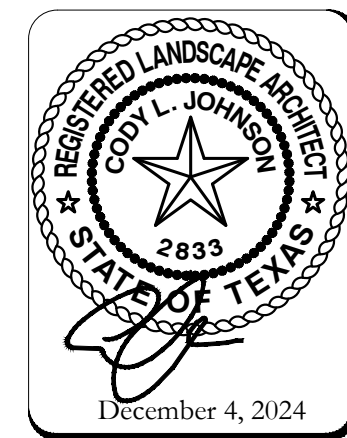
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN



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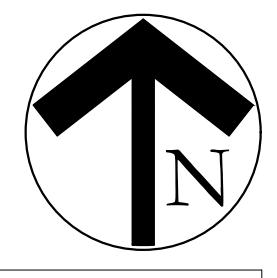
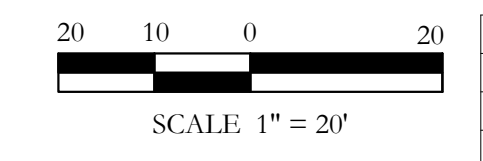


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

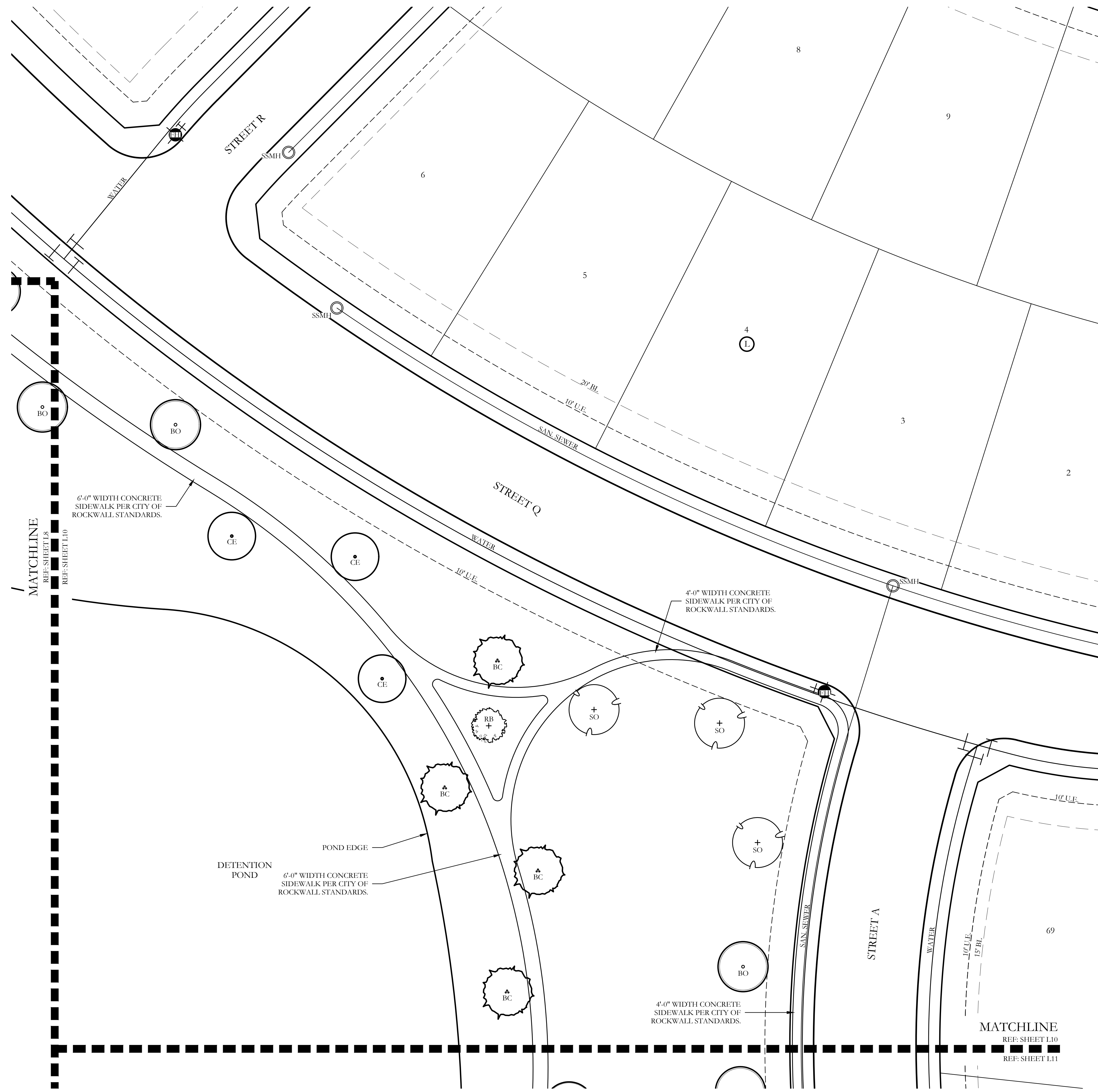


December 4, 2024

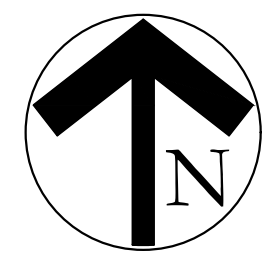
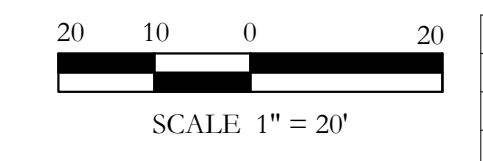
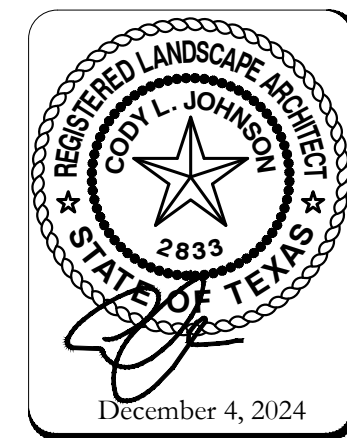
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 One Inch  
 JVC No. MJP503



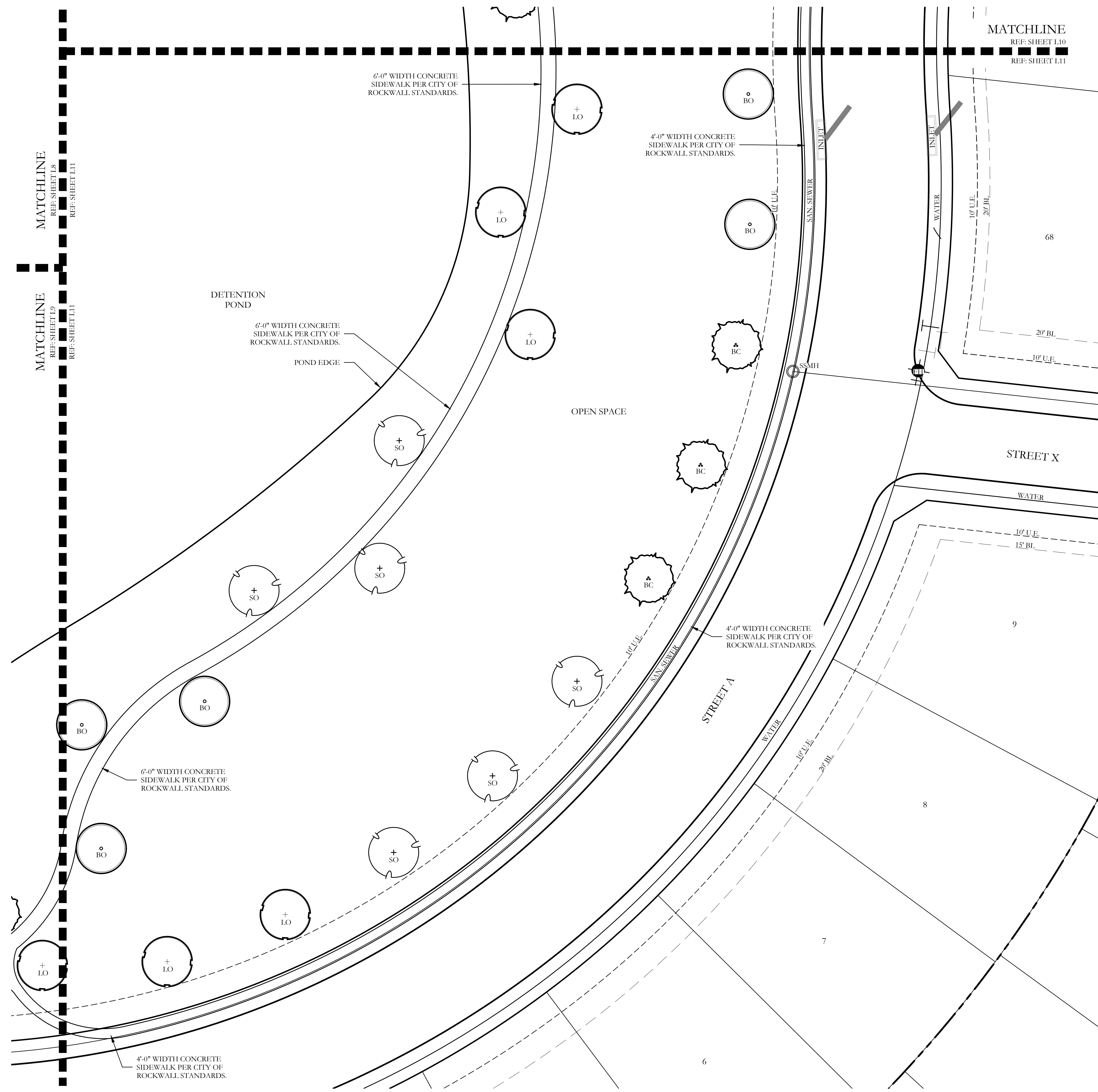
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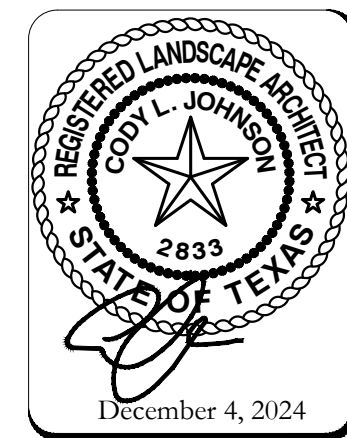
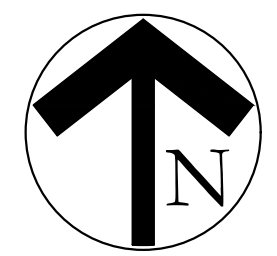
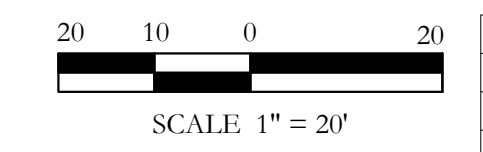
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN



F:\proj\31 projects\mp - michael jayce properties\mp503 - southside hills\landscape\dwg\mp503 - treescape plan.dwg



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN



LANDSCAPE PROVIDED

- FM 549
- A. 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE  
821 LF OF FRONTAGE / 50 LF = 17-4" CAL. TREES REQUIRED.  
PROVIDED: 18 - 4" CALIPER AND GREATER CANOPY TREES PROVIDED
- B. 1-2" CAL. ACCENT TREE / 50 LF OF LANDSCAPE EDGE  
821 LF OF FRONTAGE / 50 LF = 17-2" CAL. TREES REQUIRED.  
PROVIDED: 22 - 2" CALIPER AND GREATER ACCENT TREES PROVIDED

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	28	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	33	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	27	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	18	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	21	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	21	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
V	15	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

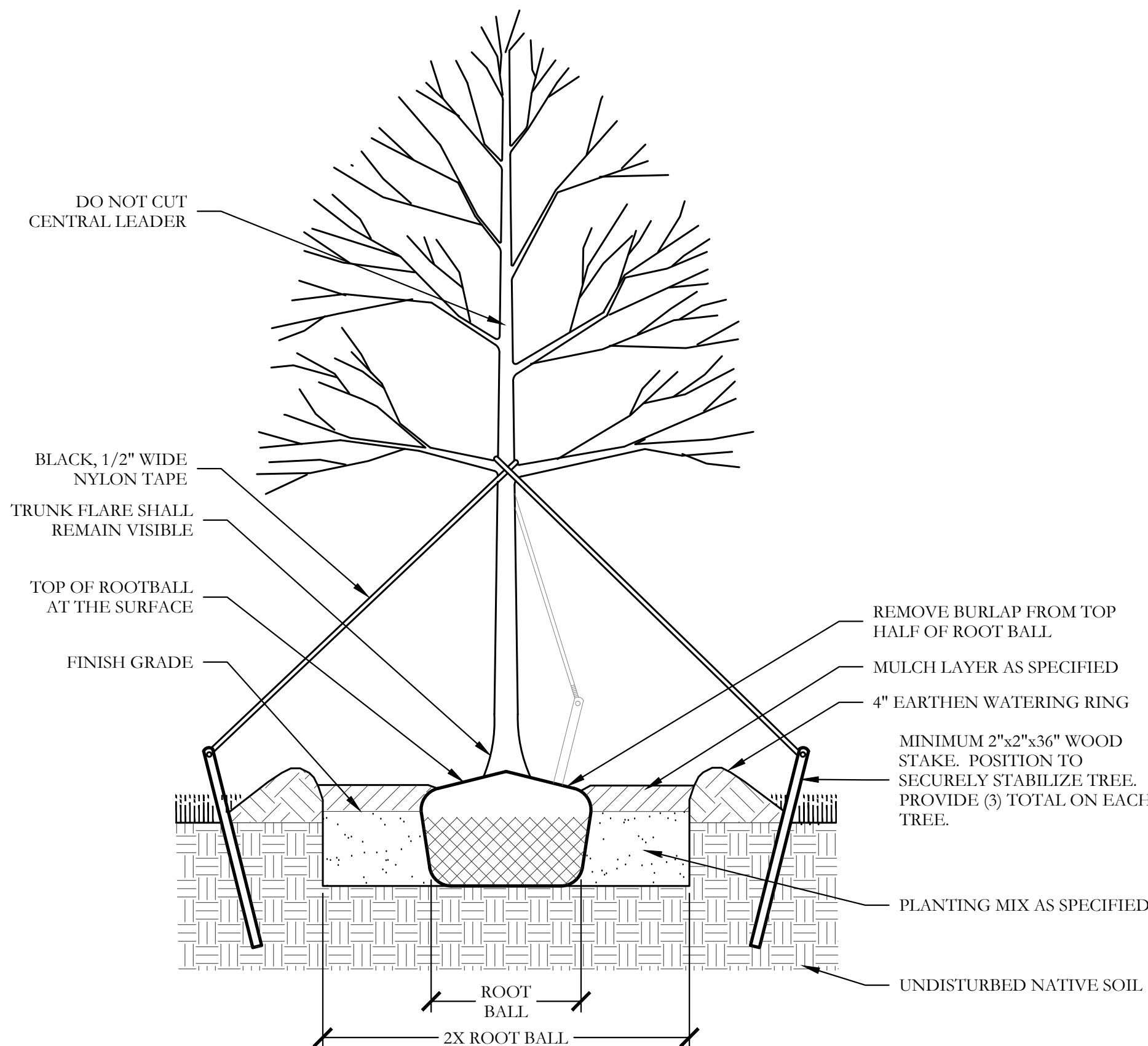
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

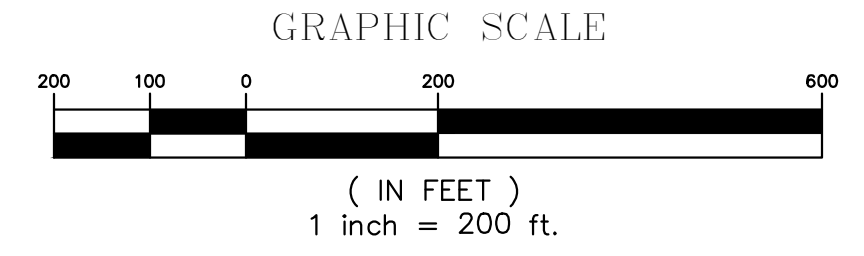
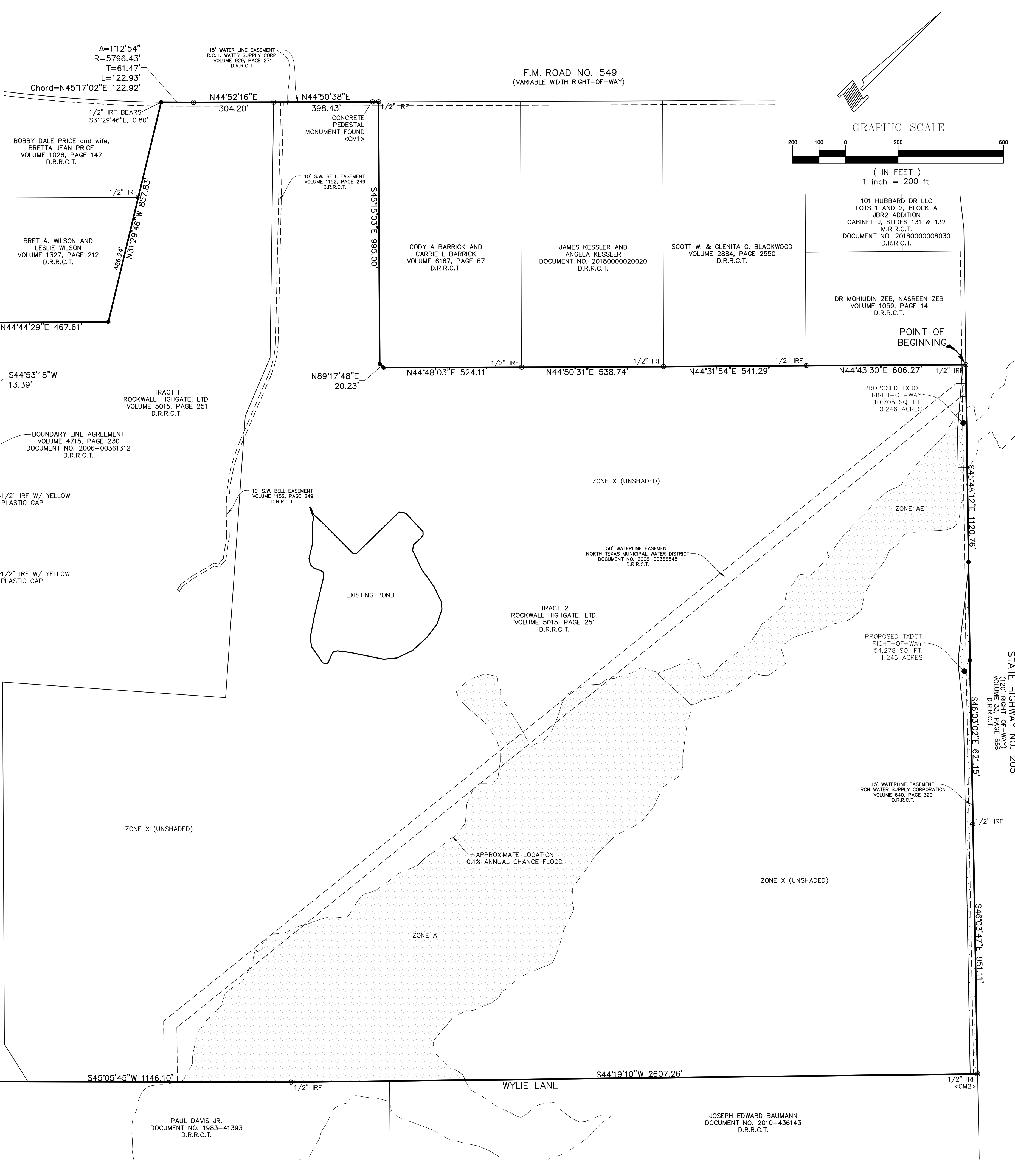
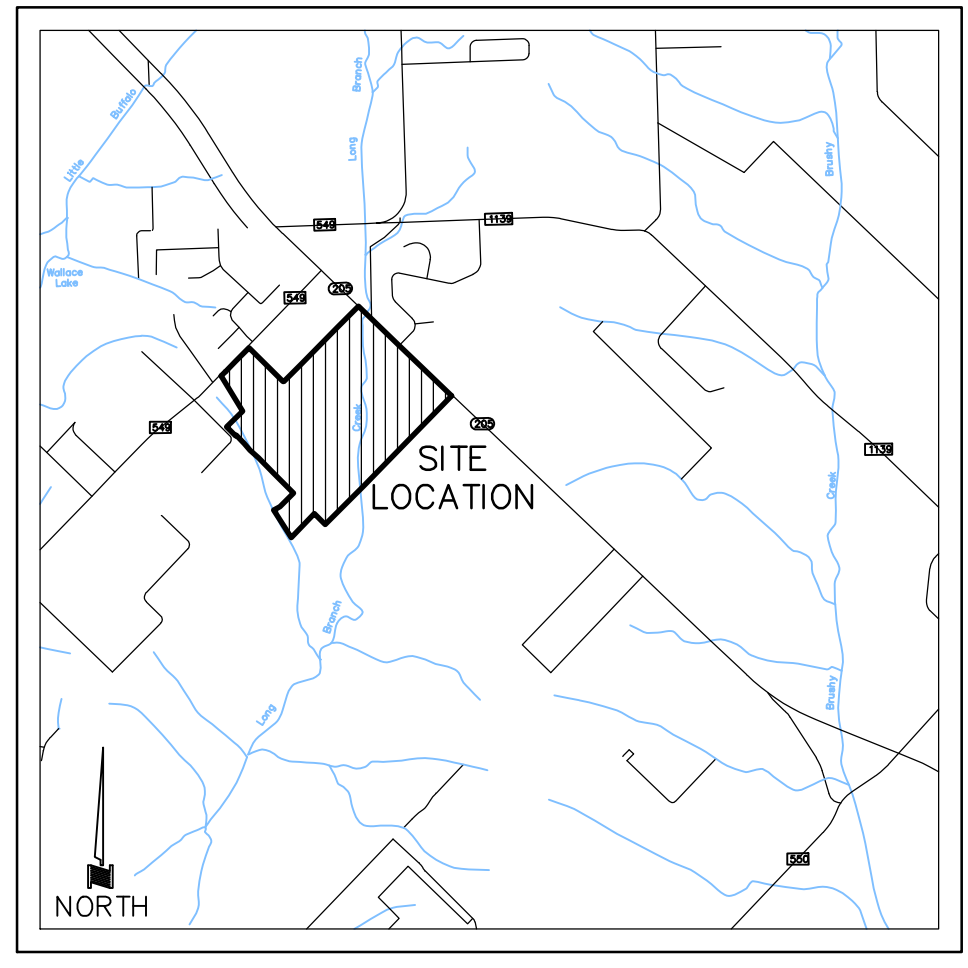
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4) TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



1 TYPICAL TREE PLANTING SECTION

NOT TO SCALE





**LEGAL DESCRIPTION:**

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod found in the southwest line of State Highway No. 205, a 120 foot right-of-way, for the common north corner of said Tract 2 and east corner of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall, County, Texas;

**THENCE** Southeasterly, with said southwest line, the following three (3) courses and distances:

- South 45 degrees 48 minutes 12 seconds East, a distance of 1,120.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;
- South 46 degrees 03 minutes 02 seconds East, a distance of 621.15 feet to a 1/2 inch iron rod found for corner;
- South 46 degrees 03 minutes 47 seconds East, a distance of 951.11 feet to a 1/2 inch iron rod found for the east corner of said Tract 2;

**THENCE** South 44 degrees 19 minutes 10 seconds West, leaving said southwest line and with the southeast line of said Tract 2, a distance of 2,607.26 feet to a 1/2 inch iron rod found for corner;

**THENCE** South 45 degrees 05 minutes 45 seconds West, continuing with said southeast line, a distance of 1,146.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the most southerly southeast corner of the above mentioned Tract 1;

**THENCE** North 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

**THENCE** South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

**THENCE** North 32 degrees 39 minutes 25 seconds West, a distance of 6680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

**THENCE** North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

**THENCE** North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

**THENCE** North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

**THENCE** North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

**THENCE** Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

- North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;
- North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;
- North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;
- North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;
- South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;
- THENCE** Northwesterly, with said west line, the following three (3) courses and distances:

- North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall, County, Texas and an exterior ell corner of said Tract 1;
- North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;
- North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 549, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

**THENCE** Northeasterly, with said southeast line, the following three (3) courses and distances:

- Northeasterly, with said curve to the left, an arc distance of 122.92 feet to a concrete pedestal monument found for corner;
- North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;
- North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Tract 2;

**THENCE** South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

**THENCE** North 89 degrees 17 minutes 48 seconds East, a distance of 20.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

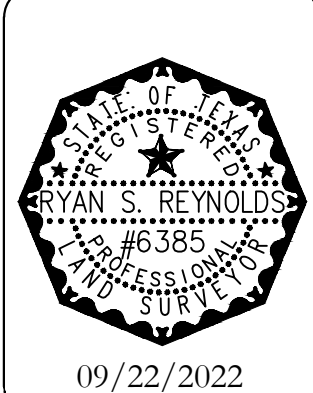
**THENCE** North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 2018000020020, Deed Records, Rockwall County, Texas;

**THENCE** North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

**THENCE** North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

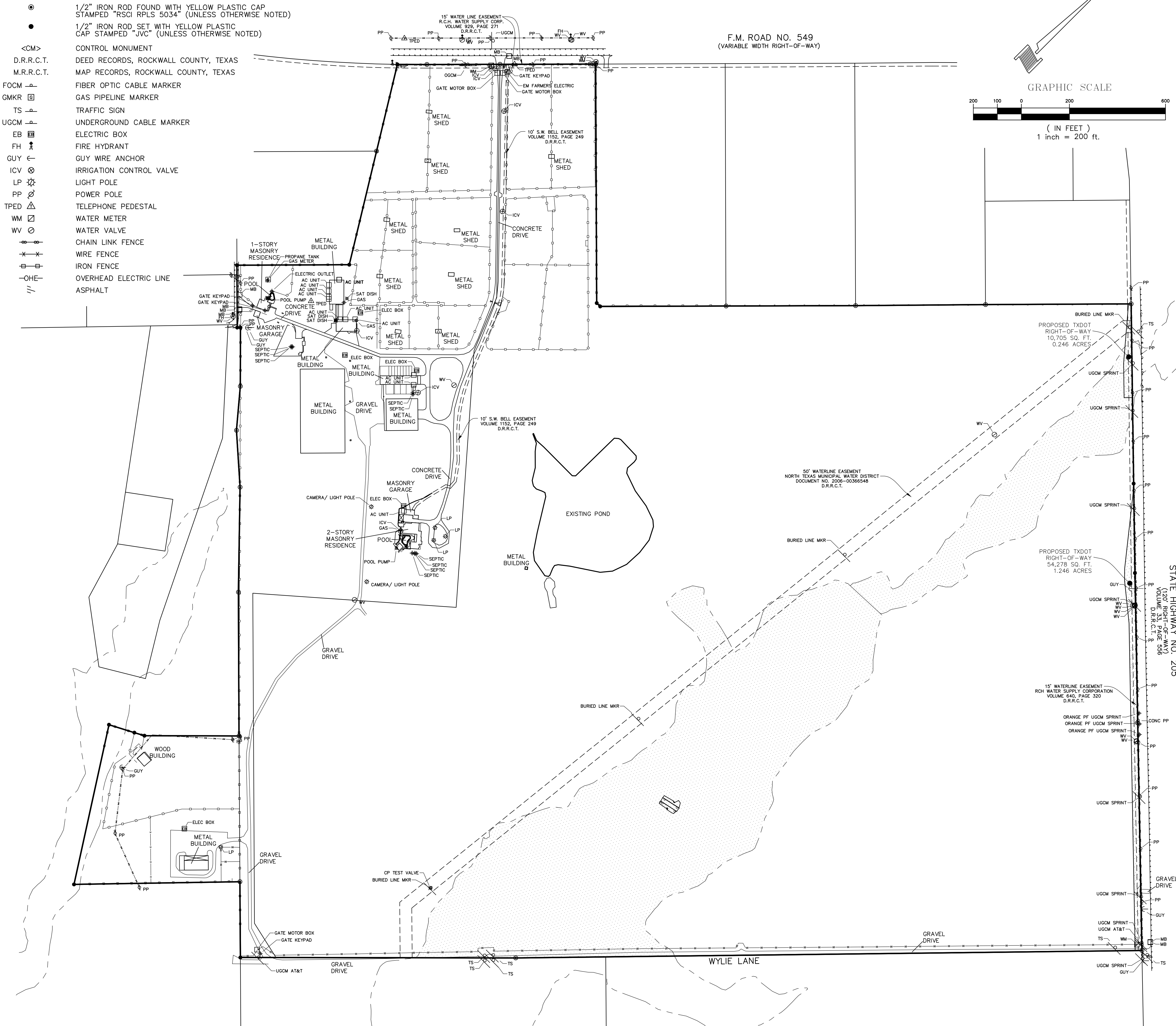
**THENCE** North 44 degrees 43 minutes 30 seconds East, a distance of 606.27 feet to the POINT OF BEGINNING and containing 264.433 acres of land, more or less.

GROSS ACRES	264.433 ACRES
PROPOSED TXDOT RIGHT-OF-WAY	1.492 ACRES
NET ACRES	262.941 ACRES

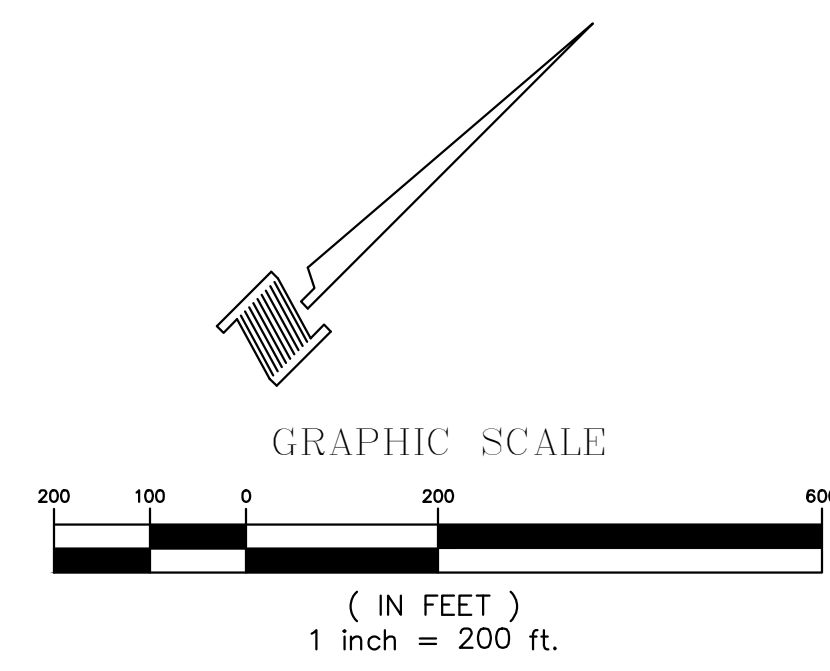


LEGEND

- ⊙ 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RSCI RPLS 5034" (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
- <CM> CONTROL MONUMENT
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
- FOCM FIBER OPTIC CABLE MARKER
- GMKR GAS PIPELINE MARKER
- TS TRAFFIC SIGN
- UGCM UNDERGROUND CABLE MARKER
- EB ELECTRIC BOX
- FH FIRE HYDRANT
- GUY GUY WIRE ANCHOR
- ICV IRRIGATION CONTROL VALVE
- LP LIGHT POLE
- PP POWER POLE
- TPED TELEPHONE PEDESTAL
- WM WATER METER
- WV WATER VALVE
- CHAIN LINK FENCE
- X— WIRE FENCE
- IRON FENCE
- OHE— OVERHEAD ELECTRIC LINE
- /// ASPHALT



F.M. ROAD NO. 549  
(VARIABLE WIDTH RIGHT-OF-WAY)



NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S76°53'37"E, 4,347.44'.
2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AREA, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE AE, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48397C010L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.
3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 782103508, EFFECTIVE DATE APRIL 13, 2022. NO FURTHER RESEARCH WAS PERFORMED FOR THIS SURVEY.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.
5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.
6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.
8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

SCHEDULE B NOTES:

- 10a. EASEMENT TO THE STATE OF TEXAS, RECORDED IN VOLUME 330, PAGE 558, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)
- 10b. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 640, PAGE 320, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)
- 10c. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 640, PAGE 323, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
- 10d. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 929, PAGE 271, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)
- 10e. EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 1152, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)
- 10f. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 154, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO - 20' EASEMENT - NO DEFINED LOCATION IN DOCUMENT)
- 10g. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 221, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO - 20' EASEMENT - NO DEFINED LOCATION IN DOCUMENT)
- 10h. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 242, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO - 20' EASEMENT - NO DEFINED LOCATION IN DOCUMENT)
- 10i. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 2753, PAGE 210, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)
- 10j. EASEMENT AND RIGHT-OF-WAY TO NORTH TEXAS MUNICIPAL WATER DISTRICT, RECORDED IN DOCUMENT NO. 2006-00366548, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)
- 10k. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1053, PAGE 187, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)
- 10l. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1086, PAGE 53, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)
- 10m. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 2108, PAGE 212, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

SURVEYOR'S CERTIFICATE:

To C AND C LAND, LLC; ROCKWALL HIGHGATE, LTD.; NATIONAL TITLE GROUP, LLC; and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

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.

