

AGENDA



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MARCH 12, 2024 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 February 27, 2024 Planning and Zoning Commission meeting.

(2) **P2024-006 (HENRY LEE)**

Discuss and consider a request by Brad Boswell and Asher Hamilton of RIV Properties for the approval of a Final Plat of Lots 1, 2 & 3, Block A, George Morton Estates Addition being a 3.59-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, 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.

(3) **Z2024-003 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of a Zoning Change and PD Development Plan amending Planned Development District 74 (PD-74) [Ordinance No. 17-60] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, generally located at the northeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

(4) **Z2024-008 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Marisol Ortiz on behalf of Ricardo Alonso for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.121-acre parcel of land identified as Lot 49 of the Canup's Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 302 E. Bourn Street, and take any action necessary.

(5) **Z2024-009 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor, LLC on behalf of Antonio Borjas for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District and a Light Industrial (LI) District for a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road, and take any action necessary.

(6) **Z2024-006 (RYAN MILLER)**

Hold a public hearing to discuss and consider a *Text Amendment* to Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC) and to establish Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances for the purpose of creating requirements for *Short-Term Rentals*, 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) **SP2024-003 (ANGELICA GUEVARA)**

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kevin Lloyd of 1800 Dalrock, LLC for the approval of a *Site Plan* for two (2) metal buildings in conjunction with two (2) existing commercial/industrial buildings on a 1.55-acre parcel of land identified as Lot 7, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Trail, and take any action necessary.

(8) **SP2024-004 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Brian Berry of PRBBS, LLC for the approval of a *Site Plan* for a commercial building on a 1.745-acre parcel of land being identified as Lot 1, Block A, BW Plus Executive Residency Addition City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 700 Vigor Way, and take any action necessary.

(9) **SP2024-005 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Akhil Vats of Vedanta Estates, LLC for the approval of a *Site Plan* for a medical office building on a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1940 Alpha Drive, and take any action necessary.

(VI) **DISCUSSION ITEMS**

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

- P2024-005: Replat for Lot 10, Block A, Dalton Goliad Addition **(APPROVED)**
- Z2024-001: Amendment to Planned Development District 2 (PD-2) **(2ND READING; APPROVED)**
- Z2024-002: Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* for 715 Sherman Street **(2ND READING; APPROVED)**
- Z2024-004: Specific Use Permit (SUP) for an *Accessory Building and Carport* at 9 Crestview Circle **(2ND 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 March 8, 2024 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
FEBRUARY 27, 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 **Commissioner Conway called the meeting to order at 6:00 PM. Commissioners present were, Jay Odom, Ross Hustings and Kyle Thompson.**
9 **Commissioners absent were Chairman Derek Deckard, Vice-Chairman John Womble and Commissioner Brian Llewelyn. Staff members present were**
10 **Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning**
11 **Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price.**

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 **Commissioner Conway explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there**
21 **being 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 February 13, 2024 Planning and Zoning Commission meeting.

2. P2024-005 (HENRY LEE)

31 Consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Shane Shoulders of Kennor Rockwall Retail, LLC for the approval of a *Replat*
32 for Lot 10, Block A, Dalton Goliad Addition being a 1.93-acre tract of land identified as Lots 8 & 9, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall
33 County, Texas, zoned General Retail (GR) District, situated within the N. SH-205 Overlay (N. SH-205 OV) District, generally located on the west side of SH-205
34 north of the intersection of SH-205 and FM-552, and take any action necessary.

36 **Commissioner Hustings made a motion to approve Consent Agenda. Commissioner Thompson seconded the motion which passed by a vote of 4-0.**

IV. ACTION ITEMS

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

3. MIS2024-003 (HENRY LEE)

44 Discuss and consider a request by Tommy Burns for the approval of a *Miscellaneous Case* for a *Variance* to allow artificial or synthetic plant materials on a 0.23-
45 acre parcel of land identified as Lot 8, Block N, Northshore #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District,
46 addressed as 320 Shepards Hill Drive, and take any action necessary.

48 **Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting an exception to allow the planting of**
49 **synthetic plant material in this case being artificial turf in the front and rear of the yard. In the unified development code, it states that synthetic plant**
50 **material shall be prohibited which would be the reason they are requesting this variance.**

52 **Tom Burns**
53 **320 Shepard's Hill Drive**
54 **Rockwall, TX 75087**

56 **Wesley Graves**
57 **407 S. Fannin**
58 **Rockwall, TX 75087**

60 **Mr. Burns and Mr. Graves came forward and provided additional details in regards to the request.**

62 **Commissioner Hustings asked if they would be able to approve if it was front yard.**

64 **Commissioner Odom asked if the fence is fully closed.**

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Commissioner Hustings asked if there are other drought landscaping options.

Commissioner Odom asked if there were artificial turfs in Rockwall.

Commissioner Odom made a motion to deny MIS2024-003. Commissioner Hustings seconded the motion to deny which passed by a vote of 3-1. Commissioner Thompson dissenting.

V. DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come 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 are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is February 13, 2024.

4. Z2024-006 (RYAN MILLER)

Hold a public hearing to discuss and consider a Text Amendment to Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC) and to establish Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances for the purpose of creating requirements for *Short-Term Rentals*, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. On November 6th the City Council approved a motion to direct staff to prepare an ordinance creating regulations for short term rentals. The reason behind this was in regards to complaints that came forth through a SUP for a Pickleball court. There were multiple work sessions on this at the City Council level. Staff tried to stay as close to the lens that the state had provided us to look at this and that is in a residential light. The state hasn't provided much of a definition for short term rentals (STR) other than it looks at it from a residential standpoint. The courts have agreed that these are residential. In preparing the ordinance they have prepared it for both regulatory and zoning code. The zoning code is going to be where they're placed in the city and the requirements for that particular use to be placed. The regulatory code is the conduct after they are established and what performance standards they have to meet. Staff defined Short Term Rentals as being a residential dwelling unit, apartment, condominium or guest quarters/ secondary living unit in which the entire portion thereof is offered for rent for a period exceeding 12 hours but less than 30 consecutive days to a particular occupant. This really is a definition that matches what's in the tax code and that's what the state has provided us with this far. From there we create three different distinct categories of STR. The three categories are an owner-occupied single-family home, town home or duplex a non-owner-occupied single-family home, townhome or duplex and then an apartment and condominium. There are three distinct uses and what we've done is we've allowed them by right in all residential districts same as you would a single-family home. The only two districts who we are proposing to require a specific use permit on are the downtown district and the residential office district. The reason being is those are more mixed-use districts where we allow single-family housing. The STR may or may not be appropriate in all properties that could be a short-term rental in those districts. They're proposing a specific use permit (SUP) as a catalyst for those districts since they are mixed-use and the downtown especially has special consideration that should be looked at on a case by case basis. In all residential districts they will be allowed by right under the land use conditions we have established. The land use conditions are for non-owner-occupied single-family homes. They have to be not within 500 ft of an existing short-term rental. Staff original showed council a map of 250, 500 and 1,000 ft. They ultimately decided on 500 ft was the most appropriate. This is only for the non-owner occupied. Staff heard from the people in the Council Chambers is that non-owner occupied STR are the ones creating the most issues if the owners on site we don't see as many regulatory issues with regards to the property maintenance code or the cities other regulatory requirements. Staff also created a conditional land use standard that if you locate within 500 ft that there is a path to do so and that would be through a SUP. Staff also looked at creating a Short-Term Rental permit and registration program. It would propose a \$500 application fee for a STR that will be valid for a period of three years. In the regulatory code we start to create the general standards which regulate advertising, parking, temporary structures, trash, signage, life safety requirements, conduct on premise, tenant notification and payment of hotel motel occupancy tax. These are the performance standards that they have to meet once they're operating and any violations to those is a violation that can be they can be subject to a fine of \$500-\$2,000 per day for each offense. Ultimately, we don't assess the fines that's assessed by a judge it just gives them the parameters in which they can look at. The way the ordinance is set up is that if any STR crews 3 violations in a 12-month period that short term rental permit can be revoked and the property owner would be barred from resubmitting a new application for 12 months. This is saying if you're not going to be a good neighbor and there's a track record of you violating the ordinance over and over again that there is some kind of penalty. In addition, there is a permanent revocation clause that the city may revoke the permit. If an STR permit is revoked 2 times and it does use the word may because if it's something associated with trash we're probably not going to move to revoke the STR permit permanently but if it's something that is much more severe like repetitive noise violations or something of that nature that is disruptive to the single-family nature of the adjacent properties then it may be something that warrants permanent revocation. Other things that we've done is we've established a requirement for a responsible party and this is very common in the cities that we actually looked at. A responsible party is somebody that lives in the county of Rockwall that can be reached within one hour of a violation or a tenant request. That can be responsive to the tenant or the city. They have to be a tenant or an occupant of Rockwall County staff felt this would be appropriate in this case. Beyond that we also established nonconforming rights. We of course don't want to ignore the fact that we have existing STR's in the community and we wanted to provide a path for them to be able to bring themselves into conformance with the new requirements. The way the ordinance is set up is it would give them a 90-day period to come in and register they would be exempt from the proximity requirements because in certain cases we have existing STR's that are right across the street from each other. Once we started taking new applications any new STR would be subject to the 500 ft requirement and those existing STR's we would buffer off of those.

Commissioner Husting asked if there would be a process for short term rental.

Commissioner Thompson asked about who would get punished for

Commissioner Odom aske if there will be any documentation on this.

133 Commissioner Conway advised that this item will go before the commission for discussion or action on March 12, 2024.

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135 **5. Z2024-008 (ANGELICA GUEVARA)**

136 Hold a public hearing to discuss and consider a request by Marisol Ortiz on behalf of Ricardo Alonso for the approval of a Specific Use Permit
137 (SUP) for Residential Infill in an Established Subdivision on a 0.121-acre parcel of land identified as Lot 49 of the Canup Addition, City of
138 Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO)
139 District, addressed as 302 E. Bourn Street, and take any action necessary.

140
141 Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting a Specific Use permit (SUP)
142 for a residential infill to construct a single-family home. Staff is working through project comments with the applicant and at the moment she does
143 have a variance for the driveway spacing.

144
145 Marisol Ortiz
146 302 E Bourn St
147 Rockwall, TX 75087

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149 Mrs. Ortiz came forward and provided additional details in regards to the request.

150
151 Commissioner Conway advised that this item will go before the commission for discussion or action on March 12, 2024.

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153 **6. Z2024-009 (HENRY LEE)**

154 Hold a public hearing to discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor, LLC on behalf of Antonio Borjas for the
155 approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District and a Light Industrial (LI) District
156 for a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned
157 Agricultural (AG) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road, and take any action necessary.

158
159 Senior Planner Henry Lee provided a brief summary in regard to the request. The applicant is requesting to change the zoning to two different zoning
160 classifications. The larger piece that faces SH 276 will be the Light Industrial piece, that will be in conformance with our future land use map that will
161 be changing to Light Industrial. The back piece that's off Zollner in the south east portion is where the applicant is residing and are requesting to
162 rezone that portion of the property to Single-Family estate 1.5. That would not be in conformance with the future land use map but this would be more
163 of an interim zoning to get to that future land use just because the property is currently being used as a residential property. That being said everything
164 else is in conformance. On March 12 when this comes back for action and is approved they'll have to come back and plat the property since currently
165 it is still one piece.

166
167 Commissioner Conway advised that this item will go before the commission for discussion or action on March 12, 2024.

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169 **7. P2024-006 (HENRY LEE)**

170 Discuss and consider a request by Brad Boswell and Asher Hamilton of RIV Properties for the approval of a Final Plat of Lots 1, 2 & 3, Block A,
171 George Morton Estates Addition being a 3.59-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block
172 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4,
173 Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer
174 Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and
175 Summer Lee Drive, and take any action necessary.

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177 Senior Planner Henry Lee advised that this will go to parks board on March 5th therefore it will come back on Consent Agenda on March 12th

178
179 Commissioner Conway advised that this item will go before the commission for discussion or action on March 12, 2024.

180
181 **8. SP2024-003 (ANGELICA GUEVARA)**

182 Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kevin Lloyd of 1800 Dalrock, LLC for the approval
183 of a Site Plan for two (2) metal buildings in conjunction with two (2) existing commercial/industrial buildings on a 1.55-acre parcel of land identified
184 as Lot 7, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216
185 Ranch Trail, and take any action necessary.

186
187 Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting a site plan for two metal
188 buildings. The applicant is going through the process again since his previous site plan has expired. Staff did want to mention that ARB did look at
189 this and they were okay with variances provided which were the roof pitch standards, primary and secondary articulation as long as they were able
190 to continue the wainscoting on the existing building on all four (4) sides.

191
192 Dub Douphrate
193 2235 Ridge Rd
194 Rockwall, TX 75087

195
196 Mr. Douphrate came forward and provided additional details in regards in the request.

198 Commissioner Hastings asked if this was previously approved.

199

200 Commissioner Conway advised that this item will go before the commission for discussion or action on March 12, 2024.

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202 9. **SP2024-004 (BETHANY ROSS)**

203 Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Brian Berry of PRBBS, LLC for the approval of a *Site Plan*
204 for a commercial building on a 1.745-acre parcel of land being identified as Lot 1, Block A, BW Plus Executive Residency Addition City of Rockwall,
205 Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 700 Vigor Way, and
206 take any action necessary.

207

208 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting two (2) variances to the four (4) sided
209 architecture and articulation standards of the overlay district.

210

211 Jeff Carroll
212 750 E Interstate
213 Rockwall, TX 75087

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215 Mr. Carroll came forward and provided additional details ion regards to the request.

216

217 Commissioner Conway advised that this item will go before the commission for discussion or action on March 12, 2024.

218

219 10. **SP2024-005 (BETHANY ROSS)**

220 Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Akhil Vats of Vedanta Estates, LLC for the approval of a *Site*
221 *Plan* for a medical office building on a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre #2 Addition, City of Rockwall,
222 Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1940 Alpha Drive,
223 and take any action necessary.

224

225 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting a site plan for medical office building. This
226 has gone through before and is coming back since it has expired. They are requesting three (3) variances to the four (4) sided architecture articulation
227 and natural stone. As well as one exception to the residential adjacency standards since the school/ football field is behind it. The ARB did look at
228 this and recommended they carried the brick all around the front of the building as opposed of having the stone at the front.

229

230 Jeff Carroll
231 750 E Interstate 30
232 Rockwall, TX 75087

233

234 Mr. Carroll came forward and provided additional details in regards to the request.

235

236 Commissioner Conway advised that this item will go before the commission for discussion or action on March 12, 2024.

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

239

- 240 • P2024-001: Final Plat for Phase 1 of the Peachtree Meadows Subdivision (APPROVED)
- 241 • P2024-002: Final Plat for Lots 1 & 2, Block A, Cruse Addition (APPROVED)
- 242 • P2024-003: Preliminary Plat for Phase 2 of the Terracina Estates Subdivision (APPROVED)
- 243 • Z2024-001: Amendment to Planned Development District 2 (PD-2) (1ST READING; APPROVED)
- 244 • Z2024-002: Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* for 715 Sherman Street (1ST READING; APPROVED)
- 245 • Z2024-003: PD Development Plan and Amendment to Planned Development District 74 (PD-74) (POSTPONED TO THE MARCH 18, 2024
246 CITY COUNCIL MEETING)
- 247 • Z2024-004: Specific Use Permit (SUP) for an *Accessory Building and Carport* at 9 Crestview Circle (1ST READING; APPROVED)

248

249 Director of Planning and Zoning Ryan Miller provided a brief update about the outcomes of the above referenced cases at the City Council meeting.

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251 VI. ADJOURNMENT

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253 Commissioner Conway adjourned the meeting at 7:00PM

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255 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____
256 _____, 2024.

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Derek Deckard, Chairman

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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

TO: Planning and Zoning Commission
DATE: March 12, 2024
APPLICANT: Brad Boswell; *RIV Properties LLC*
CASE NUMBER: P2024-006; *Replat for Lots 4-6, Block A, George Morton Estate Addition*

SUMMARY

Consider a request by Brad Boswell and Asher Hamilton of RIV Properties for the approval of a Final Plat of Lots 4-6, Block A, George Morton Estates Addition being a 3.59-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 3.59-acre tract of land (*i.e. Lots 1-3, Block A, George Morton Estate Addition*) for the purpose of creating three (3) parcels of land (*i.e. Lots 4-6, Block A, George Morton Estate Addition*). The purpose of the Replat is to abandon existing easements, and dedicate new easements and right-of-way in order to facilitate the development of a 176-unit *Condominium Building* on the subject property.
- Background. The City Council annexed the subject property into the City of Rockwall on November 7, 1960 through the adoption of *Ordinance No. 60-03*. Upon annexation, the subject property was zoned Agricultural (AG) District. On December 7, 1966, the subject property was platted into its current configuration as part of the George Morton Estate Addition. Based on the May 16, 1983 and December 7, 1993 *Historic Zoning Maps*, at some point between these dates portions of the subject property adjacent to Horizon Road [*FM-3097*] were rezoned to General Retail (GR) District. On June 19, 1989, portions of the subject property were also rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 89-20*]. The PD-32 ordinance was amended four (4) times by *Ordinance No.'s 89-20, 02-55, 08-11, & 10-21*. On March 7, 2022, the City Council approved a *PD Development Plan* [*Ordinance No. 22-10*] for the subject property. The *PD Development Plan* was amended twice by *Ordinance No.'s 22-36 & 23-05*. On March 14, the Planning and Zoning Commission approved a *Site Plan* [*Case No. SP2023-008*] to allow the construction of a 176-unit condominium building on the subject property. On May 1, 2023, the City Council approved a final plat [*Case No. P2023-008*] that allowed for the conveyance of the subject property (*i.e. Lots 1-3, Block A, George Morton Estate Addition*).
- 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 Replat 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 Replat for *Lots 4-6, Block A, George Morton Estate Addition* staff would propose the following conditions of approval:

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

²: 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 Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and
 SUBDIVISION the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the
 GENERAL LOCATION southwest corner of the intersection of Horizon Road and Summer Lee Drive.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	5.083 Acres	LOTS [CURRENT]	N/A
		LOTS [PROPOSED]	N/A

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"/> Agent		<input checked="" type="checkbox"/> APPLICANT	RIV Rockwall LLC
CONTACT PERSON		CONTACT PERSON	Brad Boswell and Asher Hamilton
ADDRESS		ADDRESS	2040 Century Center Blvd Suite #10
CITY, STATE & ZIP		CITY, STATE & ZIP	Irving, TX 75062
PHONE		PHONE	(214) 493-3346
E-MAIL		E-MAIL	bboswell@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 _____ DAY OF _____, 20____.

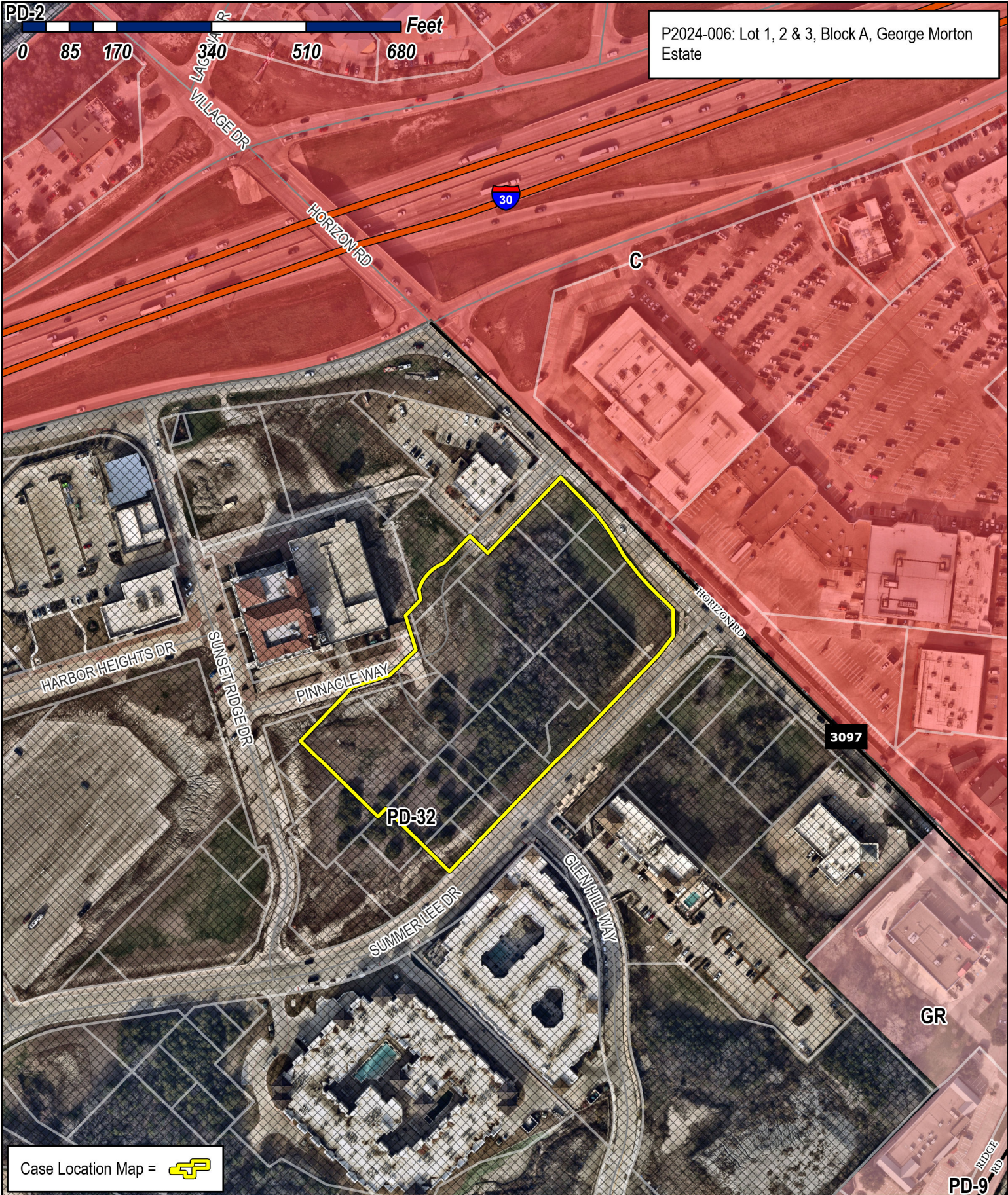
OWNER'S SIGNATURE _____


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____



P2024-006: Lot 1, 2 & 3, Block A, George Morton Estate



Case Location Map = 

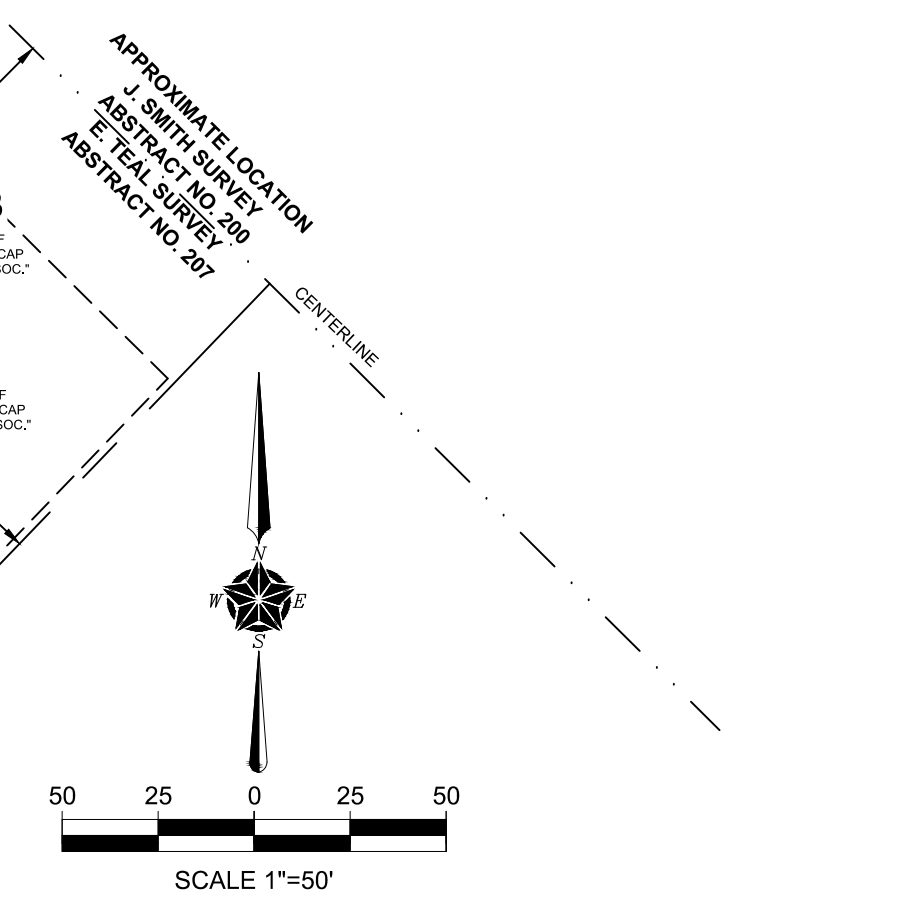
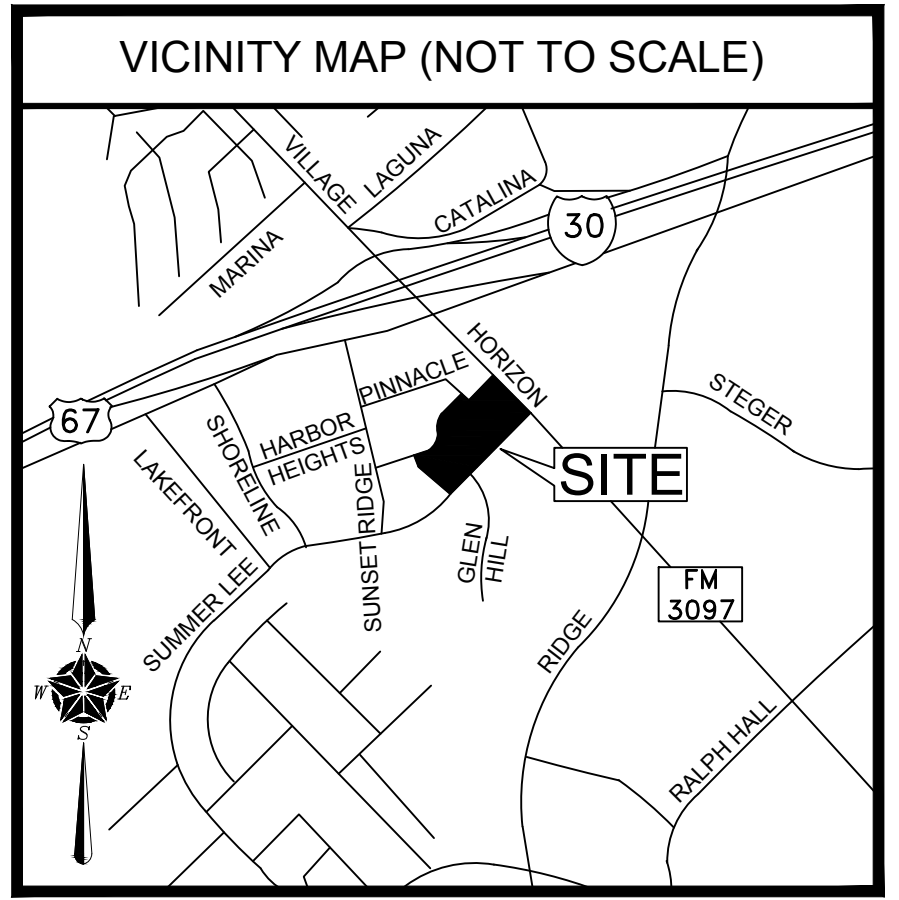


City of Rockwall

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.





POINT OF BEGINNING
STATE PLANE COORDINATES
N = 7,014,291.739'
E = 2,590,194.617'

BLOCK A
GEORGE MORTON ESTATE
GROSS = 221,408 SQ. FT. / 5.083 ACRES
NET = 191,617 SQ. FT. / 4.399 ACRES

- LEGEND**
- P.R.D.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 - D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
 - INST. NO. INSTRUMENT NUMBER
 - VOL., PG. VOLUME, PAGE
 - SQ. FT. SQUARE FEET
 - IRF IRON ROD FOUND
 - IRS 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
 - X FND/SET X CUT FOUND/SET
 - BDS MAG NAIL SET WITH 2 INCH BRASS WASHER STAMPED "TEXAS HERITAGE SURVEYING & RPLS 5382"
 - <CM> CONTROL MONUMENT

OWNER
JUDY GRACE BRYANT
LINDA JEAN BRUNETTE
DOUGLAS FREDERICK WYGAL
2528 MARK
MESQUITE, TX 75150

OWNER / DEVELOPER
RIV ROCKWALL LLC
2040 CENTURY CENTER BLVD.
SUITE #10
IRVING, TX 75062

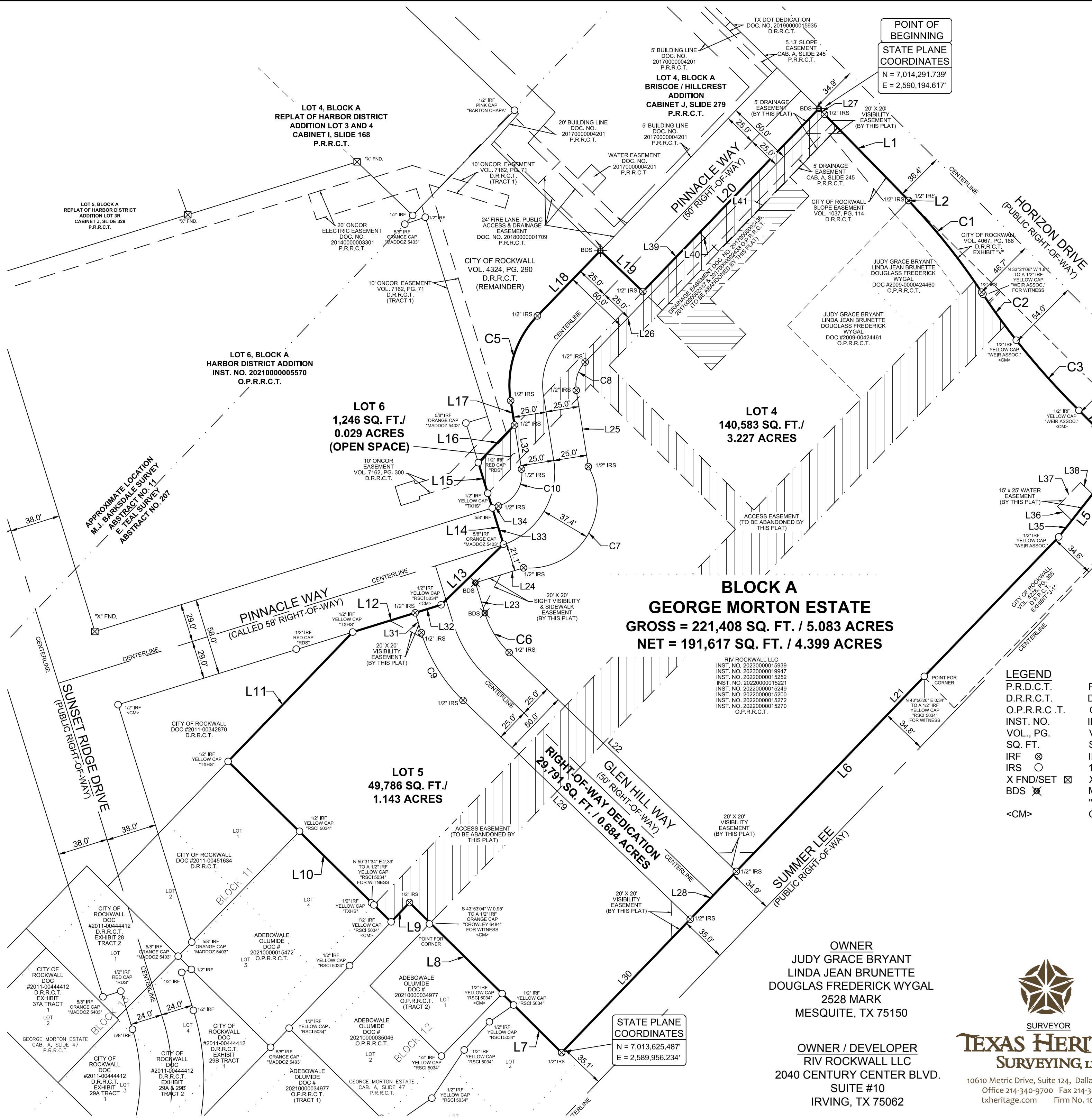
SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

FINAL PLAT
LOTS 4-6, BLOCK A
GEORGE MORTON ESTATE ADDITION
BEING A REPLAT OF
LOTS 1, 2 & 3, BLOCK A
GEORGE MORTON ESTATE ADDITION
BEING THREE (3) LOTS
5.083-ACRES OR 221,408 SF
SITUATED WITHIN THE
E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

JOB # 2202266-8 / SCALE= 1" = 50' / DRAWN: KO / 01/31/2024
PAGE 1 OF 3

CASE # P2024-006

STATE PLANE COORDINATES
N = 7,013,625.487'
E = 2,589,956.234'



APPROXIMATE LOCATION
M.J. BARKSDALE SURVEY
E. TEAL SURVEY
ABSTRACT NO. 207

SUNSET RIDGE DRIVE
(PUBLIC RIGHT-OF-WAY)

PINNACLE WAY
(CALLED 58' RIGHT-OF-WAY)

HORIZON DRIVE
(PUBLIC RIGHT-OF-WAY)

GLEN HILL WAY
(50' RIGHT-OF-WAY)

SUMMER LEE
(PUBLIC RIGHT-OF-WAY)

GEORGE MORTON ESTATE
CAB. A, SLIDE 47
P.R.R.C.T.

CITY OF ROCKWALL
DOC #2011-0044412
D.R.R.C.T.
EXHIBIT 28
TRACT 2

GEORGE MORTON ESTATE
CAB. A, SLIDE 47
P.R.R.C.T.

CITY OF ROCKWALL
DOC #2011-0044412
D.R.R.C.T.
EXHIBIT 28
TRACT 2

CITY OF ROCKWALL
DOC #2011-0044412
D.R.R.C.T.
EXHIBIT 28
TRACT 2

CITY OF ROCKWALL
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D.R.R.C.T.
EXHIBIT 28
TRACT 2

CITY OF ROCKWALL
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EXHIBIT 28
TRACT 2

CITY OF ROCKWALL
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D.R.R.C.T.
EXHIBIT 28
TRACT 2

CITY OF ROCKWALL
DOC #2011-0044412
D.R.R.C.T.
EXHIBIT 28
TRACT 2

LOT 5, BLOCK A
REPLAT OF HARBOR DISTRICT
ADDITION LOT 3B
CABINET J, SLIDE 328
P.R.R.C.T.

LOT 4, BLOCK A
REPLAT OF HARBOR DISTRICT
ADDITION LOT 3 AND 4
CABINET I, SLIDE 168
P.R.R.C.T.

LOT 6, BLOCK A
HARBOR DISTRICT ADDITION
INST. NO. 2021000005570
O.P.R.R.C.T.

LOT 6
1,246 SQ. FT.
0.029 ACRES
(OPEN SPACE)

LOT 4, BLOCK A
BRISCOE / HILLCREST
ADDITION
CABINET J, SLIDE 279
P.R.R.C.T.

LOT 4
140,583 SQ. FT.
3.227 ACRES

CITY OF ROCKWALL
VOL. 4324, PG. 290
D.R.R.C.T.
(REMAINDER)

RIV ROCKWALL LLC
INST. NO. 2023000015939
INST. NO. 2023000015947
INST. NO. 2022000015252
INST. NO. 2022000015221
INST. NO. 2022000015249
INST. NO. 2022000015200
INST. NO. 2022000015272
INST. NO. 2022000015270
O.P.R.R.C.T.

CITY OF ROCKWALL
DOC #2011-0044412
D.R.R.C.T.
EXHIBIT 28
TRACT 2

CITY OF ROCKWALL
DOC #2011-0044412
D.R.R.C.T.
EXHIBIT 28
TRACT 2

CITY OF ROCKWALL
DOC #2011-0044412
D.R.R.C.T.
EXHIBIT 28
TRACT 2

CITY OF ROCKWALL
DOC #2011-0044412
D.R.R.C.T.
EXHIBIT 28
TRACT 2

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TRACT 2

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TRACT 2

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DOC #2011-0044412
D.R.R.C.T.
EXHIBIT 28
TRACT 2

CITY OF ROCKWALL
DOC #2011-0044412
D.R.R.C.T.
EXHIBIT 28
TRACT 2

CITY OF ROCKWALL
DOC #2011-0044412
D.R.R.C.T.
EXHIBIT 28
TRACT 2

CITY OF ROCKWALL
DOC #2011-0044412
D.R.R.C.T.
EXHIBIT 28
TRACT 2

OWNER'S CERTIFICATE OF DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RIV ROCKWALL LLC, Judy Grace Bryant, Linda Jean Brunette, Douglas Frederick Wygal, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, being a portion of that tract of land described as George Morton Estate, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas, and being that same tract of land as shown on the Conveyance Plat of George Morton Estate, Lots 1, 2 & 3, Block A as recorded in Instrument Number 2023000009727, Official Public Records, Rockwall County, Texas, said tract being inclusive of those tracts of land contained in the following deeds:

that tract of land described in Deed Without Warranty to RIV ROCKWALL LLC as recorded in Instrument Number 20230000019947, Official Public Records, Rockwall County, Texas, along with that tract of land described in Special Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20230000015939, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015252, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015221, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015249, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015200, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015272, Official Public Records, Rockwall County, Texas, along with that tract of land described in General Warranty Deed to Riv Rockwall LLC as recorded in Instrument Number 20220000015270, Official Public Records, Rockwall County, Texas, also including that tract of land as described in Special Warranty Deed to Judy Grace Bryant, Linda Jean Brunette, Douglas Frederick Wygal as recorded in Instrument Number 2009-424461, Official Public Records, Rockwall County, Texas, and that tract of land as described in Special Warranty Deed to Judy Grace Bryant, Linda Jean Brunette, Douglas Frederick Wygal as recorded in Instrument Number 2009-424460, Official Public Records, Rockwall County, Texas, together being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail set with 2 inch brass washer stamped "TEXAS HERITAGE SURVEYING & RPLS 5382" for the intersection of the east corner of Pinnacle Way (called 44' right-of-way) and the southwest right-of-way line of Horizon Road (variable width right-of-way);

THENCE along the said southwest right-of-way line of Horizon Road the following bearings and distances;

THENCE South 44 degrees 18 minutes 46 seconds East, a distance of 96.72 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 44 degrees 47 minutes 34 seconds West, a distance of 0.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for an ell corner, same being the start of a tangent curve to the right having a radius of 489.50 feet a delta angle of 10 degrees 20 minutes 09 seconds and a chord bearing and distance of South 38 degrees 37 minutes 33 seconds East 88.18 feet;

THENCE with the curve to the right, an arc distance of 88.30 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve, same being the start of a tangent curve to the left having a radius of 510.50 feet a delta angle of 05 degrees 00

minutes 25 seconds and a chord bearing and distance of South 35 degrees 45 minutes 12 seconds East 44.61 feet, from which a 1/2 inch iron rod found with yellow plastic cap stamped "WEIR ASSOC" bears North 33 degrees 21 minutes 06 seconds West 1.81 feet;

THENCE with the curve to the left, an arc distance of 44.61 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve, same being the start of a tangent curve to the right having a radius of 576.50 feet a delta angle of 07 degrees 02 minutes 15 seconds and a chord bearing and distance of South 41 degrees 46 minutes 32 seconds East 70.77 feet;

THENCE with the curve to the right, an arc distance of 70.81 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the end of said curve;

THENCE South 45 degrees 02 minutes 23 seconds East, a distance of 17.32 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for the north corner of a clip corner at the intersection of the present northwest right-of-way line of Summer Lee Drive (variable width right-of-way) and said southwest right-of-way line of Horizon Road;

THENCE South 00 degrees 21 minutes 42 seconds East, along the clip corner transition from said Horizon Road to Summer Lee Drive, a distance of 47.83 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC." for an angle point;

THENCE along the said present northwest right-of-way line of Summer Lee Drive the following bearings and distances;

THENCE South 38 degrees 15 minutes 42 seconds West, a distance of 44.82 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "WEIR ASSOC. for an angle point"

THENCE South 43 degrees 56 minutes 20 seconds West, a distance of 539.17 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" ell corner;

THENCE North 45 degrees 10 minutes 59 seconds West, with said present northwest right-of-way line of Summer Lee Drive, passing at a distance of 50.90 feet a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the southeast corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000035046, Official Public Records, Rockwall County, Texas and continuing for a total distance of 63.07 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described as Tract 2 in Special Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000034977, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 30 minutes 04 seconds West, along the northeast line of said Olumide Adebowale tracts, a distance of 97.78 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 43 degrees 34 minutes 18 seconds West, along the northwest line of said Adebowale 2021-0000035046 tract, a distance of 20.05 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034" for the east corner of that tract of land described in General Warranty Deed to Olumide Adebowale as recorded in Document No. 2021-0000015472, Official Public Records, Rockwall County, Texas;

THENCE North 45 Degrees 27 minutes 27 seconds West, along the northeast line of said Adebowale 2021-0000015472 tract, passing at a distance of 96.96 feet the north corner of said Adebowale 2021-0000015472 tract, same being the east corner of that tract of land described in General Warranty Deed to City of Rockwall as recorded in Document No. 2011-0000451634, Official Public Records, Rockwall County, Texas, and continuing for a total distance of 172.17 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast line of that tract of land described in General Warranty Deed to RIV Rockwall LLC as recorded in Document No. 2011-0000342870, Official Public Records, Rockwall County, Texas;

THENCE North 43 degrees 56 minutes 50 seconds East, along the southeast line of RIV ROCKWALL LLC tract 2011-0000342870, a distance of 135.24 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" in the southeast right-of-way line of Pinnacle Way (called 58' right-of-way);

THENCE North 72 degrees 48 minutes 50 seconds East, along the said southeast right-of-way line of Pinnacle Way, a distance of 69.59 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RSCI 5034";

THENCE North 45 degrees 47 minutes 44 seconds East, traversing said Pinnacle Way, a distance of 65.45 feet to a 5/8 inch iron rod found with orange plastic cap stamped "MADDOX 5403" for an angle corner;

THENCE North 17 degrees 11 minutes 07 seconds West, along the northeast end of said Pinnacle way, passing a 5/8 inch iron rod found at a distance of 28.53 feet for the northeast corner of said Pinnacle Way, same being the east corner of Lot 6, Block A, Harbor District Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Document No. 20210000005570, Plat Records, Rockwall County, Texas, and continuing along the south northeast line of said Lot 6, Block A for a total distance of 40.12 feet to a 1/2 inch iron rod found for the south corner of the remainder of that tract of land described in General Warranty Deed to City of Rockwall recorded in Volume 4324, Page 290, Deed Records, Rockwall, County, Texas;

THENCE North 17 degrees 03 minutes 53 seconds West, continuing along the south northeast line of said Lot 6, Block A, a distance of 24.13 feet to a 1/2 inch iron rod found with red plastic cap stamped "RDS";

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said City of Rockwall remainder tract, a distance of 39.31 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an angle point;

THENCE North 08 degrees 59 minutes 31 seconds West, traversing said City of Rockwall remainder tract, a distance of 18.52 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the start of a tangent curve to the right having a radius of 75.00 feet a delta angle of 52 degrees 59 minutes 15 seconds and a chord bearing and distance of North 17 degrees 30 minutes 06 seconds East 66.92 feet;

THENCE along said curve to the right, continuing to traverse said City of Rockwall remainder tract, an arc distance of 69.36 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the end of said curve;

THENCE North 43 degrees 59 minutes 44 seconds East, continuing to traverse said City of Rockwall remainder tract, a distance of 68.22 feet to a Mag Nail set with 2 inch brass washer stamped "TEXAS HERITAGE SURVEYING & RPLS 5382" for the south corner of Lot 4, Block A, Briscoe / Hillcrest Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 279, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 06 minutes 56 seconds East along the northeast line of said City of Rockwall remainder tract, along the southwest end of Pinnacle Way, a distance of 44.37 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the south corner of said Pinnacle Way at the northwest line of the northwest 20' easement of the George Morton Estate plat;

THENCE North 43 degrees 53 minutes 04 seconds East, along the southeast line of said Pinnacle Way, a distance of 191.14 feet to the POINT OF BEGINNING and containing 221,408 square feet of 5.083 acres of land more or less.

PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	96.72'	S44°18'46"E	L11	135.24'	N43°56'50"E	L21	349.69'	N43°56'20"E	L31	15.66'	N17°11'10"W
L2	0.17'	S44°47'34"W	L12	69.59'	N72°48'50"E	L22	237.45'	S46°03'40"E	L32	20.42'	S72°48'56"W
L3	17.32'	S45°02'23"E	L13	65.45'	N45°47'44"E	L23	23.92'	S17°11'10"E	L32	33.63'	S8°59'29"E
L4	47.83'	S0°21'42"E	L14	40.12'	N17°11'07"W	L24	37.91'	S72°48'50"W	L33	28.54'	S17°11'09"E
L5	44.82'	S38°15'42"W	L15	24.13'	N17°03'53"W	L25	58.21'	S8°59'31"E	L34	4.92'	N72°48'50"E
L6	539.19'	S43°56'20"W	L16	39.31'	N43°53'04"E	L26	68.31'	S43°59'44"W			
L7	63.07'	N45°10'59"W	L17	18.52'	N8°59'31"W	L27	5.63'	N46°06'56"W			
L8	97.78'	N45°30'04"W	L18	68.19'	N43°59'44"E	L28	50.00'	N43°56'17"E			
L9	20.05'	S43°34'18"W	L19	44.37'	S46°06'56"E	L29	237.45'	N46°03'40"W			
L10	172.17'	N45°27'27"W	L20	191.14'	N43°53'04"E	L30	139.50'	N43°56'20"E			

BOUNDARY CURVE TABLE				INSIDE CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	88.30'	489.50'	10°20'09"	S38°37'33"E 88.18'	C7	111.15'	51.00'	124°52'19"	S32°39'00"W 90.42'
C2	44.61'	510.50'	5°00'25"	S35°45'12"E 44.60'	C8	23.12'	25.00'	52°59'15"	S17°30'06"W 22.31'
C3	70.81'	576.50'	7°02'15"	S41°46'32"E 70.77'	C9	60.48'	120.00'	28°52'29"	N31°37'25"W 59.84'
C5	69.36'	75.00'	52°59'15"	N17°30'06"E 66.92'	C10	35.69'	25.00'	81°48'21"	S31°54'39"W 32.74'
C6	35.28'	70.00'	28°52'29"	S31°37'25"E 34.91'					

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L35	15.89'	N38°15'42"E
L36	15.00'	N46°03'40"W
L37	25.00'	N43°56'20"E
L38	12.51'	S46°03'40"E
L39	61.44'	N43°53'04"E
L40	19.75'	N46°00'16"W
L41	129.11'	S43°59'44"W

OWNER
JUDY GRACE BRYANT
LINDA JEAN BRUNETTE
DOUGLAS FREDERICK WYGAL
2528 MARK
MESQUITE, TX 75150

OWNER / DEVELOPER
RIV ROCKWALL LLC
2040 CENTURY CENTER BLVD.
SUITE #10
IRVING, TX 75062



TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

FINAL PLAT
LOTS 4-6, BLOCK A
GEORGE MORTON ESTATE ADDITION
BEING A REPLAT OF
LOTS 1, 2 & 3, BLOCK A
GEORGE MORTON ESTATE ADDITION
BEING THREE (3) LOTS
5.083-ACRES OR 221,408 SF
SITUATED WITHIN THE
E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

JOB # 2202266-8 / SCALE= 1" = 50' / DRAWN: KO / 01/31/2024
PAGE 2 OF 3

CASE # P2024-006

OWNER'S CERTIFICATE OF DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the GEORGE MORTON ESTATE, LOTS 4-6, BLOCK A subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the GEORGE MORTON ESTATE, LOTS 4-6, BLOCK A subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

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

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

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

GENERAL NOTES

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

OWNER'S DEDICATION CONTINUED

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

RIV ROCKWALL LLC

ASHER HAMILTON - PARTNER

STATE OF TEXAS

COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2024.

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

JUDY GRACE BRYANT, INDIVIDUALLY

STATE OF TEXAS

COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2024.

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

DOUGLASS FREDRICK WYGAL, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE

OF LINDA DOUGLASS BRUNETTE, DECEASED

STATE OF TEXAS

COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2024.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, J.R. JANUARY, a Registered Professional Land Surveyor R.P.L.S. 5382, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

SURVEYOR

REGISTERED PUBLIC SURVEYOR NO.

CITY SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SUBDIVISION PLAT - BEING AN ADDITION TO THE CITY OF ROCKWALL, TEXAS - WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THE

____ DAY OF _____, 2024.

WITNESS OUR HANDS, THIS ____ day of _____, 2024.

MAYOR, CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER



Texas Heritage
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

FINAL PLAT
LOTS 4-6, BLOCK A
GEORGE MORTON ESTATE ADDITION
BEING A REPLAT OF
LOTS 1, 2 & 3, BLOCK A
GEORGE MORTON ESTATE ADDITION
BEING THREE (3) LOTS
5.083-ACRES OR 221,408 SF
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JOB # 2202266-8 / SCALE= 1" = 50' / DRAWN: KO / 01/31/2024
PAGE 3 OF 3

CASE # P2024-006

OWNER
JUDY GRACE BRYANT
LINDA JEAN BRUNETTE
DOUGLAS FREDRICK WYGAL
2528 MARK
MESQUITE, TX 75150

OWNER / DEVELOPER
RIV ROCKWALL LLC
2040 CENTURY CENTER BLVD.
SUITE #10
IRVING, TX 75062



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: Ryan Miller, *Director of Planning and Zoning*

DATE: March 12, 2024

SUBJECT: Z2024-003; *PD Development Plan and Amendment to Planned Development District 74 (PD-74)*

The property owner -- *Jim Duggan of NEC John King & 552, LP* -- has requested that the Planning and Zoning Commission postpone the public hearing for *Case No. Z2024-003* to the March 26, 2024 Planning and Zoning Commission meeting (see *attached applicant's letter*). According to Mr. Duggan's email, he is requesting the postponement due to many of the adjacent residents stating that they would be unable to attend the meeting due to Spring Break. In addition, only four (4) of the seven (7) commissioners will be present at the meeting. It should be noted that staff has also received multiple phone calls this week from residents -- *on both sides of the issue* -- expressing concern that the meeting will be held during Spring Break. Based on this it would be advisable to postpone the public hearing until the next work session meeting; however, this decision is a discretionary decision for the Planning and Zoning Commission. According to Subsection 02.03(C)(1), *Postponement*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) [Article 11; UDC] may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required."

Since this case was previously postponed by the Planning and Zoning Commission, the Planning and Zoning Commission will be required to open the public hearing, and -- *if they choose to grant the applicant's request* -- will be required to continue to the public hearing to the March 26, 2024 Planning and Zoning Commission meeting. According to Subsection 02.03(C)(3), *Continuation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing may be continued by the Planning and Zoning Commission or City Council any time after the public hearing has commenced. The continuation of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A continued public hearing shall be presumed to be held in the same location as the initial public hearing, unless a difference location is announced. The announcement of a continuation at a public hearing shall be sufficient notice and no additional notice is required." If the Planning and Zoning Commission chooses to take this action the new City Council meeting date for this case would be April 1, 2024. Should the Planning and Zoning Commission have any questions staff and a representative for the applicant will be available at the March 12, 2023 Planning and Zoning Commission meeting.

Miller, Ryan

From: Jim Duggan <jim@dugganrealty.com>
Sent: Thursday, March 7, 2024 5:03 PM
To: Miller, Ryan
Subject: John king & 552

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ryan, I wanted to discuss the possibility of tabling our zoning request due to it being Spring Break next week. I realize our submittal unfortunately results in our case being heard while many of the adjacent residents as well as several Planning & Zoning commissioners will be absent. I think tabling it would give more neighbors an opportunity to be present as well as having the full Planning & Zoning commission in attendance. If we are required to move forward, we can certainly do so. While I will not be able to attend, we will have our architect at the meeting. Let me know if our request is appropriate under the circumstances. If there is anything I may have missed please let me know. Thank you.

TREC Information: Texas requires all real estate licensees to present the following [Information About Brokerage Services](#) to any prospective client.

Consumer Protection Notice: [CN 1-5.pub \(texas.gov\)](#)

Best Regards,

James F. Duggan
President/CEO



7500 San Jacinto Place
Plano, Texas 75024
972-980-9686 x106
972-980-9705 Fax
214-801-9940 Mobile

[Consumer Protection Notice](#)

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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: March 12, 2024

APPLICANT: Michael Twichell; *Michael F. Twichell, LP*

CASE NUMBER: Z2024-003; *PD Development Plan and Amendment to Planned Development District 74 (PD-74)*

SUMMARY

Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of a Zoning Change and PD Development Plan amending Planned Development District 74 (PD-74) [*Ordinance No. 17-60*] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, generally located at the northeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council -- *along with the balance of the Breezy Hill Subdivision* -- on February 4, 2008 through the adoption of *Ordinance No. 08-12*. This annexation came after three (3) years of litigation that led to the execution of a *Chapter 212 Development Agreement*. In accordance with this agreement, the 405.184-acres that make up the Breezy Hill Subdivision -- *which includes the subject property* -- was rezoned to Planned Development District 74 (PD-74) [*Case No. Z2009-005; Ordinance No. 09-19*] on April 20, 2009 with the intention of being a master planned, residential community that offered tracts of land designated for retail/office, residential, and institutional land uses. The approval of this zoning change altered the existing *212 Development Agreement* -- *which originally permitted 810 single-family residential lots and did not contain any retail acreage* -- to include 658 single-family residential lots and a 59.40-acre tract of land designated for limited General Retail (GR) District land uses.

On October 1, 2012 the City Council approved an amendment to Planned Development District 74 (PD-74) [*Case No. Z2012-013; Ordinance No. 12-26*] modifying the *Concept Plan* to remove the institutional land uses (*i.e. public-school sites*) that were originally required by the *Facilities Agreement*, and to adjust the lot mix (*i.e. increasing the number of lots from 658 to 691*). The lot mix was again increased on July 7, 2014 [*Case No. Z2014-017; Ordinance No. 14-26*] from 691 lots to 742 lots for the purpose of incorporating two (2) additional phases (*i.e. Phases IXA & IXB*), and to reduce the land area designated for limited General Retail (GR) District land uses from 59.40-acres to 33.70-acres. On November 7, 2016, the City Council approved another amendment to Planned Development District 74 (PD-74) [*Case No. Z2016-032; Ordinance No. 16-59*] modifying the *Concept Plan* to further reduce the land area designated for limited General Retail (GR) District land uses from 33.70-acres to 19.49-acres. The purpose of this amendment was to: [1] add 40, 60' x 120' lots, [2] increase the overall lot count from 742 lots to 776 lots, and [3] to allow 50.00% of the 40, 60' x 120' lots (*i.e. 20 lots*) to incorporate *flat front entry garages* (*i.e. garage doors even with the front façade of the home*). On November 6, 2017, the City Council approved a subsequent amendment to Planned Development District 74 (PD-74) [*Case No. Z2017-049; Ordinance No. 17-60*] reducing the number of lots in the subdivision from 776 lots to 750 lots for the purpose of allowing additional 100' x 200' lots and 100' x 180' lots. As part of this request, the applicant was also granted the ability to have 50% of the then remaining 94, 70' x 120' lots to incorporate *flat front entry garages*.

Staff should also note, that the subject property (*i.e. the areas designated for limited General Retail [GR] District land uses*) has been further reduced from 19.49-acres to 17.375-acres through the dedication of right-of-way to the Texas Department of Transportation (TXDOT) for FM-552. The subject property has remained vacant since annexation.

PURPOSE

On January 19, 2024 the applicant -- *Michael Twichell of Michael Twichell, LP* -- submitted an application requesting a Zoning Change and PD Development Plan to amend Planned Development District 74 (PD-74) [*Ordinance No. 17-60*] to: [1] provide a PD Development Plan (i.e. *Concept Plan*) for the 17.375-acre tract of land at the northwest corner of the intersection of John King Boulevard and FM-552, and [2] to change the land uses permitted on this tract of land.

ADJACENT LAND USES AND ACCESS

The subject property is a 17.375-acre tract of vacant land located at the northwest corner of the intersection of John King Boulevard and FM-552. The land uses adjacent to the subject property are as follows:

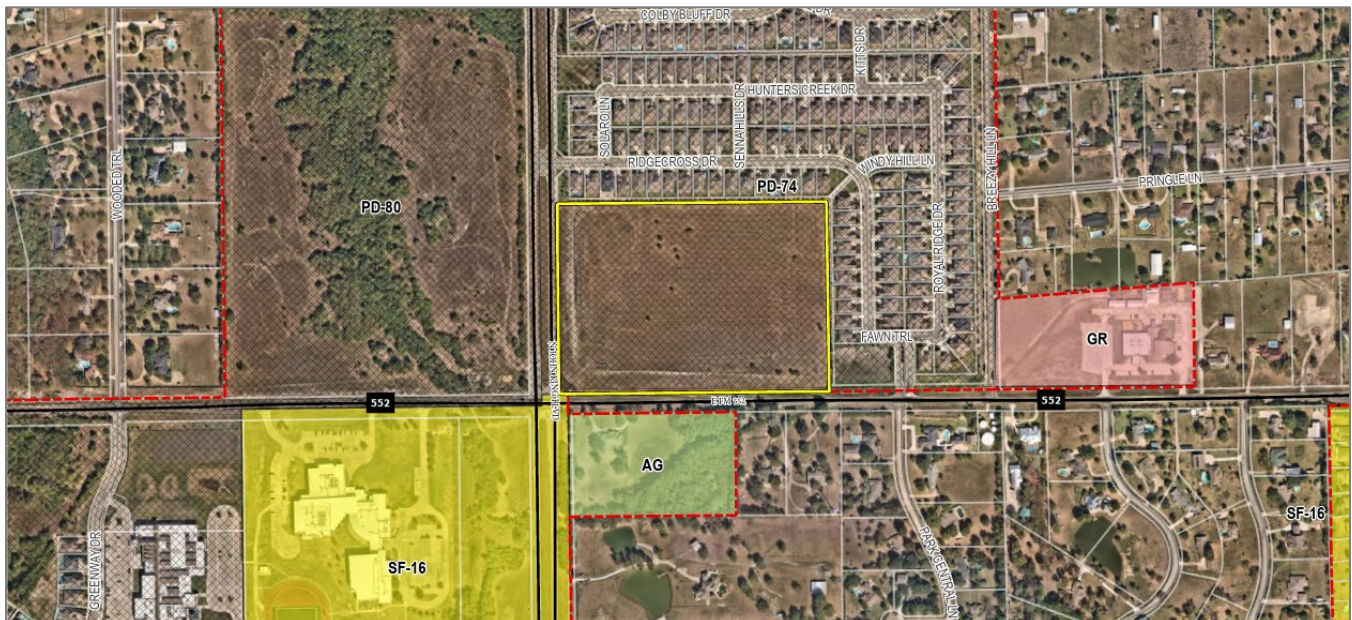
North: Directly north of the subject property is Phase 10 of the Breezy Hill Subdivision, which was established on March 6, 2018 and consists of 79 residential lots on 19.78-acres of land. Beyond this are Phases 2A & 2B of the Breezy Hill Subdivision, which were established on January 15, 2014 and consist of 128 residential lots on 35.817-acres of land. All of these areas are zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is FM-552, which is identified as a TXDOT4D (i.e. *Texas Department of Transportation, four [4], divided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a single-family home situated on a 6.70-acre tract of land (i.e. *Tract 1-1 of the P. B. Harrison Survey, Abstract No.97*) that is zoned Agricultural (AG) District.

East: Directly east of the subject property is Phase 9 of the Breezy Hill Subdivision, which was established on January 29, 2016 and consists of 55 residential lots on 16.82-acres of land. This property is zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses. Beyond this is Breezy Hill Road, which is identified as a *Minor Collector* on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this roadway is the City limits of the City of Rockwall, followed by several single-family homes situated within the City’s Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is John King Boulevard, which is identified as a P6D (i.e. *principal arterial, six [6] lane, divided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 44.56-acre tract of land (i.e. *Tract 3 of the T. R. Bailey Survey, Abstract 30*) that is zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses.

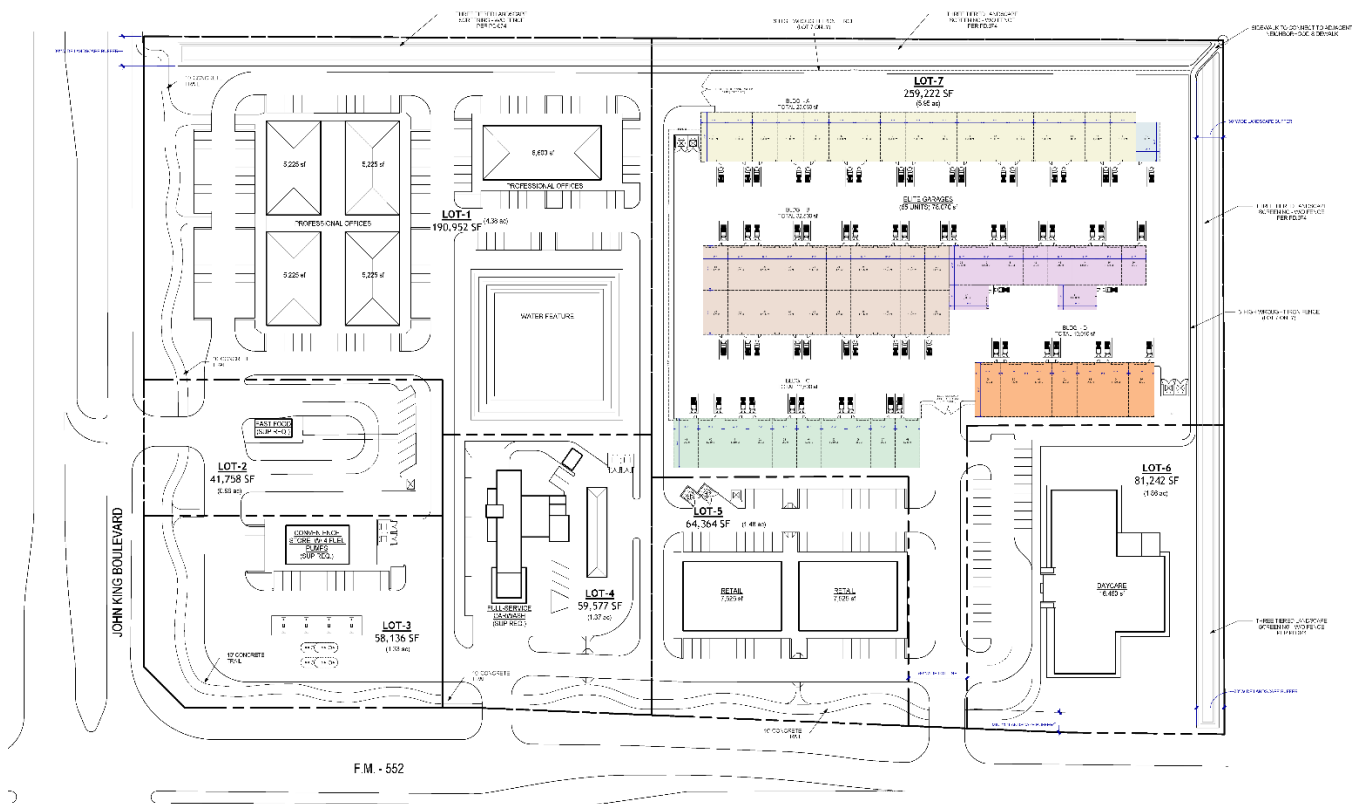
MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

According to *Ordinance No. 17-60*, “(a) *PD Development Plan* must be approved for the area designated on the *Concept Plan* as *Retail* [i.e. the subject property] prior to the submittal of a *PD Site Plan* application and/or *Preliminary Plat*.” In accordance with this requirement, the applicant has submitted a *PD Development Plan* (i.e. *Concept Plan*), land uses, and development standards for the proposed non-residential tract of land contained within Planned Development District 74 (PD-74). The proposed *Concept Plan* (see *Exhibit 1 below*) shows that the 17.375-acre tract of land will be subdivided into seven (7) parcels of land, and consist of the following land uses: [1] *Office*, [2] *Mini-Warehouse*, [3] *Daycare*, [4] *General Retail/General Personal Services* (i.e. the retail strip center), [5] *Carwash*, [6] *Retail Store with Gasoline Sales*, and [7] *Restaurant with Drive-Through or Drive-In*. Staff should note all of these land uses -- with the exception of the *Mini-Warehouse* -- are permitted land uses either *by-right* or through a Specific Use Permit (SUP) under the current regulating ordinance (i.e. *Ordinance No. 17-60*) for Planned Development District 74 (PD-74), and the applicant has chosen not to waive the Specific Use Permit (SUP) requirement for the *Carwash*, *Retail Store with Gasoline Sales*, and *Restaurant with Drive-Through or Drive-In*. Based on this, if the applicant's request is approved, the applicant will need to bring back additional discretionary requests to establish these land uses. In addition, the incorporation of the *Mini-Warehouse* land use requires that the original regulating ordinance (i.e. *Ordinance No. 17-60*) be amended to change the permitted land uses for the subject property.

EXHIBIT 1: PD DEVELOPMENT PLAN



According to the Unified Development Code (UDC), the *Mini-Warehouse* land use is only permitted *by-right* in the Light Industrial (LI), Heavy Industrial (HI), and Heavy Commercial (HC) Districts, and by Specific Use Permit (SUP) in the Commercial (C) District. It is currently not a permitted land use in the General Retail (GR) District. Based on the applicant's *Concept Plan* and development standards contained in the draft ordinance, the applicant is requesting that this land use be allowed *by-right* -- as generally depicted on the *Concept Plan* -- on the subject property. Specifically, the applicant is proposing four (4) mini-warehouse buildings that will have a total of 65 units that will be required to be a minimum of 960 SF in size; however, the applicant has stated that this type of *Mini-Warehouse* product is not intended to function as a traditional *Mini-Warehouse* land use. Specifically, the applicant has stated that these units will function as luxury garages that allow owners to customize the interiors and incorporate personal spaces in the units (e.g. *living rooms, theater rooms, kitchens, etc.*). With this being said, the applicant has acknowledged the close proximity of the proposed *Mini-Warehouse* land use to the existing residential land uses, and has included the following compensatory measures to try and mitigate any potential negative impacts: [1] the land uses permitted on the entire subject property have been further limited to remove any land uses that could potentially be inconsistent

with the adjacent residential land uses, [2] the buildings will be located a minimum of ~64-feet from the existing residential subdivision (*i.e. ~84-feet from the eastern property lines of the adjacent residential and ~93-feet from the northern property lines of the adjacent residential*), and [3] additional prohibitions have been added to the *Mini-Warehouse* land use (*e.g. business will be prohibited from being able to be established in the units, and outside storage will also be prohibited*). These compensatory measures do appear to improve the applicant's request; however, the approval of a PD Development Plan and Zoning Change are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the applicant's *PD Development Plan* and the proposed amendments to Planned Development District 74 (PD-74), the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) Roadways. No right-of-way dedication will be required with the proposed development; however, permits from the Texas Department of Transportation (TXDOT) will be required for all connections to FM-552. In addition, a Traffic Impact Analysis (TIA) will be required for the proposed development. The City of Rockwall will reserve the right to require deacceleration lanes along FM-552 and John King Boulevard.
- (2) Water. Any waterlines constructed by the applicant will be required to be a minimum of eight (8) inches, and be looped through the subject property in a minimum of a 20-foot easement. In addition, only one (1) use may be established off of a dead-end line (*i.e. domestic, irrigation, fire sprinkler, fire hydrant, etc.*).
- (3) Wastewater. Any wastewater lines constructed by the applicant will be required to be a minimum of eight (8) inches, and be located within a minimum of a 20-foot easement with ten (10) feet of separation from all other utilities.
- (4) Drainage. Detention will be required and sized per the Engineering Department's *Standards of Design and Construction Manual*. All drainage patterns consistent with the existing as-built plans for the adjacent subdivision and roadways.

CONFORMANCE TO THE CITY'S CODES

With the exception of allowing the *Mini-Warehouse* land use in a limited General Retail (GR) District, the applicant's request does appear to conform to the requirements of the Unified Development Code (UDC). Specifically, Subsection 05.03, *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) requires a minimum of a 20-foot landscape buffer with three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) be established in between residential land uses and commercial land uses. In this case, the applicant has agreed to requirements in the proposed draft ordinance that will require a 30-foot landscape buffer, with a berm, and three (3) tiered screening adjacent to all property lines with residential adjacency (*i.e. the northern and eastern property lines*). This is being added in addition to the existing 20-foot landscape buffer that was provided with Phases 9 & 10 of the Breezy Hill Subdivision. This landscape buffer also has a row of cedar trees that were planted by the developer of this subdivision, and is being maintained by the Breezy Hill Homeowner's Association (HOA).

In addition, Subsection 02.03, *Minimum Standards for Non-Residential Planned Development Districts*, of Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) states, "(u)nless otherwise specified in the Planned Development (PD) District ordinance, the minimum standards for all non-residential development shall conform to the minimum standards for overlay districts, which are outlined in Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*." While this requirement was established after the current regulating ordinance for Planned Development District 74 (PD-74) [*Ordinance No. 17-60*] was adopted, the applicant has requested to amend the zoning ordinance, and -- based on this -- staff has added this as a requirement in the proposed draft ordinance. This will ensure that all of the development shown on the PD Development Plan will be subject to the *General Overlay District Standards*.

Beyond the requirements of the Unified Development Code (UDC), Planned Development District 74 (PD-74) states that, "(t)he retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood." Based on the *Concept Plan* provided by the applicant, the existing trail -- *that was*

stubbed out from Phase 9 of the Breezy Hill Subdivision (at the northeast corner of the subject property) -- will be extended through the site and connect into the proposed eight (8) foot trail that will be constructed along FM-552. In addition, during the PD Site Plan review for all of the buildings, staff will ensure that the building design is consistent in height, scale, and architecture to the residential homes situated along the northern and eastern boundaries of the subject property.

Taking all of this into consideration the proposed amendment to Planned Development District 74 (PD-74) and the PD Development Plan provided by the applicant appear to be consistent with the existing standards of *Ordinance No. 17-60* and the Unified Development Code (UDC).

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the Northern Estates District and is designated for Commercial/Retail land uses. According to the *District Strategies* for the Northern Estates District the subject property is also designated for a future *Neighborhood/Convince Center*, which is "...intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. In addition, these properties should use berms, landscaping and large buffers to transition uses." In this case, the applicant's proposed PD Development Plan does not require any changes to the land use designation and appears to conform with the *District Strategies* for the Northern Estates District. Based on this, the applicant's request conforms with the *Future Land Use Plan*.

Looking at the *Goals and Policies* for commercial development contained in Chapter 09, *Commercial*, of the OURHometown Vision 2040 Comprehensive Plan, the applicant's proposal appears to conform to the majority of the applicable guidelines (e.g. using landscape screening and buffers in lieu of masonry walls, parking areas are generally at the rear and sides of the buildings, trails and sidewalks linking residential and non-residential land uses, etc.); however, staff has identified the following recommendations that could be added to the development to bring it closer into compliance with the Comprehensive Plan:

- (1) CH. 09 | Goal 01, Creating Distinctive Destinations | Policy #6. Developments should incorporate pedestrian elements (i.e. benches, trash receptacles, etc.) at regular intervals to ensure that developments are created to a pedestrian scale.

Staff Response: There are opportunities to incorporate additional trails and pedestrian elements into the proposed development. This would specifically be beneficial around the proposed detention pond, which could function as a central greenspace for the proposed development.

- (2) CH. 09 | Goal 03, Commercial Building Design | Policy #3. Non-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts or the commercial development.

Staff Response: The applicant has provided pictures of similar developments that show pedestrian scaled buildings that could be seen as being appropriate for the subject property and could create the desired transition of land uses. This aspect of the applicant's development will be reviewed by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of PD Site Plan for each of the proposed developments.

- (3) CH. 09 | Goal 07, Drainage and Detention | Policy #2. Headwalls/retaining walls should be faced with cultured or natural cut stone.

Staff Response: Headwalls and/or retaining walls in the proposed detention pond should be finished in a natural cut stone that blends or compliments the building materials used on the adjacent buildings. This will be reviewed with the PD Site Plan for the proposed office buildings (or at the time the proposed detention pond is being proposed for construction).

Based on staff's findings above, staff has added several conditions of approval in the *Conditions of Approval* section of this case memo that should assist in better bringing the applicant's request into full conformance with the *Goals and Policies* of the OURHometown Vision 2040 Comprehensive Plan. With the exception of these items, however, the applicant's request does appear to generally conform with the intent of the *Future Land Use Plan* and the *Goals and Policies* of the Comprehensive Plan.

STAFF ANALYSIS

Since the applicant is proposing a *PD Development Plan* in which the *Concept Plan* conforms to the majority of the land uses and development standards stipulated for the General Retail (GR) District -- as required by Ordinance No. 17-60 and the Unified Development Code (UDC) --, the applicant's request can be viewed as generally conforming to the intent of Planned Development District 74 (PD-74). This is furthered by the fact that the proposed *Carwash, Retail Store with Gasoline Sales, and Restaurant with Drive-Through or Drive-In* land uses will require a Specific Use Permit (SUP), which is a future discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. The only component of the applicant's request that appears to depart from the current intent of Planned Development District 74 (PD-74) is the incorporation of the *Mini-Warehouse* land use. This aspect of the applicant's request is why the Planned Development District ordinance is being amended. As part of the proposed amendment -- and as compensatory measures for the allowance of the *Mini-Warehouse* land use -- the applicant has agreed to the following: [1] requiring all development on the subject property to adhere to the *General Overlay District Standards* (this is a requirement for non-residential Planned Development Districts per the Unified Development Code [UDC]), [2] a larger separation of the proposed buildings from the existing residential parcels of land (i.e. ~64.00-feet to ~73-feet from the property lines and ~84-feet to ~93-feet to the residential parcels), [3] a 30-foot landscape buffer that incorporates three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees) be incorporated adjacent to all adjacent residential properties, and [4] a more limited set of land uses for the subject property (i.e. a greater number of prohibited land uses). With this being said, the applicant's request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

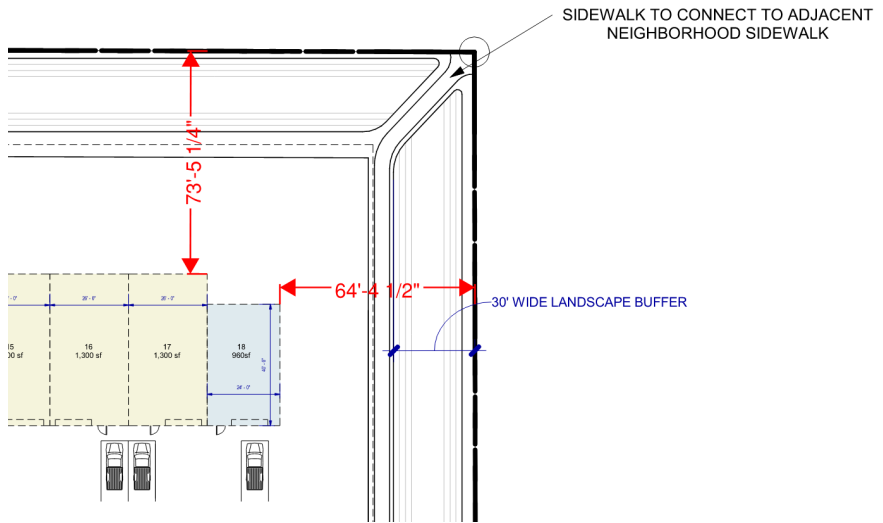


EXHIBIT 2: BUILDING CLOSEST TO THE ADJACENT RESIDENTIAL LAND USES

The only component of the applicant's request that appears to depart from the current intent of Planned Development District 74 (PD-74) is the incorporation of the *Mini-Warehouse* land use. This aspect of the applicant's request is why the Planned Development District ordinance is being amended. As part of the proposed amendment -- and as compensatory measures for the allowance of the *Mini-Warehouse* land use -- the applicant has agreed to the following: [1] requiring all development on the subject property to adhere to the *General Overlay District Standards* (this is a requirement for non-residential Planned Development Districts per the Unified Development Code [UDC]), [2] a larger separation of the proposed buildings from the existing residential parcels of land (i.e. ~64.00-feet to ~73-feet from the property lines and ~84-feet to ~93-feet to the residential parcels), [3] a 30-foot landscape buffer that incorporates three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees) be incorporated adjacent to all adjacent residential properties, and [4] a more limited set of land uses for the subject property (i.e. a greater number of prohibited land uses). With this being said, the applicant's request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On January 26, 2024, staff mailed 780 notices to property owners and occupants within 500-feet of the Planned Development District 74 (PD-74). Staff also notified the Stoney Hollow and Breezy Hill Homeowner's Associations (HOA's), which are the only Neighborhood Organizations or Homeowners Associations (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 had received 36 responses from 31 property owners, with two (2) being in favor of the applicant's request, 34 being opposed to the applicant's request, and one (1) indicating both being in favor and opposed to the applicant's request. These responses are as follows:

INSIDE THE NOTIFICATION AREA AND WITHIN 500-FEET OF THE SUBJECT PROPERTY

- Two (2) property owner notifications from two (2) property owners within the notification area and within 500-feet of the subject property indicating being opposed to the applicant's request.
- Three (3) responses from the City's *Online Zoning & Specific Use Permit Input Form* from two (2) property owners within the notification area and within 500-feet of the subject property indicating being opposed to the applicant's request.
- Six (6) emails from five (5) property owners within the notification area and within 500-feet of the subject property indicating being opposed to the applicant's request.

INSIDE THE NOTIFICATION AREA BUT MORE THAN 500-FEET FROM THE SUBJECT PROPERTY

- One (1) property owner notification from one (1) property owner within the notification area but more than 500-feet from the subject property indicating being in favor of the applicant's request.
- Seven (7) property owner notifications from six (6) property owners within the notification area but more than 500-feet from the subject property indicating being opposed to the applicant's request.
- One (1) response from the City's *Online Zoning & Specific Use Permit Input Form* from one (1) property owner within the notification area but more than 500-feet from the subject property indicating being in favor of the applicant's request.
- Five (5) responses from the City's *Online Zoning & Specific Use Permit Input Form* from four (4) property owners within the notification area but more than 500-feet from the subject property indicating being opposed to the applicant's request.
- Nine (9) emails from eight (8) property owners within the notification area but more than 500-feet from the subject property indicating being opposed to the applicant's request.

ADDITIONAL NOTICES RECEIVED IN THE NOTIFICATION AREA

- One (1) property owner notification from one (1) property owner with in the notification area but more than 500-feet from the subject property indicating both being in favor and opposed to the applicant's request.
- One (1) property owner notification delivered by the post office indicating that the property owner had been damaged. Based on only the corner of the property owner notification being delivered by the post office, staff was unable to verify the ownership of the notification or if the notification was in favor or opposed.

NOTICES, ONLINE NOTICES, AND EMAILS FROM OUTSIDE OF THE CITY LIMITS

- One (1) property owner notification from one (1) property owner outside of the City's Corporate Limits in the Extraterritorial Jurisdiction (ETJ).

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 74 (PD-74) [*Ordinance No. 17-60*] and adopt the proposed *PD Development Plan*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the *PD Development Plan* and development standards contained in the proposed Planned Development District ordinance.
- (2) To better conform with the OURHometown Vision 2040 Comprehensive Plan, the following conditions of approval shall be incorporated into the *PD Site Plans* for development of the subject property:
 - (a) A detailed landscape and hardscape plan for the detention pond -- *incorporating a trail and pedestrian elements around the pond* -- will be required with the proposed development of the office buildings (*or at the time the detention pond is proposed*). In addition, the headwalls and any required retaining walls shall be finished in natural cut stone to match the materials used on the adjacent proposed buildings.
 - (b) The proposed buildings for the subject property shall be developed to a residential scale and will be required to be reviewed for conformance to this requirement by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of *PD Site Plan*.
- (3) The sidewalk along FM-552 will be required to extend along the entire frontage of FM-552.
- (4) 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)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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 _____

SUBDIVISION

T.R. Bailey Survey Abstract No. 30

LOT _____

BLOCK _____

GENERAL LOCATION

Northeast Corner of John King Boulevard & F.M. 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-74 - General Retail

CURRENT USE

Vacant

PROPOSED ZONING

Amending PD-74

PROPOSED USE

Retail, Medical Office

ACREAGE

17.3 Acres

LOTS [CURRENT]

One (1)

LOTS [PROPOSED]

Seven (7)

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

NEC John King & 552 LP

APPLICANT

Michael F. Twichell, L.P.

CONTACT PERSON

Jim Duggan

CONTACT PERSON

Michael Twichell

ADDRESS

7500 San Jacinto Pl.

ADDRESS

3624 Oak Lawn Avenue

Suite 320

CITY, STATE & ZIP

Plano, Texas 75024

CITY, STATE & ZIP

Dallas, Texas 75219

PHONE

214-801-9940

PHONE

214-521-3066

E-MAIL

jim@dugganrealty.com

E-MAIL

mtwichell@twichell.biz

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jim Duggan [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."

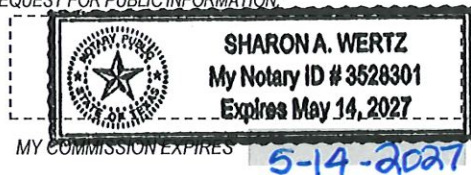
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF January, 2024

OWNER'S SIGNATURE

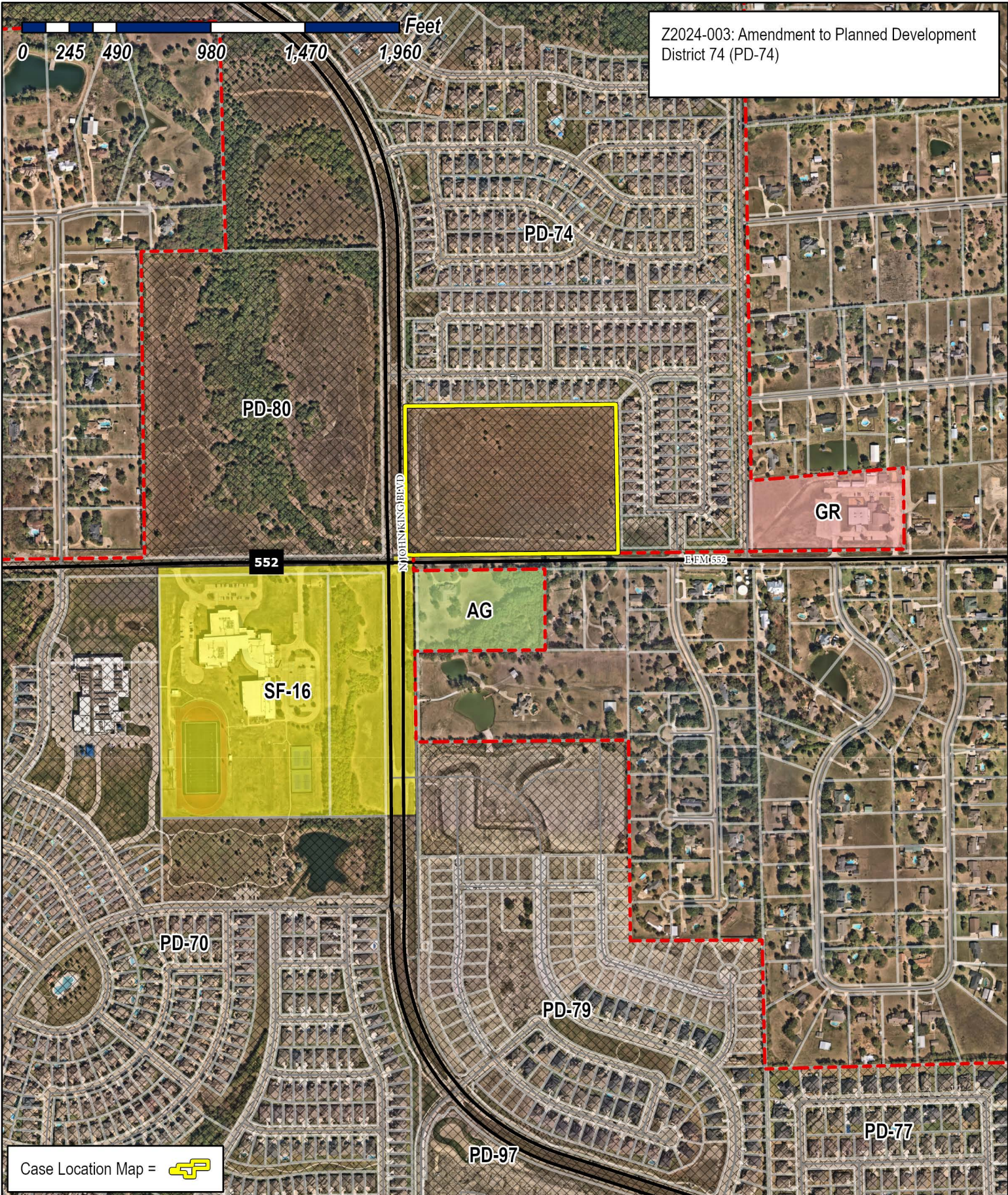
[Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



Z2024-003: Amendment to Planned Development District 74 (PD-74)



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.

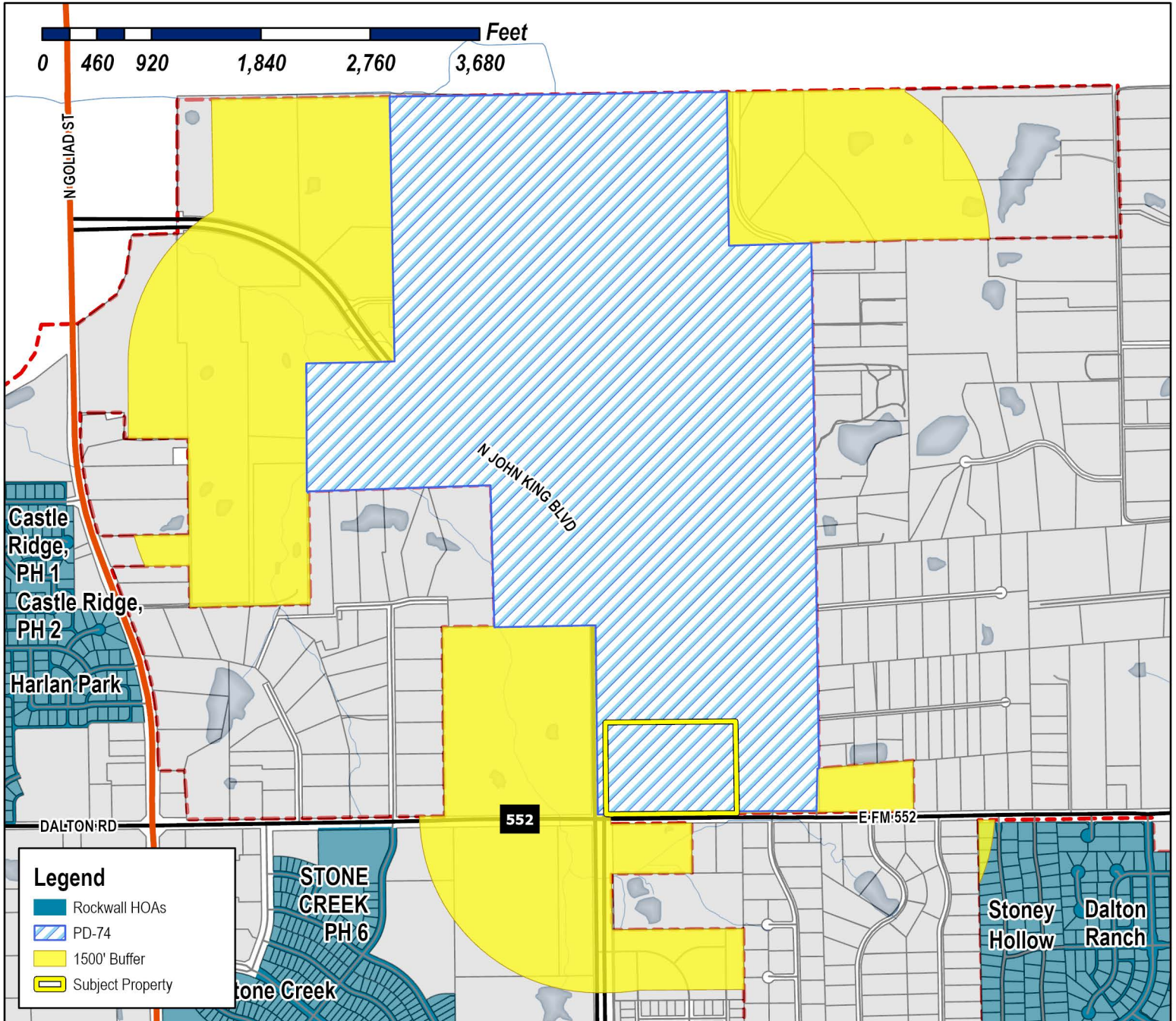




City of Rockwall

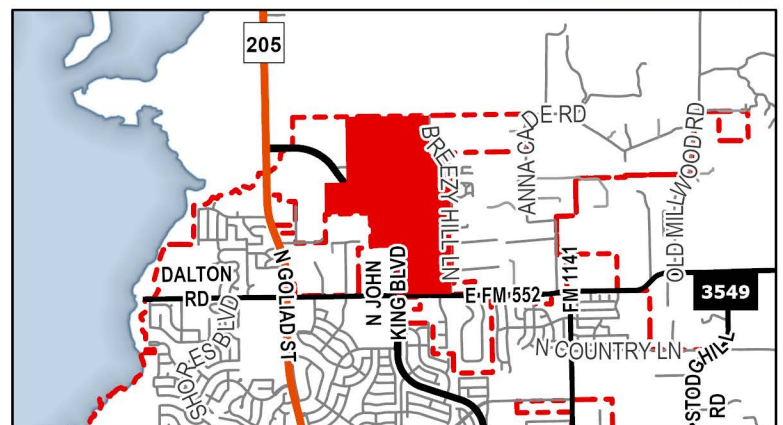
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Case Number: Z2024-003
Case Name: Amendment to PD-74
Case Type: Zoning
Zoning: Planned Development District 74 (PD-74)
Case Address: NEC of John King Blvd. & FM 552

Date Saved: 1/19/2024
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Guevara, Angelica](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2024-003]
Date: Friday, January 26, 2024 8:30:29 AM
Attachments: [Z2024-003.pdf](#)
[HOA Map \(01.19.2024\).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 January 26, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, February 13, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Tuesday, February 20, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-003: Amendment to PD-74

Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of a [Zoning Change and PD Development Plan](#) amending Planned Development District 74 (PD-74) [Ordinance No. 17-60] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, generally located at the northeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

Thank you,

Melanie Zavala

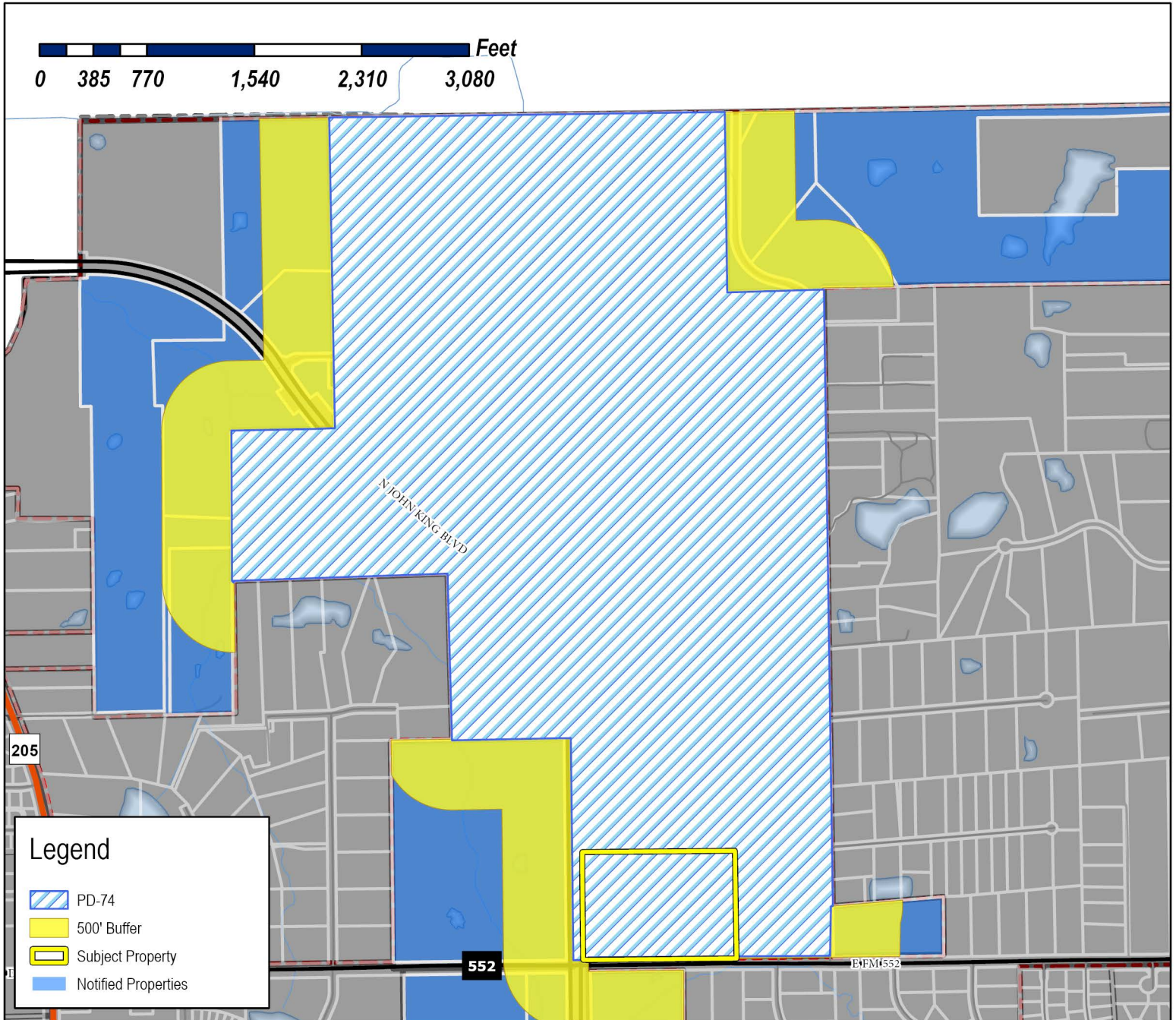
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
<http://www.rockwall.com/>
972-771-7745 Ext. 6568



City of Rockwall

Planning & Zoning Department
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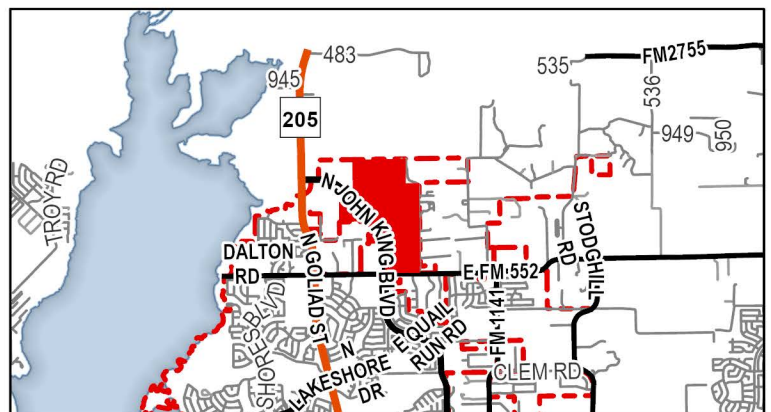
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Case Number: Z2024-003
Case Name: Amendment to PD-74
Case Type: Zoning
Zoning: Planned Development District 74 (PD-74)
Case Address: NEC of John King Blvd. & FM 552

Date Saved: 1/19/2024

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



WILEY WILLIAM J & DEBRA ANN
1 KIMBERLY LN
ROCKWALL, TX 75087

STONE JEFFREY C II AND LAURA B
1000 HEATHER FALLS DR
ROCKWALL, TX 75087

WIGINGTON CHAD W AND HANNAH L
1001 AMBER KNOLL DR
ROCKWALL, TX 75087

BAILEY KELVIN BRENT AND JAMI K HENRY
1001 CALM CREST DR
ROCKWALL, TX 75087

JELENKE AKINYEMI TAIWO
1001 CASCADING CREEK DR
ROCKWALL, TX 75087

GREGORY T AND KATRINA A SLAUGHTER
REVOCABLE LIVING TRUST
1001 EMBER CREST DR
ROCKWALL, TX 75087

GASTON-BELL MICHAEL A AND BRIANNA K
1001 FOXHALL DRIVE
ROCKWALL, TX 75087

RODGERS JON-MICHAEL AND JAMIE
1001 LAZY BROOKE DR
ROCKWALL, TX 75087

MOCK GRETCHEN GAIL
1001 PLEASANT VIEW DR
ROCKWALL, TX 75087

CHECCHI JEFFERY AND
GREGORY CHECCHI
1002 AMBERKNOLL WAY
ROCKWALL, TX 75087

PETRIE DAVID MARK AND DEBRA
1002 CALM CREST DR
ROCKWALL, TX 75087

CECIL TODD AND AMBER
1002 CATTERICK DR
ROCKWALL, TX 75087

THOMAS VERNON EDWARD JR AND ANGELA
MARIE
1002 EMBER CREST DRIVE
ROCKWALL, TX 75087

AJETUNMOBI JESSICA ABIBOLA
1002 FOXHALL DR
ROCKWALL, TX 75087

ALMANZA SCOTTY CASIMIRO AND
ANA KAREN TORRES
1002 HUNTERS CREEK DR
ROCKWALL, TX 75087

CANTU MATTHEW PHILIP AND NICOLE
CHRISTINE
1002 LAZY BROOKE DR
ROCKWALL, TX 75087

RAMSEY JON R AND ROBIN E
1002 PLEASANT VIEW DR
ROCKWALL, TX 75087

PACKER CLINT AND MICHELL
1003 HEATHER FALLS
ROCKWALL, TX 75087

JACKSON GRANT & MELISSA
1003 SABLE DR
ROCKWALL, TX 75087

RONI MAX AND AYSUN
1004 AMBER KNOLL DR
ROCKWALL, TX 75087

CALIXTO CELIA & HORACIO SALGADO
1004 HEATHER FALLS DR
ROCKWALL, TX 75087

SATTERFIELD JOHN LEE AND KRISTIN EDSTROM
1004 SABLE DR
ROCKWALL, TX 75087

RESIDENT
1005 CASCADING CREEK DR
ROCKWALL, TX 75087

WALKER ERIC JAMES & LAUREN
1005 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

MCCALLUM JASON E AND ZAIDA JORAI-
MCCALLUM
1005 CALM CREST DRIVE
ROCKWALL, TX 75087

GOODWIN ALLAN AND JULIE
1005 EMBER CREST DR
ROCKWALL, TX 75087

MILLER PATRICK WILLIAM AND MELISA CRISTINE
1005 FOXHALL
ROCKWALL, TX 75087

FRANCISCO CODY AND SARAH R
1005 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

TURNER ROBERT CRAIG AND
BETH ALLISON PATTERSON
1005 LAZY BROOKE DR
ROCKWALL, TX 75087

ARMSTRONG LAMIKKA DYLANA AND TERRANCE
L
1005 PLEASANT VIEW DR
ROCKWALL, TX 75087

RESIDENT
1006 CASCADING CREEK DR
ROCKWALL, TX 75087

EDMOUNDSON VERNON SCOTT & JENNIFER KAY
1006 AMBER KNOLL DR
ROCKWALL, TX 75087

ALONSO MATTHEW
1006 CALM CREST DRIVE
ROCKWALL, TX 75087

ERIC J AND ANGIANI F BOWERMAN FAMILY
TRUST
ERIC J AND ANGIANI F BOWERMAN- TRUSTEES
1006 CATTERICK DRIVE
ROCKWALL, TX 75189

GWYNN MATTHEW AND ALICIA
1006 EMBER CREST DRIVE
ROCKWALL, TX 75087

GRIFFIN SVETLANA & BRANDON
1006 FOXHALL DR
ROCKWALL, TX 75087

GALLAGHER JOHN AND ANNA
1006 HUNTERS CREEK DR
ROCKWALL, TX 75087

SALISBURY KENNETH DOUGLAS II AND DULCIE
OLIVIA
1006 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RESIDENT
1007 HEATHER FALLS DR
ROCKWALL, TX 75087

JAMBROVIC DAVID & VALERIE
1007 SABLE DRIVE
ROCKWALL, TX 75087

MCGUIRE XAVIER AND TANESHIA
1008 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

BERRY MARKEITH JERMAINE AND JENNIFER
SUMICKO
1008 SABLE DRIVE
ROCKWALL, TX 75087

RESIDENT
1009 CASCADING CREEK DR
ROCKWALL, TX 75087

HOOVER BRIAN B & CHRISTINA L
1009 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

ORMAND HEATHER EMMANUEL AND JASON E
1009 CALM CREST DRIVE
ROCKWALL, TX 75087

NUSS JARED AND CHARLOTTE
1009 EMBER CREST DR
ROCKWALL, TX 75087

GERVAIS MICHAEL AND KELLY
1009 FOX HALL DR
ROCKWALL, TX 75087

SAVAGE COURTNEY ELIZABETH
1009 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

SIMBI CLEOPAS AND NYARADZAI
1009 LAZY BROOKE DR
ROCKWALL, TX 75087

DAVID STROH LIVING TRUST
DAVID STROH - TRUSTEES
1009 PLEASANT VIEW DR
ROCKWALL, TX 75087

RESIDENT
1010 AMBER KNOLL DR
ROCKWALL, TX 75087

RESIDENT
1010 HUNTERS CREEK DR
ROCKWALL, TX 75087

AGOSTINI MICHAEL AND RAELENE FAITH
1010 CALM CREST DR
ROCKWALL, TX 75087

YOUSEF RITA A & OSAMA S SHENOUDA
1010 CASCADING CREEK DR
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
1010 CATTERICK DR
ROCKWALL, TX 75087

SLOAN AARON KRAUSKOPF AND
JACQUELINE SILVA BURLESON
1010 EMBER CREST DRIVE
ROCKWALL, TX 75087

NI AITAO AND
XIAOLING LI
1010 FOXHALL DRIVE
ROCKWALL, TX 75087

HARRISON JAY AND COLLEEN
1010 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

WEAVER JAMES CHRISTOPHER & JULIA
1010 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
1011 SABLE DR
ROCKWALL, TX 75087

SORENSEN DALE L
1011 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

PITT EMERIC OLUMUYIWA AND KHADIJA
1012 HEATHER FALLS DR
ROCKWALL, TX 75087

JOHNSON ARRENA AND GARRY
1012 SABLE DR
ROCKWALL, TX 75087

RESIDENT
1013 CASCADING CREEK DR
ROCKWALL, TX 75087

RESIDENT
1013 FOXHALL DR
ROCKWALL, TX 75087

RESIDENT
1013 LAZY BROOKE DR
ROCKWALL, TX 75087

BOURKE DANIEL E & JULIE A PRUITT
1013 CALM CREST DRIVE
ROCKWALL, TX 75087

NOBLES DALLAS A AND KRISTEN L
1013 EMBER CREST DR
ROCKWALL, TX 75087

GARDIN KELLY M AND
ASUNCION L FRENCH
1013 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
1014 CASCADING CREEK DR
ROCKWALL, TX 75087

ROBISON CHELSEY BYRON AND DALE K O'DAY
1014 21ST STREET SOUTH
ARLINGTON, VA 22202

JOHN JACOB AND LIZYAMMA JACOB
1014 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

FLYNN FAMILY REVOCABLE TRUST
PATRICK M AND JACQUELINE K FLYNN
1014 CALM CREST DR
ROCKWALL, TX 75087

SNARE RYAN C AND CHELSEA L
1014 CATTERICK DR
ROCKWALL, TX 75087

WOOD JENNIFER L &
RAZA HASAN SAYED
1014 EMBER CREST DR
ROCKWALL, TX 75087

ORSI DAVID THORPE JR AND REBA MICHELLE
1014 FOXHALL DR
ROCKWALL, TX 75087

GILMORE RHONDA
1014 HUNTERS CREEK DR
ROCKWALL, TX 75087

KILGALLEN JOSEPH AND ANGELA
1014 LAZY BROOKE DR
ROCKWALL, TX 75087

DAVILA ARMANDO
1014 PLEASANT VIEW DR
ROCKWALL, TX 75087

HEIKKINEN PAUL HAROLD AND MARSHA KAY
1015 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

HINDS HALEY & BLAKE DUDLEY
1015 SABLE DR
ROCKWALL, TX 75087

SALCIDO JUAN
1016 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

CROWDER MICHAEL & SOMAR
1016 SABLE DR
ROCKWALL, TX 75087

RESIDENT
1017 LAZY BROOKE DR
ROCKWALL, TX 75087

THOMAS SEDRIC A AND ALISHHA B
1017 CALM CREST
ROCKWALL, TX 75087

BEYA CHRISTAY
1017 CASCADING CREEK DR
ROCKWALL, TX 75087

RAMDHAN RENATE E & BYRON B
1017 EMBER CREST DRIVE
ROCKWALL, TX 75087

KIM ALEXANDER SANGTAE AND
YOUNGMEE LEE
1017 FOXHALL DRIVE
ROCKWALL, TX 75087

GILBREATH HENRY TERRY AND VICKI L
1017 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

WILLIAMS BRENT J AND JULIE P
1017 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
1018 CASCADING CREEK DR
ROCKWALL, TX 75087

DOMINGUEZ JESUS MARTINEZ AND
ROSA LINDA MARTINEZ
1018 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

SARKISSIAN HAMLET & LILIYA V ZHDANOVA
1018 CALM CREST DRIVE
ROCKWALL, TX 75087

HOOD THOMAS FREDRICK AND CARRIE
1018 CATTERICK DR
ROCKWALL, TX 75087

CAPERTON DAVID AND KITSY
1018 EMBER CREST DRIVE
ROCKWALL, TX 75087

MARSHALL STEVEN AND CHANETTE
1018 FOXHALL DR
ROCKWALL, TX 75087

MORGENSTERN KEN IRVIN & ROWENA
1018 HUNTERS CREEK DR
ROCKWALL, TX 75087

HERNANDEZ DEXTER R AND KENNA M
1018 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RUDDIS BECKY AND MARK
1018 PLEASANT VIEW DR
ROCKWALL, TX 75087

WALKER BRIAN AND KAITLIN
1019 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

LARYEA NII AMARTEY & JOSELINE ELIZABETH
1019 SABLE DR
ROCKWALL, TX 75087

RESIDENT
1020 CASCADING CREEK DR
ROCKWALL, TX 75087

ZHOU YUAN AND
JESSICA ZHUOYING JIANG
1020 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

EKSTROM COLTON A & NICOLE C
1020 SABLE DR
ROCKWALL, TX 75087

HAMDAN TRAVIS AND SUMMER
1020 WINDY HILL LN
ROCKWALL, TX 75087

RESIDENT
1021 LAZY BROOKE DR
ROCKWALL, TX 75087

YODER KARL JACOB
1021 CALM CREST DRIVE
ROCKWALL, TX 75087

TUTIKA NAGA SANTOSH KUMAR
1021 CASCADING CREEK DR
ROCKWALL, TX 75087

GRANT TYRONE D & LYNN
1021 EMBER CREST DR
ROCKWALL, TX 75087

PETROS ALLEN WAYNE JR AND JUSTINE NICOLE
1021 FOXHALL DR
ROCKWALL, TX 75087

REESE ALEXANDER HOFFMAN AND STEPHANIE
1021 HUNTERS CREEK DR
ROCKWALL, TX 75087

CONFIDENTIAL
1021 PLEASANT VIEW DR
ROCKWALL, TX 75087

BABALOLA SHOLA DANIEL
1021 SABLE DR
ROCKWALL, TX 75087

RESIDENT
1022 HUNTERS CREEK DR
ROCKWALL, TX 75087

APODACA ANNA M
1022 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

SPRAY KATHERINE
1022 CALM CREST DR
ROCKWALL, TX 75087

SAHM JULIE AND
CHRISTOPHER HENDERSON
1022 CATTERICK DR
ROCKWALL, TX 75087

MAGANA LUCERO
1022 EMBER CREST DRIVE
ROCKWALL, TX 75087

SCHEFFER KRISTIN AND ROBERT
1022 FOXHALL DRIVE
ROCKWALL, TX 75087

HERNANDEZ JASON AND ROBBIN
1022 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BIANCO DIEGO L
1022 PLEASANT VIEW DR
ROCKWALL, TX 75087

LITTLE HOUSTON AND KATHERINE
1023 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

RESIDENT
1024 CASCADING CREEK DR
ROCKWALL, TX 75087

HOTT GLENN WILLIAM JR AND SHERMA
SHARON
1024 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

RANDHAWA RAJBIR K AND
SIKANDER SINGH
1024 SABLE DRIVE
ROCKWALL, TX 75087

SCHUBERT ERIC C AND JANE HARDIN
1024 WINDY HILL LANE
ROCKWALL, TX 75087

RESIDENT
1025 CASCADING CREEK DR
ROCKWALL, TX 75087

TRIPON DANIEL AND NICOLETA
1025 AMBER KNOLL DR
ROCKWALL, TX 75087

JONES MIRONDA A
1025 CALM CREST DRIVE
ROCKWALL, TX 75087

KOETJE TIMOTHY JON
1025 EMBER CREST DR
ROCKWALL, TX 75087

SINGH KRISHNABEN H & HARPREET
1025 FOXHALL DRIVE
ROCKWALL, TX 75087

SAJAN RICHIE AND ALISON
1025 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

CURCIO JOHN ANDREW
1025 LAZY BROOKE DR
ROCKWALL, TX 75087

RHODES BARRY AND CARLA
1025 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

VALAYIL RUBEN & ELIZABETH
1025 SABLE GLEN DRIVE
ROCKWALL, TX 75087

RESIDENT
1026 FOXHALL DR
ROCKWALL, TX 75087

TRINIDAD MICHAEL AND NICKI RENEE
1026 AMBER KNOLL DR
ROCKWALL, TX 75087

EDWARDS VERNON LAJUIN & ETTA MICHELLE
1026 CALM CREST DRIVE
ROCKWALL, TX 75087

SODUNOLA OMOLARA A
1026 EMBER CREST DRIVE
ROCKWALL, TX 75087

HIGGINS CHRISTOPHER J & YOLANDA LAWLER
1026 HUNTERS CREEK DR
ROCKWALL, TX 75087

ARRAMBIDE JOSE L AND MELISSA L
1026 LAZY BROOKE DR
ROCKWALL, TX 75087

RESIDENT
1027 SABLE DR
ROCKWALL, TX 75087

MORRIS DOUGLAS D
1027 BREEZY HILL LN
ROCKWALL, TX 75087

RESIDENT
1028 SABLE DR
ROCKWALL, TX 75087

HUSEIN SAMEENA SAMAR
1028 CASCADING CREEK DR
ROCKWALL, TX 75087

SHULMAN ARIEL MADISON
1028 WINDY HILL LANE
ROCKWALL, TX 75087

HEITSHUSEN LUKE CHRISTIAN AND RAIN
RAMSEY
1029 AMBER KNOLL DR
ROCKWALL, TX 75087

CHAVEZ PHILLIP AND DOLORES EMILY
1029 CALM CREST DR
ROCKWALL, TX 75087

DEFEBAUGH CONNOR AND KELSEY
1029 HUNTERS CREEK DR
ROCKWALL, TX 75087

WOOD CLINTON AND JULIE
1030 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

FLORES JORGE AND
NAOMI SHALIT
1030 EMBER CREST DRIVE
ROCKWALL, TX 75087

ISOM BERNADETTE HENSLEY
1030 HUNTERS CREEK
ROCKWALL, TX 75087

VAZ ROCKY AND JULIET ANITA
1032 WINDY HILL LANE
ROCKWALL, TX 75087

RESIDENT
1033 AMER KNOLL DR
ROCKWALL, TX 75087

KNIGHT ELIZABETH O
1033 CALM CREST DR
ROCKWALL, TX 75087

FAULKNER GARY AND
TRACY SICKLES
1033 FAWN TRAIL
ROCKWALL, TX 75087

SCHLEICHER CHARLES
1036 WINDY HILL LANE
ROCKWALL, TX 75087

BARNEY MICHELLE AND ROBERT JR
1037 AMBER KNOLL DR
ROCKWALL, TX 75087

BUTLER MICHAEL GLENN AND THERESA LYNN
1037 FAWN TRAIL
ROCKWALL, TX 75087

WORKMAN WILLIAM GREGORY AND TINA
MARIE
1037 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

GRMOLYES GREG EDWARD & TAWNIA SHREE
1049 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
1052 HUNTERS CREEK DR
ROCKWALL, TX 75087

TANGELLA SURESH K AND RADHIKA
1055 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

DEGINETU KIDIST AND
AYELE ESHETE
1056 HUNTERS CREEK DR
ROCKWALL, TX 75087

EDWARDS CHARLES GORDON AND DEBBIE
HALLY
1059 HUNTERS CREEK
ROCKWALL, TX 75087

SMITH LINDSAY & JASON
1060 HUNTERS CREEK DR
ROCKWALL, TX 75087

AGOSU JOSEPH & OMOLOLA
1063 HUNTERS CREEK DR
ROCKWALL, TX 75087

BRAY RUSSELL ALLEN AND JESSICA LEE
1064 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

BAQUEDANO JULIO AKA JULIO BAQUEDANO
CARDENAS AND
ROSA MARIA TORRES FUNES
1068 HUNTERS CREEK DR
ROCKWALL, TX 75087

AKPENYI CHUKWUKA ANTHONY
1206 RYANN ROSE CREEK LN
KATY, TX 77494

RESIDENT
1313 FM552
ROCKWALL, TX 75087

HAQ NABEEL K AND ABIDA N
1321 UPLAND DR # 19858
HOUSTON, TX 77043

CARIKER KEVIN L AND LESLIE J
13307 SAINT CHARLES BLVD
LITTLE ROCK, AR 72211

PARKER MARK
1340 WATERSIDE DR
DALLAS, TX 75218

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

KNOWLTON COREY D
1460 ANNA CADE ROAD
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
15455 DALLAS PARKWAY SUITE 1000

GRAND HOMES 2014 LP
15455 DALLAS PARKWAY SUITE 1000

GRAND HOMES 2014, LP
15455 DALLAS PKWY STE 1000
ADDISON, TX 75001

RESIDENT
205 BREEZY HILL DR
ROCKWALL, TX 75087

RESIDENT
205 ROCKHOUSE LN
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

MEGATEL HOMES INC
2101 CEDAR SPRINGS RD STE 700
DALLAS, TX 75201

BLOCK DAVID
2421 KATHRYN DR
HEATH, TX 75032

EBONY CONTRERAS TRUST
BISHOP MERCEDES AND SIMMONS BANK-
COTRUSTEES
2911 TURTLE CREEK BLVD STE 850
DALLAS, TX 75219

RESIDENT
313 SHENANDOAH
ROCKWALL, TX 75087

CLARK BRUCE A & ROSE R
313 SHENNENDOAH LN
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

KOPPANATI PRAVEEN KUMAR AND NIKITHA
NUKALA
3303 RIDGECROSS DR
ROCKWALL, TX 75087

KIPE MICHAEL AND DIANA
3306 RIDGECROSS DR
ROCKWALL, TX 75087

DUNPHY JAMES AND KATHERINE
3306 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

RESIDENT
3307 RIDGECROSS DR
ROCKWALL, TX 75087

RESENDEZ ALYSSA RENEE AND REY JR
3307 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

HEUSS JEREMY D AND SHANNON N
3310 RIDGECROSS DRIVE
ROCKWALL, TX 75032

SHELTON DANA BLAIR AND ANNETTE
COLAROCHIO
3310 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SAMUEL JUSTIN AND ELIZABETH ANN
3311 RIDGECROSS DRIVE
ROCKWALL, TX 75087

HARDWARE PHILLIP L II
3311 ROYAL RIDGE
ROCKWALL, TX 75087

CONFIDENTIAL
3314 RIDGECROSS RD
ROCKWALL, TX 75087

SMITH CHRISTINE PIGG AND JAY RICHARD
3314 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

MASSE KENNETH ROGER AND CHERYL LYN
3315 RIDGECROSS DR
ROCKWALL, TX 75087

LUETKE SENECA L
3315 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

NGUYEN TIFFANY THAO AND HENRY HIEP VO
3318 RIDGECROSS DRIVE
ROCKWALL, TX 75087

PORTER KAREN CLAIBORNE AND RUSSELL
WAYNE
3318 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

DANIELS RHONDA AND BRIAN
3319 RIDGECROSS DR
ROCKWALL, TX 75087

THOMAS JARROD M
3319 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

STANLEY SHANNON D AND CHARIDY LYNN
3322 RIDGECROSS DRIVE
ROCKWALL, TX 75087

WADE KENNETH KYLE AND
TRINH NGOC THUY TRAN
3322 ROYAL RIDGE
ROCKWALL, TX 75087

RESIDENT
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

HEFNER ELLEN AND
BRENNAN SMITH
3323 RIDGECROSS DRIVE
ROCKWALL, TX 75087

BARRETT OLAN DEAN
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

RESIDENT
339 ALL ANGELS HILL
ROCKWALL, TX 75087

DULICK JESSICA
3401 RIDGECROSS DR
ROCKWALL, TX 75087

COLEMAN EDWARD EARL SR AND
NIKITA NASHA COLEMAN
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

NGUYEN DIANE & HIEU TRUNG
3402 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

AGARDY JIM AND CONNIE J
3405 RIDGECROSS DRIVE
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER MAX AND ANGELA KAY
3405 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

GARVIN CARSON C AND JENNIFER S
3406 RIDGECROSS DRIVE
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH JULIUS K AND JANEL W
3409 RIDGECROSS DRIVE
ROCKWALL, TX 75087

TESKE CHARLES A JR AND KIMBERLY K
3409 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

ENGLE STEPHEN F AND CLAUDIA F
341 BREEZY HILL LN
ROCKWALL, TX 75087

NEILL JEREMY AND ERIN
3410 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SMITH ELOISE
3410 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

TAYLOR CARMELA
3413 RIDGECROSS DR
ROCKWALL, TX 75087

LEWIS STANLEY DALE AND ANITA LYNN
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

IZU UYOTA & JANE
3414 RIDGECROSS
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

KNOX MARC P AND AVRIL WILLIAMS KNOX
3418 RIDGECROSS DR
ROCKWALL, TX 75087

MARTIN ANGELA AND JESSIE
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

SALES TRAVIS ERIC & REGENIA JEWELL
3422 RIDGECROSS DRIVE
ROCKWALL, TX 75087

BRANDON DAVID GRANT AND ADRIANNE FULTZ
3423 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

WALLWORK CRAIG A AND SARAH K
3425 RIDGECROSS DRIVE
ROCKWALL, TX 75087

MILLER STEVEN AND AINE
3426 RIDGECROSS DRIVE
ROCKWALL, TX 75087

RESIDENT
3430 RIDGECROSS DR
ROCKWALL, TX 75087

LUJAN ALFREDO
3433 RIDGECROSS DR
ROCKWALL, TX 75087

PARISH KENISHA
3434 RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
3437 RIDGECROSS DR
ROCKWALL, TX 75087

WEIDMANN FAMILY TRUST
3438 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SMITH JEFFERY NEAL AND CLAIRE TERESA
3441 RIDGECROSS DRIVE
ROCKWALL, TX 75087

RESIDENT
3442 RIDGECROSS DR
ROCKWALL, TX 75087

PETERSON KYLE LUIS & JENNIFER ELAINE &
DEBORAH PETERSON
3445 RIDGECROSS DR
ROCKWALL, TX 75087

MCMILLAN CHANCE AND MARIA YVONNE
3446 RIDGECROSS DR
ROCKWALL, TX 75087

DEKTAS JAMES MICHAEL
3449 RIDGECROSS DR
ROCKWALL, TX 75087

BALDWIN GREGORY AND PAMELA
3501 RIDGECROSS DRIVE
ROCKWALL, TX 75087

GRAHAM BRETT C & KAITLYN E
3502 RIDGECROSS DR
ROCKWALL, TX 75087

JACKSON JANET FRANCES
3502 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

RESIDENT
3503 SOLARO LN
ROCKWALL, TX 75087

TORO FRANCISCO CARLOS DIAZ & ANDREA
SILVA
3505 RIDGECROSS DRIVE
ROCKWALL, TX 75087

FRANQUIZ JUAN & LYMARI CAPESTANY
3506 RIDGECROSS DR
ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P
3506 ROYAL RIDGE DR
ROCKWALL, TX 75087

GEORGE DAVID AND SARA
3507 SOLARO LANE
ROCKWALL, TX 75087

STYROV DENYS AND
ANDRIY STYROV AND SVITLANA STYROV
3509 RIDGECROSS DRIVE
ROCKWALL, TX 75087

MALIKOVA NARGIZA AND
SHUHRAT LATIPOV
3510 RIDGECROSS DR
ROCKWALL, TX 75087

BYINGTON JOEL AND COURTNEY
3510 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

THONDAPU NAVEEN AND PURNIMA
RATAKONDA
3511 SOLARO LN
ROCKWALL, TX 75087

THUMIKI KAVYA SRI AND
PRANEETH ARRA
3513 RIDGECROSS DRIVE
ROCKWALL, TX 75087

RESIDENT
3514 ROYAL RIDGE DR
ROCKWALL, TX 75087

WILLIAMS MARIE-ISABELLE AND DAVID LEWIS
3514 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SMITH JEDEDIAH R AND DIXIE CLEMENTINE
3515 SOLARO LANE
ROCKWALL, TX 75087

JOHNSON MCKENZIE & ERIC
3517 RIDGECROSS DR
ROCKWALL, TX 75087

SAYED RAZA HASAN
3518 RIDGECROSS DRIVE
ROCKWALL, TX 75087

JENKINS TILLUS BRANT & KAREN SUE JENKINS
3518 ROYAL RIDGE DR
ROCKWALL, TX 75087

SHORTER DIALLO SYKOU & ERIKA J
3521 RIDGECROSS DR
ROCKWALL, TX 75087

BURDUKOV ILYA I
3522 RIDGECROSS DRIVE
ROCKWALL, TX 75087

CLAYTON KYLE MARCUS
3522 ROYAL RIDGE DR
ROCKWALL, TX 75087

SMITH KORTNEY AND BRITTANI CHERELL
3525 RIDGECROSS DRIVE
ROCKWALL, TX 75087

COFER JAMES AND ANISSA
3526 RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
3529 RIDGECROSS DR
ROCKWALL, TX 75087

BRANHAM BRAYDEN ANTHONY AND
SELENA MOUNIVONG
3530 RIDGECROSS DRIVE
ROCKWALL, TX 75087

RESIDENT
3533 RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
3537 RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
3541 RIDGECROSS DR
ROCKWALL, TX 75087

ALDERMAN MARK C AND JANA S
3602 DREWSBURY DRIVE
ROCKWALL, TX 75087

WEBSTER GRANT ELWOOD AND KAREN
MICHELLE
3605 NOACH CREST DRIVE
ROCKWALL, TX 75087

COOK IKE
3606 DREWSBURY DRIVE
ROCKWALL, TX 75087

BOGOVICH JOHN NICHOLAS
3609 NOAH CREST DR
ROCKWALL, TX 75087

BERRYMAN PATRICK AND LAURA
3610 DREWSBURY DR
ROCKWALL, TX 75087

BULL TRAVIS J AND KARI
3613 NOAH CREST DRIVE
ROCKWALL, TX 75087

WACK LINDSEY AND DONNETTE
3614 DREWSBURY DR
ROCKWALL, TX 75087

DICKERSON DANNY AND KATHY
3617 NOAH CREST DR
ROCKWALL, TX 75087

CORNWELL AMY AND JEFFERY
3618 DREWSBURY DR
ROCKWALL, TX 75087

DONELAN KEVIN PATRICK
3621 NOAH CREST DR
ROCKWALL, TX 75087

YOUNG PATTY R AND LEE
3702 DREWSBURY DR
ROCKWALL, TX 75087

THARP JOHN AND RITCHEY MARY
3706 DREWBURY DR
ROCKWALL, TX 75087

HERRMANN SCOTT AND
KRISTA RODRIGUEZ
3710 DREWSBURY DRIVE
ROCKWALL, TX 75087

JONES RICHARD B JR & KATHERINE L
3714 DREWSBURG DRIVE
ROCKWALL, TX 75087

PARKES DAVID A AND NANCY J
3718 DREWSBURY DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CLAYTON CHARLES RAY AND AMY L
3902 RAVENBANK DRIVE
ROCKWALL, TX 75087

THUESON KEVIN AND VIRGINIA
3910 RAVENBANK DR
ROCKWALL, TX 75087

HUBER BRIAN J & JENNIFER C
400 COUNTRY RDG
ROCKWALL, TX 75087

HAURY NORMAN L & SHANNON
4186 RAVENBANK DRIVE
ROCKWALL, TX 75087

NAGEL CHRISTIAN AND KELSEY
4189 LORION DR
ROCKWALL, TX 75087

TRAUGHBER COELEY EDWARD
4190 RAVENBANK DR
ROCKWALL, TX 75087

SEELEY JOHN D AND SALLY P
4193 LORION DRIVE
ROCKWALL, TX 75087

RESIDENT
4194 RAVENBANK DR
ROCKWALL, TX 75087

MUNOZ OSCAR IVAN & SANDRA Y MIRAVAL
4197 LORION DR
ROCKWALL, TX 75087

SMITH ERIC S AND ABIGAIL
4198 RAVENBANK DR
ROCKWALL, TX 75087

PRENTICE MICHAEL AND LAUREN SIMPKINS
4201 LORION DRIVE
ROCKWALL, TX 75087

REYNA NINA CHRISTINA & RICARDO MANUEL
4202 RAVENBANK DRIVE
ROCKWALL, TX 75087

HAMILTON GREGORY J & HOLLY M
4205 LORION DRIVE
ROCKWALL, TX 75087

TAYLOR WILLIAM CHARLES AND JENNIFER LEA
4206 RAVENBANK DRIVE
ROCKWALL, TX 75087

BROSSETTE RAYCE CHARLES AND KERA SIMON
4209 LORION DRIVE
ROCKWALL, TX 75087

MILLS JASON J AND KARI L
4210 RAVENBANK DRIVE
ROCKWALL, TX 75087

2021 K. D. NEWTON REVOCABLE TRUST
KEEGAN BRUCE NEWTON AND DIANA TIMM
NEWTON - TRUSTEES
4213 LORION DRIVE
ROCKWALL, TX 75087

2023 S S COULSON REVOCABLE TRUST
STANLEY SCOTT COULSON & SANDRA ANNE
COULSON - TRUSTEES
4214 RAVENBANK DR
ROCKWALL, TX 75087

HENRY LIVING TRUST
ROBERT J HENRY AND EVELYN S HENRY-
COTRUSTEES
4301 LORION DRIVE
ROCKWALL, TX 75087

SWAN KATIE
4302 RAVENBANK DRIVE
ROCKWALL, TX 75087

MELCHER MATTHEW B AND JAIME D
4305 LORION DRIVE
ROCKWALL, TX 75087

VANDERBERG DORRETT
4306 RAVENBANK DR
ROCKWALL, TX 75087

MARINO JAMES ALLAN AND CHERYL
4309 LORION DR
ROCKWALL, TX 75087

ANTONY LAURA S
4310 RAVENBANK DRIVE
ROCKWALL, TX 75087

SPIVEY JESSE TYLER AND WENDI M
4314 RAVENBANK DR
ROCKWALL, TX 75087

RESIDENT
4400 KETTEN DR
ROCKWALL, TX 75087

FIELDING KEITH RYAN AND DANA LEI
4401 SENEY DRIVE
ROCKWALL, TX 75087

SMITH KRISTI SHAE AND CHAD DENNIS
4402 RAVENBANK DR
ROCKWALL, TX 75087

BORN GERARD ANTHONY & DIANA HURTADO
4405 SENEY DRIVE
ROCKWALL, TX 75087

EVERETT COLLEE
4406 RAVENBANK DR
ROCKWALL, TX 75087

RILEY MICHAEL BRANDON AND TRACY DENISE
4409 SENEY DR
ROCKWALL, TX 75087

KOTERU SREENIVASA REDDY & PRAVEENA
4410 RAVENBANK DR
ROCKWALL, TX 75087

LAWRENCE GEOFFREY K
4413 SENEY DRIVE
ROCKWALL, TX 75087

SURESH NAVEEN & APARNA N MOOLACATTU
4414 RAVENBANK DR
ROCKWALL, TX 75087

ECKERT CAROLE B
4451 KETTEN DRIVE
ROCKWALL, TX 75087

PETERSEN TAGGART NED AND KATIE FRANCIS
4453 LORION DR
ROCKWALL, TX 75087

MOORE JONATHAN AND NICOLE
4455 KETTEN DR
ROCKWALL, TX 75087

DEADMAN CHASE AND JENNIFER LYNN
4501 KETTEN DR
ROCKWALL, TX 75087

PARKER RUSSELL HALBERT & KRISTY KAY
4501 SENEY DRIVE
ROCKWALL, TX 75087

TILTON LAURIE & CHRISTOPHER
4504 RAVENBANK DR
ROCKWALL, TX 75087

REED KAY R
4505 KETTEN DRIVE
ROCKWALL, TX 75087

WILEY JAMAL KENYATTA & CHERESE MARIE
4505 SENEY DRIVE
ROCKWALL, TX 75087

CRUZ DAVID UMANA AND YAMIREZ ARELHI
GOVEA
4505 SKY HARBOR DR
ROCKWALL, TX 75087

RESIDENT
4506 SKY HARBOR DR
ROCKWALL, TX 75087

ALLEN ZACHARY AND JAMIE
4507 LORION DRIVE
ROCKWALL, TX 75087

RESIDENT
4508 LORION DR
ROCKWALL, TX 75087

COMES NATHAN & MARIE C
4508 RAVENBANK DR
ROCKWALL, TX 75087

SCHIFFMAN DAVID L AND SHERI L
4508 SENEY DR
ROCKWALL, TX 75087

STEGMAN MICHAEL SHANE AND EMILY ANN
4509 KETTEN DR
ROCKWALL, TX 75087

SCOTT STEVEN L
4509 SENEY DR
ROCKWALL, TX 75087

MOSS KENNETH E & FILMONA L
4511 LORION DR
ROCKWALL, TX 75087

DHARANI RAGHURAM & MADHUMATHI
DAMALACHERUVU
4511 SKY HARBOR DR
ROCKWALL, TX 75087

RANDALL FAMILY LEGACY TRUST
4512 LORION DR
ROCKWALL, TX 75087

LAM BRUCE MADI AND
ANGELA IRENE MOODY
4512 RAVENBANK DRIVE
ROCKWALL, TX 75087

SIMPSON CODY MATTHEW AND LESLIE
4512 SENEY DR
ROCKWALL, TX 75087

DECLARATION OF TRUST DATED OCTOBER 20TH
1999
WENDY YEOMANS CAMPORA
4513 KETTEN DR
ROCKWALL, TX 75087

WADDELL MARK B AND JESSICA M
4513 SENEY DRIVE
ROCKWALL, TX 75087

RESIDENT
4514 LORION DR
ROCKWALL, TX 75087

JACKSON DAM AND TARA ANN
4514 SKY HARBOR DR
ROCKWALL, TX 75087

MOUSSIMA DANIEL EDIMO AND PEACE UGOCHI
AJAH
4515 LORION DR
ROCKWALL, TX 75087

BELLOWS TODD AND MONIQUE
4516 RAVENBANK DR
ROCKWALL, TX 75087

SUNKA NATHAN AND
MARTHA GODINEZ
4516 SENEY DR
ROCKWALL, TX 75087

THE KIMBERLY ANN HARRISON TRUST
KIMBERLY ANN HARRISON TRUSTEE
4517 KETTEN DRIVE
ROCKWALL, TX 75087

2022 F K TAN REVOCABLE TRUST
FELIX RAMOS TAN JR AND KAREN C TAN-
TRUSTEES
4517 SENEY DRIVE
ROCKWALL, TX 75087

RESIDENT
4518 LORION DR
ROCKWALL, TX 75087

OKEKE OKECHUKWU JUDE AND IFEOMA
AGATHA
4519 LORION DR
ROCKWALL, TX 75087

BELL THOMAS P AND KRISTIN R
4520 SENEY DRIVE
ROCKWALL, TX 75087

RESIDENT
4521 SKY HARBOR DR
ROCKWALL, TX 75087

VARUGHESE LINCE K AND JOICE
4521 SENEY DR
ROCKWALL, TX 75087

RAWAL MANOJ H AND BINDU M
4522 LORION DRIVE
ROCKWALL, TX 75087

RESIDENT
4523 LORION DR
ROCKWALL, TX 75087

KOGANTI RAVI SESANK AND SRILAKSHMI
KANDULA
4523 LORION DR
ROCKWALL, TX 75087

RESIDENT
4524 SKY HARBOR DR
ROCKWALL, TX 75087

2022 P L SANTORO REVOCABLE TRUST
PETER ANTHONY SANTORO AND LISA MICHELLE
SANTORO - TRUSTEES
4524 SENEY DRIVE
ROCKWALL, TX 75087

SCHMIDT THERESE & CRAIG
4525 SENEY DR
ROCKWALL, TX 75087

TAPANG IVO TANKU
4525 SKY HARBOR DRIVE
ROCKWALL, TX 75087

NORRIE ANGELIKE CP & DAVID ALAN
4526 LORION DR
ROCKWALL, TX 75087

GIWA JOLAOLUWA AND
BABAJIDE OJERINDE
4527 LORION DRIVE
ROCKWALL, TX 75087

RESIDENT
4528 SKY HARBOR DR
ROCKWALL, TX 75087

CROSS MARION RICHARD AND CHANDA JILL
4528 SENEY DR
ROCKWALL, TX 75087

RESIDENT
4529 SKY HARBOR DR
ROCKWALL, TX 75087

THOMPSON BENJAMIN K AND JESSICA S
4529 SENEY DR
ROCKWALL, TX 75087

DUKE CRISTI AND LARRY JOE
4532 SENEY DR
ROCKWALL, TX 75087

WREN ANNETTE
4532 SKY HARBOR DRIVE
ROCKWALL, TX 75087

RESIDENT
4533 SKY HARBOR DR
ROCKWALL, TX 75087

HUGGINS JULIE & GARY II
4533 SENEY DR
ROCKWALL, TX 75087

VALLABINENI RAJESH AND THRIVIDYA
MADAPATI
THRIVIDYA MADAPATI
4536 SKY HARBOR DR
ROCKWALL, TX 75087

RESIDENT
4537 SKY HARBOR DR
ROCKWALL, TX 75087

HARRIS JON AND KIRSTEN
4537 SENEY DRIVE
ROCKWALL, TX 75087

RESIDENT
4538 SKY HARBOR DR
ROCKWALL, TX 75087

FISCHER DAVID SCOTT AND CHRISTINE
4538 SKY HARBOR DR
ROCKWALL, TX 75087

SANCHEZ ELENA
4546 SKY HARBOR DRIVE
ROCKWALL, TX 75087

WALLER DAVID AND SORAYA
4550 SKY HARBOR DRIVE
ROCKWALL, TX 75087

ESQUIBEL DERRICK
456 PRICE DR
FATE, TX 75087

RESIDENT
4602 RAVENBANK DR
ROCKWALL, TX 75087

CASTEEL MARILYN S AND ROGER
4602 LORION DRIVE
ROCKWALL, TX 75087

BALDERAS KARA AND RAMON G III
4602 SKY HARBOR DR
ROCKWALL, TX 75087

MCCALLEY STEPHANIE FERGUSON AND BRIAN
4605 LOTION DR
ROCKWALL, TX 75087

ALCORN JASON AND KELLI
4606 LORION DRIVE
ROCKWALL, TX 75087

CALVIN EVITA
4606 SKY HARBOR DR
ROCKWALL, TX 75087

WILLIAMS AARON BLAKE AND KIMBERLY RAE
4610 SKY HARBOR DR
ROCKWALL, TX 75087

TAYLOR MORTON & NAKINDRIA
4611 LORION DR
ROCKWALL, TX 75087

STRALEY MARIA ELENA C AND JERRY
4612 LORION DRIVE
ROCKWALL, TX 75087

ECHOLS BRITTNEY
4614 SKY HARBOR DRIVE
ROCKWALL, TX 75087

SCHEFFERA ANGELIKA
4615 LORION DR
ROCKWALL, TX 75087

WOLFE SCOTT & BEGUM
4616 LORION DR
ROCKWALL, TX 75087

SALOMON JEFFREY AND RACHEL
4618 SKY HARBOR DRIVE
ROCKWALL, TX 75087

MTOTI LEE
4619 LORION DR
ROCKWALL, TX 75087

SCHILLACE DOMINIC AND KRISTINE
4620 LORION DR
ROCKWALL, TX 75087

RESIDENT
4622 LORION DR
ROCKWALL, TX 75087

BRATBERG NEIL
4622 SKY HARBOR DRIVE
ROCKWALL, TX 75087

HUDDLESTON SHANNON L AND LARRY BRIAN
4623 LORION DRIVE
ROCKWALL, TX 75087

THOMAS ROGER AND LINDA
4624 LORION DR
ROCKWALL, TX 75087

RM CAMPBELL LIVING TRUST
RICHARD D CAMPBELL AND MI HYE CAMPBELL-
COTRUSTEES
493 LIFE SPRINGS DRIVE
ROCKWALL, TX 75087

JOSEPH ROYCE MATHEW & SHIRLEY ANEY
497 LIFE SPRING DRIVE
ROCKWALL, TX 75087

LOSANES LOU
501 LIFE SPRING DRIVE
ROCKWALL, TX 75087

SEAWRIGHT HAROLD KEITH AND SHERI
502 LIFE SPRING DR
ROCKWALL, TX 75087

JONES QUEENETH ONUNWA AND WILLIAM A
502 LIMMERHILL DR
ROCKWALL, TX 75087

LOYD EDWARD AND DARLENE
502 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

MARTIN PAMELA S
504 WILDBRIAR LN
ROCKWALL, TX 75087

PEREZ MARK AND JENNIFER
505 LIFE SPRING DR
ROCKWALL, TX 75087

ARRAMBIDE MICHAEL & MELISSA GUERRERO
505 LIMMERHILL DR
ROCKWALL, TX 75087

ROSENWASSER SAMUEL C & KAY K
506 LIFE SPRING DRIVE
ROCKWALL, TX 75087

MARTINEZ JOSEPH ROMAN & SAMANTHA KAY
506 LIMMERHILL DRIVE
ROCKWALL, TX 75087

SCHNABEL CHRISTINA AND CHRISTOPHER
506 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

NORTHCUTT JOHN PAUL & MELANIE R
509 LIFE SPRINGS DR
ROCKWALL, TX 75087

CONINE CHRISTOPHER T
509 LIMMERHILL DR
ROCKWALL, TX 75087

RESIDENT
510 LIFE SPRING DR
ROCKWALL, TX 75087

NORWOOD LARRY & PAMELA NORWOOD
510 LIMMERHILL DR
ROCKWALL, TX 75087

DOWNS MICHAEL & JAINITA
510 SUMMER OAKS DR
ROCKWALL, TX 75087

RESIDENT
513 LIFE SPRING DR
ROCKWALL, TX 75087

BRYAN JEFFREY M AND JULIE
513 LIMMERHILL DR
ROCKWALL, TX 75087

CARL JASON AND HEATHER
513 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

SCHEDER REVOCABLE TRUST
SCHEDER VALERIE SUE AND FRANK MICHAEL,
TRUSTEES
514 LIFE SPRING DR
ROCKWALL, TX 75087

WOODLIFF KAREN M AND JASON
514 LIMMERHILL DR
ROCKWALL, TX 75087

KEMPER KYLE AND CRYSTAL
514 SUMMER OAKS DR
ROCKWALL, TX 75087

CHANDLER MELANIE KATHLEEN
517 LIFE SPRING DRIVE
ROCKWALL, TX 75087

ARCHIBALD JOHN ARCHIBALD IV AND ALLISON
517 LIMMERHILL DR
ROCKWALL, TX 75087

ESTRADA LUIS III & JOSEFINA VARGAS
518 LIFE SPRING DR
ROCKWALL, TX 75087

SMITH DANIEL ROSS & LAURA BETH
518 LIMMERHILL DR
ROCKWALL, TX 75087

MUSSELL GLORIA BERNADETTE
521 LIFE SPRING DRIVE
ROCKWALL, TX 75087

GILBERTSON SETH AND CINDY
521 LIMMERHILL DR
ROCKWALL, TX 75087

CHASTAIN CHRISTOPHER CANNON AND REAGAN
ELIZABETH
522 LIFE SPRING DR
ROCKWALL, TX 75087

MOORE CHRISTOPHER SAMUEL & HOLLY
GARRETT
522 LIMMERHILL DR
ROCKWALL, TX 75087

KAREN MCLAUGHLIN LIVING TRUST
KAREN PETTY MCLAUGHLIN- TRUSTEE
525 LIFE SPRING DRIVE
ROCKWALL, TX 75087

CRUZ NIEVES JR AND DORA VALLEJO
526 LIFE SPRING DR
ROCKWALL, TX 75087

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

HIGHLAND HOMES-DALLAS LLC
5601 DEMOCRACY DR STE 300
PLANO, TX 75024

ALLEN BRODIE & JOLENE
587 E CHESTERMERE DR CHESTERMERE
ALBERTA CANADA T1X 1A4

ARGUEDAS JUAN CARLOS AND
DAYANNA VILLALOBOS
5931 GREENVILLE AVE PMB 5524
DALLAS, TX 75206

MALOKU ADNAN AND AGNIESZKA
6 HADDINGTON WAY
MEDFORD, NJ 8055

SHELLY L EMMANUEL TRUST, SHELLY L
EMMANUEL- TRUSTEE &
ARTHUR EMMANUEL TRUST, ARTHUR
EMMANUEL-TRUSTEE
600 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
601 SINGING WATER DR
ROCKWALL, TX 75087

ILLIG ANTHONY AND KRISTIN
601 CALM CREST DRIVE
ROCKWALL, TX 75087

STEINES TERIC & KATHERINE
601 LIFE SPRING DR
ROCKWALL, TX 75087

MIRTURSUNOV BAKHTIYOR AND
MALIKA KHAMIDULLAYEVA
601 LIMMERHILL DRIVE
ROCKWALL, TX 75087

GIVIDEN BRYAN AND SARA
602 CALM CREST DR
ROCKWALL, TX 75087

SKINNER CHRISTOPHER JASON & AMANDA G
602 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PETERS FAMILY TRUST
RICHARD PAUL AND CYNTHIA ELIZABETH
602 LIMMERHILL DRIVE
ROCKWALL, TX 75087

HARMON MIKE AND SHIRLEY
602 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