RYAN S. REYNOLDS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6385

SURVEYED ON THE GROUND: SEPTEMBER 13, 2022

GROSS ACRES	264.433 ACRES
PROPOSED TXDOT RIGHT-OF-WAY	1.492 ACRES
NET ACRES	262.941 ACRES

**JOHNSON VOLK CONSULTING**  
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LAND TITLE SURVEY  
 264.433 ACRES  
 W.W. FORD SURVEY, ABSTRACT NO. 80  
 TOWN OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE:  
 1" = 200'  
 One Inch  
 JVC No. 2147  
 SHEET 2 OF 2

E:\proj\3\projects\ced - conson cramer development\2147 - highway survey\2147.dwg, mfc, 26.4.433.acres.dwg



# 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:** January 14, 2025  
**APPLICANT:** Brian Cramer; CCD – Rockwall, LLC  
**CASE NUMBER:** P2024-043; *Master Plat for the Southside Hills Subdivision*

---

### SUMMARY

Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Master Plat for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Master Plat for the Southside Hills Subdivision. The Southside Subdivision will be constructed in three (3) phases (*i.e. two [2] residential phases and one [1] commercial phase*) that will consist of 384 single-family residential lots, two (2) commercial lots, ten (10) open space lots, and one (1) amenity center. Based on the proposed Master Plat, Phase 1 will consist of 284 single-family lots, the amenity center, and a 11.60-acre public park. Phase 2 will contain the remaining 100 single-family lots, and Phase 3 will consist of the commercial lots. In addition, the Master Plat indicates the trail locations and the open space lots for the proposed subdivision. Staff should note that in conjunction with the submittal of this Master Plat, the applicant has also submitted a Preliminary Plat [Case No. P2024-042] for the Southside Hills Subdivision.
- Background. The subject property is a 264.51-acre tract of land that was annexed into the City on November 4, 2010 by Ordinance No. 10-27 [Case No. A2010-001]. At the time of annexation, the subject property was zoned as an Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), there is an existing 8,567 SF single-family home, a 1,568 SF mobile home, a 61,200 SF metal building, and various other commercial buildings currently situated on the property. On December 18, 2021, the applicant -- *Brian Cramer of Corson Cramer Development* -- submitted an application requesting to change the zoning [Case No. Z2021-057] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses, which was ultimately withdrawn. Following this submittal, the applicant submitted a subsequent application on May 20, 2022. This application was requesting to change the zoning [Case No. Z2022-028] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. The applicant also withdrew this request on June 20, 2022. The applicant submitted a third and final zoning request [Case No. Z2022-039] to change the zoning on the subject property from Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. The City Council approved this request on October 3, 2022.
- Parks Board. Per the zoning ordinance for Planned Development District 99 (PD-99) [Ordinance No. 22-51], the Southside Hills Subdivision is not required to pay pro-rata equipment fees or cash-in-lieu of land fees; however, a fully amenitized 11.60-acre park must be developed and dedicated to the City of Rockwall. In addition, all improvements will need to be approved and accepted by the Parks and Recreation Board after being reviewed and recommended by the Director of Parks and Recreation. Normally the park improvements would be approved at the time of Master Plat; however, at the January 7, 2025 Parks Board meeting, the Board agreed to delay the approval of the park improvements until the PD Site Plan.

- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Master Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the Master Plat for the *Southside Hills Subdivision* 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 Master Plat; and,
- (2) The Parks and Open Space Master Plan for the Southside Hills Subdivision shall be provided at the time of PD Site Plan; and,
- (3) Any construction resulting from the approval of this Master 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.



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

**PLATTING APPLICATION FEES:**

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

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

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

**OTHER APPLICATION FEES:**

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

**NOTES:**

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

**PROPERTY INFORMATION** [PLEASE PRINT]

ADDRESS 5565 Hwy FM 549, Rockwall, TX

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION West of SH 205 & South of FM 549

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

CURRENT ZONING PD-99

CURRENT USE Ag

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE Single Family & Commercial

ACREAGE 262.94 Ac. LOTS [CURRENT] 0 LOTS [PROPOSED] 384 SF, 10 OS, 1 AC  
2 Comm. = 397 total

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

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

OWNER

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

**NOTARY VERIFICATION** [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brian Cramer <sup>Applicant</sup> [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

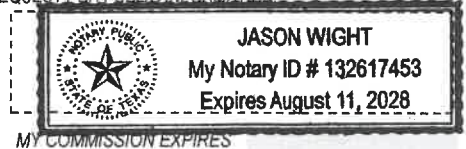
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 4,044.10 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF December, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

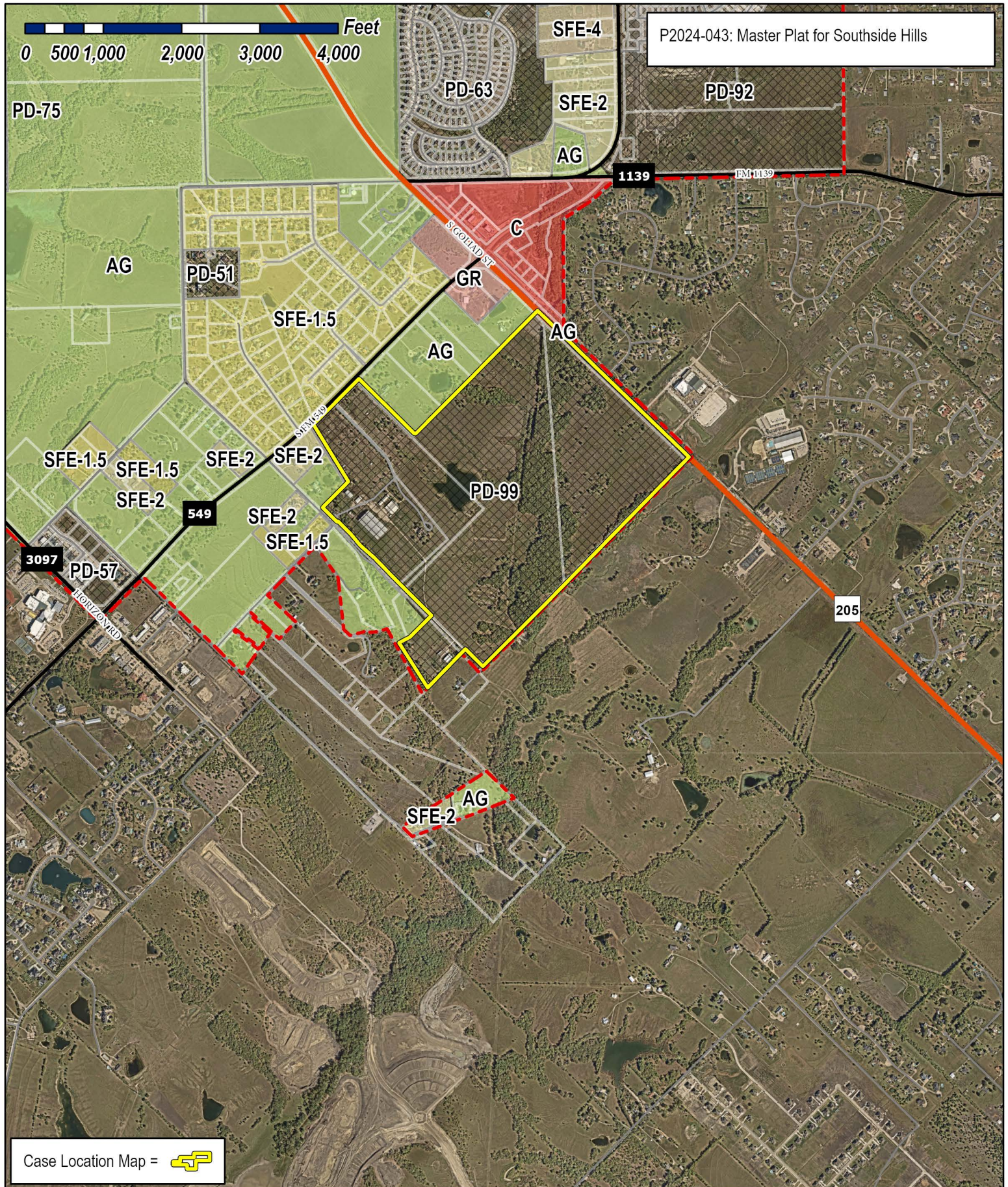
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF December, 2024.


Brian Cramer  
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jason Wight  
NOTARY PUBLIC





Case Location Map = 

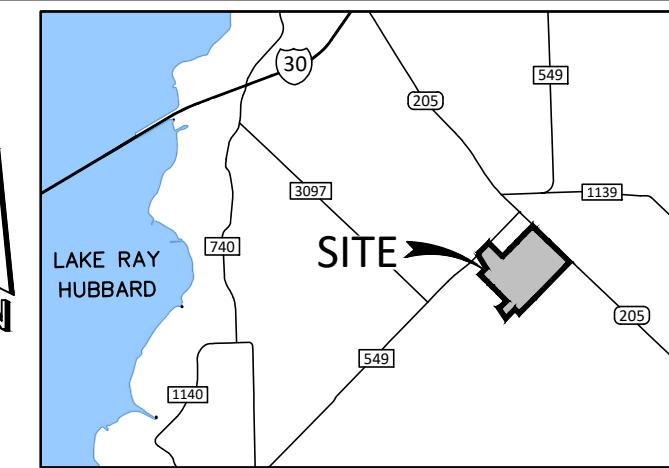
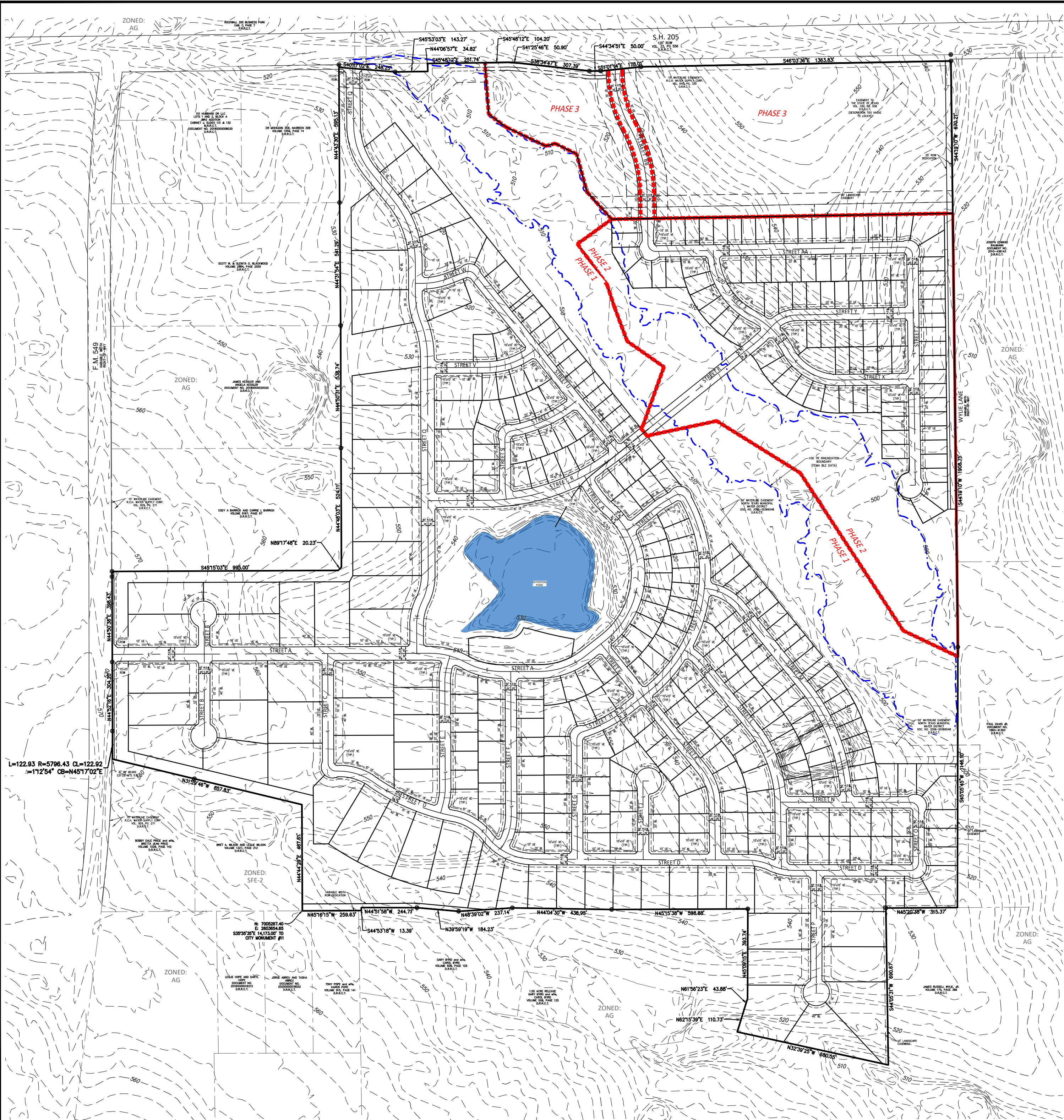


# City of Rockwall

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

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





VICINITY MAP  
N.T.S.

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
$[(29.4/2) + 44.4] / 262.94$	= 22.4%
*ASSUMING HALF OF FLOODPLAIN	

GROSS LOT DENSITY = 1.46 UNITS/ACRES

**GENERAL NOTES:**

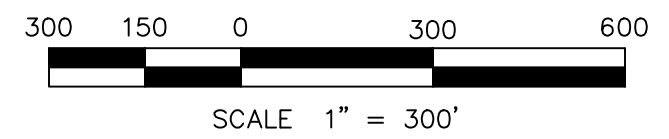
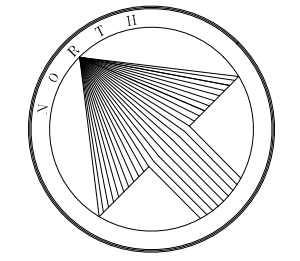
- OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
- THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
  - WATER - CONNECTIONS TO EXISTING WATER LINES ON FM 549 & SH 205
  - WASTEWATER - CONSTRUCTION OF ONSITE LIFT STATION AND FORCE MAIN TO EXISTING GRAVITY WASTEWATER LINE ON FM 549
  - ROADWAY - CONNECTIONS TO EXISTING ROADWAYS FM 549 & SH 205
  - DRAINAGE - DRAINAGE TO LONG BRANCH CREEK

**LEGEND**

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF (unless otherwise noted)

AC Acre  
 BL Building Line  
 C1 Curve No.  
 <CM> Control Monument  
 DE Drainage Easement  
 DUE Drainage Utility Easement  
 Esmt Easement  
 L1 Line No.  
 SF Square Feet  
 UE Utility Easement  
 VE Visibility Easement  
 SE Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas  
 P.R.R.C.T.= Plat Records of Rockwall County, Texas



**MASTER PLAT  
SOUTHSIDE HILLS**  
 BEING  
 384 SINGLE FAMILY LOTS, 2 COMMERCIAL LOTS,  
 10 OPEN SPACES & 1 AMENITY CENTER  
 262.94 ACRES OR 11,453,704.24 SQ. FT.  
 SITUATED WITHIN  
 W.W. FORD SURVEY, ABSTRACT NO. 80  
**CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS**  
 P2024-XXX

**Owner:**  
 Rockwall Highgate, Ltd.  
 13155 Noel Rd., Ste 900  
 Dallas, Texas 75240  
 Phone: 214-566-8699

**Applicant:**  
 Corson Cramer Development  
 4925 Greenville Ave, Ste. 604  
 Dallas, Texas 75206  
 Phone: 214-734-5924

**Engineer/Surveyor:**  
 Johnson Volk Consulting, Inc.  
 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3100  
 Contact: Tom Dayton, PE

December 6, 2024  
 EXIST. ZONING: PD-99  
 LAND USE: SF



F:\civil\_3\projects\imp - michael joyce\properties\imp503 - southside hills\landscape\dwg\imp503 - open space.plt.dwg

ZONED: AG

ZONED: SF-1.5



ZONED: SF-1.5

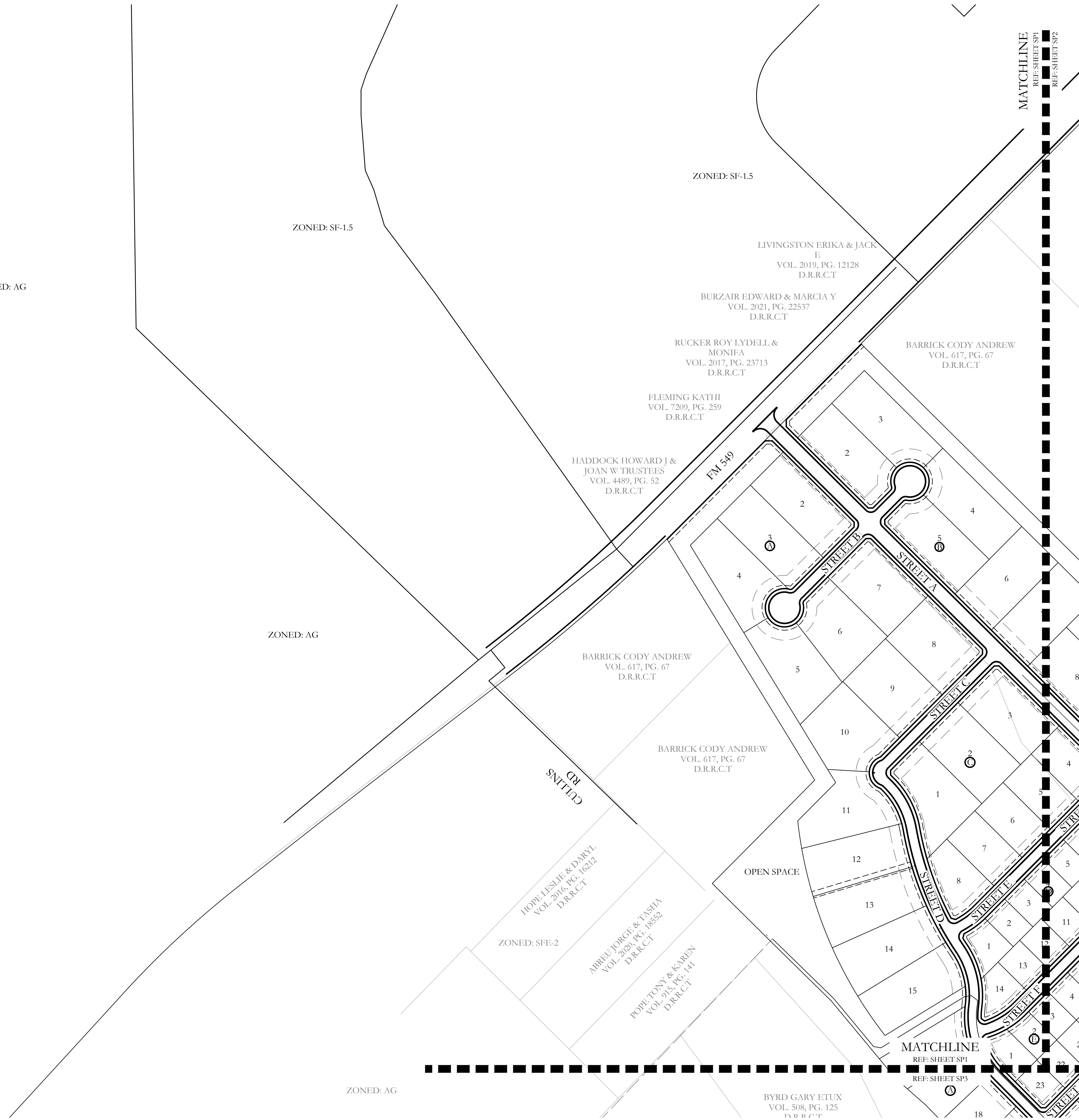
ZONED: AG

ZONED: SFE-2

ZONED: AG

**OPEN SPACE LEGEND**

-  6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
-  4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.

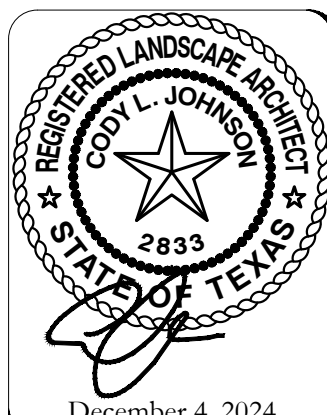






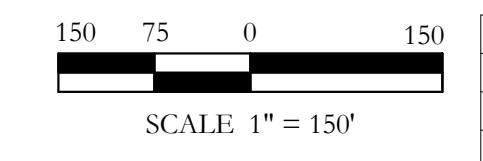
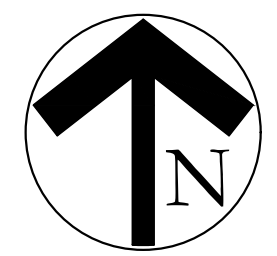
### OPEN SPACE LEGEND

	6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
	4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.



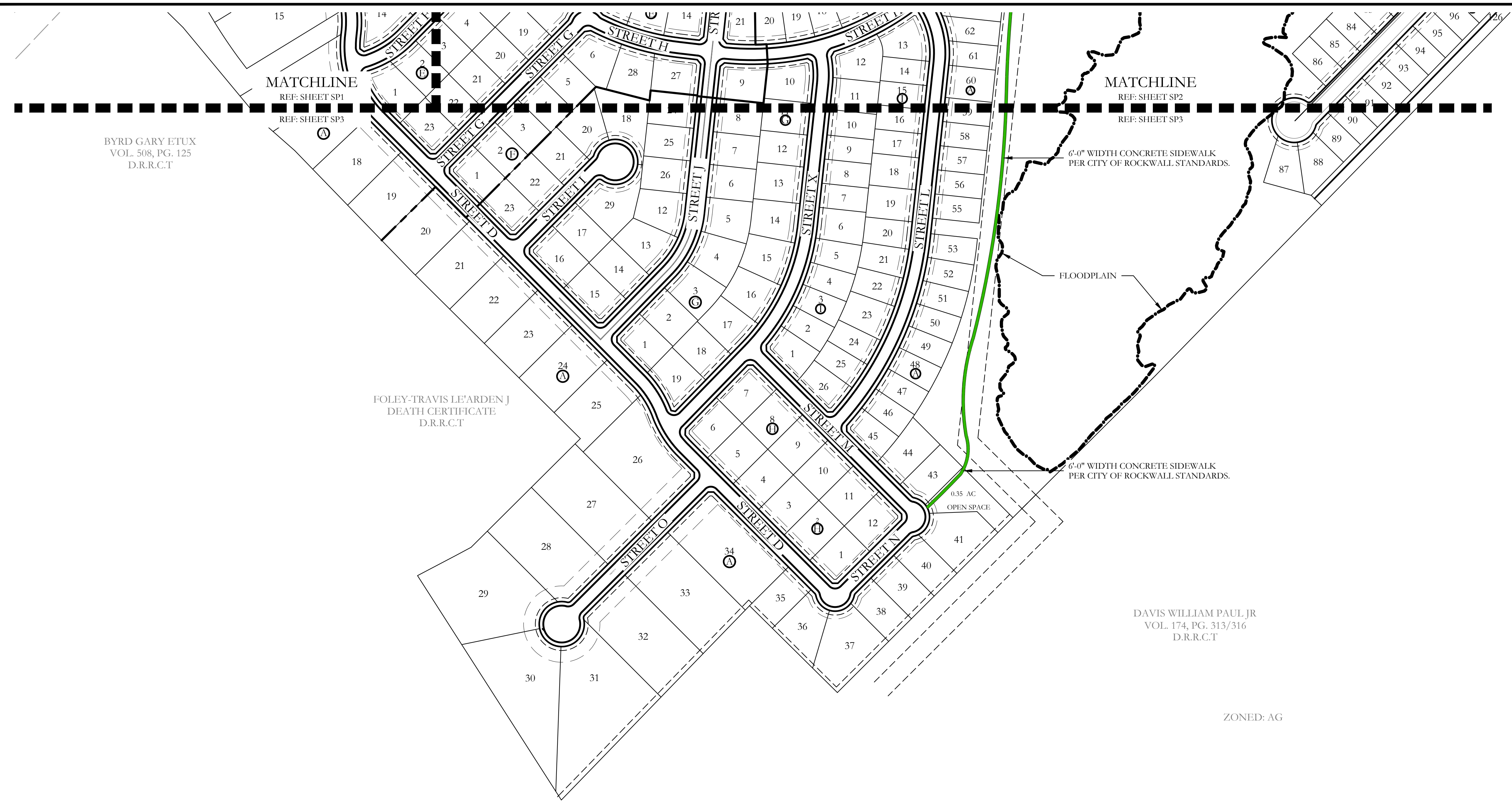
December 4, 2024

SCALE: 1" = 150'  
 One Inch  
 JVC No. MJP503



P:\civil\_3\projects\mp - matchline\jvc\properties\mp03 - southside hills\landscape\dwg\mp03 - open space plan.dwg

F:\civil\_3\projects\imp - michael jayce properties\imp503 - southside hills\landscape\dwg\imp503 - open space.plt.dwg



BYRD GARY ETUX  
VOL. 508, PG. 125  
D.R.R.C.T

MATCHLINE  
REF: SHEET SP1  
REF: SHEET SP3



FOLEY-TRAVIS LE'ARDEN J  
DEATH CERTIFICATE  
D.R.R.C.T

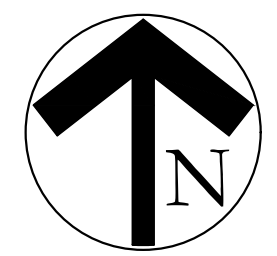
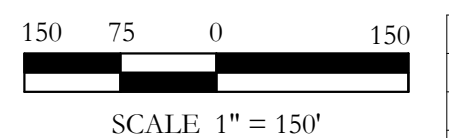
MATCHLINE  
REF: SHEET SP2  
REF: SHEET SP3

DAVIS WILLIAM PAUL JR  
VOL. 174, PG. 313/316  
D.R.R.C.T

ZONED: AG

**OPEN SPACE LEGEND**

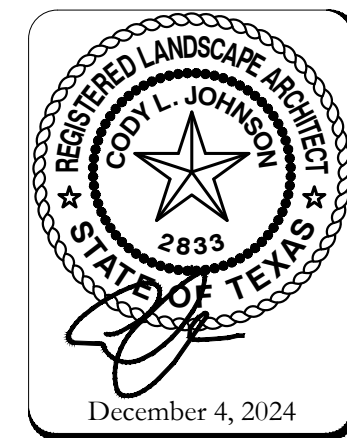
-  6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
-  4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.



**JOHNSON VOLK CONSULTING**  
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OPEN SPACE MASTER PLAN  
OPEN SPACE MASTER PLAN



SCALE:  
1" = 150'  
One Inch  
JVC No. MJP503



# 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:** January 14, 2025  
**APPLICANT:** Adam Buczek; *Skorburg Company*  
**CASE NUMBER:** Z2024-061; *Zoning Change (AG to PD) for Erwin Farms*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

### BACKGROUND

The subject property was annexed on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 3,200 SF single-family home, [2] a 720 SF attached carport, [3] a 2,025 SF barn, and [4] a 1,320 SF barn. The two (2) barns were constructed in 1960. The single-family home and attached carport were constructed in 1985. Beyond these structures, the subject property has remained largely undeveloped and the zoning designation has not changed since annexation.

### PURPOSE

On December 13, 2024, the applicant -- *Adam Buczek of the Skorburg Company* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 210-lot single-family, residential subdivision that will consist of five (5) lot sizes (*i.e. [A] 97, 72' x 120' lots; [B] 75, 82' x 120' lots; [C] 3, 100' x 120' lots, [D] 27, 100' x 150' lots; and [E] 1, 2-acre lot*).

### ADJACENT LAND USES AND ACCESS

The subject property is generally located on the southside of North Country Lane, east of the intersection of North Country Lane and FM-1141. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is North Country Lane, which is identified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is Nelson Lakes Subdivision, which consists of 262 single-family residential lots on 120.90-acres. This subdivision was filed with Rockwall County on February 28, 2023, and is zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses. Beyond this is FM-552, which is identified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

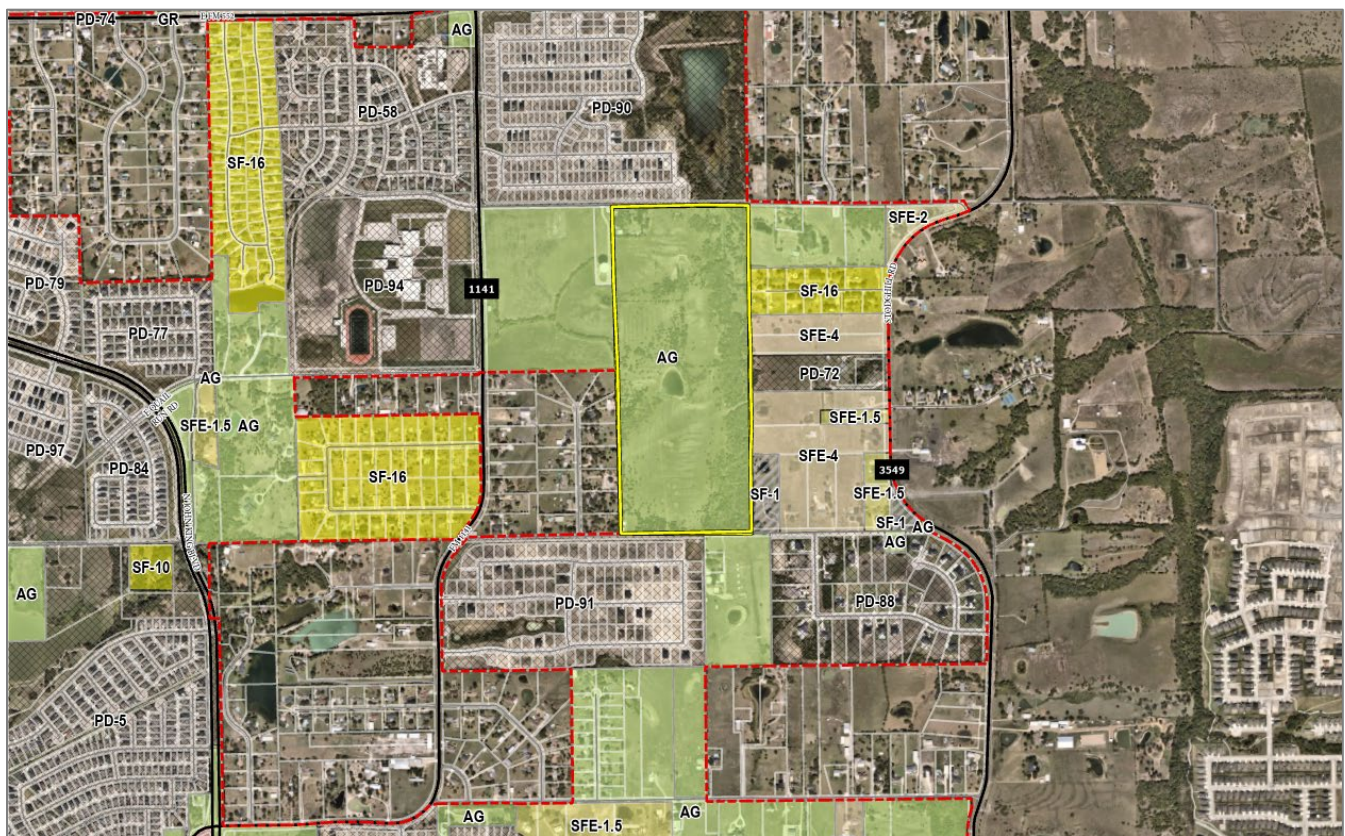
South: Directly south of the subject property is Clem Road, which is identified as a *Minor Collector* on the on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is Winding Creek Subdivision, which consists of 138 single-family residential lots on 78.83-acres. This subdivision was filed with Rockwall County on January 10, 2024, and is zoned Planned Development District 91 (PD-91) for Single-Family 16

(SF-16) District land uses. Beyond this is Maytona Ranch Estates, which consists of 19 single-family residential lots on 15.50-acres. This subdivision was filed with Rockwall County on September 26, 1983 before annexation into the city, and is currently zoned Agriculture (AG) District.

**East:** Directly east of the subject property are: [1] 12 residential lots, zoned Single-Family 16 (SF-16) District, that are in the Northcrest Estates, Phase 2 Addition; [2] three (3) residential lots, zoned Planned Development District 72 (PD-72) for Single-Family Estate 1.5 (SFE-1.5) District land uses, that are in the Watson Estates Addition; [3] six (6) residential lots, zoned Single-Family 1 (SF-1), Single-Family Estate 1.5 (SFE-1.5) and Single-Family Estates 4.0 (SFE-4.0) Districts, that are in the Mustang Acres Addition; [4] one (1) residential lot, zoned Single-Family 1 (SF-1) District, that is in the Blueberry Hill Estates Addition; and [5] nine (9) residential lots, zoned Agricultural (AG), Single-Family Estate 1.5 (SFE-1.5), Single-Family Estate 2.0 (SFE-2.0), Single-Family Estate 4.0 (SFE-4.0) Districts, that are unplatted. Beyond this is Stodghill Road [FM-3549], which is identified as an A4D (i.e. arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

**West:** Directly west of the subject property is a two (2) acre tract of land (i.e. Tract 14-10, Abstract No. 88, of the J.M Gass Survey) owned by the City of Rockwall and developed with the North Country Water Tower. Beyond this is a 46.267-acre tract of land (i.e. Tract 14, Abstract No. 88, of the J.M. Gass Survey) owned by the City of Rockwall and dedicated as Alma Williams Park.

**MAP 1: LOCATION MAP**  
**YELLOW: SUBJECT PROPERTY**



### **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 101.43-acre subject property will consist of 203 residential lots. These lots will consist of five (5) lot sizes (i.e. [A] 97, 72' x 120' lots; [B] 75, 82' x 120' lots; [C] 3, 100' x 120' lots; [D] 27, 100' x 150' lots; and [E] 1, 2-acre lot). This translates to a gross density of 2.00 dwelling units per gross acre (i.e. 203 lots/101.43-acres = 2.00 dwelling units per gross acre). The minimum dwelling unit size (i.e. air-condition space) will be 2,800 SF for all homes within the development. With

regard to the proposed housing product, staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 100% masonry, and the homes will be subject to the City's upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to 50.00% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a variation of materials throughout the subdivision.

The following are some of the examples provided by the applicant of cementitious fiberboard that are contained within the Planned Development District ordinance:

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



Looking at the garage orientation proposed for the development, the applicant is requesting to allow a total of 20.00% of the *Type 'A' Lots* (i.e. 19 lots or 9.36% of all the garages) to be orientated toward the street in a *Flat Front Entry* garage configuration; however, the applicant is proposing to require a 25-foot front yard building setback for all garages oriented in a *Flat Front Entry* garage configuration. The remaining garage doors will be oriented in a *J-Swing* (or a *Traditional Swing*) configuration or *Recessed Entry* configuration (i.e. where the garage door is situated a minimum of 20-feet behind the front façade). In addition, the applicant is proposing to incorporate upgraded finishes on all garage doors that include: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, and [3] driveways that are constructed with ornamental stamped concrete brick paver, stained finish, or salt finished. The following are some of the examples of the upgrades required in the Planned Development District ordinance:

FIGURE 2. EXAMPLE OF COACH LIGHTING



**FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES**



**DIVIDED BAYS**



**CARRIAGE HARDWARE**



**CEDAR CLADDING**



**ORNAMENTAL PAVING**

**FIGURE 4: EXAMPLES OF UPGRADED GARAGES**



The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

**TABLE 1: LOT COMPOSITION**

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
A	72' x 120'	8,640 SF	97	47.78%
B	82' x 125'	9,840 SF	75	36.95%
C	100' x 120'	12,000 SF	3	01.48%
D	100' x 150'	15,000 SF	27	13.30%
E	250' x 250'	87,120 SF	1	00.49%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C	D	E
MINIMUM LOT WIDTH <sup>(1)</sup>	72'	82'	100'	100'	250'
MINIMUM LOT DEPTH	120'	120'	120'	150'	250'
MINIMUM LOT AREA	8,640 SF	9,840 SF	12,000 SF	15,000 SF	87,120 SF
MINIMUM FRONT YARD SETBACK <sup>(2), (5) &amp; (6)</sup>	20'	20'	20'	20'	20'
MINIMUM SIDE YARD SETBACK	6'	6'	6'	6'	6'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET <sup>(2), (5), &amp; (7)</sup>	20'	20'	20'	20'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	25'	25'	25'	25'	25'
MAXIMUM HEIGHT <sup>(3)</sup>	36'	36'	36'	36'	36'
MINIMUM REAR YARD SETBACK <sup>(4)</sup>	10'	10'	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) <sup>(8)</sup>	2,800 SF	2,800 SF	2,800 SF	2,800 SF	2,800 SF
MAXIMUM LOT COVERAGE	65%	65%	65%	65%	65%

**GENERAL NOTES:**

- <sup>1</sup>: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- <sup>6</sup>: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet. In addition, no more than 20.00% (*i.e.* 21 lots) of the *Type 'A' Lots* may have a flat-front entry garage configuration.
- <sup>7</sup>: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e.* a *Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
- <sup>8</sup>: Air-Conditioned Space.