SMITH GREGORY AND JOANNA RENEE
604 WINDY RIDGE LANE
ROCKWALL, TX 75087

FINDL ERIC AND JOANN
605 CALM CREST DR
ROCKWALL, TX 75087

FINDL ERIC AND JOANN
605 CALM CREST DR
ROCKWALL, TX 75087

BERRY JAMES & BETTYE D
605 LIFE SPRING DR
ROCKWALL, TX 75087

MCELROY MICHAEL WHITNEY AND
JULIE ANN MURRAY
605 LIMMERHILL DR
ROCKWALL, TX 75087

SIGNO BRYAN ANTHONY AND
DIANNE CARLA CRUZ
605 SINGING WATER DRIVE
ROCKWALL, TX 75087

GILLILAN LARRY D AND CHRISTINA K
606 CALM CREST DRIVE
ROCKWALL, TX 75087

FAVROT MICHAEL THOMAS & TANIA STRONZA
606 LIFE SPRING DRIVE
ROCKWALL, TX 75087

WILLIAMS STEVEN AND ANA
606 LIMMERHILL DR
ROCKWALL, TX 75087

LAWSHE KASEY AND BRANDON
606 SUMMER OAKS DR
ROCKWALL, TX 75087

GORDON GLENDA
607 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

GARCIA HARRY STEVE
608 DEVELOPMENT DRIVE STE 150
PLANO, TX 75074

HICKS JEFFREY AND JENNIFER
608 SINGING WATER DRIVE
ROCKWALL, TX 75087

FARLEY BRENDAN CURTIS AND PHUONG-KHANH
608 WINDY RIDGE LN
ROCKWALL, TX 75087

HUGHES CYNTHIA HINOJOSA AND TROY DAVID
609 CALM CREST DRIVE
ROCKWALL, TX 75087

ALT MELISSA ANN & WILLIAM
609 LIFE SPRING DR
ROCKWALL, TX 75087

CONFIDENTIAL
609 LIMMERHILL DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LL
C/O HINES INTERESTS LIMITED PARTNERSHIP
609 MAIN STREET SUITE 2400
HOUSTON, TX 77002

CHU CHRISTINA LAM AND ALBERT
609 SINGING WATER DR
ROCKWALL, TX 75087

MCARTHUR MARK AND JULI
610 CALM CREST DRIVE
ROCKWALL, TX 75087

NORVILLE SHEILA AND NICK
610 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PESTA LAURA AND MATTHEW
610 LIMMERHILL DR
ROCKWALL, TX 75087

TSIMIS IOANNES AND ERIN
610 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

RESIDENT
611 WINDY RIDGE LN
ROCKWALL, TX 75087

WEIR JAMES MOFFAT II AND LYNNE CAROL
612 SINGING WATER DR
ROCKWALL, TX 75087

MEISTER CONSTANCE JOANN
612 WINDY RIDGE LANE
ROCKWALL, TX 75087

LICON PEDRO AND ROSA LINDA
613 CALM CREST DR
ROCKWALL, TX 75087

STAHL JAMES W AND KIMBERLY M
613 LIFE SPRING DRIVE
ROCKWALL, TX 75087

HAYNES PAUL J AND TONIQUEA
613 LIMMERHILL DR
ROCKWALL, TX 75087

WILSON EVAN AND IRMA T
613 SINGING WATER DRIVE
ROCKWALL, TX 75087

ALVAREZ GRACIELA AGNES AND HUGO R
613 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

FLORES MODESTO ARMANDO AND MARIA
MARINEZ
614 CALM CREST DR
ROCKWALL, TX 75087

BELBEL ROGER J AND PATRICIA A
614 LIFE SPRING DR
ROCKWALL, TX 75087

CAUTHRON DAVID M & JENNIFER A
614 LIMMERHILL DR
ROCKWALL, TX 75087

ATKINS GWENDOLYN AND KIRK PATRICK
614 SUMMER OAKS DR
ROCKWALL, TX 75087

RIGGS MICHAEL ROBERT AND LESLIE MICHELE
615 WINDY RIDGE LANE
ROCKWALL, TX 75087

MCDERMOTT ROBERT AND ALISON
616 SINGING WATER DR
ROCKWALL, TX 75087

BRADFORD CHRISTINA
616 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
617 CALM CREST DR
ROCKWALL, TX 75087

RESIDENT
617 SINGING WATER DR
ROCKWALL, TX 75087

2023 M J DAVENPORT REVOCABLE TRUST
617 LIFE SPRING DR
ROCKWALL, TX 75087

KLUTTS BEN III AND ANGELA
617 LIMMERHILL DR
ROCKWALL, TX 75087

ORDONEZ HEATHER AND
JOSEPH MIRANDA
617 SUMMER OAKS DR
ROCKWALL, TX 75087

WHEELER TIMOTHY EDWARD JR AND PAMALA
MCGUIRE
618 CALM CREST DR
ROCKWALL, TX 75087

CALLAWAY CARRIE AND BLAINE
618 SUMMER OAKS DR
ROCKWALL, TX 75087

TERMAN ERIC AND KRISTIN
619 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
620 SINGING WATER DR
ROCKWALL, TX 75087

BAKER BRANDON AND DOMINWUE
620 WINDY RIDGE LANE
ROCKWALL, TX 75087

GALLEGOS CARLOS AND SAMANTHA
621 SINGING WATER DR
ROCKWALL, TX 75087

CRUZ ARTURO JR AND MELISSA
621 SUMMER OAKS DR
ROCKWALL, TX 75087

WEAVER JACOB AND BROOKE
622 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

HAMMAD WAIL AND NAILA
623 WINDY RIDGE LANE
ROCKWALL, TX 75087

GOODEN BRETT AND JENNIFER
624 SINGING WATER DRIVE
ROCKWALL, TX 75087

WYATT RACHEL ANNA-FRANCES
624 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
625 FM552
ROCKWALL, TX 75087

DICKEY LOUIS SAMUEL AND DIANA GAYLE
625 SINGING WATER DR
ROCKWALL, TX 75087

THRASHER SHANE WILLIAM AND KAREN MARIE
625 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

PALMER CARLTON ALLEN JR AND ELLEN H
626 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

CASON SANDRA K AND ALLAN A
627 WINDY RIDGE LANE
ROCKWALL, TX 75087

SHERARD JASON & KARLY
628 SINGING WATER DR
ROCKWALL, TX 75087

CRISPIN KRISTI
628 WINDY RIDGE LN
ROCKWALL, TX 75087

RESIDENT
629 SINGING WATER DR
ROCKWALL, TX 75087

BRYANT OLALYA AYANNA AND EARL BRYANT III
629 SUMMER OAKS DR
ROCKWALL, TX 75087

CROSBY MICHAEL LYNN JR & JULIE D
630 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

KOBUSSEN MARK R AND KATELYN
631 WINDY RIDGE LANE
ROCKWALL, TX 75087

JONES WILLIAM AND HANNAH
632 SINGING WATER DR
ROCKWALL, TX 75087

LE THIEN TU HIEU AND
TRANG THANH NGUYEN
632 WINDY RIDGE LANE
ROCKWALL, TX 75087

SCOTT KIRK
6321 NORWAY
DALLAS, TX 75230

DAWSON MARK WILLIAM AND CYNTHIA KAY
633 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

JANG TAE WHAN AND SUJIN LEE
634 SUMMER OAKS DR
ROCKWALL, TX 75087

CHODUN ERIC CRAIG AND REBECCA
635 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
636 WINDY RIDGE LN
ROCKWALL, TX 75087

LEE AARON
636 SINGING WATER DR
ROCKWALL, TX 75087

MURRAY CHAD AND BARBARA
637 SINGING WATER DR
ROCKWALL, TX 75087

BASKER RAVIKUMAR
637 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

COOPER BRIDGETT & CHARLES SCAMPERINO
638 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

VIQUEZ JOHN AND
LORENE K JIMENEZ
639 WINDY RIDGE LANE
ROCKWALL, TX 75087

TERAN OSCAR AND CHRISTINE LAZZARO-
640 SINGING WATER DRIVE
ROCKWALL, TX 75087

MARCELO FRANCISCO JAVIER
640 WINDY RIDGE
ROCKWALL, TX 75087

OBAE MAGDALENE S K & CALVIN ONSERIO
MOENGA
641 SINGING WATER DR
ROCKWALL, TX 75087

DEFREES BRAEDEN AND HILEANA
641 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

HOLDER MATTHEW AND JULISSA
642 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

TYMINSKI FRANCIS JOSEPH JR
643 WINDY RIDGE LANE
ROCKWALL, TX 75087

TAMEZ MATTHEW AND TERRI
644 SINGING WATER DRIVE
ROCKWALL, TX 75087

GARRETSON MICHAEL & MELISSA
644 WINDY RIDGE LN
ROCKWALL, TX 75087

REYNOLDS JEFFREY MICHAEL AND CHRISTINA
JOY
645 SINGING WATER DRIVE
ROCKWALL, TX 75087

LEWIS DEKOVAN
645 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

DAVIS ROY A AND PHYLLIS R ROBERSON
646 SUMMER OAKS DR
ROCKWALL, TX 75087

SWALES SCOTT AND ANGELA
647 WINDY RIDGE LANE
ROCKWALL, TX 75087

CLARK RICHARD AND SONYA
648 WINDY RIDGE LANE
ROCKWALL, TX 75087

BEASLEY SETH GARRETT AND STEPHANIE LOUISE
649 SUMMER OAKS DR
ROCKWALL, TX 75087

PATTERSON ABBY AND MICHAEL
650 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

TRAN SEBASTIAN AND
VANESSA DINH
651 WINDY RIDGE LANE
ROCKWALL, TX 75087

LONG TAO
6712 BARCELONA
IRVING, TX 75039

ETHERINGTON MICHAEL GREGORY AND
JEANETTE
673 BREEZY HILL LN.
ROCKWALL, TX 75087

GILBERT ADAM AND AMANDA
700 CALM CREST DR
ROCKWALL, TX 75087

WILKINSON BRAD AND KERRI
701 CALM CREST DRIVE
ROCKWALL, TX 75087

LONES STEVEN M JR AND KELLY SUSAN
702 CALM CREST DR
ROCKWALL, TX 75087

YOUNG JAMES FREDERICK AND KARA SUELYNN
702 LAZY BROOKE DR
ROCKWALL, TX 75087

VANCE ALEXANDER IV AND ANGELICA
702 SINGING WATER DRIVE
ROCKWALL, TX 75087

WILLIAMS TOMMY EUGENE AND PEGGIE JEAN
703 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

DIXON MATTHEW ALLAN AND PEDRO PIZANA III
704 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

JONES ELOISE AND
MIRONDA A JONES
705 CALM CREST DR
ROCKWALL, TX 75087

SHIMAMOTO SHOICHI AND
SYDNEY COLE
705 SINGING WATER DRIVE
ROCKWALL, TX 75087

ULLOM BRETT AND LORI
706 CALM CREST DR
ROCKWALL, TX 75087

RAINEY DANNY AND MARCIA GAYLE GODWIN-
RAINEY
706 SINGING WATER DRIVE
ROCKWALL, TX 75087

REUSINK INVESTMENTS LLC
707 HIGHLAND DR
ROCKWALL, TX 75087

PEDERSEN GLENN C AND DEBORAH
707 PLEASANT BREEZE DR
ROCKWALL, TX 75087

WARREN DONALD & EVELYN
708 PLEASANT BREEZE DR
ROCKWALL, TX 75087

SINGH GURVINDER & MANKIRAT SINGH
709 CALM CREST DR
ROCKWALL, TX 75087

GORDON MATTHEW AND ALEXANDRIA V
709 SINGING WATER DRIVE
ROCKWALL, TX 75087

BERRY STEVEN E AND KATHERINE E
710 CALM CREST DR
ROCKWALL, TX 75087

CATHEY KATHERINE ASHLEY AND TYLER GRANT
710 SINGING WATER DRIVE
ROCKWALL, TX 75087

ETHERINGTON NORMA JEAN HUGHES
711 BREEZY HILL LN
ROCKWALL, TX 75087

ETHERINGTON NORMA JEAN HUGHES
711 BREEZY HILL LN
ROCKWALL, TX 75087

GONZALEZ RAMONA FINLEY AND JUAN
LORENZO
711 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

MARK JOSHUA
712 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

MURPHY ERICK & JILL NICHOLS
713 CALM CREST DR
ROCKWALL, TX 75087

GREER MICHAEL C AND PATRICIA M
713 LAZY BROOKE DR
ROCKWALL, TX 75087

MARQUEZ ANTHONY VAL AND GLORIA
713 SINGING WATER DRIVE
ROCKWALL, TX 75087

BATES SOPHIE THU AND JERRY ALAN
714 CALM CREST DR
ROCKWALL, TX 75087

ROBLES JEFFREY D AND LINDA
714 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RANNIGAN MICHAEL AND RACHELLE
714 SINGING WATER DRIVE
ROCKWALL, TX 75087

SABRINA AND RICK MORRISON LIVING TRUST
RICHARD JAMES FRANCIS MORRISON AND
SABRINA ANN MORRISON - TR
715 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

PRICE MICHAEL OSCAR AND KATHERINE
YVONNE
716 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

DE VIVO GIOVANNI AND CHRISTINE
717 CALM CREST DR
ROCKWALL, TX 75087

WELLS KELLY AND ANGELA
717 SINGING WATER DRIVE
ROCKWALL, TX 75087

WEIDENBACH MYRON
718 CALM CREST DR
ROCKWALL, TX 75087

WILKINS RANDALL AND AMY
718 SINGING WATER DRIVE
ROCKWALL, TX 75087

HASSELL ERIC N & ERIN L
719 PLEASANT BREEZE DR
ROCKWALL, TX 75087

SCHMIDT TYSON AND TOBI
720 PLEASANT BREEZE DR
ROCKWALL, TX 75087

HENSON TAYLOR RAY AND KAYLEE RAYE
7208 WILLOW WOOD ST
ROWLETT, TX 75089

JOHNSON KIMBERLY D AND LAWRENCE A
721 CALM CREST DR
ROCKWALL, TX 75087

PULTORAK JAMES F AND JENNIFER GAIL
721 SINGING WATER DR
ROCKWALL, TX 75087

2023 D J ROGERS REVOCABLE TRUST
DAMIAN WAYNE ROGERS & JESSICA LOSS
ROGERS - TRUSTEES
722 CALM CREST DR
ROCKWALL, TX 75087

SMELSER JASON ERIC AND LORI LYNN
722 SINGING WATER DRIVE
ROCKWALL, TX 75087

CARTER DAVID C AND ELSA M
723 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

BAXTER JOHN STANLEY AND KIMBERLY JOY
RUMCZIKAS
724 PLEASANT BREEZE DR
ROCKWALL, TX 75087

STEED RYAN JAY AND BROOKE A
725 CALM CREST
ROCKWALL, TX 75087

DEAN AMY & CURTIS
725 SINGING WATER DRIVE
ROCKWALL, TX 75087

BLOCHER AYERS H III AND KAREN L
726 CALM CREST DR
ROCKWALL, TX 75087

STEVENS NERISSA AND
BILLY HORTON
726 SINGING WATER DRIVE
ROCKWALL, TX 75087

OAKLEY CURTIS AND SAMANTHA
727 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

KLUTTS BEN ALLEN JR & MARY CAROL JULIE
728 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

JETER JAMES DAVID & CAROL LEE
729 SINGING WATER DRIVE
ROCKWALL, TX 75087

BRINKMAN DANIEL ROBERT & XANDRA
730 SINGING WATER DRIVE
ROCKWALL, TX 75087

MCCORMACK JAMES ROSSI AND ELENA LOUISE
731 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

GNANAYUTHAM REVOCABLE LIVING TRUST
732 PLEASANT BREEZE DR
ROCKWALL, TX 75087

GILLIGAN DEBORAH ANN AND TRAVIS EGUENE
733 SINGING WATER DRIVE
ROCKWALL, TX 75087

JACKS DALLAS CLAYTON AND MAGEN NICOLE
734 SINGING WATER DRIVE
ROCKWALL, TX 75087

RESIDENT
735 PLEASANT BREEZE DR
ROCKWALL, TX 75087

SIEVERT SHANNON AND CHRISTY
736 PLEASANT BREEZE DR
ROCKWALL, TX 75087

GARCIA KRIS A AND ANGELA M
737 SINGING WATER DRIVE
ROCKWALL, TX 75087

ELLIS KIRK CONSTANTINE AND ADINA LITA
738 LAZY BROOK DRIVE
ROCKWALL, TX 75087

BAKER CHRISTOPHER AND RHYANA
738 SINGING WATER DRIVE
ROCKWALL, TX 75087

BOLLINGER RACHEL M AND ANTHONY M
749 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

WERT WARREN SCOTT AND MARTHA JEAN
764 LAZY BROOKE DR
ROCKWALL, TX 75087

TURNER DAMIAN AND RACHEAL
775 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

DEARMONT COREY AND ALEXIS
776 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

SMITH FAMILY ACRES LLC
800 EAGLE PASS
HEATH, TX 75032

RAZIK MOHAMED A AND
NEVEEN M ABDALLA
801 CALM CREST DRIVE
ROCKWALL, TX 75087

DOUANGDARA KINGPHETH B AND JOSEFINA H
802 CALM CREST DR
ROCKWALL, TX 75087

HOLLOWAY RICHARD AND MARY JEANINE
802 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RESIDENT
805 LAZY BROOKE DR
ROCKWALL, TX 75087

FONTAINE NORMAN F AND NANCY C
805 CALM CREST DR
ROCKWALL, TX 75087

COLLINS HOPE AND GUY JR
806 CALM CREST DR
ROCKWALL, TX 75087

ROBERTS RYAN LLOYD AND NATALIE
809 CALM CREST DR
ROCKWALL, TX 75087

ETLEY MICHAEL EUGENE AND KELSEY
812 CALM CREST DRIVE
ROCKWALL, TX 75087

MEHDIZADEGAN MEHRDAD AND ANGELA
813 CALM CREST DR
ROCKWALL, TX 75087

WRIGHT STACY M AND JUSTIN K
816 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BOYLE JONATHAN AND JENNIFER
817 CALM CREST DRIVE
ROCKWALL, TX 75087

MOSHER RICHARD A AND NICHAPA
817 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RESIDENT
818 CALM CREST DR
ROCKWALL, TX 75087

HALLBAUER ELIZABETH B AND STEVEN
821 CALM CREST DRIVE
ROCKWALL, TX 75087

BH PHASE XI LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

BH PHASE XI LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

BRADLEY ERIK DOUGLAS
822 CALM CREST DR
ROCKWALL, TX 75087

SHIELDS ROBERT B
8220 S FM 549
HEATH, TX 75032

SCALLAN BLAKE AND AMANDA
825 CALM CREST DR
ROCKWALL, TX 75087

MCLEOD ASHLEY THOMAS AND PIERRE HERBERT
828 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

CRAWFORD DANA
833 BREEZY HILL LN
ROCKWALL, TX 75087

SCHLAKE JAMES J AND VALERIE H, TRUSTEES OF
THE 2022 JV
SCHLAKE REVOCABLE TRUST
840 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

WATKINS GREGORY L AND GLENNA
862 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

SINKS CHARLES W II AND SANDRA L
8854 COUNTY RD 2472
ROYSE CITY, TX 75189

SINKS CHARLES W II AND SANDRA L
8854 COUNTY RD 2472
ROYSE CITY, TX 75189

ROTHER KRISTOPHER R AND WHITLEY STUBBS
890 PLEASANT VIEW DR
ROCKWALL, TX 75087

RICE JAMES RANDOLPH JR AND CANDACE
ELAINE
893 COLBY BLUFF DR
ROCKWALL, TX 75087

SCULLY JOSEPH
894 PLEASANT VIEW DR
ROCKWALL, TX 75087

HEFNER SCOTT & CHERYL
897 ANACONDA COURT
CASTLE ROCKWA, CO 80108

HOLAK PAWEL AND SOLOMIYA KULISHYTSKA-
HOLAK
898 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

SALISU RUKAYAT OLUWATOSIN & MOISES PENA
900 HUNTERS CREEK DR
ROCKWALL, TX 75087

ROTTNER EDWARD W AND JANICE J WELLS-
ROTTNER
901 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

MCCABE MEREDITH AND RYAN
901 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

TYNER KEVIN AND MELISSA J
901 PLEASANT VIEW DR
ROCKWALL, TX 75087

JULES JANOUSKA BETHLY & JAY
902 AMBERKNOLL DRIVE
ROCKWALL, TX 75087

SMITH SHANE AND AMY COOPER
902 COLBY BLUFF
ROCKWALL, TX 75087

HUNT RICHARD M AND JUDITH K
902 PLEASANT VIEW DR
ROCKWALL, TX 75087

MAHESHWARI SUNDEEP
903 HUNTERS CREEK DR
ROCKWALL, TX 75087

FRUSHOUR PAUL & DONNA L
904 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

FISCHER ROBERT AND SHARON
905 AMBER KNOLL DR
ROCKWALL, TX 75087

SMITH KELLY L & MICHAEL D
905 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MCNELLIE SCARLET GYMIN
905 COUNTRY CLUB DR
HEATH, TX 75032

CAO PHUONG H AND JOYCE
905 PLEASANT VIEW DR
ROCKWALL, TX 75087

OLIVER JEANETTE
906 AMBER KNOLL DR
ROCKWALL, TX 75087

BROOKS STEPHEN A & CAROL R
906 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

LONGEWAY LARA HENRY AND DUSTIN M
906 PLEASANT VIEW DR
ROCKWALL, TX 75087

HULSEY GARY SCOTT & NATASHA LEIGH
907 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

ALTURK FEHMI
908 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

SMITH KORI L & TIFFANI
909 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

SWINDLE JAY P AND JODI E
909 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

WOO PRESTON AND JENNIFER
909 PLEASANT VIEW DR
ROCKWALL, TX 75087

BECTON COREY AND JESSIKA
910 AMBER KNOLL DR
ROCKWALL, TX 75087

HAWKINS RODNEY L AND TIFFANY T
910 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

GROSS CARRIE AND BRUNO
910 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

THOMPSON BETTY L
911 E FM 552
ROCKWALL, TX 75087

HALEY GLEN DALE AND KATHLINE CRAWFORD
HALEY
911 HUNTERS CREEK DR
ROCKWALL, TX 75087

HATTENBURG ERIN
912 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
913 AMBER KNOLL DR
ROCKWALL, TX 75087

KICHURA MARK
913 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBBINS THOMAS V AND MARCIA L
913 PLEASANT VIEW DR
ROCKWALL, TX 75087

VANDERPOEL LUKE S AND BROOKE
914 AMBER KNOLL DR
ROCKWALL, TX 75087

JOSEPH MIENA ESI
914 COLBY BLUFF DR
ROCKWALL, TX 75087

VARGHESE RINU & ANCY KURIAN
914 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
915 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

SANDHU JASPINDER &
NAVDIP SINGH
916 HUNTERS CREEK
ROCKWALL, TX 75087

RESIDENT
917 PLEASANT VIEW DR
ROCKWALL, TX 75087

GIESE MICHAEL SCOTT AND AMY M
917 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

HARDWICK CHENOA N AND WILLIAM H II
917 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

BEAN MARC ALAN AND
NE'KISHA T WILLS
918 AMBER KNOLL DR
ROCKWALL, TX 75087

OGEA ZACHARY J AND HEATHER C
918 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

REX JORDAN GARRETT AND MADELINE JANE
918 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
919 HUNTERS CREEK DR
ROCKWALL, TX 75087

FOSTER MARILYN L
920 HUNTERS CREEK DR
ROCKWALL, TX 75087

MCCASLIN KATHERINE LEIGH
921 AMBER KNOLL DR
ROCKWALL, TX 75087

WILLIAMS MARK LEROY AND KORTNI LEA
921 COLBY BLUFF DR
ROCKWALL, TX 75087

LOCKETT DAVID
921 PLEASANT VIEW DR
ROCKWALL, TX 75087

CAMPBELL CHRISTOPHER C AND SAMANTHA L
922 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

JACKSON ROSE
922 COLBY BLUFF DR
ROCKWALL, TX 75087

HOGAN CHRISTOPHER LEE AND AUTUMN M
922 PLEASANT VIEW DR
ROCKWALL, TX 75087

FEY MELINDA
923 HUNTERS CREEK ROAD
ROCKWALL, TX 75087

CLARK LAUREN ELIZABETH AND CHARLES
ARTHUR
924 HUNTERS CREEK
ROCKWALL, TX 75087

COZART ROBERT C JR AND ALICE
925 AMBER KNOLL DR
ROCKWALL, TX 75087

GRINSTEAD TAMA SHADAWN
925 COLBY BLUFF DR
ROCKWALL, TX 75087

HILL CASEY EDWARD AND AIMEE
925 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

GALITZ DEAN AND NICOLE
926 AMBER KNOLL DR
ROCKWALL, TX 75087

SCOTT JAYNA CAROL AND KEVIN THOMAS
926 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

RESIDENT
927 HUNTERS CREEK DR
ROCKWALL, TX 75087

OPENSHAW DAVID B AND LINDA
928 HUNTERS CREEK DR
ROCKWALL, TX 75087

BECKSTROM LILLIAN C
929 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MASSEY REBECCA LYNNE ALAMAT AND DARRIN
TODD
929 PLEASANT VIEW DR
ROCKWALL, TX 75087

BERRY BELINDA J
930 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

CELII ROBERTO J AND GINA L
930 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

ISHII CREIGHTON AND MELINDA
931 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
932 HUNTERS CREEK DR
ROCKWALL, TX 75087

ROSE STEPHEN BARRETT AND JESSICA LEE
933 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

SNYDER DANNY LEE JR AND JEANNETTE
MARGARET
933 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

STEPHENS QUANDRELL ALTAM AND MELVONA
PHALISA
933 PLEASANT VIEW DR
ROCKWALL, TX 75087

ELLIS AARON AND KIMBERLY
934 AMBER KNOLL DR
ROCKWALL, TX 75087

PAWLIK JERZY AND BARBARA
934 COLBY BLUFF DR
ROCKWALL, TX 75087

JOHNSON RUSTY LEE AND JENNIFER
937 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

WALK WAYNE AND KIMBERLY
937 PLEASANT VIEW DR
ROCKWALL, TX 75087

WATKINS CHRISTOPHER THEODORE AND
DANIELLE KAY
938 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

GONZALEZ DONNA AND BRYANT
938 COLBY BLUFF DR
ROCKWALL, TX 75087

ABBAS NENNA J
941 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

ENGLISH WILLIAM C AND ROBYN K
941 PLEASANT VIEW DR
ROCKWALL, TX 75087

HAUERWAS BRIAN E AND TIFFANY FAY
942 AMBER KNOLL DRIVE
ROCKWALL, TX 75234

MCCARTHY MAURITIANA W AND
KEVIN F MCCARTHY II
945 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

RAMSEY MICHAEL
945 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

BADEAUX RYAN JAMES AND KELLY JEAN
946 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

HAYCRAFT TYLER AND KRISTIN
949 COLBY BLUFF DR
ROCKWALL, TX 75087

SALISBURY KENNETH D SR
950 AMBER KNOLL DR
ROCKWALL, TX 75087

RESIDENT
951 CALM CREST DR
ROCKWALL, TX 75087

WATERMAN WARREN O & CYNTHIA J
978 CATTERICK DRIVE
ROCKWALL, TX 75087

GREAVES TERRY L AND MELISA G
979 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

THOMAS SAMSON N AND LINDA R
980 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

MCKEE DAVID R AND SU MAY
981 FOXHALL DR
ROCKWALL, TX 75087

OLIVER KEVIN & ANGELA
981 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BURTON LAWRENCE R AND MARIE J
982 CATTERICK DR
ROCKWALL, TX 75087

LECROY MICHAEL SHANE JR AND BRENN
LAUREN
982 FOXHALL DRIVE
ROCKWALL, TX 75087

KENT JAN AND JON
982 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BAKER PAIGE E AND GARRISON R
983 HEATHER FALLS DR
ROCKWALL, TX 75087

SANDHU BALJIT S
983 SABLE DR
ROCKWALL, TX 75087

MOONEYHAM PHILLIP JR AND JOY ANNETTE
984 HEATHER FALLS DR
ROCKWALL, TX 75087

URSO JORDAN AND MARGARET
985 FOXHALL DRIVE
ROCKWALL, TX 75087

BURGESS NATHAN P AND JESSICA
985 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BOTTIGER JEFFREY ALAN AND JENNIFER ROBYN
HOLMES
986 CATTERICK DRIVE
ROCKWALL, TX 75087

CARTER-FAGG CHARLINA AND BRENN
LAUREN
986 FOXHALL DR
ROCKWALL, TX 75087

THANKACHAN MOHANAN K AND NALINI
MOHANAN
986 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RESIDENT
987 SABLE DR
ROCKWALL, TX 75087

MILLER MICHAEL E AND KELLY D
987 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

GRAYSON JOE
988 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

HORN TYSON AND AMY
989 FOXHALL DRIVE
ROCKWALL, TX 75087

VIRGA CARMEN JOSEPH & JANELLE
989 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

TROWBRIDGE CORY JONATHAN AND STEPHANIE
KRISTEE
990 CALM CREST DRIVE
ROCKWALL, TX 75087

JOSEPH BINU ARIYAPPALLIL & REENA
990 CATTERICK DR
ROCKWALL, TX 75087

KIM THAO AND JUSTIN
990 FOXHALL DRIVE
ROCKWALL, TX 75087

WEBB PETE OWEN AND LINDA GLEATON
990 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RESIDENT
991 HEATHER FALLS DR
ROCKWALL, TX 75087

YUNGU TOBIAS & SILVIA WANJA NJERU
991 SABLE DR
ROCKWALL, TX 75087

WRIGHT LENA
992 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

RESIDENT
993 LAZY BROOKE DR
ROCKWALL, TX 75087

NORWOOD PAM AND LARRY
993 FOXHALL DR
ROCKWALL, TX 75087

GIBSON WILLIAM JR AND KINIA
994 CALM CREST DRIVE
ROCKWALL, TX 75087

SJ WENTZEL TRUST
994 CATTERICK DR
ROCKWALL, TX 75087

YOUNG YAKOV
994 FOXHALL DR
ROCKWALL, TX 75087

SHRESTHA ANUP AND ANURADHA
994 LAZY BROOKE DR
ROCKWALL, TX 75087

SIMMONS JAMES A AND MICHELE E
995 HEATHER FALLS
ROCKWALL, TX 75087

IBRAGIMOV DIYAR AND
NAZIK ALLABERDIYEVA
995 SABLE DRIVE
ROCKWALL, TX 75087

STERNER RICKY AND MARIANCE
996 HEATHER FALLS DR
ROCKWALL, TX 75087

STOECKL MEGAN AND OLIVER
997 CALM CREST DR
ROCKWALL, TX 75087

APPLEGATE THOMAS AND JESSICA
997 FOXHALL DRIVE
ROCKWALL, TX 75087

JARRETT LAURA A AND JEREMY D
997 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

2021 S P PARKS REVOCABLE TRUST
STANLEY REX PARKS AND PAMELA KAY PARKS-
TRUSTEES
998 CALM CREST DRIVE
ROCKWALL, TX 75087

MOSS JONATHAN
998 CATTERICK DRIVE
ROCKWALL, TX 75087

CHRISTOPHER AND PERLA SAENZ REVOCABLE
TRUST
CHRISTOPHER DANIEL SAENZ AND PERLA
KRYSTAL SAENZ- COTRUSTEES
998 EMBER CREST DR
ROCKWALL, TX 75087

TAYLOR IVAN & MIONA G
998 FOXHALL DR
ROCKWALL, TX 75087

MIRAMONTES JUAN E AND ANGELICA
998 LAZY BROOKE DR
ROCKWALL, TX 75087

RESIDENT
999 HEATHER FALLS DR
ROCKWALL, TX 75087

IBRAHIM PATRICIA
999 SABLE DRIVE
ROCKWALL, TX 75087

LIFE SPRING CHURCH
P O BOX 886
ROCKWALL, TX 75087

CRUSE ROBERT B JR AND MARGARET A
P. O. BOX 2468
ROCKWALL, TX 75087

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 75087

ANDINO JULIO JOSE &
WALESKA L COLON CHARDON
PO BOX 1779
ROCKWALL, TX 75087

KEITH AND KRISTY THIEMAN LIVING TRUST
KEITH THIEMAN AND KRISTY THIEMAN -
TRUSTEES
PO BOX 670
ROCKWALL, TX 75087

SHENNENDOAH REAL ESTATE PARTNERS
PO BOX 941428
PLANO, TX 75094

HUNT MATTHEW CLAUD-CLEVELAND AND GINA
1013 PLEASANT VIEW DR
ROCKWALL, TX 75087

PUBLIC NOTICE



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

CORRECTED NOTICE: ALL CHANGES CORRECTED IN RED BELOW. CORRECTING THE CITY COUNCIL MEETING DATE TO REFLECT TUESDAY, FEBRUARY 20, 2024.

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:

Z2024-003: Amendment to PD-74

Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of a Zoning Change and PD Development Plan amending Planned Development District 74 (PD-74) [Ordinance No. 17-60] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, generally located at the northeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

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Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2024-003: Amendment to PD-74

Please place a check mark on the appropriate line below:

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

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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Case No. Z2024-003: Amendment to PD-74

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

We don't want any commercial businesses that close to our sub-division at Breezy Hill

Name:

Byron and Renate Ramdhan

Address:

1017 Ember Crest Drive Rockwall TX. 75087

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

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Case No. Z2024-003: Amendment to PD-74

Please place a check mark on the appropriate line below:

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I am opposed to the request for the reasons listed below.

Ch MF
mail to:

① Zoning Already Changed 2X Previous
② Proposed Garages will bring Down Property Values
③ Garages will be Enforcement Problem - Businesses Not Allowed?
④ Gas Station or Fast Food Will Increase (Traffic Problem, Trash Problem)
Name: Charles + Kimberly Teske
Address: 3409 Royal Ridge, Rockwall, TX 75087

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

I am opposed to the request for the reasons listed below.

Sooner or later the property will be developed unfortunately for retail.
Top Concern as a 40 yr. resident of Rockwall - (1) Rockwall has not been diligent to ensure retail/office development is at top standards. Building materials, landscape + design, business types, value added to the community, etc. -

Name: Daron Gillilan [Rockwall does not need anymore storage, Nail salons,

Address: 606 Calm Crest Rockwall 75087] donut shops, or pizza shops.

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Case No. Z2024-003: Amendment to PD-74

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.

Please "over" engineer the detention pond so that we can minimize the water flow down stream. Thank You

Name: Heather Cullins

Address: 401 Country Ridge Rd Rockwall 75087

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

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Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

Are the schools & roads not crowded enough?
I know this falls on deaf ears, but more open spaces, parks & trails are needed. That is why people moved here!

Name: Jennifer Huber

Address: 400 Country Ridge

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

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Case No. Z2024-003: Amendment to PD-74

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I am opposed to the request for the reasons listed below.

WE JUST BOUGHT A HOUSE IN THE BREEZY HILL COMMUNITY.
WE PREFER NOT TO HAVE ANY COMMERCIAL PROPERTIES WITHIN
A CERTAIN RADIUS OF OUR COMMUNITY

Name:

KEN MORGENSTERN

Address:

1018 HUNTERS CREEK DR ROCKWALL

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Ryan Miller, AICP
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Case No. Z2024-003: Amendment to PD-74

Please place a check mark on the appropriate line below:

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

Reduction of home values, impact to Breczy Hill Community. Lack of ability to ensure business + residences will not be ran within the "garages". Community prefers a different type of commercial space w/ eateries + community accessible

Name: Kimberly Elit
Address: 934 Amber Knoll Dr Rockwall TX 75087

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

I am opposed to the request for the reasons listed below.

[Redacted area]

Name: Lillian Beckstrom

Address: 929 Colby Bluff Dr. Rockwall, TX 75087

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

I am opposed to the request for the reasons listed below.

the original site plan was proposed for a lot more retail & office space I do WANT RETAIL & OFFICES, NOT HOMES + FOOD

Name: *Marie Burton*

Address: *982 Catterick Drive, Rockwall TX 75087*

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Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

Do NOT want any kind of "garage" or
storage backing up to our neighborhood.
Also opposed to car wash.

This needs to be a more family oriented development.

Name:

No late night businesses, no bright lights.

Address:

Scott + Sandra Coulson 4214 Ravenbank

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USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



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Case No. Z2024-003: Amendment to PD-74

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.

> Our property cannot hold anymore stormwater drainage from concrete and if this is developed, the detention ponds and drainage needs to be overengineered.

Name:

Smith Family Acres Shuey tract

Address:

800 Eagle Pass, Heath, TX 75032 44.5 acre tract

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Case No. Z2024-003: Amendment to PD-74

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

I don't want daycare, auto shops or office buildings on or near my house. too many of those around already

Name:

Timothy Koe Tje

Address:

1025 Ember Crest Dr.

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-003

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I just moved here and the city we moved from would put things like an ice cream shop, boutiques, and local restaurants in this area. It makes the area more desirable to move to and not to mention bring money to the city. It was so successful where we lived that every neighborhood started to follow suit. You will be missing a huge opportunity by not doing this.

Respondent Information

Please provide your information.

First Name *

Ashley

Last Name *

Duckett

Address *

1014 Cascading Creek Drive

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

I received a property owner notification in the mail.

I read about the request on the City's website.

I saw a zoning sign on the property.

I read about the request in the Rockwall Herald Banner.

My neighbors told me about the request.

Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-003

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Warehouse-style "luxury" garages that host weekend car shows and serve as man-cave hangouts do not belong (literally) in the backyard of a quiet, family-oriented, suburban neighborhood. Based on our review of similar businesses in DFW and around the state, these warehouse/garages are almost NEVER built in close proximity to residential neighborhoods which seems prudent given the industrial aesthetic of the buildings and concept that is not exactly family-friendly in nature. Of additional concern is the fact that these garages serve a niche market and are extremely expensive and when the concept fails the buildings will be converted into regular storage units. Whether "luxury" mini warehouses or regular storage units, having industrial buildings next to our residential neighborhood will negatively impact our property values and ability to sell our homes should the need arise. We signed the Petition submitted to the P&Z Department titled "Petition to Reject Current Proposal in Favor of Breezy Hill Square." We hope that Rockwall P&Z and the City Council will consider the concerns of the residents of Breezy Hill and surrounding neighborhoods and reject this zoning change/amendment request.

Respondent Information

Please provide your information.

First Name *

Carson & Jennifer

Last Name *

Garvin

Address *

3406 Ridgecross Dr.

City *

Rockwall

State *

TX

Zip Code *

75087

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:

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-003 amendment to PD-74

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The elite garage will project too much lighting and a gas station will potentially draw the wrong crowd next to our homes.

Respondent Information

Please provide your information.

First Name *

Chance

Last Name *

McMillan

Address *

3446 Ridgexcross Drive

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-003

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

David

Last Name *

Parkes

Address *

3718 Drewsbury Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-003

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Do not approve until intersection of John King and FM 552 is completed. Intersection as exists is dangerous and too small. Construction will make it worse.

Respondent Information

Please provide your information.

First Name *

Francis

Last Name *

Tyminski

Address *

643 Windy Ridge Lane

City *

Rockwall

State *

TX

Zip Code *

75087

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.
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Z2024-003

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

An elite garage will have too much lighting and a gas station will draw the wrong crowd. The elite garage could also go out of business. What will happen then? An eye sore? Possibly replaced with what? I would also like to not lose my property value because someone wants to slap shitty businesses in a small corner of a road.

Respondent Information

Please provide your information.

First Name *

Maria

Last Name *

McMillan

Address *

3446 Ridgexcross Drive

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-003

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Melissa

Last Name *

Arrambide

Address *

505 Limmerhill Dr.

City *

Rockwall

State *

Texas

Zip Code *

75087

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.
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Z2024-003

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Michael

Last Name *

Arrambide

Address *

505 Limmerhill Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- Other:

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Zoning & Specific Use Permit Input Form

Case Number *

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Z2024-003: amendment to PD-74

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am against retail area in this residential neighborhood

Respondent Information

Please provide your information.

First Name *

Mohamed

Last Name *

Razik

Address *

801 Calm Crest Drive

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- My neighbors told me about the request.
- Other:

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Miller, Ryan

From: Carmela Taylor <ctaylor1216@gmail.com>
Sent: Tuesday, February 20, 2024 2:38 PM
To: Planning
Subject: Case No. Z2024-003: Amendment to PD-74

As a resident of Breezy Hill living on Ridgecross Drive, I am writing to express my concerns regarding the proposed development of NEC John King & 552, LP. Although I knew the zoning was for commercial use, I was told that there would not be a gas station nor a car wash built on the lot. Since there are several gas stations less than a mile away, I see no reason why another gas station is necessary. Not only does a gas station decrease the value of our homes, but there will be more traffic, noise, and the potential of lung, brain and kidney damage due to repeated exposure to gasoline. The car wash also poses a great concern as hearing loss can occur due to the decibel levels omitted in the normal scope of running this business. The high level of decibels will affect nearby residents and our family pets. This is not acceptable for families residing in Breezy Hill. We deserve better as tax paying citizens. Another proposed business that causes concern is the fast food restaurant. According to a report released by the FBI, fast food restaurants are a popular setting for violent crimes. This is definitely not an appropriate business for our family-oriented community. Lastly, the proposed Elite Garages are also quite worrisome. Since there are two other sites where these garages are being constructed in the area, there is no way to determine whether or not they will sell with the intended purpose to the intended demographics. In turn, there is a possibility that these garages will be converted into a warehouse, traditional storage unit, or possibly sit vacant, which in itself can create a whole new slew of issues for the community and county as a whole.

Thank you for taking the time to read my concerns regarding the developer's current proposal. I feel confident that the representatives of Rockwall who strive to ensure that this community is aesthetically pleasing and safe for our families will take my concerns into consideration as you determine the fate of this lot and Breezy Hill.

Regards,
Carmela Taylor
3413 Ridgecross Drive
Rockwall, TX 75087

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From: [CHERYL HEFNER](#)
To: [Planning](#)
Subject: Concerns over proposed development at 552 and John King
Date: Tuesday, February 6, 2024 8:16:19 AM

To the Rockwall Planning Commission:

Imagine bright, glaring lights penetrating your peaceful backyards on a summer night. The obnoxious glow of several 20-foot-tall security lights streaming through your bedrooms – every single night of the year, never turning off. Imagine the revving of motorcycles and car engines decked out with retrofitted exhaust systems all hours of the day and night. Man caves in essence, equipped with sophisticated sound systems blaring loud music at all hours, infiltrating the peacefulness one expects in their own backyards. Imagine the potential for creepy men, boozing it up, music blaring, engines roaring trying to get a peek at the teen girls hanging out in one of the backyards that will back up to the car storage facility.

Think about what you would want behind your homes. I believe that not one person on this commission would approve this type of development to be placed in your backyard.

What assurances and protections do the residents of Breezy Hill have to make sure this type of activity doesn't take place – ever? What recourse will the residents have when this goes on day in day out, night after night?

This is a peaceful residential neighborhood, not a light industrial park. You have a duty to protect the small-town nature of Rockwall and the peacefulness of living in such an area. You have a duty to ensure that the homeowners' largest personal investments are not completely ruined because of what backs up to their yards. You have a duty to ensure how that area is developed is in tune with what is wanted and needed by the community that it impacts. You have a duty to uphold your own mission statement: To coordinate and improve the physical development of the City while ensuring the safety and welfare of the community through a combination of quality development review and long range planning that will promote orderly development and compatible uses of land.

Yes, the developer bought the land and has the right to develop it. This is what the residents signed up for when they purchased the homes that are adjacent to the land in question. However, I doubt that any of those residents would have purchased those lots if they knew a car storage facility would abut their fence lines. There needs to be thoughtfulness when considering what is allowed in that space. Day care center – fine. Office space – fine. Medical offices – fine. Gas Station? Not needed considering there are two gas stations one mile away – a mere 3 minutes. Car storage – **not at all**. This is not needed or wanted by the community. There are areas on John King near Airport Road that are zoned for light industrial – it belongs in an area like that, not next to backyards with pools and swing sets.

There is a need, however, for additional local restaurants or a small grocery store, such as a Trader Joes. These types of businesses would benefit the community and be welcomed. Why is a minor automotive repair garage or automobile rental facility or self-service car wash disallowed on that land, but a car storage facility, a full-service car wash and a gas station with 4 pumps are allowed? What is the point of 4 pumps? How about a church on that land, which interestingly is not allowed.

I watched the meeting on January 30th with the developer. I found it interesting that he indicated they had

put a lot of thought into what was going to be built on that land. Really? Car storage for high end cars? That is hardly thoughtful or creative. How about developing that space to be a destination for the residents - local restaurants, shops, groceries. Has anyone driven around Breezy Hill? What high end, luxury vehicles do you see that need a special garage. Where is this clientele coming from? And the developer indicated the residents should be thrilled that the car storage was being proposed because it would be very quiet and peaceful. Who really believes that? He almost said the quiet part out loud - they are essentially man caves, but he thought better of it. When those units are purchased, will the owner be signing a contract that indicates that none of the activities articulated above are allowed? No music, no engine revving, etc.?

The developers don't care about the residential impact of what they are proposing. They care about profit. They don't live in any of the homes impacted. They will never be inundated with the smell of gasoline, by the light and noise pollution of the car storage facility. Their property values won't be impacted. The residents of Breezy Hill must rely on your good judgement to represent them in this matter.

Please do not approve the car storage (in particular) or gas station on this property. Please consider the impacts on the homes that are adjacent to that land. Please consider how you would feel if this were to be in your backyard.

Cheryl Hefner - Breezy Hill Resident
735 Pleasant Breeze Drive

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From: [Diallo Shorter](#)
To: [Planning](#)
Subject: ZZ024-003: Amendment to PD-74
Date: Friday, January 26, 2024 10:48:07 AM

Hello,

I am opposed to the request for the reasons below.

North John King Blvd and FM 552 is already a busy area with the current traffic that we already have. We are already building 3 new subdivisions with two mile radius.

We have 18 wheelers consistently driving up the two Lane Street. Adding this request will not only cause more confusion, but it will cause more safety hazards for parents dropping off and picking up the children from the Elementary and Middle Schools.

This request will bring in an unneeded amount of people who do not live in the area.

I strongly oppose this request.

Diallo Shorter
3521 Ridgexcross Drive
Rockwall, TX 75087
972-400-5507
diallo.shorter@gmail.com

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From: [Ellen Hefner](#)
To: [Planning](#)
Subject: Proposed Development Plan on John King and 552
Date: Sunday, January 28, 2024 1:39:32 PM

Hello,

My name is Ellen Smith and I live at 3323 Ridgecross Drive. I am writing to share my concerns with the proposed development on this corner seeing as whatever is put in there will become our backyard view.

We are very concerned with the proposed plan and would like the planning committee to consider striking it down as it doesn't reflect the needs or wants of Rockwall residents. This plan effectively turns our neighborhood into an industrial car park. A gas station, fast food front, car wash, and most concerning, the garages were not what any of us had in mind for that space.

Rockwall is a beautiful town and we are lucky to live in one of the nicest neighborhoods in the area. This will destroy the aesthetic that our neighborhood works so hard to maintain and dramatically drive our property values down. An industrial garage space is not appropriate to place basically inside of a neighborhood.

Myself and many other neighbors have been excited to hear the ideas for this space. We dreamed of having a bakery, nice restaurants with patios, local grocer, etc. An industrial zone was not what any of us anticipated having in our backyards.

To place such an eyesore behind one of the nicest neighborhoods would be such a disappointment. The Rockwall residents are not begging for places to park their cars or a car wash, or *another* gas station (since there are two within a half a mile). They want nice areas to spend time. This is why you see people flocking to the downtown area and you can hardly eat anywhere down there without an hour wait. That is what Rockwall residents are dreaming of! We'd love to see a plan where something like that is going in! Something that is actually of value to our neighborhood and something the people living here will actually use, instead of our neighborhood becoming a trash heap for peoples extra cars.

Say we are ignored and this plan goes through: What if this Elite Garages isn't successful? (By the way, the niceness of the cars inside of the garages is not a selling point to the residents. We care about what we're going to be looking at - the actual structure. Not the cars inside that we'll never see). What if it goes in and their business goes under? Do we then have a storage facility behind us? A business succeeding is never a guarantee. It leaves us with the potential of having some really trashy things in our backyard.

The lighting of a garage is another concern for those of us on Ridgecross. The amount of security and safety lighting isn't conducive to a quiet neighborhood especially since all of the houses on our street have our bedrooms backing up to that space.

We in the neighborhood want to support whatever businesses are joining our neighborhood. The plan was posted in our neighborhood Facebook group and received 54 comments - all comments were negative towards the Elite Garage proposal. No one wants this. The entire neighborhood was so disappointed to see this plan and to know that we're going to waste this

land on something so ugly.

Please reconsider this proposal and consider what Rockwall and Breezy Hill residents want and what we will use our dollars to support. We want places we can go out to with our families. Not car parks.

Thank you,
Ellen Smith

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From: [Erika Shorter](#)
To: [Planning](#)
Subject: Case # Z2024-003: Amendment to PD-74
Date: Friday, January 26, 2024 10:45:48 AM

I am opposed to the request for the reasons listed below.

This is currently a very busy area. To add to this, new housing developments (3, I believe) within a two mile radius of the land listed in the request. This adds to the traffic that will make it difficult to access Rockwall ISD schools in the area. The homes being built in this area will bring thousands of people to the location. Rezoning this property will bring more traffic and with that the likelihood of accidents will increase. We will also open the floodgates for consumers that do not live in the area which will add to the current congestion.

Erika Shorter
3521 Ridgecross Dr, Rockwall, TX 75087
972-400-5503
erikashorter@gmail.com

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Miller, Ryan

From: Genny Sales <gen.sale84@yahoo.com>
Sent: Monday, February 19, 2024 6:15 PM
To: Planning
Subject: Z2024-003

I am not opposed to the development, but I have the following comments and concerns.

1. I'm not sure a confidence store w/ gas station is needed since there are 3 within a mile radius on N. Goliad
2. While I believe there is a need for a full service car wash in the north part of Rockwall, I am concerned about the noise level coming from the dryers.
3. There are so many unknowns on the Elite garages that I am concerned about such as weekly car shows and engine noise from high performance cars.

Thank you,
Genny Sales
3422 Ridgecross Dr.
Rockwall, TX 75087

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From: [Gina Celii](#)
To: [Planning](#)
Subject: Z2024-003 Amendment to PD-74 NEC John King and 552
Date: Monday, February 12, 2024 3:15:26 PM

*To whom it may concern,
I am writing to express my opposition to the proposed zoning change and the PD development plan amending the planned development district 74. The plan that is proposed by the developer with a car wash and the Elite garages, which would be located in the NE corner near the homes on Ridgecross Drive, will create the possibility of loitering, noise and crime. I also do not want to see a gas station that could create a hazard regarding the underground tanks from an accident as well as air pollutants if a fire were to occur.
Thank you,*

*Gina Celii
930 Colby Bluff Drive
Rockwall, TX 75087*

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From: [Jason Alcorn](#)
To: [Planning](#)
Subject: Case No. Z2024-003 - Amendment to PD74
Date: Sunday, February 11, 2024 11:05:41 AM

My name is Jason Alcorn and I live in Breezy Hill at the following address:

4606 Lorion Dr.
Rockwall, TX 75087

Regarding allowing commercial development on the corner of John King Blvd & FM 552, we are strongly against this.

One of the benefits of both Rockwall itself and, especially the area we live in, is there are quiet neighborhoods without the worry of transients and businesses that do not have our conservative values.

The creation of commercial business around the schools and neighborhoods that exist here create more traffic, create more risk for our children in terms of being able to control what businesses are easily within walking distance from our communities, and come with the possibility of buildings and businesses that do not share our values or standards.

As a member of the community, I do not believe this should be allowed and, if polled, I believe public opinion would be the downsides to this are greater than the positives. Most people here are okay with the 'inconvenience' of having to drive 5-15 minutes to get gas, groceries, and other things to keep the community and John King Blvd. less commercialized than Goliad or I-30.

Thank you.

Jason

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Miller, Ryan

From: Jessica Burgess <jsburgess417@gmail.com>
Sent: Monday, February 12, 2024 11:27 AM
To: Planning
Subject: Opposed to case Z2024-003- Land Use ammendment PD-74

Dear Sir or Ma'am,

I hope this email finds you well. My name is Jessica Burgess, and I am a resident of Breezy Hill. I am writing to express my strong opposition to the proposed zoning change at land at John King Blvd and FM 552 by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP. After careful consideration and assessment of the potential implications, I firmly believe that this change would have detrimental effects on our community.

While I am opposed to so many businesses going into a relatively small area, the proposed "mini warehouse" that the developer is planning for their "Elite Garages" is perhaps the most disturbing. The bright lights, engine revving, music, and similar businesses tout the garages as "man caves" and imply a party atmosphere. This is not what we need backing up to a neighborhood.

Additionally, the distance between TX-66 and FM 552 spans 2.4 miles, with a posted speed limit of 45 mph. However, it's common knowledge that drivers often treat this stretch of road like a drag strip, disregarding the speed limit altogether. Particularly at night, the sounds of vehicles racing down John King Blvd are unmistakable.

Introducing 'luxury garages' to this area would essentially sanction and likely exacerbate this reckless behavior. It would serve as an open invitation for drivers to continue their dangerous activities and would likely lead to an increase in such behavior.

Moreover, the current configuration of the intersection already presents significant visibility issues, particularly with the left turn lanes being inadequately spaced. This has resulted in near head-on collisions on a daily basis, posing a serious threat to the safety of motorists and pedestrians alike. Introducing a change that would attract even more traffic to an already hazardous intersection is simply irresponsible and reckless.

I am deeply troubled by the prospect of heightened foot traffic in the area, should all of these businesses be placed here. The intersection is already prone to congestion, and an influx of pedestrians would only exacerbate the existing challenges. Not only does this pose a risk to pedestrians themselves, but it also adds to the overall chaos and confusion at the intersection.

Another issue that cannot be overlooked is the potential increase in litter and noise pollution. Our neighborhood prides itself on its cleanliness and tranquility, and I fear that the proposed land use change would compromise these qualities. Consequentially, the additional traffic generated by the development would only contribute to noise pollution, further disrupting the peace and quiet of the area.

In light of these concerns, I urge you to reconsider the proposed land use change and explore alternative solutions that prioritize the safety and well-being of our community. It is imperative that we take proactive measures to address the existing challenges at not only that intersection but all of John King Blvd before introducing any further developments that could exacerbate the situation.

Thank you for taking the time to consider my perspective on this matter. I look forward to the public meetings where my neighbors and I can discuss these concerns further and collaborate on finding viable solutions that benefit our community as a whole.

--

Respectfully,

Jessica Burgess
985 Lazy Brooke Dr, Rockwall, 75087
623-221-54692

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Miller, Ryan

From: Jessica Dulick <jessicadulick@gmail.com>
Sent: Tuesday, February 20, 2024 1:35 PM
To: Planning
Subject: Case No. Z2024-003: Amendment to PD-74

To Whom This May Concern –

First, I would like to thank you for giving me the opportunity to express my deep concern for the proposed zoning change and development for NEC John King & 552. While I have always been aware that the land has been zoned for commercial development since purchasing my home on Ridgexcross Drive in September 2020, I am truly struggling as a homeowner to find the proposed changes by the developer acceptable in any capacity. To begin with, when I purchased my home in an adjacent lot that directly backs to this parcel of land, I was assured that it was not zoned for a gas station nor a car wash, both of which are now in the plans. Had I been informed that either of these would be remotely possible in the future, I would not have purchased my home...period. It has been proven that gas stations and convenience stores significantly reduce nearby property values and car washes are unsafe to both humans and animals due to their dangerous decibel levels, which can eventually cause hearing loss. Also planned for this parcel of land is a fast-food restaurant. In the past, the FBI released a report that fast food restaurants are in the top ten most popular settings for violent crimes, which I certainly also do not want in my backyard. And, just when I thought the developer's proposal could not get any worse, I quickly learned that I was wrong when I saw the plans for the Elite garages that would directly back up to our homes on Ridgexcross Drive. Not only do they look as though they belong in an industrial park, but in researching other "Elite Garages" that have opened in other parts of the country, I quickly learned that they are often used as offsite mancaves for car collectors to host car shows, events, and other gatherings that involve alcohol. While this is convenient for the spouses, families, and neighbors of these car enthusiasts to maintain their peace, quiet, and safety while these events occur away from their neighborhoods, it is wildly unfair to bring that into our backyards. We, too, deserve that right and, as a single female, this would have certainly been another reason that I would not have purchased my home had I known this would be possible. Knowing that Rockwall is a family-oriented community that prides itself on safety, good values, and an ideal place to live and raise families, I truly hope you take my valid concerns into consideration as you decide the fate of Breezy Hill.

Thank you again for your time.

With Regards,

Jessica Dulick

3401 Ridgexcross Drive

Rockwall, TX 75087

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From: [Joseph Scully](#)
To: [Planning](#)
Subject: Regarding Development Case Z2024-003 Amendment to PD-74
Date: Monday, February 12, 2024 4:49:43 PM

Hello,

My name is Joe Scully. My wife and I live at 894 Pleasant View Dr in Rockwall in the Breezy Hill development. I am writing to provide the Planning and Zoning Commission with feedback regarding the proposed development of the property located at the northeast corner of John King Blvd and FM 552.

The development concept that was recently presented to the Commission lacks any planning creativity, ingenuity or forward thinking in suburban commercial land development. Except for the car wash - gas stations, convenience store, day care facilities and professional office options are all within 1/2 mile or less of the planned development.

The Planning and Zoning Commission as well as the City Council have an exceptional opportunity to work with the developer to bring a creative and forward-thinking shop/dine/services concept to fruition for this property unlike anything the City has in place at the moment. The north side of Rockwall is really void of any gathering place other than the downtown. This property could be that new meeting place for the growing population north of 66. There is an expanding captive audience with disposable incomes waiting to be tapped into that will allow for higher visitor frequencies and pull in customers from a wider trade area.

What value does another gas station, convenience store, day care, nail salon, Subway, dentist office concept bring. None in my opinion. They are the default for almost every development commercial corner. The Commission and City should be focused on creating an experiential community-based environment that will attract new and creative retail opportunities in a walkable town square setting. One doesn't have to look far for examples. Cypress Waters in Coppell, although a much larger and complex development, is one where the developer blended shop/dine/services as well as living into a vibrant retail/urban mixed-use development. Old town Coppell is another.

Create Main Street on the North Side. It will take the developer, the Planning Commission, the City Council and citizens to think outside the box, get creative and take this opportunity to create something the City doesn't have but needs and will support. A walkable, town square type shop/dine/services development that will attract new creative retail concepts plus services.

Thanks

Joe Scully

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From: [Justine F](#)
To: [Planning](#)
Subject: 552 and John King
Date: Thursday, February 8, 2024 12:07:26 PM

Good afternoon,

I am a resident in the Breezy Hill community. I have some concerns about the proposal. We don't not need businesses that will be loud, have bright lights and bring unwanted people to the area.

Elite garages is not a business that is wanted or needed in the area. It is a huge safety concern to our community. Our area is family oriented with 2 very close elementary schools, daycares, and middle school. Looking into what Elite garages propose and what kind on business they run ia not something our community wants or needs.

Please keep our community family oriented and respect the concerns we bring with this proposal.

Our community loves to shop local and support businesses so please take into consideration the other proposal that the Breezy Hill residents came up with. The north side ia growing and we want to keep it safe and keep it growing a positive way.

Thank you,
Justine Petros

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Miller, Ryan

From: Kara Balderas <kbalderas2003@gmail.com>
Sent: Monday, February 19, 2024 5:58 PM
To: Planning
Subject: Z2024-003: Ammendment to PD-74

Good afternoon,

We are opposed to the ability that the approximately 17.3750 acre property located at the northeast corner of the intersection of John King Blvd and FM-552 be granted the ability to change the zoning. John King Boulevard traffic is increasing daily and should continue to be by-pass for the overly used highway 205. Adding a high quantity of businesses that the developer has planned for the property will continue to contribute to the traffic issues and poor road conditions in the City of Rockwall. This particular intersection is extremely busy with the residential, elementary and middle school and large commercial trucks. An additional grocery store, light retail and "mini-warehouses" will only cause additional traffic. Rockwall is losing its "country" feel in which we fell in love with and allowing developers to build a strip mall in residential areas. The mini-warehouses sound like they are more like "apartment" type living spaces rather than office spaces. Not to mention the proposed plans do not appear to add any proper well thought out management of the egress/ingress to the subject property which will be detrimental to the area and could have adverse effects on property values in the area.

Respectfully,

Kara Balderas
4602 Sky Harbor Dr
Rockwall, TX 75087

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From: [MARC KNOX](#)
To: [Planning](#); [Planning](#)
Cc: [Lee, Henry](#); [Miller, Ryan](#)
Subject: Case No. Z2024-003 Amendment to PD-74 (I am opposed to the request for the reasons listed below.)
Date: Tuesday, February 6, 2024 9:13:04 PM

From: Marc and Avril Knox
3418 Ridgescross Drive
Rockwall, TX. 75087

Case No. Z2024-003 Amendment to PD-74

I am opposed to the request for the reasons listed below.

- Traffic, increased traffic. You already can't make a left turn in the morning and afternoon from 552 to John King because of the school drop-off traffic
- Don't allow construction to even begin without 552 being widened and John King
- Garage would be car shows, loud engines, bright lights.
- Gas station is not needed, there are three gas stations on 205 & 552.
- Development will start with so-called elite stores, then become abandoned; then comes the Riff Raff, trash and extreme traffic issues.
- All businesses within this development should be required to close everyday at 9:00pm and all businesses closed on Sundays
- Tall bright lights for the Garage development will be an issue for homes in the area.
- There is a walking path that leads directly into the neighborhood that will attract undesirables to the neighborhood, then comes the trash on the ground, traffic, car and home break-ins.
- So much noise added with constant traffic, loud car wash, fast food shouting orders and mics, daycare screaming... and it's a non-sensical combo of things. A couple years ago the FBI released a report that fast food restaurants are the eighth most popular setting for violent crimes. Is it the type of fast-food restaurant that would be open 24 hours? Would the car storage facility be open 24 hours?
- A car wash is rated at around 89 dB. These are dangerous decibel levels... Repeated or long exposure to sounds at 85dB or above can cause hearing loss! Car Wash attracts the homeless to shelter there
- This seems to be a very low end type of commercial/retail development that will bring a lot of headaches with noise, traffic, and unwanted activity right in our backyard.
And now let's throw in that it will probably have a negative impact on our housing prices in this community as well.
- Couple of random articles...
<https://www.restaurantbusinessonline.com/.../fbi-ranks...>
- <https://www.foxnews.com/.../shameless-car-thieves...>

- 10 Industries That Diminish Property Values The Most: "2. Convenience Store With Gas Station. People will be driving in and out of your intersection, hanging out at the property, and buying lots of lotto tickets, cigarettes, and beer when they gas up. Although handy, these shops do nothing to help property values and hurt them significantly according to Zillow.
- <https://ceds.org/gasstation>
- Awful plan in the middle of a neighborhood. Decrease in property value coming soon... not neighborhood friendly at all.

NOTE "Breezy Hill Square" type vibe where there are restaurants with patios, maybe some cute shops, open air restaurant / bar, lots of trees: like a good neighborhood square. Just like the development described in the link below.

All businesses within this development should be required to close everyday at 9:00pm and all businesses closed on Sundays

<https://thevillageatbrocksgap.com/>

<https://thevillageatbrocksgap.com/>

Thank You,

Marc and Avril Knox
3418 Ridgecross Drive
Rockwall, TX. 75087

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From: [Nate Burgess](#)
To: [Planning](#)
Cc: [Jessica Burgess](#)
Subject: Resident Comments - Case Number Z2024-003: Amendment to PD-74
Date: Sunday, January 28, 2024 12:25:05 PM

Sir or Ma'am,

As residents of the Breezy Hill Subdivision, my wife and I feel very strongly that this rezoning should not proceed. We moved here from the Washington, D.C. area in 2021 and one of the many things we appreciate about Rockwall is its safety. However, since moving here Rockwall has continually grown in population. That growth has brought a considerable increase in vehicle traffic without commensurate traffic control measures such as the addition of traffic lights, road surface improvement, and reconsideration of speed limits. Since moving here my wife's car was totaled in a traffic accident on John King Boulevard and my vehicle was struck by a hit-and-run driver at the intersection of John King Boulevard and FM 552 - the very location where you are considering rezoning for commercial property.

Your plans are very clear about the types of commercial properties you intend to add should the rezoning go forward. However, there is no discussion of what will be done to safely manage the inevitable increase in traffic the new businesses will bring to the intersection. Due to the negative safety implications such rezoning would have on my family and neighbors I simply cannot condone this amendment. Thank you for considering my stance on this issue.

--

Respectfully,

Nate Burgess
985 Lazy Brooke Drive
Rockwall, TX 75087

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Lee, Henry

From: Whitley Rothe <whitleyrothe@gmail.com>
Sent: Friday, January 26, 2024 8:48 AM
To: Planning
Subject: Case No Z2024-003 Amendment to PD-74

Good morning,

I am opposed to the request for the reasons listed below.

- Opposed specifically to car wash, fast food and convenience store/gas station. This is already a high traffic intersection, packing this corner with a variety of retail will worsen problems making the intersection even more dangerous. There are no protected arrows to turn onto 552 from John King, leaving those traveling to Hays Elementary, Williams Middle School and several daycares at risk for traffic accidents; especially considering how many will be entering and exiting the intersection if there is a car wash, fast food and convenience store. Given the future plans for Rockwall ISD in this area, I can only imagine how much worse this area will get. Not to mention the amount of cement trucks, 18-wheelers and others that speed down John King on a daily basis with no patrol, honking at those turning into Breezy Hill.
- Too much development for one corner. There are 2 gas stations a half mile away, a gas station is not necessary. There is not one corner on this side of Rockwall that has a variety of this much of development, it's simply ridiculous to pack this much into one corner, at a terrible intersection with low visibility.
- Negative impact on home value for those living on Ridgeway. Homes backing to commercial/retail, especially that of fast food, gas station/convenience store. This development is simply too close to homes with clearly visible views of such.
- No greenbelt to block the view of development. Stone Creek has wide greenbelts to protect the views of CVS and even a good amount of separation from McDonalds, Salad and Go, etc. Developing on this plot of land with little/no barrier is simply unacceptable. Large/tall/thick trees and shrubbery should certainly be added to the proposal to block any possible noise/view.
- Lastly, rodents and rats will certainly increase with this type of development. We saw the negative impact this had in Allen, where we previously lived. Building fast food, convenience store/gas station, will certainly attract such and it will be left to the Breezy Hill homeowners to deal with.

Thank you,

Whitley & Kris Rothe
890 Pleasant View Dr, Breezy Hill

--

Whitley Rothe
936.661.5513

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W...
...nt View Dr Rockwall

(a) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in a majority 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 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, within 10 feet from that area.

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

OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

Ryan Miller
Rockwall Planning + Z
385 S Goliad St
Rockwall, Tx 75087

Exhibit 'A':
Legal Description

Being, a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas being out of a 405.184 acre tract, as described in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the southwest corner of Breezy Hill Phase X, an addition to the City of Rockwall, as described in Cab. J, Pg. 287 in the Plat Records of Rockwall County, Texas, being in the east line of John King Boulevard (120' R.O.W.), as described in Doc. No. 2007-00384710 in said Deed Records:

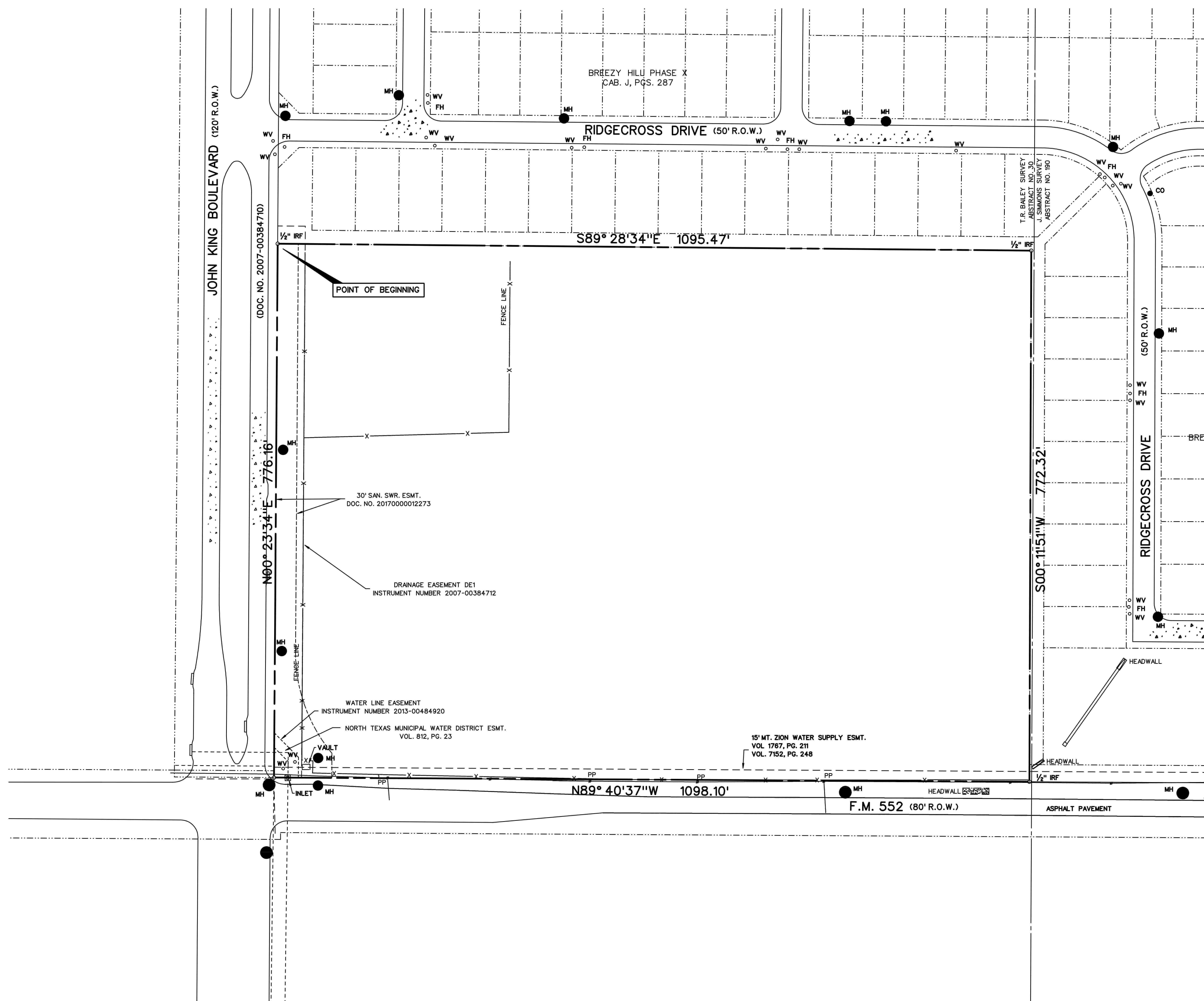
THENCE, South 89° 28'34" East, along the south line of said Breezy Hill Phase X, at 1055.92 feet, passing a southeast corner of said Breezy Hill Phase X also being the most westerly southwest corner of Breezy Hill Phase IX, an addition to City of Rockwall, as described in Cab. I, Pg. 301, in said Plat Records, and continuing for a total distance of 1095.47 feet, to a ½ inch iron rod found:

THENCE, South 00° 11'51" West, along the east line of said Breezy Hill Phase IX, for a distance of 772.32 feet, to a ½ inch iron rod found at the southwest corner of said Breezy Hill Phase IX, being in the north line of F.M. 552 (80' R.O.W.) and being in the south line of said 405.184 acre tract:

THENCE, North 89° 40'37" West, along the south line of said 405.184 acre tract and with said north line, for a distance of 1098.10 feet, to a ½ inch iron rod set at most southerly southwest corner of said 405.184 acre tract, being in the east line of John King Boulevard:

THENCE, North 00° 23'34" East, departing the north line of said F.M. 552 and along the east line of said John King Boulevard, for a distance of 776.16 feet, to the POINT of BEGINNING and containing 19.494 acres of land.

0 50 100 200
SCALE: 1" = 100'



LEGAL DESCRIPTION

BEING, a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas, being out of a 405.184 acre tract, as described in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

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SURVEYORS CERTIFICATE

I do hereby certify that a survey was made on the ground under my supervision in May 2018, and that this map correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for Category 1A, Condition II Survey.