The proposed concept plan shows that the development will consist of a total of 29.15-acres open space that includes 14.92-acres of private open space, and 15.97-acres of floodplain. This translates to an open space percentage of 22.40% (*i.e.*  $15.66\text{-acres of floodplain}/2 + 14.92 = 22.40\%$ ). In addition, the applicant has incorporated an eight (8) foot trail along N. County Lane, Clem Road, and adjacent to Alma Williams Park and the floodplain. The applicant has also incorporated an eight (8) foot walking trail throughout the subdivision.

**INFRASTRUCTURE**

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) **Roadways.** All residential streets are required to be constructed to an R2 (*i.e.* residential, two [2] lane, undivided roadway) standard, which is a 29-foot *back-to-back* concrete street centered within a 50-foot right-of-way with a minimum five (5) foot concrete sidewalk on either side of the street. Each parallel parking space shall be a minimum of 22-feet in length and nine (9) feet in width and shall be the responsibility of the Homeowner's Association (HOA) to repair and/or replace. With regard to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct the following:
  - (a) **North Country Lane.** North Country Lane is identified as an M4U (*i.e.* major collector, four [4] lane, undivided roadway), which requires a minimum of a 65-foot right-of-way with a 45-foot *back-to-back* concrete street centered within the right-of-way. This means the applicant will be required to dedicate the remaining right-of-way to ensure that the full right-of-way width of 65-feet is provided, and construct a minimum of 24-feet of paving.
  - (b) **Clem Road.** Clem Road is identified as a *Minor Collector*, which requires a 60-foot right-of-way with 41-foot *back-to-back* concrete street centered in the right-of-way. This means the applicant will be required to dedicate the remaining

right-of-way to ensure that the full right-of-way width of 60-feet is provided, and construct a minimum of 24-feet of paving.

All of these streets are required to be curb and gutter, and any medians are required to be curbed with the streets draining away from the medians. In addition to these roadways, the applicant will be required to perform a Traffic Impact Analysis (TIA) that is prepared in accordance with the requirements of the Engineering Department's *Design and Construction Manual*.

- (2) Water. The applicant shall submit an *Infrastructure Study* to the City's water/wastewater consultant. At a minimum, the applicant will be required to loop an eight (8) inch water line through the property, and install a minimum 12-inch water main in accordance and dedicate any necessary easements in accordance with the with the City's *Master Water Distribution Plan* and the approved *Infrastructure Study*.
- (3) Wastewater. The applicant shall submit for an *Infrastructure Study* to the City's water/wastewater consultant. At a minimum, the applicant will need to install an eight (8) inch and 12-inch sewer mains in accordance with the City's *Wastewater Collection Plan* and the approved *Infrastructure Study*. In addition, a minimum eight (8) inch sewer line will need to extend through the site to the property lines. Any sewer pro-rata agreements will be assessed per acre, and shall be paid prior to construction.
- (4) Drainage. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study, and be situated outside the floodplain and erosion hazard setback. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds on the subject property. Any changes to the existing floodplain will require approval from the Natural Resource Conservation Service (NRCS), the City of Rockwall, and the Federal Emergency Management Agency (FEMA). All residential lots shall be exclusive of the erosion hazard setback and the floodplain.

### **CONFORMANCE TO THE CITY'S CODES**

The proposed Planned Development District 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), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- (1) Alleyways. 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..." 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." [*Page 14; Section 2.11 of the Standards of Design and Construction Manual*]
- (2) Garage Configuration. Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of 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."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 90.64% *J-Swing (or Traditional Swing)* or *Recessed Front Entry (i.e. where the garage is setback a minimum of 20-feet behind the front façade of the home)* garages and 9.36% *Flat Front Entry* garages with a minimum of a 25-foot building setback. As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations: [A] coach lighting, [B] decorative wood doors or wood overlays on insulated metal doors, [C] driveways constructed with ornamental stamped concrete brick pavers, stained finished. Examples of some of the upgraded finishes depicted in the Planned Development District ordinance are also depicted in *Figures 2, 3, & 4* of this case memo.

- (3) Streets Adjacent to a School or a Park. Section 38.09, *Subdivision Requirements*, of the *Municipal Code of Ordinances* stipulates that "(i)n cases where a perimeter or internal street is adjacent to a public or private school or public park or open



space, the city engineer or director of the planning and zoning department may require a minimum of a 41-foot street (as measured from back-of-curb to back-of-curb) to facilitate proper traffic circulation.”

Applicant’s Response to (3): Staff has requested that the applicant provide a 41-foot street adjacent to Alma Williams Park and the private open space lot that runs east/west on the concept plan. In lieu of providing the requested 41-foot streets, the applicant is proposing to provide 29-foot *back-to-back* concrete streets throughout the development. As a compensatory measure the applicant is proposing additional parallel parking spaces adjacent to the amenity area and an eight (8) foot walking trail that loops around the amenity area.

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential land uses. The plan defines Low Density Residential land uses as “... residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ...” In this case the applicant is proposing a total density of 2.00 dwelling units per acre. Based on this the applicant’s request is in conformance with the Low-Density Residential designation indicated for the subject property.

In addition, the applicant is proposing to incorporate walking trails and 22.4% open space, as well as amenities that will feature at least ten (10) outdoor exercise equipment stations with at least one (1) piece of exercise equipment per station, one (1) multi-use sport court (e.g. *pickle ball and basketball court*), one (1) retention pond with fountain, two (2) picnic tables, and four (4) benches.

**FIGURE 5: EXAMPLES OF EXERCISE EQUIPMENT**



According to the *District Strategies for Suburban Residential* in the Northeast Residential District, “...(a)ny new Suburban Residential developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing Suburban Residential in this district”. In this case, the subject property is directly adjacent to Nelson Lake Estates and Winding Creek Subdivisions. Contained within the Winding Creek subdivision are lots that are 90’ x 100’ (or a minimum of

16,000 SF) and within the Nelson Lakes Estates Subdivision lots range from 60' x 120' (or a minimum of 7,000 SF) to 72' x 120' (or a minimum of 8,600 SF). This means that the applicant is proposing lots that are equal to or larger than the lots in the adjacent subdivisions with the larger lots at the north and south property lines; however, the applicant's lot mix does not appear to be in conformance with the statement that "...Suburban Residential developments should include a mix of larger to mid-sized lots..." as the applicant is only proposing 15.27% larger lots (i.e. lots with a minimum width of 100'), 36.95% mid-sized lots (i.e. lots with a minimum width of 80'), and 47.78% smaller lots (i.e. lots with a minimum width less than 80'). Based on this, this aspect of the applicant's remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

With regard to the policies and goals for residential development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (e.g. minimum of six [6] foot side yard setbacks on all lot types, 25-foot setback for front entry garages, etc.); however, staff has identified the following non-conformities on the original concept plan and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

- (1) CH. 01 | Section 02.01 | Goal 01: Policy 8: Ensure there is ample recreation and parkland amenities for residents.

Staff's Response: Develop an amenity center that features both indoor and outdoor community gathering spaces (e.g. indoor gathering space, swimming pool, and/or sports courts), prioritizing high-quality amenities over basic features like benches and grills. This will also help better justify the proposed density. The applicant has added exercise equipment along the open spaces to increase the amenity provided in the subdivision, and has decreased the gross density to 2.00 units per acre.

- (2) CH. 01 | Section 02.01 | Goal 02: Policy 4: At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development.

Staff Response: The development should use similar architectural styles (i.e. Traditional Neighborhood Design principles, modern tutor, craftsman or farmhouse architectural styles/material mixes, etc.) and lot sizes as the adjacent Nelson Lakes, Northgate, and Winding Creek Subdivisions to create a consistent development theme throughout the area. The applicant did not incorporate larger lot sizes on the southside of the development but did reduce the overall gross density to 2.00 units per acre by removing eight (8), 72' x 120' lots.

- (3) CH. 08 | Section 02.03 | Goal 01: Policy 6: Only allow increased densities (i.e. up to 2½ units per gross acre for properties identified as Low Density Residential [LDR]) for Planned Development Districts that are in conformance with all applicable residential requirements, incorporate a mixture of land uses, and provide increased amenities. Increased amenities in this case refers to developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreational facilities, (3) amenity/recreation center, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council.

Staff Response: Develop an amenity center that features both indoor and outdoor community gathering spaces (e.g. indoor gathering space, swimming pool, and/or sports courts), prioritizing high-quality amenities over basic features like benches and grills. This will also help better justify the proposed density. The applicant did not develop an amenity center, but did decrease the gross density to the required 2.00 units per acre for a subdivision without increased amenity.

Considering the applicant's request, the plan does not fully conform to the Comprehensive Plan, and -- since this is a request for a zoning change -- the request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On December 18, 2024, staff mailed 125 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Dalton Ranch Homeowner's Association (HOA), which is the only HOA's within 1,500-feet of the subject property

participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received three (3) notices in opposition of the request.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 379 N Country Ln, Rockwall, TX 75087

SUBDIVISION J.A. Ramsey, Abstract No. 186, Tract 6

LOT -

BLOCK -

GENERAL LOCATION East of FM 1141 between N Country Ln and Clem Rd

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

CURRENT ZONING Agricultural (AG)

CURRENT USE Vacant Land

PROPOSED ZONING Planned Development (SF-8.4)

PROPOSED USE Single Family Residential

ACREAGE 101.43

LOTS [CURRENT] N/A

LOTS [PROPOSED] 208

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

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

OWNER Estate of Karl W Erwin

APPLICANT Skorburg Company

CONTACT PERSON Dr. Karl Erwin, Executor

CONTACT PERSON Adam Buczek

ADDRESS 2030 Crosswood Ln

ADDRESS 8214 Westchester Dr

Suite 900

CITY, STATE & ZIP Irving, Tx 75063

CITY, STATE & ZIP Dallas, Tx 75225

PHONE (469) 877-4307

PHONE (214) 522-4945

E-MAIL kderwindpa@live.com

E-MAIL abuczek@skorburgcompany.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dr. Karl Erwin, Executor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,722 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

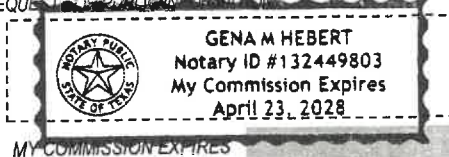
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF December, 2024

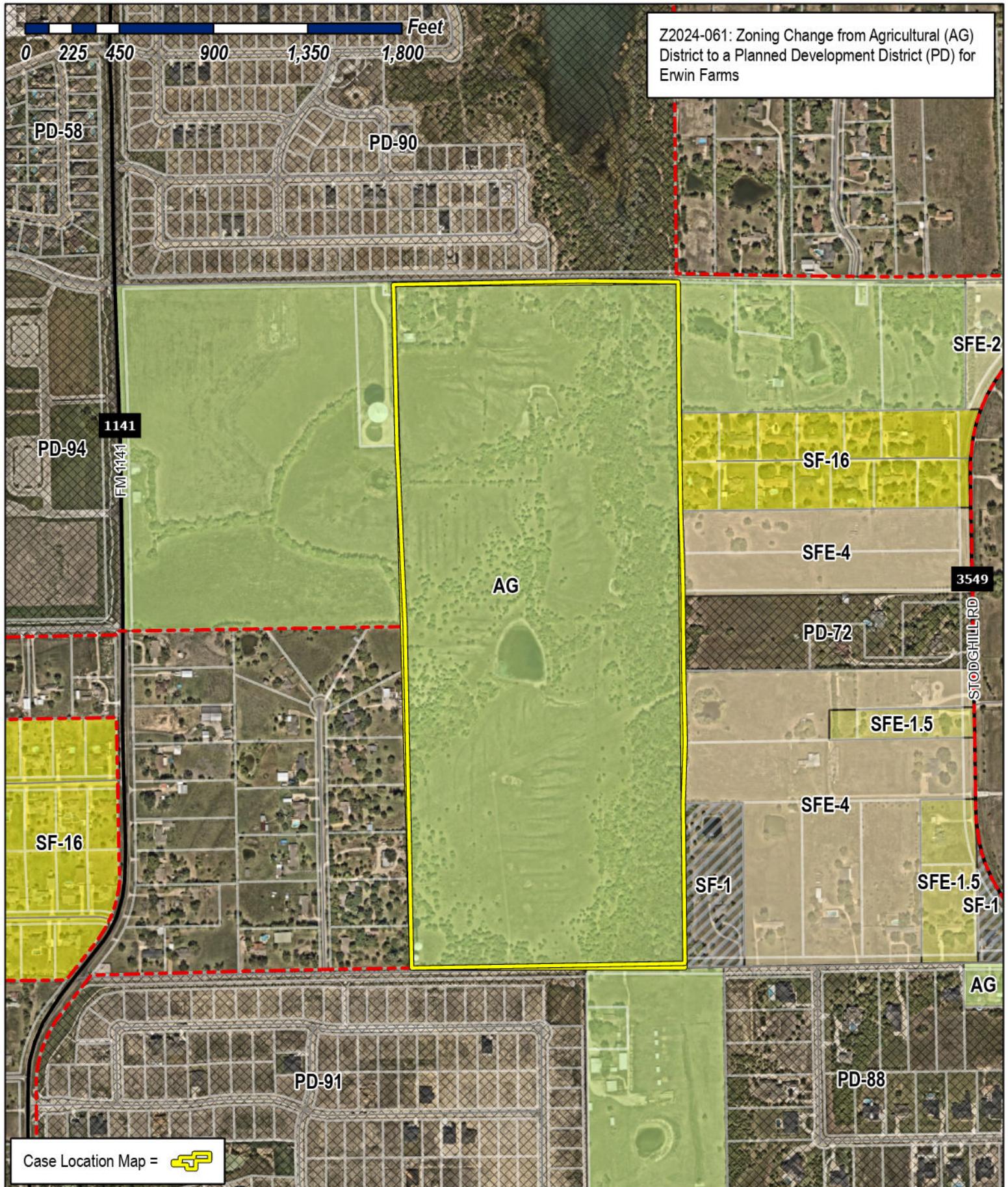
OWNER'S SIGNATURE

*Karl W Erwin*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Genam Hebert*





# City of Rockwall

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

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

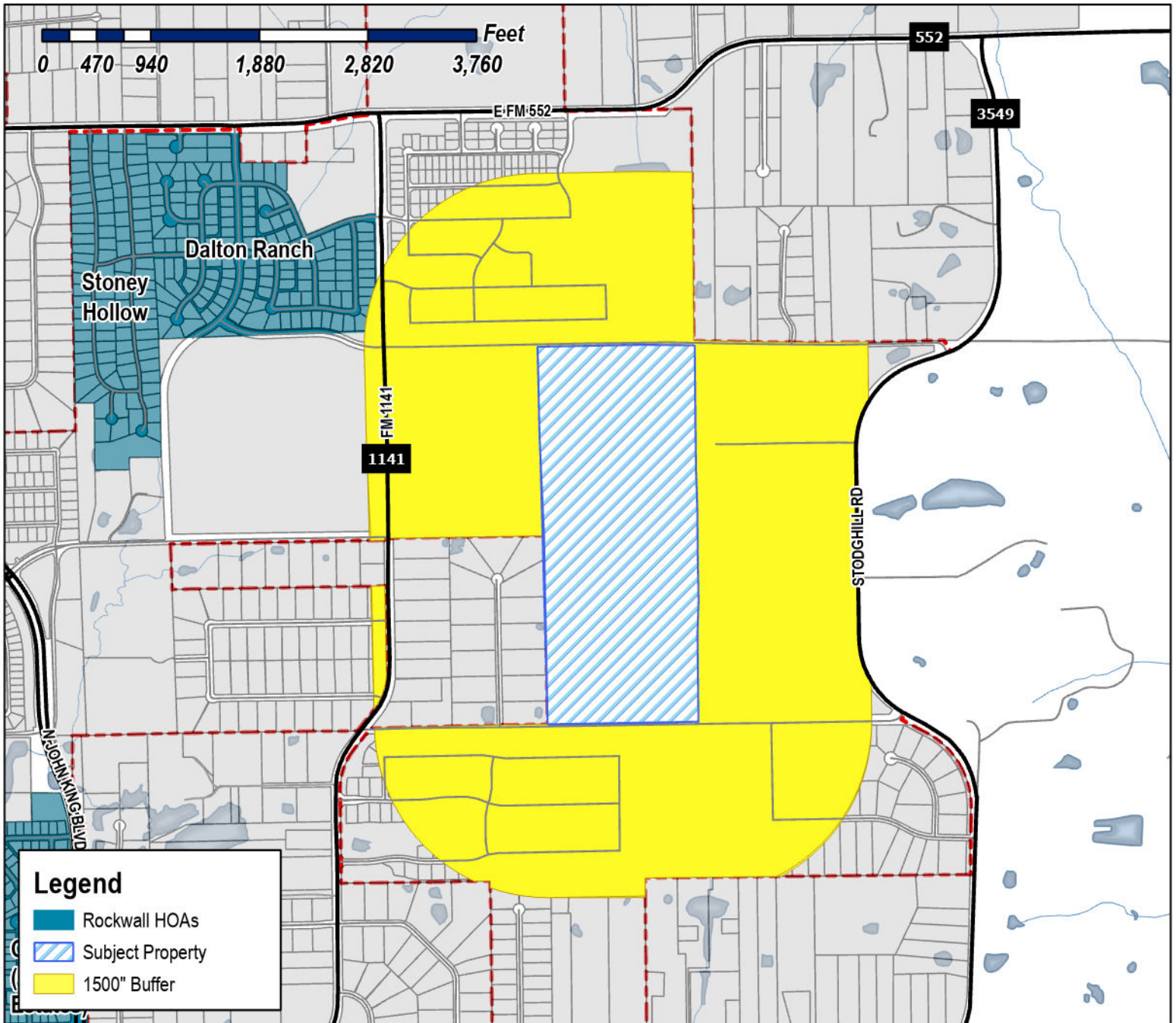




# City of Rockwall

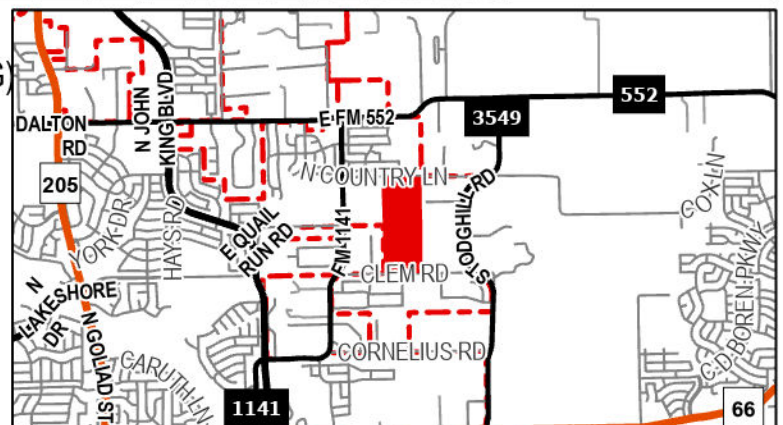
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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



**Case Number:** Z2024-061  
**Case Name:** Zoning Change from Agricultural (AG) District to a Planned Development District (PD)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 379 N. Country Lane

**Date Saved:** 12/12/2024  
 For Questions on this Case Call (972) 771-7745



## Ross, Bethany

---

**From:** Zavala, Melanie  
**Sent:** Wednesday, December 18, 2024 4:22 PM  
**Cc:** Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica  
**Subject:** Neighborhood Notification Program [Z2024-061]  
**Attachments:** HOA Map (12.12.2024).pdf; Public Notice (12.16.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, December 20, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 14, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 21, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2024-061: Zoning Change from AG to PD**

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

Thank you,

*Melanie Zavala*

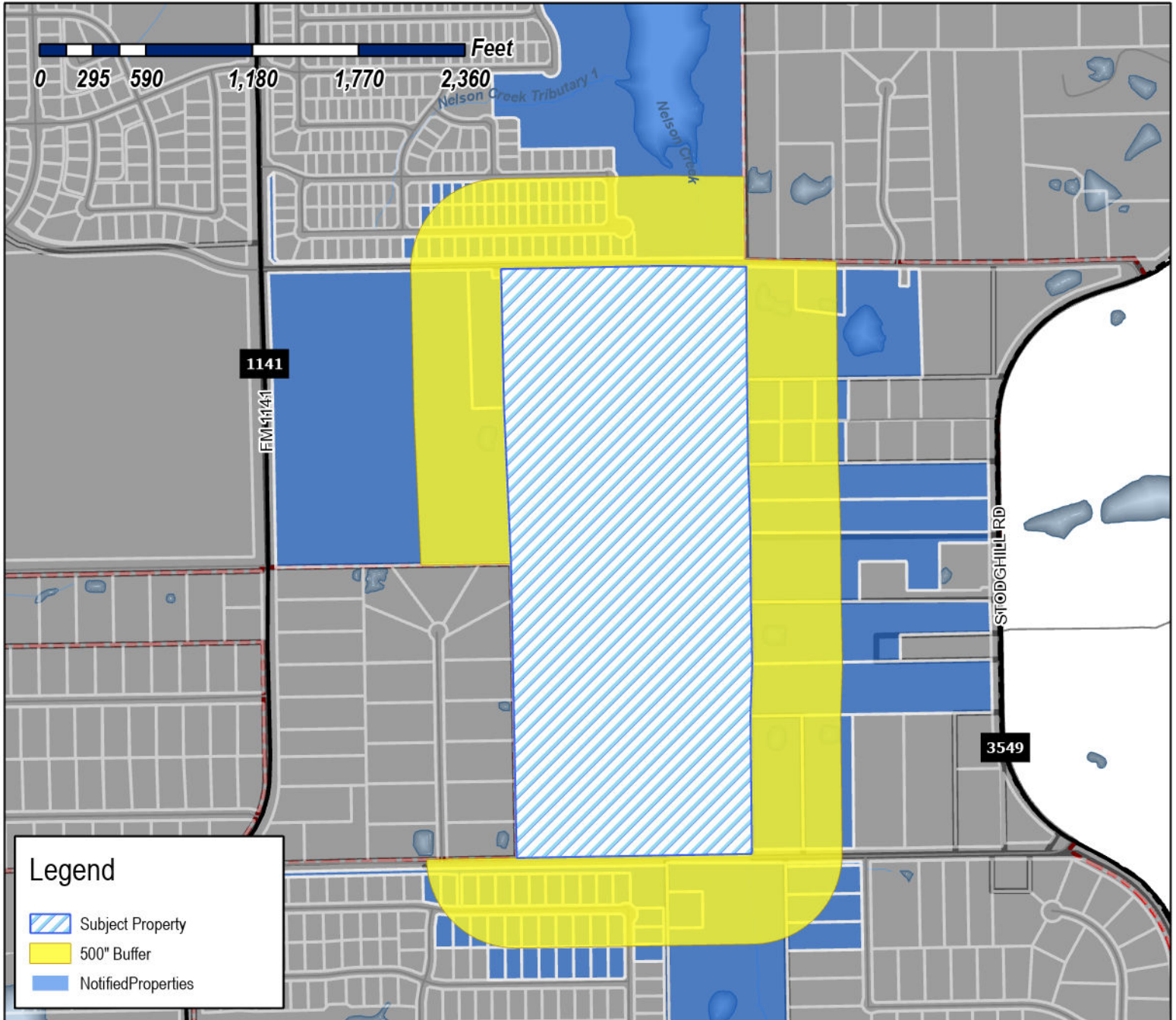
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

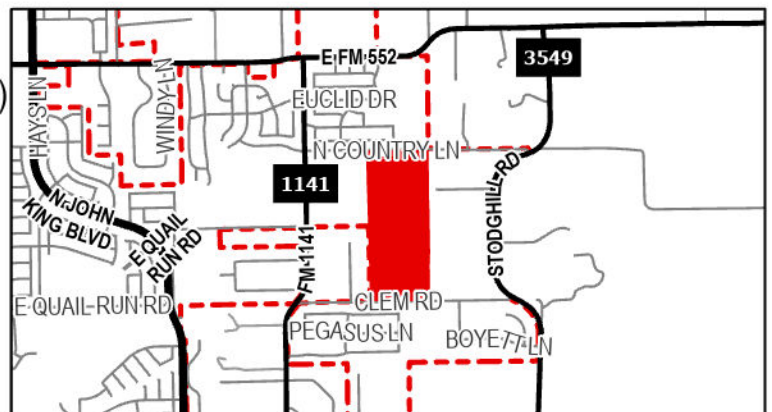
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2024-061  
**Case Name:** Zoning Change from Agricultural (AG) District to a Planned Development District (PD)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 379 N. Country Lane  
**Date Saved:** 12/12/2024

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





RESIDENT  
FM1141  
ROCKWALL, TX 75087

RESIDENT  
FM3549 STODGHILL RD  
ROCKWALL, TX 75087

RESIDENT  
10 CRESTVIEW CIR  
ROCKWALL, TX 75087

ERBERT STEPHEN RICHARD & PATRICIA ERBERT  
1004 CEDAR GLEN TRL  
ROCKWALL, TX 75032

ERBERT STEPHEN RICHARD & PATRICIA ERBERT  
1004 CEDAR GLEN TRL  
ROCKWALL, TX 75032

NORTHGATE ROCKWALL HOMEOWNERS  
ASSOCIATIONS INC  
1189 WATERS EDGE DRIVE  
ROCKWALL, TX 75087

PACESETTER HOMES LLC  
14400 THE LAKES BLVD BUILDING C SUITE 200  
PFLUGERVILLE, TX 78660

RESIDENT  
1506 QUASAR DR  
ROCKWALL, TX 75087

RESIDENT  
1510 QUASAR DR  
ROCKWALL, TX 75087

RESIDENT  
1514 QUASAR DR  
ROCKWALL, TX 75087

RESIDENT  
1518 QUASAR DR  
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM  
1983 N STODGHILL RD  
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR  
KARL W ERWIN ESTATE  
2030 CROSSWOOD LANE  
IRVING, TX 75063

CITY OF ROCKWALL  
205 W RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
2105 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2109 CLAIRMOUNT DR  
ROCKWALL, TX 75087

RESIDENT  
2109 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2110 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2113 CLAIRMOUNT DR  
ROCKWALL, TX 75087

RESIDENT  
2113 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2114 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2116 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2117 CLAIRMOUNT DR  
ROCKWALL, TX 75087

RESIDENT  
2117 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2120 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2121 CLAIRMOUNT DR  
ROCKWALL, TX 75087

RESIDENT  
2121 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2122 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2124 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2125 CLAIRMOUNT DR  
ROCKWALL, TX 75087

RESIDENT  
2125 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2128 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2129 CLAIMOUNT DR  
ROCKWALL, TX 75087

RESIDENT  
2129 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2132 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2201 CLAIMOUNT DR  
ROCKWALL, TX 75087

RESIDENT  
2201 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2202 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2203 CLAIMOUNT DR  
ROCKWALL, TX 75087

RESIDENT  
2203 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2204 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2205 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2206 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2206 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2207 CLAIMOUNT DR  
ROCKWALL, TX 75087

RESIDENT  
2207 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2207 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2209 CLAIMOUNT DR  
ROCKWALL, TX 75087

RESIDENT  
2210 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2210 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2211 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2211 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2213 CLAIMOUNT DR  
ROCKWALL, TX 75087

RESIDENT  
2214 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2214 PEGASUS LN  
ROCKWALL, TX 75087

RESIDENT  
2214 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2215 CLAIMOUNT DR  
ROCKWALL, TX 75087

RESIDENT  
2215 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2215 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2218 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2218 PEGASUS LN  
ROCKWALL, TX 75087

RESIDENT  
2218 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2219 CLAIMOUNT DR  
ROCKWALL, TX 75087

RESIDENT  
2219 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2219 SANDERSON LN  
ROCKWALL, TX 75087

RESIDENT  
2219 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2220 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2222 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2222 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2223 CLAIMOUNT DR  
ROCKWALL, TX 75087

RESIDENT  
2223 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2225 SANDERSON LN  
ROCKWALL, TX 75087

RESIDENT  
2226 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2227 CLAIMOUNT DR  
ROCKWALL, TX 75087

RESIDENT  
2227 WICKERSHAM RD  
ROCKWALL, TX 75087

ZAMBRANO PEDRO A & LAURA R  
2227 CLAIMOUNT DR  
ROCKWALL, TX 75087

RESIDENT  
2230 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2231 CLAIMOUNT DR  
ROCKWALL, TX 75087

RESIDENT  
2231 WICKERSHAM RD  
ROCKWALL, TX 75087

SWIATKIEWICZ CHRISTINE AND GABRIEL  
2231 SANDERSON LN  
ROCKWALL, TX 75087

RESIDENT  
2235 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2239 WICKERSHAM RD  
ROCKWALL, TX 75087

RESIDENT  
2301 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2302 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2304 PEGASUS LN  
ROCKWALL, TX 75087

RESIDENT  
2305 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2306 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2308 PEGASUS LN  
ROCKWALL, TX 75087

RESIDENT  
2309 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2310 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2312 PEGASUS LN  
ROCKWALL, TX 75087

RESIDENT  
2313 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2314 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2316 PEGASUS LN  
ROCKWALL, TX 75087

RESIDENT  
2317 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2318 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2320 PEGASUS LN  
ROCKWALL, TX 75087

RESIDENT  
2321 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2322 DRACO DR  
ROCKWALL, TX 75087

RESIDENT  
2324 PEGASUS LN  
ROCKWALL, TX 75087

SHADDOCK HOMES LTD  
2400 DALLAS PKWY STE 560  
PLANO, TX 75093

GAIL PROPERTIES LLC  
2422 BROOKSIDE DR  
ROWLETT, TX 75088

OWNBY MITCH AND SANDRA  
255 COUNTRY CLUB DR  
HEATH, TX 75032

CONNER KEVIN AND AMY  
2652 N FM 3549  
ROCKWALL, TX 75087

VALK JAMES WILLIAM JR & RENEE LUCILLE  
BURNS  
TRUSTEES OF JAMES WILLIMA VALK JR LIVING  
TRUST  
2730 FM 3549 STODGHILL RD  
ROCKWALL, TX 75087

WATSON STANLEY & PATRICIA  
2826 FM 3549 STODGHILL RD  
ROCKWALL, TX 75087

RESIDENT  
325 N COUNTRY LN  
ROCKWALL, TX 75087

RESIDENT  
379 N COUNTRY LN  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

ROCKWELL TX LLC  
4250 W LOVERS LN STE 150  
DALLAS, TX 75209

HANKS MICHAEL JOEL AND BATINA L  
5 CRESTVIEW CIR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
5310 HARVEST HILL RD SUITE 162  
DALLAS, TX 75230

LENZI LEWIS B AND MARY K  
6 CRESTVIEW CIRCLE  
ROCKWALL, TX 75087

RESIDENT  
611 CLEM RD  
ROCKWALL, TX 75087

RESIDENT  
611 CLEM RD  
ROCKWALL, TX 75087

RESIDENT  
656 N COUNTRY LN  
ROCKWALL, TX 75087

GIPSON ANTHONY D & JOYCE E  
7 CRESTVIEW CIR  
ROCKWALL, TX 75087

CANAVAN JOHN P & RITA  
714 CLEM RD  
ROCKWALL, TX 75087

PEARCE CAROL ALLEY  
721 N COUNTRY LN  
ROCKWALL, TX 75087

PEARCE CAROL ALLEY &  
BRIAN S & NICOLE DEJARNETT  
721 N COUNTRY LN  
ROCKWALL, TX 75087

BELL SALLY REDDICK  
768 CLEM RD  
ROCKWALL, TX 75087

PRITCHARD BRIAN E AND JENNIFER L  
8 CRESTVIEW CIR  
ROCKWALL, TX 75087

FALCON PLACE SF LTD  
8214 WESTCHESTER DRIVE SUITE 900  
DALLAS, TX 75225

BUTLER ZACHARY AND COURTNEY  
9 CRESTVIEW CIR  
ROCKWALL, TX 75087

BENEDETTO MATTHEW & STEPHANIE  
914 IVY LN  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

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

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

**Z2024-061: Zoning Change from AG to PD**

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and 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, January 14, 2025 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 21, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Tuesday, January 21, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2024-061: Zoning Change from AG to PD**

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

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2024-061

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME Courtney Luiz

ADDRESS 820 Clem Rd, Rockwall, TX, 75087, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

This is ridiculous. Our street can't handle the traffic as it is now. Since the school has been built so many people use this street as a cut through and speed like crazy. There is no police patrolling, ever. I used to be able to ride my horse down then road and no way it's possible now, too dangerous. There is a hill that is blinding and road too narrow, bound to be a horrible wreck with all this traffic. Homes need to be bigger lots like they built in Northgate along Clem Rd. Focus on getting roads fixed before building more homes.

**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:

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2024-061

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME Earl Tucker

ADDRESS 1610 Amesbury Ln, Rockwall, TX, 75087, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

To many homes being built in the area.

**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?**

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- 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:



# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2024-061

## PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition of the request

NAME Zachary Luiz

ADDRESS 820 Clem Rd, Rockwall, TX, 75087, USA

## PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Rockwall is growing an incredible rate. I think it is reasonable to request future developments respect and conform to the existing community. In the case of this development, it clearly does not. The current property density in the local community is .42 The proposed Development has a TRUE density of 2.46 (Flood Plains Removed) Homes per acre, this is almost a 6 times greater density than the surrounding community. To be considered I ask that you require the developer to get below a 1 home per acre development to match the surrounding community, reference the North Gate Development.

The development does not have any plans in it to improve Clem Rd. The proposed Clem Rd exit to the development is at the base of a blind hill that is already very dangerous without the added 400-500 vehicles this development will bring. To be considered I ask that you require the developer to improve Clem Rd.

## 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?

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- 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:



Skorburg Company  
8214 Westchester Dr., Ste.  
900  
Dallas, TX 75225  
Phone: 214/522-4945  
Fax: 214/522-7244

December 10, 2024

City of Rockwall  
Attn: Ryan Miller, AICP  
385 S Goliad St  
Rockwall, TX 75087

Dear Mr. Miller,

In conjunction with the December 13, 2024 submittal cycle, the Skorburg Company respectfully requests that our project be taken to the next available Planning and Zoning Commission meeting for a work session as the first step in the zoning change request process. This project is for the proposed development of the ±101.4 acres identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas located between North Country Lane and Clem Road east of FM 1141 and west of N. Stodghill Road (referred to as "Erwin Farms").