FOR REVIEW PURPOSES ONLY

Warren L. Corwin
Registered Professional Land Surveyor
No. 4621

Date

NOTES:

- 1/2" IRON RODS WITH YELLOW "CORWIN ENGR. INC." CAPS SET AT ALL CORNERS UNLESS OTHERWISE INDICATED
- BEARINGS ARE REFERENCED A 405.184 ACRE TRACT, AS DESCRIBED IN CLERKS FILE NO. 2007-00375392, IN THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- IRF - IRON ROD FOUND
CM - CONTROLLING MONUMENT
PP - POWER POLE
MH - MANHOLE
CO - CLEANOUT
WV - WATER VALVE
-X- - FENCE LINE
-P- - POWER LINE
- COPYRIGHT © CORWIN ENGINEERING, INC. ALL RIGHTS RESERVED
- THE FOLLOWING EASEMENTS DO NOT AFFECT SUBJECT TRACT:
- TEXAS POWER & LIGHT CO. EASEMENT DATED JAN. 3, 1949, VOL. 45, PG. 343

BOUNDARY SURVEY
OF
19.494 ACRE TRACT
OUT OF THE
T.R. BAILEY SURVEY ABSTRACT NO. 30
IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

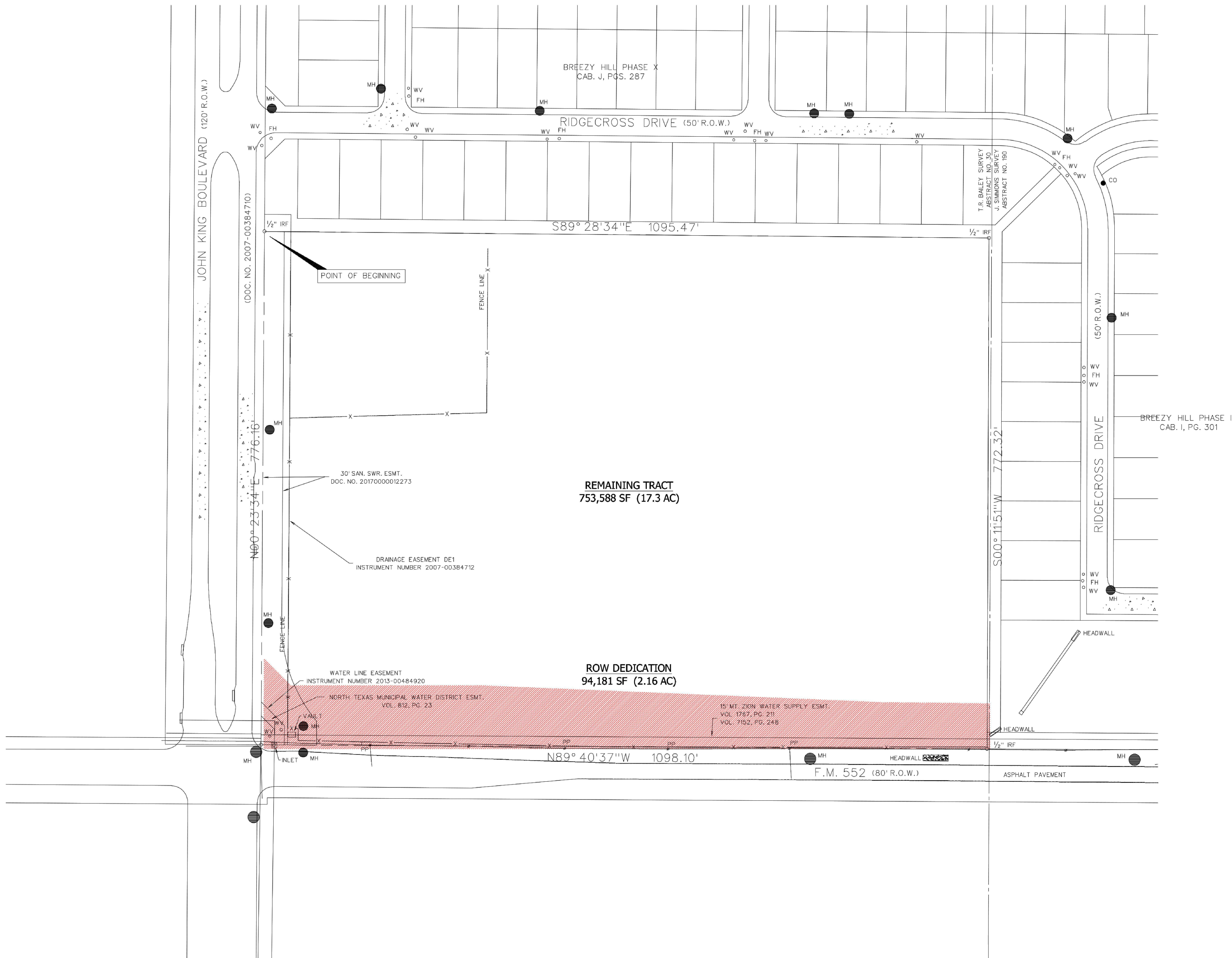
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2018 SCALE: 1"=100'

EXHIBIT B

NEC F.M. 552 & JOHN KING BLVD
T.R. BAILEY SURVEY ABSTRACT NO.30
ROCKWALL, TEXAS

0 50 100 200
SCALE: 1" = 100'



LEGAL DESCRIPTION

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FOR REVIEW PURPOSES ONLY

Warren L. Corwin
Registered Professional Land Surveyor
No. 4621

Date _____

NOTES:

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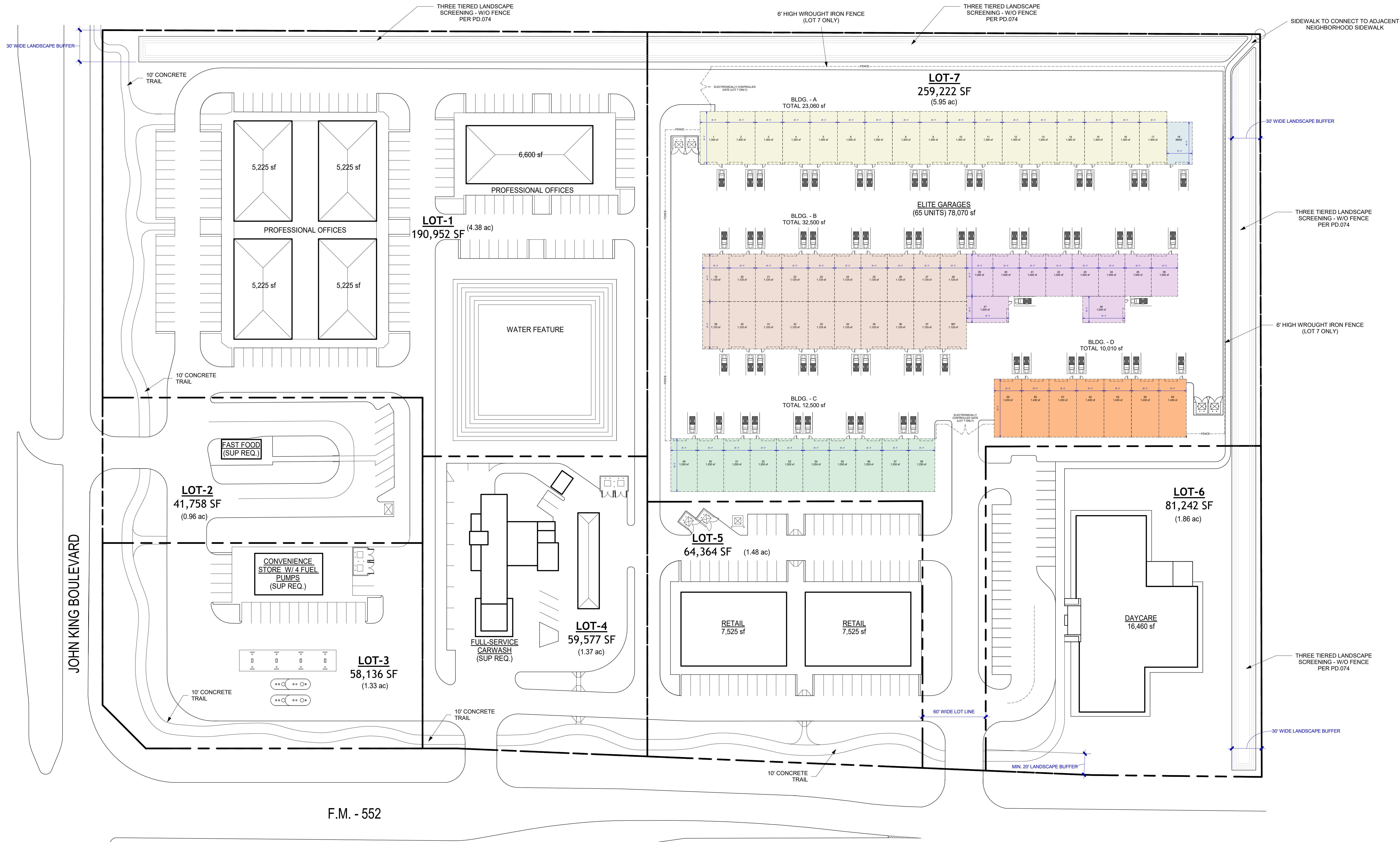
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2018 SCALE: 1"=100'

EXHIBIT C

NEC F.M. 552 & JOHN KING BLVD
T.R. BAILEY SURVEY ABSTRACT NO.30
ROCKWALL, TEXAS



F.M. - 552

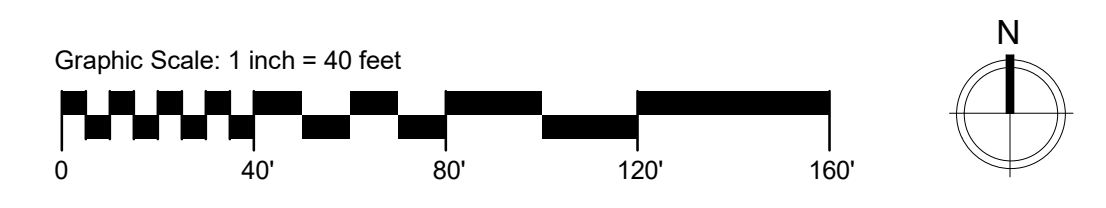




EXHIBIT G - PROFESSIONAL OFFICE



EXHIBIT G - PROFESSIONAL OFFICE



EXHIBIT G - PROFESSIONAL OFFICE



EXHIBIT G - PROFESSIONAL OFFICE



EXHIBIT H - ELITE GARAGES



1055

A

GIVE YOUR BABY
THE HOME IT DESERVES

EXHIBIT H - ELITE GARAGES



EXHIBIT H - ELITE GARAGES



EXHIBIT H - ELITE GARAGES



EXHIBIT H - ELITE GARAGES



EXHIBIT J- DAYCARE CENTER



EXHIBIT J- DAYCARE CENTER



EXHIBIT J- DAYCARE CENTER



EXHIBIT K - RETAIL



EXHIBIT K - RETAIL



EXHIBIT K - RETAIL

CITY OF ROCKWALL

ORDINANCE NO. 17-60

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [ORDINANCE NO. 16-59] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 16-59, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the John Arnold of the Skorburg Company on behalf of Breezy Hill 405, LTD for an amendment to the Planned Development Concept Plan and Development Standards contained within Planned Development District 74 (PD-74) [*specifically contained within Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 74 [*Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-59*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

approval of the amended zoning classification for the *Subject Property*;

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

Section 5. That a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

Section 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the 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 an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
 1. Open Space Master Plan
 2. Master plat
 3. PD development plans (*required for retail areas only*)
 4. PD site plans
 5. Preliminary plats
 6. Final plats
- (c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.
- (d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail* prior to submittal of a *PD Site Plan* application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the retail tract.
- (e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site Plan* application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.
- (f) A *Capital Facilities Agreement* in the form of *Exhibit 'D'*, attached hereto and incorporated herein by reference as *Exhibit 'D'*, shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

Section 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine

not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF NOVEMBER, 2017.**



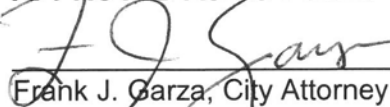
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: October 16, 2017

2nd Reading: November 6, 2017

Exhibit 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN A ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF 593.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH S9°15'47" WEST, A DISTANCE OF 503.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01°31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD

Exhibit 'A':
Legal Description

FOUND FOR A CORNER OF THIS TRACT;

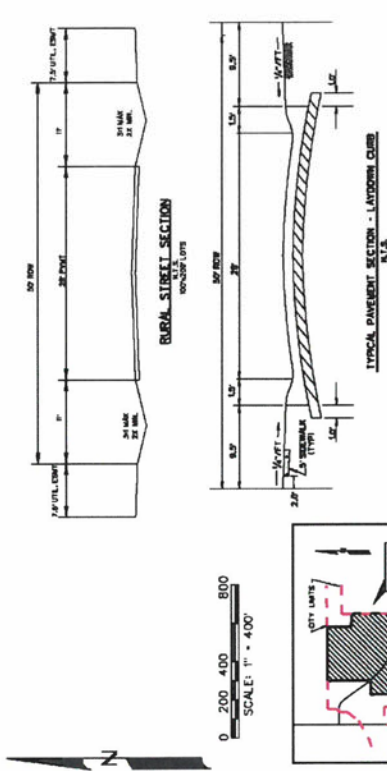
THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

Exhibit 'B': Concept Plan

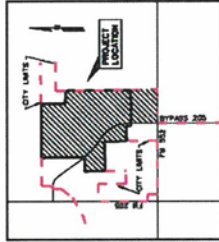


LEGEND

TYPICAL LOT SIZES

- TYPE A - 164 LOTS (60's)
- TYPE B - 133 LOTS (70's)
- TYPE C - 133 LOTS (80's)
- TYPE D - 140 LOTS (80's) 100' x 200'
- TYPE E - 40 LOTS (60's)
- TYPE F - 44 LOTS (100's) 100' x 185' to 200'
- TYPE G - 94 LOTS (70's)
- PUBLIC OPEN SPACE / LANDSCAPE BUFFER

0 200 400 800
SCALE: 1" = 400'



RESIDENTIAL OPEN SPACE

Number	Acres	Comments
1	11.5	Open Space
2	1.3	Open Space
3	1.3	Open Space
4	7.3	Open Space
5	2.2	Open Space
6	4.3	Open Space
7	7.1	Open Space
8	32.5	Open Space
9	6.7	Open Space
10	0.7	Open Space
11	11.0	Open Space
12	1.0	Open Space
13	1.4	Open Space
14	0.2	Open Space
15	1.6	Open Space
16	1.8	Open Space
17	0.8	Open Space
18	0.8	Open Space
19	3.0	Open Space
20	3.0	Open Space
21	0.2	Open Space
TOTAL	98.4	Open Space

• Indicates Size Credit for Flood Plain
TOTAL RESIDENTIAL ACRES - 281.20 AC.
OPEN SPACE ACRES - 98.4 AC.
TOTAL REQUIRED OPEN SPACE - 74.82 AC.
OPEN SPACE CREDIT - 23.58 AC.
TOTAL REQUIRED OPEN SPACE - 51.24 AC.
OPEN SPACE PROVIDED - 98.4 AC.
OPEN SPACE SURPLUS - 47.16 AC.

NOTE:
 BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PLACED AS NEEDED TO ACCOMMODATE FIRE PROTECTION.
 FROM FLOODPLAIN PANEL NO. 483700000.
 THE 18.3 ACRES PLANT RESERVATION AS SHOWN THEREON SHALL BE A SEPARATE PD DEVELOPMENT PLAN AND IS INCLUDED IN THE AREA COVERED BY THIS MASTER PLAN.

RETAIL TRACT 19.4 ac.
 RESIDENTIAL TRACT 581.20 ac.

TOTAL ACRES 405.15
TOTAL RESIDENTIAL LOTS 750
RESIDENTIAL DENSITY 1.85

ZONED: PLANNED DEVELOPMENT DISTRICT 74 (PD-74)



Infrastructure Statement
 Drainage Facilities
 There are no drainage ways within the project and detention will be required.
 Sanitary Sewer Facilities
 This site is suitable for sanitary sewer service. The sewer lines in the existing sewer trunk line located at the intersection of FM 552 and Highway 285.
 Water Facilities
 Water supply is provided by the City of Rockwall. The water main is located along John King Boulevard north of FM 552 to service this tract.
 Stormwater Facilities
 The water table of the project is bounded by John King Boulevard, the south side is bounded by FM 552, the east side is bounded by Breezy Hill Road.

MASTER PLAN
 OF
BREEZY HILL
 OUT OF THE
 J. STRICKLAND SURVEY, ABSTRACT NO. 187
 T.R. BAILEY SURVEY, ABSTRACT NO. 30

IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNERS
BREEZY HILL 405, LTD.
 824 WESTCHESTER, SUITE 710
 DALLAS, TEXAS 75225
 214-522-4845

PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 SEPTEMBER 2017 SCALE 1" = 400'

CASE #2017-XXX

Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the Property.

- a. *Residential uses.* Uses permitted of right or by Specific Use Permit (SUP) for the Single Family 10 (SF-10) District, as set forth in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance 04-38*], shall be allowed for areas designated as single-family on the *Concept Plan*, subject to approval of a Specific Use Permit (SUP) if required by the Single Family 10 (SF-10) District regulations.
- b. *Non-residential uses.* Non-residential uses shall be allowed only within the area designated as retail on the approved *Concept Plan* for the district, and are limited to those uses permitted of right or by special use permit for the General Retail (GR) District subject to approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Section 2 of Article X, *Planned Development Regulations*, of the Unified Development Code [*Ordinance No. 04-38*], and subject to approval of a Specific Use Permit (SUP) if required by the General Retail (GR) District regulations; provided, however, that the following uses are expressly prohibited:

- Animal Hospital, Clinic
- Convent or Monastery
- Hotel or Motel
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary of Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (Outside)
- Gun Club, Skeet or Target Range (indoor)
- Astrologer, Hypnotist, or Psychic Art and Science
- Garden Supply/Plant Nursery
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Car Wash, Self Service*
- Service Station*
- Mining and Extraction (Sand, Gravel, Oil & other)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

* *Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.*

The following additional use shall be permitted of right in the PD District:

- Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.

- c. *Design of Non-Residential Uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

Exhibit 'C':
PD Development Standards

- d. *Density and Lot Composition.* No more than 750 single-family residential dwelling units may be constructed within the *Subject Property*. The single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

Lot Type	Lot Size Minimum	Lot SF Minimum	Driveway Access	Total Units	Total Dwelling Units (%)
A	60' x 120'	7,200	Front	164	21.86%
B	70' x 120'	8,400	Front	131	17.46%
C	80' x 125'	10,000	Front	137	18.27%
D	100' x 200'	20,000	Front	140	18.67%
E	60' x 120'	7,200	Front	40	05.34%
F	100' x 180'	18,000	Front	44	05.87%
G	70' x 120'	8,400	Front	94	12.53%
AVERAGE LOT SIZE:		10,000			
MAXIMUM ALLOWED TOTAL UNITS:				750	100%

2. *Development Standards Applicable.* Except as may be modified by these *Development Standards*, residential uses shall be subject to the development standards for a Single Family 10 (SF-10) District, as set forth in Section 3.4 of Article V, *District Development Standards*, Unified Development Code [*Ordinance No. 04-38*]; to the development standards in the SH-205 Bypass Overlay (205 BY-OV) District; and to all supplemental standards contained in the Unified Development Code [*Ordinance No. 04-38*].

B. SPECIAL DEVELOPMENT STANDARDS

1. *Dimensional Standards for Residential Uses.*

Table 2: Lot Type Matrix

Lot Types	A	B	C	D	E	F	G
Maximum Building Height	36'	36'	36'	36'	36'	36'	36'
Minimum Air Conditioned Square Footage	2,200	2,400	2,600 ²	3,000	2,200	3,000	2,400
Minimum Front Yard Building Setback	20' ⁴	20'	20'	40' ³	20' ⁴	40' ³	20'
Minimum Rear Yard Building Setback	10'	10'	15'	15'	10'	15'	10'
Minimum Side Yard (<i>Interior</i>)	5'	5'	6'	7'	5'	7'	5'
Minimum Side Yard Adjacent to a Street	15'	15'	15'	15'	15'	15'	15'
Minimum Distance of Driveway (<i>from Property Line</i>)	20'	20'	20'	40'	20'	40'	20'
Minimum Lot Area (<i>Square Feet</i>)	7,200	8,400	10,000	20,000	7,200	18,000	8,400
Minimum Lot Frontage ¹	60'	70'	80'	100'	60'	100'	70'

Notes:

¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within Table 1.

²: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

³: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

⁴: Front porch may encroach to within 10-feet of the front property line on Lot Types 'A', 'B', 'C' & 'E'.

Exhibit 'C':
PD Development Standards

2. *Development Standards for Residential Uses by Lot Product/Type*

a. *Detached Single Family Lot Type A*

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'A' lots shall have 3-car garages.
Maximum Lot Coverage	65%

b. *Detached Single Family Lot Type B*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3 car garages.
Maximum Lot Coverage	65%

Exhibit 'C':
PD Development Standards

c. *Detached Single Family Lot Type C*

<u>Development Standards</u>	
Minimum Lot Size	10,000 SF
Minimum Lot Width (@ Front Building Line)	80'
Minimum Lot Depth	125'
Minimum Lot Width (Corner Lot)	85'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	2,600 SF ¹
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'C' lots shall have 3 car garages.
Maximum Lot Coverage	65%

Notes:

¹: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

d. *Detached Single Family Lot Type D*

<u>Development Standards</u>	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' ¹
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

Notes:

¹: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

Exhibit 'C':
PD Development Standards

e. Detached Single Family Lot Type E

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20' (Front porch may encroach to within 10-feet of the front property line) ¹
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation ¹	Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure.
Maximum Lot Coverage	65%

Notes:

¹: No two adjacent lots on the same side of the street may have front entry only garages facing the street.

f. Detached Single Family Lot Type F

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	180'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' ¹
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

Notes:

¹: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

Exhibit 'C':
PD Development Standards

g. *Detached Single Family Lot Type G*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure.
Maximum Lot Coverage	65%

3. *Fencing.* All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½" thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the "public side" facing the street, alley or neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45') off center spacing that begins at the rear property line corner and terminates ten feet (10') behind the front yard building setback line. A maximum six (6') foot solid board on board "panel" cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5'). The property owner shall maintain that portion of the property outside the fence.
4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix

Lot Type	Lot Size (Approx.)	Elevation Features
A	60' x 120'	i., ii., iii.
B	70' x 120'	i., ii., iii.
C	80' x 125'	i., ii., iii.
D	100' x 200'	i., ii., iii.
E	60' x 120'	i., ii.
F	100' x 180'	i., ii., iii.
G	70' x 120'	i., ii.

- i. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding

Exhibit 'C':
PD Development Standards

streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.

- ii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.
 - iii. For front entry driveway access a traditional "swing" or "J" drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only.
5. *Streetscape Landscape*. Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.
- (1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
 - (2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
 - (3) For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.
6. *Master Design Guidelines*. Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares*. All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.
 - a. *Buffer-Strip and Sidewalks (John King Boulevard Overlay District)*. The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Planned Development Concept Plan in Exhibit 'B'. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the fifty (50) foot landscape buffer strip as recommended by the John King Boulevard Design Concept Plan located in the Comprehensive Plan of the City of Rockwall.
 - b. *Buffer-Strip (FM 552)*. A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.

Exhibit 'C':
PD Development Standards

- c. *Buffer-Strip (Breezy Hill) Retail.* The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract.
 - d. *Buffer-Strip (Breezy Hill) Residential.* A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
 - e. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
 - f. *Fencing.* The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
 - g. *Curvilinear Walks.* Walks are to be a minimum of five feet (5') wide to six feet (6') maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. "Collector streets" with or without center medians may incorporate sidewalks six feet (6') in width adjacent to or within "front yard" landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four feet (4') from back-of-curb.
 - h. *Medians.* Any proposed median openings shall meet the City standards at the time of PD site plan approval.
2. *Lighting.* Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.
 3. *Sidewalks.* At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
 4. *Curbing.* Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
 5. *Buried Utilities.* New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the 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.
 6. *Parks and Open Space.*
 - a. Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
 - b. Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features,

Exhibit 'C':
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common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.

- c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.
- d. The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.

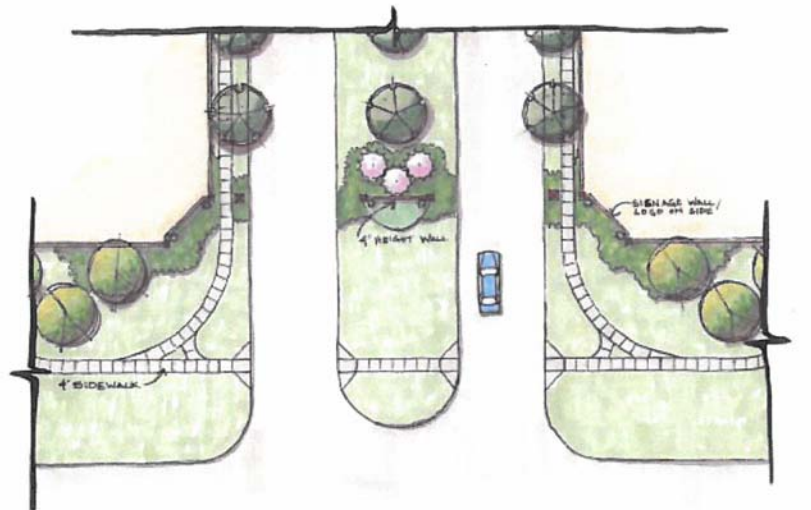
Exhibit 'C':
PD Development Standards

7. Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on *Figure 1* (below).



Figure 1: Retention Pond with Hardedge.

8. *Signage.* Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in *Figure 2* & *3* (below). Final design of entry features to be determined with the Planned Development Site Plan.



Main Entry
PLAN



Figure 2: Example of Subdivision Signage Locations

Exhibit 'C':
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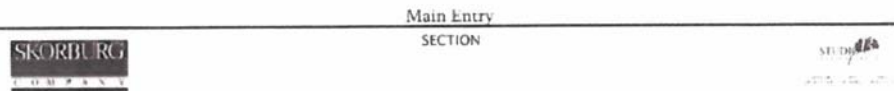
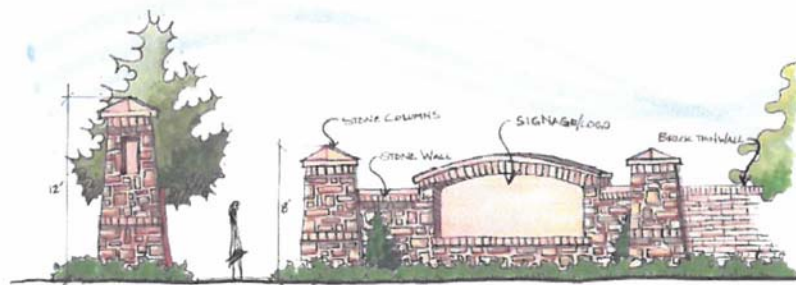


Figure 3: *Example of Subdivision Signage Design Standard*

9. *Variances.* The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
10. *Amenity Center.* Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.
11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall "),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*
 - a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services, Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments, The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.
 - b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

- c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. *Wastewater Services.*

- a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.
- b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.
- c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. *Water Services*

- a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.
- b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the' Developer and the City.

- c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.
4. *Road Improvements.* The Developer shall make the following road improvements.
- a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.
- b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.
- c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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needed expansion of existing culverts created by such construction or the development, of such retail tract.

- d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.
5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.
6. *Parks and Open Space.*
 - a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. *Notice on Sale.* The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087

2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.
3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.
4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.
6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.
7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.
8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.
9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.
10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.
11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.
12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.
13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.
14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

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Exhibit 'D':
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15. *No Waiver.* Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

CITY OF ROCKWALL




By: 

Name: DAVID SWEET

Title: MAYOR

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said DAVID SWEET, who in their capacity as MAYOR for the City of Rockwall, acknowledges that he was authorized to execute the foregoing document this 2nd day of October 2012, certify witness my hand and seal of office.


Notary Public in and for the State of Texas

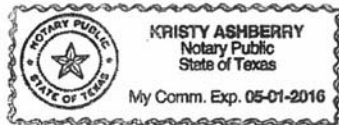


Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

BREEZY HILL 405, LTD, ^{TEXAS}
BREEZY HILL 405 GP CORPORATION, TEXAS CORPORATION, ^(LIMITED PARTNERSHIP)
17 CENTRE PARKWAY

By: *[Signature]*

Name: RICHARD M. SKOBERG

Title: PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said RICHARD M. SKOBERG, who in their capacity as PRESIDENT for the Breezy Hill 405, LTD, acknowledges that he was authorized to execute the foregoing document this 1st day of OCTOBER 2012, certify witness my hand and seal of office.

[Signature]
Notary Public in and for the State of Texas



CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [ORDINANCE NO. 17-60] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS ON A 405.184-ACRE TRACT LAND SITUATED WITHIN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187; T. R. BAILEY SURVEY, ABSTRACT NO. 30; AND, J. SIMMONS SURVEY, ABSTRACT NO. 190, 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 of Rockwall has received a request from Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of an amendment to Planned Development District 74 (PD-74) [Ordinance No. 17-60] being a 405.184-acre tract of land situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract 190, City of Rockwall, Rockwall County, Texas, which is more fully described in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 74 (PD-74) [Ordinance No. 17-60] 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. 17-60*;

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

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

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

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Concept Plan*, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 7. 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 7(b) through 7(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the 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 an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code (TLGC).
 - (1) Open Space Master Plan
 - (2) Master Plat
 - (3) PD Development Plan (*Required for Retail Areas Only*)
 - (4) PD Site Plans
 - (5) Preliminary Plats
 - (6) Final Plats
- (c) A *Master Plat* application covering all of the Subject Property, other than the area designated on the *Planned Development Concept Plan as Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the *Subject Property* has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.
- (d) A *PD Development Plan* must be approved for the area designated on the *Concept Plan as Retail* prior to submittal of a *PD Site Plan* application and/or a *Preliminary Plat* application. No *Master Plat* is required for the area designated on the *Concept Plan as Retail*. A traffic impact analysis for the retail tract shall be submitted with the *Preliminary Plat, PD Development Plan, or PD Site Plan (as determined by the City Engineer)* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the *Retail* tract.
- (e) A *Preliminary Plat* application shall be submitted for each phase of residential development. A *PD Site Plan* application, including a *Site Plan* application for improvements for parkland or trails, may be processed by the City concurrently with a *Preliminary Plat* application for that phase of the development.
- (f) A *Capital Facilities Agreement* in the form of *Exhibit 'E'*, attached hereto and incorporated herein by reference as *Exhibit 'E'*, shall be executed by the *Developer* providing for delivery of adequate public facilities and services within the *District*.

SECTION 8. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 9. 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 10. 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. 20-02], 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 11. 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. 20-02] 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. 20-02] (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 12. 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 4TH DAY OF MARCH, 2024.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: February 20, 2024

2nd Reading: March 4, 2024

EXHIBIT 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON);

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN AN ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF 593.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°15'47" WEST, A DISTANCE OF 503.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01°31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

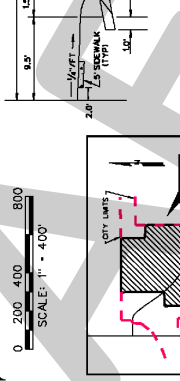
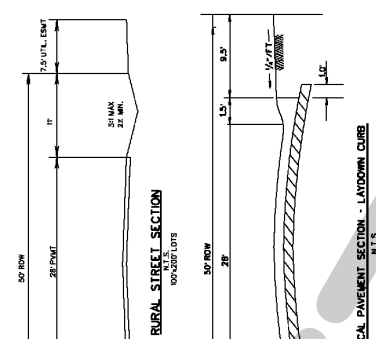
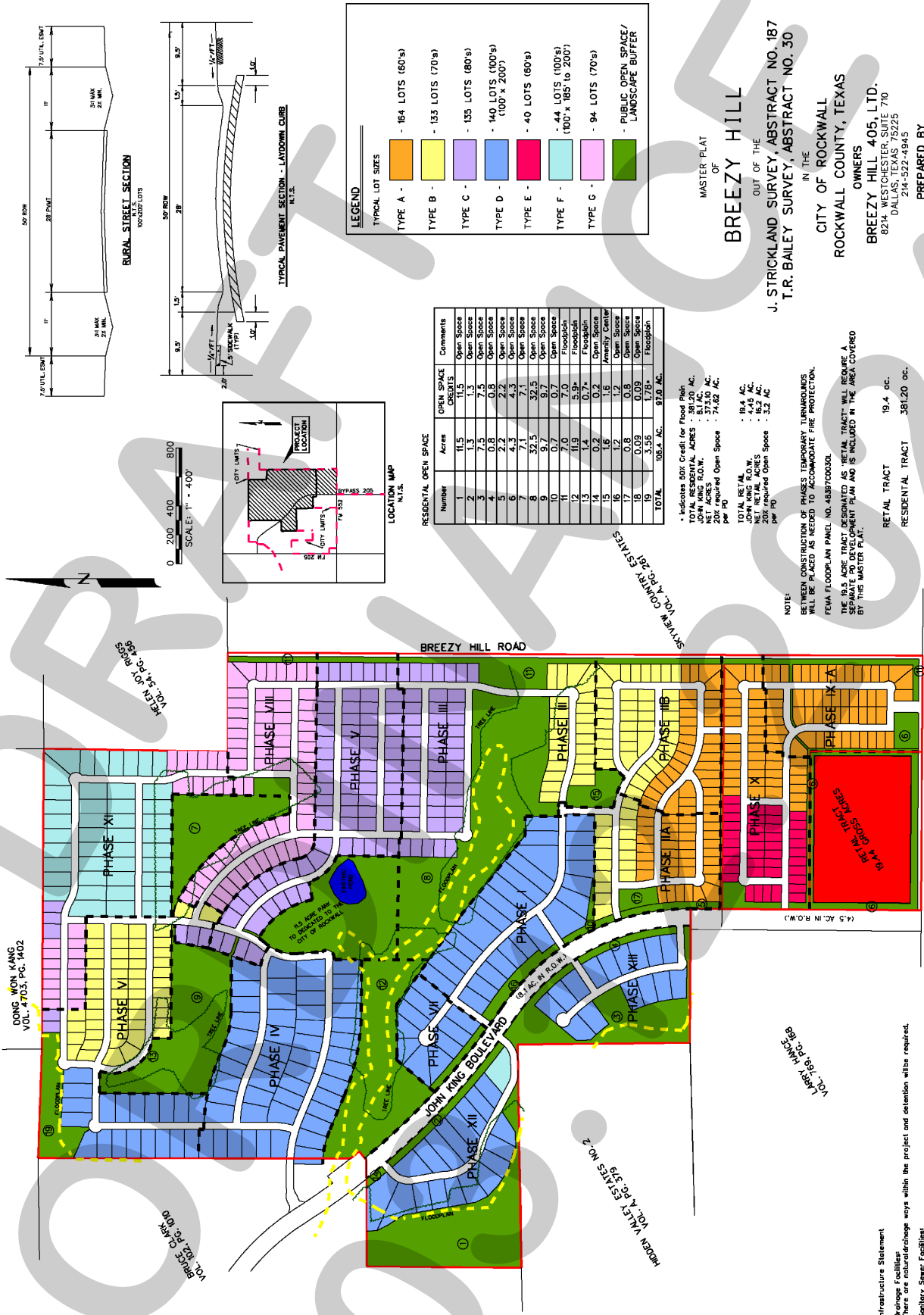
EXHIBIT 'A':
Legal Description

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

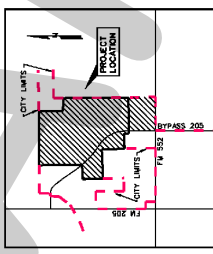
THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

DRAFT
ORDINANCE
03.12.2024

EXHIBIT 'B': Concept Plan



LEGEND	
TYPICAL LOT SIZES	
TYPE A	- 184 LOTS (60's)
TYPE B	- 133 LOTS (70's)
TYPE C	- 135 LOTS (80's)
TYPE D	- 140 LOTS (100's) (100' x 200')
TYPE E	- 40 LOTS (60's)
TYPE F	- 44 LOTS (100's) (100' x 185' to 200')
TYPE G	- 94 LOTS (70's)
	- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER



Number	Acres	Comments
1	11.5	Open Space
2	1.3	Open Space
3	1.3	Open Space
4	7.3	Open Space
5	2.2	Open Space
6	4.3	Open Space
7	7.1	Open Space
8	32.5	Open Space
9	9.7	Open Space
10	0.7	Open Space
11	1.9	Open Space
12	11.9	Open Space
13	1.4	Open Space
14	0.2	Open Space
15	1.6	Open Space
16	1.2	Open Space
17	0.8	Open Space
18	3.9	Open Space
19	1.9	Open Space
TOTAL	88.4	Open Space

* Indicates Box Credit for Flood Plain
 TOTAL RESIDENTIAL ACRES - 361.20 AC.
 OPEN SPACE R.O.W. - 374.10 AC.
 20% required Open Space - 74.82 AC.
 per PD

TOTAL RETAIL - 18.4 AC.
 OPEN SPACE R.O.W. - 4.48 AC.
 20% required Open Space - 3.2 AC.
 per PD

NOTE:
 BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS
 WILL BE PLACED AS NEEDED TO ACCOMMODATE FIRE PROTECTION.
 FEMA FLOODPLAIN PANEL NO. 483700030L
 THE 1/8" ASSESS TRACT DESIGNATED AS "RETAIL TRACT" WILL REQUIRE A
 SEPARATE PD DEVELOPMENT PLAN AND IS INCLUDED IN THE AREA COVERED
 BY THIS MASTER PLAN.

RETAIL TRACT 18.4 ac.
 RESIDENTIAL TRACT 361.20 ac.

TOTAL ACRES 405.15
 TOTAL RESIDENTIAL LOTS 750
 RESIDENTIAL DENSITY 1.85

BREEZY HILL
 OF THE
 OUT OF THE
 J. STRICKLAND SURVEY, ABSTRACT NO. 187
 T.R. BAILEY SURVEY, ABSTRACT NO. 30
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNERS
 BREEZY HILL 405, L.T.D.
 8214 WESTCHESTER, SUITE 710
 DALLAS, TEXAS 75225
 214-522-4945

PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

SEPTEMBER 2017 SCALE 1" = 400'

CASE #2017-XXX

ZONED: PLANNED DEVELOPMENT DISTRICT 74 (PD-74)

EXHIBIT 'C':
PD Development Plan

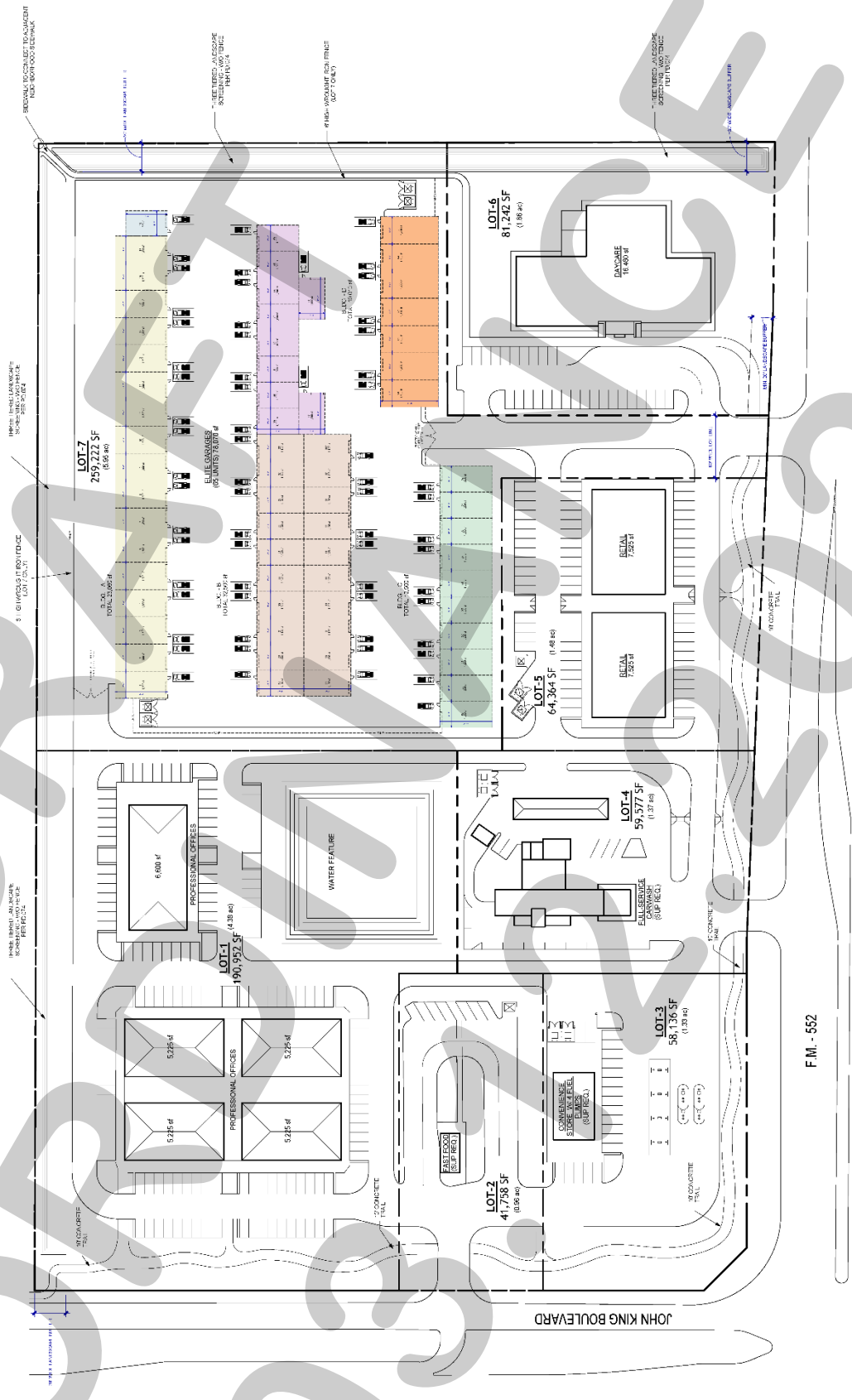


EXHIBIT 'D':
PD Development Standards

(A) GENERAL REQUIREMENTS

(1) Permitted Uses. The following uses are permitted for the *Subject Property*.

(a) Residential Uses. Land uses permitted *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as set forth in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance 20-02*], shall be allowed for areas designated as single-family on the *Concept Plan*, subject to approval of a Specific Use Permit (SUP) if required by the Single-Family 10 (SF-10) District regulations.

(b) Non-Residential Uses. Non-residential land uses shall be allowed only within the area designated as *Retail* on the approved *Concept Plan* for the *District*, and are limited to those land uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District subject to the approval of a *PD Development Plan* and/or *PD Site Plan* in accordance with the Planned Development District regulations contained in of Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and subject to approval of a Specific Use Permit (SUP) if required by the General Retail (GR) District regulations; provided, however, the following shall apply:

(1) The following land uses shall be permitted By-Right:

- Grocery Store ⁽¹⁾
- Mini-Warehouse ⁽²⁾
- Warehouse ⁽³⁾

NOTES:

⁽¹⁾: Maximum building area of 130,000 SF.

⁽²⁾: The following *Conditional Land Uses Standards* are required with the establishment of this land use:

- (a) A maximum of 65 units shall be permitted with each unit having a minimum of 960 SF per unit.
- (b) A caretaker's quarters shall be prohibited in conjunction with the *Mini-Warehouse* land use.
- (c) Businesses shall NOT be permitted to operate in the individual units.
- (d) The commercial operation of rental trucks and/or trailers shall be prohibited.
- (e) Outside storage of any kind shall be prohibited.
- (f) Light standards shall be limited to 20-feet; however, all lighting shall be at 0.0 FC at the property lines adjacent to the residential land uses.
- (g) Access to a *Mini-Warehouse* land use shall be private and the land use shall have a six (6) foot wrought iron fence with gates securing all portions of the land use.

⁽³⁾: As an accessory land use to an *Office*.

(2) The following land uses shall be expressly Prohibited:

- Agricultural Uses
- Animal Boarding/Kennel without Outside Pens
- Animal Hospital or Clinic
- Community Garden
- Urban Farm
- Caretakers Quarters/Domestic Security Unit
- Covenant, Monastery, or Temple
- Limited Service Hotel
- Full Service Hotel
- Residence Hotel
- Motel
- Assisted Living Facility
- Blood Plasma Donor Center

EXHIBIT 'D':
PD Development Standards

- Cemetery/Mausoleum
- Church/House of Worship
- College, University, or Seminary
- Convalescent Care Facility/Nursing Home
- Congregate Care Facility/Elder Housing
- Emergency Ground Ambulance Services
- Group or Community Home
- Hospice
- Hospital
- Mortuary or Funeral Chapel
- Local Post Office
- Public or Private School
- Temporary Carnival, Circus, or Amusement Ride
- Indoor Commercial Amusement/Recreation
- Outdoor Commercial Amusement/Recreation
- Public or Private Community or Recreation Club as an Accessory Land Use
- Private Country Club
- Golf Driving Range
- Temporary Fundraising Events by Non-Profit
- Indoor Gun Club with Skeet or Target Range
- Private Club, Lodge or Fraternal Organization
- Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)
- Theater
- Astrology, Hypnotist, or Physic
- Banquet Facility/Event Hall
- Portable Beverage Service Facility
- Business School
- Catering Service
- Temporary Christmas Tree Sales Lot and/or Similar
- Food Trucks/Trailers
- Garden Supply/Plant Nursery
- Laundromat with Dropoff/Pickup Services
- Self-Service Laundromat
- Massage Therapist
- Private Museum
- Night Club, Discotheque, or Dance Hall
- Pawn Shop
- Permanent Cosmetics
- Temporary Real Estate Sales Office
- Rental Store without Outside Storage and/or Display
- Secondhand Dealer
- Electrical Watch, Clock, Jewelry and/or Similar Repair
- Locksmith
- Shoe and Boot Repair and Sales
- Trade School
- Minor Automotive Repair Garage
- Self-Service Car Wash
- Service Station
- Temporary Asphalt or Concrete Batch Plant
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Commercial Antenna
- Commercial Freestanding Antenna
- Helipad
- Radio Broadcasting
- Railroad Yard or Shop
- Transit Passenger Facility

EXHIBIT 'D':
PD Development Standards

- (2) **Residential Lot Composition and Density Requirements.** No more than 750 single-family residential dwelling units may be constructed within the *Subject Property*. The single-family residential units shall be allocated by product type in accordance with the following table:

TABLE 1: LOT COMPOSITION

LOT TYPE	LOT SIZE MINIMUM	LOT SF MINIMUM	DRIVEWAY ACCESS	TOTAL UNITS	TOTAL DWELLING UNITS (%)
A	60' x 120'	7,200	FRONT	164	21.86%
B	70' x 120'	8,400	FRONT	131	17.46%
C	80' x 125'	10,000	FRONT	137	18.27%
D	100' x 200'	20,000	FRONT	140	18.67%
E	60' x 120'	7,200	FRONT	40	05.34%
F	100' x 180'	18,000	FRONT	44	05.87%
G	70' x 120'	8,400	FRONT	94	12.53%

AVERAGE LOT SIZE: 10,000

MAXIMUM ALLOWED TOTAL UNITS: 750 100%

- (3) **Applicable Development Standards for Residential.** Except as may be modified by these *Development Standards*, residential uses shall be subject to the development standards for a Single-Family 10 (SF-10) District, as set forth in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; to the development standards in the SH-205 Bypass Overlay (205 BY-OV) District; and to all supplemental standards contained in the Unified Development Code (UDC) [*Ordinance No. 20-02*].
- (4) **Applicable Development Standards for Retail.** Unless specifically provided by this Planned Development District Ordinance, any development in the area designated as *Retail* on the *Concept Plan* contained in *Exhibit 'B'* of this ordinance shall be subject to the density and dimensional requirements stipulated for the General Retail (GR) District and *General Overlay District Standards* as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC).
- (5) **PD Development Plan for Retail.** Development of the area designated as *Retail* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall generally conform to the *PD Development Plan* depicted in *Exhibit 'C'* of this ordinance. The intent of the area designated as *Retail* is to be pedestrian-oriented and easily accessible to the adjacent residential subdivision. In addition, the *Retail* area should be designed and constructed to be integrated with the adjacent land uses, not separated from them with screening walls or other physical barriers. This is to be accomplished by creating paths from the adjacent development into the *Retail* area and through the use of landscaping buffers, building design and other urban design elements. This will create compatibility with the adjacent residential subdivision. Should a *PD Site Plan* not meet this intent, the Planning and Zoning Commission -- *upon recommendation from the Director of Planning and Zoning* -- may deny the *PD Site Plan* and require an updated *PD Development Plan* be submitted. If a *PD Development Plan* is required it shall be submitted and approved in accordance with Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

EXHIBIT 'D':
PD Development Standards

(B) SPECIAL DEVELOPMENT STANDARDS

(1) Dimensional Standards for Residential Uses.

TABLE 2: LOT TYPE MATRIX

LOT TYPES	A	B	C	D	E	F	G
MAXIMUM BUILDING HEIGHT	36'	36'	36'	36'	36'	36'	36'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	2,200	2,400	2,600 ²	3,000	2,200	3,000	2,400
MINIMUM FRONT YARD BUILDING SETBACK	20' ⁴	20'	20'	40' ³	20' ⁴	40' ³	20'
MINIMUM REAR YARD BUILDING SETBACK	10'	10'	15'	15'	10'	15'	10'
MINIMUM SIDE YARD (INTERIOR)	5'	5'	6'	7'	5'	7'	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'	15'	15'	15'	15'	15'	15'
MINIMUM DISTANCE OF DRIVEWAY (FROM PROPERTY LINE)	20'	20'	20'	40'	20'	40'	20'
MINIMUM LOT AREA (SQUARE FEET)	7,200	8,400	10,000	20,000	7,200	18,000	8,400
MINIMUM LOT FRONTAGE ¹	60'	70'	80'	100'	60'	100'	70'

NOTES:

- ¹: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY TWENTY PERCENT (20%) IN LOT WIDTH MEASURED AT THE FRONT PROPERTY LINE PROVIDED THAT THE LOT WIDTH WILL BE MET AT THE FRONT BUILDING LINE. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY UP TO 10 PERCENT (10%) BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE AS REFERENCED WITHIN TABLE 1.
- ²: A MAXIMUM OF 20% OF THE LOTS MAY HAVE HOMES NOT LESS THAN 2,500 SQ. FT.
- ³: THE DIRECTOR OF PLANNING OR HIS DESIGNEE MAY GRANT A REDUCTION IN THE REQUIRED 40-FOOT FRONT YARD BUILDING SETBACK OF UP TO FIVE (5) FEET FOR LOTS SITUATED ALONG CUL-DE-SACS OR CURVILINEAR STREETS, OR WHERE A 40-FOOT FRONT YARD BUILDING SETBACK WOULD CREATE AN UNDUE HARDSHIP ON THE PROPERTY.
- ⁴: FRONT PORCH MAY ENCROACH TO WITHIN 10-FEET OF THE FRONT PROPERTY LINE ON LOT TYPES 'A', 'B', 'C' & 'E'.

(2) Development Standards for Residential Uses by Lot Product/Type.

(a) Detached Single Family Lot Type A

DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	7,200 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	60'
MINIMUM LOT DEPTH	110'
MINIMUM LOT WIDTH (CORNER LOT)	65'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM FRONT YARD BUILDING SETBACK	20'
MINIMUM REAR YARD BUILDING SETBACK	10'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	2,200 SF
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION	GARAGES WILL BE ALLOWED TO HAVE THE GARAGE ACCESSED FROM THE STREET USING TRADITIONAL "SWING" OR 'J' DRIVE. SECOND SINGLE GARAGE DOOR FACING STREET IS PERMITTED BEHIND (WIDTH) OF DOUBLE GARAGE DOOR IN "SWING" OR 'J'

EXHIBIT 'D':
PD Development Standards

	CONFIGURATION ONLY. A MINIMUM OF 33% OF TYPE 'A' LOTS SHALL HAVE 3-CAR GARAGES.
MAXIMUM LOT COVERAGE	65%

(b) Detached Single Family Lot Type B

DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	8,400 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	70'
MINIMUM LOT DEPTH	120'
MINIMUM LOT WIDTH (CORNER LOT)	75'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM FRONT YARD BUILDING SETBACK	20'
MINIMUM REAR YARD BUILDING SETBACK	10'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	2,400 SF
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION	GARAGES WILL BE ALLOWED TO HAVE THE GARAGE ACCESSED FROM THE STREET USING TRADITIONAL "SWING" OR 'J' DRIVES. SECOND SINGLE GARAGE DOOR FACING STREET IS PERMITTED BEHIND (WIDTH) OF DOUBLE GARAGE DOOR IN "SWING" OR 'J' CONFIGURATION ONLY. A MINIMUM OF 33% OF TYPE 'B' LOTS SHALL HAVE 3 CAR GARAGES.
MAXIMUM LOT COVERAGE	65%

(c) Detached Single Family Lot Type C

DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	10,000 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	80'
MINIMUM LOT DEPTH	125'
MINIMUM LOT WIDTH (CORNER LOT)	85'
MINIMUM SIDE YARD SETBACK	6'
MINIMUM FRONT YARD BUILDING SETBACK	20'
MINIMUM REAR YARD BUILDING SETBACK	15'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	2,600 SF ¹
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION	TRADITIONAL "SWING" OR 'J' DRIVE REQUIRED. SECOND SINGLE GARAGE DOOR FACING STREET IS PERMITTED BEHIND (WIDTH) OF DOUBLE GARAGE DOOR IN "SWING" OR 'J' CONFIGURATION ONLY. A MINIMUM OF 80% OF TYPE 'C' LOTS SHALL HAVE 3 CAR GARAGES.
MAXIMUM LOT COVERAGE	65%

NOTES:

¹: A MAXIMUM OF 20% OF THE LOTS MAY HAVE HOMES NOT LESS THAN 2,500 SQ. FT.

EXHIBIT 'D':
PD Development Standards

(d) Detached Single Family Lot Type D

DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	20,000 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	100'
MINIMUM LOT DEPTH	175'
MINIMUM LOT WIDTH (CORNER LOT)	100'
MINIMUM SIDE YARD SETBACK	7'
MINIMUM FRONT YARD BUILDING SETBACK	40' ¹
MINIMUM REAR YARD BUILDING SETBACK	15'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	3,000 SF
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION	TRADITIONAL "SWING" OR 'J' DRIVE REQUIRED. SINGLE GARAGE DOOR FACING STREET IS PERMITTED BEHIND (WIDTH) OF DOUBLE GARAGE DOOR IN "SWING" OR 'J' CONFIGURATION ONLY. 80% OF TYPE D LOTS SHALL HAVE A MINIMUM OF 3 CAR GARAGES.
MAXIMUM LOT COVERAGE	70%

NOTES:

¹: THE DIRECTOR OF PLANNING OR HIS DESIGNEE MAY GRANT A REDUCTION IN THE REQUIRED 40-FOOT FRONT YARD BUILDING SETBACK OF UP TO FIVE (5) FEET FOR LOTS SITUATED ALONG CUL-DE-SACS OR CURVILINEAR STREETS, OR WHERE A 40-FOOT FRONT YARD BUILDING SETBACK WOULD CREATE AN UNDUE HARDSHIP ON THE PROPERTY.

(e) Detached Single Family Lot Type E

DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	7,200 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	60'
MINIMUM LOT DEPTH	110'
MINIMUM LOT WIDTH (CORNER LOT)	65'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM FRONT YARD BUILDING SETBACK	20' (FRONT PORCH MAY ENCROACH TO WITHIN 10-FEET OF THE FRONT PROPERTY LINE) ¹
MINIMUM REAR YARD BUILDING SETBACK	10'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	2,200 SF
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION ¹	UP TO 50% OF GARAGES WILL BE ALLOWED TO BE ACCESSED FROM THE STREET IN A FRONT ENTRY FORMAT (I.E. FACING THE STREET EVEN WITH THE FRONT FAÇADE OF THE PRIMARY STRUCTURE); HOWEVER, A MINIMUM DRIVEWAY LENGTH OF 20-FEET MUST BE PROVIDED. THE REMAINING GARAGES WILL BE IN A "TRADITIONAL SWING" OR 'J-SWING' FORMAT OR HAVE A GARAGE DOOR THAT IS A MINIMUM OF 20- FEET BEHIND THE FRONT FAÇADE OF THE PRIMARY STRUCTURE.
MAXIMUM LOT COVERAGE	65%

NOTES:

¹: NO TWO ADJACENT LOTS ON THE SAME SIDE OF THE STREET MAY HAVE FRONT ENTRY ONLY GARAGES FACING THE STREET.

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(f) Detached Single Family Lot Type F

DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	20,000 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	100'
MINIMUM LOT DEPTH	180'
MINIMUM LOT WIDTH (CORNER LOT)	100'
MINIMUM SIDE YARD SETBACK	7'
MINIMUM FRONT YARD BUILDING SETBACK	40' ¹
MINIMUM REAR YARD BUILDING SETBACK	15'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	3,000 SF
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION	TRADITIONAL "SWING" OR 'J' DRIVE REQUIRED. SINGLE GARAGE DOOR FACING STREET IS PERMITTED BEHIND (WIDTH) OF DOUBLE GARAGE DOOR IN "SWING" OR 'J' CONFIGURATION ONLY. 80% OF TYPE D LOTS SHALL HAVE A MINIMUM OF 3 CAR GARAGES.
MAXIMUM LOT COVERAGE	70%

NOTES:

¹: THE DIRECTOR OF PLANNING OR HIS DESIGNEE MAY GRANT A REDUCTION IN THE REQUIRED 40-FOOT FRONT YARD BUILDING SETBACK OF UP TO FIVE (5) FEET FOR LOTS SITUATED ALONG CUL-DE-SACS OR CURVILINEAR STREETS, OR WHERE A 40-FOOT FRONT YARD BUILDING SETBACK WOULD CREATE AN UNDUE HARDSHIP ON THE PROPERTY.

(g) Detached Single Family Lot Type G

DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	8,400 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	70'
MINIMUM LOT DEPTH	120'
MINIMUM LOT WIDTH (CORNER LOT)	75'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM FRONT YARD BUILDING SETBACK	20'
MINIMUM REAR YARD BUILDING SETBACK	10'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	2,400 SF
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION	UP TO 50% OF GARAGES WILL BE ALLOWED TO BE ACCESSED FROM THE STREET IN A FRONT ENTRY FORMAT (I.E. FACING THE STREET EVEN WITH THE FRONT FAÇADE OF THE PRIMARY STRUCTURE); HOWEVER, A MINIMUM DRIVEWAY LENGTH OF 20-FEET MUST BE PROVIDED. THE REMAINING GARAGES WILL BE IN A "TRADITIONAL SWING" OR 'J-SWING' FORMAT OR HAVE A GARAGE DOOR THAT IS A MINIMUM OF 20- FEET BEHIND THE FRONT FAÇADE OF THE PRIMARY STRUCTURE.
MAXIMUM LOT COVERAGE	65%

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- (3) **Fencing.** All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (*minimum ½” thickness*) or better (*spruce fencing will not be allowed*). All cedar pickets shall be placed on the “public side” facing the street, alley or neighboring property. Lots containing 20,000 SF, lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45’) off center spacing that begins at the rear property line corner and terminates ten feet (10’) behind the front yard building setback line. A maximum six (6’) foot solid board on board “panel” cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5’). The property owner shall maintain that portion of the property outside the fence.
- (4) **Anti-Monotony Features.** Lot types shall incorporate the following elevation features.

TABLE 3: ANTI-MONOTONY MATRIX

LOT TYPE	LOT SIZE (APPROX.)	ELEVATION FEATURES
A	60' x 120'	(a), (b), (C)
B	70' x 120'	(a), (b), (C)
C	80' x 125'	(a), (b), (C)
D	100' x 200'	(a), (b), (C)
E	60' x 120'	(a), (b)
F	100' x 180'	(a), (b), (C)
G	70' x 120'	(a), (b)

- (a) Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.
- (b) Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.
- (c) For front entry driveway access a traditional “swing” or “J” drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in “swing” or “J” configuration only.
- (5) **Streetscape Landscape.** Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.
- (a) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
- (b) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
- (c) For purposes of this section only, the term “front yard” includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

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- (6) Master Design Guidelines. Additional design guidelines specific to each phase of development that shall apply to all single-family dwelling units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

(C) STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

- (1) Streetscape Standards for Collectors & Non-Fronting Thoroughfares. All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.
- (a) Buffer-Strip and Sidewalks (John King Boulevard). The landscape buffer along John King Boulevard shall be as described in Article 05, *District Development Standards*, of the Unified Development Code (UDC) and be a minimum width of 50-feet as shown on the Planned Development *Concept Plan* in *Exhibit 'B'* of this ordinance. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the 50-foot landscape buffer.
- (b) Buffer-Strip (FM-552). A minimum of a 20-foot landscape buffer shall be provided along the frontage of FM-552 (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height 30-inches. In addition, three (3) canopy trees and four accent trees shall be planted per 100-linear feet of frontage. A meandering/curvilinear eight (8) foot trail shall be constructed within the 20-foot landscape buffer.
- (c) Buffer-Strip (Breezy Hill Subdivision and Retail). The minimum landscape buffer between the proposed *Retail* and the Breezy Hill Subdivision shall be a minimum of 30-feet, and shall incorporate a berm -- *a minimum height of five (5) feet* -- with three (3) tiered landscape screening conforming to the requirements contained in Article 08, *Landscape and Screening*, of the Unified Development Code (UDC) along the entire length of the landscape buffer. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission at the time of *PD Site Plan* for the proposed *Retail* areas.
- (d) Buffer-Strip (Breezy Hill) Residential. A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Road.
- (e) Irrigation. Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
- (f) Fencing. The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
- (g) Curvilinear Walks. Walks are to be a minimum of five (5) feet wide to six (6) feet maximum width (*hike and bike trail*) consistent with the approved Open Space Master Plan. "Collector streets" with or without center medians may incorporate sidewalks six (6) feet in width adjacent to or within "front yard" landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four (4) feet from back-of-curb.
- (h) Medians. Any proposed median openings shall meet the City standards at the time of *PD Site Plan* approval.

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- (2) Lighting. Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.
- (3) Sidewalks. At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
- (4) Curbing. Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
- (5) Buried Utilities. New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the 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.
- (6) Parks and Open Space.
 - (a) Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
 - (b) Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.
 - (c) The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for approval if it complies

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with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.

- (d) The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.

- (7) **Retention Ponds.** Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on *Figure 1*.



FIGURE 1: RETENTION POND WITH HARDEGE.

- (8) **Signage.** Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in *Figure 2 & 3*. Final design of entry features to be determined with the Planned Development Site Plan.

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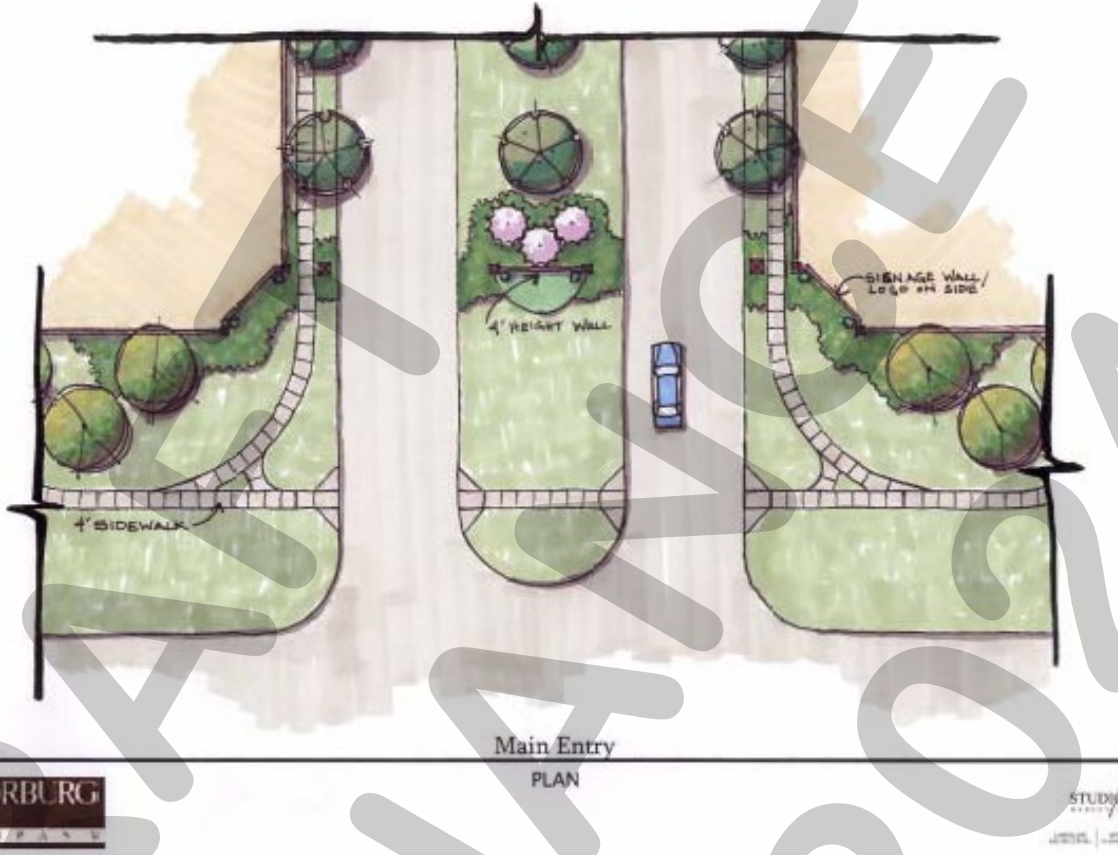


FIGURE 2: EXAMPLE OF SUBDIVISION SIGNAGE LOCATIONS

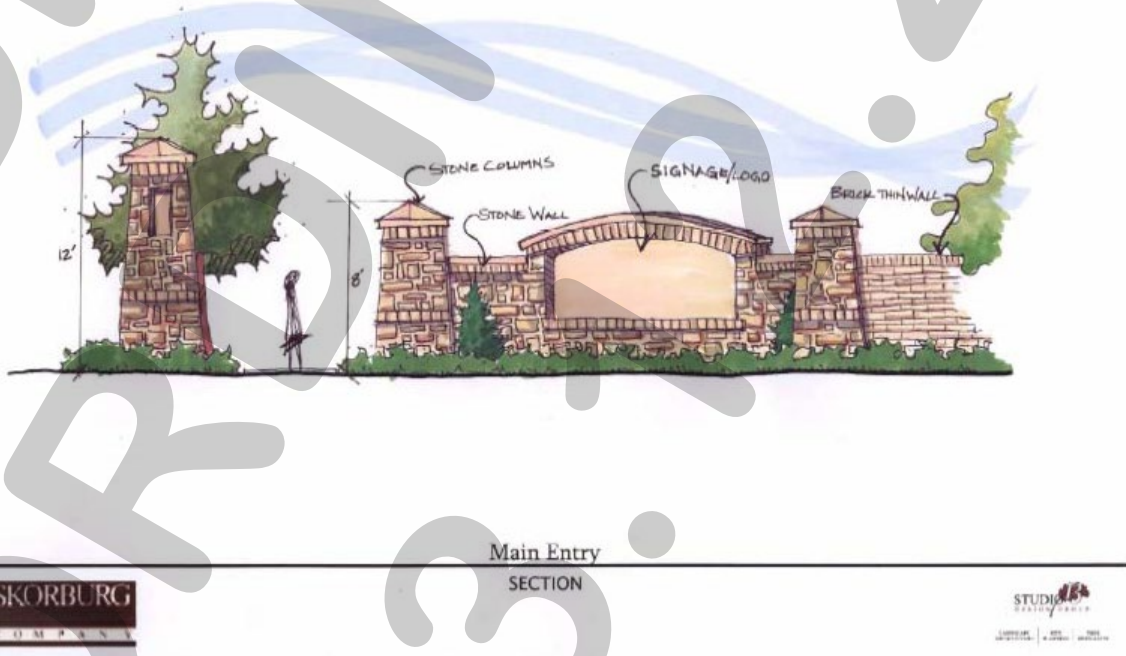


FIGURE 3: EXAMPLE OF SUBDIVISION SIGNAGE DESIGN STANDARD

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- (9) Variations. The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
- (10) Amenity Center. Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.
- (11) Trees. All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

EXHIBIT 'E':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall"),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*
 - a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services, Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments, The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.
 - b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

- c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. *Wastewater Services.*

- a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.
- b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.
- c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. *Water Services*

- a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.
- b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the' Developer and the City.

- c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.
4. *Road Improvements.* The Developer shall make the following road improvements.
- a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.
 - b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.
 - c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

needed expansion of existing culverts created by such construction or the development, of such retail tract.

- d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.
5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.
6. *Parks and Open Space.*
 - a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. *Notice on Sale.* The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087
2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.
3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.
4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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EXHIBIT 'E':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.
6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.
7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.
8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.
9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.
10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.
11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.
12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.
13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.
14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

7/1

EXHIBIT 'E':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

15. *No Waiver.* Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

BU



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: March 12, 2024
APPLICANT: Marisol Ortiz
CASE NUMBER: Z2024-008; *Specific Use Permit (SUP) for a Residential Infill for 302 E. Bourn Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Marisol Ortiz on behalf of Ricardo Alonso for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.121-acre parcel of land identified as Lot 49 of the Canup's Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 302 E. Bourn Street, and take any action necessary.

BACKGROUND

According to the *Dedication Deed* for the Canup Addition and *Ordinance No. 59-02*, the subject property was annexed sometime after December 4, 1944 and before July 6, 1959. The subject property was originally platted as Lot 49 of the Canup's Subdivision on December 1, 1944. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. Between May 16, 1983 and December 7, 1993, the subject property was rezoned to a Single-Family 7 (SF-7) District. On February 1, 2016, the City Council approved a special request (*i.e. Case No. MIS2016-001*) that would reduce the front building setback adjacent to Sam Houston Street from 20-feet to ten (10) feet and the internal side yard setback from six (6) feet to five (5) feet. Based on the reviewed information the subject property has remained vacant since its annexation into the City of Rockwall.

PURPOSE

The applicant -- *Marisol Ortiz* -- is requesting the approval of a Specific Use Permit (SUP) 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 addressed as 302 E. Bourn Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Bourn Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a house of worship (*i.e. New Caledonia Baptist Church; 301 E. Bourn Street*) that is zoned Single-Family 7 (SF-7) District. North of this is a duplex (*i.e. 807 & 809 Sam Houston Street*) which is owned by the U.S. Housing Authority and is also zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are two (2) lots (*i.e. Lot 44 and Lot 45 of the Canup Addition*) developed with single-family homes. Both of these lots are zoned Single-Family 7 (SF-7) District. Beyond this is Emma Jane Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is the Kayce Lynn Addition, No. 1, which was established on June 29, 2018, and consists of two (2) lots. Both of these lots (*i.e. 302 & 304 Emma Jane*) are developed and zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property are four (4) homes (i.e. 304, 306 & 308 E. Bourn Avenue and 902 Davey Crockett Street) zoned Single-Family 7 (SF-7) District. Directly east of the subject property are three (3) homes (i.e. 306 & 308 E. Bourn Avenue and 902 Davey Crockett Street) that are zoned Single-Family 7 (SF-7) District. East of this is a 0.25-acre tract of land (i.e. Tract 35, B.J.T. Lewis Survey, Abstract No. 255) developed with a single-family home and zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Sam Houston Street, which is classified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) single-homes on four (4) parcels of land (i.e. 202, 204, 206 & 208 E. Bourn Street) that are zoned Single-Family 7 (SF-7) District. Beyond this are four (4) parcels of land with two (2) commercial buildings situated on them (i.e. Sonic Drive-In and Mattress Depot). These properties front on to S. Goliad Street [SH-205], and are zoned Commercial (C) District.

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.” In this case, the subject property is located within the Canup’s Subdivision, which has been in existence since December 6, 1944, consists of 57 residential lots, and is 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 within an established subdivision, 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 within close proximity of E. Bourn Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on E. Bourn Street, Emma Jane, Same Houston, Throckmorton Street and the Subject Property	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face onto Sam Houston Street
Year Built	1960-2021	N/A
Building SF on Property	902 SF – 3,431 SF	1,299 SF
Building Architecture	Single Family Homes, One (1) House of Worship	Not Comparable to the surrounding Single-Family Homes
Building Setbacks:		
Front	Estimated Between 20-Feet and 30-Feet	10-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	5- Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	36-Feet
Building Materials	Brick, Siding, Metal, and Stucco	Brick
Paint and Color	Red, Yellow, White, Blue	N/A
Roofs	Composite and Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing garages or no garages.	The garage will be attached and front facing towards Bourn Street.