The property is currently zoned AG. We are proposing a development for Single-Family Residential homes on lots ranging from 8,640 SF (72' x 120') to 87,120 SF minimum (with a weighted average lot size of ±10,300 SF, which is greater than the typical 82' x 120' sized lot). This community will feature high quality homes as featured in other nearby Skorburg communities such as Quail Hollow, Stone Creek Estates, Breezy Hill Estates, Nelson Lakes, Winding Creek and Gideon Grove.

Within the property boundary for this development, we have incorporated extensive 8' wide hike and bike trails and a centralized, linear open space with other amenities for residents to enjoy that will complement the eventual City public park to the adjacent west of the site.

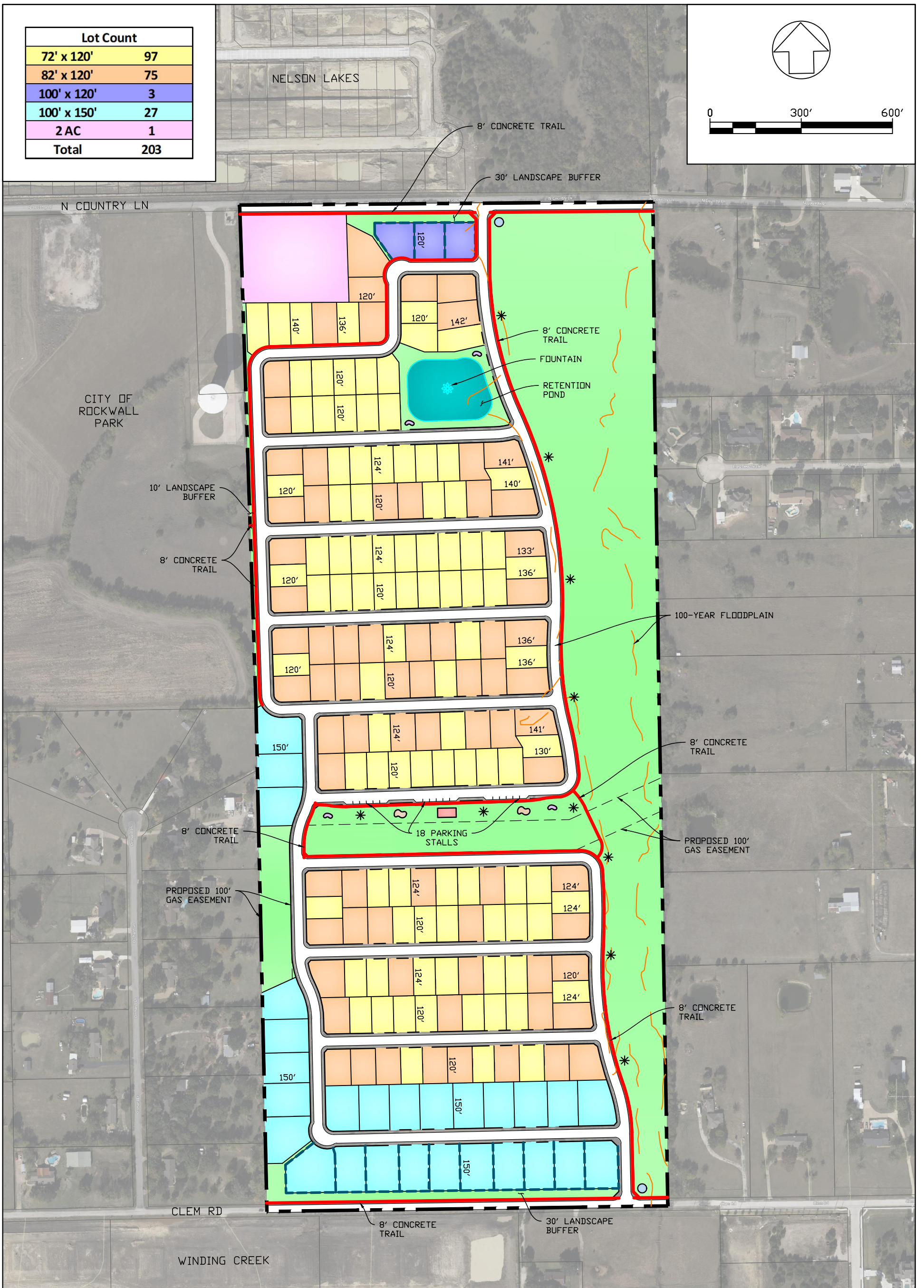
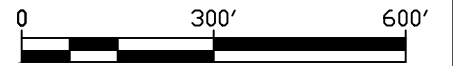
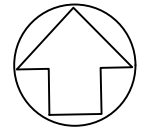
We look forward to working with the City to bring this high-quality community to fruition.

Sincerely,

Skorburg Company

  
Adam J. Buczek, President

Lot Count	
72' x 120'	97
82' x 120'	75
100' x 120'	3
100' x 150'	27
2 AC	1
<b>Total</b>	<b>203</b>



Total Acreage	101.43
Total Floodplain Acreage	17.44
Open Space Acreage inside Floodplain	15.66
Open Space Acreage outside Floodplain	14.92
Open Space Percentage $(15.66 / 2 + 14.92) / 101.43 = .224 = 22.4\%$	22.4%
Gross Density	2.00
Net Density $203 / (101.43 - 17.44) = 2.42$	2.42

- ENTRY MONUMENT (2)
- SPORT COURT (1)
- OUTDOOR EXERCISE EQUIPMENT STATIONS (MIN 10)
- PICNIC TABLES (2)
- PARK BENCHES (4)
- TUBULAR STEEL FENCING (EVERYTHING ELSE WOOD FENCING)

ERWIN FARMS  
**CONCEPT PLAN**  
 CITY OF ROCKWALL  
 JANUARY 7, 2025

TRACT 1:

All that certain lot, tract, or parcel of land lying and being situated in the County of Rockwall, State of Texas, Located about 3 1/2 miles Northeast of the town of Rockwall, being part of the John M. Gass Survey, Abst. No. 88 and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin in the Southeast corner of the John M. Gass Survey, being also the Southwest corner of the J. E. Sherwood Survey and said point located in the middle of a public road;

THENCE SOUTH 89 deg. 45' West 1318 feet distance with survey line and the middle of the road to an iron pin insaid road, said point being also the Southeast corner of the Jess Peoples tract;

THENCE NORTH 0 deg. 35' West 3310 feet iron fence being set back about 18 inches East of the Peoples East line continuing on with the Rochell line to an iron pin in a county road;

THENCE EAST 1356.5 feet along middle of road to an iron pin in road;

THENCE SOUTH 835 feet to an iron pin for a corner;

THENCE NORTH 89 deg. 00' West 669 feet with fence line to an original Bois d'Arc stake for a corner;

THENCE SOUTH 00 deg. 15' East 821 feet to an iron pin for a corner;

THENCE SOUTH 89 deg. 45' East 665 feet with a line of old fence post fence line meanders on and off line, corners 10' East of fence post;

THENCE SOUTH 1658' with old hedge row, fence line meanders on and off line to the East and to the West, to the place of beginning containing 89.04 acres as surveyed R.E.L. Halford, County Surveyor by Survey dated July 21, 1962; and being the same land that conveyed by Thomas B. Corrie and wife, Maxine J. Corrie to D.L. Hairston by deed dated August 8, 1962 and of record in Vol. 65 Page 647 of the Deed Records of Rockwall County, Texas,

SAVE AND EXCEPT:

.08 acre tract located in the Southwest corner of said 89.04 acre tract being more particularly described as follows:

BEGINNING at an iron pin at the Southwest Corner of said 89.04 acre tract in the middle of a country road, said pin also being Southeast corner of said Peoples tract;

THENCE North 0 deg. 35' West a distance of 90.0 ft. to an iron pin for a corner;

THENCE North 89 deg. 45' East a distance of 40.0 ft. to an iron pin for a corner;

THENCE South 0 deg. 35' East for 89 deg. 45' West along said South line and center of public road for a distance of 40.0 ft. to the place of beginning and containing 3600 sq. ft. or .08 acres of land, more or less.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion

Water Supply Corporation filed April 24, 1968 and recorded in Volume 82, Page 280, Real Property Records, Dallas County, Texas.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corp. filed February 18, 2000 and recorded in Volume 1810, Page 34, Real Property Records, Dallas County, Texas.

TRACT 2:

All that certain tract or parcel of land situated in Rockwall County, Texas, and being a part of the J.M. GASS SURVEY, Abstract No. 44 located approximately four miles Northeast of the City of Rockwall, Texas, and being a part of the same tract conveyed by Deed to Earl W. Meridith from T.H. Meridith dated December 15, 1928, and recorded in Vol. 39, page 233, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING: at an iron pin that is 829.88 feet S 00 03' E from an iron pin set in the center of a County Road, said pin in County road being Northwest corner of a 116.71 acre tract as surveyed by R.E.L. Halford, Rockwall County Surveyor, April 25, 1959.

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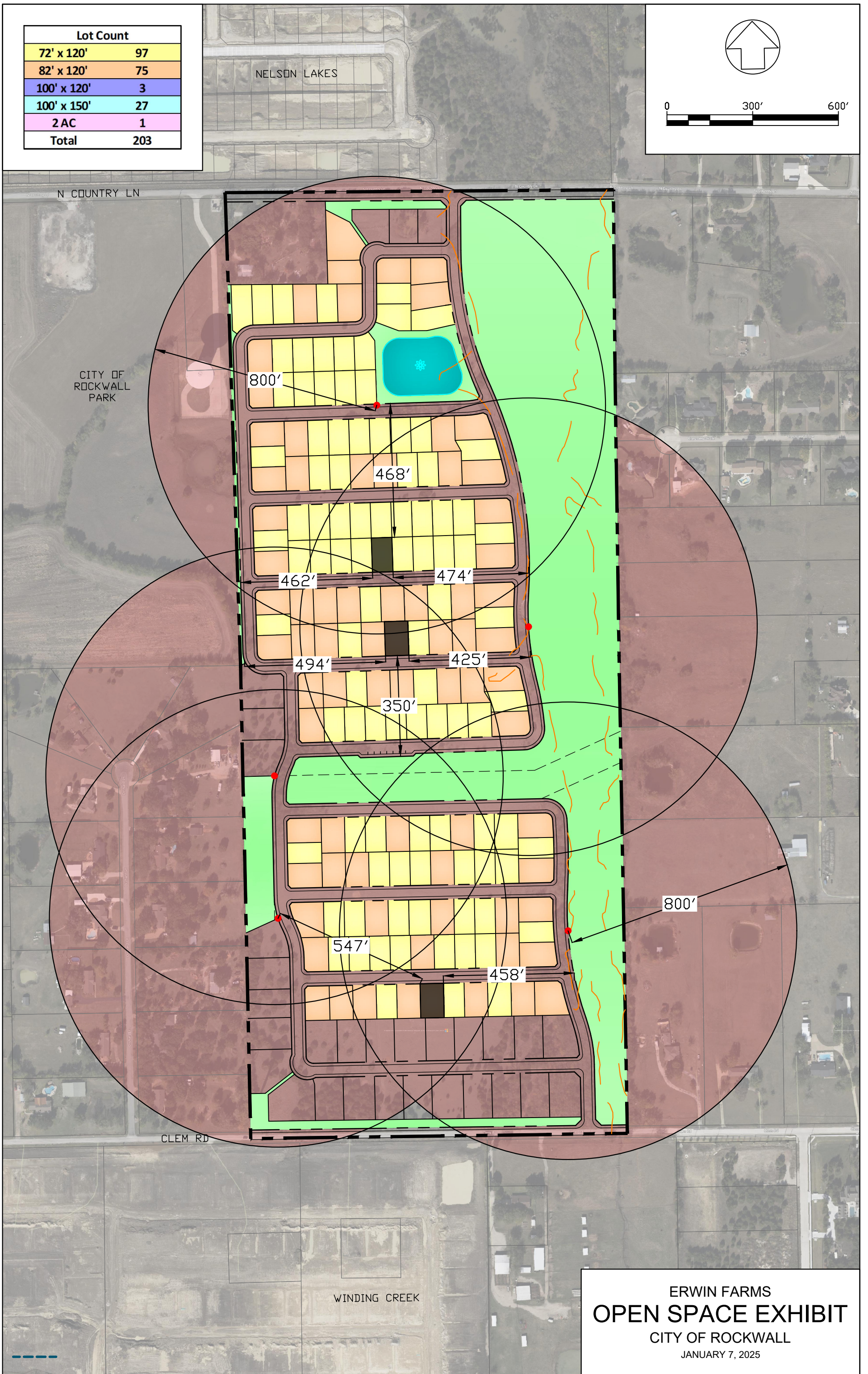
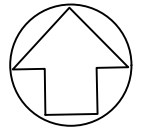
THENCE SOUTH: 88° 10' W a distance of 667.34 feet to a point for a corner;

THENCE NORTH: 10° 08' W a distance of 824.36 feet to a point for a corner;

THENCE SOUTH: 89° 19' E a distance of 667.74 feet to the place of beginning and containing 12.468 acres of land

more or less.

Lot Count	
72' x 120'	97
82' x 120'	75
100' x 120'	3
100' x 150'	27
2 AC	1
<b>Total</b>	<b>203</b>



ERWIN FARMS  
**OPEN SPACE EXHIBIT**  
 CITY OF ROCKWALL  
 JANUARY 7, 2025

# 11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

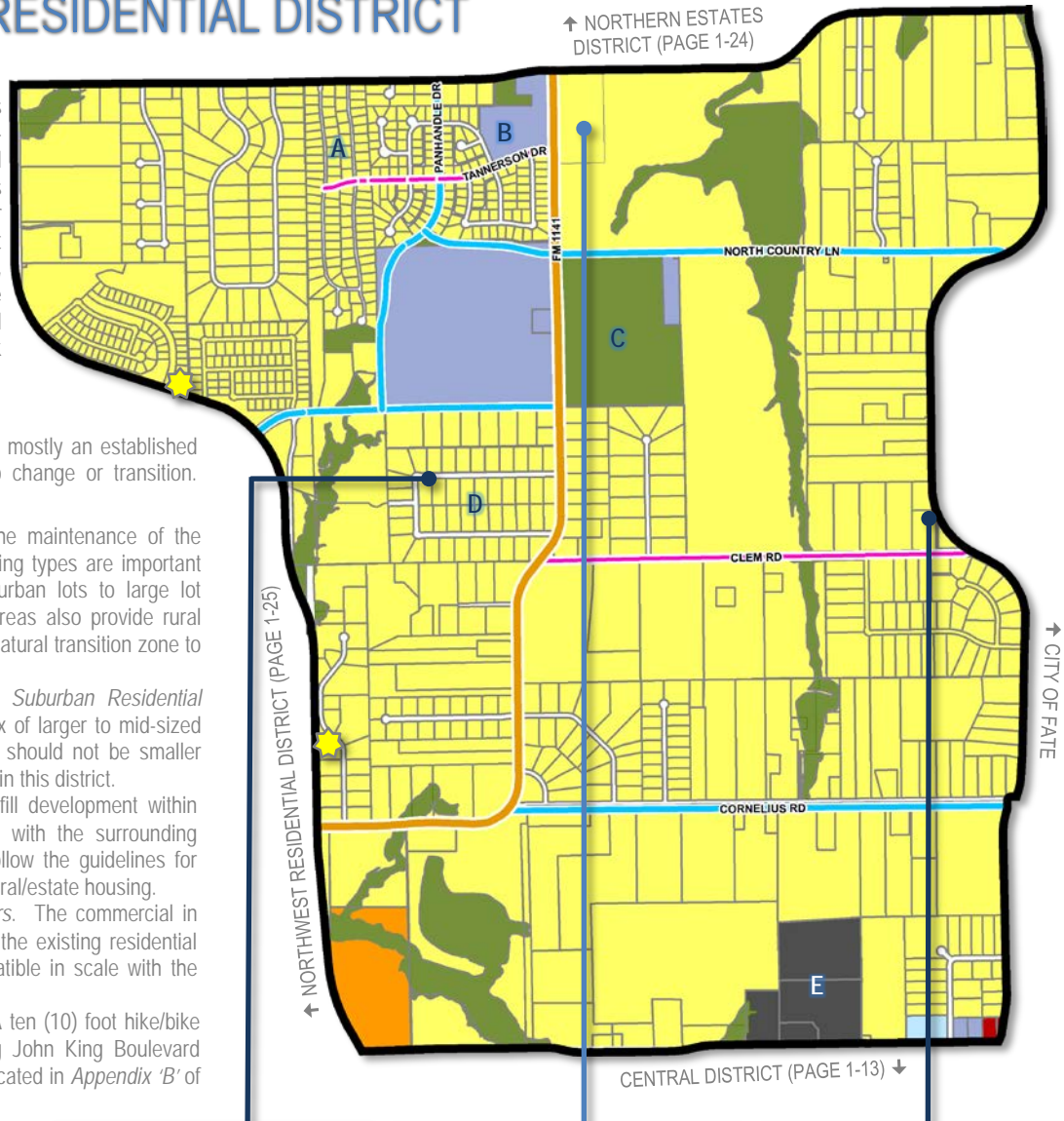
## DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

## DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 **Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 **Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 **Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 **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.
- 5 **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. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home



2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential

## LAND USE PALETTES

- Current Land Use
- Future Land Use

★ John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

BUILD OUT 1,964

5,794

% OF ROCKWALL 3.13%

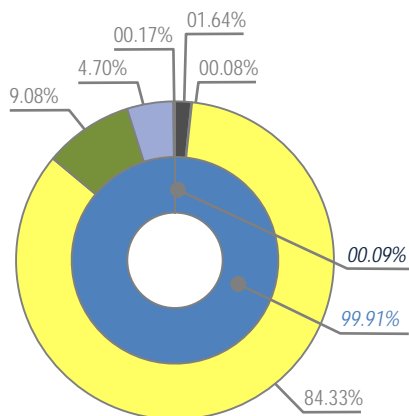
0.99%

3.10%

CURRENT 625

18

1,844



MINOR COLLECTOR	COMMERCIAL	0.09%
M4U	RESIDENTIAL	99.91%
M4D	MIXED USE	0.00%
CEMETERY (CEM)		32.34-ACRES
COMMERCIAL/RETAIL (CR)		1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)		1,658.33-ACRES
PARKS AND OPEN SPACE (OS)		178.54-ACRES
PUBLIC (P)		92.45-ACRES
QUASI-PUBLIC (QP)		3.25-ACRES

# 05 FUTURE LAND USE PLAN

## 01 LAND USE PLAN DESIGNATIONS

### 01.01 RESIDENTIAL ● ● ●

#### ● LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

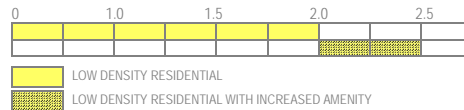
##### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban, Estate and Rural Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

##### EXISTING LAND USE EXAMPLES

- 1 Breezy Hill Subdivision
- 2 Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

##### RESIDENTIAL DENSITY CHART



#### ● MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

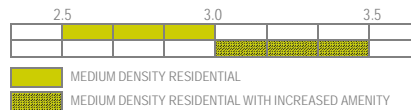
##### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

##### EXISTING LAND USE EXAMPLES

- 1 Caruth Lakes Subdivision
- 2 Lago Vista Subdivision
- 3 Park Place Subdivision

##### RESIDENTIAL DENSITY CHART



#### ● HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

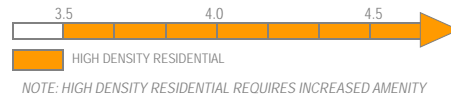
##### DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban and Urban Residential (i.e. *Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

##### EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- 2 Sixteen50 @ Lake Ray Hubbard Apartments
- 3 Mission Rockwall Apartment Complex

##### RESIDENTIAL DENSITY CHART





CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 101.428-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl Erwin for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.428-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] 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. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted 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 3.** That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined 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 a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

**SECTION 5.** That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Master Parks and Open Space Plan
  - (2) Master Plat
  - (3) Preliminary Plat
  - (4) PD Site Plan
  - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'B'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

**SECTION 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 3<sup>RD</sup> DAY OF FEBRUARY, 2025.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: January 21, 2025

2<sup>nd</sup> Reading: February 3, 2025

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

**TRACT 1.**

All that certain lot, tract, or parcel of land lying and being situated in the County of Rockwall, State of Texas, located about 3 1/2 miles Northeast of the town of Rockwall, being part of the John M. Gass Survey, Abst. No. 88 and more particularly described by metes and bounds as follows, to-wit:

*BEGINNING* at an iron pin in the Southeast corner of the John M. Gass Survey, being also the Southwest corner of the J. E. Sherwood Survey and said point located in the middle of a public road;

*THENCE* SOUTH 89 deg. 45' West 1318 feet distance with survey line and the middle of the road to an iron pin in said road, said point being also the Southeast corner of the Jess Peoples tract;

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*THENCE* SOUTH 835 feet to an iron pin for a corner;

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**SAVE AND EXCEPT.**

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*THENCE* North 0 deg. 35' West a distance of 90.0 ft. to an iron pin for a corner;

*THENCE* North 89 deg. 45' East a distance of 40.0 ft. to an iron pin for a corner;

*THENCE* South 0 deg. 35' East for 89 deg. 45' West along said South line and center of public road for a distance of 40.0 ft. to the place of beginning and containing 3600 sq. ft. or .08 acres of land, more or less.

*SAVE AND EXCEPT* that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corporation filed April 24, 1968 and recorded in Volume 82, Page 280, Real Property Records, Dallas County, Texas.

*SAVE AND EXCEPT* that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corp. filed February 18, 2000 and recorded in Volume 1810, Page 34, Real Property Records, Dallas County,

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

Texas.

**TRACT 2.**

All that certain tract or parcel of land situated in Rockwall County, Texas, and being a part of the J.M. GASS SURVEY, Abstract No. 44 located approximately four miles Northeast of the City of Rockwall, Texas, and being a part of the same tract conveyed by Deed to Earl W. Meridith from T.H. Meridith dated December 15, 1928, and recorded in Vol. 39, page 233, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

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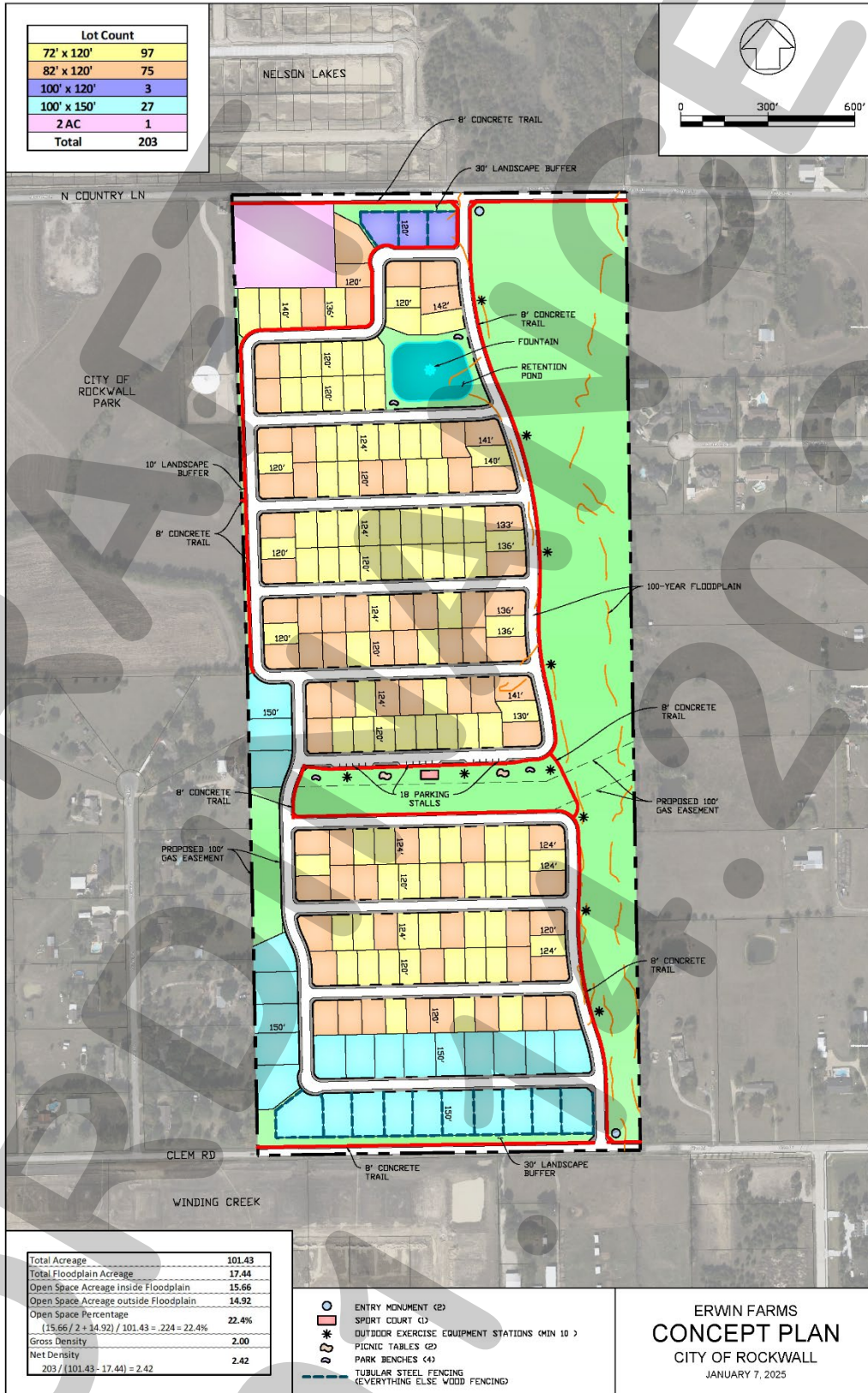
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*THENCE SOUTH:* 88° 10' W a distance of 667.34 feet to a point for a corner;

*THENCE NORTH:* 10° 08' W a distance of 824.36 feet to a point for a corner;

*THENCE SOUTH:* 89° 19' E a distance of 667.74 feet to the place of beginning and containing 12.468 acres of land more or less.

# Exhibit 'B': Concept Plan



**Exhibit 'C':**  
*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 Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

**TABLE 1: LOT COMPOSITION**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	72' x 120'	8,640 SF	97	47.78%
B	82' x 120'	9,840 SF	75	36.95%
C	100' x 120'	12,000 SF	3	01.48%
D	100' x 150'	15,000 SF	27	13.30%
E	250' x 250'	87,120 SF	1	00.49%
<i>Maximum Permitted Units:</i>			203	100.00%

Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.00 dwelling units per gross acre of land; however, in no case should the proposed development to exceed 203 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS**

Lot Type (see Concept Plan) ▶	A	B	C	D	E
<i>Minimum Lot Width</i> <sup>(1)</sup>	72'	82'	100'	100'	250'
<i>Minimum Lot Depth</i>	120'	120'	120'	150'	250'
<i>Minimum Lot Area</i>	8,640 SF	9,840 SF	12,000 SF	15,000 SF	87,120 SF
<i>Minimum Front Yard Setback</i> <sup>(2), (5) &amp; (6)</sup>	20'	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	6'	6'	6'	6'	6'
<i>Minimum Side Yard Setback Adjacent to a Street</i> <sup>(2), (5), &amp; (7)</sup>	20'	20'	20'	20'	20'
<i>Minimum Length of Driveway Pavement</i>	25'	25'	25'	25'	25'
<i>Maximum Height</i> <sup>(3)</sup>	36'	36'	36'	36'	36'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	10'	10'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF)</i> <sup>(8)</sup>	2,800 SF	2,800 SF	2,800 SF	2,800 SF	2,800 SF
<i>Maximum Lot Coverage</i>	65%	65%	65%	65%	65%

General Notes:

- <sup>1:</sup> Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- <sup>2:</sup> The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3:</sup> The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4:</sup> The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5:</sup> Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- <sup>6:</sup> *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet. In addition, no more than 20.00% (*i.e. 21 lots*) of the *Type 'A' Lots* may have a flat-front

**Exhibit 'C':**  
**Density and Development Standards**

- entry garage configuration.
- 7: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (i.e. a *Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
- 8: Air-Conditioned Space.

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

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (excluding dormers and walls over roof areas). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. *HardiBoard* or *Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (see *examples below*) may be used for up to 50.00% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement.

**FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD**



- (b) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) **Garage Orientation and Garage Doors.** This development shall adhere to the following garage design and orientation requirements
- (1) **Type 'A' Lots.** The *Type 'A' Lots* (i.e. the yellow lots depicted in Exhibit 'B') may be oriented in a *traditional swing* (or *j-swing*) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a *traditional swing* (or *j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (or *j-swing*) configuration. A maximum of 20.00% of these lots (i.e. 19 Lots or 9.36% of the total lots) shall be permitted to be oriented in a *flat-front entry configuration* -- allowing the garage to be flush with the front façade of the primary structure -- pending the front yard setback is increased to a minimum setback of 25-feet.
- (2) **Type 'B', 'C', 'D' & 'E' Lots.** The *Type 'B', 'C', 'D' and 'E' Lots* (i.e. orange, purple, light blue and pink lots, respectively, as depicted in Exhibit 'B') may be oriented in a *traditional swing* (or *j-swing*) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a



**Exhibit 'C':**  
*Density and Development Standards*

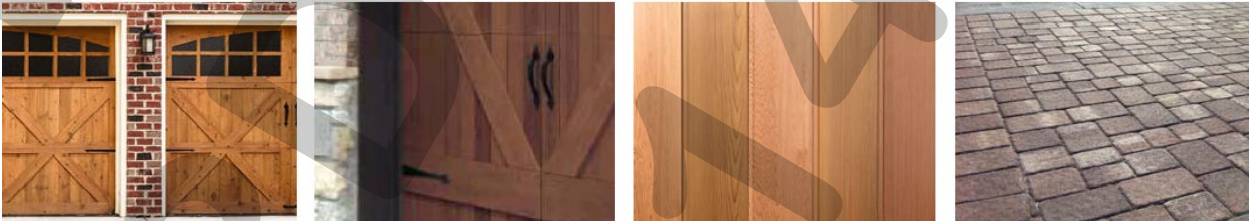
'J' configuration. In a *traditional swing (or j-swing)* garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing (or j-swing)* configuration.

- (3) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include two (2) of the upgraded or enhanced finishes from *Figure 3 & 4* below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [see *Figures 1 – 3* for examples of the aforementioned garage and driveway features].

**FIGURE 2. EXAMPLE OF COACH LIGHTING**



**FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES**



**DIVIDED BAYS**

**CARRIAGE HARDWARE**

**CEDAR CLADDING**

**ORNAMENTAL PAVING**

**Exhibit 'C':**  
Density and Development Standards

**FIGURE 4: EXAMPLES OF UPGRADED GARAGES**



**Anti-Monotony Restrictions.** The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see Figures 5 & 6 below).

**TABLE 3: ANTI-MONOTONY MATRIX**

Lot Type	Minimum Lot Size	Elevation Features
A	72' x 120'	(1), (2), (3), (4)
B	82' x 120'	(1), (2), (3), (4)
C	100' x 120'	(1), (2), (3), (4)
D	100' x 150'	(1), (2), (3), (4)
E	250' x 250'	(1), (2), (3), (4)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6)

**Exhibit 'C':**  
*Density and Development Standards*

intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or Clem Road or North Country Lane shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

- (1) Number of Stories
  - (2) Permitted Encroachment Type and Layout
  - (3) Roof Type and Layout
  - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

**FIGURE 5: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**



**FIGURE 6: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**



- (4) **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

**Exhibit 'C':**  
*Density and Development Standards*

- (a) Front Yard Fences. Front yard fences shall be prohibited.
- (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
- (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. North Country Lane and Clem Road*), abutting open space contiguous to perimeter roads, greenbelts and parks shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height and a minimum of four (4) feet in height.
- (d) Corner Lots. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.
- (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (f) Fence in Easements. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.

(5) Landscape and Hardscape Standards.

- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
- (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). All trail locations shall generally be in accordance with *Exhibit 'B'* of this ordinance.
  - (1) Landscape Buffer and Sidewalks (North Country Lane). A minimum of a 30-foot landscape buffer shall be provided along North Country Lane (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover,

**Exhibit 'C':**  
*Density and Development Standards*

a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

- (2) Landscape Buffer and Sidewalks (Clem Road). A minimum of a 30-foot landscape buffer shall be provided along Clem Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.
- (3) Landscape Buffer Adjacent to Open Spaces and Public Parks. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the public park. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.
- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of one (1), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (e) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within detention areas, 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).
- (f) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (6) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

**Exhibit 'C':**  
*Density and Development Standards*

- (7) Parallel Parking. All parallel parking shall be a minimum of 22' x 9' *face-to-face*, be within a *Parking Maintenance Easement*, built to the City's design standards, and be maintained by the Homeowner's Association (HOA).
- (8) 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.
- (9) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width; however, trails adjacent to residential lots -- *as depicted in Exhibit 'B' of this ordinance* -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.
- (10) Buried Utilities. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to North Country Lane 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.
- (11) Open Space. The development shall consist of a minimum of 20.00% open space (*or a minimum of 20.286-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'B'* of this ordinance. All open space areas (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (12) Trails. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'B'* of this ordinance.

**Exhibit 'C':**  
*Density and Development Standards*

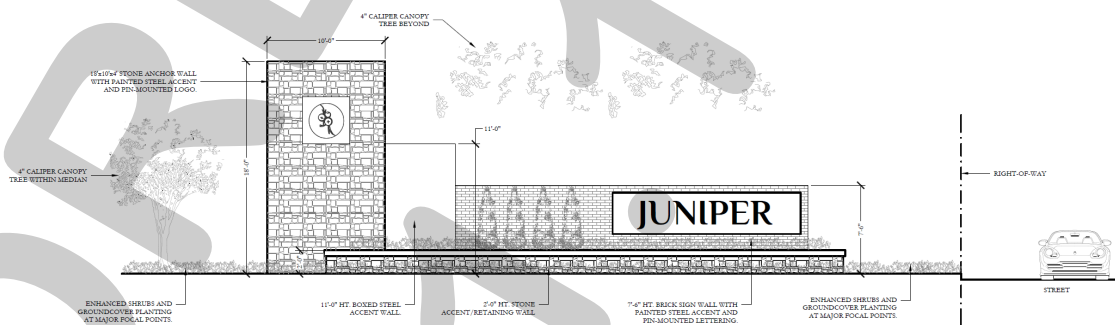
- (13) **Amenities.** Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'B'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*; however, the proposed outdoor exercise equipment stations along the trail system shall consist of equipment of a quality that is better than or equal to the equipment in the representative photo in *Figure 7* below. The amenities will feature at least ten (10) outdoor exercise equipment stations with at least one piece of exercise equipment per station, one (1) multi-use sport court (e.g. pickle ball and basketball court), one (1) retention pond with fountain, two (2) picnic tables, and four (4) benches.