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, unless it is a j-swing garage where the garage door is perpendicular to the street.” In this case, the applicant’s proposed garage is considered to be a front-facing garage and does not meet the requirements as stated in the Unified Development Code (UDC). Specifically, the garage will be oriented towards Bourn Street and will make up the entire front elevation of the proposed home.

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 E. Bourn Street, Sam Houston, Emma Jane, and Throckmorton Street along with the proposed building elevations in the attached packet. Staff should note that the proposed home is not architecturally similar to other homes in the surrounding area due to the full brick exterior façade and the placement of the windows and doors; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On February 22, 2024, staff mailed 108 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Highridge Estates Homeowners Association (HOA), which is the only homeowners association or neighborhood organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding 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) for *Residential Infill in 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; and,
 - (c) 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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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 302 E Bourn St Rockwall, TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

SS7

CURRENT USE

SS7

PROPOSED ZONING

Vacant Lot

PROPOSED USE

Residential

ACREAGE

.121

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

Ricardo Alonso

APPLICANT

Marisol ortiz

CONTACT PERSON

CONTACT PERSON

ADDRESS

2435 N central expressway

ADDRESS

2435 N central expressway
suite #1270

CITY, STATE & ZIP

Richardson, TX, 75080

CITY, STATE & ZIP

Richardson TX, 75080

PHONE

214-307-4120

PHONE

469-881-2416

E-MAIL

ricardo.alonso@confiahomes.com

E-MAIL

marisol.ortiz@confiahomes.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICARDO ALONSO CARRILLO [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 \$ 15 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF February, 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 15 DAY OF February, 2024.

OWNER'S SIGNATURE

R. Alonso

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Janine Porath



MY COMMISSION EXPIRES 11-29-2027



Z2024-008: Specific Use Permit (SUP) for Residential Infill at 302 E. Bourn Street



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.

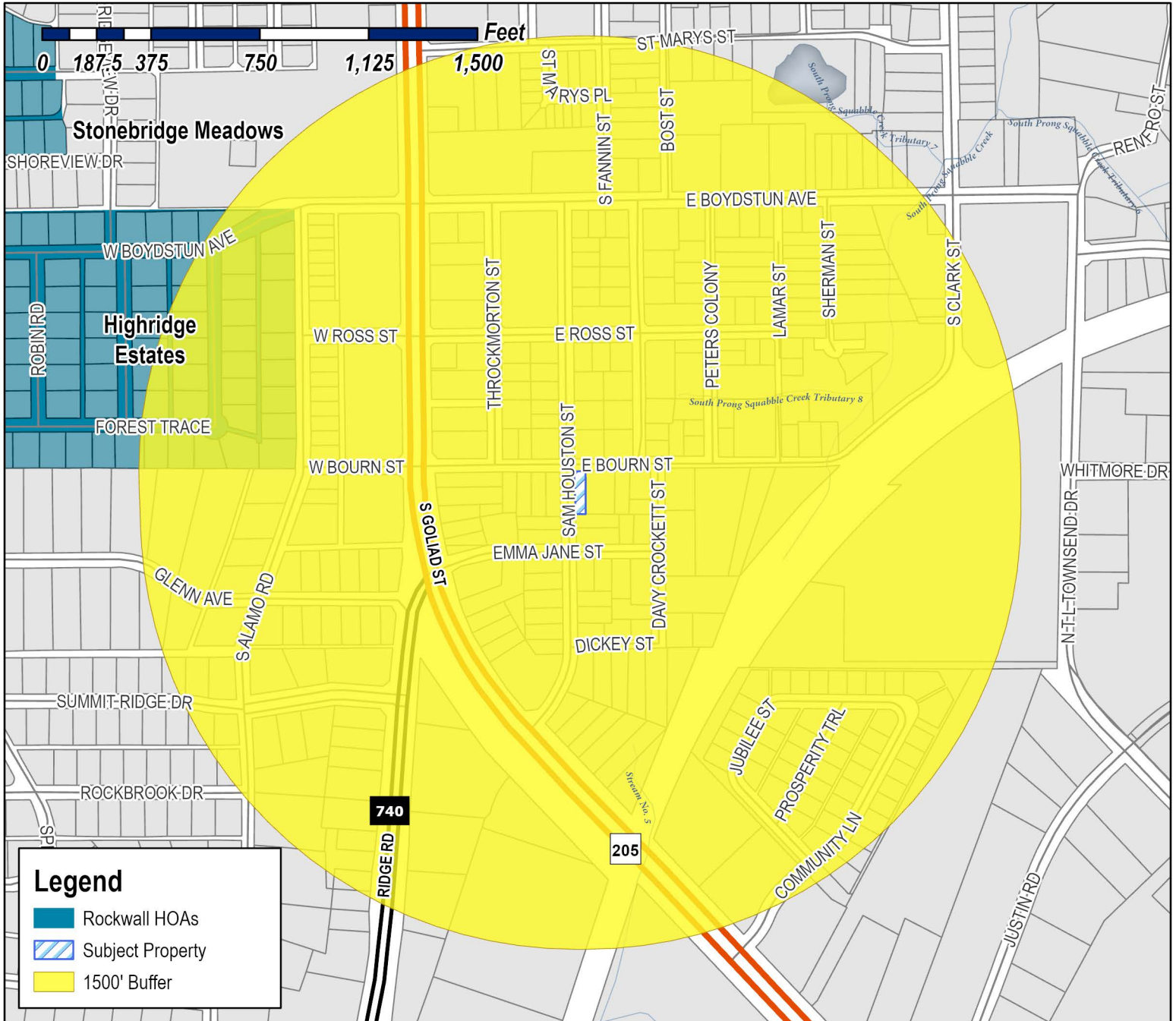




City of Rockwall

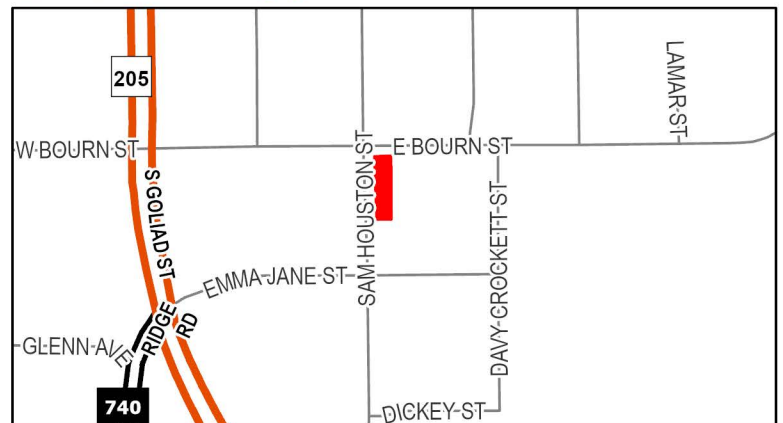
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Case Number: Z2024-008
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 302 E. Bourn Street

Date Saved: 2/16/2024
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Guevara, Angelica](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2024-008]
Date: Wednesday, February 21, 2024 11:30:09 AM
Attachments: [HOA Map \(02.16.2024\).pdf](#)
[Public Notice \(P&Z\) \(02.20.2024\).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 February 23, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 12, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 18, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-008: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Marisol Ortiz on behalf of Ricardo Alonso for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill in an Established Subdivision on a 0.121-acre parcel of land identified as Lot 49 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 302 E. Bourn Street, and take any action necessary.

Thank you,

Melanie Zavala

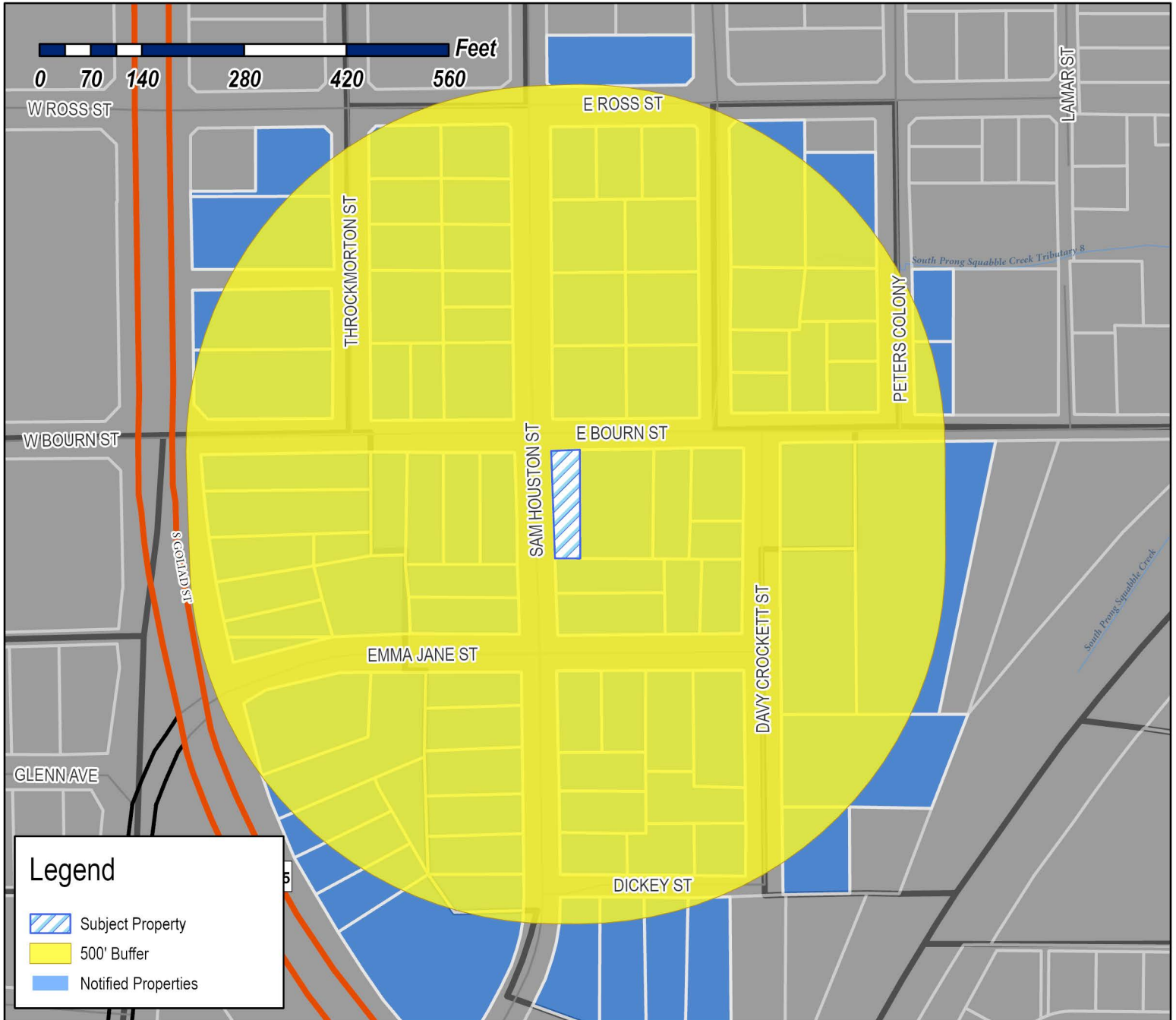
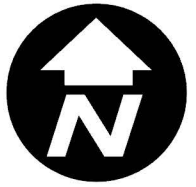
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
<http://www.rockwall.com/>
972-771-7745 Ext. 6568



City of Rockwall

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

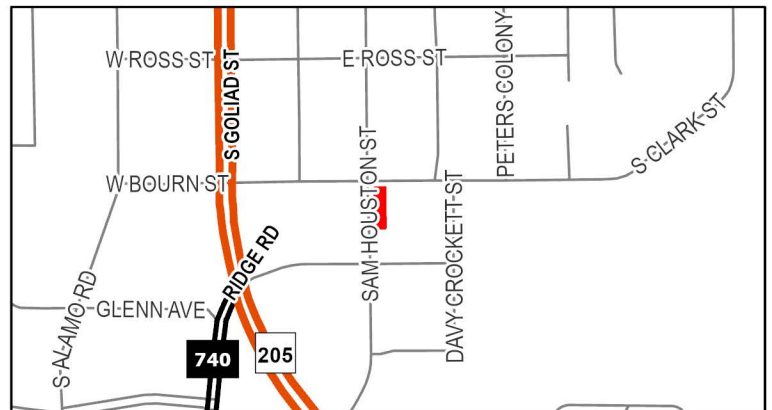
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Case Number: Z2024-008
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 302 E. Bourn Street

Date Saved: 2/16/2024

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



EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

RESIDENT
1001 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1003 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1005 SAM HOUSTON
ROCKWALL, TX 75087

REEDER PERRY R AND JIMMIE
1006 DAVY CROCKETT ST
ROCKWALL, TX 75087

MALAVE BRENDA L
1006 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
1007 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
1008 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
1008 SAM HOUSTON
ROCKWALL, TX 75087

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

RESIDENT
1009 S GOLIAD
ROCKWALL, TX 75087

CASTILLO PEDRO
1009 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
1010 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
1011 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
1011 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
1012 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
1013 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
102 E ROSS AVE
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

GE QIQING AND
JINGJING ZHANG
105 COYOTE BRUSH
IRVINE, CA 92618

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

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTN, CA 92780

BATRES MARIA DELL REFUGIO
202 BOURN STREET
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

MOTON R T
203 E BOURN ST
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
206-207 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
207 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
208 EMMA JANE ST
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

RESIDENT
302 EMMA JANE
ROCKWALL, TX 75087

CONFIA HOMES LLC
302 BOURN
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

RESIDENT
304 EMMA JANE
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-
HERNANDEZ
304 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
304 E ROSS AVE
ROCKWALL, TX 75087

RESIDENT
306 BOURN AVE
ROCKWALL, TX 75087

ESTATE OF ARCHIE & JUANITA JONES
308 E BOURN ST
ROCKWALL, TX 75087

ELLERD TERESA
308 EMMA JANE ST
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

RESIDENT
310 EMMA JANE
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

JONES LENA EST
C/O CHARLES R HUMPHREY
405 ER ELLIS
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

TEXAN MUTUAL LLC
5000 RIVERSIDE DR STE 100W BLDG 5
IRVING, TX 75039

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

MATHIS DEBRA L
504 DICKEY ST
ROCKWALL, TX 75087

RUSZKOWSKI SKYLER E
506 DICKEY STREET
ROCKWALL, TX 75087

RODRIGUEZ MARIA
507 DICKEY ST
ROCKWALL, TX 75087

BROWN GEORGIA
508 DICKEY ST
ROCKWALL, TX 75087

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

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

ESTATE OF RHODA MAE HEARD
710 DAVY CROCKETT ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

EMMANUEL TABERNACLE CHURCH
7903 FERGUSON RD
DALLAS, TX 75228

RESIDENT
800 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

LAFAYETTE ESTELLE
801 THROCKMORTON ST
ROCKWALL, TX 75087

JACKSON CALVIN
802 SAM HOUSTON ST
ROCKWALL, TX 75087

DANIELS ANNIE L
803 THROCKMORTON ST
ROCKWALL, TX 75087

DIXON ALMA
804 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
805 SAM HOUSTON
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN
805 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
806 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
807 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
808 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
809 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
809 SAM HOUSTON
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
811 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA
815 THROCKMORTON ST
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

JPH ROCKWALL LLC
901 DAVY CROCKETT STREET
ROCKWALL, TX 75087

RESIDENT
901 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
902 DAVY CROCKETT
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

RESIDENT
903 DAVY CROCKETT
ROCKWALL, TX 75087

G O A T GENERAL CONTRACTING LLC
903 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
903 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
905 S GOLIAD
ROCKWALL, TX 75087

DIXON MARSHALL WADE
905 SAM HOUSTON
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 S GOLIAD
ROCKWALL, TX 75087

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

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

DATIBRAN HOLDINGS LLC
PO BOX 1137
ROCKWALL, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

D&A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

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:

Z2024-008: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Marisol Ortiz on behalf of Ricardo Alonso for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.121-acre parcel of land identified as Lot 49 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 302 E. Bourn 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, March 12, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 18, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 18, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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. Z2024-008: 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.

Four horizontal grey bars for providing reasons for support or opposition.

Name:
Address:

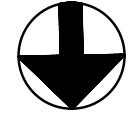
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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

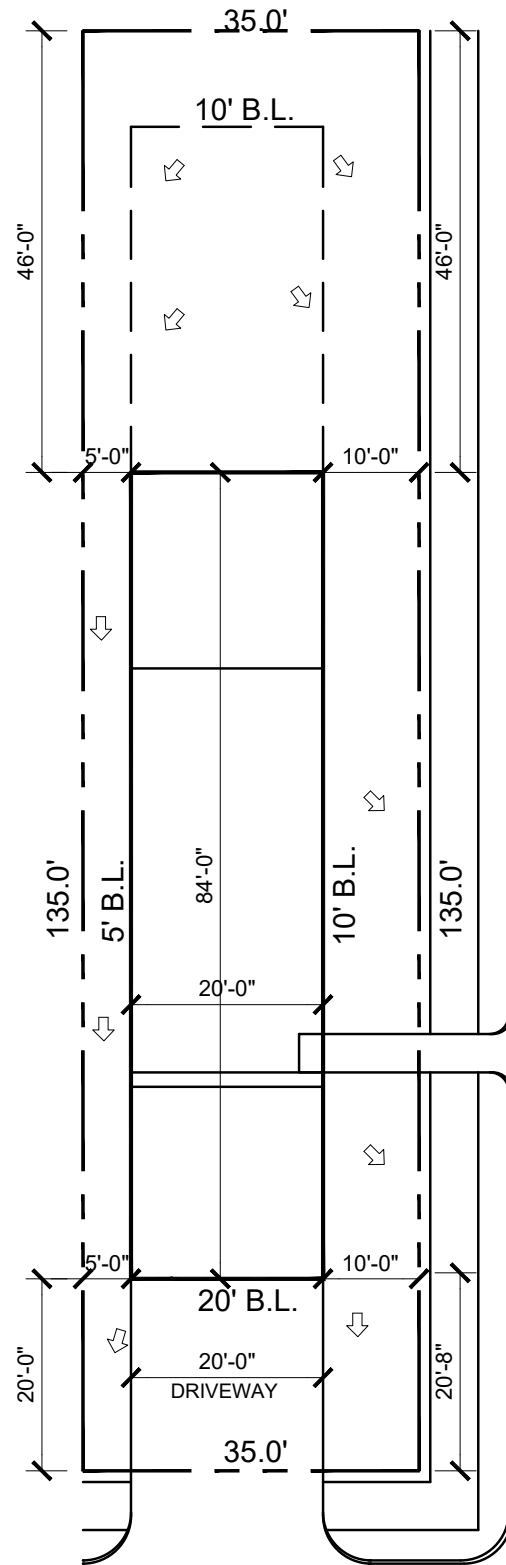
CONFIA HOMES

PLOT PLAN

SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1375	SQ. FT. FLATWORK



NORTH
SCALE: 1"=20'



302 BOURN AVE

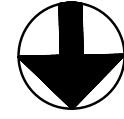
HOUSTON ST

Type " B " Drainage

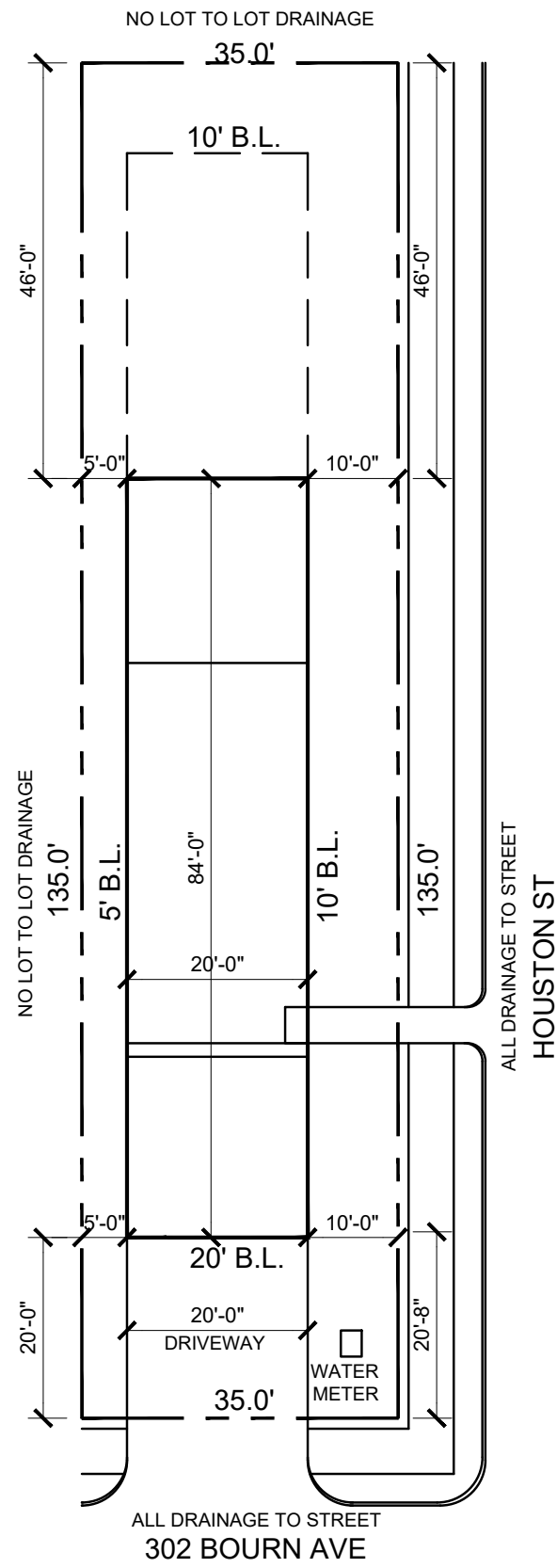
CONFIA HOMES

PLOT PLAN

SUBDIVISION	CANUP	BUYER	Spec.
LOT - 49	BLK -		
ADDRESS	302 BOURN ST		
DATE	02/12/24	DRAWN BY:	AW
PLAN NUMBER	2507	1375	SQ. FT. FLATWORK



NORTH
SCALE: 1"=20'



Type " B " Drainage



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

PLAN NO. 2876

CONFIA HOMES
305 BOURN ST

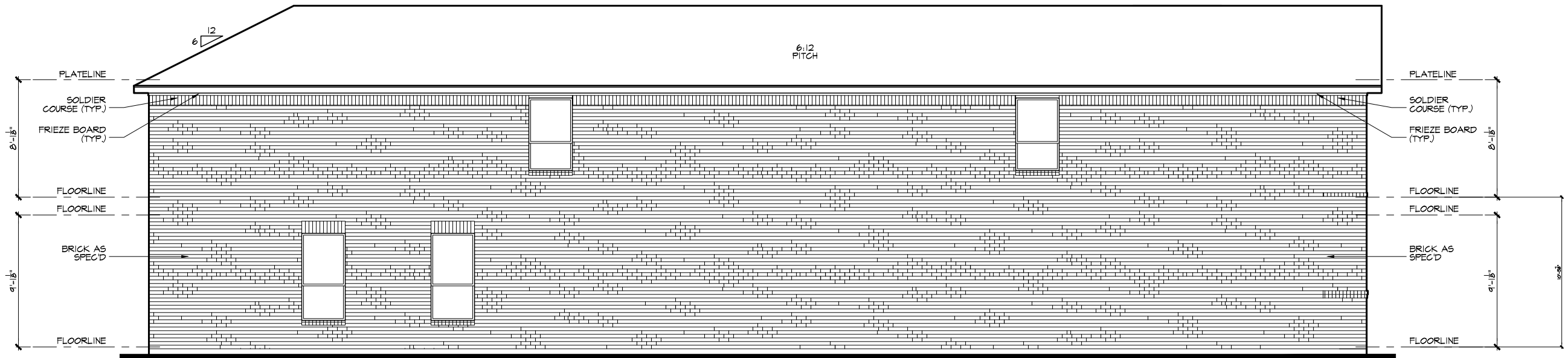
REVISIONS:
PRR #

Drawn By:
AW

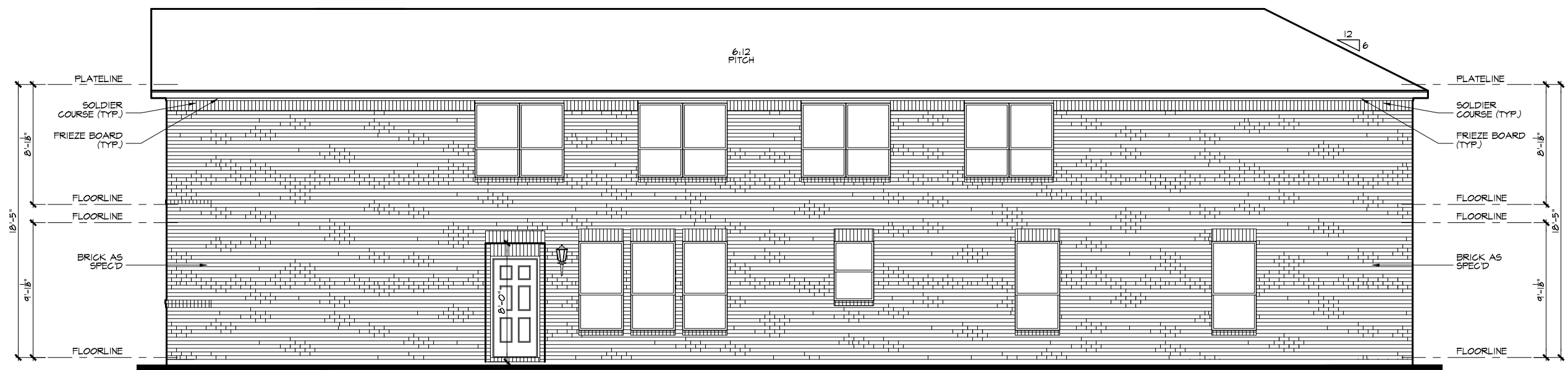
Plan Number:
2876

AI
2 of 11

NOTE: ALL SIDE AND REAR WINDOWS ARE TO BE CLEAR OR DIVIDED LITE PER COMMUNITY SPECS.



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



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

PLAN NO. 2876

CONFIA HOMES
305 BOURN ST

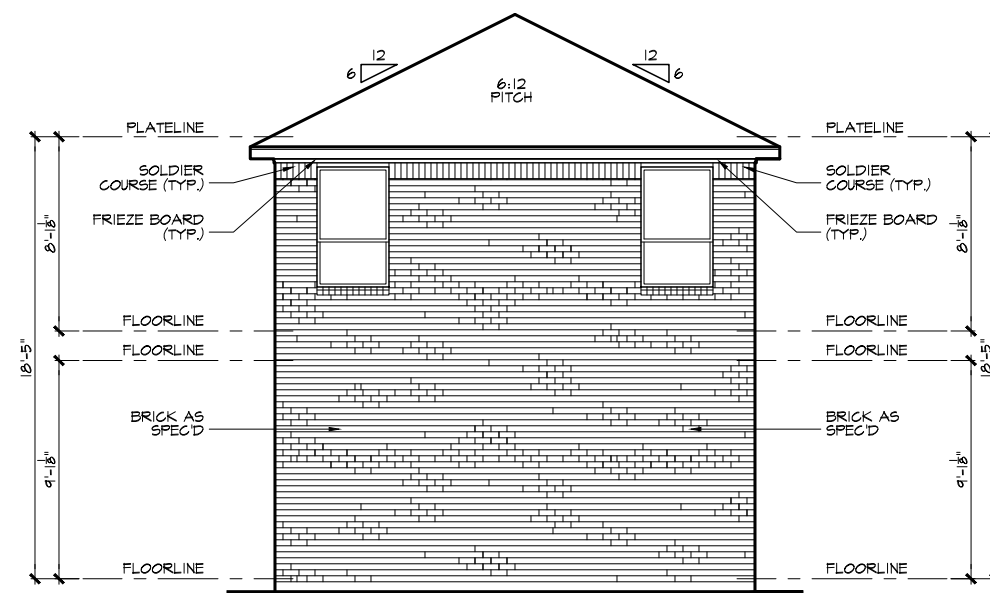
REVISIONS:
PRR #

Drawn By:
AW

Plan Number
2876

A2
3 of 11

NOTE: ALL SIDE AND REAR WINDOWS ARE TO BE CLEAR OR DIVIDED LITE PER COMMUNITY SPECS.



REAR ELEVATION

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

PLAN NO. 2876

CONFIA HOMES
305 BOURN ST

REVISIONS:
PRR #

Drawn By:
AW

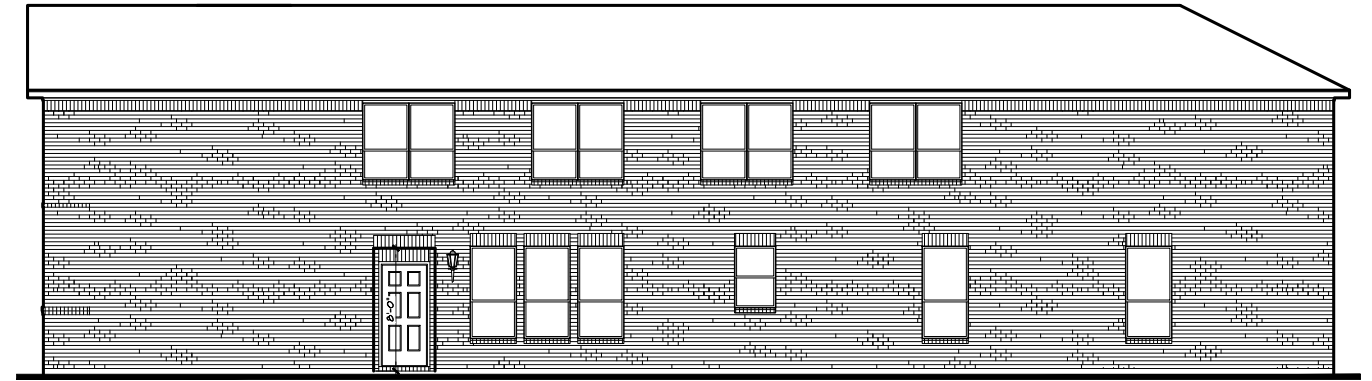
Plan Number
2876

A3
4 of 11



FRONT ELEVATION

SCALE: NTS

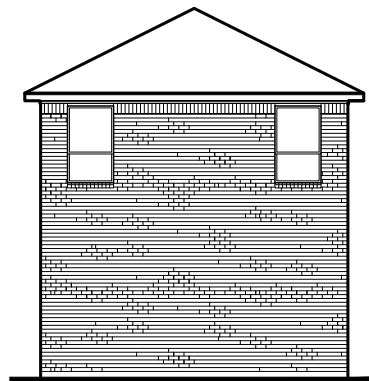


RIGHT ELEVATION

SCALE: NTS

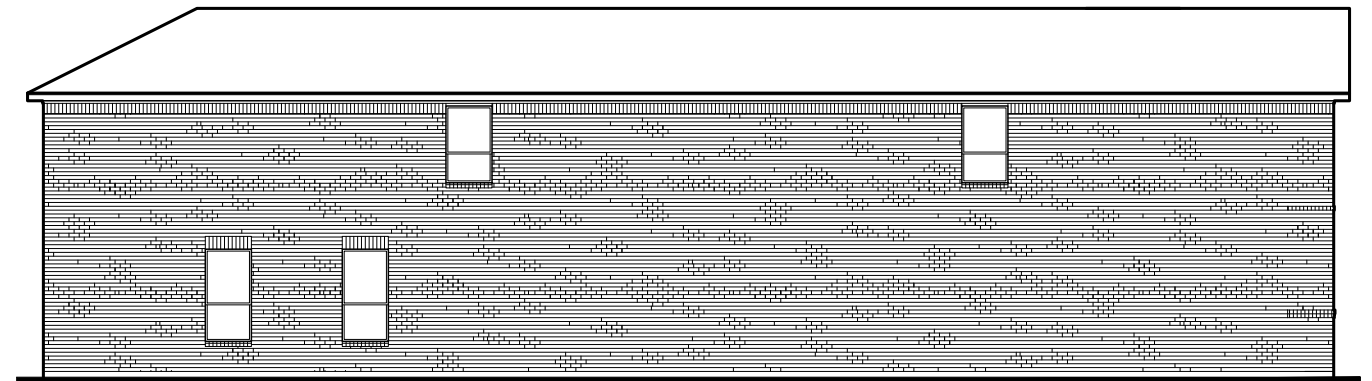
BRICK CALCULATIONS				
2876				
		BRICK AREA	SIDING AREA	BRICK %
FRONT	1st FLR.	72 S.F.	0 S.F.	100%
FRONT	2nd FLR.	192 S.F.	0 S.F.	100%
REAR	1st FLR.	184 S.F.	0 S.F.	100%
REAR	2nd FLR.	134 S.F.	0 S.F.	100%
LEFT	1st FLR.	738 S.F.	0 S.F.	100%
LEFT	2nd FLR.	661 S.F.	0 S.F.	100%
RIGHT	1st FLR.	650 S.F.	0 S.F.	100%
RIGHT	2nd FLR.	568 S.F.	0 S.F.	100%
TOTAL	1st FLOOR	1644 S.F.	0 S.F.	100%
TOTAL	2nd FLOOR	1555 S.F.	0 S.F.	100%
GRAND TOTAL AREA		3199 S.F.	0 S.F.	100%

*WALL AREAS EXCLUDE DOORS & WINDOWS



REAR ELEVATION

SCALE: NTS



LEFT ELEVATION

SCALE: NTS

PLAN NO. 2876

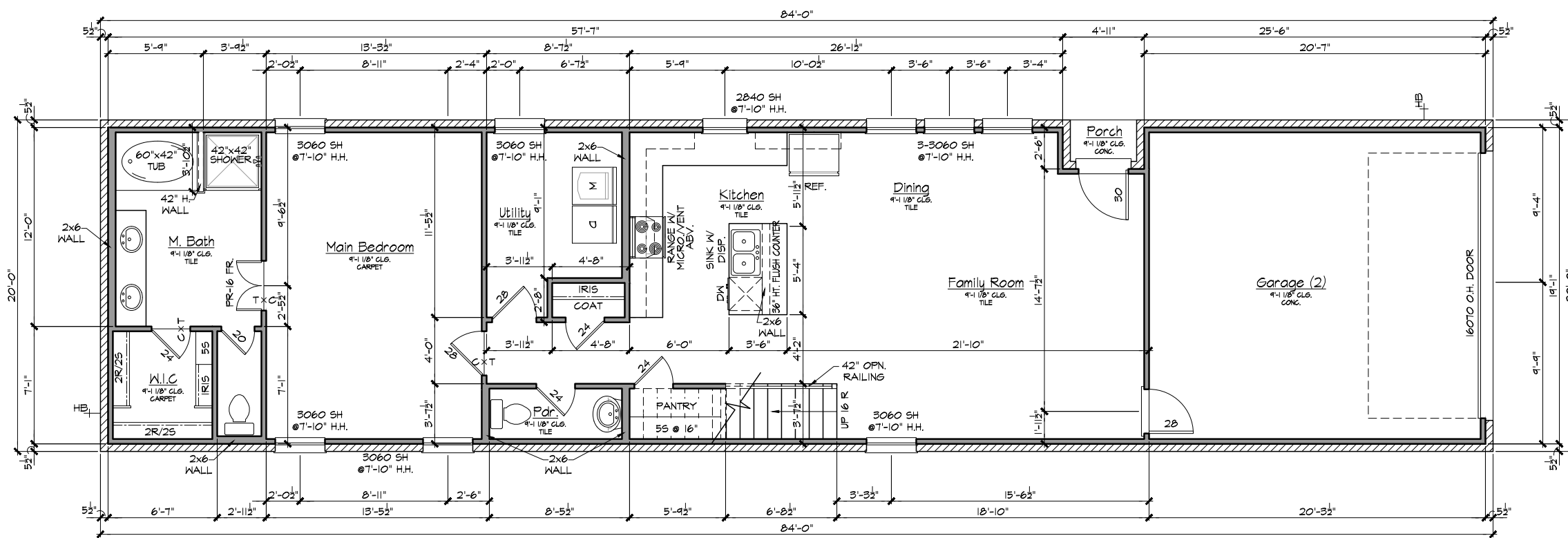
CONFIA HOMES
305 BOURN ST

REVISIONS:
PRR #

Drawn By:
AW

Plan Number:
2876

BCI
11 of 11



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:
 1. ALL WORK SHALL BE IN STRICT CONFORMANCE TO ALL APPLICABLE CODES, REGULATIONS AND LAWS.
 2. ALL WALLS SHALL BE 3 1/2". UNLESS NOTED OTHERWISE.
 3. ALL PLUMBING WALLS TO BE 5 1/2".

AREA CALCULATIONS	
ELEVATION "A"	
FIRST FLOOR	1251 S.F.
SECOND FLOOR	1625 S.F.
TOTAL AREA	2876 S.F.
GARAGE	417 S.F.
COVERED PORCH	12 S.F.
OUTDOOR LIVING	0 S.F.
TOTAL UNDER ROOF	3305 S.F.
OVERALL WIDTH	20'-0"
OVERALL DEPTH	84'-0"

PLAN NO. 2876

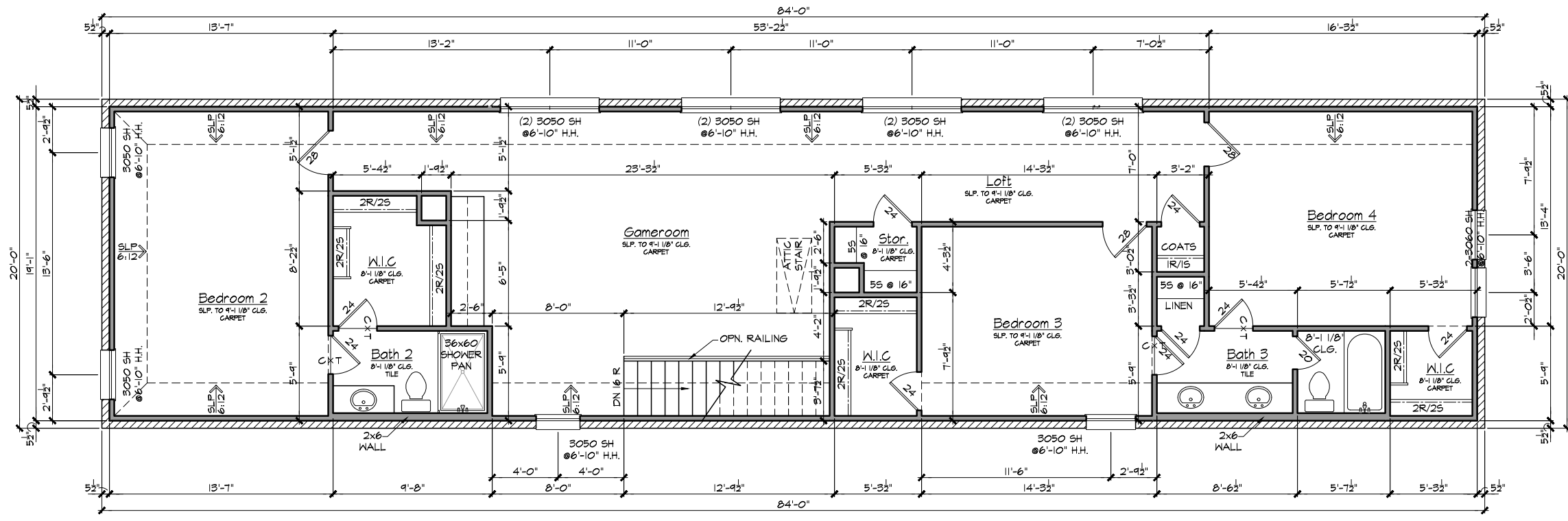
CONFIA HOMES
305 BOURN ST

REVISIONS:
PRR #

Drawn By:
AW

Plan Number:
2876

A4
5 of 11



SECOND FLOOR PLAN

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

PLAN NO. 2876

CONFIA HOMES
305 BOURN ST

REVISIONS:
PRR #

Drawn By:
AW

Plan Number
2876

A5
6 of 11



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
206 E. Bourn Street	Single-Family Home	1996	1,320	N/A	Birck and Siding
208 E. Bourn Street	Single-Family Home	2003	1,798	160	Siding
906 Sam Houston	Single-Family Home	2004	2,076	N/A	Brick and Siding
208 Emma Jane	Single-Family Home	2019	2,430	N/A	Brick
905 Sam Houston	Single-Family Home	1967	902	120	Siding
907 Sam Houston	Single-Family Home	1997	960	120	Siding
302 E. Bourn Street	Vacant	N/A	N/A	N/A	N/A
304 E. Bourn Street	Single-Family Home	2021	3,431	N/A	Stucco
301 E. Bourn Street	Church	N/A	N/A	N/A	Siding
207 E. Bourn Street	Single-Family Home	1995	1,700	N/A	Brick and Siding
203 E. Bourn Street	Single-Family Home	1960	1,464	60	Brick and Metal
815 Throckmorton Street	Single-Family Home	2004	1,756	N/A	Brick and Siding
	AVERAGES:	1997	1,784	115	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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206 E. Bourn Street



208 E. Bourn Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



906 Sam Houston



208 Emma Jane



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



905 Sam Houston



907 Sam Houston



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



302 E. Bourn Street



304 E. Bourn Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



301 E. Bourn Street



207 E. Bourn Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-008

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



203 E. Bourn Street



815 Throckmorton Street

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.121-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 49 OF THE CANUP'S 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 Marisol Ortiz for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.121-acre parcel of land identified as Lot 49 of the Canup's Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 302 E. Bourn Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) 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*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards* and Subsection 03.09, *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 and on the *Subject Property* and conformance to these operational conditions are required:

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

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 1st DAY OF APRIL, 2024.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 18, 2024

2nd Reading: April 1, 2024

**Exhibit 'A':
Location Map**

Address: 302 E. Bourn Street

Legal Description: Lot 49 of the Canup's Addition



Exhibit 'B':
Residential Plot Plan

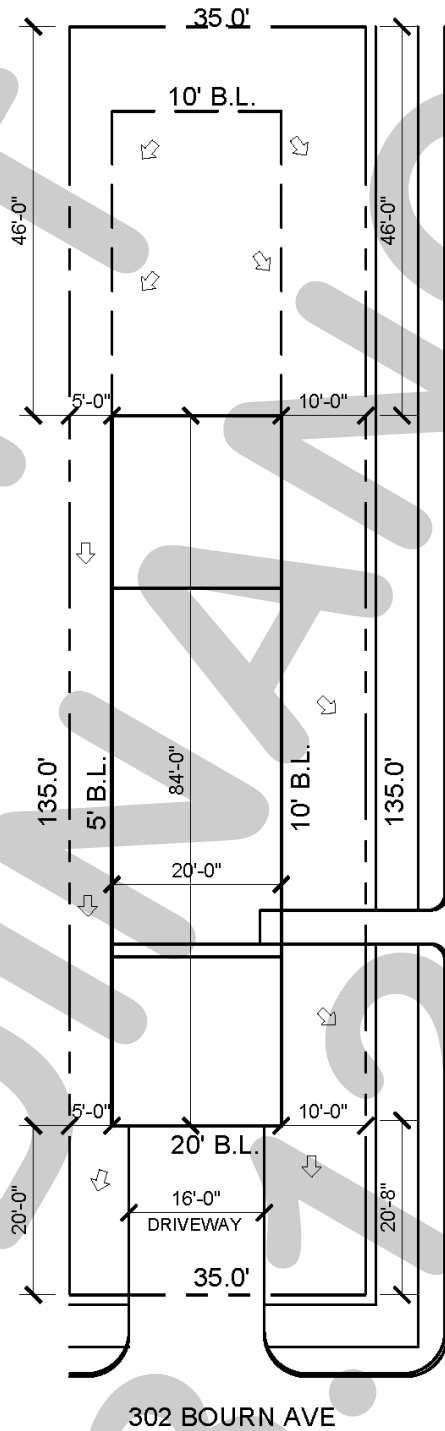
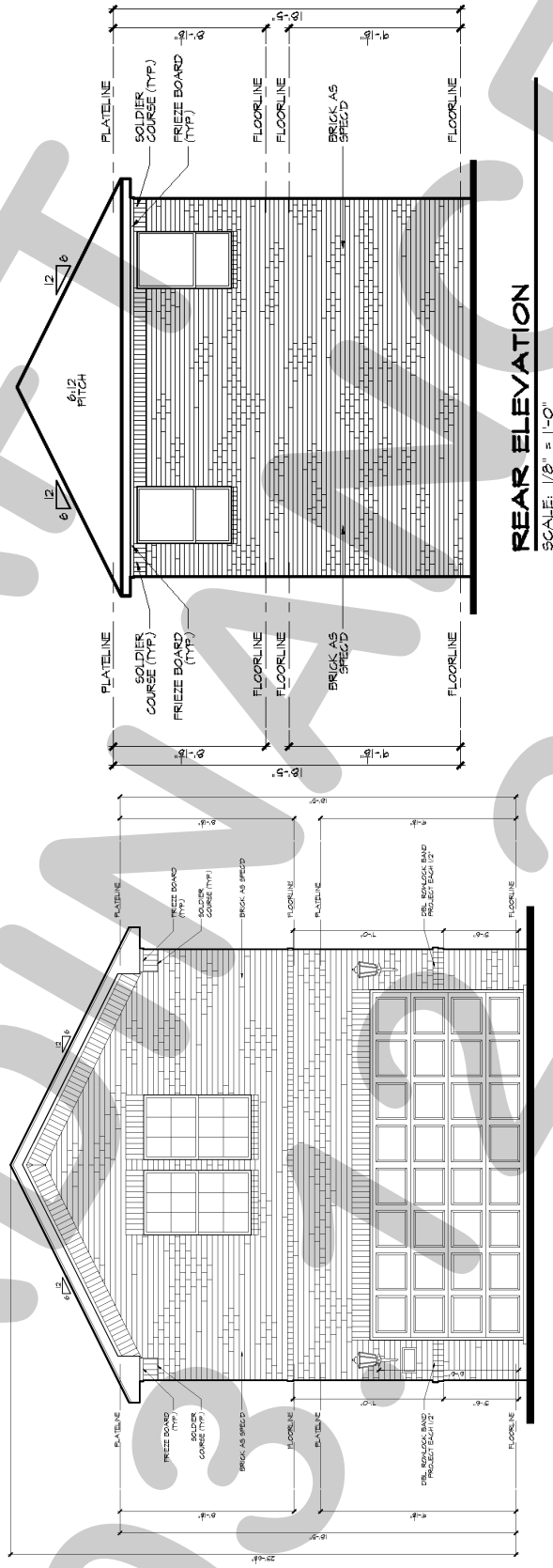


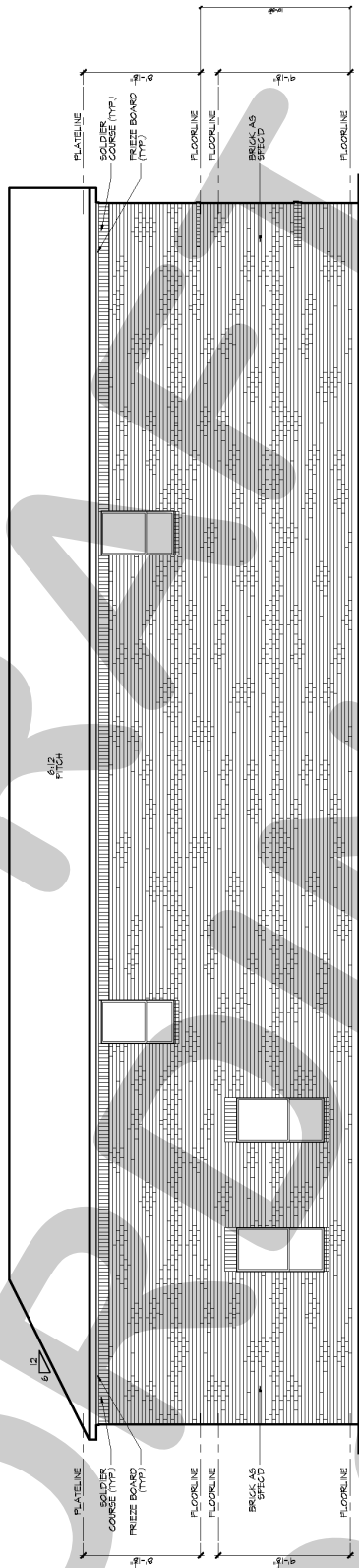
Exhibit 'C':
Building Elevations



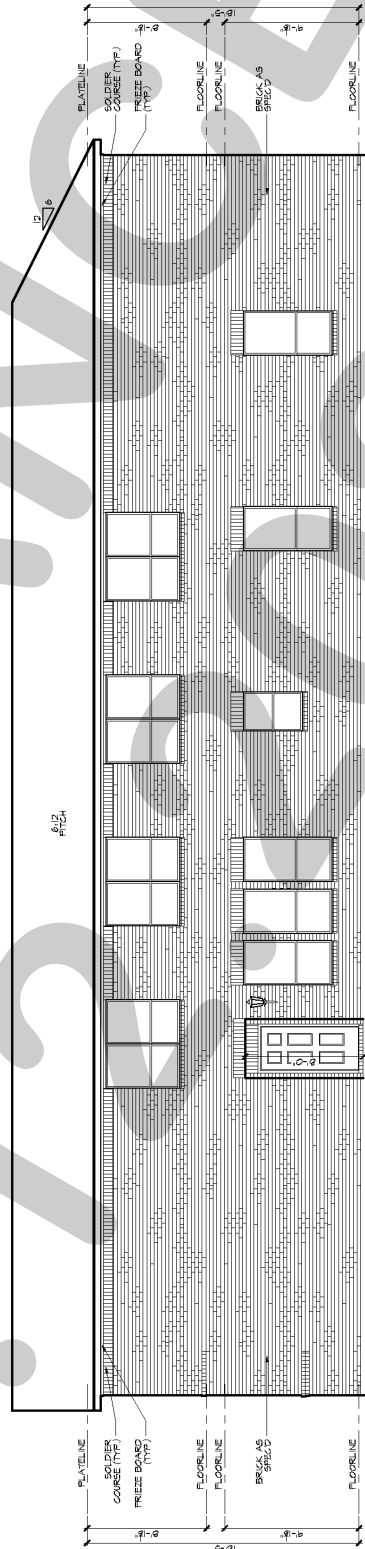
REAR ELEVATION
SCALE: 1/8" = 1'-0"

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

Exhibit 'C':
Building Elevations



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



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



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: March 12, 2024
APPLICANT: Harold Fetty; *H. D. Fetty Land Surveyor*
CASE NUMBER: Z2024-009; *Zoning Change (AG to SFE-1.5 & LI)*

SUMMARY

Hold a public hearing to discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor, LLC on behalf of Antonio Borjas for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District and a Light Industrial (LI) District for a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road, and take any action necessary.

BACKGROUND

According to the Rockwall Central Appraisal District (RCAD) a 2,814 SF single-family home was constructed on the subject property in 2006. The subject property was annexed by the City Council on December 22, 2008 by *Ordinance No. 08-65 [Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District.

PURPOSE

On February 16, 2024, the applicant -- *Harold Fetty of H. D. Fetty Land Surveyor*-- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) and Light Industrial (LI) District. The purpose of this request is to facilitate the future conveyance of a portion of the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed 172 Zollner Road. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this is SH-276, which is identified as a P6D (*i.e. primary arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are properties located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).
- South: Directly south of the subject property is a vacant ~44.50-acre tract of land (*i.e. Tract 5-01 of the J. H. Bailey Survey, Abstract No. 45*) zoned Agricultural (AG) District. Beyond this are the corporate limits of the City of Rockwall.
- East: Directly east of the subject property are four (4) tracts of land (*i.e. Tracts 1 & 3-5 of the J. H. Bailey Survey, Abstract No. 45; Lots 1 & 2, Block A, Mendez Addition*) developed with single-family homes. Beyond this is Green Circle, which is identified as an M4U (*i.e. major arterial, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this roadway are three (3) tracts of land (*i.e. Tracts 1, 2, & 3 of the R. Dickens Survey, Abstract No. 73*) developed with single-family homes. All of these properties are zoned Agricultural (AG) District.
- West: Directly west of the subject property is a vacant 8.8621-acre tract of land (*i.e. Tract 3-3 of the J. H. Bailey Survey, Abstract No. 45*). Beyond this are two (2) tracts of land, one (1) tract is developed with an *Auto Repair Garage* (*i.e. Tract 3-2 of the J. H. Bailey Survey, Abstract No. 45*), and the other tract is developed with a single-family home

(i.e. Tract 4, of the J. H. Bailey Survey, Abstract No. 45). Following this is a 19.8327-acre tract of land (i.e. Tract 5 of the J. H. Bailey Survey, Abstract No. 45) developed with a single-family home. All of these properties are zoned Agricultural (AG) District.

CONFORMANCE TO THE CITY’S CODES

According to Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses... Limitations have been placed on the uses in this district to significantly restrict outside activities and the storage of materials, noise, vibration, smoke, pollution, fire and explosive hazards, glare and any other potentially adverse externalities.” In addition, the Light Industrial (LI) District is intended for industrial parks and larger, cleaner types of industries. In this case, the applicant has stated that the property is being rezoned to facilitate the future sale of a portion of the subject property. According to Article 05, *District Development Standards*, of the Unified Development Code (UDC), the following is a summary of the density and dimensional requirements of the Light Industrial (LI) District:

TABLE 1: LIGHT INDUSTRIAL (LI) DISTRICT STANDARDS

MINIMUM LOT AREA	12,500 SF
MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	125'
MINIMUM FRONT YARD SETBACK ⁽¹⁾	25'
MINIMUM SIDE YARD SETBACK ⁽²⁾	15'
MINIMUM REAR YARD SETBACK ⁽²⁾	10'
MINIMUM BETWEEN BUILDINGS ⁽²⁾	15'
MAXIMUM BUILDING HEIGHT ⁽³⁾	60'
MAXIMUM LOT COVERAGE	90-95%
MINIMUM LANDSCAPING	15%

GENERAL NOTES:

- 1: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- 2: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- 3: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

If this zoning change is approved, the portion of the subject property being rezoned to a Light Industrial (LI) District will be subject to the standards stipulated by the Unified Development Code (UDC) and which are show in *Table 1* above. As previously stated, the applicant is proposing to rezone the subject property for the purpose of subdividing the subject property into two (2) parcels of land to facilitate the sale of the portion of the subject property being rezoned to a Light Industrial (LI) District. Since this would leave a remainder tract that is less than ten (10) acres with a single-family home situated on it, the applicant is proposing to rezone the remainder of the subject property in accordance with the properties current land use. The most appropriate zoning for this tract of land is Single-Family Estate 1.5 (SFE-1.5) District. According to Subsection 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Single-Family Estate 1.5 (SFE-1.5) District is the proper zoning classification for rural, estate lots that are a minimum of 1½-acres in size. These lots are typically in areas that are located in the City’s hinterland...” According to Article 05, *District Development Standards*, of the Unified Development Code (UDC), the following is a summary of the density and dimensional requirements of the Single-Family Estate 1.5 (SFE-1.5) District:

TABLE 2: SINGLE -FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT STANDARDS

MINIMUM LOT AREA	63,340 SF
MINIMUM LOT WIDTH	150'
MINIMUM LOT DEPTH	250'
MINIMUM FRONT YARD SETBACK	50'
MINIMUM SIDE YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS	10'

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 South Central Estates District, which -- based on the *District Description for the South Central Estates District* -- "...has the potential to have a mixture of land uses, but is currently relatively undeveloped." The *Land Use Plan* for this district designates the portion of the subject property that fronts SH-276 for Technology/Employment land uses, which is "...characterized by employment-oriented businesses, which are generally situated in larger centers (i.e. Rockwall Technology Park) with access to key transportation networks." In addition, the Light Industrial (LI) District is one (1) of the two (2) zoning districts permitted under this *Land Use Plan Designation*. The remaining portion of the property where the single-family home is situated, is designated as Commercial/Retail based on the *Land Use Plan*. In this case, the applicant is requesting this portion of the subject property to be zoned Single-Family Estate 1.5 (SFE-1.5) District, which is not consistent with the *Land Use Plan*; however, it is consistent with the current land use on the subject property. Furthermore, the area has not started to transition as expected and the proposed zoning does appear to be appropriate with the current use of the subject property and adjacent land. It is staff's opinion that the *Land Use Plan*, does not need to be changed if the proposed zoning is approved, and that the Commercial/Retail land use designation is still an appropriate designation for the future development of the area. Based on this, the applicant's request to change the zoning of the subject property from Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District and Light Industrial (LI) District appears to conform to the Comprehensive Plan.

INFRASTRUCTURE

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for the development of the subject property:

- (1) Roadways. At the time of development, the developer shall verify the right-of-way width of SH-276 to ensure that the right-of-way meets the Texas Department of Transportation's (TXDOT's) requirements.
- (2) Water. The subject property is located within the Blackland Water Supply Corporation's Certificate of Convenience and Necessity (CCN). Based on this -- *at the time of development* -- the City will need a *Will Serve* letter from the Blackland Water Supply Corporation stating that they have the ability to serve the subject property and provide the necessary fire flows required by the City of Rockwall.
- (3) Wastewater. There is currently no wastewater infrastructure within 100-feet of the subject property. At the time of development, the developer shall confirm if they will be utilizing an *On-Site Sewage Facility (OSSF)* in accordance with Division 5, *On-Site Sewage Facility*, of the Municipal Code of Ordinances. This will be required to be reviewed and permitted through Rockwall County.
- (4) Drainage. Detention will be required and need to be sized per *Manning's C-Value* for the zoning designation.

NOTIFICATIONS

On February 22, 2024, staff mailed 24 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in favor of the applicant's 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 Single-Family Estate 1.5 (SFE-1.5) District and Light Industrial (LI) District, then staff would propose the following conditions of approval:

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **22024-**

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

SUBDIVISION **JH Bailey**

LOT

BLOCK

GENERAL LOCATION **Zollner 1st 276**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **AG**

CURRENT USE

PROPOSED ZONING **SFE 1.5 & L1**

PROPOSED USE

ACREAGE **9.42**

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 **Antonio Borjas**

APPLICANT

CONTACT PERSON **Antonio Borjas**

CONTACT PERSON

ADDRESS **172 Zollner Rd**

ADDRESS

CITY, STATE & ZIP **Roysc city, TX 75189**

CITY, STATE & ZIP

PHONE **214-926-7934**

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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."

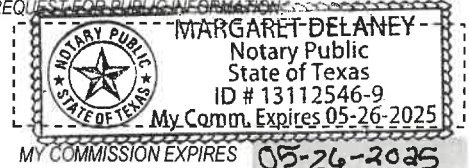
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE **16th** DAY OF **February**, 20**24**

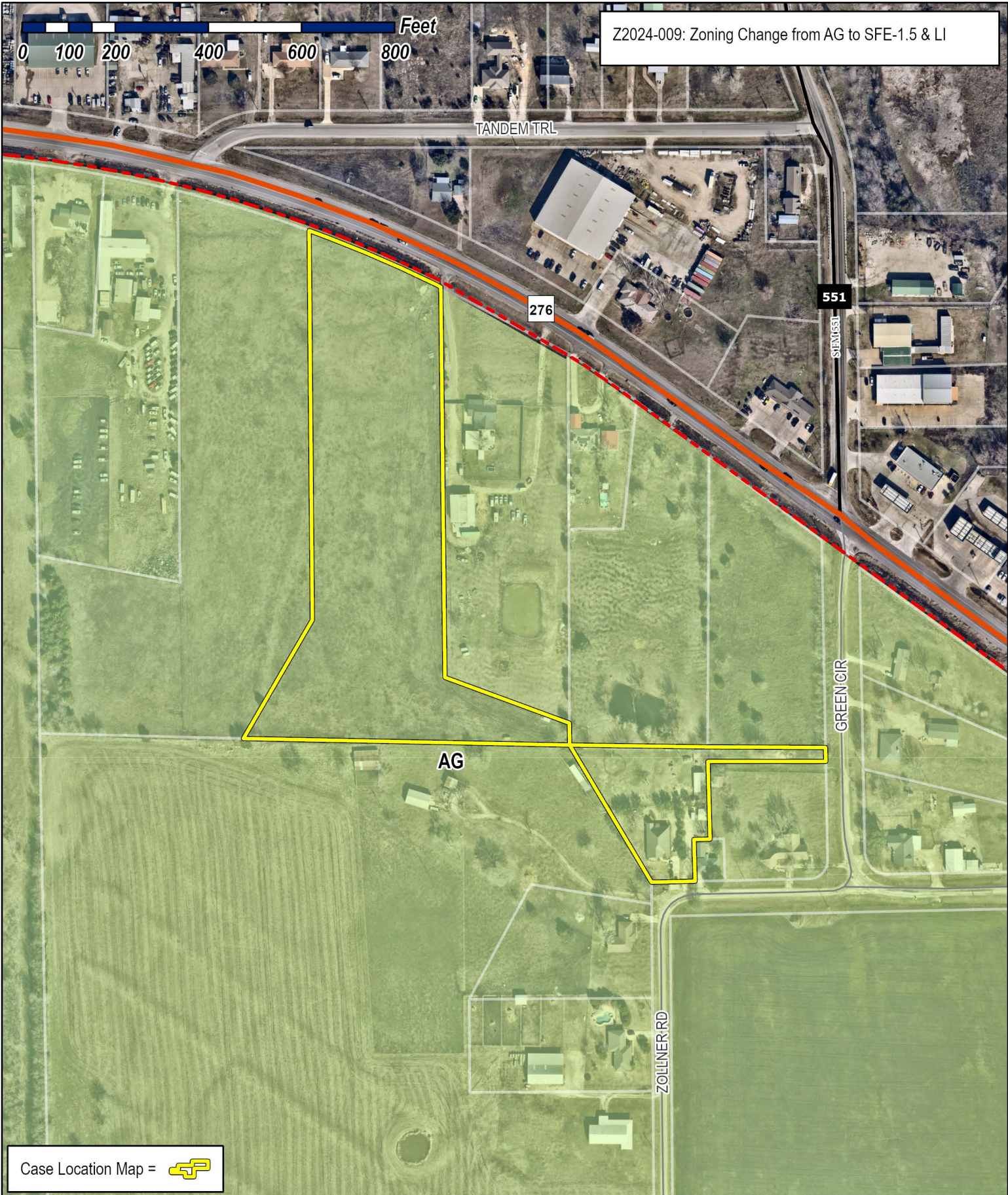
OWNER'S SIGNATURE

Antonio Borjas

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Margaret Delaney





Z2024-009: Zoning Change from AG to SFE-1.5 & LI

Feet

0 100 200 400 600 800

TANDEM TRL

276

551

STEMMET

GREEN CIR

AG

ZOLLNER RD

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.

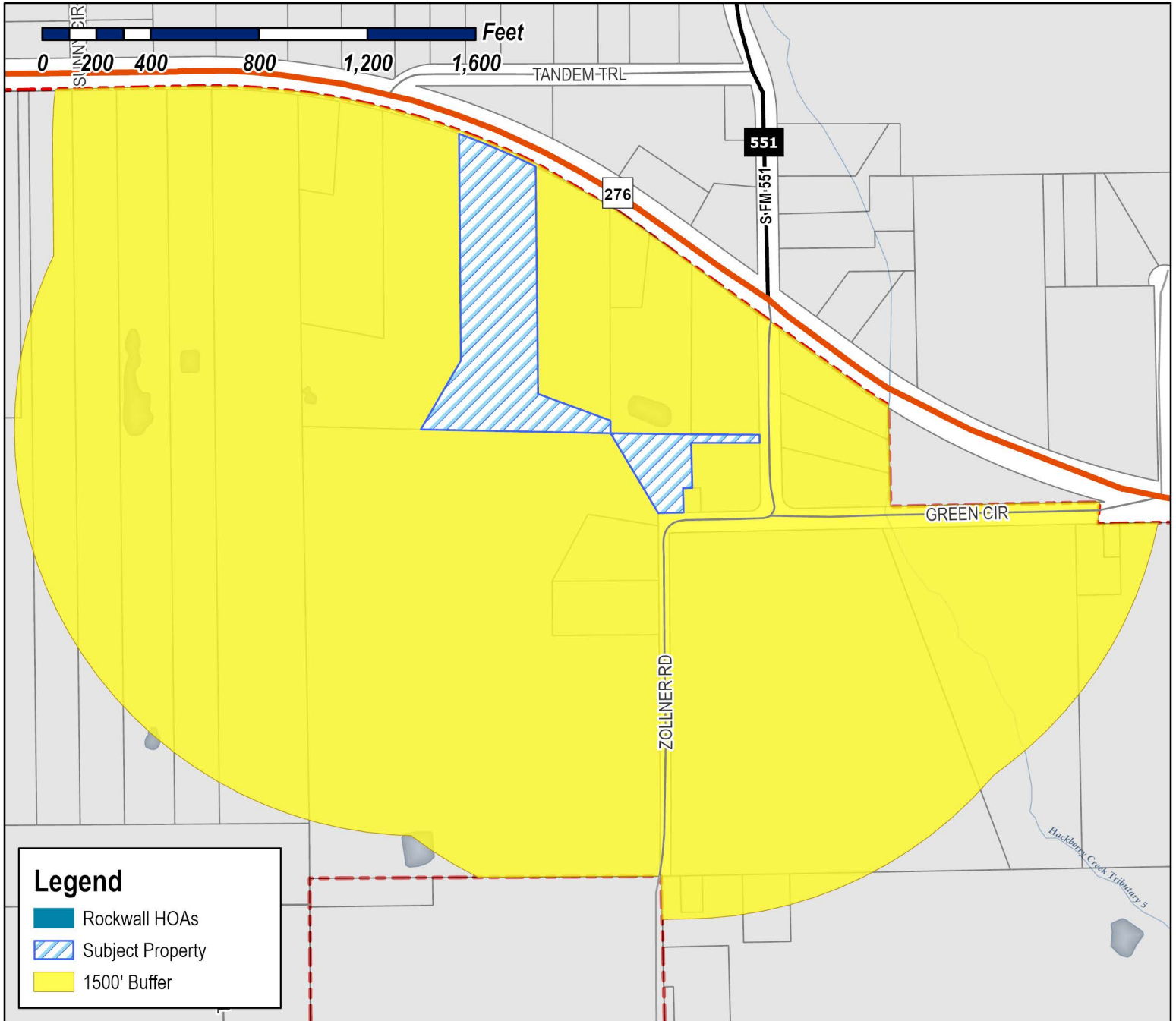




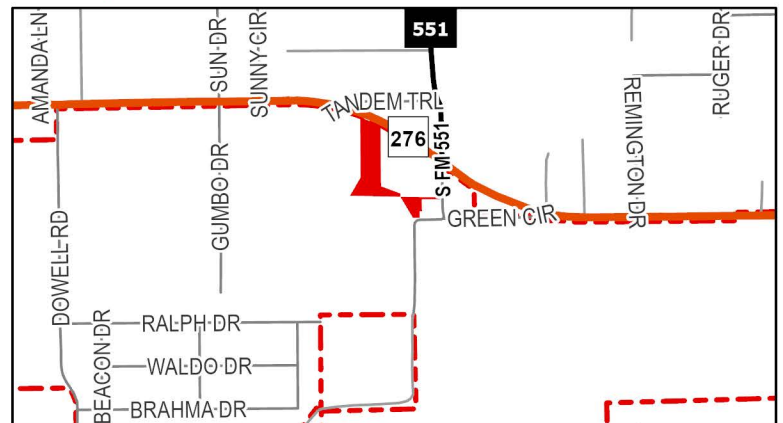
City of Rockwall

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Case Number: Z2024-009
Case Name: Zoning Change from AG to SFE-1.5 & LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 172 Zollner Road



Date Saved: 2/16/2024

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



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-009
Case Name: Zoning Change from AG to SFE-1.5 & LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 172 Zollner Road

Date Saved: 2/16/2024

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



GONZALEZ OSCAR
1010 LAKESHORE BLVD
OAK POINT, TX 75068

RESIDENT
105 ZOLLNER RD
ROYSE CITY, TX 75189

RAMIREZ MARTIN & TERESA
11582 HWY 205
LAVON, TX 75166

DHILLON GURMIT AND RANJEET K
1512 RIDGETOP CT
ROCKWALL, TX 75032

RESIDENT
161 GREEN CIR
ROYSE CITY, TX 75189

BORJAS ANTONIO
172 ZOLLNER RD
ROYSE CITY, TX 75189

RESIDENT
186 ZOLLNER RD
ROYSE CITY, TX 75189

RESIDENT
201 GREEN CIR
ROYSE CITY, TX 75189

MCAULEY CHRISTOPHER ROSS
254 ZOLLNER
ROYSE CITY, TX 75189

FULLER DONALD J
261 GREEN CIR
ROYSE CITY, TX 75189

RESIDENT
264 GREEN CIR
ROYSE CITY, TX 75189

BRANTON NORA JANE
345 EL RIO DR
MESQUITE, TX 75150

METRO REALEDGE LLC
3620 WHITE BIRCH WAY
EULESS, TX 76040

MCAULEY MICHAEL D & JUDY
444 ZOLLNER RD
ROYSE CITY, TX 75189

MCAULEY JUDY LYNN
444 ZOLLNER ROAD
ROYSE CITY, TX 75189

SZOBOSZLAY TOM
4827 STATE HIGHWAY 276
ROCKWALL, TX 75189

RESIDENT
4891 HWY276
ROYSE CITY, TX 75189

EDGEMON TONY L AND REGINA A
4947 STATE HIGHWAY 276
ROYSE CITY, TX 75189

THOMPSON BRADLEY
5095 STATE HWY 276
ROYSE CITY, TX 75189

MEDINA LIGNA SARDON AND MARVIN JOSUE
MEDINA ANARIBA
5143 STATE HIGHWAY 276
ROYSE CITY, TX 75189

BORJAS MARIO ALBERTO
647 TUBBS ROAD
ROCKWALL, TX 75032

CALVILLO MICHELLE ANN
8119 SAMUELS ROAD
TERRELL, TX 75160

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

JONES LARRY JAY
P.O. BOX 92
WESTON, CO 81091

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:

Z2024-009: Zoning Change from AG to SFE-1.5 & LI

Hold a public hearing to discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor, LLC on behalf of Antonio Borjas for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District and a Light Industrial (LI) District for a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract 45, City of Rockwall, Rockwall, Texas, zoned Agricultural (AG) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road, 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, March 12, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 18, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 18, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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. Z2024-009: Zoning Change from AG to SFE-1.5 & LI

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

Case No. Z2024-009: Zoning Change from AG to SFE-1.5 & LI

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

[Redacted area]

Name: *Smiley* Timothy E. White (417 Green Circle Rosperity, Tx 75789) *Property near request*
Address: 9104 PR 2325, Jerrrell, Texas 75760

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

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

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

All that certain lot, tract or parcel of land situated in the JOHN H. BAILEY SURVEY, ABSTRACT NO. 45, City of Rockwall, Rockwall County, Texas, and being a part of that 28.79 acres Tract 2 as described in a Warranty deed from Robert Smith and Lawrence Jones and wife, Sue Jones, dated July 29, 1970 and being recorded in Volume 92, Page 29 of the Real Property Records of Rockwall County, Texas, and being a part of that tract of land as described in a Warranty deed to Antonio Borjas, as recorded in Volume 3173, Page 168 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the South boundary line of said 28.79 acres tract, said point being S. 87 deg. 17 min. 56 sec. E., 429.12 feet from a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the base of a fence corner post at the Southwest corner of said 28.79 acres tract of land;

THENCE N. 35 deg. 41 min. 58 sec. E., a distance of 289.42 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 00 deg. 14 min. 07 sec. E., a distance of 826.52 feet to a TXDOT monument found for corner in the South right-of-way line of State Highway 276;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 06 deg. 13 min. 17 sec., a radius of 2744.87 feet, a tangent of 150.80 feet, a chord of S. 65 deg. 43 min. 08 sec. E., 301.16 feet along said right-of-way line, an arc distance of 301.31 feet to a TXDOT monument found for corner in the east line of Borjas tract;

THENCE SOUTH along the East line of said Borjas tract, a distance of 808.06 feet to a 1/2" iron pipe found for corner at the Southeast corner of same;

THENCE S. 69 deg. 07 min. 59 sec. E. a distance of 284.01 feet to a 1/2" iron rod pipe found for corner;

THENCE S. 00 deg. 28 min. 42 sec. E. a distance of 50.33 feet to a 1" iron pipe found for corner;

THENCE S. 89 deg. 20 min. 07 sec. E. a distance of 302.85 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Southwest corner of a 3.419 acres tract of land as described in a Deed to Martin and Teresa Ramirez, as recorded in Volume 614, Page 120 of the Real Property Records of Rockwall County, Texas;

THENCE S. 88 deg. 31 min. 19 sec. E. along the South line of said 3.419 acres tract, a distance of 288.28 feet to a P-K Nail for corner in the center of Green Loop;

THENCE S. 00 deg. 35 min. 46 sec. E. along the center of said road, a distance of 46.67 feet to a P-K nail for corner at the Northeast corner of a 1.59 acres tract of land as described in a Deed to Michael D. and Judy McAuley, as recorded in Volume 352, Page 238 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 50 min. 20 sec. W. along the North line of said 1.59 acres tract, a distance of 293.44 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Northwest corner of same;

THENCE S. 01 deg. 05 min. 51 sec. E. a distance of 144.98 feet to a 3/8" iron rod found for corner;

THENCE S. 87 deg. 02 min. 02 sec. W. a distance of 37.25 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 00 deg. 11 min. 37 sec. W. a distance of 98.76 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the North line of Zollner Road;

THENCE S. 88 deg. 59 min. 57 sec. W. along the North line of Zollner Road, a distance of 88.13 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 34 deg. 11 min. 26 sec. W. along the South line of said 28.79 acres tract, a distance of 356.69 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 87 deg. 17 min. 56 sec. W. along the South line of said 28.79 acres tract, a distance of 688.12 feet to the POINT OF BEGINNING and containing 410,243 square feet or 9.42 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A, have been notified and signed this plat.