*FIGURE 7: OUTDOOR EXERCISE EQUIPMENT*



- (14) **Neighborhood Signage and Enhancements.** Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*; however, the design shall be substantial and at a minimum be equal to or better than the monument signage depicted in *Figure 8*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

*FIGURE 8: ENTRY SIGNAGE*



- (15) **Homeowner's Association (HOA).** A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15*

**Exhibit 'C':**  
*Density and Development Standards*

of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

- (16) Variations. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variations to this ordinance.





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** January 14, 2025  
**APPLICANT:** Tzemach Moshe Kalmenson  
**SUBJECT:** Z2024-062; Amendment to Planned Development District 50 (PD-50)

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On December 13, 2024, the applicant, Tzemach Moshe Kalmenson, submitted an application requesting that Planned Development District 50 (PD-50) be amended to incorporate an additional 0.2010-acre tract of land (*i.e. part of Block 29 of the Garner Addition*) and amend the land uses to allow the *Church/House of Worship* land use through a Specific Use Permit (SUP) in the district. According to the applicant's letter, the intent of the request -- *if approved* -- is to return to the Planning and Zoning Commission and City Council with a subsequent request for a Specific Use Permit (SUP) to allow a *Church/House of Worship* at 917 N. Goliad Street/918 N. Alamo Road. The applicant has also provided a concept plan showing how the *Church/House of Worship* would be laid out on this property; however, this concept plan is *not* being considered with this request. According to Article 13, *Definitions*, of the Unified Development Code (UDC) the definition of the *Church/House of Worship* land use is a "...facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination." Planned Development District 50 (PD-50) is a highly restrictive zoning district that was originally created to allow the residential properties along N. Goliad Street [*SH-205*] the flexibility to convert to a live/work or non-residential land use permitted within the Residential-Office (RO) District. Over the years, the zoning district has been amended to add land uses that are not typically permitted within the Residential-Office (RO) District (*e.g. Antique/Collectable Sales, Banquet Facility, Animal Clinic for Small Animals, and/or General Personal Service*) on a *case-by-case* basis through a Specific Use Permit (SUP). In reviewing the applicant's request, staff acknowledges that given the scale and traffic generated by a *Church/House of Worship*, this land use may not be an appropriate land use for all properties within the district, and, that by allowing this land use through a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council retain discretion to determine if a *Church/House of Worship* is an appropriate land use for a particular property in the district.

As the proposed zoning case involves incorporating additional land and modifying the land uses permitted within Planned Development District 50 (PD-50), staff has notified all property owners and residents within the Planned Development District. In addition, staff mailed out notifications to all property owners and occupants within 500-feet of the boundary of Planned Development District 50 (PD-50), and to all Homeowner's Associations (HOAs) within 1,500-feet of the boundaries of the district (*i.e. Lakeview Summit, The Preserve, and Caruth Lakes Homeowner's Associations*). This was done in accordance with the requirements of Subsection 02.03(A), *Notice of Public Hearing*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Of the 382 notices mailed, staff has received four (4) notices in opposition to the applicant's request. Should the Planning and Zoning Commission have any questions, staff will be available at the meeting on January 14, 2025.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 917 N Goliad, Rockwall TX 75087 / 918 N Alamo Rd

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION N Goliad Corridor

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

CURRENT ZONING PD 50: R/O CURRENT USE Residential

PROPOSED ZONING House of Worship Allowance w/SUP PROPOSED USE House of Worship

ACREAGE .3 / .2 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

<input type="checkbox"/> OWNER	<input checked="" type="checkbox"/> APPLICANT
CONTACT PERSON _____	CONTACT PERSON <u>Tzemach Moshe Kalmenson</u>
ADDRESS _____	ADDRESS <u>1950 Hidden Valley</u>
CITY, STATE & ZIP _____	CITY, STATE & ZIP <u>Rockwall, TX 75087</u>
PHONE _____	PHONE <u>469-350-5735</u>
E-MAIL _____	E-MAIL <u>rabbi@jewishrockwall.com</u>

## NOTARY VERIFICATION [REQUIRED]

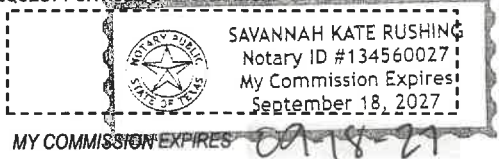
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tzemach Kalmenson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF December 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

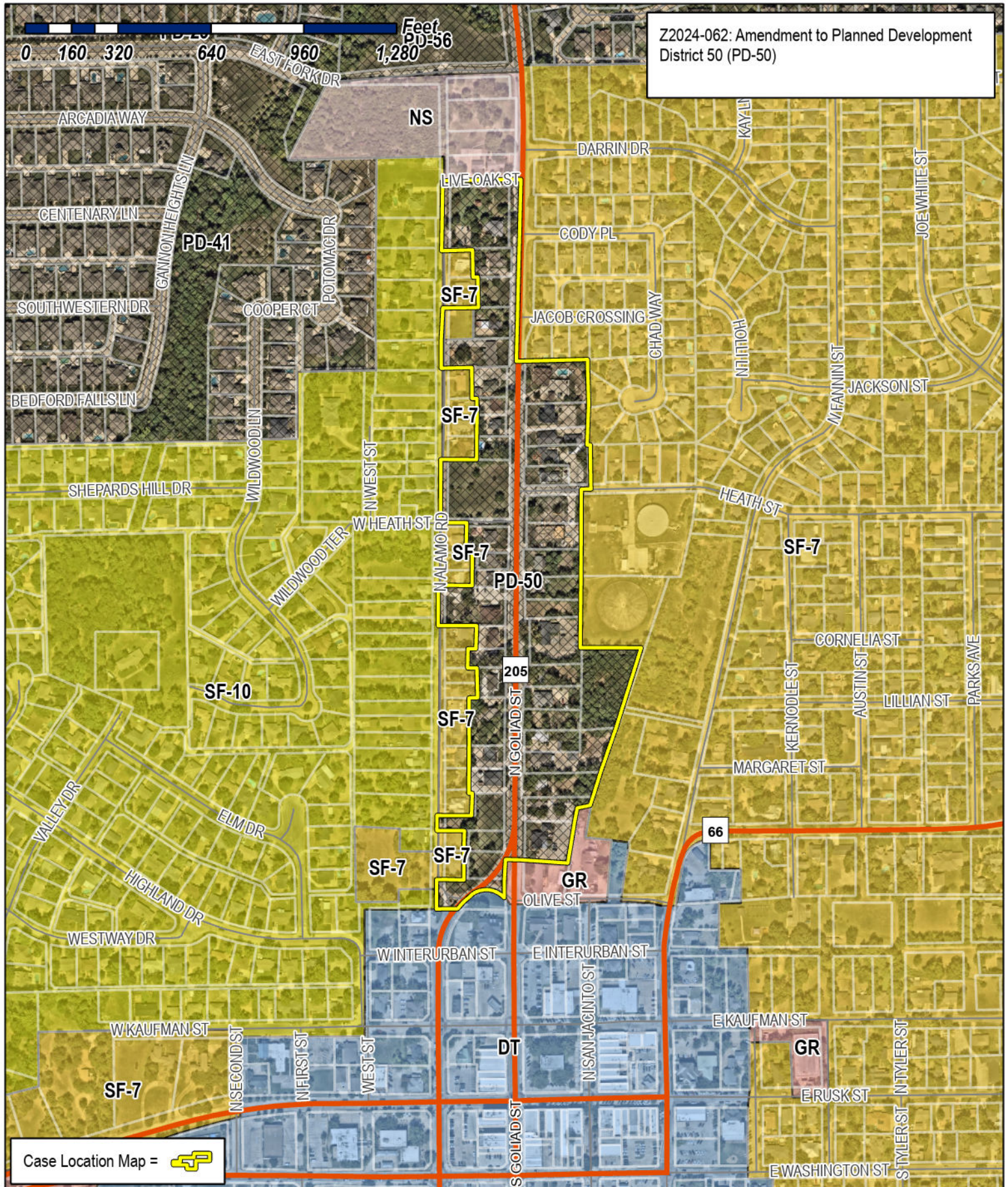
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF December, 2024

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



Z2024-062: Amendment to Planned Development District 50 (PD-50)



# City of Rockwall

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

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

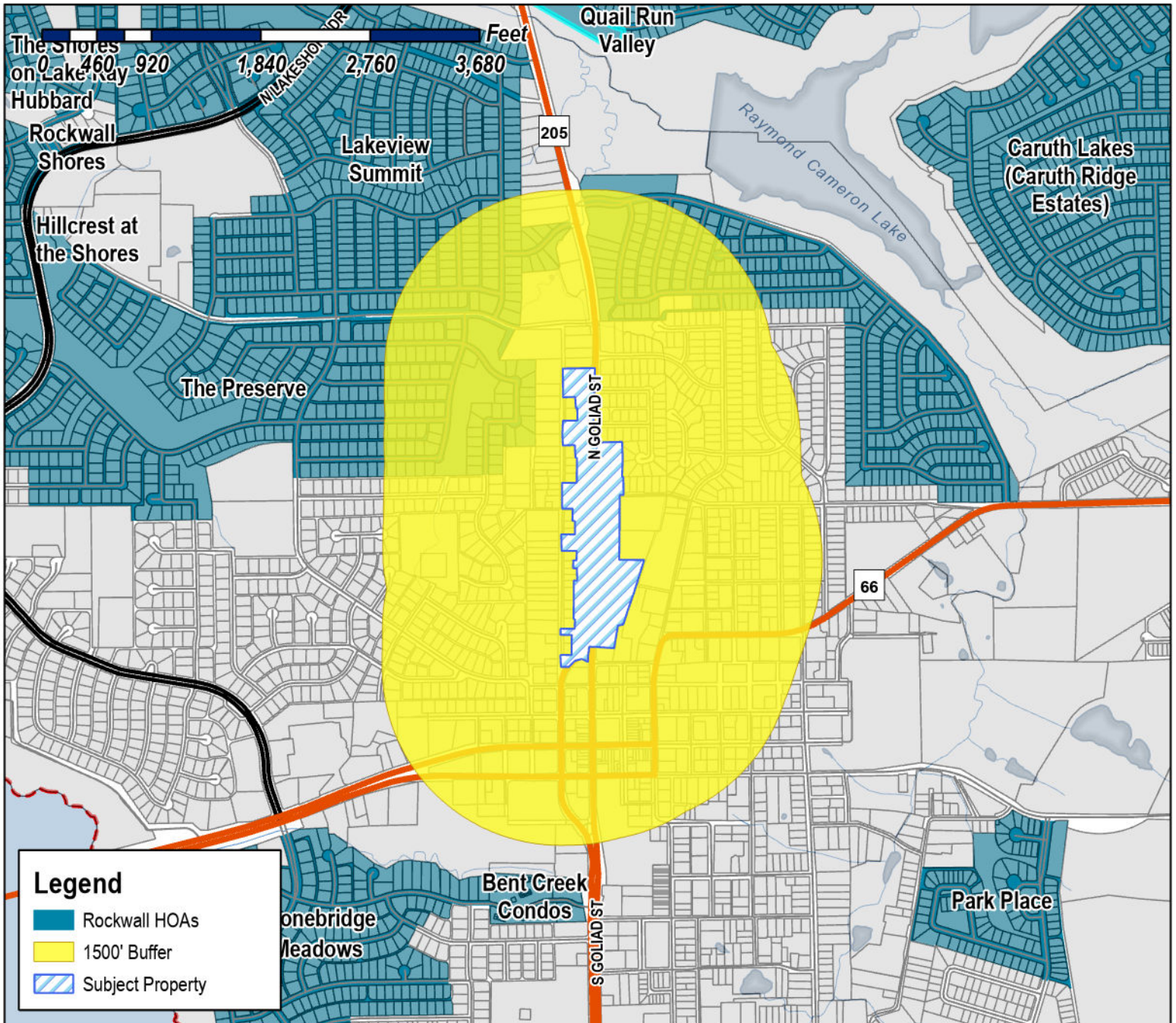




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**Case Number:** Z2024-062  
**Case Name:** Amendment to Planned Development District 50 (PD-50)  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)  
**Case Address:** 917 & 918 N. Goliad Street



**Date Saved:** 12/30/2024

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

**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2024-062]  
**Date:** Wednesday, December 18, 2024 4:24:49 PM  
**Attachments:** [HOA Map \(12.13.2024\).pdf](#)  
[Public Notice \(12.16.2024\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, December 20, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, January 14, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Tuesday, January 21, 2025 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-062: Amendment to PD-50

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a [Zoning Change](#) amending Planned Development District 50 (PD-50) [Ordinance No. 23-60] for the purpose of allowing the House of Worship land use by Specific Use Permit (SUP) within the district being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, and take any action necessary.

Thank you,

*Melanie Zavala*

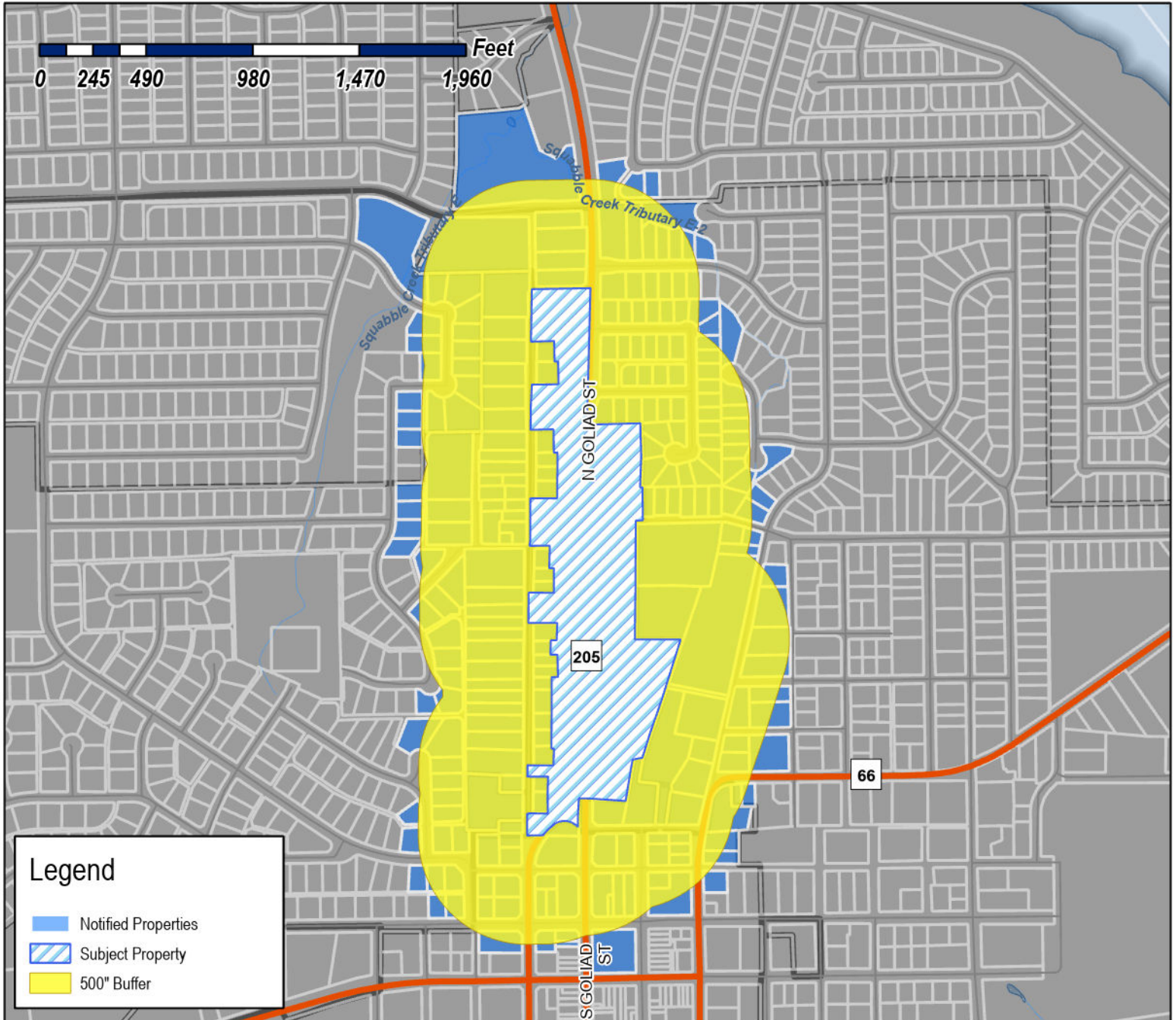
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

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

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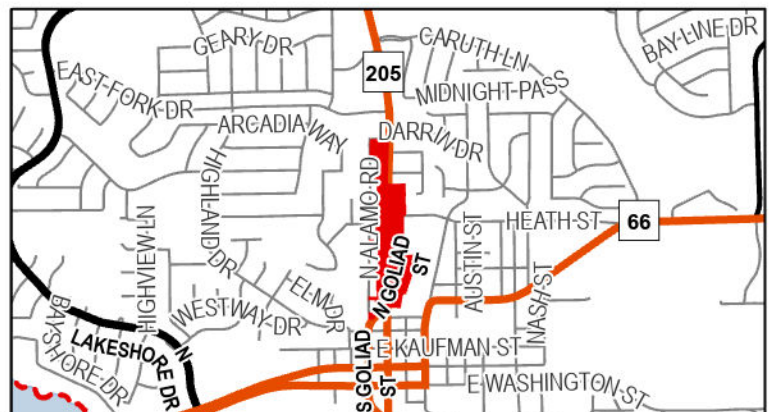
**Legend**

- Notified Properties
- Subject Property
- 500" Buffer

**Case Number:** Z2024-062  
**Case Name:** Amendment to Planned Development District 50 (PD-50)  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)  
**Case Address:** 917 & 918 N. Goliad Street

**Date Saved:** 12/30/2024

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



RESIDENT  
100 E HEATH  
ROCKWALL, TX 75087

PAREDES FERNANDO  
1001 HOLLI LANE  
ROCKWALL, TX 75087

RESIDENT  
1001 N GOLIAD  
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB  
1003 HOLLI LN  
ROCKWALL, TX 75087

RESIDENT  
1005 HOLLI LN  
ROCKWALL, TX 75087

RESIDENT  
101 E RUSK  
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX  
1010 HOLLI LANE  
ROCKWALL, TX 75087

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HEATH, TX 75032

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104 W KAUFMAN  
ROCKWALL, TX 75087

CONFIDENTIAL OWNER  
105 E KAUFMAN ST  
ROCKWALL, TX 75087

105 N ALAMO LLC  
105 N ALAMO  
ROCKWALL, TX 75032

MBK3 PROPERTY HOLDING CO LLC  
105 OLIVE ST  
ROCKWALL, TX 75087

WIMPEE JOE  
105 W KAUFMAN ST  
ROCKWALL, TX 75087

RESIDENT  
106 W KAUFMAN  
ROCKWALL, TX 75087

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1065 MIDNIGHT PASS  
ROCKWALL, TX 75087

RESIDENT  
107 E KAUFMAN  
ROCKWALL, TX 75087

MORGAN JEFFREY E  
1071 MIDNIGHT PASS  
ROCKWALL, TX 75087

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HAO DENG  
1079 MIDNIGHT PASS  
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ROCKWALL, TX 75087

RESIDENT  
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109 ELM CREST DR  
ROCKWALL, TX 75087

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109 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
111 N GOLIAD ST  
ROCKWALL, TX 75087

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112 LOS PECES  
GUN BARRELL, TX 75156

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ROCKWALL, TX 75087

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115 E HEATH ST  
ROCKWALL, TX 75087

STORY CATHERINE C  
117 E HEATH ST  
ROCKWALL, TX 75087

GARRISON MONA AND RONALD  
119 E HEATH STREET  
ROCKWALL, TX 75087

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120 S RIVERSIDE PLAZA #2000  
CHICAGO, IL 60606

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

FITE CENTRE LLC  
1200 FRONTIER TRAIL  
ROCKWALL, TX 75032

RAC OF ROCKWALL LLC  
1220 CRESTCOVE  
ROCKWALL, TX 75087

DAFFRON JAMES R AND DEBBIE A  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

380 PROPERTY INC  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

LEAL CAROL RHEA  
1307 RIDGE ROAD #2317  
ROCKWALL, TX 75087

VANDERSLICE ROBERT  
1408 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES  
1410 S GOLIAD ST APT 1707  
ROCKWALL, TX 75087

STRATEGIC MANAGEMNET SERVICES LLC  
14124 EDGECREST DR  
DALLAS, TX 75254

THE CANO REAL ESTATE INVESTMENT GROUP,  
LLC  
1445 FAIRLAKES POINTE DR  
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC  
1500 S KREYMER LN  
WYLIE, TX 75098

RAYWAY PROPERTIES LLC  
1572 N MUNSON RD  
ROYSE CITY, TX 75189

WRIGHT JOHN M & SUSAN L  
1605 SEASCAPE CT  
ROCKWALL, TX 75087

CGC GROUP INC  
1690 LAKE FOREST DR  
ROCKWALL, TX 75087

ARISTA KAUFMAN LLC  
1717 MAIN STREET SUITE 2950  
DALLAS, TX 75201

BARNETT JOSEPH RODNEY & LADONNA  
1855 HIDDEN HILLS  
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW  
192 JACOB CROSSING  
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S  
193 JACOB CROSSING  
ROCKWALL, TX 75087

BLACK SHIRLEY M  
193 PORT SAINT CLAIRE  
ARANSAS PASS, TX 78336

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194 CODY PLACE  
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CROY DANNY L  
195 CODY PL  
ROCKWALL, TX 75087

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196 JACOB CROSSING  
ROCKWALL, TX 75087

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196 DARRIN DR  
ROCKWALL, TX 75087

GALLEGOS JUAN ADOLFO  
197 DARRIN DR  
ROCKWALL, TX 75087

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198 CODY PLACE  
ROCKWALL, TX 75087

KANSIER GAYLE  
198 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
199 DARRIN DR  
ROCKWALL, TX 75087

KEANE PARKER F  
199 CODY PL  
ROCKWALL, TX 75087

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CHRISTOPHER CHARLES SIEBERT & JANE M  
SIEBERT - TRUSTEES  
199 JACOB XING  
ROCKWALL, TX 75087

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2 MANOR COURT  
HEATH, TX 75032



VANILLA BEAN PROPERTIES SERIES 5 LLC  
2 MANOR COURT  
HEATH, TX 75032

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

MCWHIRTER CRAIG L  
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ROCKWALL, TX 75087

COMMUNITY BANK  
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ROCKWALL, TX 75087

CITY LIFT STATION  
201 E WASHINGTON ST  
ROCKWALL, TX 75087

LUSH BEAUTY SALON  
201 N ALAMO RD  
ROCKWALL, TX 75087

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2010 INDUSTRIAL BLVD STE 611  
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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204 DARRIN DR  
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204 HARRIS DR  
ROCKWALL, TX 75087

PHILLIPS TERESA  
204 JACOB CROSSING  
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ROCKWALL, TX 75087

RESIDENT  
204 W HEATH ST  
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC  
2040 N BELT LINE RD STE 400  
MESQUITE, TX 75150

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

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206 CODY PL  
ROCKWALL, TX 75087

RUDOLPH COLLIN J  
206 DARRIN DRIVE  
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

RESIDENT  
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ROCKWALL, TX 75087

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RYAN S WENZEL  
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ROCKWALL, TX 75087

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208 JACOB CROSSING  
ROCKWALL, TX 75087

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208 SUMMIT RIDGE  
ROCKWALL, TX 75087

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208 W HEATH ST  
ROCKWALL, TX 75087

HENSON ORA LOUISE  
209 DARRIN DR  
ROCKWALL, TX 75087

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210 CODY PL  
ROCKWALL, TX 75087

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211 JACOB CROSSING  
ROCKWALL, TX 75087

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211 CODY PLACE  
ROCKWALL, TX 75087

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212 JACOB XING  
ROCKWALL, TX 75087

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214 CODY PL  
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2146 HARRELL STREET  
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215 CODY PLACE  
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R  
2175 LAKE FOREST DR  
ROCKWALL, TX 75087

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219 CODY PL  
ROCKWALL, TX 75087

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2234 RANDAS WAY  
ROCKWALL, TX 75087

KHATER CHARLES ETUX  
2368 E FM 552  
ROCKWALL, TX 75087

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240 WILLOWCREST  
ROCKWALL, TX 75032

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242 C NATIONAL DR  
ROCKWALL, TX 75032

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2778 S FM 549  
ROCKWALL, TX 75032

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2801 NETWORK BLVD STE 300  
FRISCO, TX 75034

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299 SHENNENDOAH LANE  
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75032

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303 DERICK DR  
FATE, TX 75189

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303 ELM DR  
ROCKWALL, TX 75087

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303 HIGHLAND DR  
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

RESIDENT  
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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DUANE  
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

KING BOBBY R ETUX  
305 WILDWOOD LN  
ROCKWALL, TX 75087

RESIDENT  
306 ELM DR  
ROCKWALL, TX 75087

STANLEY PAUL & SHERI  
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ROCKWALL, TX 75087

RESIDENT  
306 N FANNIN ST  
ROCKWALL, TX 75087

SHIPMAN CLAYTON AUSTIN  
306 WILLIAMS ST  
ROCKWALL, TX 75087

RESIDENT  
307 N FANNIN ST  
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC  
3077 N GOLIAD  
ROCKWALL, TX 75087

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308 FANNIN  
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN  
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ROCKWALL, TX 75087

FORTI CRYSTAL NICOLE & MICHAEL  
310 ELM DR  
ROCKWALL, TX 75087

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312 ELM DR  
ROCKWALL, TX 75087

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SUCCESSOR TRUSTEE EMILY SUE WHITEHEAD  
REV TRUST  
312 CENTRAL AVE SE, STE 508  
MINNEAPOLIS, MN 55414

HARKLAU CAROLINE  
312 DARTBROOK  
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC  
312 DARTBROOK  
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M  
317 COOPER STREET  
ROCKWALL, TX 75087

WEAST BRIAN J AND  
CYNTHIA C BROWN  
318 ARCADIA WAY  
ROCKWALL, TX 75087

WEBER MARY JANE  
318 COOPER CT  
ROCKWALL, TX 75087

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3460 MARRON RD SUITE 103-144  
OCEANSIDE, CA 92056

RB40 INVESTMENTS LLC  
400 CHIPPENDALE DRIVE  
HEATH, TX 75032

TURNER KYLE RADEY  
4002 BROWNSTONE CT  
DALLAS, TX 75204

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401 COUNTRY RIDGE RD  
ROCKWALL, TX 75087

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401 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
401 N FANNIN ST  
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T  
402 WILDWOOD LANE  
ROCKWALL, TX 75087

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404 N GOLIAD  
ROCKWALL, TX 75087

REED CHARLES & LISHA  
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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EDWARD  
405 N FANNIN STREET  
ROCKWALL, TX 75087

JONES GERWYN AND JANE  
406 N ALAMO ROAD  
ROCKWALL, TX 75087

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406 N GOLIAD  
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 200  
DARRIN DRIVE  
407 CASTLE PINES DRIVE  
HEATH, TX 75032

DAVENPORT RENTAL PROPERTIES LLC  
407 CASTLE PINES DRIVE  
HEATH, TX 75032

HOWELL RONALD & MICHELE  
434 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

CM FANNIN I LP  
4514 TRAVIS ST STE 326  
DALLAS, TX 75205

CM FANNIN I LP  
4514 TRAVIS ST STE 326  
DALLAS, TX 75205

MOFFATT DANA MICHELLE  
4756 SECRET COVE LANE  
HEATH, TX 75032

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

EVOLVE ESTATES LLC  
489 MONTEREY DRIVE  
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS  
4917 SAINT JAMES CT  
MESQUITE, TX 75150

BAF ASSETS 5 LLC  
5001 PLAZA ON THE LK STE 200  
AUSTIN, TX 78746

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ROCKWALL, TX 75087

HISTORIC OUR HOUSE-ROCKWALL LLC  
501 CAMP CREEK RD  
ROCKWALL, TX 75087

RESIDENT  
501 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
502 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
502 N GOLIAD  
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

WOODARD CARL E ET UX  
502 WILDWOOD TER  
ROCKWALL, TX 75087

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5023 PARKVIEW PLACE  
ADDISON, TX 75001

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503 N ALAMO  
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN  
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RESIDENT  
503 N GOLIAD ST  
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN  
504 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
504 N GOLIAD  
ROCKWALL, TX 75087

NASH M CALVIN ETUX  
504 WILDWOOD TER  
ROCKWALL, TX 75087

RESIDENT  
505 WILDWOOD TERRACE  
ROCKWALL, TX 75087

TUCKER PAMELA  
505 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
505 N GOLIAD  
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC  
505 N GOLIAD STREET  
ROCKWALL, TX 75087

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506 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
506 N GOLIAD  
ROCKWALL, TX 75087

HICKERSON JON D  
506 WILDWOOD TER  
ROCKWALL, TX 75087

RESIDENT  
507 N GOLIAD  
ROCKWALL, TX 75087

FLEMING HALLIE B  
508 N ALAMO RD  
ROCKWALL, TX 75087

ALTA VISTA BNB, LLC  
519 E I30 PMB 422  
ROCKWALL, TX 75087

RNDI COMPANIES INC  
519 E INTERSTATE 30 # 157  
ROCKWALL, TX 75087

FANG PROPERTIES LLC  
536 LOMA VISTA  
HEATH, TX 75032

FANG PROPERTIES LLC  
536 LOMA VISTA  
HEATH, TX 75032

FANG PROPERTIES LLC  
536 LOMA VISTA  
HEATH, TX 75032

SIDDALL RYAN AND  
TAYLOR GILSTRAP  
5469 JEFFERSON DR  
SACHSE, TX 75048

FRENCH MELISSA AND JACOB AARON  
5582 YARBOROUGH DR  
FORNEY, TX 75126

PEOPLES DONNIE B  
589 CORNELIUS RD  
ROCKWALL, TX 75087

STAR 2022 SFR3 BORROWER LP  
591 WEST PUTNAM AVE  
GREENWICH, CT 6830

GEN 39:2-6 LLC  
599 BORDEAUX DRIVE  
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A  
601 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
601 N ALAMO  
ROCKWALL, TX 75087

ODOM JAY L & ALISON N  
601 N FANNIN ST  
ROCKWALL, TX 75087

ODOM JAY L AND ALISON N  
601 N FANNIN ST  
ROCKWALL, TX 75087

ODOM JAY & ALISON  
601 N FANNIN ST  
ROCKWALL, TX 75087

ODOM JAY L AND ALISON N  
601 N FANNIN ST  
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN  
602 N ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
602 N GOLIAD  
ROCKWALL, TX 75087

CANUP DAVID & PATRICIA  
602 W RUSK ST  
ROCKWALL, TX 75087

HANSARD STANLEY E ETUX DALE  
602 WILDWOOD LN  
ROCKWALL, TX 75087

HAMILTON JOANN  
603 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
603 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
604 GOLIAD  
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA  
604 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
604 N GOLIAD  
ROCKWALL, TX 75087

KENDALL JESSICA  
604 WILDWOOD LANE  
ROCKWALL, TX 75087

RESIDENT  
605 N ALAMO  
ROCKWALL, TX 75087

POINTER PRICE  
605 NAKOMA DR  
ROCKWALL, TX 75087

WIGGINS BRIAN C  
606 WILDWOOD LN  
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN  
ELISE  
607 KERNODLE ST  
ROCKWALL, TX 75087

JORDAN LARK & CAMERAN  
608 WILDWOOD LN  
ROCKWALL, TX 75087

ROY LAWRENCE HANCE JR TRUST  
ROY LAWRENCE HANCE JR- TRUSTEE  
6946 SPERRY STREET  
DALLAS, TX 75214

CASTRO MICHAEL AND RENE  
700 WINDSONG LN  
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC  
7005 CHASE OAKS BLVD SUITE 180  
PLANO, TX 75025

SMITH G DAVID  
702 N GOLIAD ST  
ROCKWALL, TX 75087

TIBBETTS ELAINE  
703 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

REYNOLDS RACHEL AND WAYNE MARK  
703 NORTH GOLIAD STREET  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

2021 B L GRAVES REVOCABLE TRUST  
BRYAN JOSEPH GRAVES & LAUREN CHRISTINE  
GRAVES - TRUSTEES  
705 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
705 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
705 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
706 N ALAMO  
ROCKWALL, TX 75087

CALABRESE CORINNA RAE  
707 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
708 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
710 N ALAMO  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

PHILIPS SHIBU & LEJI  
734 WILDWOOD LN  
ROCKWALL, TX 75087

RECSA 911 NORTH GOLIAD STREET SERIES  
750 JUSTIN RD  
ROCKWALL, TX 75087

MCDONALD JR EDWARD & KAYLA  
752 WILDWOOD LN  
ROCKWALL, TX 75087

BRUCE LIVING TRUST  
DANA GLENN BRUCE & JEANNE L BRUCE-  
TRUSTEES  
757 AVALON DR  
HEATH, TX 75032

OLDEN FREDERICK EINER AND LISA HALSTEAD  
768 WILDWOOD LN  
ROCKWALL, TX 75087

CHRISTENSEN VALERIE  
801 N GOLIAD  
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A  
802 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
802 N GOLIAD  
ROCKWALL, TX 75087

MASON MARK S & TAMARA M  
802 POTOMAC DRIVE  
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M  
803 KERNODLE ST  
ROCKWALL, TX 75087

KUCERA TIMOTHY M  
803 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
803 N GOLIAD ST  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
804 N GOLIAD STREET  
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C  
805 KERNODLE ST  
ROCKWALL, TX 75087

NAVARRO FRANCISCO OCHOA AND  
MELISSA ANN REDD  
805 N ALAMO RD  
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA  
805 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
806 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
807 N ALAMO RD  
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R  
807 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
807 N GOLIAD  
ROCKWALL, TX 75087

LEMMON LANDON &  
CAITLIN WALKER  
808 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
808 N GOLIAD  
ROCKWALL, TX 75087

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

MARTINEZ RAQUEL P  
809 N GOLIAD ST  
ROCKWALL, TX 75087

SWIERCINSKY LEXUS M  
810 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
810 N GOLIAD  
ROCKWALL, TX 75087

AOUN PIERRE E  
811 N GOLIAD ST  
ROCKWALL, TX 75087

RICKY JOHN SMITH AND DEBORAH KAY SMITH  
LIVING TRUST - 09/27/2008  
AND AS AMENDED AND RESTATED ON  
08/22/2016  
812 N ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
812 N GOLIAD  
ROCKWALL, TX 75087

CAIN JAMES O  
815 N ALAMO RD  
ROCKWALL, TX 75087

CAIN JAMES O  
815 N ALAMO RD  
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN  
818 POTOMAC DR  
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID  
834 POTOMAC DR  
ROCKWALL, TX 75087

RESIDENT  
837 POTOMAC DR  
ROCKWALL, TX 75087

MCCULLEY LIVING TRUST  
DARREN WAYNE MCCULLEY & MICHELE JUNE  
MCCULLEY - CO-TRUSTEES  
837 POTOMAC DR  
ROCKWALL, TX 75087