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

I also understand the following:

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

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

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

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

ANTONIO BORJAS

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

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

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

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

WITNESS OUR HANDS, this _____ day of _____, _____.

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

City Engineer _____ Date _____

CONVEYANCE PLAT
BORJAS ADDITION
LOT 1 & LOT 2, BLOCK A

CONTAINING A TOTAL OF
9.42 ACRES/410,243 S.F.
(2 LOTS)

J.H. BAILEY SURVEY, A-45
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	PH	PP							
TELEPHONE	TELEPHONE	TELEPHONE	TELEPHONE	TELEPHONE							
CABLE RISER	METER	METER	METER	METER							
RISE	RISE	RISE	RISE	RISE							
ELEC	ELEC	ELEC	ELEC	ELEC							
ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC							
METER	METER	METER	METER	METER							
BOX	BOX	BOX	BOX	BOX							
SUBSURFACE	SUBSURFACE	SUBSURFACE	SUBSURFACE	SUBSURFACE							
JUNCTION	JUNCTION	JUNCTION	JUNCTION	JUNCTION							
BOX	BOX	BOX	BOX	BOX							
WATER	WATER	WATER	WATER	WATER							
METER	METER	METER	METER	METER							
LP	LP	LP	LP	LP							
1/2" BF	1/2" BF	1/2" BF	1/2" BF	1/2" BF							
FOR AND FOUND	FOR AND FOUND	FOR AND FOUND	FOR AND FOUND	FOR AND FOUND							
CORNER	CORNER	CORNER	CORNER	CORNER							
PROXIMATE	PROXIMATE	PROXIMATE	PROXIMATE	PROXIMATE							
LINE	LINE	LINE	LINE	LINE							
PROXIMATE	PROXIMATE	PROXIMATE	PROXIMATE	PROXIMATE							
UNIT	UNIT	UNIT	UNIT	UNIT							
PROXIMATE	PROXIMATE	PROXIMATE	PROXIMATE	PROXIMATE							
LINE	LINE	LINE	LINE	LINE							

OWNER:
ANTONIO BORJAS
172 ZOLLNER ROAD
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

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

SURVEY DATE FEBRUARY 16, 2024
SCALE 1" = 100' FILE #20031589-P
CLIENT BORJAS GF # NONE

CITY OF ROCKWALL

ORDINANCE NO. 24-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 APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT AND LIGHT INDUSTRIAL (LI) DISTRICT FOR A 9.4411-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3-4 OF THE J. H. BAILEY SURVEY, ABSTRACT NO. 45, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Harold Fetty on behalf of Antonio Borjas for the approval of a Zoning Change from an Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District and Light Industrial (LI) District on a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described 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 (UDC) [*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 Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District and Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family Estate 1.5 (SFE-1.5) District and a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards*; Section 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*; Section 05.01, *General Industrial District Standards*; Section 05.02, *Light Industrial (LI) District*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City

of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

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

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

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

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF APRIL, 2024.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

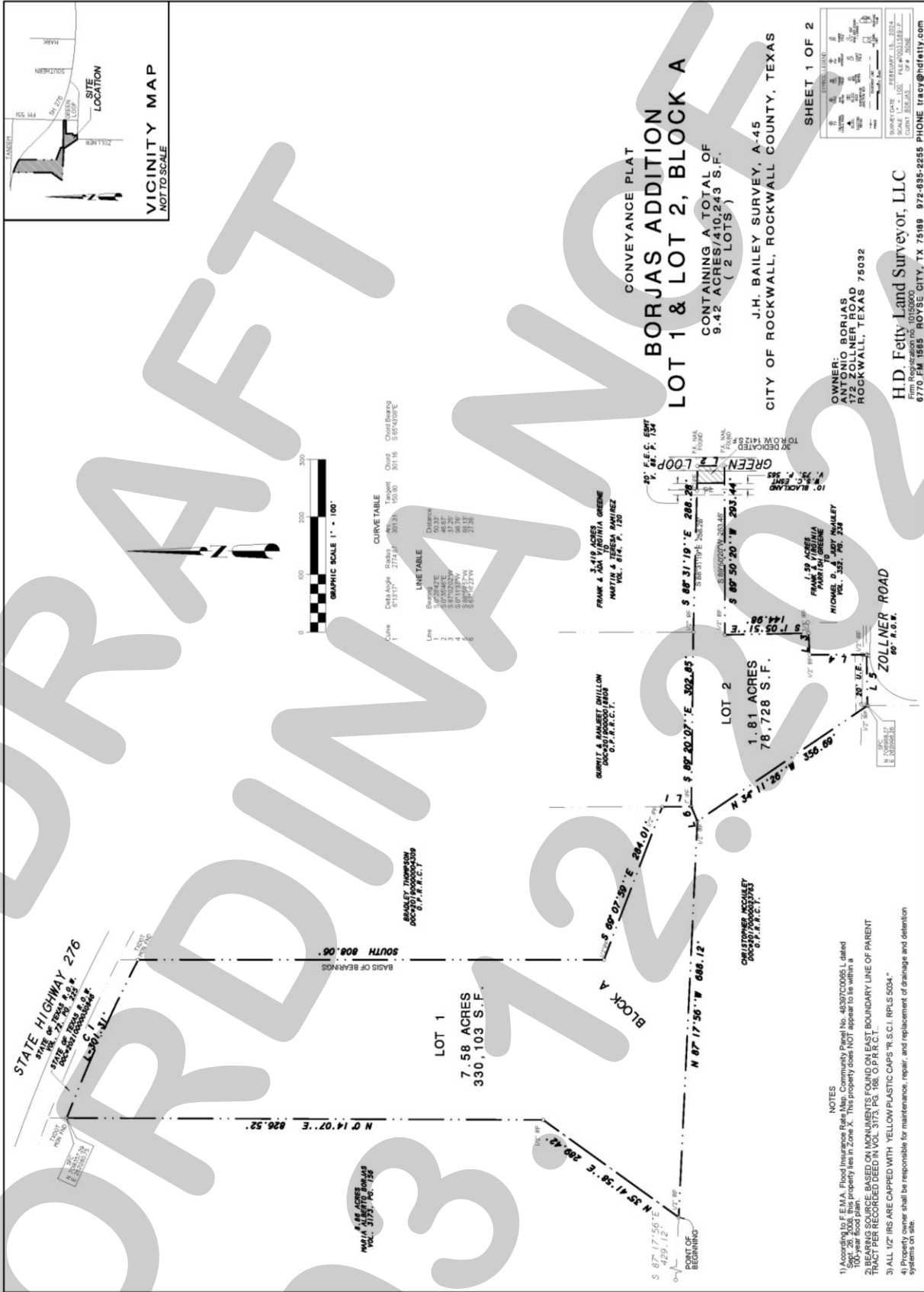
1st Reading: March 18, 2024

2nd Reading: April 1, 2024

Exhibit 'A'
Location Map



Exhibit 'B'
Zoning Exhibit





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: Ryan Miller, *Director of Planning and Zoning*

DATE: March 12, 2024

SUBJECT: Z2024-006; *Amendment to Article 04, Permissible Uses, and Article 13, Definitions, of the UDC and Chapter 13, Rental Housing, of the Municipal Code of Ordinance for Short-Term Rental Regulations*

On February 5, 2024, the City Council voted 7-0 to direct staff to move forward with an amendment to the Unified Development Code (UDC) and the Municipal Code of Ordinances establishing regulations and a registration program for *Short-Term Rentals*. Based on this direction, staff has prepared a text amendment to both the Unified Development Code (UDC) and the Municipal Code of Ordinances that would create zoning and regulatory restrictions for *Short-Term Rentals*. In addition, staff has also put together the framework for a registration and permitting program that can be used to ensure that *Short-Term Rentals* comply with the newly proposed regulations. All of this information has been provided in the attached packet for the Planning and Zoning Commission's review. Staff has also summarized the program and the changes being proposed in the below memorandum. In addition, staff has provided a short synopsis and background concerning the issues associated with *Short-Term Rentals* in the State of Texas.

BACKGROUND ON SHORT-TERM RENTAL REGULATIONS IN TEXAS

What is a Short-Term Rental (STR)? Are STR's Hotels or a Residential Properties?

Currently, there is no definition of what a *Short-Term Rental* is under the Texas Property Code; however, Chapter 156, *Hotel Occupancy Tax*, of the Texas Tax Code defines a *Short-Term Rental* as "...the rental of all or part of a residential property to a person who is not a permanent resident under Section 156.1010 [*Texas Tax Code*]." It should be pointed out that under the Texas Tax Code both Hotels and *Short-Term Rentals* are subject to paying *Hotel Occupancy Taxes*, but the use of the words '*residential property*' in the definition of a *Short-Term Rental* seems to strengthen the argument that these should be regulated as residential properties. This argument is furthered by the decisions of the Texas Courts (*as outlined below*), who have consistently found that *Short-Term Rentals* are '*residential in nature*' or a '*single household unit*'. For municipalities, the lack of direction from the State has led to some cities to developing their own definition of *Short-Term Rentals*, while others have relied on the definition provided by the Texas Tax Code. Staff should point out that in the last legislative session there was a bill (*i.e.* HB2665) that would have defined a *Short-Term Rental* as any residential property that is rented all or part for no more than 30-days; however, this bill ultimately failed to gain traction and was not adopted into law.

Pertinent Court Cases Concerning Short-Term Rentals

The following are a summary of some of the pertinent court cases that have addressed *Short-Term Rentals* in the State of Texas:

- (1) *Tarr vs. Timberwood (2018)*: This court case concerned the question of if a homeowner violated the Homeowner's Association's (HOA's) restrictive covenants by entering into a *Short-Term Rental* agreement. The Texas Supreme Court ruled that [1] the unambiguous restrictive covenants did not restrict the homeowner from renting his single-family residence to occupants to use his home for a '*residential purpose*' no matter how short-lived; and [2] therefore, the homeowner did not violate the restrictive covenants by entering into a short-term rental agreement.

- (2) *Schack vs. Property Owners Association of Sunset Bay (2018)*. Appellants John and Debbie Schack filed suit, seeking to prevent their neighbor, appellee Timothy Raub, from renting his house out on a short-term basis to vacationers. The Schacks argued that Raub's rental operation was barred by certain real property covenants and restrictions. The Schacks also sued appellee Property Owners Association of Sunset Bay (the Property Owner's Association [POA]) for not preventing Raub from renting his house. The jury returned a verdict in favor of Raub and the Property Owner's Association.

- (3) Zaatari vs. City of Austin (2019): The property owner filed a suit against the City of Austin alleging that the new regulations on *Short-Term Rentals* adopted by the City violated their constitutional rights to freedom of assembly, association, and privacy. Ultimately, the State of Texas intervened as a plaintiff in the lawsuit, and argued that the ban of *Type 2* rentals was unconstitutionally retroactive because owners of *Type 2* rentals (*i.e. non-owner-occupied rentals*) had reasonable, settled expectations of their right to operate (*i.e. the regulations violated their vested rights and imposed new obligations not previously required*).
- (4) Jbrice Holdings vs. Wilcrest Walk Townhomes (2022): This court case dealt with a dispute between a Homeowner's Association (HOA) and a townhome owner concerning the imposition of a restriction on *Short-Term Rentals*. In this case the Texas Supreme Court ruled that neither the deed covenants nor the *Property Code* authorized the Homeowner's Association (HOA) to impose a *Short-Term Rental* restriction; however, the court stated that if the Homeowner's Association (HOA) properly followed its rules to amend its deed restrictions, it could prohibit the *Short-Term Rentals*.
- (5) City of Grapevine vs. Muns (2022): In 2018, the City of Grapevine adopted an ordinance banning *Short-Term Rentals*. Property owner's in the city sued the City claiming that the ban was an unconstitutional *Takings* and violated their right to due process. Ultimately, the Texas Supreme Court denied reviewing the case. While the Texas Supreme Court does appear to want a case to rule on regarding *Short-Term Rentals*, this particular case was not ideal for resolving the constitutional issues of *Short-Term Rentals* due to the specific facts of the case (*i.e. the property owners did not exhaust all administrative remedies*).

Current Litigation in the State of Texas that could Affect Short-Term Rentals

The following are some examples of current litigation effecting *Short-Term Rentals* in the State of Texas:

- (1) Dallas. A group of *Short-Term Rental* operators in the City of Dallas are suing the City saying that the new regulations adopted by the City -- *which ban Short-Term Rentals from single-family residential zoning districts* -- are unconstitutional and violate property rights.
- (2) Austin. In August 2023, a federal court ruled against the City of Austin's ordinance requiring owner occupancy of *Short-Term Rentals*.
- (3) Fort Worth. In July 2023, the City of Fort Worth was sued for its *Short-Term Rental* ordinance. The lawsuit alleged that the ordinance created stricter rules for *Short-Term Rentals* operating legally in commercial and mixed-use areas of the City and banned *Short-Term Rentals* in residential areas of the City.

How Have Other Cities Regulated Short-Term Rentals?

In looking at how other cities have addressed the issue of *Short-Term Rentals*, there are four (4) models of regulations that become apparent. These are: [1] No Regulation, [2] Registration and Traditional Enforcement, [3] Creating New Local Regulations, and [4] Total Bans. Each of the characteristics of these regulation models is as follows:

- (1) No Regulation. The community or city has no regulations and allows the market to regulate *Short-Term Rentals*. This is the legally safest model when consider potential future actions by the Texas Legislature or courts. In addition, this model represents the lowest cost and easiest to manage program for cities.
- (2) Registration and Traditional Enforcement. This model proposes an annual registration and the active collection of *Hotel Occupancy Taxes*. This model relies on code enforcement and the City's existing enforcement and property maintenance codes to regulate *Short-Term Rentals*. This model is typically legally safe, but may not address all of the community's issues with *Short-Term Rentals*.
- (3) Creating New Local Regulations. This model uses zoning to limit *Short-Term Rentals* to certain zoning districts based on specific measures or operational aspects of the *Short-Term Rental*. This model requires public hearings and citizen input in the process, and typically involves enforcement ordinances and requirements for the collection of *Hotel Occupancy Taxes*. This model can carry high costs due to the need to hire consultants and can take time to prepare code amendments.

- (4) *Total Bans*. Under the total ban the *Short-Term Rental* land use is prohibited either city-wide or in a city's residential zoning districts. This model is the most likely to be challenged and has been challenged (*or is in the process of being challenged*) in several municipalities. This model is typically associated with high costs in defending litigation.

Currently, the City of Rockwall has no regulations; however, the City Council has asked that the City incorporate aspects of *Models #2 & #3* in preparing the proposed text amendment.

PROPOSED TEXT AMENDMENT

The proposed text amendment prepared by staff establishes regulations and a registration program for *Short-Term Rentals* in the City of Rockwall. Specifically, the proposed amendment makes the following changes to the Unified Development Code (UDC) and Municipal Code of Ordinances:

- Defines *Short-Term Rental* as "...a residential dwelling unit, apartment, condominium, or *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* in which the entire structure or a portion thereof is offered for rent for a period exceeding 12-hours, but less than 30 consecutive days, to a particular occupant." This definition goes on to define a *Short-Term Rental* as a residential land use in accordance with the definition contained in the *Tax Code* and in conformance with previous Texas court decisions (*see above*).
- Creates three (3) distinct categories of *Short-Term Rentals*, which are as follows:
 - (1) *Short-Term Rental (Owner-Occupied Single-Family Home, Townhome, or Duplex)*. A single-family home, townhome, or duplex -- *or portion thereof* -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.
 - (2) *Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex)*. A single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* - - on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).
 - (3) *Short-Term Rental (Apartment or Condominium)*. An apartment or condominium (*or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]*) -- *or a portion thereof* -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.
- Amends the *Permissible Land Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) to allow *Short-Term Rentals* in all of the City's *Single-Family* zoning districts and in the Two-Family (2F) District and Multi-Family 14 (MF-14) District. Specific Use Permits (SUPs) are required for the Downtown (DT) District and Residential-Office (RO) District. The purpose of requiring a Specific Use Permit (SUP) in these districts is to acknowledge that since these districts are transitional or mixed-use districts that a *Short-Term Rental* may or may not be appropriate depending on the specific location of the proposed use. The amendment also specifically prohibits the *Short-Term Rental* land use within all of the City's non-residential zoning district, which is consistent with the definitions established above.
- Creates *Conditional Land Use Standards* for each type of *Short-Term Rental* that regulate the location and types of land uses that can be established with the STR. With regard to *Non-Owner Occupied STR's*, a proximity requirement of 500-feet was chosen by the City Council to prevent the proliferation of *Non-Owner Occupied STR's* in residential subdivisions; however, the ordinance does allow the Planning and Zoning Commission and City Council to consider a Specific Use Permit (SUP) to allow closer proximity on a *case-by-case* basis. In addition, a percentage of units was established to regulate the number of STR's (*i.e. both owner occupied and non-owner occupied*) permitted in an apartment or condominium building. Staff should note that there is precedence for the use of both of these methods to restricting STR's in other City's STR ordinances (*i.e. the City of Waco uses a 500-foot proximity requirement and the City of San Antonio uses a percentage of*

units requirement). In addition, staff should note that proximity requirements are already used for several land uses within the City's Unified Development Code (UDC).

- Creates a *Short-Term Rental Permit and Registration Program*. In conjunction with the proposed ordinance, staff has also created a permit application and registration form that shows the information that would be collected as part of the proposed program. Based on the proposed ordinance, a \$500.00 application fee would be required to register a *STR* and the registration and permit would be valid for a period of three (3) years once issued.
- Creates *General Standards for Short-Term Rentals* that include requirements associated with advertising, parking, temporary structures, trash, signage, life safety requirements, conduct on premises, tenant notification requirements, and payment of hotel occupancy tax. The applicant of a *Short-Term Rental Permit* would be required to certify current and continued compliance with these requirements. In addition, an initial inspection would be required to ensure compliance with all of the *General Standards* prior to the issuance of a *Short-Term Rental Permit*.
- Requires that each *Short-Term Rental* property shall be required to have general commercial insurance (*or an equivalent*) coverage of a minimum of \$500,000.00 per occurrence coverage and an aggregate of \$1,000,000.00.
- Establishes enforcement and penalty procedures for *Short-Term Rentals*. Specifically, the ordinance establishes specific violations and a penalty that can range from \$500.00 to \$2,000.00 per violation. In addition, if a *STR* accrues three (3) violations in any consecutive 12-month period, the *Short-Term Rental Permit and Registration* for the *STR* is revoked and the property owner would be prohibited from reapplying for a new *Short-Term Rental Permit and Registration* for a period of 12 months.
- Requires a *Responsible Party* as part of the *Short-Term Rental Permit and Registration*. A *Responsible Party* is a "...local representative that resides in Rockwall County and who is available at all time the rental is in use." The purpose of this requirement is to discourage absentee ownership, and ensure there is a point of contact that is local and can remedy any issues or violations for the City or the occupants of the *STR* during a rental.
- Creates an appeal process for any administrative decisions made by staff as required by the ordinance. Since this would be an appeal to an administrative decision, the ordinance requires all appeals to be heard by the Board of Adjustments (BOA) in accordance with existing procedures.
- Establishes *Non-Conforming Rights* for properties that are able to prove they have been operating as a *Short-Term Rental* prior to the adoption of the proposed ordinance. This includes exemptions to certain zoning requirements (*i.e. the proximity requirements and the permissible use zoning districts*). With this being said, under the proposed program these existing *STR's* would still be required to register and apply for a permit through the proposed program by a specified date (*i.e. the Grace Period which is June 30, 2024 or 90-days after the anticipated approval date of this ordinance of April 1, 2024*).

In establishing these requirements, staff researched other cities' ordinances to ensure that what was being proposed was not atypical in regulating *Short-Term Rentals*. Staff should note, that the majority of the cities that were surveyed by staff had more restrictive ordinances than what is currently being proposed. With this being said, the proposed ordinance is an example of a program that can be adopted to regulate *Short-Term Rentals*, and staff can make any adjustments, additions, or omissions desired by the Planning and Zoning Commission and/or City Council.

PROCESS AND PROCEDURES

If approved, the proposed ordinance would be implemented in accordance with the following process:

- (1) *Property Owner Notifications*. After the first reading of the ordinance, staff will prepare a property owner notification list of all *Short-Term Rental* properties that are able to be identified within the community. Once this list is complete, and the ordinance is adopted staff will mail out a letter outlining the program, a copy of the proposed/approved ordinance, and the *Short-Term Rental Permit Application and Registration* form to all the *Short-Term Rental* addresses in the City and their corresponding property owner's addresses. In addition, staff will include information notifying property owners of the *Short-Term Rental Registration Program* in the water bill that will go out the week of ordinance adoption. This should be sent out

to all property owners in the City. Finally, staff will prepare a summary of the *Short-Term Rental Program* and links to the *Short-Term Rental Permit Application and Registration* form, and post this information on social media websites.

- (2) Applications for Existing Short-Term Rentals. From April 1, 2024 to June 30, 2024, staff will accept *Short-Term Rental Permit Application and Registration* forms for existing *Short-Term Rentals* only. These would be defined by the program as *Short-Term Rentals* that were in operation prior to the adoption of the program. To be eligible to register as an existing *Short-Term Rental* the applicant will need to be able to demonstrate the following: [1] that the property was purchased prior to April 1, 2024, AND [2] proof that the property was used as a *Short-Term Rental* (i.e. a listing, proof of rental, etc.) OR proof of payment of hotel occupancy tax to the City of Rockwall. During this time period the proximity requirements will not apply to applicants of existing *Short-Term Rentals*. No new permits for *Short-Term Rentals* will be accepted during the grace period.
- (3) Applications for New Short-Term Rentals. After June 30, 2024, applications for new *Short-Term Rentals* may be submitted to the City of Rockwall. These applications will be subject to the proximity requirements stipulated in the text amendment. No applications for existing *Short-Term Rentals* will be accepted after the grace period and all applications will be deemed to be for new *Short-Term Rentals*.
- (4) Other Procedural Items. In addition to the procedures list above, staff will also be: [1] creating a separate permitting classification for *Short-Term Rentals* (i.e. STR2024-XXX) that will help track the *Short-Term Rental Registrations and Permits*, [2] creating an online map service that will show all *Short-Term Rentals* that register with the City and the 500-foot proximity requirement for non-owner occupied *Short-Term Rentals*, and [3] creating an FAQ website on the City's website that can provide general information concerning the program.

In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- in accordance with Section 02.04(B) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) -- staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission Public Hearing: March 12, 2024
City Council Public Hearing/1st Reading: March 18, 2024
City Council 2nd Reading: April 1, 2024

To assist the Planning and Zoning Commission in making a decision regarding the text amendment, staff has provided a map showing the proximity requirements at 250-feet, 500-feet, and 1,000-feet. This map was previously provided to the City Council. In addition, staff has provided a copy of the proposed draft ordinance and a copy of the *Short-Term Rental Permit and Registration* application form. Should the Planning and Zoning Commission have any questions concerning the proposed text amendment staff will be available at the March 12, 2024 Planning and Zoning Commission meeting.



- (E) A Bed and Breakfast shall be subject to an annual inspection by the Fire Department.
- (F) All applicable hotel/motel taxes shall be paid.
- (G) The maximum length of a guests stay is shall be limited to 14 consecutive days in any 30-day period.
- (H) A Specific Use Permit (SUP) for a Bed and Breakfast shall be reviewed six (6) months after the adoption of the Specific Use Permit (SUP) and annually thereafter unless otherwise stipulated by the Specific Use Permit (SUP) ordinance.
- (3) Duplex.
- (A) Duplexes shall be limited to two (2) dwelling units (i.e. two [2] families) per lot or parcel of land.
- (B) See the standards for the Two-Family (2F) District [Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards.](#)
- (4) Attached Garage.
- (A) See [Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards.](#)
- (5) Detached Garage.
- (A) See [Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards.](#)
- (6) Guest Quarters/Secondary Living Unit.
- (A) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
- (B) The area of such quarters shall not exceed 30% of the area of the main structure.
- (C) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.
- (D) Guest Quarters or Secondary Living Units not meeting the requirements stated above shall require a Specific Use Permit (SUP).
- (7) Home Occupation.
- (A) The Home Occupation use must clearly be incidental and secondary to the primary use of the property as a residence.
- (B) No person outside the family may be employed in the Home Occupation use.
- (C) There shall be no exterior display, signage, exterior storage of materials, and/or other exterior indication of the Home Occupation use or variation from the residential character of the principal building.
- (D) No traffic shall be generated by such Home Occupation than would normally be expected in the neighborhood.
- (E) No nuisance, offensive noise, vibration, smoke, dust, odors, heat, glare, or electrical disturbance shall be generated.
- (F) A Home Occupation may not be interpreted to include facilities for the repair of motor vehicles, repair of small motors, or a daycare center.
- (8) Full-Service Hotel.
- (A) The minimum room count for a Full-Service Hotel shall be 250-rooms.
- (B) Each guestroom shall have a minimum square footage of 380 SF.
- (C) A Full-Service Hotel shall have a full-service restaurant and kitchen that provides service to the general public.
- (D) A Full-Service Hotel shall have staff that is present 24-hours a day, seven (7) days a week.
- (E) A Full-Service Hotel shall have the following minimum amenities: [1] a minimum 10,000 SF meeting or conference room, and [2] a swimming pool with a minimum area of 1,000 SF.
- (9) Multi-Family Structure or Development.
- (A) See [Subsection 07.02, Multi-Family District Development Standards, of Article 05, District Development Standards.](#)
- (10) Portable Building.
- (A) See [Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards.](#)
- (11) Residential Infill in or Adjacent to an Established Subdivision.
- (A) For the purposes of this Article, an Established Subdivision shall be defined as a subdivision that consists of five (5) or more lots, that is 90% or more developed, and that has been in existence for more than ten (10) years.
- (B) All proposed residential infill housing that is located within an Established Subdivision or a lot or tract of land that is located with 500-feet of an Established Subdivision shall be required to apply for a Specific Use Permit (SUP).
- (C) As part of the Specific Use Permit (SUP) request the applicant shall be required to submit a residential plot plan or site plan, landscape plans, and building elevations of the proposed home.
- (D) In reviewing the proposed Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision.
- (E) All housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.
- (12) Short-Term Rental (Owner-Occupied Single-Family Home, Townhome, or Duplex).
- (A) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (e.g. *Banquet Facility/Event Hall* which



includes meeting halls and wedding venues) as stipulated by the *Permissible Use Charts* contained within this Article.

- (B) In order to establish and operate a *Short-Term Rental (Owner Occupied Single-Family Home, Townhome, or Duplex)* in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances.

(13) Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex).

- (A) *Short-Term Rentals* that are *Non-Owner-Occupied* shall not be located within 500-feet of another *Short-Term Rental* that is *Non-Owner Occupied*; however, *Short-Term Rentals* that were in existence prior to **April 1, 2024** that [1] meet the criteria established in Subsection 06.05, Non-Conforming Short-Term Rentals, of this Article, and [2] received a valid permit and registration -- in accordance with Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances -- prior to **June 30, 2024** shall be exempted from the proximity requirements.

- (B) *Short-Term Rentals* that are *Non-Owner-Occupied* that do not meet proximity requirements may be considered on a *case-by-case* basis by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). In considering a Specific Use Permit (SUP) for a *Short-Term Rental* that is *Non-Owner-Occupied* the Planning and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing *Short-Term Rentals* on the adjacent residential properties and their occupants.

- (C) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (e.g. *Banquet Facility/Event Hall which includes meeting halls and wedding venues*) as stipulated by the *Permissible Use Charts* contained within this Article.

- (D) In order to establish and operate a *Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex)* in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances.

(14) Short-Term Rental (Apartment or Condominium).

- (A) The number of *Short-Term Rentals* permitted within an *Apartment Complex, Condominium Building, or any other multi-family structure* -- as defined by this land use in Article 13, Definitions, of this Unified Development Code (UDC) -- shall be limited to a total of five (5) percent of the total units situated on a single parcel of land. For example, if a *Condominium Building* consisted of 100-units on a single parcel of land, a total of five (5) of the units could be established as *Short-Term Rentals*. In

cases where there is a remainder in the number of units, the number of units shall round up (e.g. $25\text{-Units} \times 5.00\% = 1.25\text{-Units}$ or 2-Units).

- (B) In order to establish and operate a *Short-Term Rental (Apartment or Condominium)* in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances.

~~(12)~~(15) Single-Family Attached Structure.

- (A) See Section 03, Residential Districts, of Article 05, District Development Standards.

- (B) See Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards.

~~(13)~~(16) Single-Family Detached Structure.

- (A) See Section 03, Residential Districts, of Article 05, District Development Standards.

- (B) See Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards.

~~(14)~~(17) Single-Family Zero Lot Line Structure.

- (A) A five (5) foot maintenance easement is required on the non-zero-lot-line side of the structure.

- (B) See Section 03, Residential Districts, of Article 05, District Development Standards.

- (C) See Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards.

~~(15)~~(18) Townhouse.

- (A) See Section 03, Residential Districts, of Article 05, District Development Standards.

- (B) See the standards for the Two-Family (2F) District Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards.

~~(16)~~(19) Urban Residential.

- (A) Urban Residential includes residential development that at least partly face streets, public sidewalks, or common open space, and/or which are located above retail, office or service uses.

- (B) Ground floor urban residential should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located in a structure.

(C) Institutional and Community Service Land Uses.

(1) Assisted Living Facility.

- (A) These facilities shall include establishments that accommodate seven (7) or more residents. For facilities with six (6) or fewer residents see Group or Community Home in Subsection 02.03(C)(5).

(2) Church/House of Worship.



designated use of any development, structure, or part thereof, where official approval and the required building permits were granted before the enactment of this Unified Development Code (UDC), or any amendment thereto, where construction, conforming with the plans, shall have been started prior to the effective date of the ordinance from which this Unified Development Code is derived or such amendment, and where such construction shall have been completed in a normal manner within the subsequent 12-month period, with no interruption, except for reasons beyond the builder's control.

- (D) Damage Due to Acts of God. Any non-conforming structure which is damaged more than 75% of its then appraised tax value above the foundation, by fire, flood, explosion, wind, earthquake, war, riot or other calamity or act of God, shall not be restored or reconstructed and used as it was before the damaging event. If such structure is damaged less than 75% of its then appraised tax value above the foundation, it may be restored, reconstructed, or used as before, provided that the restoration or reconstruction is completed within 12 months of the damaging event. The 12-month period does not include any necessary litigation.
- (E) Repair of Unsafe Buildings, Structures and Sites. Nothing in this Unified Development Code (UDC) shall be construed to prohibit the strengthening or repair of any part of any building or structure declared unsafe by proper authority, unless such repairs exceed 50% of the replacement cost of the building. If the repairs exceed 50%, the building shall be brought into conformity with all requirements of the zoning district in which it is located.
- (F) General Repairs and Maintenance.
- (1) On any non-conforming structure or portion of a structure containing a non-conforming use, no work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of non-load-bearing walls, fixture, wiring, or plumbing to an extent exceeding ten (10) percent of the current replacement cost of the non-conforming structure or non-conforming portion of the structure as the case may be.
 - (2) If 50% or more of a non-conforming structure containing a non-conforming use becomes physically unsafe or unlawful due to lack of repairs or maintenance, and is declared by a duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired or rebuilt except in conformity with the regulations of the district in which it is located.
- (G) Moving of a Non-conforming Building or Structure. No non-conforming building or structure shall be moved in whole or in part to any other location on the lot, or on any other lot, unless every portion of the building or structure is made to conform to all the regulations of the district.
- (H) Non-conforming Lot Sizes. All lots used for storage that do not require a building and the use of such lot is made non-conforming by this Unified Development Code (UDC) or amendments thereto shall cease to be used for such storage within six months of the date

of adoption of the ordinance from which this Unified Development Code (UDC) is derived, or amendments [*thereto*].

SUBSECTION 06.05: NON-CONFORMING SHORT-TERM RENTALS

Short-Term Rentals, as defined in Article 13, Definitions, of this Unified Development Code (UDC), shall be considered to be legally in existence for the purpose of establishing vested or non-conforming rights regarding the zoning requirements if all of the following criteria is met by the owner of a Short-Term Rental:

- (A) The owner of a property provides a property deed or proof of ownership showing that the property was purchased prior to **April 1, 2024**.
- (B) The owner of the property can provide proof that the property was used as a Short-Term Rental (i.e. a listing, proof of rental, etc.) OR proof of payment of hotel occupancy tax to the City of Rockwall.



vehicles are kept for remuneration, hire, or sale and where a retail service station may be maintained as a secondary use.

- (7) Residential Garage. A residential accessory building used for the storage motor vehicles. These structures are typically attached to the primary structure; however, they may also be a detached structure.
- (8) Guest Quarters/Secondary Living Unit. An accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as a separate domicile.
- (9) Home Occupation. A commercial use customarily carried on in the home by members of the occupant family without structural alterations in the principal building or any of its rooms, without offering any commodity or service for sale on premises, without the installations of machinery or additional equipment other than that customary to normal household operations, without the employment of additional persons, without the use of a sign to advertise the occupations, and which does not cause the generation of other than normal noise, and pedestrian and vehicular traffic.
- (10) Limited-Service Hotel. A building or group of buildings used as a temporary dwelling place for individuals in exchange of financial consideration where customary hotel services such as linen, maid service, and telephone are provided. Hotel room units are accessed through doorways into an internal hallway, courtyard, or lobby. Financial consideration for hotel room units is generally calculated on a nightly basis.
- (11) Full-Service Hotel. A building or group of buildings designed for and occupied as a temporary dwelling place. Access to guestrooms shall be restricted exclusively to interior corridors, that shall be accessed via the main lobby of the building or entryways individually equipped with some form of security-controlled access system. Customary hotel services such as linen, maid service, telephone, and other guest amenities are provided and may also contain various personal service shops.
- (12) Residence Hotel. A building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, maid service, and telephone are provided. Residence hotel room units are designed to be suitable for long-term occupancy with financial consideration being calculated on a nightly, weekly, and/or monthly basis. Typical residence hotel attributes include, but are not limited to, kitchen facilities, two-story design, and external doorways into room units.
- (13) Motel. A building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, maid service, and telephone are provided. Each motel room unit has direct access to the outside. Financial consideration for motel room units is generally calculated on a nightly basis.
- (14) Multi-Family Structure or Development. A development consisting of at least three (3) single-family dwelling units grouped into a single building or multiple buildings on an individual parcel of land. Examples of a *Multi-Family*

Development include Triplexes, Quad or Fourplexes, apartments, condominiums, and etcetera.

- (15) Portable Building. A temporary building that may or may not have a foundation and is transportable.
- (16) Residential Infill in or Adjacent to an Established Subdivision. The 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.
- (17) Short-Term Rental. A *Short-Term Rental* is a residential dwelling unit, apartment, condominium, or *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* in which the entire structure or a portion thereof is offered for rent for a period exceeding 12-hours, but less than 30 consecutive days, to a particular occupant. In practice, a *Short-Term Rental* is considered to be a residential land use, and is *not* considered to be a *Limited-Service Hotel, Full-Service Hotel, Residence Hotel, Motel, or Bed and Breakfast* as defined in this Unified Development Code (UDC). *Short-Term Rentals* can be further defined based on the following three (3) categories:
 - (a) Short-Term Rental (Owner-Occupied Single-Family Home, Townhome, or Duplex). A single-family home, townhome, or duplex -- or portion thereof -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.
 - (b) Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex). A single-family home, townhome, or duplex -- or a portion thereof -- in which the property owner or operator does *not* occupy the dwelling unit during the rental, or that the owner or property owner does *not* occupy another dwelling unit -- or portion thereof -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).
 - (c) Short-Term Rental (Apartment or Condominium). An *Apartment or Condominium (or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC])* -- or a portion thereof -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.
- ~~(17)~~(18) Single-Family Attached Structure. A single-family residential structure that is occupied by one (1) family and shares a common wall or walls with another single-family residential structure, but that is on an individual lot and can be conveyed individually (*i.e. one [1] dwelling unit per lot*).
- ~~(18)~~(19) Single-Family Detached Structure. A single-family residential structure that is occupied by one (1) family, is situated on a single parcel of land, does not share a common

CHAPTER 13. RENTAL HOUSING

ARTICLE 1. IN GENERAL

SECTIONS 13-1 – 13-20. RESERVED

ARTICLE 2. SHORT-TERM RENTALS

SECTION 13-21. PURPOSE

The purpose of this *article* is to minimize the impacts of *Short-Term Rentals* on the City of Rockwall's existing residential neighborhoods and buildings, and to provide regulations to preserve and protect the integrity of the City's residential districts while continuing to support the rights or property owners. In addition, the following sections are intended to provide a logical process for the registration, permitting, and inspection of *Short-Term Rentals*. The requirements of this *Article* apply only to the regulation of *Short-Term Rentals*, as defined herein; however, nothing in this *Article* shall be construed to be a waiver of the requirement to assess and collect the required *Hotel Occupancy Taxes* for any *Short-Term Rental* for less than 30 consecutive days, or any applicable provision of the City of Rockwall's Municipal Code of Ordinances.

SECTION 13-22. DEFINITIONS

Hotel Occupancy Tax. The *Hotel Occupancy Tax* as defined Article IV, *Hotel Occupancy Tax*, of Chapter 40, *Taxation*, of the City's of Rockwall's Municipal Code of Ordinance and Chapter 3, *Tax Administration*, of the Texas Tax Code.

Responsible Party. An individual other than the applicant, who resides within Rockwall County, and who is designated by the owner/applicant to act as the owner's authorized agent if the owner has traveled outside of the immediate area or is otherwise unavailable. The local emergency contact should be available on a 24-hour basis, have access to the *Short-Term Rental* property, and be authorized by the owner to act in the owner's absence to address any complaints, disturbances, emergencies and property conditions.

Short-Term Rental. A *Short-Term Rental* is a residential dwelling unit, apartment, condominium, *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* in which the entire structure or a portion thereof is offered for rent for a period exceeding 12-hours, but less than 30 consecutive days, to a particular occupant. The term does not include: [1] a *Bed and Breakfast*; [2] a *Motel, Limited Service Hotel, Full-Service Hotel, or Residence Hotel*; [3] a *Boarding House*; [4] a place for residence or use as a licensed health care or *Assisted Living Facility*.

Single-Family Residence. As defined by the Municipal Code of Ordinances and in this *Article*, which includes the following:

- (1) *Single-Family Dwelling (Detached).* A dwelling designed and constructed for occupancy by one (1) family and located on a lot or separate building tract and having no physical connection to a building located on any other lot or tract, and which is located in a single-family zoning district or Planned Development District.
- (2) *Single-Family Dwelling (Attached).* A dwelling which is joined to another dwelling at one (1) or more sides by a party wall or abutting separate wall and which is designed for occupancy by one (1) family and which is located on a separate platted lot, delineated by front, side, and rear lot lines.

Exhibit 'A'
Chapter 13, Rental Housing,
of the Municipal Code of Ordinances

- (3) Two Family Dwelling: A single structure designed a constructed with two (2) dwelling units under a single roof for occupancy by two (2) families, one (1) in each unit.
- (4) Condominium. The separate ownership of single dwelling units in a multiple unit structure/structures with common elements.
- (5) Multi-Family Dwelling or Apartment. Any building or portion of a building, which is designed, built, rented, leased, or let to be occupied as three (3) or more dwelling units or apartments or which is occupied as a home or place of residence by three (3) or more families living in independent dwelling units.

SECTION 13-23. AUTHORITY

The Director of Planning and Zoning and/or the Building Official shall implement and enforce the requirements of this *Article* and may by written order establish such procedures, rules, and or regulations -- *not inconsistent with the requirements of this Article or other City ordinances* -- necessary to implement the intent of this *Article*.

SECTION 13-24. TYPES OF SHORT-TERM RENTALS

The three (3) classifications of *Short-Term Rentals* shall be consistent with the definitions contained in [Article 13, Definitions, of the Unified Development Code \(UDC\)](#), and are further defined as follows:

- (a) Owner-Occupied Single-Family Home, Townhome, or Duplex. A *Short-Term Rental* under this classification shall be subject to the following conditions:
 - (1) The *Short-Term Rental* shall be for a period of time that is less than 30 consecutive days.
 - (2) A sleeping area must -- *at a minimum* -- include the shared use of a full bathroom.
 - (3) The property owner or *Responsible Party* is generally present on-site at the *Short-Term Rental Property* during the entire term of the rental.
 - (4) The *Short-Term Rental* may not operate without a *Short-Term Rental Permit* as required by Section 13-25, *Permit and Registration Requirements* of this *Article*.
- (b) Non-Owner-Occupied Single-Family Home, Townhome, or Duplex. A *Short-Term Rental* under this classification shall be subject to the following conditions:
 - (1) The *Short-Term Rental* shall be for a period of time that is less than 30 consecutive days.
 - (2) The *Short-Term Rental* shall be for the entire dwelling unit.
 - (3) The property owner or responsible party is not present on-site during the term of the rental of the *Short-Term Rental Property*.
 - (4) The *Short-Term Rental* may not operate without a *Short-Term Rental Permit* as required by Section 13-25, *Permit and Registration Requirements* of this *Article*.
- (c) Apartment or Condominium Unit. A *Short-Term Rental* under this classification shall be subject to the following conditions:
 - (1) The *Short-Term Rental* may be owner-occupied or non-owner-occupied.
 - (2) The *Short-Term Rental* shall be for a period of time that is less than 30 consecutive days.

Exhibit 'A'
Chapter 13, Rental Housing,
of the Municipal Code of Ordinances

- (3) A sleeping area must -- *at a minimum* -- include the shared use of a full bathroom.
- (4) The property owner or responsible party may or may not be generally present on-site during the entire term of the rental of the *Short-Term Rental Property*.
- (5) The *Short-Term Rental* may not operate without a *Short-Term Rental Permit* as required by Section 13-25, *Permit and Registration Requirements* of this *Article*.

SECTION 13-25. PERMIT AND REGISTRATION REQUIREMENTS

- (a) Applicability. No person shall advertise, offer for rent or lease, establish or operate a *Short-Term Rental* on any property within the City of Rockwall without registering and being approved for a *Short-Term Rental Permit*. A *Short-Term Rental Permit* shall be required for each physical address, regardless of the ownership of the property or the physical attributes of the structure situated on the property (e.g. *the number of bedrooms, bathrooms, cooking facilities, etc.*).
- (b) Short-Term Rental Permit. An application for a *Short-Term Rental Permit* shall be submitted on a form provided by the City of Rockwall. A *Short-Term Rental Permit* shall be accompanied by an application fee of \$500.00, and shall include the following information:
 - (1) Ownership Information. The name, street address, email address, and telephone number of the owner of the *Short-Term Rental*, and verification if the *Short-Term Rental* is owner occupied (*i.e. the applicant's residence*). If the owner of the property is a partnership, a corporation, or limited liability company, the application shall list the names of all partners, directors, members, or officers -- *as applicable* -- of ownership entity.
 - (2) Responsible Party. The name, street address, email address, and telephone number of the *Responsible Party* (see [Section 13-28, Enforcement or Penalty](#)).
 - (3) Site Plan. A *Site Plan* showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
 - (4) Pictures. Pictures of the subject property showing the rear, front, and side yards of the subject property shall be provided. In addition, pictures of all structures -- *one (1) per each façade of a structure* -- and any on-site amenities shall be provided.
 - (5) Self-Certification of Compliance. A sworn self-certification that the owner of the *Short-Term Rental* is in compliance with and will continue to comply with the standards and other requirements of this *Article*.
 - (6) Acknowledgement of this Article. Acknowledgement of receipt of a copy of this *Article* and agreement to comply with all provisions contained within this *Article* as a condition to receiving and consent to inspection while maintaining a *Short-Term Rental Permit*.
 - (7) Commercial Insurance. Each *Short-Term Rental* property shall be required to have general commercial insurance (*or an equivalent*) coverage of a minimum of \$500,000.00 per occurrence coverage and an aggregate of \$1,000,000.00. The applicant for a *Short-Term Rental* shall provide a copy of the certificate of insurance which shows the name insured, any additional insureds, the location address, the effective date, the coverage limit and type. The owner must notify the City of Rockwall within 30 days if the insurance status changes and provide the City with the updated insurance information. The *Short-Term Rental Permit* shall be revoked in accordance with Section 13-29, *Revocation or Suspension of a Short-Term Rental Permit*, of this *Article* if updated insurance information is not provided.

Exhibit 'A'
Chapter 13, Rental Housing,
of the Municipal Code of Ordinances

- (c) Completeness of Short-Term Rental Permit Application. Applications for a *Short-Term Rental Permit* shall not be considered complete until all documentation required by this *Article* has been submitted and accepted. Incomplete applications will not be accepted.
- (d) Acknowledgement by Applicant. As part of the submission of an application for a *Short-Term Rental Permit*, the property owner shall acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall under this *Article* does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.
- (e) Expiration of a Short-Term Rental Permit. Unless revoked by the City of Rockwall in accordance with [Section 13-29, Revocation, Suspension, or Denial of a Short-Term Rental Permit](#), of this *Article*, permits shall be valid for a period of three (3) years from the date the permit is issued.
- (f) Renewal of a Short-Term Rental Permit. 30-days prior to the expiration of a *Short-Term Rental Permit*, the property owner shall apply for the renewal of the *Short-Term Rental Permit* on a form provided by the City of Rockwall. Failure to submit an application 30-days prior to the expiration of the *Short-Term Rental*, shall cause all nonconforming rights to lapse and the application shall be treated as a new application subject to the requirements of this *Article* and [Article 04, Permissible Uses, of the Unified Development Code \(UDC\)](#).
- (g) Records. A property owner or operator of a *Short-Term Rental* shall keep detailed records showing each booking and the fees paid for each rental for at least three (3) years and make this information available to the City of Rockwall upon request.
- (h) Non-Transferability. A *Short-Term Rental Permit* is not transferable to another property owner or operator, or address or property. Any attempt to transfer the *Short-Term Rental Permit* shall result in the termination of the permit.

SECTION 13-26. GENERAL STANDARDS FOR SHORT-TERM RENTALS

All *Short-Term Rentals* permitted pursuant to this *Article* and the requirements of [Article 04, Permissible Uses, of the Unified Development Code \(UDC\)](#) shall be subject to the following general standards:

- (a) Advertising. All advertisements for a *Short-Term Rental* -- including online or on a proprietary website, application, or other technology -- shall include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- (b) Parking. Parking shall comply with the requirements of [Table 5: Parking Requirement Schedule of Article 06, Parking and Loading, of the Unified Development Code \(UDC\)](#); however, all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no parking shall be permitted on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- (c) Evacuation Plan. For all *Short-Term Rentals* that are located within an apartment or condominium building that does not have direct access to the exterior of the building through the front door (*i.e. the primary exit exits to a shared hallway*), shall post an evacuation plan on the front door showing how to exit the building.
- (d) Temporary Structures. Temporary structures including -- *but not limited to* -- recreational vehicles/campers, vehicles intended for occupancy, tents, canopies/shade structures (*not permitted by the City of Rockwall*), or similar structures/vehicles shall not be utilized as *Short-Term Rentals*.

Exhibit 'A'
Chapter 13, Rental Housing,
of the Municipal Code of Ordinances

- (e) Trash/Rubbish/Solid Waste. All trash, rubbish, and/or solid waste shall be completely contained within a City approved container (*i.e. a polycart or approved garbage can*), and no trash, rubbish, and/or solid waste -- *bagged or otherwise* -- shall be placed on the ground.
- (f) Signage. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*. In addition, the property shall maintain compliance with [Chapter 32, Signs, of the Municipal Code of Ordinances](#).
- (g) Life Safety. The *Short-Term Rental* shall comply with the following *Life Safety* requirements:
- (1) A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) shall be properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
 - (2) Operable smoke and carbon monoxide detectors shall be installed and conform to all applicable city codes.
 - (3) All bedrooms/sleeping areas shall have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*) in accordance with the City's adopted codes, regulations, and ordinances.
- (h) Conduct On-Premises.
- (1) The property owner and/or *Responsible Party* shall be responsible for informing all occupants of all relevant City of Rockwall codes and the occupants' liability for violating the City's codes.
 - (2) Excessive noise or other disturbance outside of the *Short-Term Rental* that are in violation of [Article IV, Noise, of Chapter 16, Environment, of the Municipal Code of Ordinances](#) shall be prohibited.
 - (3) No overnight sleeping outdoors or outdoor sleeping spaces shall be provided as part of the *Short-Term Rental*.
- (i) Tenant Notification. At a minimum, the property owner and/or responsible party shall post in a visible and obvious location of the *Short-Term Rental* the following information:
- (1) The property owner and/or responsible party's contact information and telephone number.
 - (2) Pertinent information -- *conforming to the general standards of this Article* -- including, but not limited to, the location of the required off-street parking or other available parking; the schedule, location and requirements regarding trash/rubbish/solid waste; and information regarding the conduct of guests on-premise.
 - (3) Information to assist guests in the case of an emergency that poses a threat to personal safety or property. This information should include emergency and non-emergency telephone numbers for police, fire, and medical services.
 - (4) A notice that failure to conform to the above listed requirements is a violation of the City of Rockwall's Municipal Code of Ordinances and that an owner, occupant, or visitor can be cited for violations of these requirements.
- (j) Hotel Occupancy Tax. The property owner or *Responsible Party* shall remit all applicable state, county and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and this *Article*.

Exhibit 'A'
Chapter 13, Rental Housing,
of the Municipal Code of Ordinances

SECTION 13-27. INSPECTIONS

To ensure compliance with the requirements of this *Article* a *Short-Term Rental* may be inspected under the following circumstances:

- (1) Initial Inspection. As part of the issuance of a new *Short-Term Rental Permit* -- and any *reapplication thereof* --, the City shall conduct inspections to verify compliance with the requirements of this *Article*.
- (2) Inspections Upon Complaint or Suspicion of a Violation. The City of Rockwall may perform inspections when a violation is reported or suspected in accordance with the established code enforcement procedures.
- (3) Inspections for Owner Occupied Short-Term Rentals. If only a portion of the premises is offered for rent, then that portion plus any shared amenities and points of access shall be inspected.
- (4) Violations Resulting from Inspections. If upon completion of an inspection, the premises are found to be in violation of one (1) or more provisions of the applicable City codes and ordinances, the City shall provide written notice of such violations and shall set up a subsequent inspection and date for the violation to be corrected prior to its occupancy.

SECTION 13-28. ENFORCEMENT OR PENALTY

- (a) Operation without a Short-Term Rental Permit. A person commits an offense under this *Article* if a person owns or operates a *Short-Term Rental* without a valid *Short-Term Rental Permit*.
- (b) Responsible Party. The property owner or operator of the *Short-Term Rental* shall designate a *Responsible Party* for each *Short-Term Rental*. The *Responsible Party* is a local representative that resides in Rockwall County and who is available at all times the rental is in use. Should a law enforcement or Neighborhood Improvement Services (NIS) representative respond to a suspected violation at a *Short-Term Rental* and issue a citation, the *Responsible Party* shall be contacted. If applicable, the *Responsible Party* shall contact the occupants within one (1) hour of the issuance of a citation to notify them of the citation and attempt to remedy the situation. Should multiple citations or violations be issued this could result in the revocation of a *Short-Term Rental Permit* in accordance with Section 13-29, *Revocation or Suspension of a Short-Term Rental Permit*, of this *Article*. Failure to update the *Responsible Party* information associated with a *Short-Term Rental Permit* shall be a violation of this *Article*.
- (c) Admission to Premises. The Building Official or their designee may enforce the provisions of this *Article* upon presentation of proper identification to the occupant in charge of the *Short-Term Rental* and may enter -- *with the occupant's permission* -- any *Short-Term Rental* between the hours of 8:00 AM and 6:00 PM; provided, however, that in cases of emergency where extreme hazards are known to exist, which may involve imminent injury to persons, loss of life, or severe property damage, the Building Official or their designee may enter the *Short-Term Rental* at any time and upon presentation of identification and the occupant's permission shall not apply. Whenever the Building Official is denied admission to inspect any *Short-Term Rental* under this provision, inspection shall be made only under the authority of a warrant issued by a magistrate authorizing the inspection.
- (d) Violations. Violation of the terms and conditions for *Short-Term Rentals* contained under this *Article* shall be punishable by a fine of not less than \$500.00, but not more than \$2,000.00 per offense. Penalties for other violations of the City of Rockwall's codes shall be as applicable. Each day a violation of this *Article* continues shall be considered a separate offense, and -- *upon conviction* -- shall be subject to a fine of \$500.00 to a maximum of \$2,000.00 per violation, per day. In addition, violations of any section of this article or any of the City of Rockwall's codes are deemed to be a

Exhibit 'A'
Chapter 13, Rental Housing,
of the Municipal Code of Ordinances

violation and may result in the revocation of a *Short-Term Rental Permit* in accordance with Section 13-29, *Revocation or Suspension of a Short-Term Rental Permit*, of this Article.

- (e) *Failure to Pay Hotel Occupancy Tax*. Failure to timely pay any applicable hotel occupancy tax is a violation of this Article. If arrearage is not paid within 90-days of the issuance of a delinquency notice the *Short-Term Rental Permit* shall be revoked in accordance with Section 13-29, *Revocation or Suspension of a Short-Term Rental Permit*, of this Article.

SECTION 13-29. REVOCATION OR SUSPENSION OF A SHORT-TERM RENTAL PERMIT

- (a) *Revocation or Suspension Due to Error or False Information*. The Director of Planning and Zoning and/or the Building Official is authorized to suspend or revoke a *Short-Term Rental Permit* issued under the provisions of this Article if it is found that the *Short-Term Rental Permit* was issued in error, the property owner fails to pay hotel occupancy tax, or if it is determined that the property owner or applicant of a *Short-Term Rental Permit* made a false statement of material fact on an application for the permit.
- (b) *Revocation Due to Violation*. The Director of Planning and Zoning and/or the Building Official is authorized to revoke a *Short-Term Rental Permit* after three (3) violations have occurred in any consecutive 12-month period or when a property owner fails to correct a violation within the specified time period. For the purposes of this section, a violation shall be defined as any violation of the requirements of this Article or Article XII, *Property Maintenance Code*, of the Municipal Code of Ordinance.
- (c) *Revocation Process*. Upon a determination to revoke a *Short-Term Rental Permit*, the Director of Planning and Zoning and/or the Building Official shall notify the property owner of the decision to revoke and the effective date of the revocation in writing within ten (10) days of the determination.
- (d) *Reapplication After Revocation*. If a *Short-Term Rental Permit* is revoked, the property owner may not submit a new application for a *Short-Term Rental Permit* for the same property for a period of 12-months from the date of revocation.
- (e) *Permanent Revocation*. A *Short-Term Rental Permit* holder may be subject to permanent revocation if their *Short-Term Rental Permit* is revoked two (2) time due to violations of this Article or other violations to the City's safety, health, and general welfare ordinances.

SECTION 13-30. APPEALS

If the Director of Planning and Zoning and/or the Building Official denies the issuance or renewal of a *Short-Term Rental Permit* or revokes or suspends an existing *Short-Term Rental Permit* issued under this Article, the property owner may appeal the decision to the Board of Adjustments (BOA) in accordance [Subsection 04.03\(A\)\(1\) of Article 02, Development Review Authority, of the Unified Development Code \(UDC\)](#).

SECTION 13-31. NONCONFORMING RIGHTS

Short-Term Rentals existing prior to **April 1, 2024** shall be considered vested or legally nonconforming (see the requirements of Subsection 06.05, *Non-Conforming Short-Term Rentals*, of Article 04, *Permissible Uses*, of the Unified Development Code [UDC]) if they register as such through the *Short-Term Rental Permit* process outlined in this Article by **June 30, 2024**. *Short-Term Rental Permits* and registration is not transferable to another property owner or operator, or address or location. Nonconforming rights also shall not transfer with change of ownership, and any *Short-Term Rental Permit* shall be void upon change of ownership. Notwithstanding the foregoing, the conveyance or

Exhibit 'A'
*Chapter 13, Rental Housing,
of the Municipal Code of Ordinances*

transfer of a unit or property ownership to a legal entity controlled by or providing equitable ownership of the prior owner shall not constitute a change in ownership, provided that the new property owner: [1] apply for a new *Short-Term Rental Permit* in accordance with the terms of this *Article*, and [2] provide evidence to satisfactorily prove that the ownership did not change. Under this circumstance the property owner may maintain the nonconforming rights.



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY	
RECEIVED BY:	
DATE RECEIVED:	
STR PERMIT NO.	

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

- _____ I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.
- _____ I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.
- _____ I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.
- _____ I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.
- _____ I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and -- as the owner of the subject property -- it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

New Registration | Renewal of an Existing Registration

Was this property being used as a short-term rental prior to April 1, 2024? Yes | No

PROPERTY INFORMATION [PLEASE PRINT]

Address		Zoning	
Subdivision		Lot	Block
General Location			

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

- SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX). A single-family home, townhome, or duplex -- or portion thereof -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.
- SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX). A single-family home, townhome, or duplex -- or a portion thereof -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- or portion thereof -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).
- SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM). An apartment or condominium (*or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]*) -- or a portion thereof -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name		Phone	
Mailing Address		City	State Zip Code
Email			

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A Responsible Party is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

Same as Property Owner

Name		Phone	
Mailing Address		City	State Zip Code
Email			



SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- REGISTRATION FEE. A \$500.00 application fee payable to the City of Rockwall.
- SITE PLAN. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- PICTURES. Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures -- *one (1) per each façade of a structure* -- and any on-site amenities.
- COMMERCIAL INSURANCE. Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (*or an equivalent*) coverage of a minimum of \$500,000.00 per occurrence coverage and an aggregate of \$1,000,000.000.
- DRIVER LICENSE. A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ADVERTISING. All advertising for the *Short-Term Rental* -- including online or on a proprietary website, application, or other technology -- will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- PARKING. The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no guest or occupant will park on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- EVACUATION PLAN. [ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR] An evacuation plan showing how to exit the building has been posted on the front door.
- TEMPORARY STRUCTURES. There are no temporary structures (*i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles*) being utilized as a *Short-Term Rental*.
- TRASH/RUBBISH/SOLID WASTE. There are enough City approved containers (*i.e. a polycarts or approved garage cans*) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste -- *bagged or otherwise* -- placed on the ground.
- SIGNAGE. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- FIRE EXTINGUISHER. A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- SMOKE AND CARBON MONOXIDE DETECTORS. Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- INGRESS/EGRESS. All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*).
- SLEEPING ACCOMODATION. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- TENANT NOTIFICATION. The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [1] the property owner's and/or the *Responsible Party's* contact information and phone number; [2] pertinent information relating to the aforementioned standards (*i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.*); [3] information to assist guests in the case of an emergency (*i.e. emergency and non-emergency telephone numbers for police, fire, and medical services*); and, [4] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

RESPONSIBLE PARTY'S CERTIFICATION

I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

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

PROPERTY OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES _____

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

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

PROPERTY OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

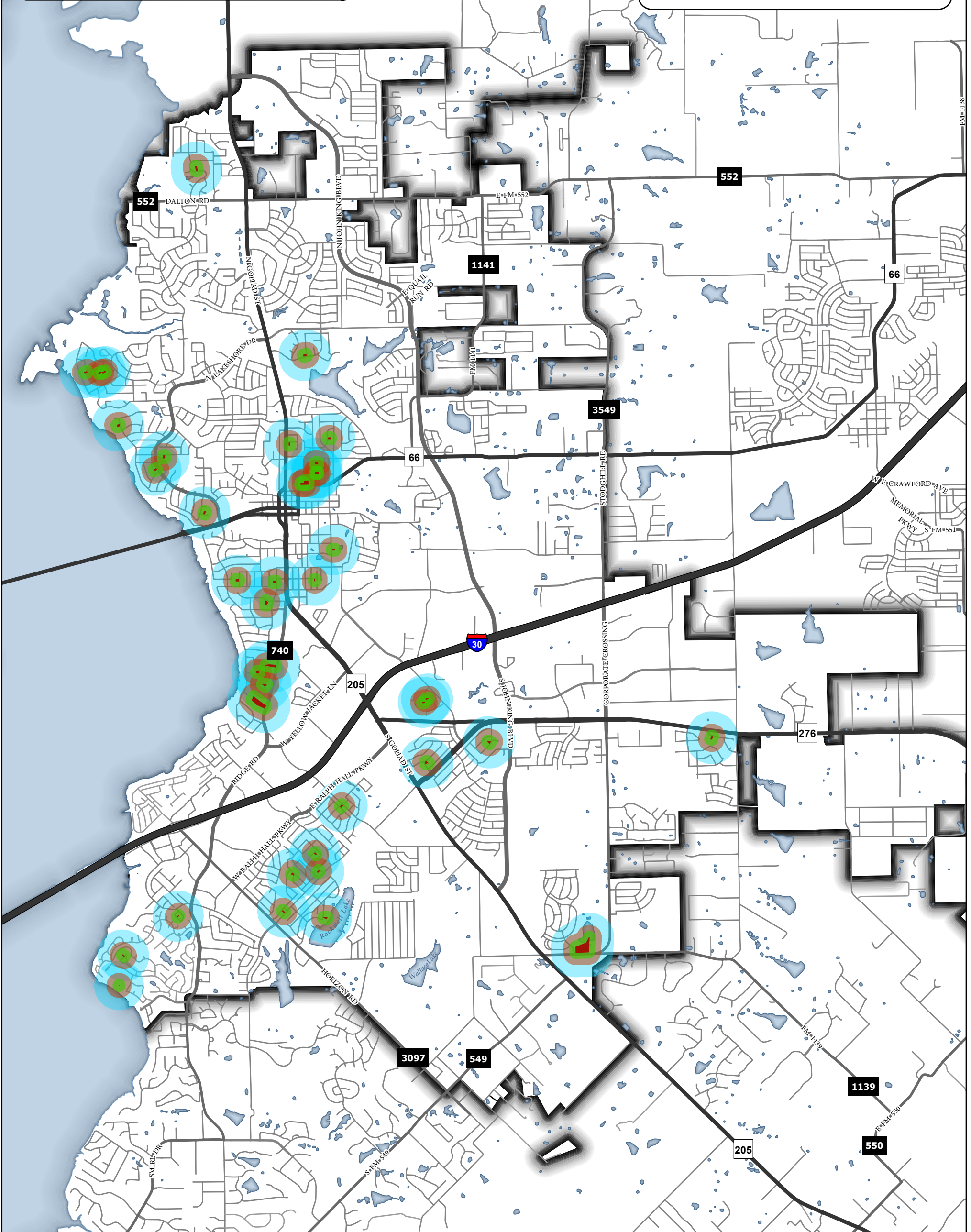


MY COMMISSION EXPIRES _____

STR Proximity Requirements

0 2,500 5,000 7,500 10,000 Feet

Short Term Rental Property ■
 250 Ft ■
 500 Ft ■
 1000 Ft ■



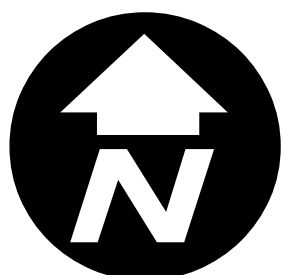
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City of Rockwall

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

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE OF ORDINANCES AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY CREATING CHAPTER 13, *RENTAL HOUSING*, OF THE MUNICIPAL CODE OF ORDINANCES AND AMENDING ARTICLE 04, *PERMISSIBLE USES*, AND ARTICLE 13, *DEFINITIONS*, OF THE UNIFIED DEVELOPMENT CODE (UDC) AS DEPCITED IN *EXHIBITS 'A', 'B', & 'C'* OF THIS ORDINANCE; 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 Council has determined that regulations are needed to address regulations for *Short-Term Rentals*; and,

WHEREAS, the operation of *Short-Term Rentals* should not negatively affect property values and the *Short-Term Rentals* should be required to pay Hotel Occupancy Taxes; and,

WHEREAS, the City Council has determined that regulations needed are intended to protect the health, safety, morals, and general welfare of the general public; and,

WHEREAS, an amendment to the City of Rockwall's Municipal Code of Ordinances and the Unified Development Code [Ordinance No. 20-02] has been initiated by the City Council of the City of Rockwall to establish Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances and amend Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code (UDC) [Ordinance No. 20-02] for the purpose of establishing definitions, regulations, and requirements for *Short-Term Rentals*; 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 city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Municipal Code of Ordinances and the Unified Development Code (UDC) [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 Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances of the City of Rockwall, as heretofore amended, be and the same is established and hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. That Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'B'* of this ordinance;

SECTION 3. That Article 13, *Definitions*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'C'* of this ordinance;

SECTION 4. 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 5. 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 Municipal Code of Ordinances and/or Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 6. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF APRIL, 2024.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 18, 2024

2nd Reading: April 1, 2024

CHAPTER 13. RENTAL HOUSING

ARTICLE 1. IN GENERAL

SECTIONS 13-1 – 13-20. RESERVED

ARTICLE 2. SHORT-TERM RENTALS

SECTION 13-21. PURPOSE

The purpose of this *article* is to minimize the impacts of *Short-Term Rentals* on the City of Rockwall's existing residential neighborhoods and buildings, and to provide regulations to preserve and protect the integrity of the City's residential districts while continuing to support the rights or property owners. In addition, the following sections are intended to provide a logical process for the registration, permitting, and inspection of *Short-Term Rentals*. The requirements of this *Article* apply only to the regulation of *Short-Term Rentals*, as defined herein; however, nothing in this *Article* shall be construed to be a waiver of the requirement to assess and collect the required *Hotel Occupancy Taxes* for any *Short-Term Rental* for less than 30 consecutive days, or any applicable provision of the City of Rockwall's Municipal Code of Ordinances.

SECTION 13-22. DEFINITIONS

Hotel Occupancy Tax. The *Hotel Occupancy Tax* as defined Article IV, *Hotel Occupancy Tax*, of Chapter 40, *Taxation*, of the City's of Rockwall's Municipal Code of Ordinance and Chapter 3, *Tax Administration*, of the Texas Tax Code.

Responsible Party. An individual other than the applicant, who resides within Rockwall County, and who is designated by the owner/applicant to act as the owner's authorized agent if the owner has traveled outside of the immediate area or is otherwise unavailable. The local emergency contact should be available on a 24-hour basis, have access to the *Short-Term Rental* property, and be authorized by the owner to act in the owner's absence to address any complaints, disturbances, emergencies and property conditions.

Short-Term Rental. A *Short-Term Rental* is a residential dwelling unit, apartment, condominium, *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* in which the entire structure or a portion thereof is offered for rent for a period exceeding 12-hours, but less than 30 consecutive days, to a particular occupant. The term does not include: [1] a *Bed and Breakfast*; [2] a *Motel, Limited Service Hotel, Full-Service Hotel, or Residence Hotel*; [3] a *Boarding House*; [4] a place for residence or use as a licensed health care or *Assisted Living Facility*.

Single-Family Residence. As defined by the Municipal Code of Ordinances and in this *Article*, which includes the following:

- (1) *Single-Family Dwelling (Detached).* A dwelling designed and constructed for occupancy by one (1) family and located on a lot or separate building tract and having no physical connection to a building located on any other lot or tract, and which is located in a single-family zoning district or Planned Development District.
- (2) *Single-Family Dwelling (Attached).* A dwelling which is joined to another dwelling at one (1) or more sides by a party wall or abutting separate wall and which is designed for occupancy by one (1) family and which is located on a separate platted lot, delineated by front, side, and rear lot lines.

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- (3) Two Family Dwelling: A single structure designed a constructed with two (2) dwelling units under a single roof for occupancy by two (2) families, one (1) in each unit.
- (4) Condominium. The separate ownership of single dwelling units in a multiple unit structure/structures with common elements.
- (5) Multi-Family Dwelling or Apartment. Any building or portion of a building, which is designed, built, rented, leased, or let to be occupied as three (3) or more dwelling units or apartments or which is occupied as a home or place of residence by three (3) or more families living in independent dwelling units.

SECTION 13-23. AUTHORITY

The Director of Planning and Zoning and/or the Building Official shall implement and enforce the requirements of this *Article* and may by written order establish such procedures, rules, and or regulations -- *not inconsistent with the requirements of this Article or other City ordinances* -- necessary to implement the intent of this *Article*.

SECTION 13-24. TYPES OF SHORT-TERM RENTALS

The three (3) classifications of *Short-Term Rentals* shall be consistent with the definitions contained in [Article 13, Definitions, of the Unified Development Code \(UDC\)](#), and are further defined as follows:

- (a) Owner-Occupied Single-Family Home, Townhome, or Duplex. A *Short-Term Rental* under this classification shall be subject to the following conditions:
 - (1) The *Short-Term Rental* shall be for a period of time that is less than 30 consecutive days.
 - (2) A sleeping area must -- *at a minimum* -- include the shared use of a full bathroom.
 - (3) The property owner or *Responsible Party* is generally present on-site at the *Short-Term Rental Property* during the entire term of the rental.
 - (4) The *Short-Term Rental* may not operate without a *Short-Term Rental Permit* as required by Section 13-25, *Permit and Registration Requirements* of this *Article*.
- (b) Non-Owner-Occupied Single-Family Home, Townhome, or Duplex. A *Short-Term Rental* under this classification shall be subject to the following conditions:
 - (1) The *Short-Term Rental* shall be for a period of time that is less than 30 consecutive days.
 - (2) The *Short-Term Rental* shall be for the entire dwelling unit.
 - (3) The property owner or responsible party is not present on-site during the term of the rental of the *Short-Term Rental Property*.
 - (4) The *Short-Term Rental* may not operate without a *Short-Term Rental Permit* as required by Section 13-25, *Permit and Registration Requirements* of this *Article*.
- (c) Apartment or Condominium Unit. A *Short-Term Rental* under this classification shall be subject to the following conditions:
 - (1) The *Short-Term Rental* may be owner-occupied or non-owner-occupied.
 - (2) The *Short-Term Rental* shall be for a period of time that is less than 30 consecutive days.

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- (3) A sleeping area must -- *at a minimum* -- include the shared use of a full bathroom.
- (4) The property owner or responsible party may or may not be generally present on-site during the entire term of the rental of the *Short-Term Rental Property*.
- (5) The *Short-Term Rental* may not operate without a *Short-Term Rental Permit* as required by Section 13-25, *Permit and Registration Requirements* of this Article.