KUNJACHEN BLESSY AND SHIBU  
852 POTOMAC DRIVE  
ROCKWALL, TX 75087

MAYTAK LINA & MARK HILSTAD  
853 POTOMAC DRIVE  
ROCKWALL, TX 75087

PALMER WINDY E AND DONALD L  
868 POTOMAC DRIVE  
ROCKWALL, TX 75087

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

INGLES CRISTINA LA SAIGNE  
901 N ALAMO  
ROCKWALL, TX 75087



CROWDER GERALDINE  
901 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
902 N GOLIAD  
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD  
C/O ELIZABETH BURKS  
902 PALO PINTO ST  
WEATHERFORD, TX 76086

MOMSEN KIMBERLY  
903 N ALAMO ROAD  
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD  
903 NORTH FANNIN STREET  
ROCKWALL, TX 75087

RESIDENT  
904 N GOLIAD ST  
ROCKWALL, TX 75087

HAM JOSHUA L  
905 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
905 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
905 N WEST ST  
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH  
906 N ALAMO RD  
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH  
906 N ALAMO RD  
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC  
MANNY LOZANO  
906 N GOLIAD ST  
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA  
906 N WEST  
ROCKWALL, TX 75087

RESIDENT  
907 N GOLIAD ST  
ROCKWALL, TX 75087

JC GAERLAN LLC  
907 NORTH ALAMO ROAD  
ROCKWALL, TX 75087

PIERCE CAROLYN AND RUSSELL DAVID  
908 N ALAMO RD  
ROCKWALL, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC  
908 N GOLIAD ST  
ROCKWALL, TX 75087

MARTINKUS NICOLE  
908 N WEST ST  
ROCKWALL, TX 75087

MOLINA JOE C II  
909 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
909 N GOLIAD  
ROCKWALL, TX 75087

MCFADIN SARA TERESA  
909 N WEST STREET  
ROCKWALL, TX 75087

ZAVALA VICTOR V  
910 N ALAMO RD  
ROCKWALL, TX 75087

PERRY RUBY DELL  
910 N WEST ST  
ROCKWALL, TX 75087

WHITE TIMOTHY E  
9104 PRIVATE ROAD 2325  
TERRELL, TX 75160

LEWIS BEN  
911 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
911 N GOLIAD  
ROCKWALL, TX 75087

JONES PAMELA J  
912 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
912 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
913 N ALAMO RD  
ROCKWALL, TX 75087

BAXTER JAKE STEPHEN AND CATHERINE  
ELIZABETH  
915 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
915 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
917 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
917 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
918 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N GOLIAD  
ROCKWALL, TX 75087

BLOCK AMY AND TRAVIS  
921 N ALAMO RD  
ROCKWALL, TX 75087

BARRY BARBARA  
922 N ALAMO RD  
ROCKWALL, TX 75087

HUDSON SHELI O  
923 N ALAMO  
ROCKWALL, TX 75087

CHAVEZ ENRIQUE  
923 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
924 N ALAMO  
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND  
MICHAEL CRAWFORD  
925 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
925 N GOLIAD  
ROCKWALL, TX 75087

PRECISION GLOBAL CORPORATION  
9330 LBJ FREEWAY SUITE 900  
DALLAS, TX 75243

TAILLAC JEAN ANTHONY  
944 CHAD WAY  
ROCKWALL, TX 75087

RICE JOSHUA M  
947 CHAD WAY  
ROCKWALL, TX 75087

PRINGLE PHYLLIS M  
948 CHAD WAY  
ROCKWALL, TX 75087

CORENO FRANCISCO R  
951 CHAD WAY  
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D  
952 CHAD WAY  
ROCKWALL, TX 75087

MCCROSKEY DEE DEE RAYE  
955 CHAD WAY  
ROCKWALL, TX 75087

ALLEN MARK C AND  
DONNA K BOYD  
956 CHAD WAY  
ROCKWALL, TX 75087

LEFTEROV MARTIN AND  
JESSICA LADD  
960 CHAD WAY  
ROCKWALL, TX 75087

TO TUAN QUOC  
964 CHAD WAY  
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE  
968 CHAD WAY  
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R  
974 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
975 N ALAMO  
ROCKWALL, TX 75087

LOWRY BRENDA  
978 CHAD WAY  
ROCKWALL, TX 75087

CLARK RYAN W & AMY B  
982 CHAD WAY  
ROCKWALL, TX 75087

GIBSON MONTE ROY & BELINDA K  
986 CHAD WAY  
ROCKWALL, TX 75087

SCHMIDT STEVEN R AND CORINNA A  
990 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
993 HOLLI LN  
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE  
994 CHAD WAY  
ROCKWALL, TX 75087

INGLE RHONDA NELL DOOLEY  
995 HOLLI LN  
ROCKWALL, TX 75087

RAWLINS DAN AND MERRIANNE  
997 HOLLI LN  
ROCKWALL, TX 75087

GAFFNEY RICHARD BENNETT AND MARY ANNE  
998 CHAD WAY  
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE  
998 HOLLI LN  
ROCKWALL, TX 75087

NELSON MICHAEL D  
999 HOLLI LN  
ROCKWALL, TX 75087

COUNTY OF ROCKWALL  
COURTHOUSE  
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND  
CREDIT SHELTER TRUST AND SURVIVORS TRUST  
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR  
ROCKWALL, TX 75087

RESIDENT  
N GOLIAD  
ROCKWALL, TX 75087

BOWEN JAMES A  
P.O. BOX 385  
CADDO MILLS, TX 75135

THE PRESERVE HOMEOWNERS ASSOCIATION  
INC  
P.O. BOX 702348  
DALLAS, TX 75370

K'S ADVERTISING DALLAS INC THE  
PO BOX 1238  
ROCKWALL, TX 75087

BUTCHER MELVIN R  
PO BOX 147  
QUINLAN, TX 75474

CFPC INVESTMENTS LLC  
PO BOX 1731  
MARBLE FALLS, TX 78654

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

ROCK N' ROLL REALTY LLC  
PO BOX 2571  
ROCKWALL, TX 75087

WOMEN IN NEED INC  
PO BOX 349  
GREENVILLE, TX 75403

MILE HIGH BORROW 1 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

LAND HEADQUARTERS COMPANY INC  
C/O FAIR ROAD PROPERTIES INC  
PO BOX 69  
KEY BISCAYNE, FL 33149

RUTH DOWER LIVING TRUST DATED JUNE 3,  
2014  
RUTH DOWER TRUSTEE  
PO BOX 871239  
MESQUITE, TX 75187

# PUBLIC NOTICE



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

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

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

**Z2024-062: Amendment to PD-50**

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [*Ordinance No. 23-60*] for the purpose of allowing the *House of Worship* land use by Specific Use Permit (SUP) within the district being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [*SH-205*] north of Olive Street and south of Live Oak Street, 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, January 14, 2025 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 21, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Tuesday, January 21, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2024-062: Amendment to PD-50**

**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

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2024-062

## PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request  
 I am in opposition of the request

NAME Calvin Nash

ADDRESS 504 Wildwood Ter, Rockwall, TX, 75087, USA

## PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Dear Members of the Rockwall Planning & Zoning Department,

I am writing to express my concerns about the proposed place of worship at 917 & 918 N Goliad. The current streets, including North Goliad St, Live Oak, Heath St, Wildwood Terrace, Wildwood Ln, and N Alamo St, are already experiencing high traffic volumes. North Goliad Street, in particular, is already experiencing major congestion at this location. Adding a place of worship would turn these side streets into major thoroughfares, causing significant congestion, longer commute times, and safety hazards.

I urge the City of Rockwall to consider widening the streets in this area before approving the planning change to accommodate the increased traffic. This will help ensure the community can manage the traffic safely and efficiently.

Thank you for your attention to this matter.

Sincerely,

Calvin Nash

## 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:

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2024-062

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME Catherine Evans

ADDRESS 117 Heath St, Rockwall, TX, 75087, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

I already suffer from flooding issues in my home due to new parking lots being put in for businesses- the grass use to contain water flow - with this development I believe I would have an even harder time keeping my house from flooding. I spoke to the city when the first parking lots caused issues but was told it was my problem. More parking lots / concrete will cause more flooding than I can handle as I still already flood during heavy rains.

**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:

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.

Very little details are provided, i.e., who is the requestor, local or out-of-state investors, types of businesses, construction, etc.

Name: FRANCISCO CORENO

Address: 951 CHAD WAY, ROCKWALL, TX. 75087

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

Case No. Z2024-062: Amendment to PD-50

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.

Due to the traffic on goliad (W 305) and Hlams St, no more building until N 205 has a turn lane into existing businesses.

Name: Michele & Mikel Jensen

Address: 968 Chad Way Rockwall TX 75087

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

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





11 Kislev 5785 / December 11, 2024

To Whom It May Concern:

# Chabad of Rockwall County

Rabbi Moishy Kalmenson  
Executive Director

Chana Kalmenson  
Co-Director

469-350-5735  
[info@jewishrockwall.com](mailto:info@jewishrockwall.com)

My name is Moishy Kalmenson and I serve as Rabbi of the local Jewish community. Together with my wife Chana, we direct Chabad of Rockwall County, a non-profit organization and house of worship for Jews across the county.

We moved just over four years ago to Rockwall. Currently, we operate out of our home. We are under contract on 917 N Goliad/918 N Alamo. Our plan for this property is to use it as our house of worship(synagogue)/community center.

Currently, the zoning for 917 N Goliad is PD 50: RO, without an allowance for house of worship. We are applying to change the zoning code to allow for a house of worship with an SUP.

A house of worship strengthens the bonds, roots, and values of a community, and enhances and deepens the quality of life for the entire community.

Our plan would be to provide ample parking on the lot (total of half acre), above the required amount for our sanctuary size. Additionally, as per Jewish law, some of our community members actually walk to synagogue, further alleviating parking concerns.

The scale of our community is small; there are only a few hundred Jews in the county. (Our religious services are geared for Jewish congregants, while classes and other activities are open to the community.) The space would be a total of 1300 sq ft, with a sanctuary space of 400 square ft. For weekly services we have 10-20 attendees. Even with projected growth over the upcoming years, this would not be adding a significant burden to the traffic on the 205.

(Additionally, our services are on Saturday, which would not coincide with any Sunday Church traffic.)

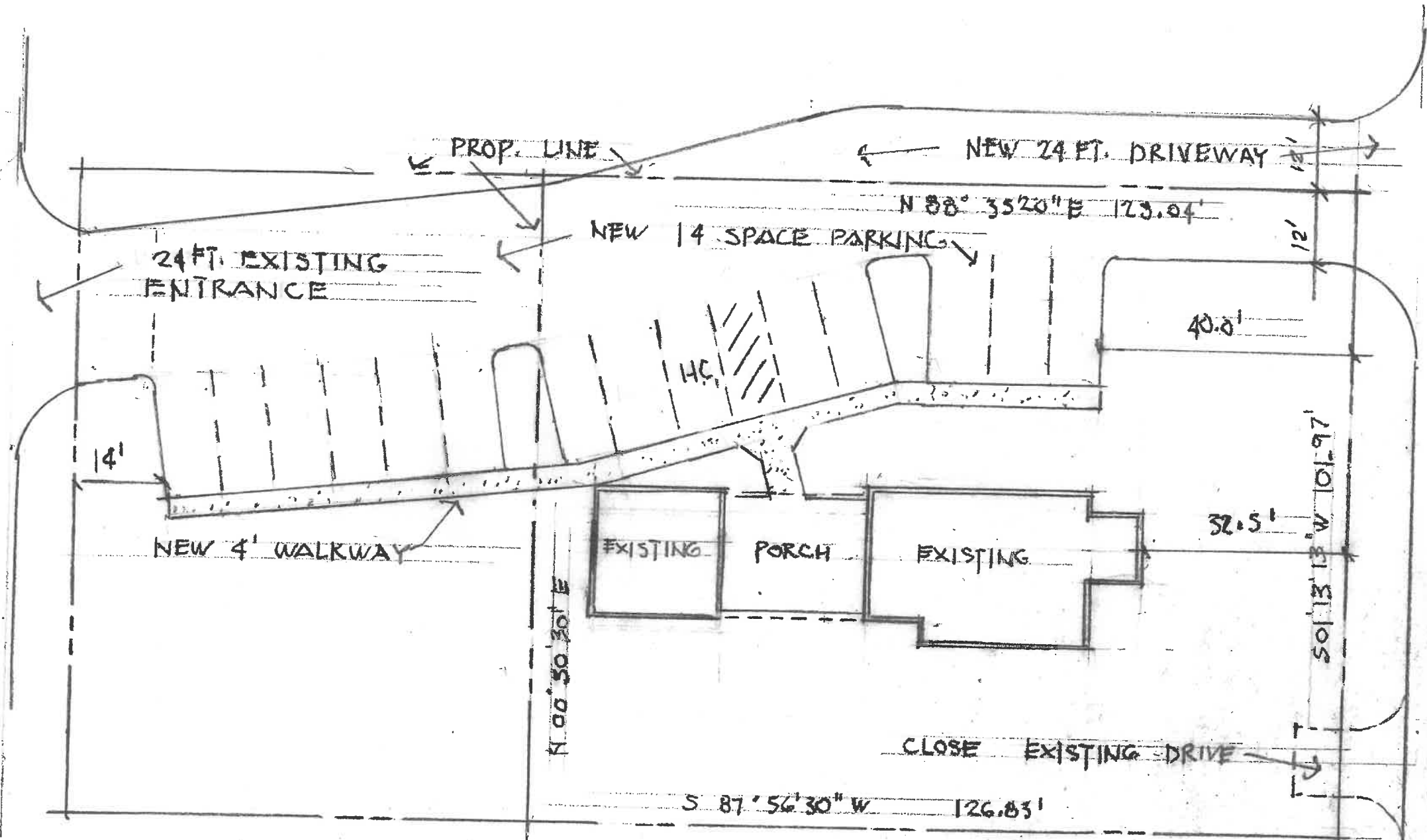
For these reasons we are asking to amend the zoning to allow a house of worship in PD50 with a SUP.

This would allow the city to ensure that in the future there won't be traffic/parking concerns, while still enabling houses of worship to serve the wonderful Rockwall community.

Thank you for your consideration!

*Tzemach Moshe (Moishy) Kalmenson*  
Rabbi and Director  
Chabad of Rockwall County

900 BLOCK - N. ALAMO



917 N. GOLIAD



RAMSAY  
 SCALE: 1" = 20'  
 DECEMBER 10, 2024  
 r7ramsay@yahoo.com  
 469-974-8589

SITE PLAN  
 917 N. GOLIAD  
 ROCKWALL TEXAS

CITY OF ROCKWALL

ORDINANCE NO. 23-60

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 17-19] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO ALLOW AN *GENERAL PERSONAL SERVICE* LAND USE TO BE PERMITTED BY A SPECIFIC USE PERMIT (SUP) WITHIN THE SUBJECT PROPERTY, BEING A 21.266-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Cari Foote requesting the approval of an amendment to Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall for the purpose of amending the permitted land uses to allow for the addition of an *General Personal Service* land use to be permitted by a Specific Use Permit (SUP) within a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 50 (PD-50), 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 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-19*;

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

**SECTION 3.** That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;


**SECTION 4.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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

**SECTION 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*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;

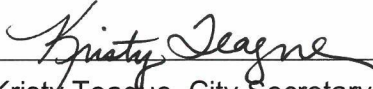
**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific 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;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>th</sup> DAY OF NOVEMBER, 2023.**



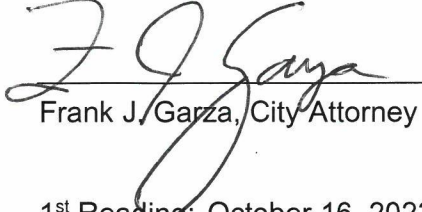
Trace Johannesen, Mayor

**ATTEST:**



Kristy Teague, City Secretary

**APPROVED AS TO FORM:**



Frank J. Garza, City Attorney



1<sup>st</sup> Reading: October 16, 2023

2<sup>nd</sup> Reading: November 6, 2023

**EXHIBIT 'A':**  
*Legal Description*

**BEGINNING** at a point in the northwest corner of Block 32 of the Garner Addition (925 N. Goliad Street);

**THENCE** easterly 211.13' along the south right of way of Live Oak Street for a corner;

**THENCE** southerly 598.12' along the west right of way of Goliad Street (SH-205);

**THENCE** east 54.44' across Goliad Street, to the northwest corner of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

**THENCE** east 220' following the north property line of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

**THENCE** southerly 441.42' following the east property lines of lots fronting Goliad Street to a point on the north right of way of Heath Street;

**THENCE** west 39.54' along the north right of way of Heath Street;

**THENCE** southerly following along the east property lines of lots fronting Goliad Street 562.59' to a point being the northwest corner of B.F. Boydston Survey, Block 123, Lot F (604 N Goliad Street);

**THENCE** east 210.09' along the north property line of said Block 123, Lot F for a corner;

**THENCE** southerly 289.31' along the eastern property line of said Block 123, Lot F for a corner;

**THENCE** southerly 519.9' following along the east property lines of lots fronting Goliad Street to a point being the southeast corner of B.F. Boydston Survey, Block 123, Lot B (406 N. Goliad Street);

**THENCE** west 215.11' along the south property line of said Block 123, Lot B (406 N. Goliad Street) and crossing to a point on the west right of way of Goliad Street;

**THENCE** southerly 170.59' following along the west right of way of Goliad Street to a point being the southeast corner of Block 17, Lot 15 of the Amick Addition (401-403 N. Goliad Street);

**THENCE** west 210' along the south property line of said Block B, Lot 15 of the Amick Addition for a corner;

**THENCE** northerly 101.05' along the west property line of said Block 17, Lot 15 of the Amick Addition;

**THENCE** easterly 70.83' along the north property line of Block 17, Lot 15 of the Amick Addition;

**THENCE** north 170' along the west property lines of Block 18B, Lot 17 and Block 19C, Lot 21 of the Amick Addition;

**THENCE** west 72.99' along the south property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**EXHIBIT 'A':**  
*Legal Description*

**THENCE** northerly 51.75' along the west property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**THENCE** easterly 97.01' along the north property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**THENCE** northerly 754.05' following along the west property lines of lots fronting Goliad Street to a point in the south property line of Block 23A, Lot 34 of the Amick Addition (803 N. Goliad Street);

**THENCE** west 115.03' along the south property line of said Block 23A, Lot 34 of the Amick Addition;

**THENCE** northerly 139.55' along the east right of way of N. Alamo Street;

**THENCE** east 99.47' following along the north property line of Block 24C, Lot 37 of the Amick Addition (805. N. Goliad Street) to a point;

**THENCE** northerly 250.95' following along the west property lines of lots fronting N. Goliad Street and crossing to the north right of way of Heath Street for a corner;

**THENCE** west 70.51' along the north right of way of Heath Street for a corner;

**THENCE** northerly 205. 32' along the east right of way of N. Alamo Street;

**THENCE** easterly 103.92' along the south property line of Lot 1 of the Williams Addition;

**THENCE** northerly 334.45' following along the west property line of lots fronting Goliad Street to a point on the south property line of Block 29 of the Garner Addition (915 N. Goliad Street);

**THENCE** west 85.69' along the south property line of Block 29 of the Garner Addition (915 N. Goliad Street) to the east right of way of Alamo Street;

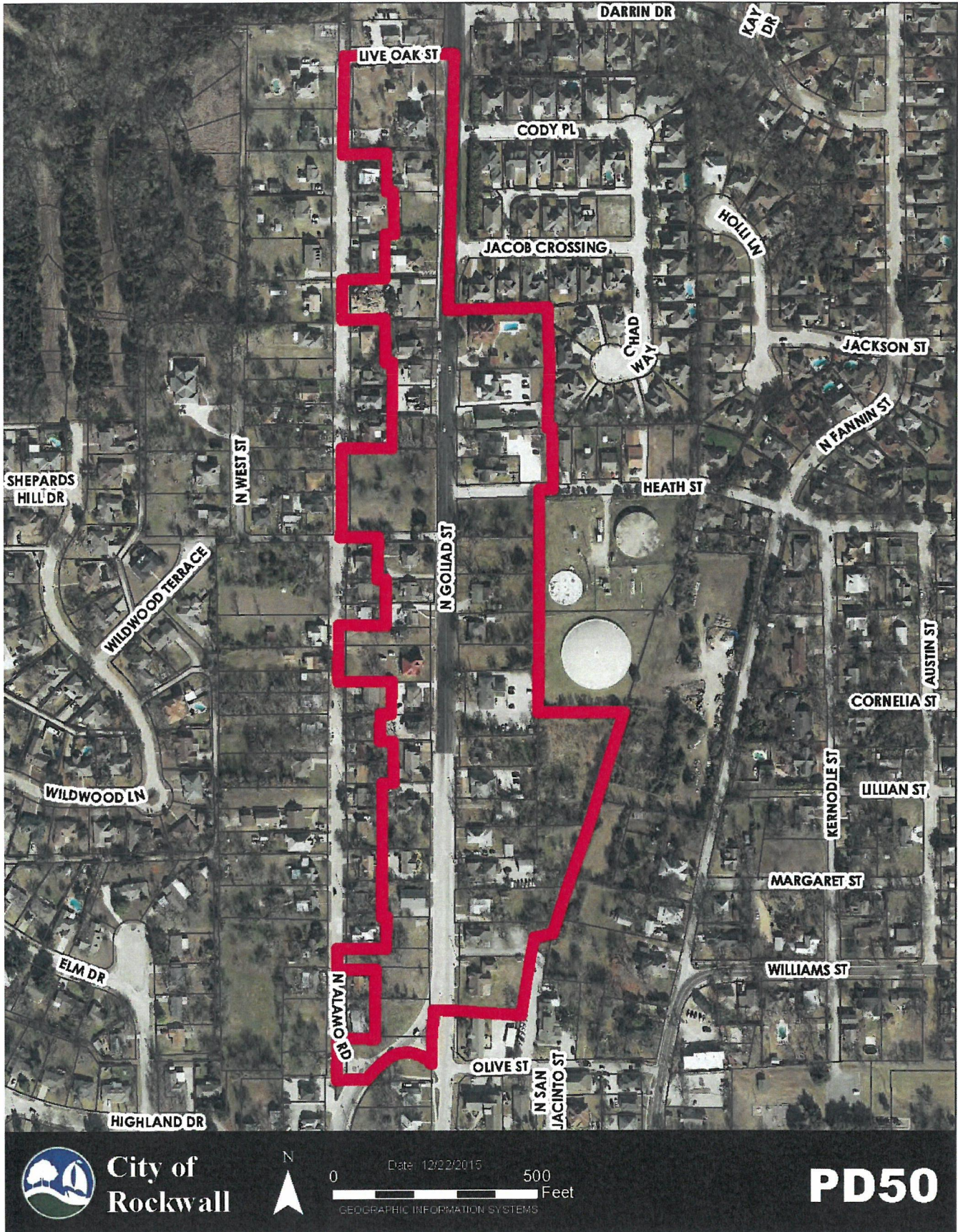
**THENCE** northerly 98.02' along the east right of way of Alamo Street for a point;

**THENCE** easterly 85.08' along the north property line of Block 29 of the Garner Addition (915 N. Goliad Street);

**THENCE** northerly 345.36' following along the west property line of lots fronting Goliad Street to a point in the south right-of-way of Block 32 of the Garner Addition (925 N. Goliad Street);

**THENCE** northerly 218.51' following along the east right of way of Alamo Street to the **POINT OF BEGINNING** containing approximately 21.266-acres of land.

**EXHIBIT 'B':**  
Location Map





**EXHIBIT 'C':**  
*District Development Standards*

**Development Standards.**

- 1) *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those land 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 [*Ordinance No. 20-02*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:
  - (a) *Antique/Collectable Sales.* The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
    - i. *Antique Sales* is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.
    - ii. *Collectable Sales* is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.
    - iii. The sale of new or used clothing and appliances shall be prohibited.
    - iv. The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.
    - v. That individual lease areas within the *Antique/Collectable Sales* use be prohibited.
  - (b) *Banquet Facility (Event Venue).* A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
    - i. *Banquet Facility* or *Event Venue* is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.
  - (c) *Animal Clinic for Small Animals.* An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.
    - i. An *Animal Clinic for Small Animals* is defined as a place where animals or pets are given medical or surgical treatments and care.
    - ii. The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.
    - iii. No outdoor pens or kennels shall be permitted.
  - (d) *General Personal Service.* A general personal service shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be

**EXHIBIT 'C':**  
*District Development Standards*

permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

- 2) *Cross Access Easements.* Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.
- 3) *Parking.* That all non-residential land uses shall adhere to the following parking requirements:
  - (a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.
  - (b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices (excluding medical offices)* and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.
  - (c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.
- 4) *Site Plan.* All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.
- 5) *Variances.* In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 23-60] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO INCORPORATE AN ADDITIONAL 0.2010-ACRE PARCEL OF LAND AND TO ALLOW THE CHURCH/HOUSE OF WORSHIP LAND USE TO BE PERMITTED BY A SPECIFIC USE PERMIT (SUP) WITHIN THE SUBJECT PROPERTY, BEING A 21.266-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, 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 Tzemach Moshe Kalmenson requesting the approval of an amendment to Planned Development District 50 (PD-50) [Ordinance No. 23-60] for the purpose of incorporating an additional 0.2010-acre parcel of land and allowing the Church/House of Worship land use to be permitted by Specific Use Permit (SUP) within Planned Development District 50 (PD-50) being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, 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 50 (PD-50) [Ordinance No. 23-60] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No. 23-60;

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

**SECTION 3.** That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;

**SECTION 4.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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

**SECTION 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*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 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*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;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3<sup>RD</sup> DAY OF FEBRUARY, 2025.**

---

Trace Johannesen, *Mayor*

**ATTEST:**

---

Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

*1<sup>st</sup> Reading: January 21, 2025*

*2<sup>nd</sup> Reading: February 3, 2025*

**EXHIBIT 'A':**  
*Legal Description*

**BEGINNING** at a point in the northwest corner of Block 32 of the Garner Addition (925 N. Goliad Street);

**THENCE** easterly 211.13' along the south right of way of Live Oak Street for a corner;

**THENCE** southerly 598.12' along the west right of way of Goliad Street (SH-205);

**THENCE** east 54.44' across Goliad Street, to the northwest corner of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

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**THENCE** west 39.54' along the north right of way of Heath Street;

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**THENCE** north 170' along the west property lines of Block 18B, Lot 17 and Block 19C, Lot 21 of the Amick Addition;

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**THENCE** west 115.03' along the south property line of said Block 23A, Lot 34 of the Amick Addition;

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**THENCE** east 99.47' following along the north property line of Block 24C, Lot 37 of the Amick Addition (805. N. Goliad Street) to a point;

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**THENCE** west 70.51' along the north right of way of Heath Street for a corner;

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**THENCE** easterly 103.92' along the south property line of Lot 1 of the Williams Addition;

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**THENCE** west 85.69' along the south property line of Block 29 of the Garner Addition (915 N. Goliad Street) to the east right of way of Alamo Street;

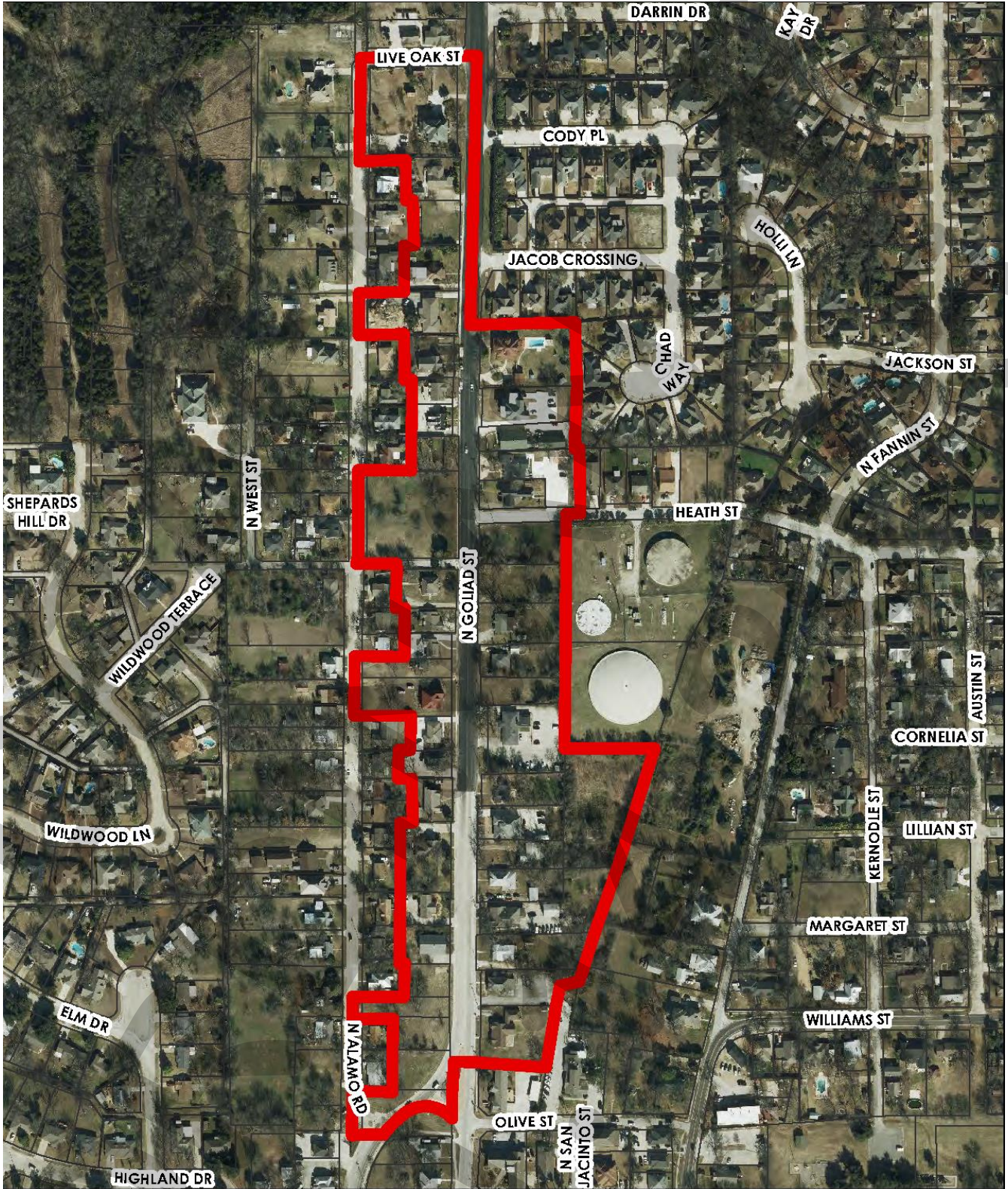
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**THENCE** northerly 218.51' following along the east right of way of Alamo Street to the **POINT OF BEGINNING** containing approximately 21.266-acres of land.

**EXHIBIT 'B':**  
Location Map



**City of  
Rockwall**



0 500  
Feet  
Date: 12/22/2015  
GEOGRAPHIC INFORMATION SYSTEMS

**PD50**



**EXHIBIT 'C':**  
*District Development Standards*

**Development Standards.**

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those land 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 [Ordinance No. 20-02], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:
- (a) Antique/Collectable Sales. The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
- (1) Antique Sales is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.
  - (2) Collectable Sales is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.
  - (3) The sale of new or used clothing and appliances shall be prohibited.
  - (4) The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.
  - (5) That individual lease areas within the *Antique/Collectable Sales* use be prohibited.
- (b) Banquet Facility (Event Venue). A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
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- (c) Animal Clinic for Small Animals. An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.
- (1) An Animal Clinic for Small Animals is defined as a place where animals or pets are given medical or surgical treatments and care.
  - (2) The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.
  - (3) No outdoor pens or kennels shall be permitted.
- (d) General Personal Service. A general personal service shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and be

**EXHIBIT 'C':**  
*District Development Standards*

permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

- (e) Church/House of Worship. A church/house of worship shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and be permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.
- (2) Cross Access Easements. Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.
- (3) Parking. That all non-residential land uses shall adhere to the following parking requirements:
  - (a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.
  - (b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [Ordinance No. 04-38] with the exception of *Professional Offices (excluding medical offices)* and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.
  - (c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.
- (4) Site Plan. All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.
- (5) Variances. In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.



# 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:** January 14, 2025

**APPLICANT:** Inocencio Barron

**CASE NUMBER:** Z2024-064; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 178 Lynne Drive*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Inocencio Barron on behalf of Ariel Palacios for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 910-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 178 Lynne Drive, and take any action necessary.

### BACKGROUND

The subject property was originally platted as Lot 910-A with the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made changes to the *Consideration of a Special Request* section of the ordinance. At the time of annexation, there was a 1,064 SF mobile home situated on the subject property; however, based on the City's aerial images this structure was removed between 2023-2024. The subject property is currently vacant.

### PURPOSE

The applicant -- *Inocencio Barron* -- is requesting the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC)..

### ADJACENT LAND USES AND ACCESS

The subject property is located at 178 Lynne Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is Evans Road, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are four (4) parcels of land (*i.e. 124, 144, 154, and 164 Lynne Drive*), which are developed with manufactured homes, a single-family home, and one (1) that is a vacant lot. Beyond this is County Line Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is 3.5449-acre parcel of land (*i.e. 505 County Line*

Road) developed with a commercial business (i.e. Big League Sports Academy, Inc.) that is zoned Commercial (C) District.

East: Directly east of the subject property is Lynne Drive, which is classified as a R2 (residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant lot (i.e. 179 Lynne Drive) and one (1) parcel of land (i.e. 166 Chris Drive) that is developed with a mobile/manufactured home. Both of these lots are zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. East of this is Chris Drive, which is classified as a R2 (residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are multiple parcels of land that are developed with mobile/manufactured homes, and that are zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. Beyond this is Blanche Drive, which is classified as a R2 (residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes.

**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY’S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” The subject property is part of the Lake Rockwall Estates Subdivision, which has been in existence since before 1968 and is considered to be more than 90.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” The following is a summary of observations concerning the housing on Lynne Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Lynne Drive	Proposed Housing
Building Height	One (1) Story and Two (2) Story	One (1) Story
Building Orientation	All of the homes face Lynne Drive.	The front elevation of the home will face onto Lynne Drive.
Year Built	1974-2019	N/A
Building SF on Property	1,024 SF – 3,186 SF	1,590 SF
Building Architecture	Majority Modular Homes, One (1) Single-Family Home, and Two (2) Vacant lots.	Comparable Architecture to Newer Single-Family Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot yard setback.	30-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot setback.	10-Feet
Rear	The rear yard setbacks appear to conform to the ten (10) feet rear yard setback.	34.6-Feet
Building Materials	Metal, Modular Paneling, Masonite Siding, Brick, and Stone.	Hardie Board Siding and Brick

Paint and Color	Blue, Tan, Red, White, Brown	<i>Undefined by the Applicant</i>
Roofs	Composite Shingles and Metal	Asphalt Composite Shingle
Driveways/Garages	No Garages or Carports	The garage will be a front entry garage with the driveway facing onto Lynne Drive.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant is proposing to put the garage approximately four (4) feet in front of the front façade of the single-family home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff should note that this waiver has been approved in the Lake Rockwall Estates Subdivision in the past. In addition, “...a building with less than 80% standard masonry construction or which utilizes an excess of 50% cementitious material shall require approval by the City Council in accordance with Section 3.C, *Consideration of a Special Request*, of this Ordinance.” In this case, the proposed home does *not* meet the requirement for exterior materials. Specifically, the proposed home exceeds the maximum amount of cementitious material by 32.00%. With this being said, there are other examples of newer homes in the subdivision that exceed the cementitious material requirements; however, this and the request to deviate the garage orientation standards remain a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Lynne Drive and the proposed building elevations in the attached packet.