SECTION 13-25. PERMIT AND REGISTRATION REQUIREMENTS

- (a) Applicability. No person shall advertise, offer for rent or lease, establish or operate a *Short-Term Rental* on any property within the City of Rockwall without registering and being approved for a *Short-Term Rental Permit*. A *Short-Term Rental Permit* shall be required for each physical address, regardless of the ownership of the property or the physical attributes of the structure situated on the property (e.g. *the number of bedrooms, bathrooms, cooking facilities, etc.*).
- (b) Short-Term Rental Permit. An application for a *Short-Term Rental Permit* shall be submitted on a form provided by the City of Rockwall. A *Short-Term Rental Permit* shall be accompanied by an application fee of \$500.00, and shall include the following information:
 - (1) Ownership Information. The name, street address, email address, and telephone number of the owner of the *Short-Term Rental*, and verification if the *Short-Term Rental* is owner occupied (*i.e. the applicant's residence*). If the owner of the property is a partnership, a corporation, or limited liability company, the application shall list the names of all partners, directors, members, or officers -- *as applicable* -- of ownership entity.
 - (2) Responsible Party. The name, street address, email address, and telephone number of the *Responsible Party* (see [Section 13-28, Enforcement or Penalty](#)).
 - (3) Site Plan. A *Site Plan* showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
 - (4) Pictures. Pictures of the subject property showing the rear, front, and side yards of the subject property shall be provided. In addition, pictures of all structures -- *one (1) per each façade of a structure* -- and any on-site amenities shall be provided.
 - (5) Self-Certification of Compliance. A sworn self-certification that the owner of the *Short-Term Rental* is in compliance with and will continue to comply with the standards and other requirements of this Article.
 - (6) Acknowledgement of this Article. Acknowledgement of receipt of a copy of this Article and agreement to comply with all provisions contained within this Article as a condition to receiving and consent to inspection while maintaining a *Short-Term Rental Permit*.
 - (7) Commercial Insurance. Each *Short-Term Rental* property shall be required to have general commercial insurance (*or an equivalent*) coverage of a minimum of \$500,000.00 per occurrence coverage and an aggregate of \$1,000,000.00. The applicant for a *Short-Term Rental* shall provide a copy of the certificate of insurance which shows the name insured, any additional insureds, the location address, the effective date, the coverage limit and type. The owner must notify the City of Rockwall within 30 days if the insurance status changes and provide the City with the updated insurance information. The *Short-Term Rental Permit* shall be revoked in accordance with Section 13-29, *Revocation or Suspension of a Short-Term Rental Permit*, of this Article if updated insurance information is not provided.

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- (c) Completeness of Short-Term Rental Permit Application. Applications for a *Short-Term Rental Permit* shall not be considered complete until all documentation required by this *Article* has been submitted and accepted. Incomplete applications will not be accepted.
- (d) Acknowledgement by Applicant. As part of the submission of an application for a *Short-Term Rental Permit*, the property owner shall acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall under this *Article* does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.
- (e) Expiration of a Short-Term Rental Permit. Unless revoked by the City of Rockwall in accordance with [Section 13-29, Revocation, Suspension, or Denial of a Short-Term Rental Permit](#), of this *Article*, permits shall be valid for a period of three (3) years from the date the permit is issued.
- (f) Renewal of a Short-Term Rental Permit. 30-days prior to the expiration of a *Short-Term Rental Permit*, the property owner shall apply for the renewal of the *Short-Term Rental Permit* on a form provided by the City of Rockwall. Failure to submit an application 30-days prior to the expiration of the *Short-Term Rental*, shall cause all nonconforming rights to lapse and the application shall be treated as a new application subject to the requirements of this *Article* and [Article 04, Permissible Uses, of the Unified Development Code \(UDC\)](#).
- (g) Records. A property owner or operator of a *Short-Term Rental* shall keep detailed records showing each booking and the fees paid for each rental for at least three (3) years and make this information available to the City of Rockwall upon request.
- (h) Non-Transferability. A *Short-Term Rental Permit* is not transferable to another property owner or operator, or address or property. Any attempt to transfer the *Short-Term Rental Permit* shall result in the termination of the permit.

SECTION 13-26. GENERAL STANDARDS FOR SHORT-TERM RENTALS

All *Short-Term Rentals* permitted pursuant to this *Article* and the requirements of [Article 04, Permissible Uses, of the Unified Development Code \(UDC\)](#) shall be subject to the following general standards:

- (a) Advertising. All advertisements for a *Short-Term Rental* -- including online or on a proprietary website, application, or other technology -- shall include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- (b) Parking. Parking shall comply with the requirements of [Table 5: Parking Requirement Schedule of Article 06, Parking and Loading, of the Unified Development Code \(UDC\)](#); however, all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no parking shall be permitted on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- (c) Evacuation Plan. For all *Short-Term Rentals* that are located within an apartment or condominium building that does not have direct access to the exterior of the building through the front door (*i.e. the primary exit exits to a shared hallway*), shall post an evacuation plan on the front door showing how to exit the building.
- (d) Temporary Structures. Temporary structures including -- *but not limited to* -- recreational vehicles/campers, vehicles intended for occupancy, tents, canopies/shade structures (*not permitted by the City of Rockwall*), or similar structures/vehicles shall not be utilized as *Short-Term Rentals*.

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- (e) Trash/Rubbish/Solid Waste. All trash, rubbish, and/or solid waste shall be completely contained within a City approved container (i.e. a polycart or approved garbage can), and no trash, rubbish, and/or solid waste -- *bagged or otherwise* -- shall be placed on the ground.
- (f) Signage. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*. In addition, the property shall maintain compliance with [Chapter 32, Signs, of the Municipal Code of Ordinances](#).
- (g) Life Safety. The *Short-Term Rental* shall comply with the following *Life Safety* requirements:
- (1) A standard five (5) pound fire extinguisher (i.e. 2A:10B:C) shall be properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
 - (2) Operable smoke and carbon monoxide detectors shall be installed and conform to all applicable city codes.
 - (3) All bedrooms/sleeping areas shall have at least one (1) operable emergency point of ingress/egress for rescue and escape (i.e. windows and/or doors) in accordance with the City's adopted codes, regulations, and ordinances.
- (h) Conduct On-Premises.
- (1) The property owner and/or *Responsible Party* shall be responsible for informing all occupants of all relevant City of Rockwall codes and the occupants' liability for violating the City's codes.
 - (2) Excessive noise or other disturbance outside of the *Short-Term Rental* that are in violation of [Article IV, Noise, of Chapter 16, Environment, of the Municipal Code of Ordinances](#) shall be prohibited.
 - (3) No overnight sleeping outdoors or outdoor sleeping spaces shall be provided as part of the *Short-Term Rental*.
- (i) Tenant Notification. At a minimum, the property owner and/or responsible party shall post in a visible and obvious location of the *Short-Term Rental* the following information:
- (1) The property owner and/or responsible party's contact information and telephone number.
 - (2) Pertinent information -- *conforming to the general standards of this Article* -- including, but not limited to, the location of the required off-street parking or other available parking; the schedule, location and requirements regarding trash/rubbish/solid waste; and information regarding the conduct of guests on-premise.
 - (3) Information to assist guests in the case of an emergency that poses a threat to personal safety or property. This information should include emergency and non-emergency telephone numbers for police, fire, and medical services.
 - (4) A notice that failure to conform to the above listed requirements is a violation of the City of Rockwall's Municipal Code of Ordinances and that an owner, occupant, or visitor can be cited for violations of these requirements.
- (j) Hotel Occupancy Tax. The property owner or *Responsible Party* shall remit all applicable state, county and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and this *Article*.

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SECTION 13-27. INSPECTIONS

To ensure compliance with the requirements of this *Article* a *Short-Term Rental* may be inspected under the following circumstances:

- (1) Initial Inspection. As part of the issuance of a new *Short-Term Rental Permit* -- and any *reapplication thereof* --, the City shall conduct inspections to verify compliance with the requirements of this *Article*.
- (2) Inspections Upon Complaint or Suspicion of a Violation. The City of Rockwall may perform inspections when a violation is reported or suspected in accordance with the established code enforcement procedures.
- (3) Inspections for Owner Occupied Short-Term Rentals. If only a portion of the premises is offered for rent, then that portion plus any shared amenities and points of access shall be inspected.
- (4) Violations Resulting from Inspections. If upon completion of an inspection, the premises are found to be in violation of one (1) or more provisions of the applicable City codes and ordinances, the City shall provide written notice of such violations and shall set up a subsequent inspection and date for the violation to be corrected prior to its occupancy.

SECTION 13-28. ENFORCEMENT OR PENALTY

- (a) Operation without a Short-Term Rental Permit. A person commits an offense under this *Article* if a person owns or operates a *Short-Term Rental* without a valid *Short-Term Rental Permit*.
- (b) Responsible Party. The property owner or operator of the *Short-Term Rental* shall designate a *Responsible Party* for each *Short-Term Rental*. The *Responsible Party* is a local representative that resides in Rockwall County and who is available at all times the rental is in use. Should a law enforcement or Neighborhood Improvement Services (NIS) representative respond to a suspected violation at a *Short-Term Rental* and issue a citation, the *Responsible Party* shall be contacted. If applicable, the *Responsible Party* shall contact the occupants within one (1) hour of the issuance of a citation to notify them of the citation and attempt to remedy the situation. Should multiple citations or violations be issued this could result in the revocation of a *Short-Term Rental Permit* in accordance with Section 13-29, *Revocation or Suspension of a Short-Term Rental Permit*, of this *Article*. Failure to update the *Responsible Party* information associated with a *Short-Term Rental Permit* shall be a violation of this *Article*.
- (c) Admission to Premises. The Building Official or their designee may enforce the provisions of this *Article* upon presentation of proper identification to the occupant in charge of the *Short-Term Rental* and may enter -- *with the occupant's permission* -- any *Short-Term Rental* between the hours of 8:00 AM and 6:00 PM; provided, however, that in cases of emergency where extreme hazards are known to exist, which may involve imminent injury to persons, loss of life, or severe property damage, the Building Official or their designee may enter the *Short-Term Rental* at any time and upon presentation of identification and the occupant's permission shall not apply. Whenever the Building Official is denied admission to inspect any *Short-Term Rental* under this provision, inspection shall be made only under the authority of a warrant issued by a magistrate authorizing the inspection.
- (d) Violations. Violation of the terms and conditions for *Short-Term Rentals* contained under this *Article* shall be punishable by a fine of not less than \$500.00, but not more than \$2,000.00 per offense. Penalties for other violations of the City of Rockwall's codes shall be as applicable. Each day a violation of this *Article* continues shall be considered a separate offense, and -- *upon conviction* -- shall be subject to a fine of \$500.00 to a maximum of \$2,000.00 per violation, per day. In addition, violations of any section of this article or any of the City of Rockwall's codes are deemed to be a

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violation and may result in the revocation of a *Short-Term Rental Permit* in accordance with Section 13-29, *Revocation or Suspension of a Short-Term Rental Permit*, of this Article.

- (e) *Failure to Pay Hotel Occupancy Tax*. Failure to timely pay any applicable hotel occupancy tax is a violation of this Article. If arrearage is not paid within 90-days of the issuance of a delinquency notice the *Short-Term Rental Permit* shall be revoked in accordance with Section 13-29, *Revocation or Suspension of a Short-Term Rental Permit*, of this Article.

SECTION 13-29. REVOCATION OR SUSPENSION OF A SHORT-TERM RENTAL PERMIT

- (a) *Revocation or Suspension Due to Error or False Information*. The Director of Planning and Zoning and/or the Building Official is authorized to suspend or revoke a *Short-Term Rental Permit* issued under the provisions of this Article if it is found that the *Short-Term Rental Permit* was issued in error, the property owner fails to pay hotel occupancy tax, or if it is determined that the property owner or applicant of a *Short-Term Rental Permit* made a false statement of material fact on an application for the permit.
- (b) *Revocation Due to Violation*. The Director of Planning and Zoning and/or the Building Official is authorized to revoke a *Short-Term Rental Permit* after three (3) violations have occurred in any consecutive 12-month period or when a property owner fails to correct a violation within the specified time period. For the purposes of this section, a violation shall be defined as any violation of the requirements of this Article or Article XII, *Property Maintenance Code*, of the Municipal Code of Ordinance.
- (c) *Revocation Process*. Upon a determination to revoke a *Short-Term Rental Permit*, the Director of Planning and Zoning and/or the Building Official shall notify the property owner of the decision to revoke and the effective date of the revocation in writing within ten (10) days of the determination.
- (d) *Reapplication After Revocation*. If a *Short-Term Rental Permit* is revoked, the property owner may not submit a new application for a *Short-Term Rental Permit* for the same property for a period of 12-months from the date of revocation.
- (e) *Permanent Revocation*. A *Short-Term Rental Permit* holder may be subject to permanent revocation if their *Short-Term Rental Permit* is revoked two (2) time due to violations of this Article or other violations to the City's safety, health, and general welfare ordinances.

SECTION 13-30. APPEALS

If the Director of Planning and Zoning and/or the Building Official denies the issuance or renewal of a *Short-Term Rental Permit* or revokes or suspends an existing *Short-Term Rental Permit* issued under this Article, the property owner may appeal the decision to the Board of Adjustments (BOA) in accordance [Subsection 04.03\(A\)\(1\) of Article 02, Development Review Authority, of the Unified Development Code \(UDC\)](#).

SECTION 13-31. NONCONFORMING RIGHTS

Short-Term Rentals existing prior to **April 1, 2024** shall be considered vested or legally nonconforming (see the requirements of Subsection 06.05, *Non-Conforming Short-Term Rentals*, of Article 04, *Permissible Uses, of the Unified Development Code [UDC]*) if they register as such through the *Short-Term Rental Permit* process outlined in this Article by **June 30, 2024**. *Short-Term Rental Permits* and registration is not transferable to another property owner or operator, or address or location. Nonconforming rights also shall not transfer with change of ownership, and any *Short-Term Rental Permit* shall be void upon change of ownership. Notwithstanding the foregoing, the conveyance or

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transfer of a unit or property ownership to a legal entity controlled by or providing equitable ownership of the prior owner shall not constitute a change in ownership, provided that the new property owner: [1] apply for a new *Short-Term Rental Permit* in accordance with the terms of this *Article*, and [2] provide evidence to satisfactorily prove that the ownership did not change. Under this circumstance the property owner may maintain the nonconforming rights.

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- (E) A Bed and Breakfast shall be subject to an annual inspection by the Fire Department.
- (F) All applicable hotel/motel taxes shall be paid.
- (G) The maximum length of a guests stay is shall be limited to 14 consecutive days in any 30-day period.
- (H) A Specific Use Permit (SUP) for a Bed and Breakfast shall be reviewed six (6) months after the adoption of the Specific Use Permit (SUP) and annually thereafter unless otherwise stipulated by the Specific Use Permit (SUP) ordinance.
- (3) Duplex.
- (A) Duplexes shall be limited to two (2) dwelling units (i.e. two [2] families) per lot or parcel of land.
- (B) See the standards for the Two-Family (2F) District [Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards.](#)
- (4) Attached Garage.
- (A) See [Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards.](#)
- (5) Detached Garage.
- (A) See [Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards.](#)
- (6) Guest Quarters/Secondary Living Unit.
- (A) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
- (B) The area of such quarters shall not exceed 30% of the area of the main structure.
- (C) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.
- (D) Guest Quarters or Secondary Living Units not meeting the requirements stated above shall require a Specific Use Permit (SUP).
- (7) Home Occupation.
- (A) The Home Occupation use must clearly be incidental and secondary to the primary use of the property as a residence.
- (B) No person outside the family may be employed in the Home Occupation use.
- (C) There shall be no exterior display, signage, exterior storage of materials, and/or other exterior indication of the Home Occupation use or variation from the residential character of the principal building.
- (D) No traffic shall be generated by such Home Occupation than would normally be expected in the neighborhood.
- (E) No nuisance, offensive noise, vibration, smoke, dust, odors, heat, glare, or electrical disturbance shall be generated.
- (F) A Home Occupation may not be interpreted to include facilities for the repair of motor vehicles, repair of small motors, or a daycare center.
- (8) Full-Service Hotel.
- (A) The minimum room count for a Full-Service Hotel shall be 250-rooms.
- (B) Each guestroom shall have a minimum square footage of 380 SF.
- (C) A Full-Service Hotel shall have a full-service restaurant and kitchen that provides service to the general public.
- (D) A Full-Service Hotel shall have staff that is present 24-hours a day, seven (7) days a week.
- (E) A Full-Service Hotel shall have the following minimum amenities: [1] a minimum 10,000 SF meeting or conference room, and [2] a swimming pool with a minimum area of 1,000 SF.
- (9) Multi-Family Structure or Development.
- (A) See [Subsection 07.02, Multi-Family District Development Standards, of Article 05, District Development Standards.](#)
- (10) Portable Building.
- (A) See [Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards.](#)
- (11) Residential Infill in or Adjacent to an Established Subdivision.
- (A) For the purposes of this Article, an Established Subdivision shall be defined as a subdivision that consists of five (5) or more lots, that is 90% or more developed, and that has been in existence for more than ten (10) years.
- (B) All proposed residential infill housing that is located within an Established Subdivision or a lot or tract of land that is located with 500-feet of an Established Subdivision shall be required to apply for a Specific Use Permit (SUP).
- (C) As part of the Specific Use Permit (SUP) request the applicant shall be required to submit a residential plot plan or site plan, landscape plans, and building elevations of the proposed home.
- (D) In reviewing the proposed Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision.
- (E) All housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.
- (12) Short-Term Rental (Owner-Occupied Single-Family Home, Townhome, or Duplex).
- (A) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (e.g. *Banquet Facility/Event Hall* which



includes meeting halls and wedding venues) as stipulated by the *Permissible Use Charts* contained within this Article.

- (B) In order to establish and operate a *Short-Term Rental (Owner Occupied Single-Family Home, Townhome, or Duplex)* in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances.

(13) Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex).

- (A) *Short-Term Rentals* that are *Non-Owner-Occupied* shall not be located within 500-feet of another *Short-Term Rental* that is *Non-Owner Occupied*; however, *Short-Term Rentals* that were in existence prior to **April 1, 2024** that [1] meet the criteria established in Subsection 06.05, Non-Conforming Short-Term Rentals, of this Article, and [2] received a valid permit and registration -- in accordance with Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances -- prior to **June 30, 2024** shall be exempted from the proximity requirements.

- (B) *Short-Term Rentals* that are *Non-Owner-Occupied* that do not meet proximity requirements may be considered on a *case-by-case* basis by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). In considering a Specific Use Permit (SUP) for a *Short-Term Rental* that is *Non-Owner-Occupied* the Planning and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing *Short-Term Rentals* on the adjacent residential properties and their occupants.

- (C) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (e.g. *Banquet Facility/Event Hall which includes meeting halls and wedding venues*) as stipulated by the *Permissible Use Charts* contained within this Article.

- (D) In order to establish and operate a *Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex)* in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances.

(14) Short-Term Rental (Apartment or Condominium).

- (A) The number of *Short-Term Rentals* permitted within an *Apartment Complex, Condominium Building, or any other multi-family structure* -- as defined by this land use in Article 13, Definitions, of this Unified Development Code (UDC) -- shall be limited to a total of five (5) percent of the total units situated on a single parcel of land. For example, if a *Condominium Building* consisted of 100-units on a single parcel of land, a total of five (5) of the units could be established as *Short-Term Rentals*. In

cases where there is a remainder in the number of units, the number of units shall round up (e.g. $25\text{-Units} \times 5.00\% = 1.25\text{-Units}$ or 2-Units).

- (B) In order to establish and operate a *Short-Term Rental (Apartment or Condominium)* in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, Short-Term Rentals, of Chapter 13, Rental Housing, of the Municipal Code of Ordinances.

~~(12)~~(15) Single-Family Attached Structure.

- (A) See Section 03, Residential Districts, of Article 05, District Development Standards.

- (B) See Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards.

~~(13)~~(16) Single-Family Detached Structure.

- (A) See Section 03, Residential Districts, of Article 05, District Development Standards.

- (B) See Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards.

~~(14)~~(17) Single-Family Zero Lot Line Structure.

- (A) A five (5) foot maintenance easement is required on the non-zero-lot-line side of the structure.

- (B) See Section 03, Residential Districts, of Article 05, District Development Standards.

- (C) See Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards.

~~(15)~~(18) Townhouse.

- (A) See Section 03, Residential Districts, of Article 05, District Development Standards.

- (B) See the standards for the Two-Family (2F) District Subsection 07.01, Residential District Development Standards, of Article 05, District Development Standards.

~~(16)~~(19) Urban Residential.

- (A) Urban Residential includes residential development that at least partly face streets, public sidewalks, or common open space, and/or which are located above retail, office or service uses.

- (B) Ground floor urban residential should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located in a structure.

(C) Institutional and Community Service Land Uses.

(1) Assisted Living Facility.

- (A) These facilities shall include establishments that accommodate seven (7) or more residents. For facilities with six (6) or fewer residents see Group or Community Home in Subsection 02.03(C)(5).

(2) Church/House of Worship.



designated use of any development, structure, or part thereof, where official approval and the required building permits were granted before the enactment of this Unified Development Code (UDC), or any amendment thereto, where construction, conforming with the plans, shall have been started prior to the effective date of the ordinance from which this Unified Development Code is derived or such amendment, and where such construction shall have been completed in a normal manner within the subsequent 12-month period, with no interruption, except for reasons beyond the builder's control.

- (D) Damage Due to Acts of God. Any non-conforming structure which is damaged more than 75% of its then appraised tax value above the foundation, by fire, flood, explosion, wind, earthquake, war, riot or other calamity or act of God, shall not be restored or reconstructed and used as it was before the damaging event. If such structure is damaged less than 75% of its then appraised tax value above the foundation, it may be restored, reconstructed, or used as before, provided that the restoration or reconstruction is completed within 12 months of the damaging event. The 12-month period does not include any necessary litigation.
- (E) Repair of Unsafe Buildings, Structures and Sites. Nothing in this Unified Development Code (UDC) shall be construed to prohibit the strengthening or repair of any part of any building or structure declared unsafe by proper authority, unless such repairs exceed 50% of the replacement cost of the building. If the repairs exceed 50%, the building shall be brought into conformity with all requirements of the zoning district in which it is located.
- (F) General Repairs and Maintenance.
- (1) On any non-conforming structure or portion of a structure containing a non-conforming use, no work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of non-load-bearing walls, fixture, wiring, or plumbing to an extent exceeding ten (10) percent of the current replacement cost of the non-conforming structure or non-conforming portion of the structure as the case may be.
 - (2) If 50% or more of a non-conforming structure containing a non-conforming use becomes physically unsafe or unlawful due to lack of repairs or maintenance, and is declared by a duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired or rebuilt except in conformity with the regulations of the district in which it is located.
- (G) Moving of a Non-conforming Building or Structure. No non-conforming building or structure shall be moved in whole or in part to any other location on the lot, or on any other lot, unless every portion of the building or structure is made to conform to all the regulations of the district.
- (H) Non-conforming Lot Sizes. All lots used for storage that do not require a building and the use of such lot is made non-conforming by this Unified Development Code (UDC) or amendments thereto shall cease to be used for such storage within six months of the date

of adoption of the ordinance from which this Unified Development Code (UDC) is derived, or amendments [thereto].

SUBSECTION 06.05: NON-CONFORMING SHORT-TERM RENTALS

Short-Term Rentals, as defined in Article 13, Definitions, of this Unified Development Code (UDC), shall be considered to be legally in existence for the purpose of establishing vested or non-conforming rights regarding the zoning requirements if all of the following criteria is met by the owner of a Short-Term Rental:

- (A) The owner of a property provides a property deed or proof of ownership showing that the property was purchased prior to **April 1, 2024**.
- (B) The owner of the property can provide proof that the property was used as a Short-Term Rental (i.e. a listing, proof of rental, etc.) OR proof of payment of hotel occupancy tax to the City of Rockwall.

Exhibit 'C'
Article 13, Definitions, of the
Unified Development Code (UDC)

See Next Page ...



vehicles are kept for remuneration, hire, or sale and where a retail service station may be maintained as a secondary use.

- (7) Residential Garage. A residential accessory building used for the storage motor vehicles. These structures are typically attached to the primary structure; however, they may also be a detached structure.
- (8) Guest Quarters/Secondary Living Unit. An accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as a separate domicile.
- (9) Home Occupation. A commercial use customarily carried on in the home by members of the occupant family without structural alterations in the principal building or any of its rooms, without offering any commodity or service for sale on premises, without the installations of machinery or additional equipment other than that customary to normal household operations, without the employment of additional persons, without the use of a sign to advertise the occupations, and which does not cause the generation of other than normal noise, and pedestrian and vehicular traffic.
- (10) Limited-Service Hotel. A building or group of buildings used as a temporary dwelling place for individuals in exchange of financial consideration where customary hotel services such as linen, maid service, and telephone are provided. Hotel room units are accessed through doorways into an internal hallway, courtyard, or lobby. Financial consideration for hotel room units is generally calculated on a nightly basis.
- (11) Full-Service Hotel. A building or group of buildings designed for and occupied as a temporary dwelling place. Access to guestrooms shall be restricted exclusively to interior corridors, that shall be accessed via the main lobby of the building or entryways individually equipped with some form of security-controlled access system. Customary hotel services such as linen, maid service, telephone, and other guest amenities are provided and may also contain various personal service shops.
- (12) Residence Hotel. A building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, maid service, and telephone are provided. Residence hotel room units are designed to be suitable for long-term occupancy with financial consideration being calculated on a nightly, weekly, and/or monthly basis. Typical residence hotel attributes include, but are not limited to, kitchen facilities, two-story design, and external doorways into room units.
- (13) Motel. A building or group of buildings used as a temporary dwelling place for individuals in exchange for financial consideration where customary hotel services such as linen, maid service, and telephone are provided. Each motel room unit has direct access to the outside. Financial consideration for motel room units is generally calculated on a nightly basis.
- (14) Multi-Family Structure or Development. A development consisting of at least three (3) single-family dwelling units grouped into a single building or multiple buildings on an individual parcel of land. Examples of a *Multi-Family*

Development include Triplexes, Quad or Fourplexes, apartments, condominiums, and etcetera.

- (15) Portable Building. A temporary building that may or may not have a foundation and is transportable.
- (16) Residential Infill in or Adjacent to an Established Subdivision. The 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.
- (17) Short-Term Rental. A *Short-Term Rental* is a residential dwelling unit, apartment, condominium, or *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* in which the entire structure or a portion thereof is offered for rent for a period exceeding 12-hours, but less than 30 consecutive days, to a particular occupant. In practice, a *Short-Term Rental* is considered to be a residential land use, and is *not* considered to be a *Limited-Service Hotel, Full-Service Hotel, Residence Hotel, Motel, or Bed and Breakfast* as defined in this Unified Development Code (UDC). *Short-Term Rentals* can be further defined based on the following three (3) categories:
 - (a) Short-Term Rental (Owner-Occupied Single-Family Home, Townhome, or Duplex). A single-family home, townhome, or duplex -- or portion thereof -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.
 - (b) Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex). A single-family home, townhome, or duplex -- or portion thereof -- in which the property owner or operator does *not* occupy the dwelling unit during the rental, or that the owner or property owner does *not* occupy another dwelling unit -- or portion thereof -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).
 - (c) Short-Term Rental (Apartment or Condominium). An *Apartment or Condominium (or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC])* -- or a portion thereof -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.
- ~~(17)~~(18) Single-Family Attached Structure. A single-family residential structure that is occupied by one (1) family and shares a common wall or walls with another single-family residential structure, but that is on an individual lot and can be conveyed individually (*i.e. one [1] dwelling unit per lot*).
- ~~(18)~~(19) Single-Family Detached Structure. A single-family residential structure that is occupied by one (1) family, is situated on a single parcel of land, does not share a common



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: March 12, 2024
APPLICANT: Dub Douphrate; *Douphrate & Associates, Inc.*
CASE NUMBER: SP2024-003; *Site Plan for a Two (2) Metal Buildings at 196 & 216 Ranch Trail*

SUMMARY

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kevin Lloyd of 1800 Dalrock, LLC for the approval of a Site Plan for two (2) metal buildings in conjunction with two (2) existing commercial/industrial buildings on a 1.55-acre parcel of land identified as Lot 7, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Trail, and take any action necessary.

BACKGROUND

The subject property was annexed on May 17, 2004 by *Ordinance No. 04-34 [i.e. Case No. A2024-001]*. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District since April 5, 2005. According to the Rockwall Central Appraisal District (RCAD), there are two (2) existing 4,800 SF metal buildings situated on the subject property that were constructed in 2004. On June 11, 2019, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-016*] to allow the construction of two (2) additional metal buildings (*i.e. one [1], 4,160 SF building and one [1], 3,060 SF building*). Ultimately, no action towards completion was taken after the site plan approval and the site plan expired on June 11, 2021.

PURPOSE

On February 16, 2024, the applicant -- *Dub Douphrate of Douphrate & Associates, Inc.* -- submitted an application requesting approval of a site plan for the purpose of constructing two (2) additional metal buildings on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 196 & 216 Ranch Trail. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Patriot Paws Service Dogs, which is located on a 3.466-acre parcel of land zoned Commercial (C) District. Beyond this is a continuation of the Maverick Ranch Addition and several other businesses fronting Ranch Trail that are situated in existing metal buildings. These properties are also zoned Commercial (C) District. Beyond these businesses is County Line Road, which is identified as *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a single-family residential subdivision (*i.e. the Lake Rockwall Estates Subdivision*), which is zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

South: Directly south of the subject property is a retail strip center (*i.e. Ranch Trail Center*) situated on a 0.7420-acre of land. South of this is Horizon Road [*FM-3097*], which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This roadway delineates the corporate limits of the City of Rockwall and the corporate limits of the City of Heath.

East: Directly east of the subject property is Ranch Trail, which is identified as *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a

continuation of the Rainbow Acres Addition and several other businesses fronting onto Ranch Trail that are situated in existing metal buildings. These properties are zoned Commercial (C) District. Beyond this are two (2) large vacant tracts of land, which are zoned Agricultural (AG) District. Beyond this is a single-family residential subdivision (*i.e. the Oaks of Buffalo Way Subdivision*).

West: Directly west of the subject property are two (2) residential homes (*i.e. 5543 & 5653 FM 3097*) that are identified as Lots 1 & 2 of the Rainbow Acres Addition. Both properties are zoned Commercial (C) District. Beyond this are several businesses (*i.e. a mini warehouse facility, Buffalo Creek Business Park, etc.*), which are zoned Commercial (C) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. Office or Retail/General Personal Services*) is permitted *by-right* in a Commercial (C) District. Excluding the exceptions being requested, the submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District. The proposed new buildings will be constructed of metal, utilize roll-up doors, and have a pitched roof design. The applicant is proposing to incorporate a brick wainscot on all building façades (*i.e. including the existing metal buildings*). A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	10,000 SF	X=67,502 SF; In Conformance
<i>Minimum Lot Width</i>	60-Feet	X>364-feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	X>177-feet; In Conformance
<i>Minimum Front Yard Setback</i>	15-Feet	X>50-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X=10-feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X<25-feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	37%; In Conformance
<i>Minimum Number of Parking Spaces</i>	Office: 1/300 SF = 57 Retail/General Personal Service: 1/250 = 68	X=57; Not in Conformance
<i>Minimum Landscaping Percentage</i>	15%	In Conformance
<i>Maximum Impervious Coverage</i>	85-90%	X<85%; In Conformance

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) the Commercial (C) District is intended to provide land uses such as “...larger shopping centers at major intersections ... and commercial strips along arterial roadways.” In addition, this area should be located on or near to a major collector or arterial that is capable of carrying the additional traffic generated by land uses in this district. These areas may require increased water, fire protection, wastewater and drainage capacity. In this case the applicant is requesting *Two (2) Metal Buildings*, which conform to the land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The proposed site plan generally conforms to the standards of the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), excluding the exceptions being requested as outlined in the *Variations and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant’s request conforms to the majority of the City’s codes; however, staff has identified the following exceptions:

- (1) Architectural Standards.

- (a) Roof Design Standards. According to Subsection 04.01 (A)(1) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...all structures shall have the option of being constructed with either a pitched (*minimum of a 6:12 roof pitch*), parapet, or mansard roof system..." In this case, the proposed roof pitches on both buildings is 2:12. This will require the approval of an Exception from the Planning and Zoning Commission.
- (b) Building Articulation. Subsection 04.01(C) of Article 05, *District Development Standards*, of the Unified Development Code (UDC) details the building articulation requirements. Currently, the proposed building does not meet the primary and secondary building facades. Specifically, the proposed buildings do not meet the projection standards of the UDC. This will require the approval of an Exception from the Planning and Zoning Commission.
- (c) Parking Requirements. According to Subsection 03.03 of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), an *Office* land use has a parking requirement of 1/300 SF, and the applicant is showing the proposed buildings being parked at an *Office* requirement; however, the current user (*i.e. Dance Arts Connection a Dance Studio*) is calculated at a retail or general personal service which is 1/250 SF. Staff should point out that if the applicant only intends on using these buildings for office land uses then the parking deficiency is six (6) spaces (*i.e. 57 parking spaces would be required at 1/300 SF and 51 parking spaces are provided*); however, if these buildings continue to attract non-office land uses (*like the existing Dance Studio*) the parking deficiency increases to 16 spaces (*i.e. 67 parking spaces would be required at 1/250 SF and 51 parking spaces are provided*). Staff felt that this was an important distinction to note, to ensure that the buildings don't run into issues with trying to establish non-office tenants in the future. Regardless of the parking ratio, this request will require the approval of an Exception from the Planning and Zoning Commission.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicant's provide compensatory measures that directly offset the requested exception. In this case, as compensatory measures the applicant is proposing to add a wainscot to the existing metal building on the subject property to match the proposed buildings. With this being said, requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should also note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the Southwest Residential District. The Southwest Residential District is situated within an area that is identified as a *Transitional Area*. According to the district, the *Transitional Area* is defined as, "...currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties..." In this case, the applicant is proposing a multi-tenant office/retail facility that is composed of metal buildings. This use and the proposed metal buildings are similar to the existing buildings in the area, and the proposed improvements are similar to other buildings that have been approved along Ranch Trail since this area was annexed by the City in 2004. Overall, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on February 27, 2024. The ARB recommended that the applicant provide a wainscot on the existing buildings in order to match the proposed buildings' appearance. Before action is taken on the elevations, the ARB wants to see the revised elevations at the March 12, 2024 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for a *General Retail Building* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in staff's report;
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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 190 & 216 Ranch Trail
 SUBDIVISION Marevik Ranch Addition LOT 5 BLOCK A
 GENERAL LOCATION 190 & 216 Ranch Trail

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING commercial CURRENT USE commercial
 PROPOSED ZONING _____ PROPOSED USE _____
 ACREAGE 1.55 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	<u>1800 Dalrock LLC</u>	<input type="checkbox"/> APPLICANT	<u>Douphrate & Assoc. Inc.</u>
CONTACT PERSON	<u>Kevin S. Lloyd</u>	CONTACT PERSON	<u>Deb Douphrate</u>
ADDRESS	<u>2424 Ridge Rd</u>	ADDRESS	<u>2235 Ridge Rd</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>972 469-298-1594</u>	PHONE	<u>972 742 2210</u>
E-MAIL	<u>Klloyd@keatax.com</u>	E-MAIL	<u>wldouphrate@douphrate.com</u>

NOTARY VERIFICATION [REQUIRED]

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

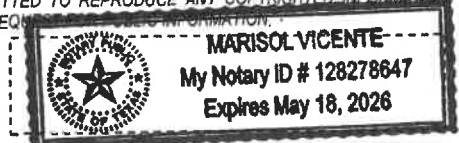
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 281.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF February, 2024. BY SIGNING THIS APPLICATION, 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 INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF February, 2024

OWNER'S SIGNATURE

Kevin S. Lloyd
Mai We

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES May 18, 2026



SP2024-003: Site Plan for 196 & 216 Ranch Trail



Case Location Map =

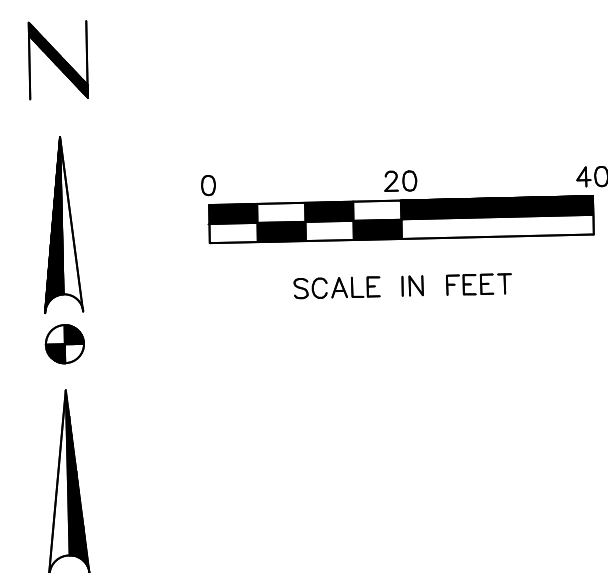


City of Rockwall

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

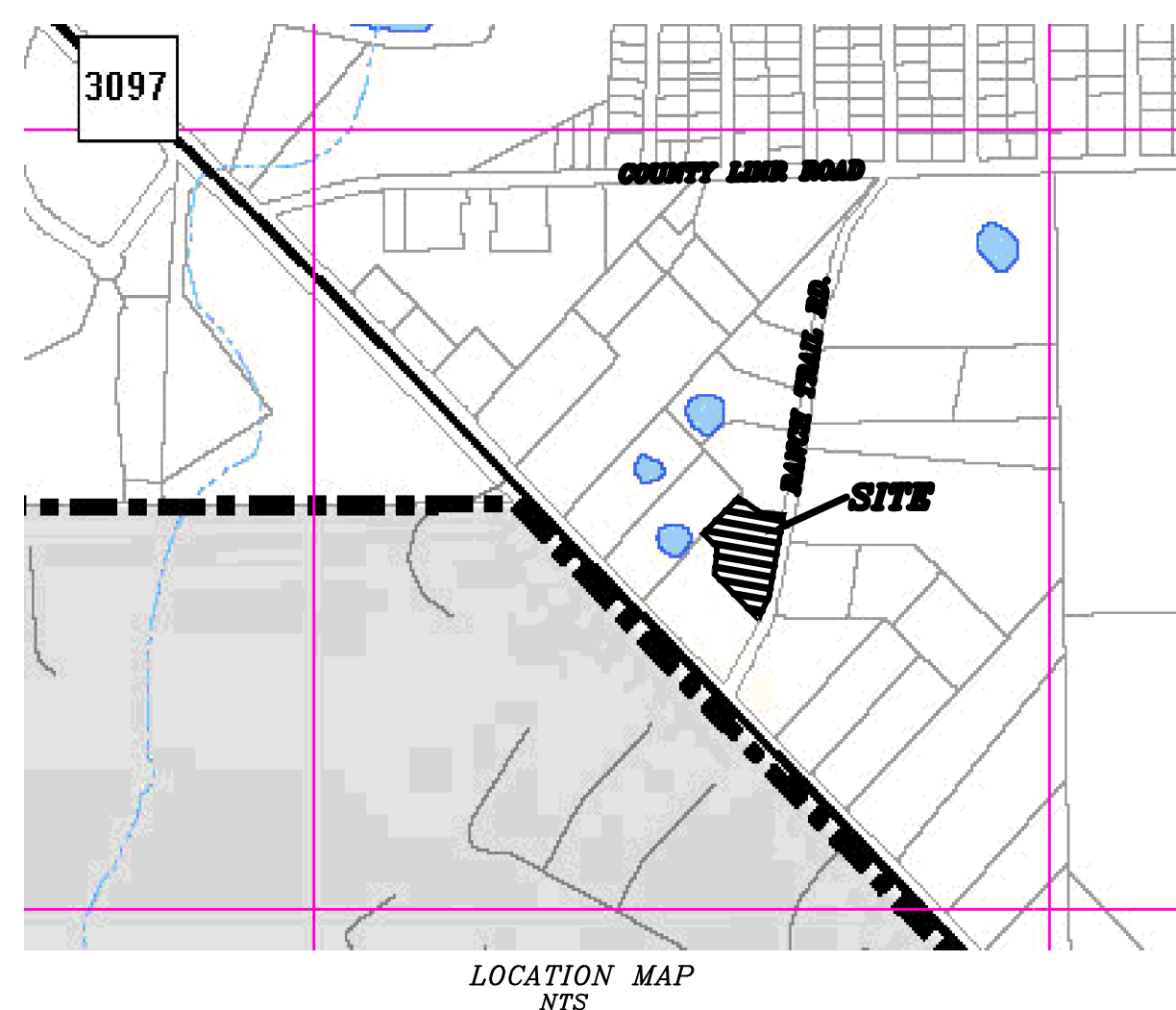
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



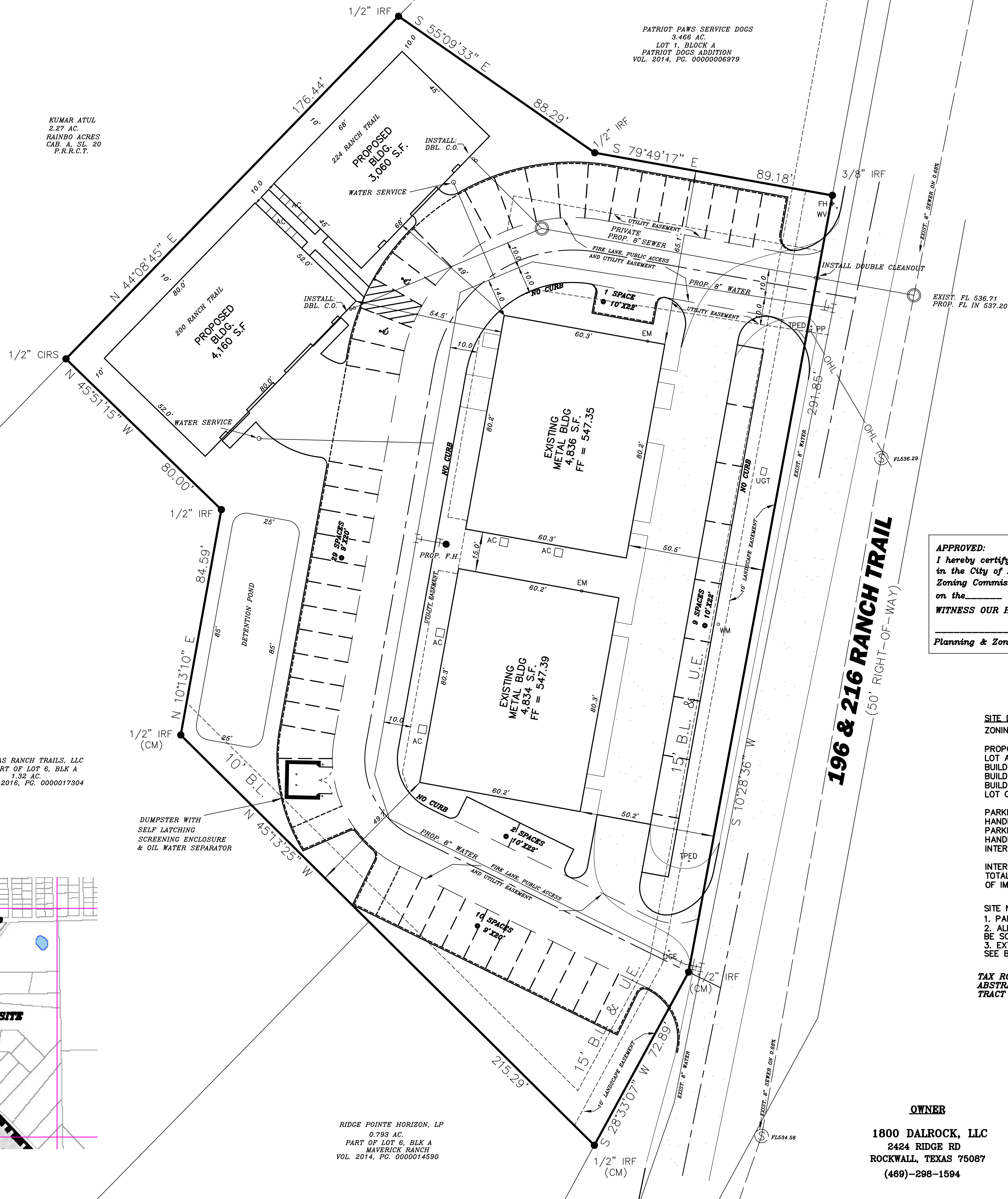


KUMAR ATUL
2.27 AC.
RAINBO ACRES
CAB. A, SL. 20
P.R.R.C.T.

TEXAS RANCH TRAILS, LLC
PART OF LOT 6, BLK A
1.32 AC.
VOL. 2016, PG. 0000017304



LOCATION MAP
NTS



PATRIOT PAWS SERVICE DOGS
3.466 AC.
LOT 1, BLOCK A
PATRIOT DOGS ADDITION
VOL. 2014, PG. 0000006979

NOTE: THERE WILL BE NO OUTSIDE STORAGE ALLOWED

APPROVED:
I hereby certify the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.
WITNESS OUR HANDS, this _____ day of _____, 2024.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

SITE DATA SUMMARY	
ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1,550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	51 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

- SITE NOTES:
1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING
3. EXTERIOR LIGHTING TO BE WALL PACKS
SEE BUILDING ELEVATIONS

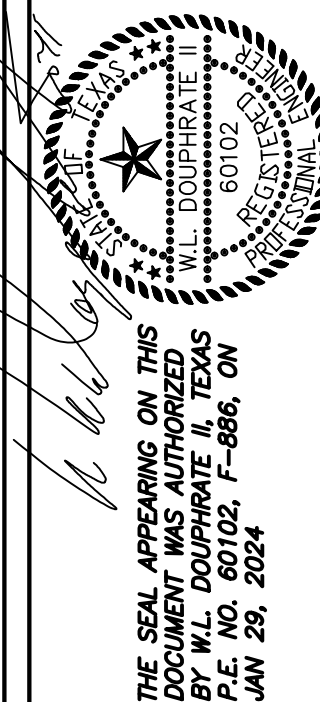
TAX ROLL DESCRIPTION:
ABSTRACT 0080 - WILLIAM M. FORD SURVEY
TRACT 81844, ACRES 1.550

1,550 AC.
67,502 SQ. FT.

OWNER
1800 DALROCK, LLC
2424 RIDGE RD
ROCKWALL, TEXAS 75087
(469)-298-1594

SURVEYOR
FINCHER LAND SURVEYING, PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEQUITE, TEXAS 75150
(903)-944-6397
Texas Firm No. 10194258

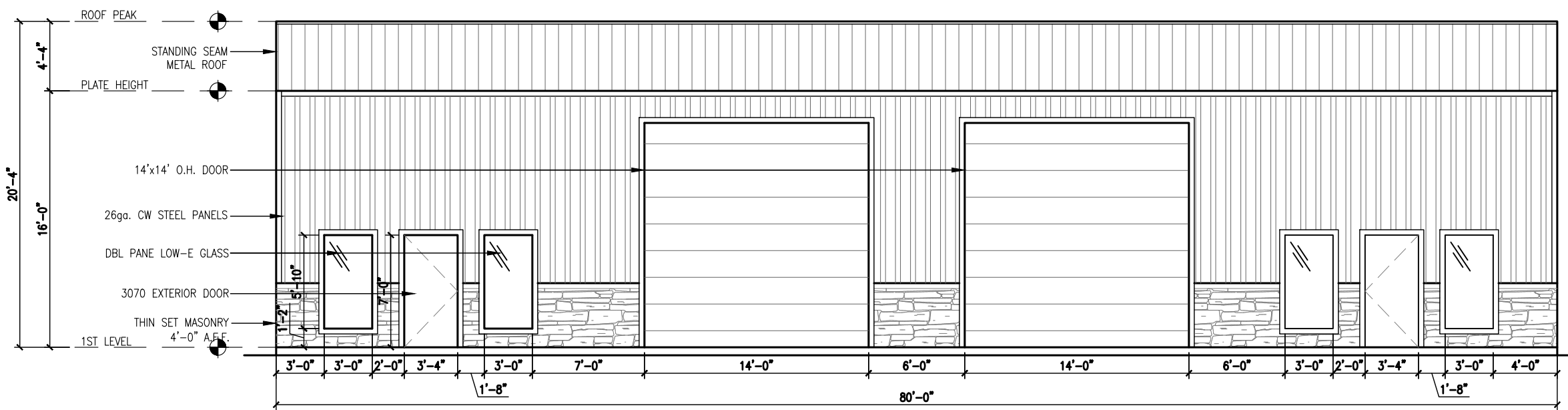
CASE NO. SP 2024-003



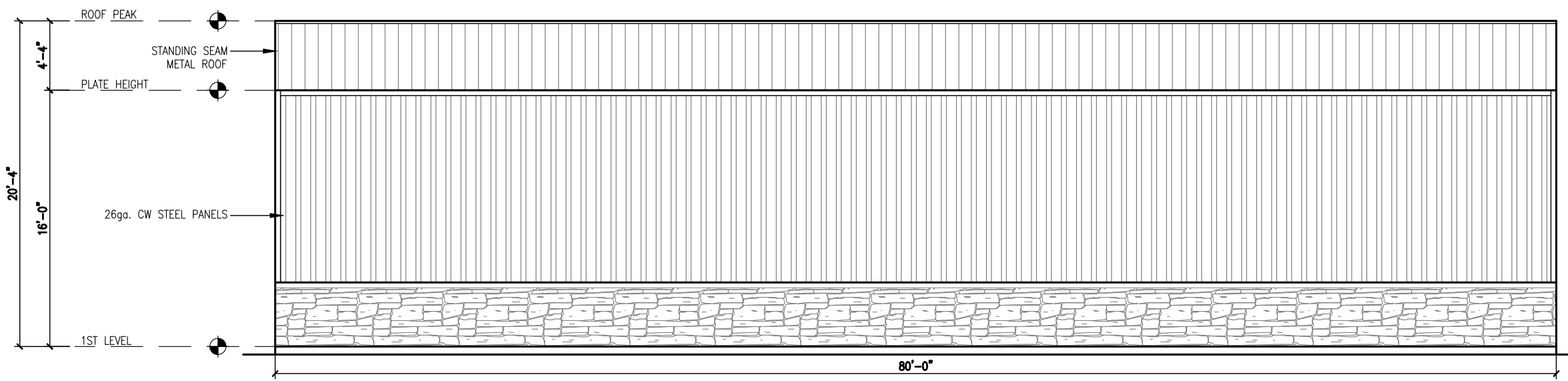
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
LOT 7, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

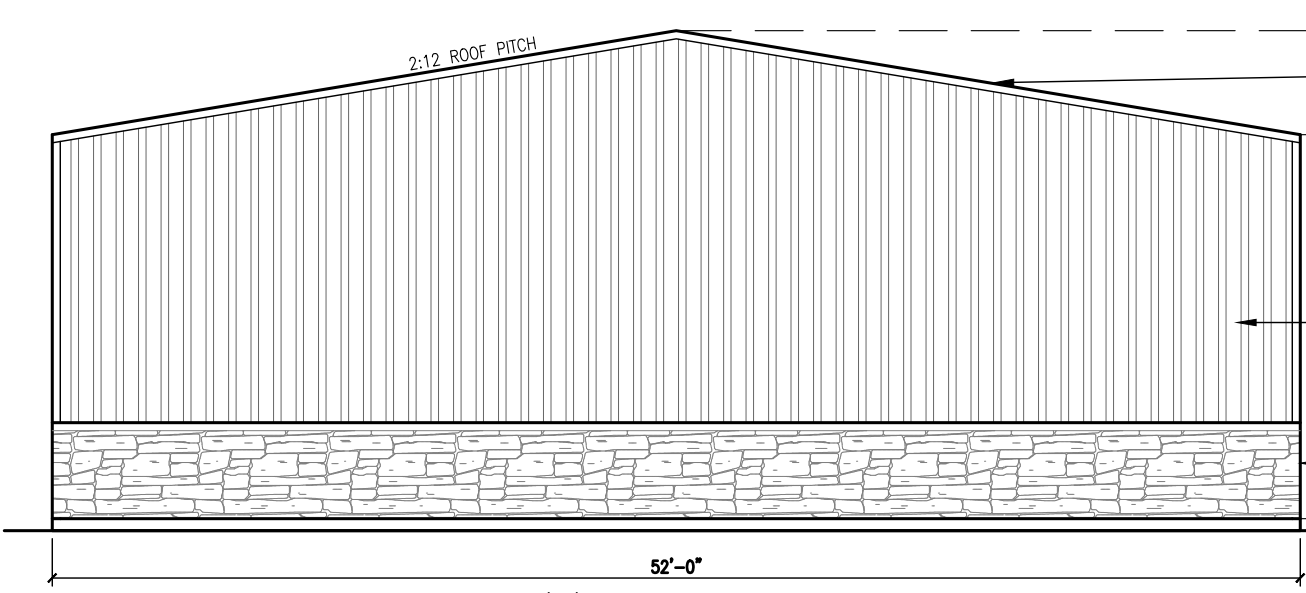
REVISION
WLD.
GCW.
DRAWN
SCALE 1" = 20' H 1" = 1' V
JAN 29, 2024
DATE
23028
PROJECT
20
2024 SITE PLAN



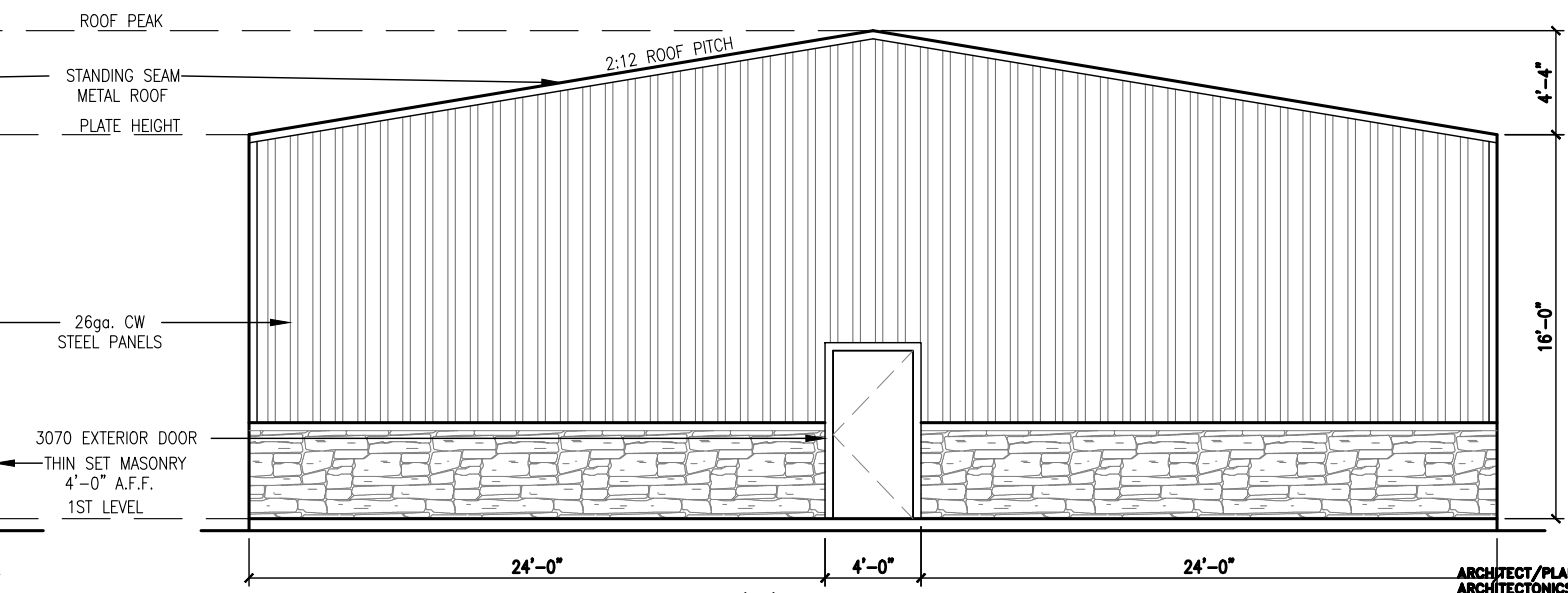
BUILDING 'A' – SOUTH ELEVATION
1/8" = 1'-0"



BUILDING 'A' – NORTH ELEVATION
1/8" = 1'-0"



BUILDING 'A' – WEST ELEVATION
1/8" = 1'-0"



BUILDING 'A' – EAST ELEVATION
1/8" = 1'-0"

MATERIAL USAGE (%) - SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,280	
DOORS & WINDOWS (DEDUCTED)		506	
ACCOUNTABLE AREA		774	100%
26ga. STEEL		650	84%
THIN SET MASONRY CLADDING		124	16%

MATERIAL USAGE (%) - NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,280	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		1,280	100%
26ga. STEEL		925	73%
THIN SET MASONRY CLADDING		355	27%

MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		944	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		944	100%
26ga. STEEL		736	78%
THIN SET MASONRY CLADDING		208	22%

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		944	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		923	100%
26ga. STEEL		731	79%
THIN SET MASONRY CLADDING		192	21%

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



DATE	REVISIONS
3/7/2024	RESPONSE TO CITY COMMENT

PROJECT NAME AND ADDRESS:
METAL BUILDINGS for 1800 DALROCK, LLC
200 & 206 RANCH TRAIL RD.
ROCKWALL, TEXAS 75032

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	01/23/24
SCALE	
SHEET NO.	of

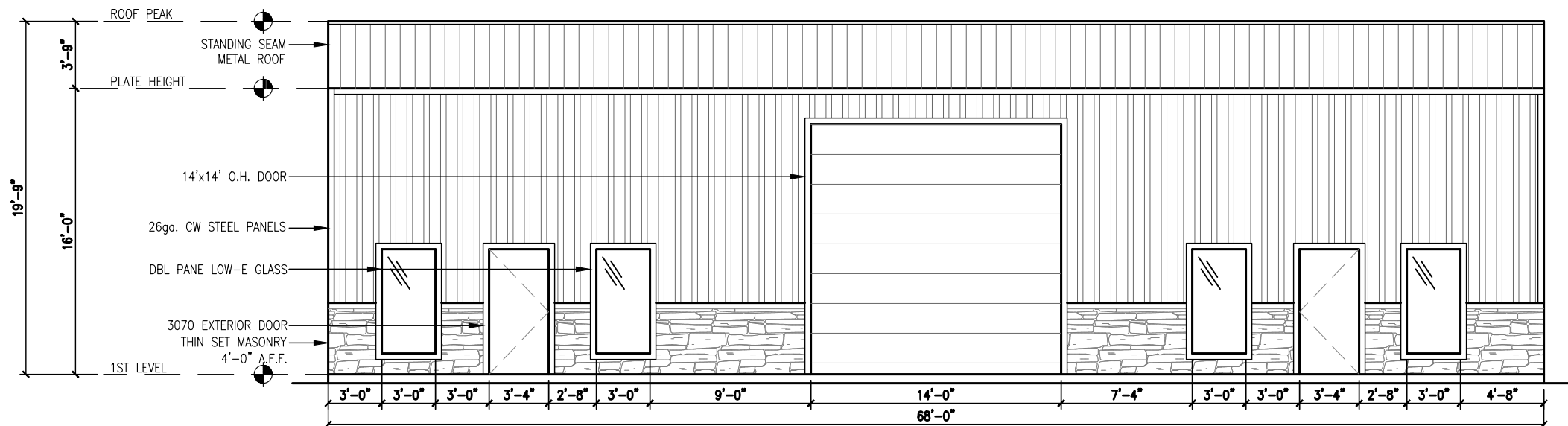
DRAWING NAME:
ELEVATIONS- BLDG 'A'

A1.0

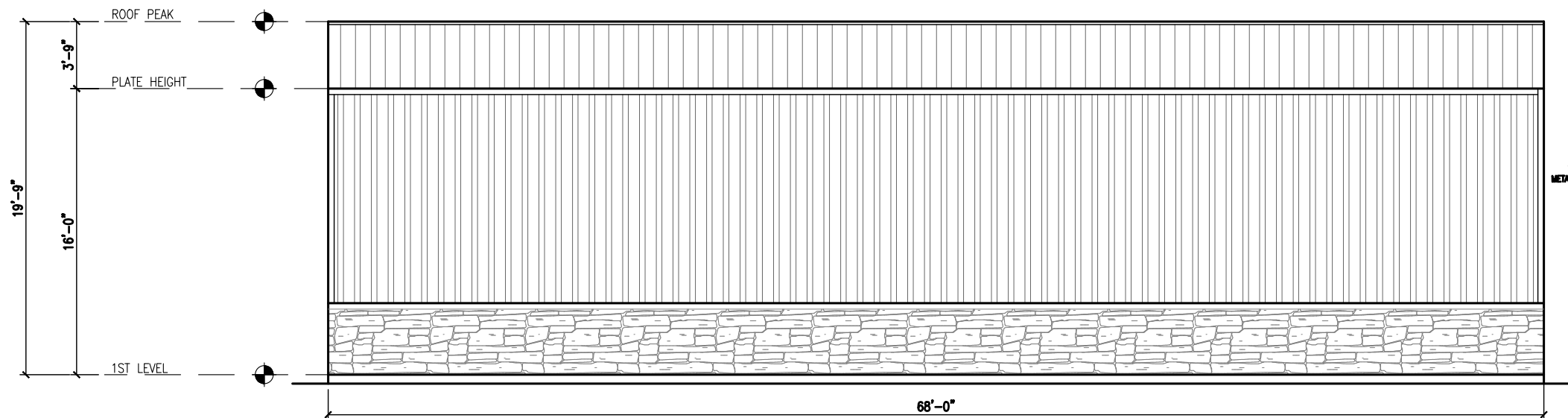
OWNER/AGENT:
1800 DALROCK, INC
ATTN: KEVIN LLOYD
(214)316-1060

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
STEVEN REYES
(972)345-1884
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

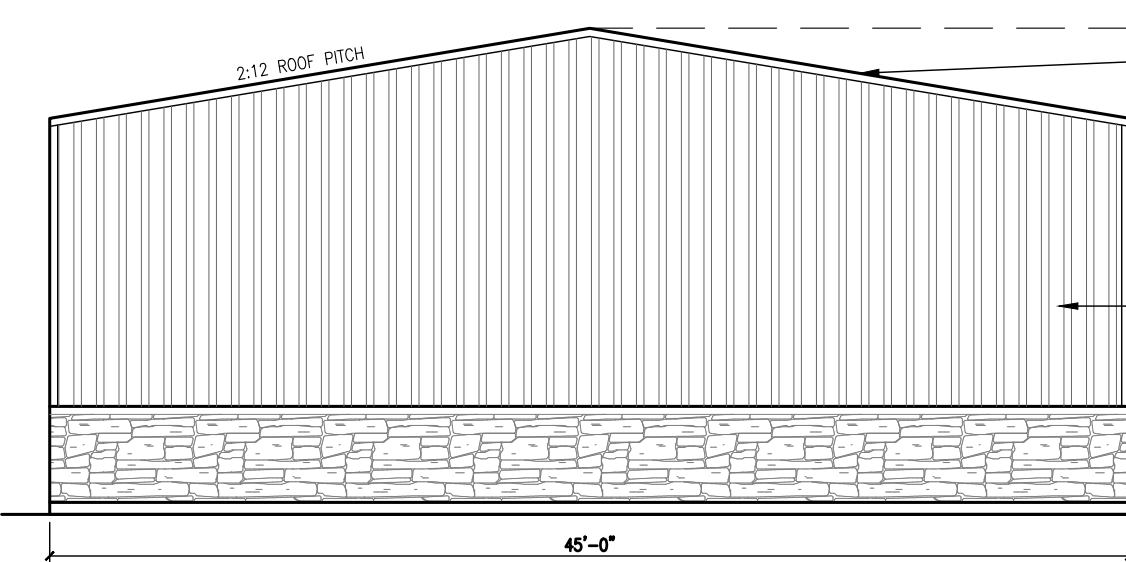
SP2024-003



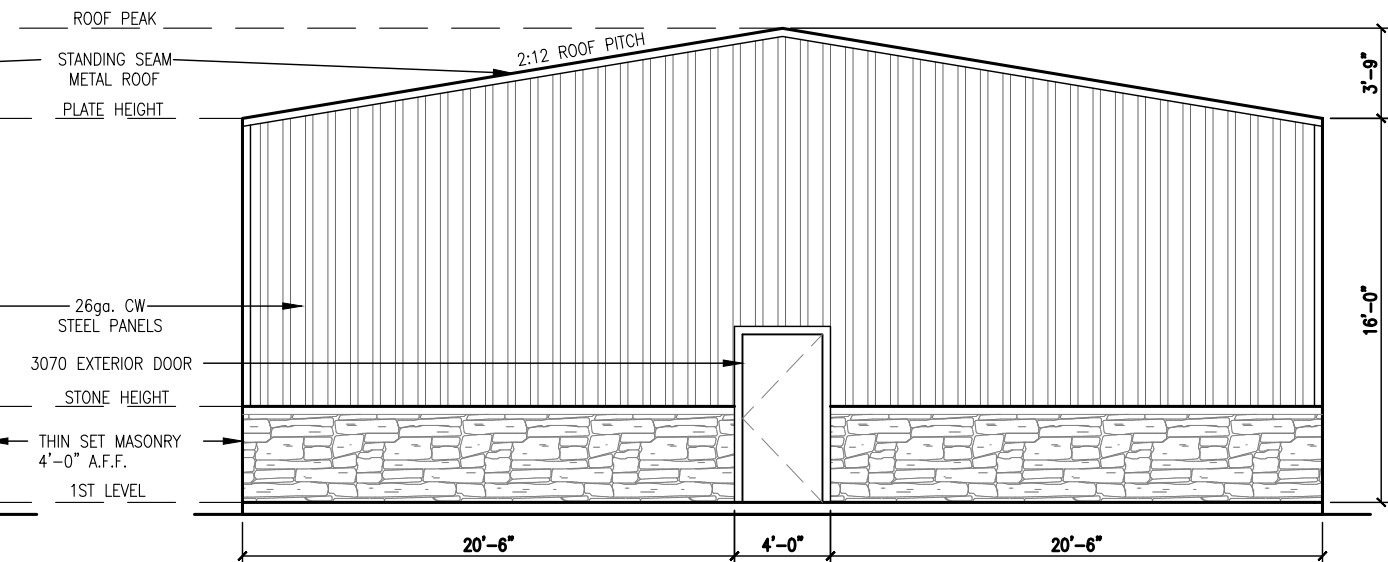
BUILDING 'B' - SOUTH ELEVATION
1/8" = 1'-0"



BUILDING 'B' - NORTH ELEVATION
1/8" = 1'-0"



BUILDING 'B' - EAST ELEVATION
1/8" = 1'-0"



BUILDING 'B' - WEST ELEVATION
1/8" = 1'-0"

MATERIAL USAGE (%) - SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,088	
DOORS & WINDOWS (DEDUCTED)		310	
ACCOUNTABLE AREA		778	100%
26ga. STEEL		643	82%
THIN SET MASONRY CLADDING		135	18%

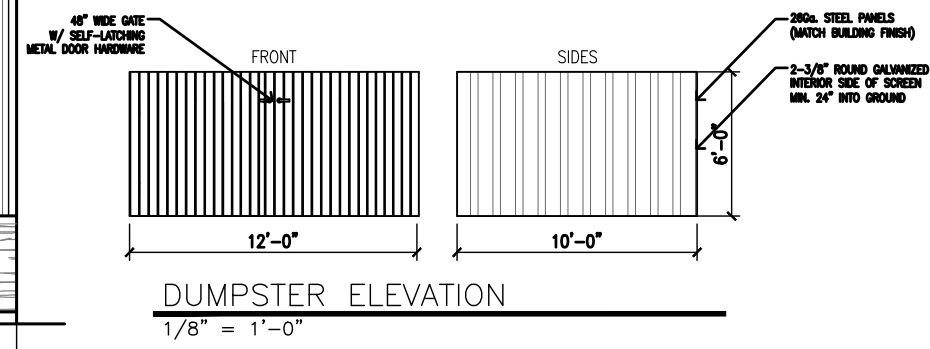
MATERIAL USAGE (%) - NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,088	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		1,088	100%
26ga. STEEL		789	73%
THIN SET MASONRY CLADDING		299	27%

MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		804	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		783	100%
26ga. STEEL		619	79%
THIN SET MASONRY CLADDING		164	21%

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		804	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		804	100%
26ga. STEEL		624	78%
THIN SET MASONRY CLADDING		180	22%

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___.



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



REVISIONS	DATE	DESCRIPTION/ISSUE
1.	3/7/2024	RESPONSE TO CITY COMMENT

PROJECT NAME AND ADDRESS:
METAL BUILDINGS for 1800 DALROCK, LLC
200 & 206 RANCH TRAIL RD.
ROCKWALL, TEXAS 75032

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	01/23/24
SCALE	
SHEET NO.	of

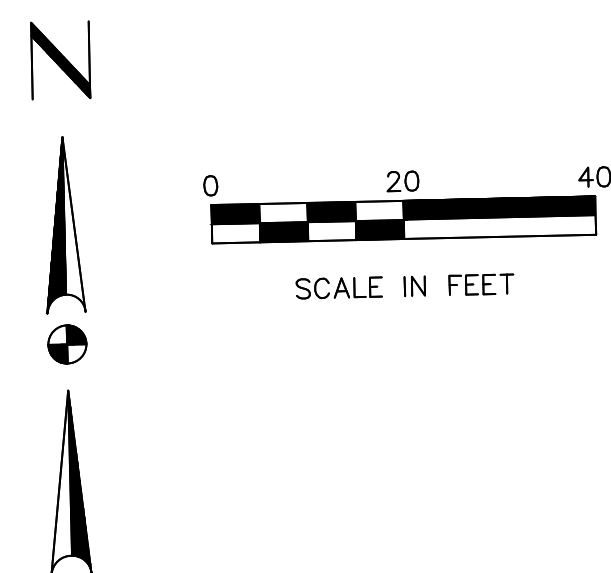
DRAWING NAME:
ELEVATIONS- BLDG 'B'

OWNER/AGENT:
1800 DALROCK, LLC
ATTN: KEVIN LLOYD
(214)316-1060

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
STEVEN REYES
(972)345-1884
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

A2.0

SP2024-003



KUMAR ATUL
2.27 AC.
RAINBO ACRES
CAB. A. SL. 20
P.R.R.C.T.