**NOTIFICATIONS**

On December 18, 2024, staff mailed 158 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in opposition of the applicant’s request.

**CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant’s request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within an Established Subdivision*, 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 Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit ‘A’* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit ‘B’* of the draft ordinance.
  - (c) The subject property shall be replatted prior to the issuance of a Building Permit; and,
  - (d) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 178 Lynne Dr. Rockwall Tx. 75032

SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_

GENERAL LOCATION: \_\_\_\_\_

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

CURRENT ZONING: \_\_\_\_\_ CURRENT USE: \_\_\_\_\_

PROPOSED ZONING: \_\_\_\_\_ PROPOSED USE: \_\_\_\_\_

ACREAGE: \_\_\_\_\_ LOTS [CURRENT]: \_\_\_\_\_ LOTS [PROPOSED]: \_\_\_\_\_

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

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

<input checked="" type="checkbox"/> OWNER	<u>Ariel Palacios</u>	<input type="checkbox"/> APPLICANT	<u>Inocencio Barrón</u>
CONTACT PERSON	_____	CONTACT PERSON	_____
ADDRESS	<u>178 Lynne Dr.</u>	ADDRESS	<u>310 Lynne Dr.</u>
CITY, STATE & ZIP	<u>Rockwall Tx 75032.</u>	CITY, STATE & ZIP	<u>Rockwall Tx 75032.</u>
PHONE	<u>972-800-3628</u>	PHONE	<u>214-715-09-79</u>
E-MAIL	_____	E-MAIL	_____

## NOTARY VERIFICATION [REQUIRED]

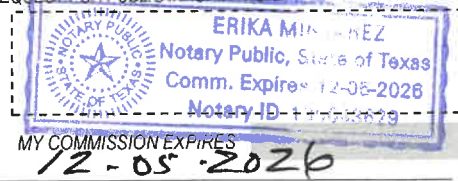
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Martin Ariel Palacios Mora [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 6 DAY OF December, 2024

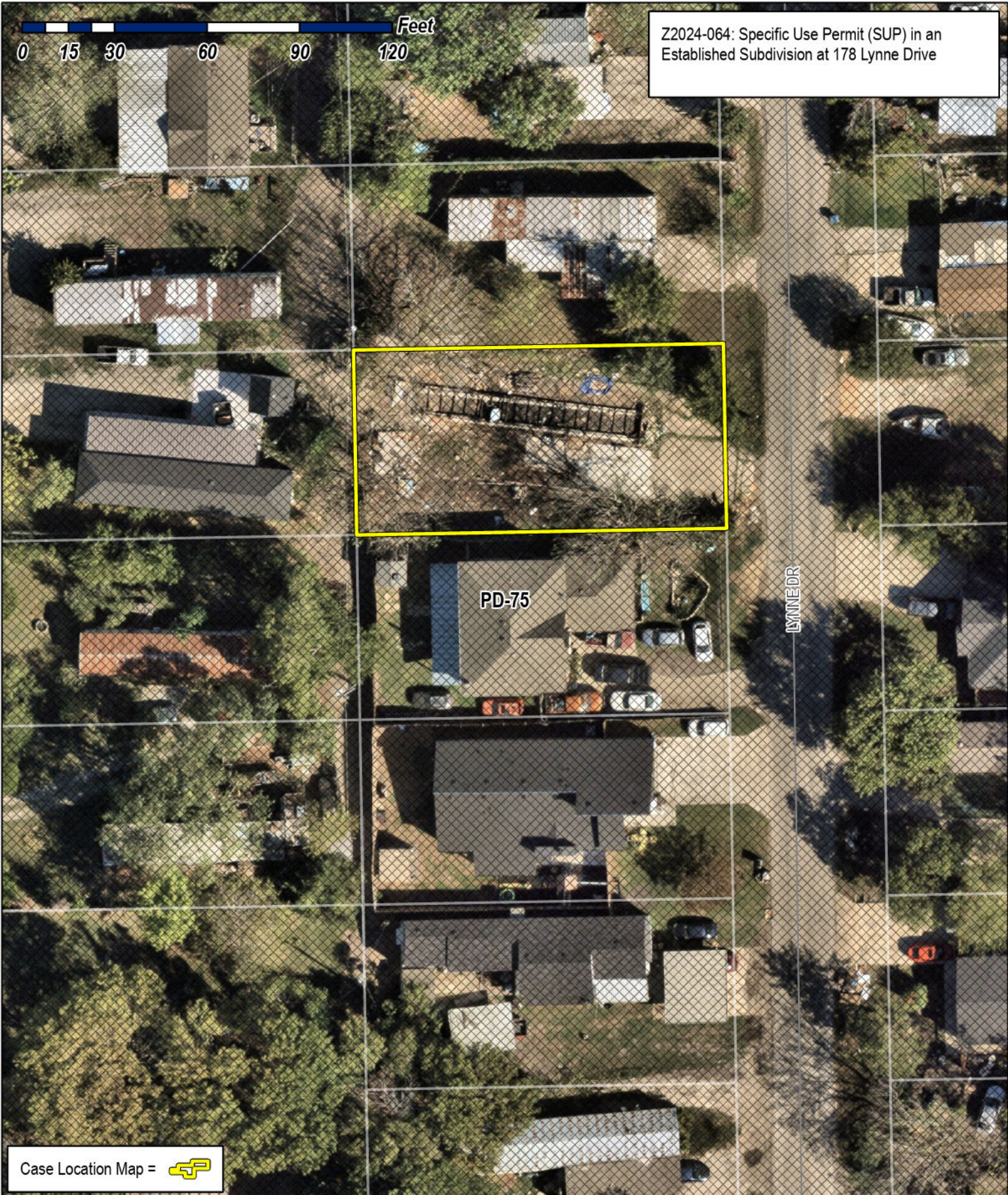
OWNER'S SIGNATURE Ariel Palacios

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Erika Minjarez



0 15 30 60 90 120 Feet

Z2024-064: Specific Use Permit (SUP) in an Established Subdivision at 178 Lynne Drive



Case Location Map = 



# City of Rockwall

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

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

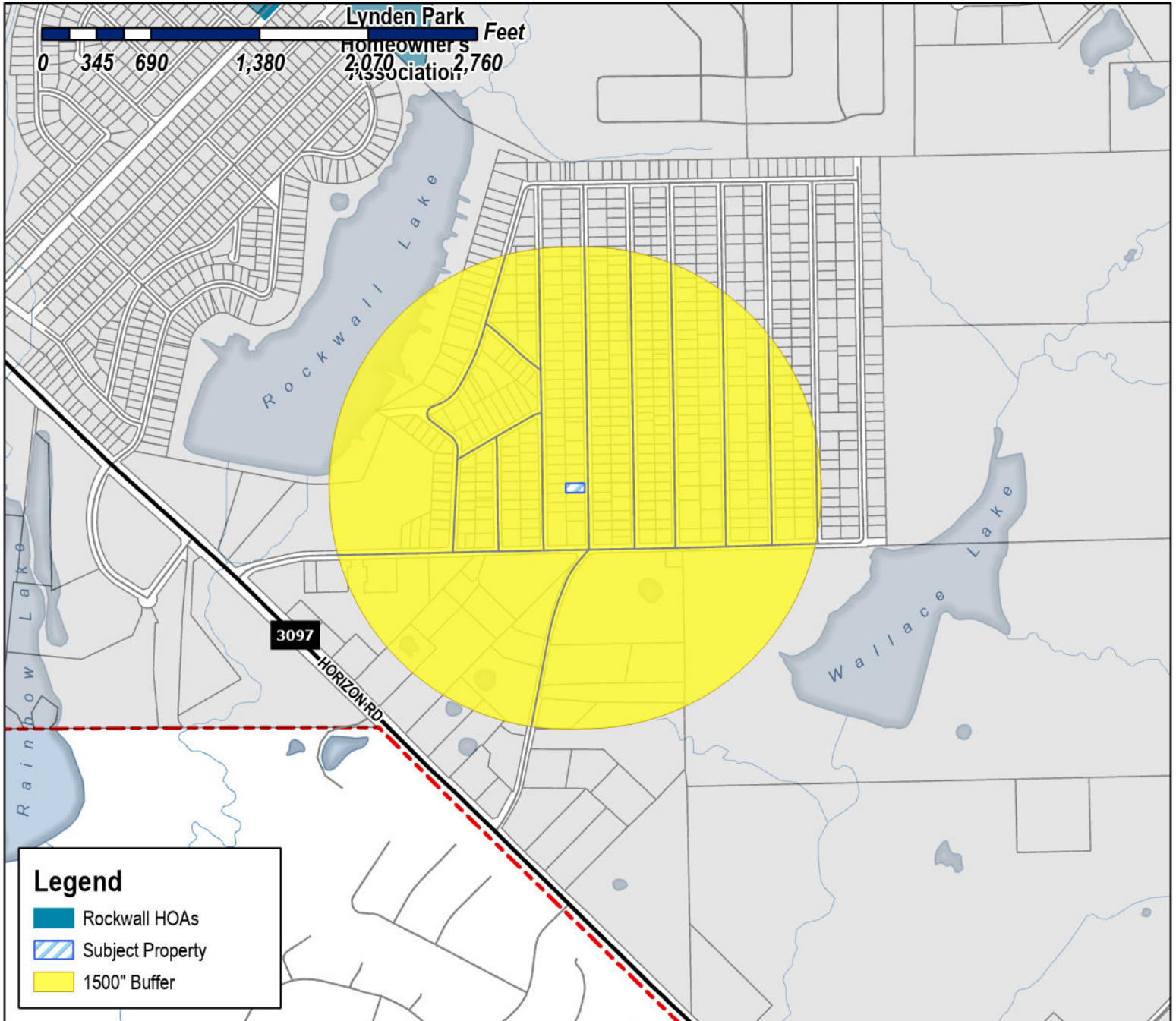




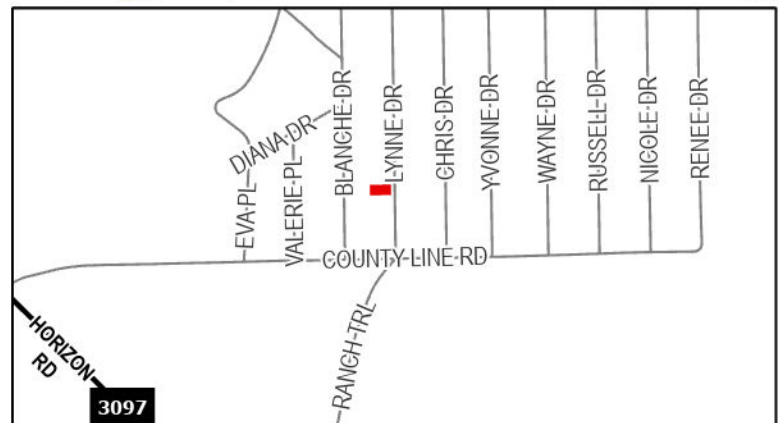
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**Case Number:** Z2024-064  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 178 Lynne Drive



**Date Saved:** 12/13/2024  
 For Questions on this Case Call (972) 771-7745

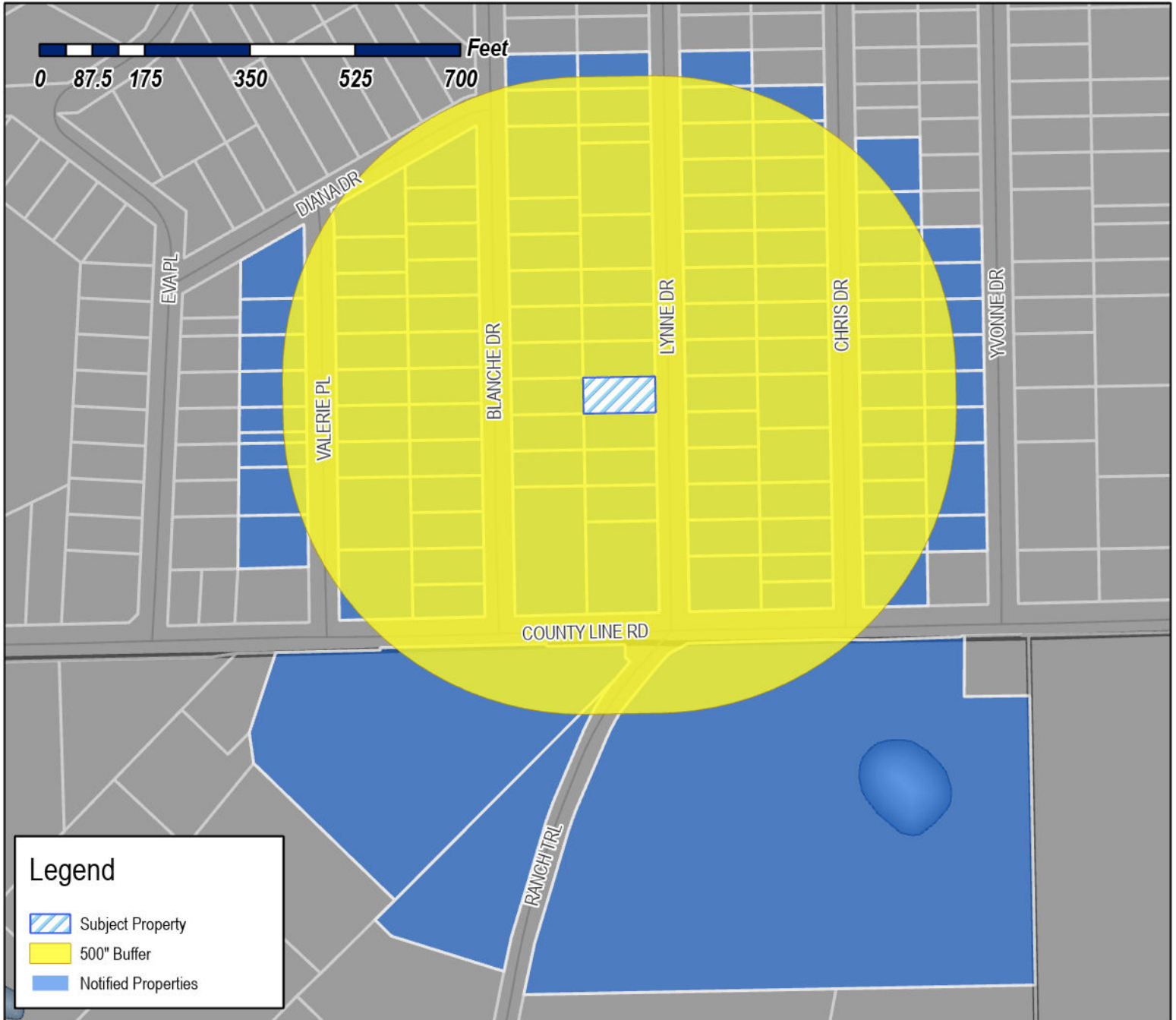




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**Case Number:** Z2024-064  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 178 Lynne Drive

**Date Saved:** 12/13/2024

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



RESIDENT  
109 BLANCHE DR  
ROCKWALL, TX 75032

SALAS ALBERTO R & ADELA A  
109 VALERIE PL  
ROCKWALL, TX 75032

RESIDENT  
112 CHRIS DR  
ROCKWALL, TX 75032

GAMBOA SOCORRO  
114 W RIDGEWOOD DR  
GARLAND, TX 75041

CANIZALES ELIDA VILLAREAL  
115 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
118 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
120 BLANCHE DR  
ROCKWALL, TX 75032

HPA CL1 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

RESIDENT  
121 LYNNE DR  
ROCKWALL, TX 75032

FERNANDEZ URBANO  
1235 VZ CR3425  
WILLS POINT, TX 75169

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124 LYNNE DR  
ROCKWALL, TX 75032

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124 CHRIS DRIVE  
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125 CHRIS DR  
ROCKWALL, TX 75032

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NORTON  
130 CHRIS DR  
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131 LYNNE DR  
ROCKWALL, TX 75032

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134 YVONNE DR  
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134 YVONNE DR  
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137 VALERIE PL  
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ISMAEL PALACIOS  
140 CHRIS DR  
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HOLGUIN CECILIA  
140 YVONNE DRIVE  
ROCKWALL, TX 75032

HOLGUIN CECILIA  
140 YVONNE DRIVE  
ROCKWALL, TX 75032

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143 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
144 BLANCHE DR  
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144 LYNNE DR  
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147 CHRIS LANE  
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148 VALERIE PL  
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149 VALERIE PL  
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VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
150 CHRIS DR  
ROCKWALL, TX 75032

LUU LONG MINH AND THUC-UYEN THI LE AND  
DUY THANH PHAM  
154 LYNNE DR  
ROCKWALL, TX 75032

VAZQUEZ RAMON LOPEZ  
156 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
157 LYNNE DR  
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RESIDENT  
159 CHRIS DR  
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159 VALERIE PL  
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DURAN ROCIO  
160 VALERIE PL  
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160 YVONNE DR  
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VARGAS RICARDO  
163 BLANCHE DR  
ROCKWALL, TX 75032

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AND  
JESUS HERNANDEZ SALAZAR  
164 LYNNE DR  
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166 CHRIS DR  
ROCKWALL, TX 75032

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168 BLANCHE DR  
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168 VALERIE PL  
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1690 LYNN LN  
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171 CRAWFORD LN  
ROYSE CITY, TX 75189

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172 VALERIE PL  
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173 CHRIS DR  
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174 SUNRAY CREEK DR  
KATY, TX 77493

TONG VINCENT HIEU AND  
TIFFANY PHU  
174 SUNRAY CREEK DR  
KATY, TX 77493

LOC PHU AND VINCENT TONG  
174 SUNRAY CREEK DR  
KATY, TX 77493

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179 LYNNE DR  
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RESIDENT  
180 YVONNE DR  
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181 CHRIS DR  
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192 LYNNE DR  
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CRISTINA MORENO SALAZAR  
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195 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
196 CHRIS DR  
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ROCKWALL, TX 75032

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199 VALERIE PL  
ROCKWALL, TX 75032

CANADY JERRY ANN  
199 VALERIE PLACE  
ROCKWALL, TX 75032

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2 BROWNWOOD  
LONGVIEW, TX 75602

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LUCIA ARROYO-ESPINOSA  
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ROCKWALL, TX 75032

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ROCKWALL, TX 75032

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CAITLIN A DAVIS-WILSON  
203 LYNNE DRIVE  
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND  
CAITLIN A DAVIS-WILSON  
203 LYNNE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
204 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
204 YVONNE DR  
ROCKWALL, TX 75032

TORRES JAIME AND BERNICE  
204 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
209 VALERIE PL  
ROCKWALL, TX 75032

URBINA ARACELI C  
209 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
210 YVONNE DR  
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D  
212 LYNNE DR  
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE  
212 LYNNE DR  
ROCKWALL, TX 75032

RICO RUIZ CARLOS AND MARIA  
212 VALERIE PL  
ROCKWALL, TX 75032

BALDERAS JOSE C GARCIA & ERIKA MARTINEZ  
PEREZ  
213 CHRIS DRIVE  
ROCKWALL, TX 75032

RESIDENT  
214 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
215 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
216 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
219 BLANCHE DR  
ROCKWALL, TX 75032

RUIZ JOSE C  
219 VALERIE PL  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

MAZARIEGOS ROMULO AND ESTELA  
224 YVONNE DR  
ROCKWALL, TX 75032

CASTILLO CELIA GURRUSQUIETA  
225 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
226 BLANCHE DR  
ROCKWALL, TX 75032

GUADALUPE JOSE AND  
ANGELA ANN GUTIERREZ  
229 BLANCHE DR  
ROCKWALL, TX 75032

GUTIERREZ JOSE G & ANGELA A  
229 BLANCHE DR  
ROCKWALL, TX 75032

SCHULKE VANESSA AND ANTHONY FRESQUEZ  
229 VALERIE PL  
ROCKWALL, TX 75032

YANEZ MARIA TERESA  
230 CHRIS DR  
ROCKWALL, TX 75032

PEREZ FERMIN  
230 LYNN DRIVE  
ROCKWALL, TX 75032

HERNANDEZ GUILLERMINA  
231 CHRIS DRIVE  
ROCKWALL, TX 75032

RESIDENT  
234 BLANCHE DR  
ROCKWALL, TX 75032

CARMONA MARTIN SALVADOR  
235 LYNNE DR  
ROCKWALL, TX 75032

RAMIREZ MARTHA E  
235 LYNNE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
242 CHRIS DR  
ROCKWALL, TX 75032

RODRIGUEZ ALMA R  
242 CHRIS DRIVE  
ROCKWALL, TX 75032

RESIDENT  
247 BLANCHE DR  
ROCKWALL, TX 75032

GUARDIOLA GUADALUPE J  
247 CHRIS DR  
ROCKWALL, TX 75032

CARMONA EVELIA  
249 LYNNE DR  
ROCKWALL, TX 75032

MARTINEZ CARLOS ALONZO  
252 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
254 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
262 CHRIS DR  
ROCKWALL, TX 75032

SALAZAR-CARMONA MIRIAM GUADALUPE  
263 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
265 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
266 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
273 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
276 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
281 BLANCHE DR  
ROCKWALL, TX 75032

RESIDENT  
283 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
288 LYNNE DR  
ROCKWALL, TX 75032

FRANCO RODOLFO &  
CARMEN FRANCO  
291 SMITH ACRES DR  
ROYSE CITY, TX 75189

QUEVEDO OSCAR F  
293 YVONNE  
ROCKWALL, TX 75032

RANCH TRAIL VENTURES LLC  
315 RANCH TRAIL  
ROCKWALL, TX 75032

MAZARIEGOS EDGAR & SONIA I  
3248 BLACKLAND RD  
ROYSE CITY, TX 75189

PALICIOS MARIA  
365 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
382 RANCH TRL  
ROCKWALL, TX 75032

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

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

CARMONA JOSE ROBERTO &  
MARIA BLANCA RESENDIZ  
397 CHRIS DR  
ROCKWALL, TX 75032

RESIDENT  
405 RANCH TRL  
ROCKWALL, TX 75032

MENDOZA ERICK CRUZ  
4100 ANDYS LANE  
PARKER, TX 75002

RENOVATION SPECIALIST LLC  
411 CHRIST DRIVE  
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX 75032

CORDOVA JUAN JOSE RANGEL  
4427 FM 550  
ROYSE CITY, TX 75189

RANGEL JUAN  
4427 FM 550  
ROYSE CITY, TX 75187

RONQUILLO ALMA DELIA  
444 EVA PL  
ROCKWALL, TX 75032

LICEA JOSE DELFINO  
448 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
505 COUNTY LINE RD  
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC  
5508 FOREST LANE  
DALLAS, TX 75230

GARCIA MARTIN  
590 SUN VALLEY DR  
ROYSE CITY, TX 75189

FLORES DAYANARA &  
JAMES GLEASON  
611 MEADOW DR  
ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA  
6514 BUNKER HILL CT  
ROWLETT, TX 75089

GUEVARA JOSE  
6938 STATE HIGHWAY 50  
COMMERCE, TX 75428

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX 75032

GUEVARA CARLOS & MONICA A  
802 N ALAMO RD  
ROCKWALL, TX 75087

PAVON MARISOL  
810 E. DOUGHERTY DR  
GARLAND, TX 75041

SALAS HECTOR JABIER & CAROLINA ORTIZ  
921 W YELLOWJACKET LANE APT 105  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

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

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

**Z2024-064: SUP for Residential Infill**

Hold a public hearing to discuss and consider a request by Inocencio Barron on behalf of Ariel Palacios for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 910-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 178 Lynne Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 14, 2025 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 21 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Tuesday, January 21 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2024-064: SUP for Residential Infill**

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.

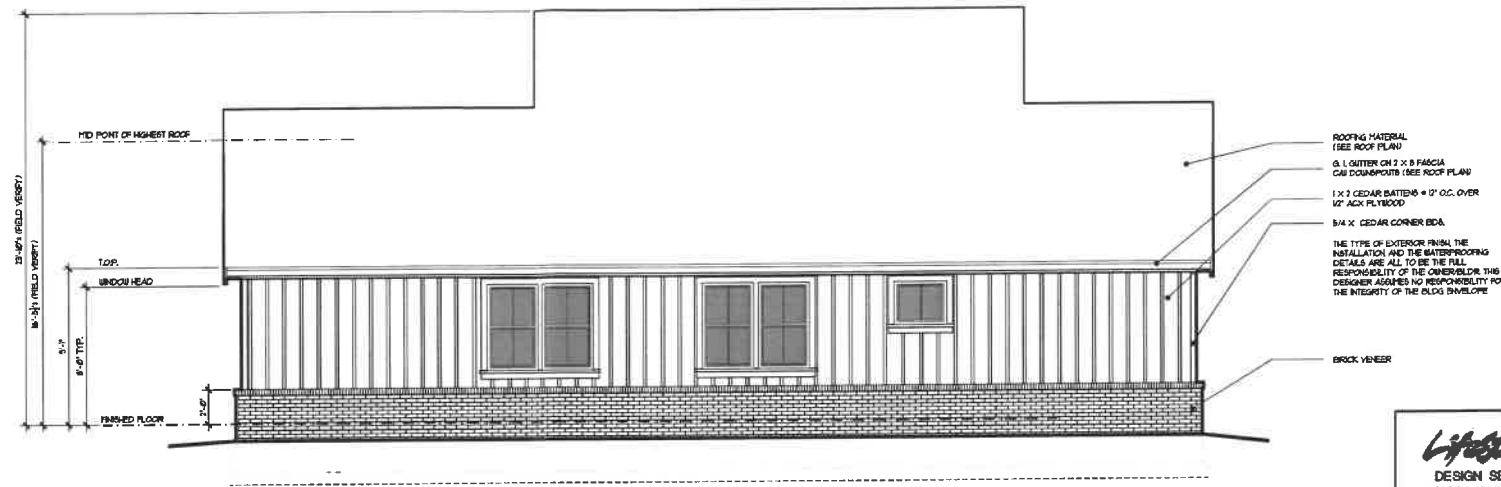
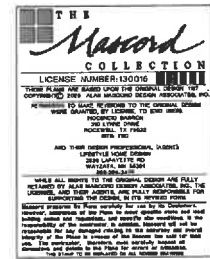
Name:

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

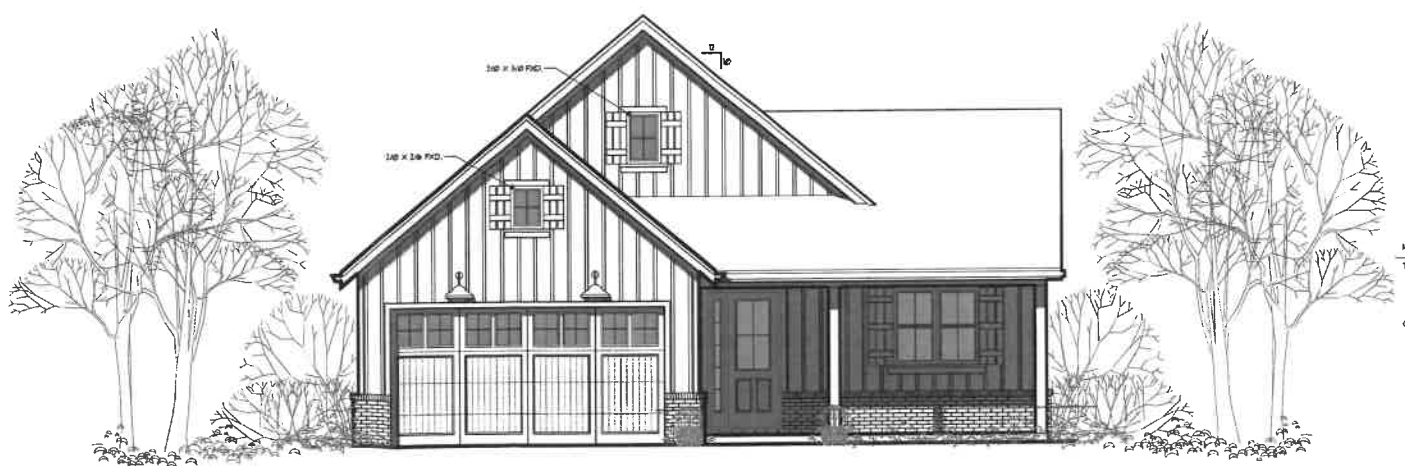




LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

<p>Lifestyle DESIGN SERVICE</p>	NAME
	BARGN
<p>2024-0177</p>	PROJECT NUMBER
	2024-0177

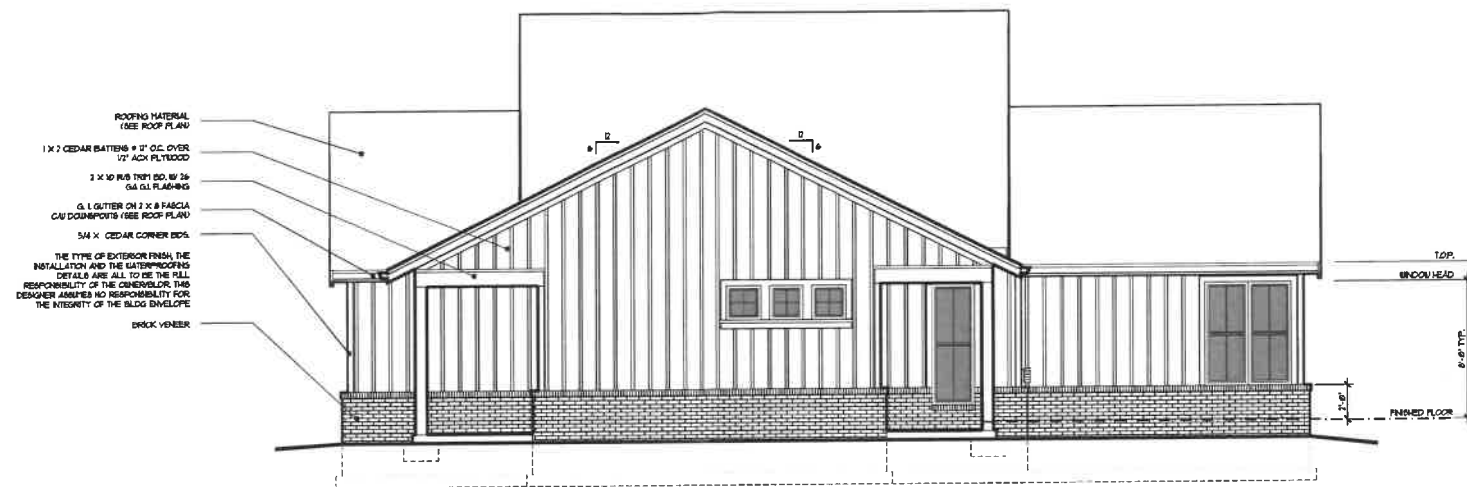
**Important:**  
Contractor/Builders shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to Lifestyle Design Service for clarification and/or correction before proceeding with work. Contractor/Builders shall assume responsibility for all errors that are not reported. (888) 266-3439



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

MAIN FLOOR	1396 SQ. FT.
TOTAL AREA	1598 SQ. FT.
GARAGE AREA	+ 296 SQ. FT.

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WATERPROOFING.



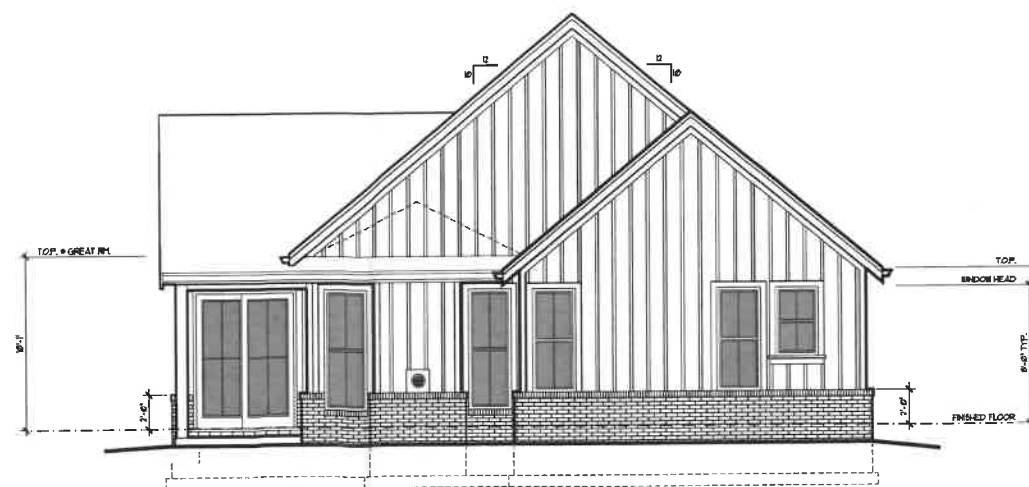
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

 LIFESTYLE DESIGN SERVICE <small>2151 W. MONROE ST. SUITE 100          CHICAGO, ILLINOIS 60618</small>	NAME BARON
	PROJECT NUMBER 2024-577

**Important:**

Contractor/Builder shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to Lifestyle Design Service for notification and/or corrections before proceeding with work. Contractor/Builder shall assume responsibility for all events that are not reported. (DMM 2100-1.15)

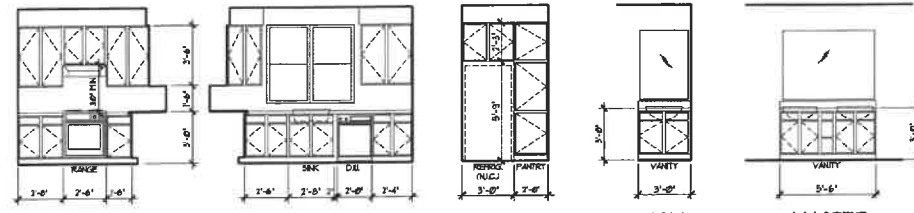


REAR ELEVATION

SCALE: 1/4" = 1'-0"

MAIN FLOOR	196 SQ. FT.
TOTAL AREA	196 SQ. FT.
GARAGE AREA	+ 296 SQ. FT.

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WATERPROOFING.



**KITCHEN CABINET ELEVATIONS**  
SCALE: 1/4" = 1'-0"

<b>Lifestyle</b> DESIGN SERVICE 321.454.8324 www.lifestyle-design.com	NAME BARON
	PROJECT NUMBER 2024-577

**Important:**

Contractor Builders shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to Lifestyle Design Service for verification and/or corrections before proceeding with work. Contractor Builders shall assume responsibility for all errors that are not reported (9888, 2600-1110)

**LEGEND**

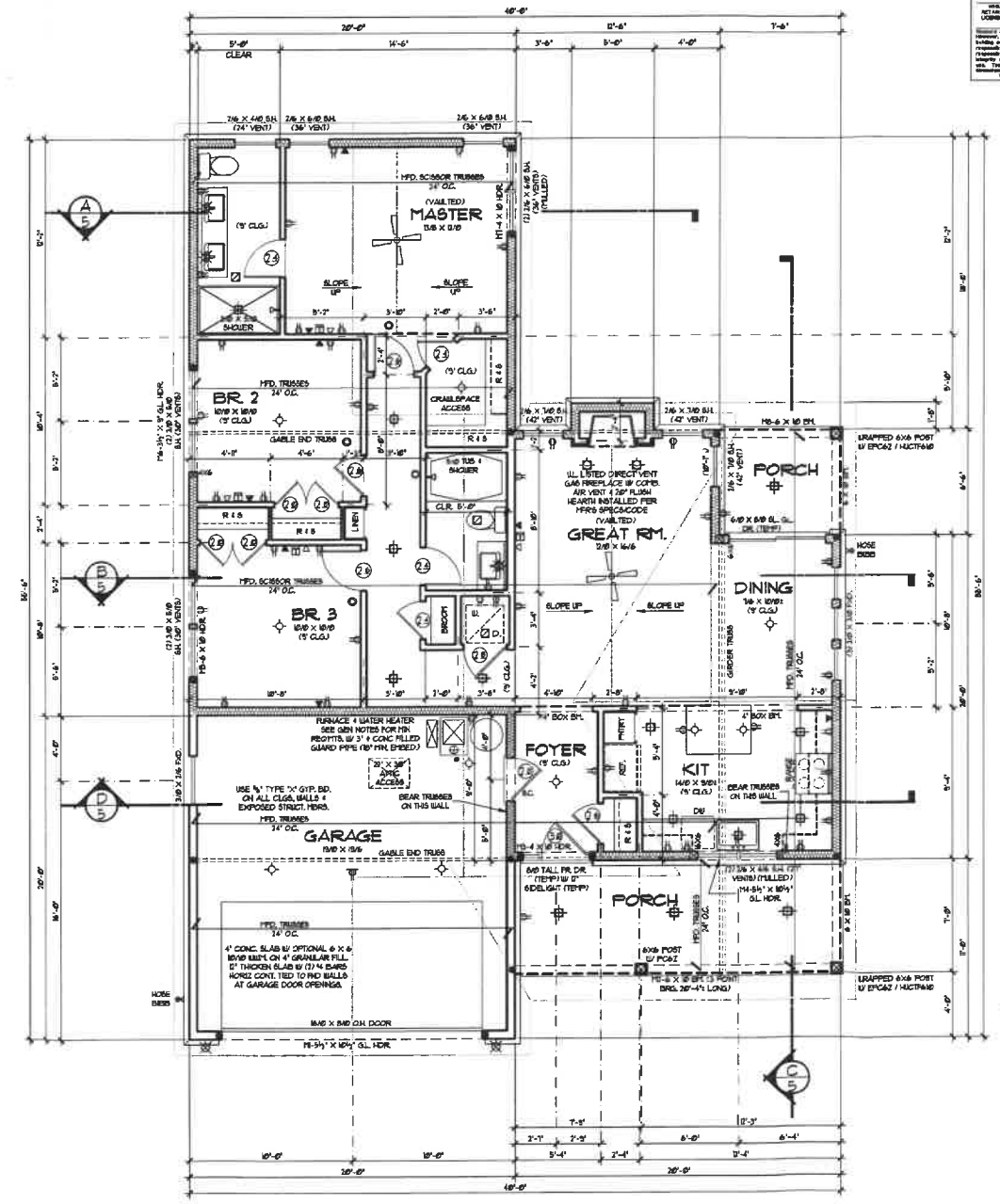
- RECESSED LIGHT
- RECESSED DIRECTIONAL LIGHT FIXTURE
- HALL-MOUNT LIGHT
- SURFACE-MOUNT LIGHT
- FLOOD LIGHT
- SURFACE MOUNTED FLUORESCENT
- RECESSED EXHAUST FAN VENTED TO THE EXTERIOR
- CEILING FAN
- DUPLEX OUTLET
- CEILING MOUNTED DUPLEX OUTLET
- DRY OUTLET
- FLOOR MOUNTED OUTLET (VERIFY LOC)
- TELEPHONE OUTLET
- DATA OUTLET
- TELEVISION OUTLET
- SPEAKER LOCATION
- SPEAKER LOCATION
- SMOKES / CO DETECTOR (SEE GENERAL NOTES FOR OTHER SPEC.)
- BEARING POINT LOCATION (PROVIDE SOLID BEARS MIN. OF HEMMER BOTH SIDS)
- POINT LOAD FROM ABOVE
- 4" x 4" POST FROM ROOF HP, VALLEY OR RIDGE DOWN TO BEARING POINT ON WALL BELOW (MAX. OF 48" FROM VERT.)
- BEARING WALL SUPPORTING STRUCTURE ABOVE
- 4" x 8" OR 4" BEARING WALL INT. DOOR & OPENING TO FIN TO 1" X SUPPORT EA END (ALSO)
- CRIMPED STRUCT. MEMBER BEARING 9 WALL

**ENERGY ENVELOPE KEY**

WALL, FLOOR & INSL.
FOUNDATION INSL.
(SEE SHEET 10 FOR INSULATION VALUES)

**CO. DET LOCATION**  
CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 5 FEET OUTSIDE OF EA. BEDROOM DOOR AT EVERY FLOOR LEVEL IF BEDROOMS (SEE SHEET 10 FOR ADD'L INFO)

**TBS**  
*Maxwood*  
COLLECTION  
LICENSE NUMBER 000015  
THESE PLANS ARE BASED UPON THE ORIGINAL DESIGN AND CONSTRUCTION PERMIT. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.



**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

MAIN FLOOR	108 SQ. FT.
TOTAL AREA	108 SQ. FT.
GARAGE AREA	396 SQ. FT.

IF LATERAL ENGINEERING IS REQUIRED, REFER TO FOUNDING ENGINEERS FOR FURTHER INFORMATION.



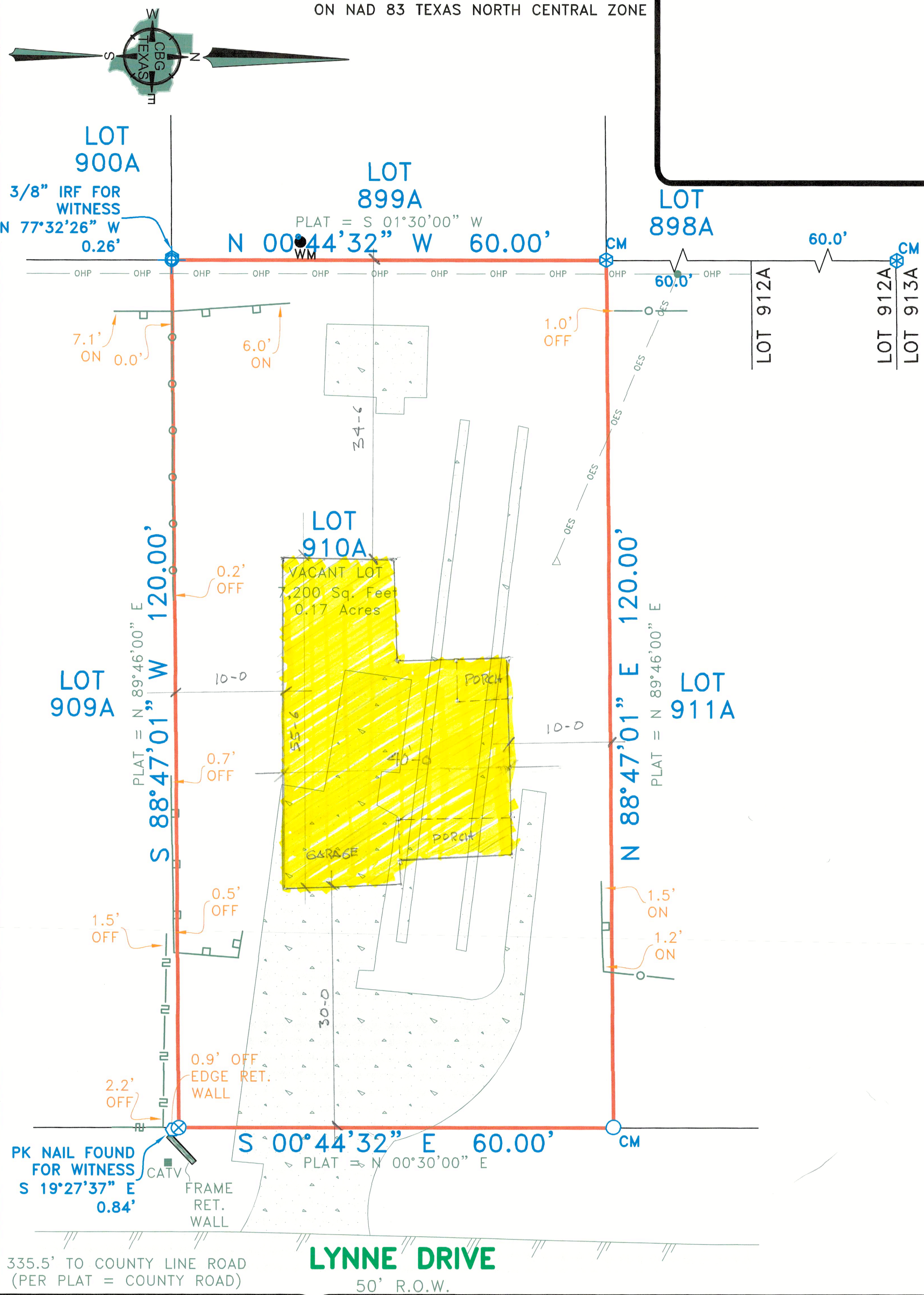
# 178 Lynne Drive

Lot 910A, in ROCKWALL LAKE PROPERTIES NO. 2, an Addition to the County of Rockwall, Texas, according to the recorded map thereof recorded in Volume 1, Pages 79 and 80, Map Records of Rockwall County, Texas.

## LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- PK NAIL FOUND
- ⊗ "X" FOUND/SET
- ⊗ 3/8" ROD FOUND
- ⊕ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- × BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// PIPE FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE
- WOOD DECK

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE



## EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

## NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by the client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Purchaser

Drawn By: SG  
 Scale: 1" = 20'  
 Date: 09/13/24  
 GF No.: \_\_\_\_\_  
 Job No. 2414765



419 Century Plaza Dr., Ste. 210  
 Houston, TX 77073  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10194280  
 www.cbqtxllc.com





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-064

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
121 Lynne Drive	Vacant	N/A	N/A	N/A	N/A
143 Lynne Drive	Modular Home	2019	1,952	N/A	Siding
144 Lynne Drive	Modular Home	1980	1,788	740	Siding
157 Lynne Drive	Modular Home	1980	1,024	N/A	Siding
164 Lynne Drive	Single-Family Home	2004	3,186	N/A	Brick and Stone
167 Lynne Drive	Single-Family Home	2017	1,700	192	Brick and Stone
178 Lynne Drive	Modular Home	1974	1,976	312	Siding
179 Lynne Drive	Vacant	N/A	N/A	100	N/A
187 Lynne Drive	Modular Home	1980	1,064	400	Siding
192 Lynne Drive	Modular Home	1982	1,064	320	Siding
AVERAGES:		1992	1,719	344	



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-064

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



121 Lynne Drive



143 Lynne Drive



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-064

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



144 Lynne Drive



157 Lynne Drive



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-064

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



164 Lynne Drive



167 Lynne Drive





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-064

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



178 Lynne Drive



179 Lynne Drive



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-064

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



187 Lynne Drive



192 Lynne Drive

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 910-A0 OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Inocencio Barron on behalf of Ariel Palacios for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 910-A0 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 178 Lynne Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

### 2.1 OPERATIONAL CONDITIONS

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

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

### 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>rd</sup> DAY OF FEBRUARY, 2025.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

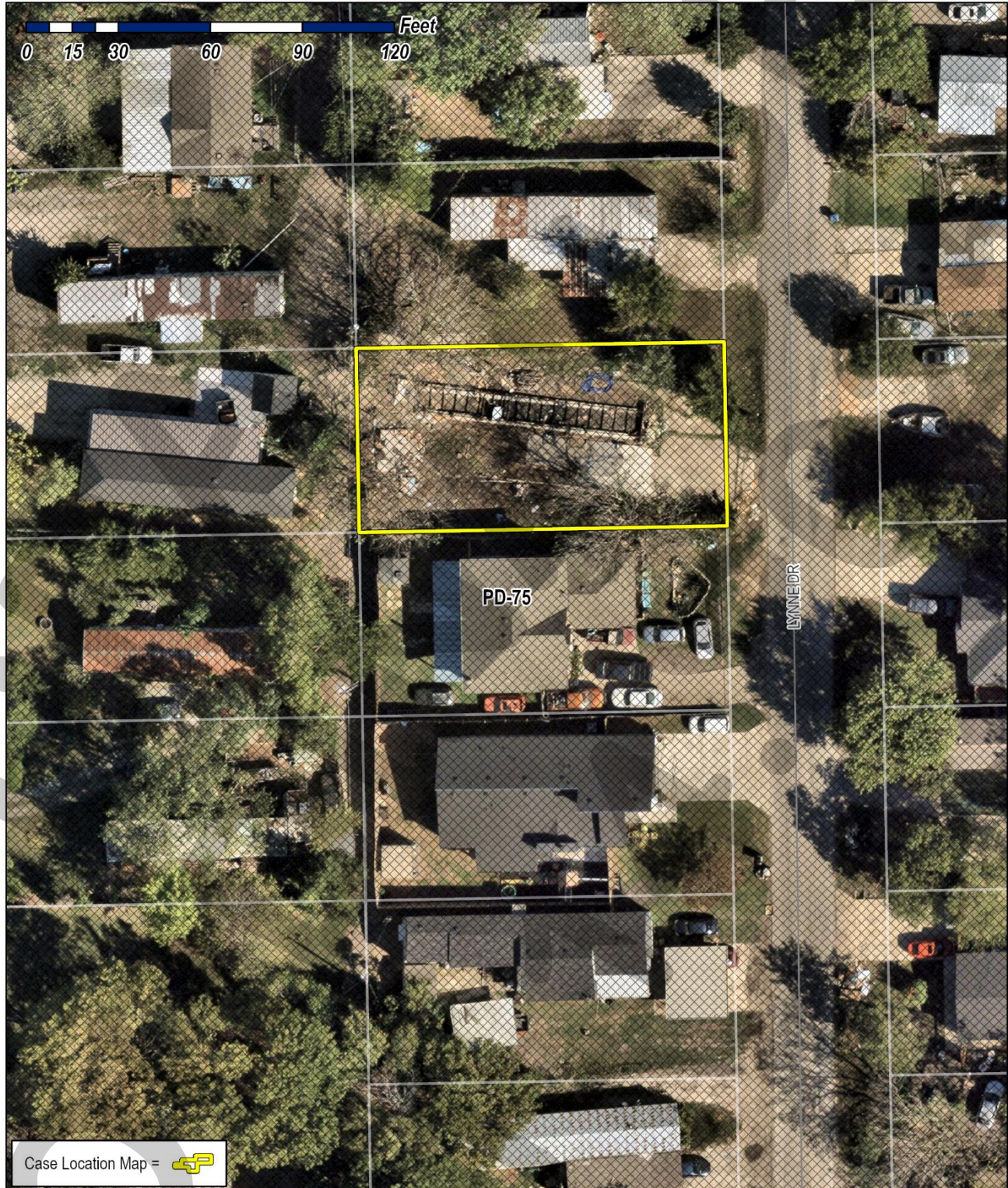
1<sup>st</sup> Reading: January 21, 2025

2<sup>nd</sup> Reading: February 3, 2025

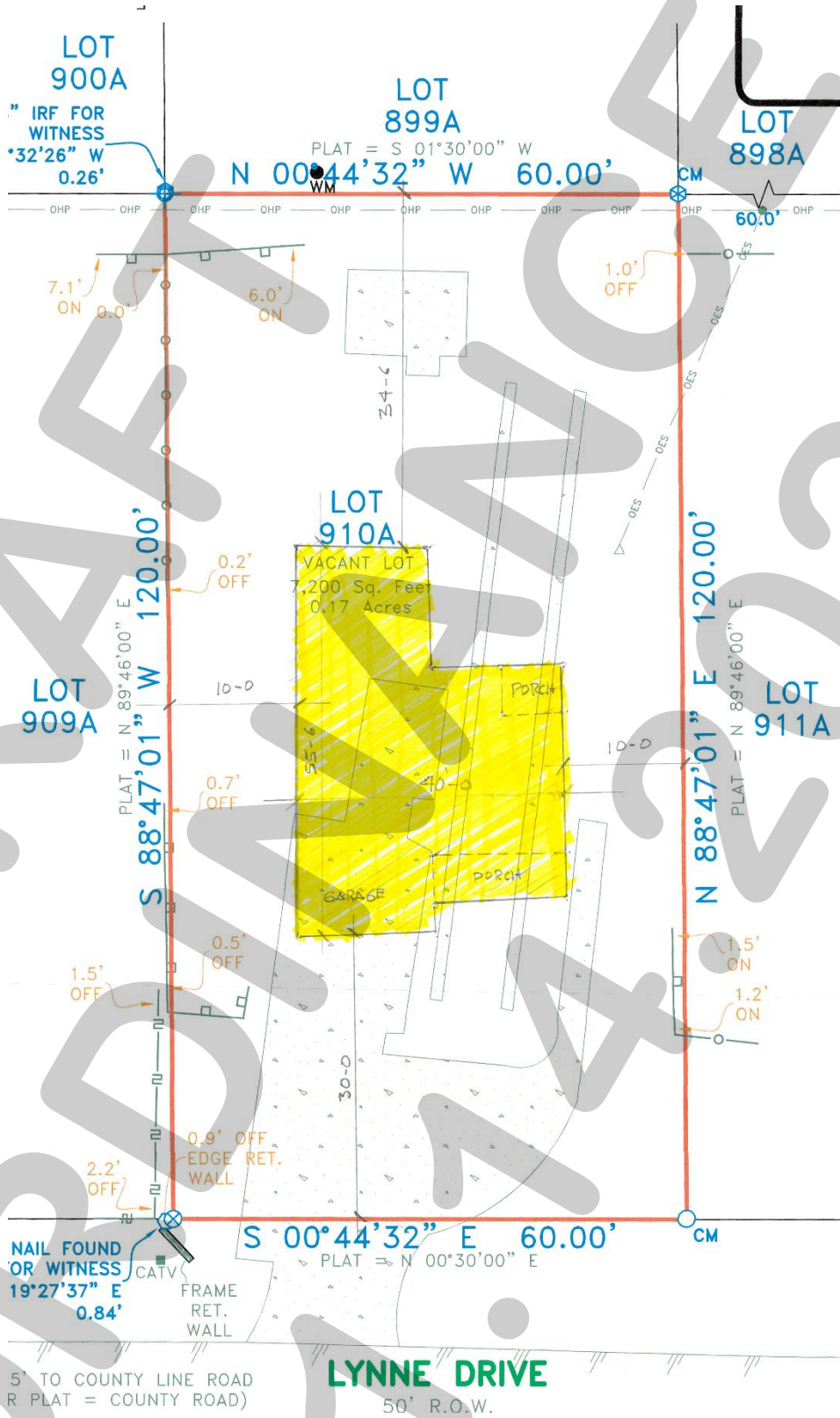
**Exhibit 'A':  
Location Map**

Address: 178 Lynne Drive

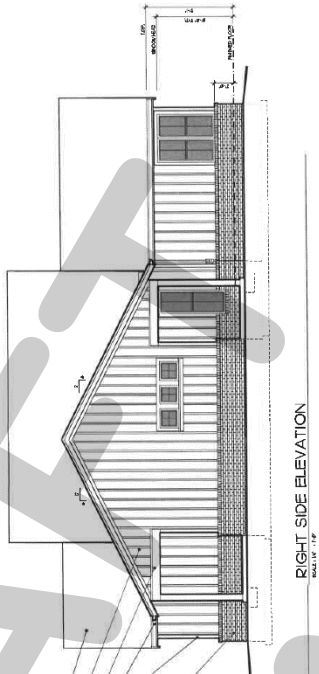
Legal Description: Lot 910-A of the Rockwall Lake Estates #2 Addition



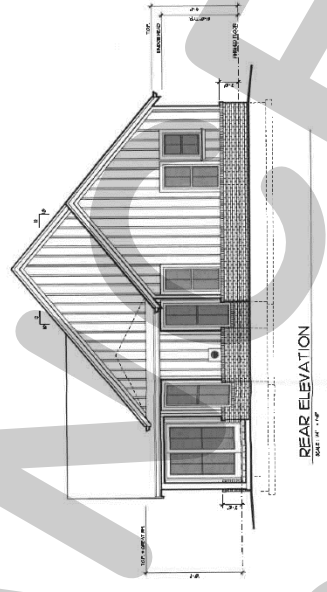
**Exhibit 'B':  
Residential Plot Plan**



# Exhibit 'C': Building Elevations



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



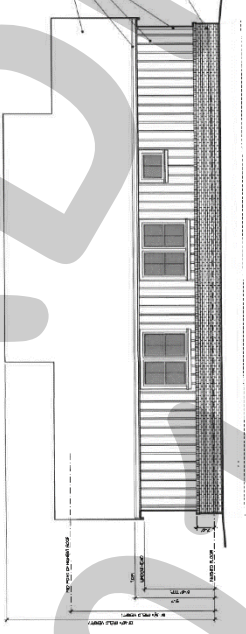
REAR ELEVATION  
SCALE: 1/8" = 1'-0"

- 1. EXTERIOR FINISH: ALL EXTERIOR WALLS AND CHIMNEY SHALL BE FINISHED WITH BRICK.
- 2. CHIMNEY: BRICK CHIMNEY WITH METAL FLASHING AND CEMENT CEMENT PLASTER.
- 3. ROOFING: ASPH/FLT SHINGLES ON 1/2" OSB SHEATHING.
- 4. SIDING: HORIZONTAL SIDING ON ALL EXTERIOR WALLS.
- 5. WINDOWS: DOUBLE HUNG WINDOWS WITH ALUMINUM FINISH.
- 6. DOORS: SOLID CORE DOOR WITH TRANSOM.
- 7. TRIM: 1" X 4" TRIM ON ALL INTERIOR AND EXTERIOR.
- 8. PAINT: EXTERIOR PAINT TO BE DETERMINED BY ARCHITECT.
- 9. CEILING: 5/8" DRYWALL ON ALL INTERIOR CEILING.
- 10. FLOORING: 1/2" OSB SHEATHING ON ALL FLOORS.
- 11. FOUNDATION: CONCRETE FOUNDATION ON ALL EXTERIOR WALLS.
- 12. FINISH: ALL INTERIOR FINISH TO BE DETERMINED BY ARCHITECT.
- 13. ROOF: GABLE ROOF WITH 12:12 PITCH.
- 14. EAVES: 6" DROPPED EAVES WITH BRICK CHIMNEY.
- 15. PORCH: 4" SOLID CORE DOOR WITH TRANSOM.
- 16. TRIM: 1" X 4" TRIM ON ALL INTERIOR AND EXTERIOR.
- 17. PAINT: EXTERIOR PAINT TO BE DETERMINED BY ARCHITECT.
- 18. CEILING: 5/8" DRYWALL ON ALL INTERIOR CEILING.
- 19. FLOORING: 1/2" OSB SHEATHING ON ALL FLOORS.
- 20. FOUNDATION: CONCRETE FOUNDATION ON ALL EXTERIOR WALLS.
- 21. FINISH: ALL INTERIOR FINISH TO BE DETERMINED BY ARCHITECT.

CONSTRUCTION NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. VERIFY ALL LOCAL ORDINANCES AND REQUIREMENTS BEFORE CONSTRUCTION.  
3. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT.  
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
6. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT.  
7. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

DATE	10/15/2025
SCALE	1/8" = 1'-0"
PROJECT	178 LYNNE DRIVE SUP

**Important:**  
Contractor shall verify all dimensions and requirements before construction. All materials and methods shall be approved by the architect. The owner shall be responsible for obtaining all necessary permits. The contractor shall be responsible for obtaining all necessary permits.



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



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





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission

**FROM:** Angelica Guevara, *Planning Technician*

**DATE:** January 14, 2025

**SUBJECT:** MIS2024-020; *Exception to the Fence Material Standards for 214 Lakeview Drive*

---

The applicant, Donyelle Fenton, is requesting the approval of an *Exception* to the *Fence Standards* to allow the construction of a fence on the subject property. The subject property is located on a 0.239-acre parcel of land (*i.e. Lot 5, Block A, Lakeridge Park Addition*) and is addressed as 214 Lakeview Drive. In this case, the applicant is requesting to repair and replace the existing wood picket fence and wooden posts with the same building materials. Based on the applicant's letter, they are requesting a wood picket fence in order to maintain an unobstructed view from their back yard as shown in *Figure 1*.



**FIGURE 1:** EXISTING WOOD PICKET FENCE AND VIEW FROM YARD

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a fence is defined as “(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure.” In addition, Subsection 08.02, *General Fence Standards*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that, “(u)nless otherwise provided for in this section (*i.e. Section 08, Fence Standards*), the following material requirements shall apply to all residential and non-residential fences: ... (1) Permitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (*i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish*), brick, stone, split face CMU or burnished block, vinyl,

fiberglass composite, and concrete with stone face/form liner ...” Subsection 08.03, *Residential Fences*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), states that “(a)ll new transparent fencing shall be wrought iron that is a minimum of four (4) feet in height and a maximum of eight (8) feet in height..” In addition, Subsection 08.03 (B) *Fence Standards for Existing and Infill Single-Family and Duplex Properties*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), states that, “all fences being proposed in established residential areas...shall be architecturally compatible with the design, materials, and colors of the existing fences in the area.”

In accordance with the UDC requirements outlined above, a wood picket fence is an allowable fence material for the subject property; however, as the property is located within an established residential area, it is subject to the *Transparent Fencing* standards, which mandate the use of a wrought iron fence. In addition, wood fence posts would not be permitted by the fence standards. Furthermore, staff reviewed the surrounding properties along Lakeview Drive and found that the majority of homes either feature a wrought iron fence or have no fence at all, making the applicant's request inconsistent with the fencing conditions in the area. Staff should point out that this same request was brought forward by the applicant at the November 26, 2024 meeting. At this meeting, a motion to approve failed by a vote of 3-1 with Commissioner Hagaman dissenting; however, a subsequent motion to deny the request without prejudice passed by a vote of 4-0 to allow the applicant the ability to resubmit the request.

With all of this being said, the approval of an exception is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on January 14, 2025.

# PROJECT COMMENTS



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

DATE: 12/19/2024

PROJECT NUMBER: MIS2024-020  
 PROJECT NAME: Variance Request for 214 Lakeview Drive  
 SITE ADDRESS/LOCATIONS: 214 LAKEVIEW DR

CASE CAPTION: Discuss and consider a request by Donyelle Fenton for the approval of a Miscellaneous Case for an Exception to the Fence Standards to allow the construction of a fence on a 0.239-acre parcel of land identified as Lot 5, Block A, Lakeridge Park Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 214 Lakeview Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	12/18/2024	Approved w/ Comments

12/18/2024: 1. Fence can't be in easement or ROW.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/19/2024	Approved w/ Comments

12/18/2024: Will need to obtain a fence permit through the Building Inspection Department if approved.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/16/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/16/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Angelica Guevara	12/19/2024	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	12/19/2024	Approved w/ Comments

12/19/2024: MIS2024-020; Exception to the Fence Standards for 214 Lakeview Drive

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

I.1 This is a request approval of a Miscellaneous Case for an Exception to the Fence Standards to allow the construction of a fence on a 0.239-acre parcel of land identified as Lot 5, Block A, Lakeridge Park Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 214 Lakeview Drive.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

I.3 According to Article 13, Definitions, of the Unified Development Code (UDC), a fence is defined as “(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure.”

I.4 According to Subsection 08.02, General Fence Standards, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), “Unless otherwise provided for in this section (i.e. Section 08, Fence Standards), the following material requirements shall apply to all residential and non-residential fences:

- Permitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner.”

I.5 According to Subsection 08.03, Residential Fences, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), “Transparent Fencing. (a) Wrought Iron Fences. All new transparent fencing shall be wrought iron that is a minimum of four (4) feet in height and a maximum of eight (8) feet in height.”

I.6 Subsection 08.03(B)(3), Special Exceptions, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) states that, “the Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 08.02(B), and/or alternative fence standards on a case-by-case basis.”

I.7 In this case, the applicant is requesting to repair and replace the four (4) foot, wood picket fence and wooden posts. While wood picket fences are a permitted fencing material, wooden posts are not permitted per the UDC standards. In addition, the subject property is subject to the Transparent Fencing standards which requires a wrought iron fence on the subject property.

I.8 Please note the scheduled meeting for this case:

(1) Planning & Zoning meeting will be held on January 14, 2025 at 6:00 PM in the City Hall Council Chambers.

I.9 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.

0 15 30 60 90 120 Feet

MIS2024-020: Exception to the Fence Standards at 214 Lakeview Drive

Fence can't be in easement or ROW.

SF-10

LAKEVIEW DR

Case Location Map = 



# 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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# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 214 Lakeview Drive, Rockwall Texas 75087

SUBDIVISION Lakeridge Park

LOT 5 BLOCK A

GENERAL LOCATION

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER Donyelle Fenton

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS 214 Lakeview Dr

ADDRESS

CITY, STATE & ZIP Rockwall, TX

CITY, STATE & ZIP

PHONE 972-896-7158

PHONE

E-MAIL donyellef@aol.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

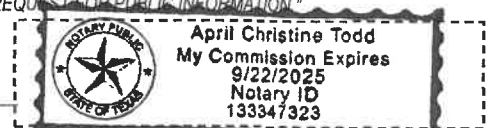
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5 DAY OF December, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5 DAY OF December, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*  
*April C Todd*



MY COMMISSION EXPIRES 9.22.2025



MIS2024-020: Exception to the Fence Standards at 214 Lakeview Drive



Case Location Map =



# 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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Donyelle Fenton  
972-896-7158  
214 Lakeview Dr  
Rockwall, TX 75087

Dec 5th, 2024

Re: Fence/Other Structure replacement - Permits

I'm requesting approval to obtain a permit to replace existing backyard transparent wood fencing and other structure with cedar pickets and posts.

My property has a view of the lake, for that reason I'd prefer not to obstruct that view by installing a privacy fence. As for options of transparent fencing, I don't feel wrought iron is aesthetically pleasing for my home. Lakeridge Park is a custom home neighborhood where no one house is the same. Varying in age and value, there are many fencing styles/types constructed throughout the neighborhood.

Appreciate your consideration.

Regards,



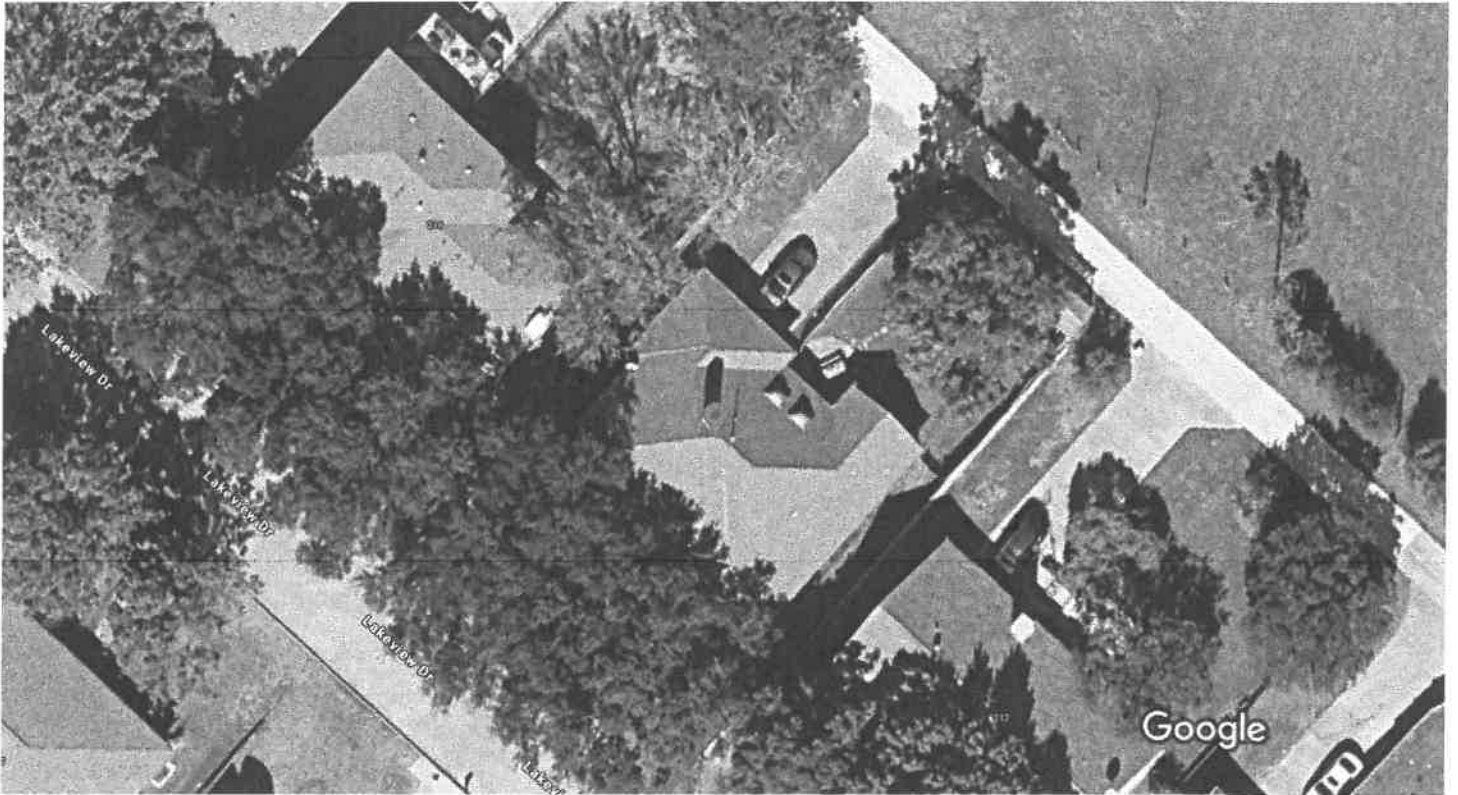
donyellef@aol.com





Google Maps

214 Lakeview Dr



Map data ©2024 , Map data ©2024 Google 20 ft

## 214 Lakeview Dr

Building



Directions



Save



Nearby



Send to  
phone



Share



214 Lakeview Dr, Rockwall, TX 75087