PATRIOT PAWS SERVICE DOGS
3.466 AC.
LOT 1, BLOCK A
PATRIOT DOGS ADDITION
VOL. 2014, PG. 0000006979

1/2" CIRS

1/2" IRF

1/2" IRF (CM)

TEXAS RANCH TRAILS, LLC
PART OF LOT 6, BLK A
1.32 AC.
VOL. 2016, PG. 0000017304

MAVERICK RANCH
0.793 AC.
ART OF LOT 6, BLK A
GE POINTE HORIZON, LP
2014, PG. 0000014590

---PROPOSED TREES---

4" LIVE OAK (LO)

-4" AUTUMN BLAZE RED MAPLE (RM)

---PROPOSED SHRUBS---

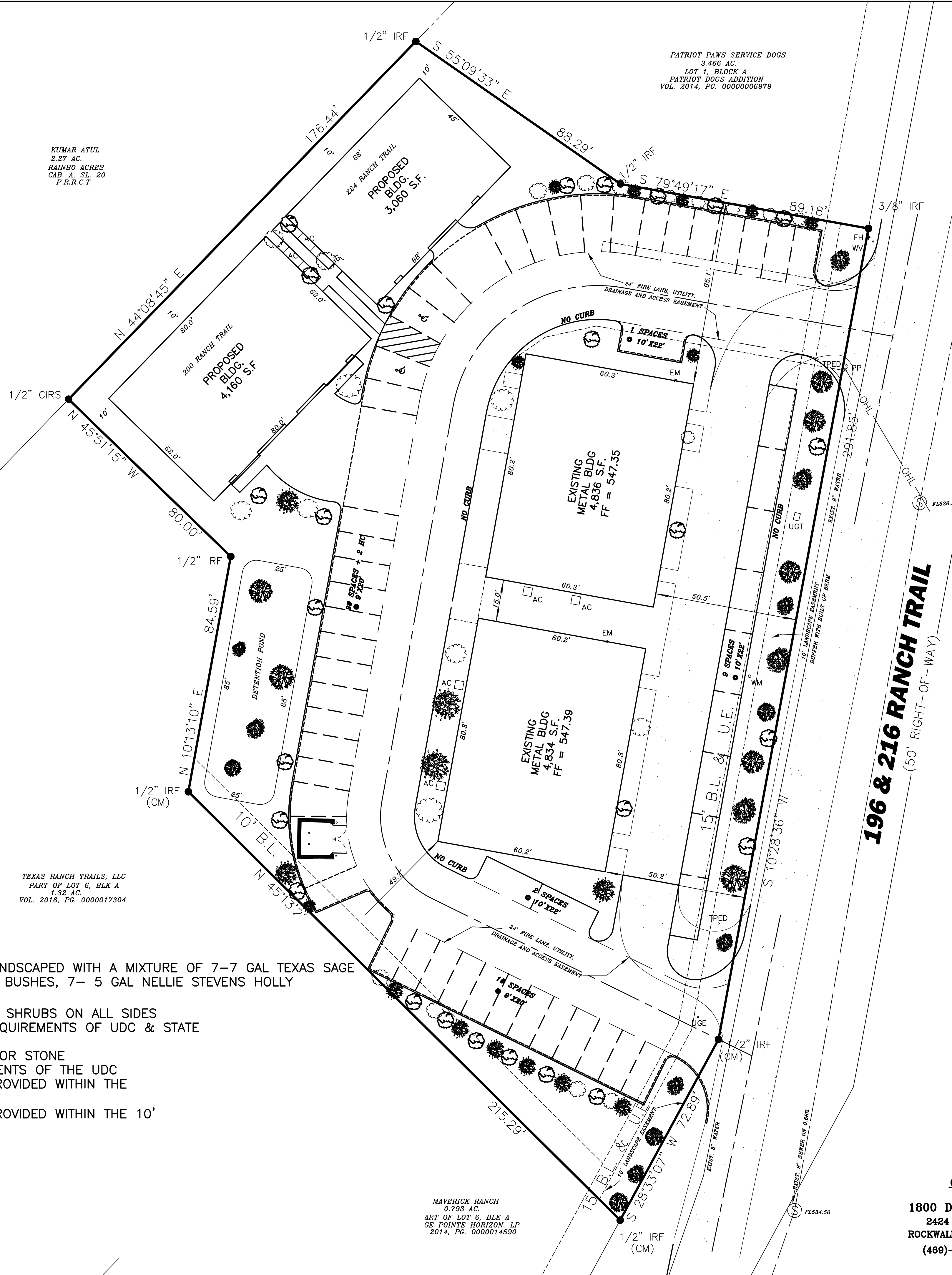
NELLIE STEVENS HOLLY (NS)

TEXAS SAGE DESPARADO (SD)

WAX LEAF PRIVET LIGUSTRUM (PL)

LANDSCAPE NOTES

- 9-4" LIVE OAK, 9-4" AUTUMN BLAZE RED MAPLE,
- SCREEN HEDGEROW INTERIOR PARKING FRONTAGE LANDSCAPED WITH A MIXTURE OF 7-7 GAL TEXAS SAGE DESPERADO, 7-5 GAL WAX LEAF PRIVET LIGUSTRUM BUSHES, 7- 5 GAL NELLIE STEVENS HOLLY
- NO TREES WITHIN 5' OF UTILITY EASEMENTS
- ALL GROUNDED A/C UNITS WILL BE SCREENED WITH SHRUBS ON ALL SIDES
- THE LANDSCAPING IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF UDC & STATE STATE OF TEXAS TCEQ
- ALL RETAINING WALLS SHALL BE FINISHED IN ROCK OR STONE
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE UDC
- 3 CANOPY TREES AND 2 ACCENT TREES WILL BE PROVIDED WITHIN THE DETENTION POND AREA
- 8 CANOPY TREES AND 8 ACCENT TREES WILL BE PROVIDED WITHIN THE 10' LANDSCAPE BUFFER ALONG RANCH TRAIL



APPROVED:
I hereby certify the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, _____.
WITNESS OUR HANDS, this _____ day of _____, _____.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

SITE DATA SUMMARY

ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1.550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	51 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

- SITE NOTES:
- PARKING SPACES ARE 9'X20'
 - ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING
 - EXTERIOR LIGHTING TO BE WALL PACKS SEE BUILDING ELEVATIONS

OWNER
1800 DALROCK, LLC
2424 RIDGE RD
ROCKWALL, TEXAS 75087
(469)-298-1594

SURVEYOR
FINCHER LAND SURVEYING, PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEQUITE, TEXAS 75150
(903)-944-6397
TexAs Firm No. 10194258



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS P.L.E. NO. 60102, F-886, ON JAN 25, 2024

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING-PROJECT MANAGEMENT SURVEYING
22235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

LANDSCAPING PLAN
LOT 7, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

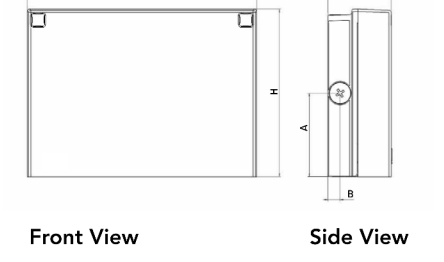
REVISION	WLD.
CHECKED	G.C.W.
DRAWN	
SCALE	1" = 50' H 1" = 4' V
DATE	JAN 29, 2024
PROJECT	23028
	20

LIGHT FIXTURE SCHEDULE			
FIXTURE	DESCRIPTION	MANUFACTURER	MODEL
A	WALL PACK	LITHONIA	WPX1 LED P1 30K MVOLT



WPX LED
Wall Packs

Specifications



Luminaire	Height (ft)	Width (ft)	Depth (ft)	Side Cordfall Location	Height
WPX1	4.1' (24.6cm)	11.1' (28.1cm)	5.7' (8.1cm)	4.0' (12.4cm)	8.4' (12.4cm)
WPX2	4.1' (24.6cm)	12.3' (31.1cm)	4.1' (10.5cm)	4.5' (11.5cm)	8.7' (13.2cm)
WPX3	4.5' (24.1cm)	13.0' (33.0cm)	3.5' (10.2cm)	4.7' (12.2cm)	11.0' (16.5cm)

Ordering Information EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	30K 3000K	DWV1 120V-277V	Blank Note	DBKD Dark bronze
WPX1 LED P2	40K 4000K	347 347V	E4WH Emergency battery backup, CEC compliant, 10K, 20K, 30K, 40K	DWWD White
WPX2 LED	50K 5000K		E14WC Emergency battery backup, CEC compliant, 10K, 20K, 30K, 40K	DBKD Dark
WPX3 LED			FE Photo! Note: For other options, consult factory.	

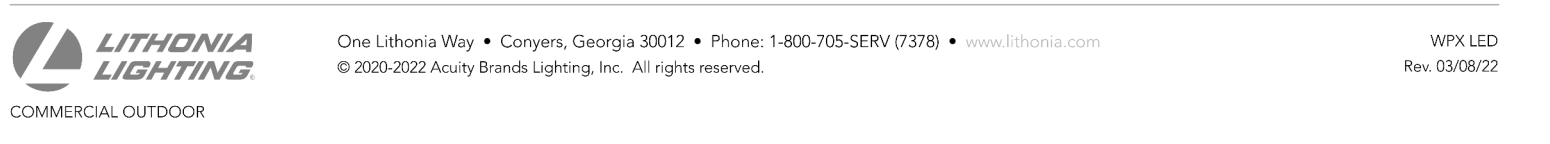
Notes: The lumen output and foot-candle shown in the ordering tree are average representations of the configuration options. Specific values are available on request.

FEATURES & SPECIFICATIONS

INTRODUCTION
The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit pipes on three sides allow for surface conduit wiring. A port on the back surface allows cable through conduit using an adapter that does not have an electrical connection. Storage bin provides the storage wiring compartment in all cases. WPX is only recommended for installations with LEDs being downward.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification shall create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.lithonia.com



Performance Data

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.99	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.26	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

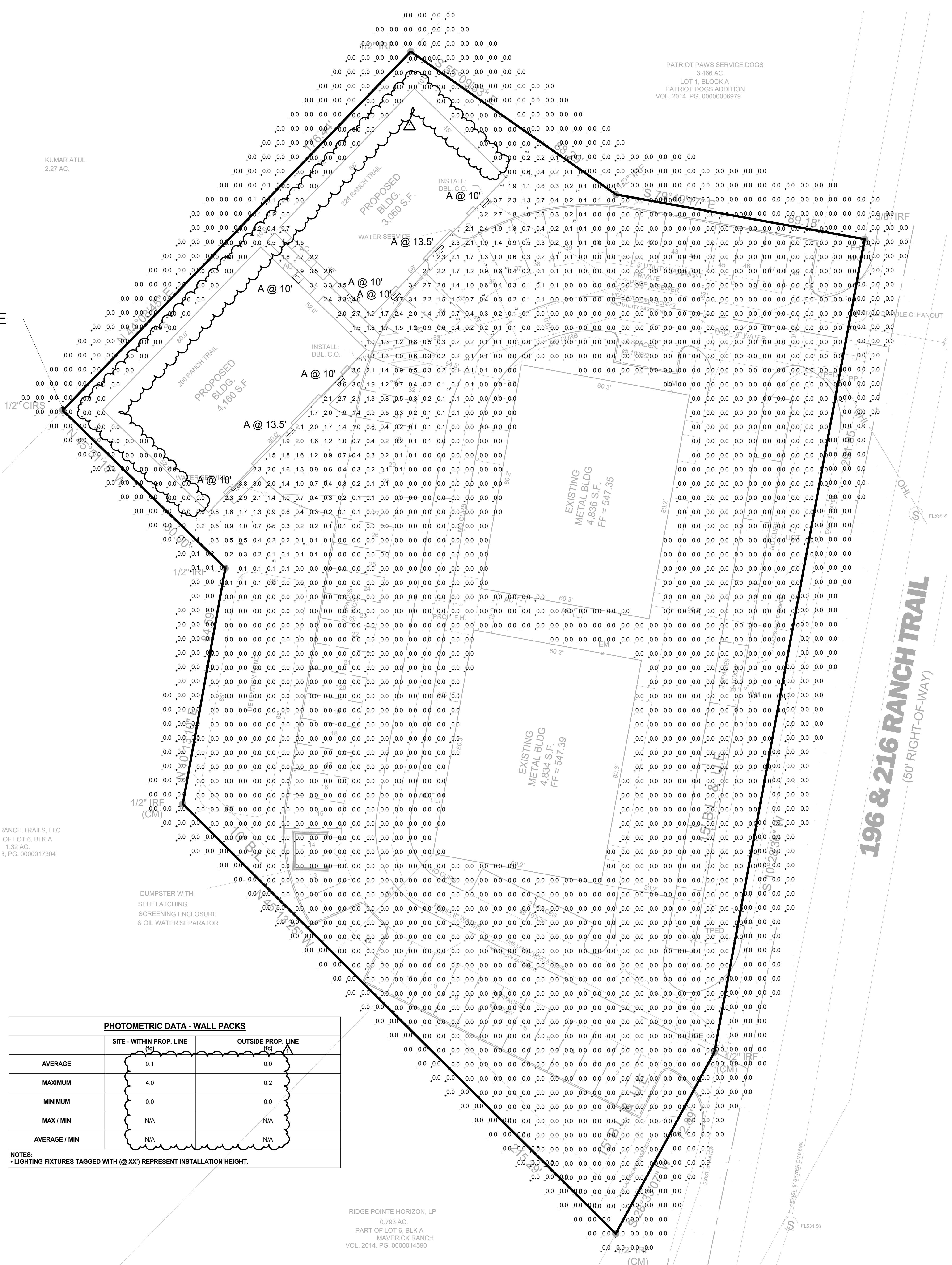
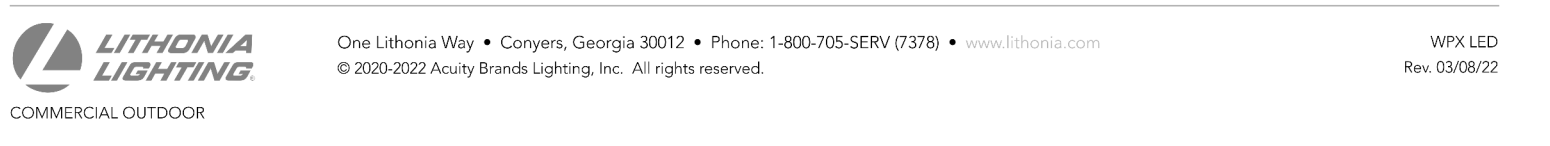
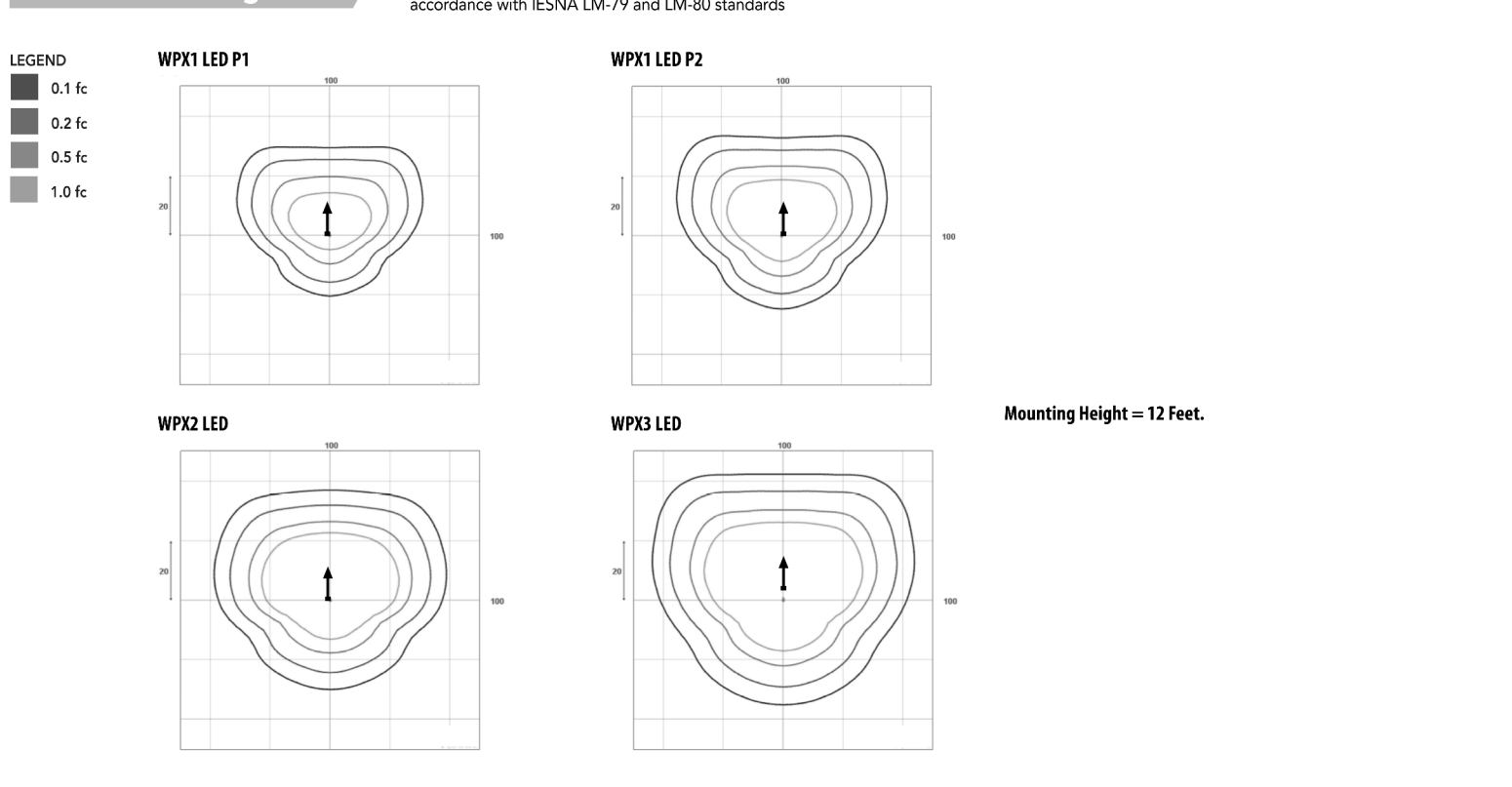
Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

WPX LED P1	150W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Photometric Diagrams



PHOTOMETRIC DATA - WALL PACKS	
SITE - WITHIN PROP. LINE (fc)	OUTSIDE PROP. LINE (fc)
AVERAGE	0.1
MAXIMUM	4.0
MINIMUM	0.0
MAX / MIN	N/A
AVERAGE / MIN	N/A

NOTES:
- LIGHTING FIXTURES TAGGED WITH (XX) REPRESENT INSTALLATION HEIGHT.



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: March 12, 2024
APPLICANT: Jeff Carroll; Carroll Architects
CASE NUMBER: SP2024-004; *Site Plan for an Office Building at 700 Vigor Way*

SUMMARY

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Brian Berry of PRBBS, LLC for the approval of a Site Plan for a commercial building on a 1.745-acre parcel of land being identified as Lot 1, Block A, BW Plus Executive Residency Addition City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 700 Vigor Way, and take any action necessary.

BACKGROUND

The subject property was annexed on November 7, 1960 by *Ordinance No. 60-04 [Case No A1960-004]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the January 3, 1972 *Historic Zoning Map*, at some point between the time of annexation and January 3, 1972, the subject property was rezoned from Agricultural (AG) District to a Commercial (C) District. On August 4 2008, the City Council approved a Specific Use Permit (SUP) by *Ordinance No. 08-37 [Case No. Z2008-013]* to allow a *Hotel* in a Commercial (C) District and to allow a *Building Greater than 36-feet in Height* within the Scenic Overlay (SO) District. On October 14, 2008, the Planning and Zoning Commission approved a site plan [*Case No. SP2008-029*] for a four (4)-story hotel on the subject property. On July 6, 2009, the City Council approved a replat [*Case No. P2009-013*] to establish the necessary easements for the four (4)-story hotel. Ultimately, this Specific Use Permit (SUP) and site plan expired in accordance with the requirements of the Unified Development Code (UDC). On March 3, 2017, the City Council approved another Specific Use Permit (SUP) [*Ordinance No. 17-12; S-163*] to allow for a *Hotel/Residency Hotel* in a Commercial (C) District and to allow a *Building Greater than 36-feet in Height* within the Scenic Overlay (SO) District. Following this approval, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-019*] for the *Hotel* on August 25, 2017; however, the *Hotel* was never constructed, and the Specific Use Permit (SUP) and site plan expired on August 25, 2019. The subject property has remained vacant since the time of annexation.

PURPOSE

On February 16, 2024 the applicant -- *Jeff Carroll of Carroll Architects* -- submitted an application requesting the approval of a Site Plan for the purpose of constructing a two (2) story office building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 700 Vigor Way. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.640-acre parcel of land (*i.e. Lot 1, Block A, Popeye's Addition*), developed with a 2,043 SF *restaurant with a drive-through (i.e. Popeye's Chicken and Biscuits)*, zoned Commercial (C) District. Beyond this is Vigor Way, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is Ridge Road, which is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 0.5210-acre parcel of land (i.e. Lot 11RA, Block A, Rockwall Towne Center Phase 2 & 3), developed with a *minor automotive repair garage* (i.e. Paul's Kwik Kar Inc.), and zoned Commercial (C) District. Beyond this is IH-30, which is identified as a TXDOT 4D (i.e. Texas Department of Transportation, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Vigor Way which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is a 7.68-acre parcel of land (i.e. Lot 9, Block A, Rockwall Towne Center, Phase 4) developed with two (2) retail centers, and zoned Commercial (C) District. Beyond this is a 0.987-acre tract of land (i.e. Tract 20-01, Abstract No. 64, of the E P G Chisum Survey) owned by the City of Rockwall, developed with the City of Rockwall Southside Water Tower and zoned Commercial (C) District.

West: Directly west of the subject property is a 0.964-acre parcel of land (i.e. Lot 3R, Block A, Rockwall Towne Center, Phase 1) developed with a *restaurant with a drive-through* (i.e. Wendy's), zoned Commercial (C) District. Beyond this is a 1.4659-acre parcel of land (i.e. Lot 5R, Block A, Rockwall Towne Center Phase 1), developed with a retail center, and zoned Commercial (C) District. Beyond this is Ridge Road, which is identified as an A4D (i.e. major arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office Building 5,000 SF or Greater* is permitted *by-right* in a Commercial (C) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	43,560 SF	X=1.74-acres; <i>In Conformance</i>
<i>Minimum Lot frontage</i>	200-Feet	X= 58-feet; <i>Legally Non-conforming</i>
<i>Minimum Lot Depth</i>	200-Feet	X=282-feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	15-Feet	X>15-feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	36-Feet (60-Feet with SUP)	X=30-feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	60%	X=17%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	1 Parking Space Per 300 SF Total Required: 85	X=86; <i>In Conformance</i>
<i>Minimum Landscaping Percentage</i>	20.00%	22%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	85%-90%	X=74.8%; <i>In Conformance</i>

TREESCAPE PLAN

There are currently no trees on the subject property. Based on this, a Treescape Plan is not required.

CONFORMANCE WITH THE CITY'S CODES

The applicant is requesting to construct a 25,500 SF two (2) story *Office Building* on the subject property. According to Subsection 02.02(D)(2), *Office Building*, of Article 13, *Definitions*, of the Unified Development Code (UDC), an *Office Building* is defined as "(a) facility that provides executive, management, administrative, or professional services..., but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices..."

The proposed site plan generally conforms to the requirements of the *General Commercial District Standards* and the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances and exceptions being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variance and exceptions:

- (1) Four (4) Sided Architecture. According to Article 05, *General Overlay District Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (*i.e. four [4] or more accent or canopy trees*) shall be planted along perimeter of the subject property to the rear of the building." In this case, the building elevations do not meet the articulation standards and are not finished with the same finishes and details on all four (4) facades of the building. In addition, the applicant has not provided a row of trees along the perimeter of the subject property to the rear of the building. This will require a Variance from the Planning and Zoning Commission.
- (2) Primary Articulation. According to Article 05, *General Industrial Commercial Standards*, of the Unified Development Code (UDC), "(a) primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All commercial buildings shall meet the standards for articulation on primary building façades as depicted in *Figure 7*." In this case, the building elevations do not meet the standards for articulation on all the primary facades, specifically the projection and wall length requirements. This will require a Exception from the Planning and Zoning Commission.
- (3) Landscape Buffer Along IH-30. According to Article 05, *General Overlay District Standards*, of the Unified Development Code (UDC), "(a)ll landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the Primary Roadway. In the E. SH-66 Overlay (E SH-66 OV), FM549 Overlay (FM-549 OV), and SH-205 By-Pass Overlay (SH205 BY OV) Districts the required landscape buffer shall incorporate one (1) additional cedar tree per 100-feet of linear of frontage along the *Primary Roadway*." In this case, the applicant is only providing four (4) canopy trees dispersed throughout the site in lieu of the required landscape buffer. This will require a Variance from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception and/or variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In addition, the code requires that applicants provide compensatory measures that directly offset the requested exceptions and variances. In this case, as compensatory measures, the applicant is proposing: [1] four (4) additional accent trees, [2] awnings over each first floor level storefront side to help offset primary articulation variance, [3] increased landscape percentage at 22.00%, in lieu of the required 15.00%, [4] an outside pedestrian area comprised of a park bench and bike rack at the front facing Vigor Way, [5] a large planter bed area with increased aesthetic landscaping close to the pedestrian area, and [6] pulling the building closer to the road and provided parking in the back. With this being said, requests for exceptions and variances and exceptions are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the IH-30 Corridor District and located within the IH-30 Corridor District is designated for the Special

Commercial (SC) Corridor land use. The OURHometown Vision 2040 Comprehensive Plan describes the Special Commercial (SC) Corridor as intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region. The primary land use characteristics include regional shopping centers, entertainment, retail, personal services, restaurant, corporate office, employment and recreational land uses. Based on this, the applicant's request appears to conform with the Future Land Use Plan. Staff should also note that the IH-30 Corridor District is divided into three (3) Corridor Zones (i.e. the Preservation, Opportunity, and Transitional Zones). In this case, the subject property is located within a Preservation Zone, which is defined as "(a) segment of the existing corridor that is being utilized with the highest and best uses for the properties in that zone, and should be maintained and supported." The subject property is currently vacant and is surrounded by restaurants and shopping centers including retail and personal service land uses. Based on this, the proposed future development would appear to conform to the IH-30 Corridor Plan contained in Appendix 'B', Corridor Plans, of the OURHometown Vision 2040 Comprehensive Plan.

According to the Goal 07, Policy 3, Workforce, within Chapter 06, Economic Development, of the OURHometown Vision 2040 Comprehensive Plan, strives to produce high quality work environments that create a sense of place, and that provide access in a close proximity to retail and restaurants. As mentioned previously, the subject property is surrounded by retail and restaurant land uses within walking distance. Given this, the applicant's request appears to conform to this policy, which is laid out for Economic Development within the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURE REVIEW BOARD (ARB) RECOMMENDATION

On February 27, 2024 the Architecture Review Board reviewed the building elevations provided by the applicant and requested the applicant provide colored elevations and renderings. The applicant has provided colored elevations. These will be reviewed by the ARB at the March 12, 2024 meeting for a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request for a Site Plan for the purpose of constructing a two (2) story 25,500 SF office building on the subject property, then staff would propose the following conditions of approval:

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **SP2024-004**

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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 **VIGOR WAY**
 SUBDIVISION **ROCKWALL TOWNE CENTER** LOT **1** BLOCK **A**
 GENERAL LOCATION **CENTERED IN VIGOR WAY BETWEEN I-30 & RIDGE RD.**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **COMMERCIAL** CURRENT USE **N/A**
 PROPOSED ZONING **COMMERCIAL** PROPOSED USE **OFFICE**
 ACREAGE **1.74 AC** LOTS [CURRENT] **1** LOTS [PROPOSED] **1**

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

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

<input type="checkbox"/> OWNER	PRBBS, LLC.	<input checked="" type="checkbox"/> APPLICANT	CARROLL ARCH. INC.
CONTACT PERSON	BRIAN BERRY	CONTACT PERSON	JEFF CARROLL
ADDRESS	2 ESSEX COURT	ADDRESS	750 E. INTERSTATE 30 SUITE 110
CITY, STATE & ZIP	HEATH, TX 75032	CITY, STATE & ZIP	ROCKWALL, TX 75087
PHONE	469.583.5976	PHONE	214.632.1762
E-MAIL	bberry@lonefirm.com	E-MAIL	JCE@CARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

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

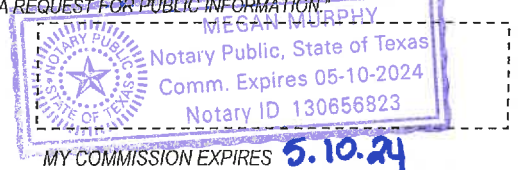
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1125 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF February, 2024 BY SIGNING THIS APPLICATION, 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 16 DAY OF February, 2024

Applicant's OWNER'S SIGNATURE

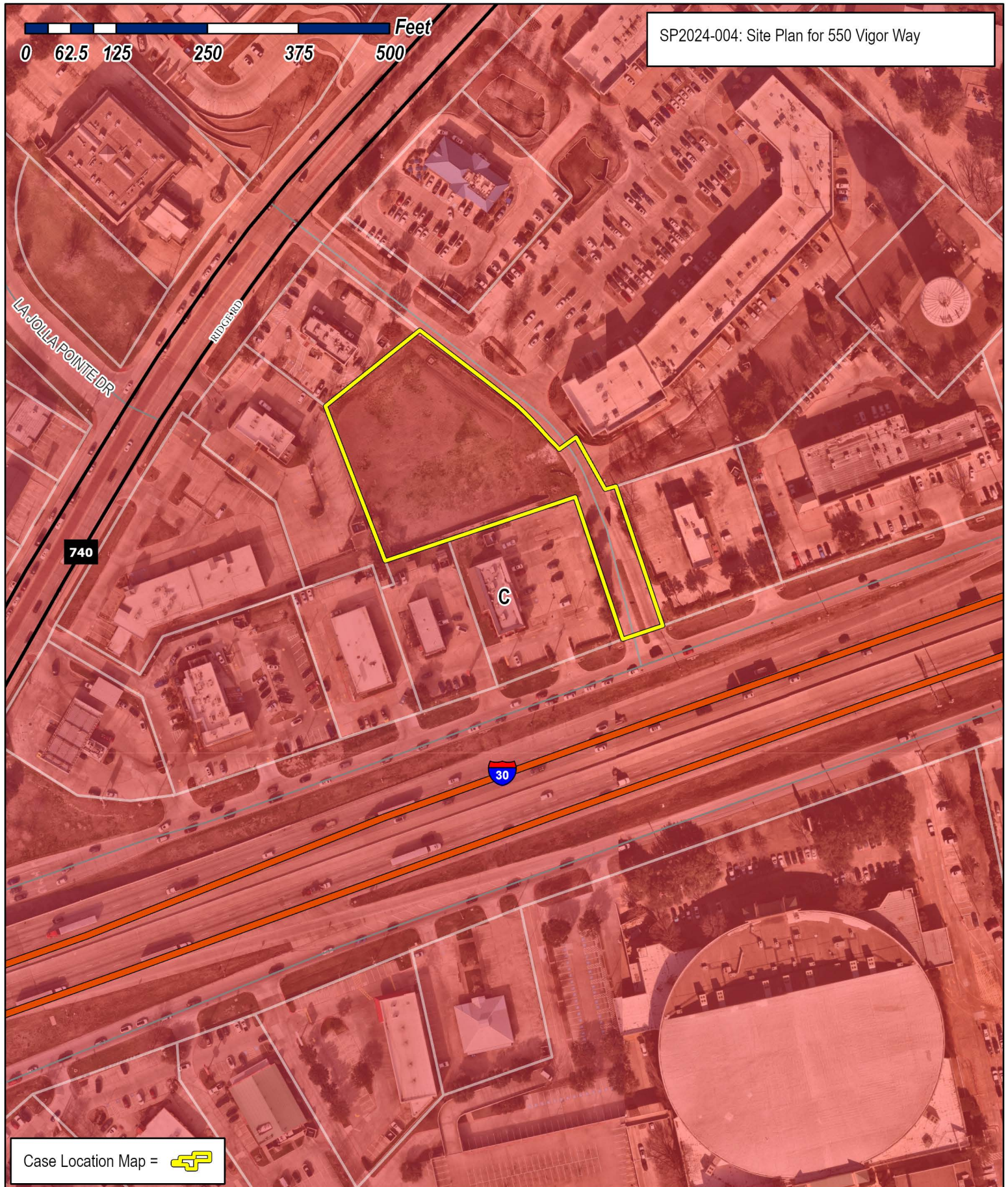
Jeff Carroll
M. Murphy


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2024-004: Site Plan for 550 Vigor Way



Case Location Map = 

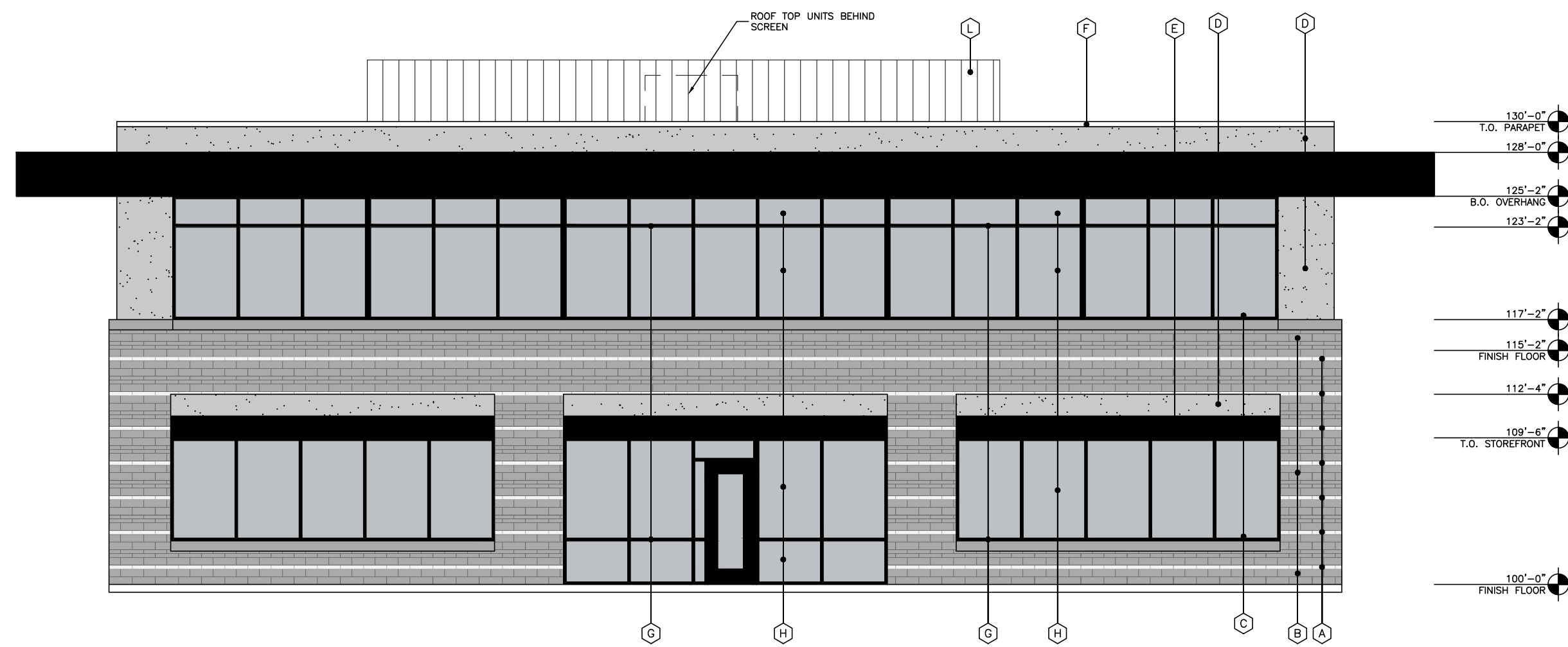


City of Rockwall

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

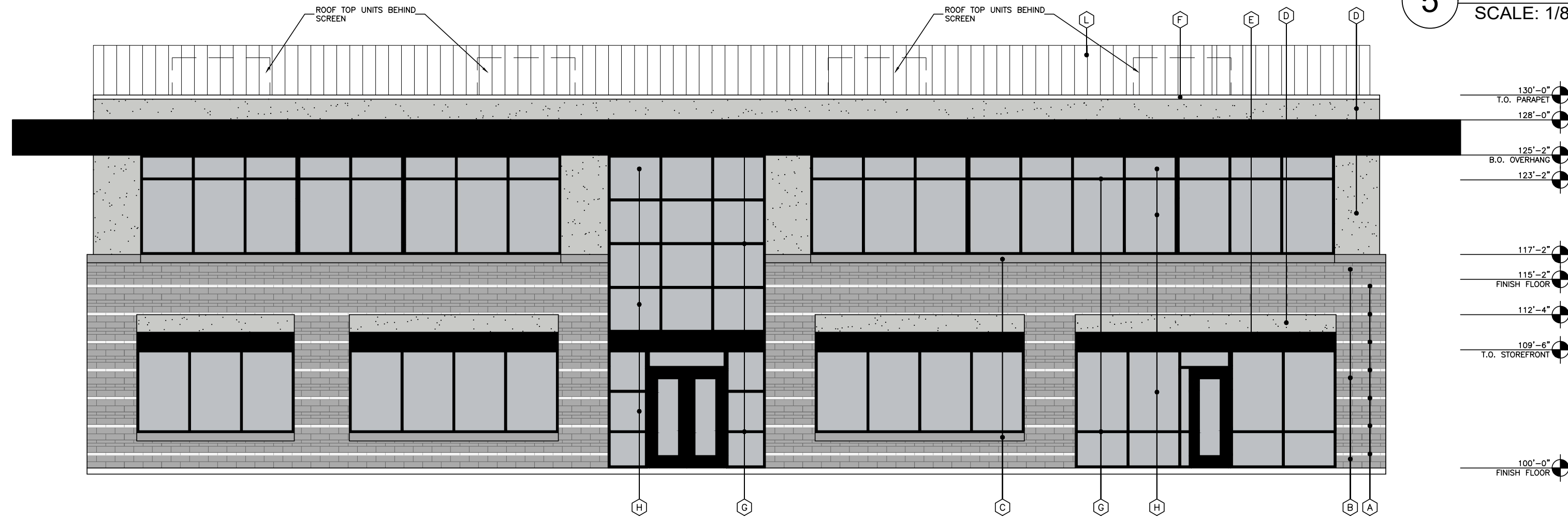
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





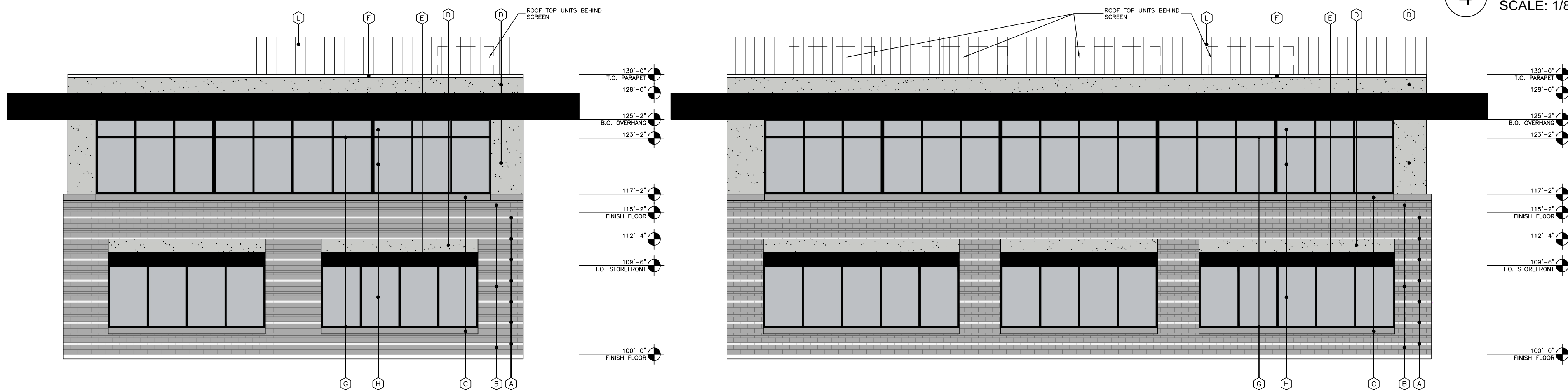
STONE	-	714 S.F.	-	53%
STUCCO	-	279 S.F.	-	21%
AWNINGS	-	350 S.F.	-	26%
TOTAL		1,343 S.F.		100%

5 WEST ELEVATION - WENDY'S
SCALE: 1/8" = 1'-0"



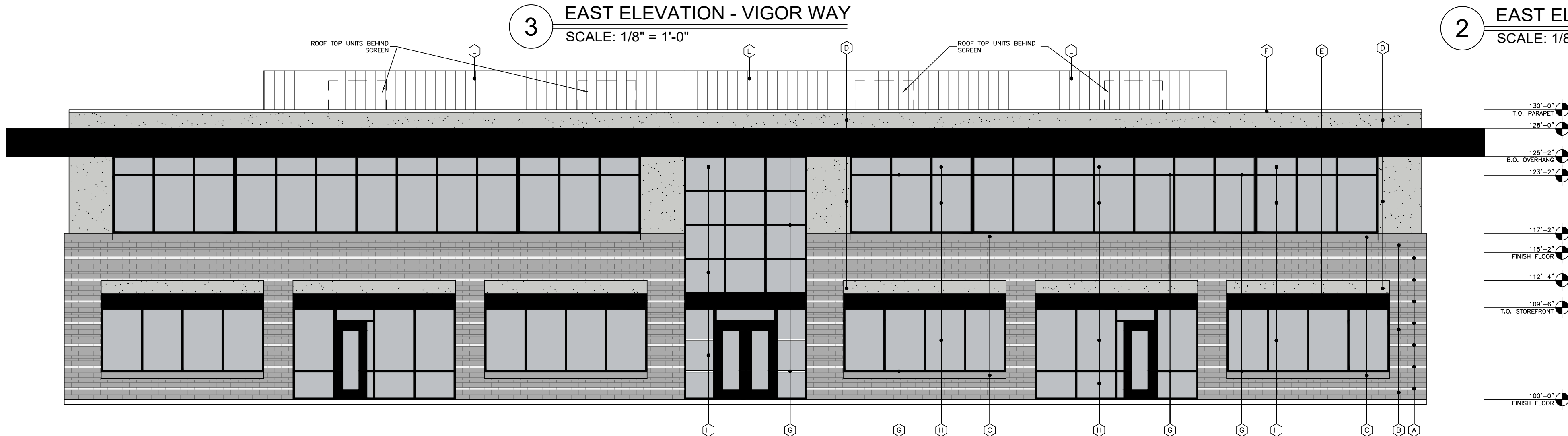
STONE	-	878 S.F.	-	51%
STUCCO	-	387 S.F.	-	23%
AWNINGS	-	443 S.F.	-	26%
TOTAL		1,708 S.F.		100%

4 NORTH ELEVATION - RIDGE ROAD
SCALE: 1/8" = 1'-0"



2/3 PERCENTAGES				
STONE	-	1265 S.F.	-	56%
STUCCO	-	450 S.F.	-	20%
AWNINGS	-	552 S.F.	-	24%
TOTAL		2,267 S.F.		100%

2 EAST ELEVATION - VIGOR WAY
SCALE: 1/8" = 1'-0"



STONE	-	1150 S.F.	-	51%
STUCCO	-	521 S.F.	-	23%
AWNINGS	-	577 S.F.	-	26%
TOTAL		2,248 S.F.		100%

1 SOUTH ELEVATION - I-30
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
(A)	STONE VENEER ACCENT COLOR: (4) SIDED CUT STONE USING 3" HEIGHT BY RANDOM LENGTHS, COLOR - LIMESTONE
(B)	STONE VENEER FIELD COLOR: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 6" TALL, MAXIMUM SIZE 12" TALL, COLOR - LUEDERS DARK GREY
(C)	STONE CAP: (4) SIDED CUT STONE W/ RANDOM LENGTHS WITH, MAXIMUM SIZE 3" TALL, COLOR - LUEDERS DARK GREY
(D)	STUCCO: (3 PART SYSTEM) W/ ELASTOMERIC FINISH COAT - COLOR - SW 9163 TIN LIZZIE
(E)	AWNINGS: PREFINISHED MTL. AWNINGS PANELS COLOR - BLACK
(F)	PREFINISHED METAL COPING COLOR - SILVER
(G)	ALUMINUM STOREFRONT, COLOR - BLACK
(H)	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 95% - DARK GREY
(J)	STUCCO: CONTROL JOINTS AS SHOWN
(K)	MASONRY EXPANSION JOINT
(L)	MECHANICAL SCREEN ON ROOF COLOR - LIGHT GREY

ISSUE:	
SITE PLAN:	03-05-2024

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NEW OFFICE DEVELOPMENT
VIGOR WAY PLAZA
Vigor Way,
Rockwall, Texas 75087

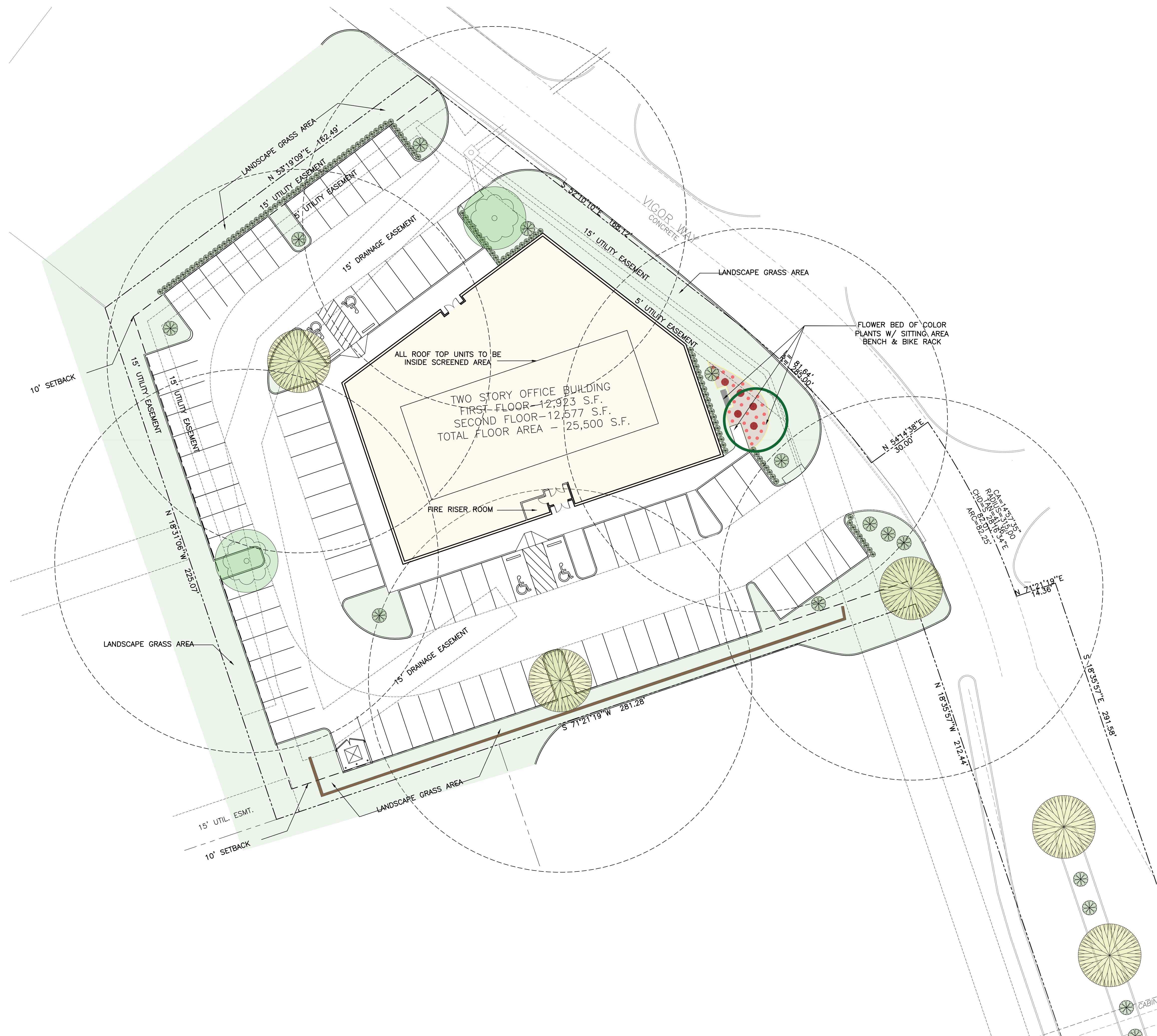
PRBBS, LLC.
2 ESSEX COURT
HEATH, TX 75032

CARROLL
architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

EXTERIOR ELEVATIONS

CITY OF ROCKWALL CASE NUMBER: SP2024-004
LEGAL DESCRIPTION AND/OR ADDRESS: LOT 1, BLOCK A REPLAT OF ROCKWALL TOWNE CENTRE LOT 8 & LOT 9 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087
OWNER PRBBS, LLC 2 Essex Court Heath, TX 75032 ATTN: Brian Berry
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll
SITE PLAN SIGNATURE BLOCK
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.
WITNESS OUR HANDS, this _____ day of _____, 2024.
Planning & Zoning Commission, Chairman
Director of Planning and Zoning

DATE:	MAR 2024	SHEET NO.:	A501
PROJECT NO.:	2023100		
DRAWN BY:	ZJ		
CHECKED BY:			



SITE DATA TABLE	
SITE AREA	1.74 ACRES (75,987 S.F.)
ZONING	COMMERCIAL
PROPOSED USE	OFFICE
BUILDING AREA: FIRST FLOOR - SECOND FLOOR -	25,500 S.F. 12,923 S.F. 12,577 S.F.
LOT COVERAGE (GROSS AREA)	17%
FLOOR TO AREA RATIO	5.88 : 1
BUILDING HEIGHT MAX.	36'-0"

LANDSCAPE TABULATION	
NET AREA	1.74 ACRES (75,987 S.F.)
REQUIRED LANDSCAPE AREA-- 20% OF 75,987 S.F.	15,197 S.F.
PROVIDED LANDSCAPE AREA-- 22% OF 75,987 S.F.	16,718 S.F.
IMPERVIOUS COVERAGE-- 78% OF 75,987 S.F.	59,269 S.F.

NOTES:
 - Irrigation shall be provided to all landscaped areas.
 - Tree mitigation for this project for existing trees on this property.
 - All perimeter parking area within 50'-0" of a shade tree.
 - No trees within 5' of public utilities less than 10'.
 - No trees within 10' of public utilities 10' or greater.

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
	CEDAR ELM
	BALD CYPRESS (DETENTION POND)
	DESERT WILLOW
	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION

NOTE: THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (Subsection 05.04, of Article 08)

- GENERAL NOTES:
- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
 - ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
 - OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
 - CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
 - DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED
 - ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
 - THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
 - NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
 - ALL PARKING SPACES ARE WITHIN 80' OF A TREE.

CITY OF ROCKWALL CASE NUMBER: SP2024-004
LEGAL DESCRIPTION AND OR ADDRESS: LOT 1, BLOCK A REPLAT OF ROCKWALL TOWNE CENTRE LOT 8 & LOT 9 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087
OWNER PRBBS, LLC 2 Essex Court Heath, TX 75032 ATTN: Brian Berry
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jcarroll@carrollarch.com ATTN: Jeff Carroll
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2023. WITNESS OUR HANDS, this _____ day of _____, 2023. _____ Planning & Zoning Commission, Chairman Director of Planning and Zoning

ISSUE:	DATE:	DESCRIPTION:
03-05-2024		

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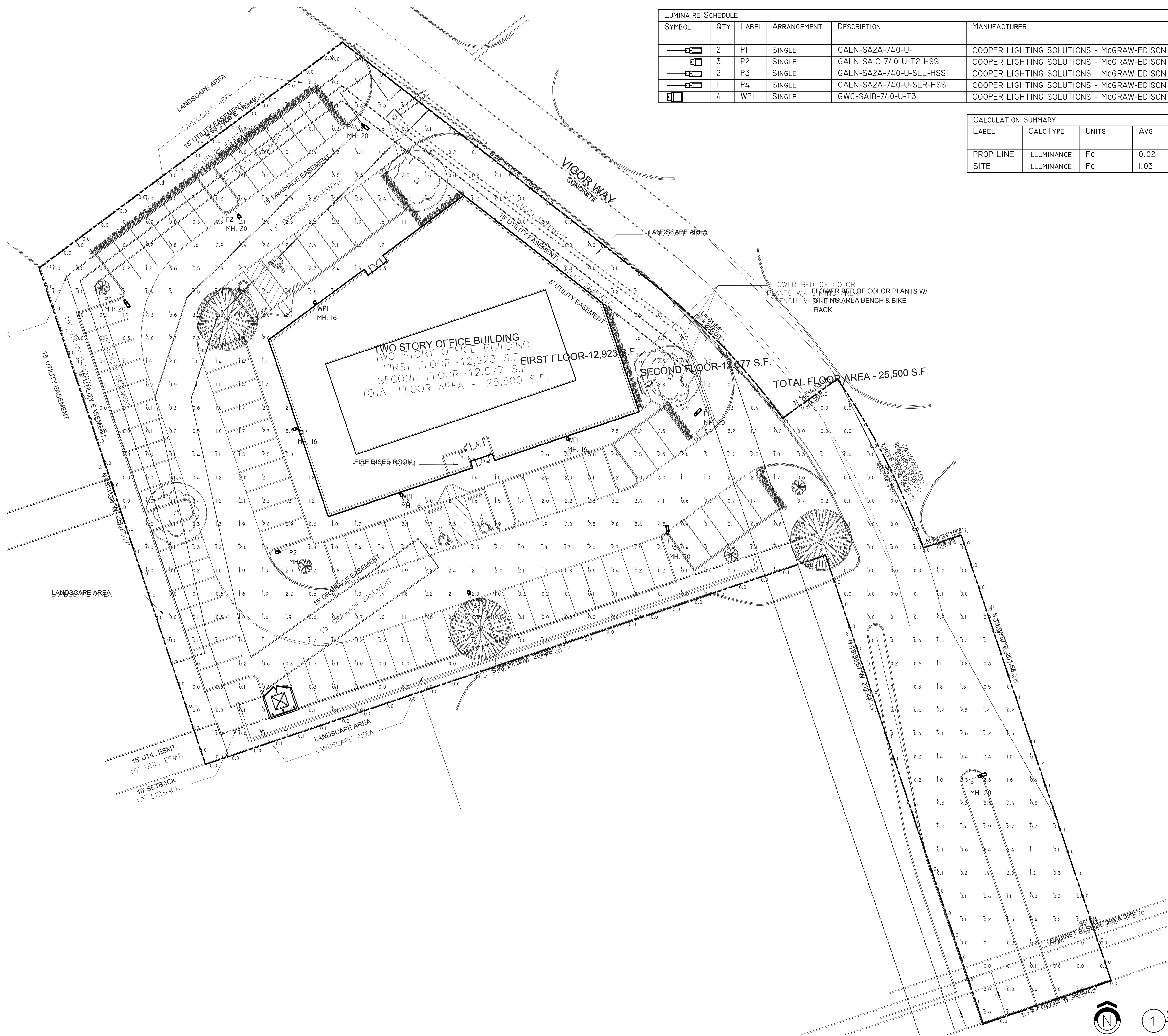
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 HEATH, TX 75032

CARROLL
 architects
 750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-732-6085
 f: 972-732-8058

**LANDSCAPE
 SITE PLAN**

DATE: MAR 2024
 SHEET NO: A100
 PROJECT NO: 2023100
 DRAWN BY: ZJ
 CHECKED BY:



LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION	MANUFACTURER	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	TOTAL WATTS
	2	P1	SINGLE	GALN-SA2A-740-U-T1	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	0.900	9180	63	126
	3	P2	SINGLE	GALN-SA1C-740-U-T2-HSS	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	0.912	5318	57	171
	2	P3	SINGLE	GALN-SA2A-740-U-SLL-HSS	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	0.912	6604	63	126
	1	P4	SINGLE	GALN-SA2A-740-U-SLR-HSS	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	0.912	6604	63	63
	4	WPI	SINGLE	GWC-SAIB-740-U-T3	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)	0.912	6105	44	176

CALCULATION SUMMARY								
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	CALC HT.
PROP LINE	ILLUMINANCE	Fc	0.02	0.2	0.0	N.A.	N.A.	N.A.
SITE	ILLUMINANCE	Fc	1.03	5.4	0.0	N.A.	N.A.	0

ISSUE:	03-05-2024
SITE PLAN:	

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TWO STORY OFFICE BUILDING
 FIRST FLOOR-12,923 S.F.
 SECOND FLOOR-12,577 S.F.
 TOTAL FLOOR AREA - 25,500 S.F.

SITE DATA TABLE	
SITE AREA	1.74 ACRES (75,987 S.F.)
ZONING	COMMERCIAL
PROPOSED USE	OFFICE
BUILDING AREA: FIRST FLOOR - SECOND FLOOR -	25,500 S.F. 12,923 S.F. 12,577 S.F.
LOT COVERAGE (GROSS AREA)	17%
FLOOR TO AREA RATIO	5.88 : 1
BUILDING HEIGHT MAX.	36'-0"

CITY OF ROCKWALL CASE NUMBER:
SP2024-004

LEGAL DESCRIPTION AND OR ADDRESS:
LOT 1, BLOCK A
REPLAT OF ROCKWALL TOWNE CENTRE
LOT 8 & LOT 9
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 75087

OWNER
PRBBS, LLC
2 Essex Court
Heath, TX 75032
ATN: Brian Berry

APPLICANT
Carroll Architects, Inc.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: info@carrollarch.com
ATN: Jeff Carroll

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.

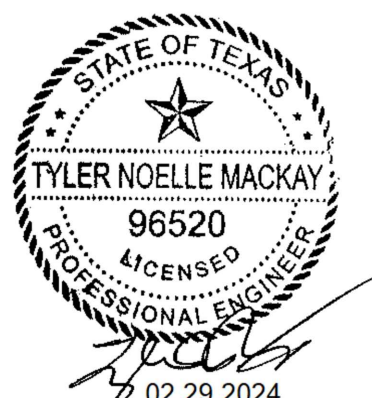
WITNESS OUR HANDS, this _____ day of _____, 2024.

Planning & Zoning Commission, Chairman
Director of Planning and Zoning

NEW OFFICE DEVELOPMENT
VIGOR WAY PLAZA
 Vigor Way,
 Rockwall, Texas 75087

PRBBS, LLC.
 2 ESSEX COURT
 HEATH, TX 75032

CARROLL
 architects
 750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-732-6085
 f: 972-732-8058



SITE PHOTOMETRIC PLAN

1 SITE PHOTOMETRIC PLAN
 SCALE: 1" = 20'-0"

JFTE
 James F. Turner
 Engineers, L.P.
 Consulting Engineers
 8340 Meadow Rd., Suite 1600
 Dallas, Texas 75231
 TEL: 214-750-2900
 TX REGISTRATION # 35905

DATE: FEB 2024
 SHEET NO: E101
 PROJECT NO: 2023100
 DRAWN BY: ZJ
 CHECKED BY:

Project		Catalog #	GALN-SA2-A-740-U-T1-BK	Type	P1
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Distributions [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 11](#)

Quick Facts

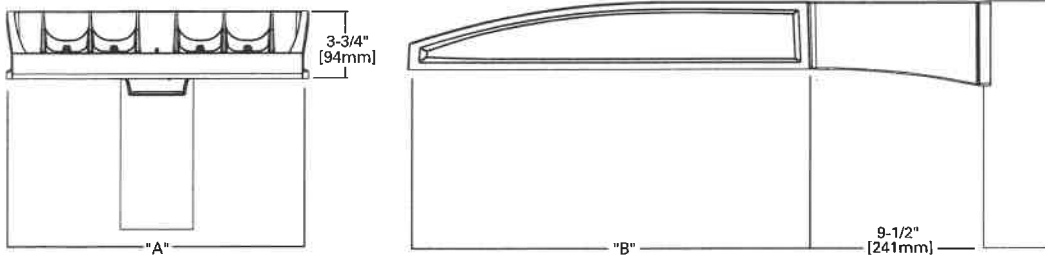
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 17 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinX Lite
- WaveLinX

Dimensional Details

Standard Pole Mount Arm

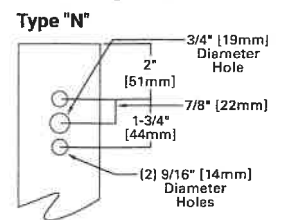


Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

Pole Drilling Pattern




Ordering Information

SAMPLE NUMBER: GALN-SA4C-740-U-T4FT-GM

Product Family ^{1, 2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GALN=Galleon II BAA-GALN=Galleon II Buy American Act Compliant ²⁷ TAA-GALN=Galleon II Trade Agreements Act Compliant ²⁷	SA1=1 Square SA2=2 Squares SA3=3 Squares SA4=4 Squares SA5=5 Squares SA6=6 Squares SA7=7 Squares SA8=8 Squares SA9=9 Squares	A=600mA B=800mA C=1000mA ^{4, 17} Z=Configured ²³	722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K 835=80CRI, 3500K 840=80CRI, 4000K 930=90CRI, 3000K 935=90CRI, 3500K 940=90CRI, 4000K 950=90CRI, 5000K AMB=Amber, 590nm ^{15, 17}	11=120-277V H=347V-480V ^{7, 30} 1=120V 2=208V 3=240V 4=277V 8=480V ^{7, 30} 9=347V ⁷ DV=277V-480V DuraVolt Drivers ^{24, 30, 31}	T1=Type I T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	[Blank]=Standard Pole Mount Arm QU=Quick Mount Universal Arm QM=Pole Mount Arm with Quick Mount Adaptor PA=Pole Mount, Adjustable SP=3" Slipfitter, Adjustable ⁹ SP2=2-3/8" Slipfitter, Adjustable ⁹ QMA=Quick Mount Mast Arm, Fixed MA=Mast Arm, Fixed WM=Wall Mount, Fixed WA=Wall Mount, Adjustable UP=Upswept Arm	AP=Grey RZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White RALXX=Custom Color
Options (Add as Suffix)		Controls and Systems Options (Add as Suffix)			Accessories (Order Separately) ²³		
DIM=External 0-10V Dimming Leads ²⁸ F=Single Fuse (120, 277 or 347V Specify Voltage) FF=Double Fuse (208, 240 or 480V Specify Voltage) 20K=20kV UL 1449 fused surge protective device ¹⁸ 2L=Two Circuits ¹⁸ HA=50°C High Ambient HSS=Installed House Side Shield ¹⁸ GRSBK=Glare Reducing Shield, Black ²³ GRSWH=Glare Reducing Shield, White ²³ LCF=Light Square Trim Painted to Match Housing ²⁴ TH=Tool-less Door Hardware ⁹ CC=Coastal Construction finish ³ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right AHD145=After Hours Dim, 5 Hours ²² AHD245=After Hours Dim, 6 Hours ²² AHD255=After Hours Dim, 7 Hours ²² AHD355=After Hours Dim, 8 Hours ²² DALI=DALI Drivers		BPC=Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. ⁶ PR=NEMA 3-PIN Photocontrol Receptacle PR7=NEMA 7-PIN Photocontrol Receptacle ²¹ FADC=Field Adjustable Dimming Controller ²² PSC=Photocontrol Shorting Cap SPB2=Dimming Motion Sensor, 9'-20' mounting ²⁴ SPB4=Dimming Motion Sensor, 21'-40' mounting ²⁴ SPB2/X=Dimming Motion Sensor, limited square count, 9'-20' mounting ²⁴ SPB4/X=Dimming Motion Sensor, limited square count, 21'-40' mounting ²⁴ MS/DIM-L20=Motion Sensor for Dimming Operation, 9'-20' Mounting ²⁴ MS/DIM-L40=Motion Sensor for Dimming Operation, 21'-40' Mounting ²⁴ ZW=WaveLinX-enabled 4-PIN Twistlock Receptacle ¹⁹ ZD=SR Driver-enabled 4-PIN Twistlock Receptacle ¹⁹ ZW-WOBXX=WaveLinX Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{19, 12} ZW-WOFXX=WaveLinX Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{19, 12} ZD-WOBXX=WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{19, 12} ZD-WOFXX=WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{19, 12} ZW-SWPD4XX=WaveLinX Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{19, 12, 13} ZW-SWPD5XX=WaveLinX Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{19, 12, 13} ZD-SWPD4XX=WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{19, 12, 13} ZD-SWPD5XX=WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{19, 12, 13} DIM10-L20=Synapse Occupancy Sensor (9'-20' Mounting) ¹⁹ DIM10-L40=Synapse Occupancy Sensor (21'-40' Mounting) ¹⁹			OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon SRA238=Adapter kit for mounting 3" SP arm to 2-3/8" O.D. vertical tenon FSIR-100=Wireless Configuration Tool for MS/DIM ³⁴ LS/HSS=Field Installed House Side Shield ^{8, 19} LS/GRSBK-2PK=Glare Reducing Shield, Black ^{9, 23} LS/GRSWH-2PK=Glare Reducing Shield, White ^{9, 23} LS/PFS=Perimeter Shield, Black ¹⁸ WOLC-7P-10A=WaveLinX Outdoor Control Module ^{11, 19} WOB-XX=WaveLinX Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{12, 14, 19} WOF-XX=WaveLinX Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{12, 14, 19} SWPDA-XX=WaveLinX Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12, 13, 14, 19} SWPDS-XX=WaveLinX Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12, 13, 14, 19}		

NOTES:
 1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
 2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
 3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
 4. Drive current 1200mA not available with color temperatures 722, 727, 827, 830 or 930 when the HSS option is selected.
 5. TH option not 3G rated. Not available with Coastal Construction (CC) option.
 6. Not available with voltage options H, 8 or 9.
 7. Requires the use of an internal step down transformer when combined with sensor options. Not available in combination with the HA high ambient and sensor options at 1A.
 8. SP arm limited to 3" O.D. vertical tenon. SP2 limited to 2-3/8" O.D. vertical tenon.
 9. One required for each Light Square.
 10. 2L is not available with SPB at 347V or 480V. Not available with WaveLinX or Enlighted sensors, or 20kV surge option.
 11. Requires PR7.
 12. Replace XX with sensor color (WH, BZ or BK).
 13. WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
 14. Requires ZW or ZD receptacle.
 15. Narrow-band 390nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaires wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
 16. Set of 4 pcs. One set required per Light Square.
 17. Not available with HA option.
 18. Not for use with T1, 5MQ, 5WQ or RW optics.
 19. Cannot be used with other control options.
 20. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options
 21. Not available if any SPB, LWR, or WaveLinX sensor is selected. Motion sensor has an integral photocell.
 22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
 23. Not for use with T1, T4FT, T4W or SL4 optics.
 24. Sensor configuration mobile application required for configuration. See controls page for details.
 25. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
 26. Not available with HSS, GRSWH or GRSBK.
 27. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](http://www.domesticpreferences.com) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
 28. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
 29. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.siglity.com/duravolt for more information.
 30. 480V not to be used with ungrounded or impedance grounded systems.
 31. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB.
 32. Cannot be used with PR7 or other motion response control options.
 33. Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB.
 34. Uses the FSP-211 motion sensor. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology 	D=Standard Dome Camera H=Hi-Res Dome Camera Z=Remote PTZ Camera	C=Cellular, No SIM A=Cellular, AT&T V=Cellular, Verizon S=Cellular, Sprint R=Cellular, Rogers W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

Project		Catalog #	GALN-SA1-C-740-U-T2-BK-HSS	Type	P2
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 11

Quick Facts

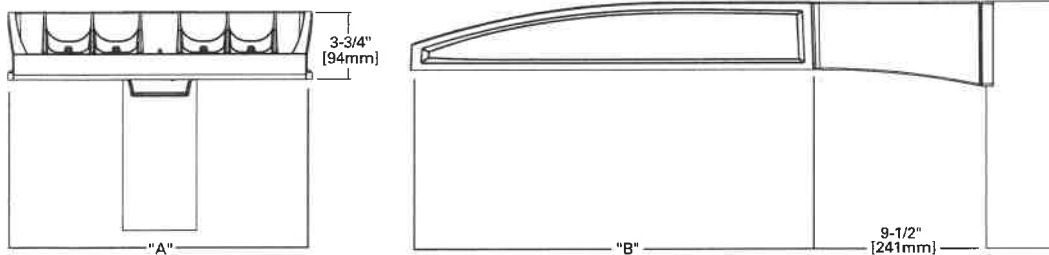
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 17 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinX Lite
- WaveLinX

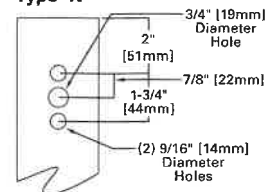
Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern

Type "N"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

Ordering Information


SAMPLE NUMBER: GALN-SA4C-740-U-T4FT-GM

Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GALN=Galleon II BAA-GALN=Galleon II Buy American Act Compliant ²⁷ TAA-GALN=Galleon II Trade Agreements Act Compliant ²⁷	SA1=1 Square SA2=2 Squares SA3=3 Squares SA4=4 Squares SA5=5 Squares SA6=6 Squares SA7=7 Squares SA8=8 Squares SA9=9 Squares	A=600mA B=800mA C=1000mA ^{4,17} D=1200mA ^{4,17} Z=Configured ³³	722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K 835=80CRI, 3500K 840=80CRI, 4000K 930=90CRI, 3000K 935=90CRI, 3500K 940=90CRI, 4000K 950=90CRI, 5000K AMB=Amber, 590nm ^{15,17}	11=120-277V H=147V-480V ^{7,30} 1=120V 2=208V 3=240V 4=277V 8=480V ^{7,30} 9=347V ⁷ DV=277V-480V DuraVolt Drivers ^{29,30,31}	T1=Type I T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5N=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	[Blank]=Standard Pole Mount Arm QU=Quick Mount Universal Arm QM=Pole Mount Arm with Quick Mount Adaptor PA=Pole Mount, Adjustable SP=3" Slipfitter, Adjustable ⁸ SP2=2-3/8" Slipfitter, Adjustable ⁸ QMA=Quick Mount Mast Arm, Fixed MA=Mast Arm, Fixed WM=Wall Mount, Fixed WA=Wall Mount, Adjustable UP=Upswept Arm	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White RALXX=Custom Color
Options (Add as Suffix)			Controls and Systems Options (Add as Suffix)			Accessories (Order Separately) ²⁰	
DIM=External 0-10V Dimming Leads ²⁰ F=Single Fuse (120, 277 or 347V Specify Voltage) FF=Double Fuse (208, 240 or 480V Specify Voltage) 20K=20kV UL 1449 fused surge protective device ¹⁴ 2L=Two Circuits ¹⁰ HA=50°C High Ambient HSS=Installed House Side Shield ¹⁸ GRSBK=Glare Reducing Shield, Black ²² GRSWH=Glare Reducing Shield, White ²² LCF=Light Square Trim Painted to Match Housing ²⁶ TH=Tool-Less Door Hardware ⁵ CC=Coastal Construction finish ³ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right AHD145=After Hours Dim, 5 Hours ²² AHD245=After Hours Dim, 6 Hours ²² AHD255=After Hours Dim, 7 Hours ²² AHD355=After Hours Dim, 8 Hours ²² DALI=DALI Drivers			BPC=Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. ⁶ PR=NEMA 3-PIN Photocontrol Receptacle PR7=NEMA 7-PIN Photocontrol Receptacle ²¹ FADC=Field Adjustable Dimming Controller ²² PSC=Photocontrol Shorting Cap SPB2=Dimming Motion Sensor, 9'-20' mounting ²⁴ SPB4=Dimming Motion Sensor, 21'-40' mounting ²⁴ SPB2/X=Dimming Motion Sensor, limited square count, 9'-20' mounting ²⁴ SPB4/X=Dimming Motion Sensor, limited square count, 21'-40' mounting ²⁴ MS/DIM-120=Motion Sensor for Dimming Operation, 9'-20' Mounting ³⁴ MS/DIM-140=Motion Sensor for Dimming Operation, 21'-40' Mounting ³⁴ ZW=WaveLinX-enabled 4-PIN Twistlock Receptacle ¹⁹ ZD=SR Driver-enabled 4-PIN Twistlock Receptacle ¹⁹ ZW-WOBXX=WaveLinX Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{19,12} ZW-WOFXX=WaveLinX Lite, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{19,12} ZD-WOBXX=WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{19,12} ZD-WOFXX=WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{19,12} ZW-SWPD4XX=WaveLinX Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{19,12,13} ZW-SWPD5XX=WaveLinX Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{19,12,13} ZD-SWPD4XX=WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{19,12,13} ZD-SWPD5XX=WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{19,12,13} DIM10-L20=Synapse Occupancy Sensor (9'-20' Mounting) ¹⁹ DIM10-L40=Synapse Occupancy Sensor (21'-40' Mounting) ¹⁹			OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon SRA238=Adapter kit for mounting 3" SP arm to 2-3/8" O.D. vertical tenon FSIR-100=Wireless Configuration Tool for MS/DIM ²⁴ LS/HSS=Field Installed House Side Shield ^{5,18} LS/GRSBK-2PK=Glare Reducing Shield, Black ^{8,22} LS/GRSWH-2PK=Glare Reducing Shield, White ^{8,22} LS/PFS=Perimeter Shield, Black ¹⁴ WOLC-7P-10A=WaveLinX Outdoor Control Module ^{11,19} WOB-XX=WaveLinX Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{12,14,19} WOF-XX=WaveLinX Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{12,14,19} SWPD4-XX=WaveLinX Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,13,14,19} SWPD5-XX=WaveLinX Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,13,14,19}	

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
- Not available with TH option.
- Drive current 1200mA not available with color temperatures 722, 727, 827, 830 or 930 when the HSS option is selected.
- TH option not 3G rated. Not available with Coastal Construction (CC) option.
- Not available with voltage options H, 8 or 9.
- Requires the use of an internal step down transformer when combined with sensor options. Not available in combination with the HA high ambient and sensor options at 1A.
- SP arm limited to 3" O.D. vertical tenon. SP2 limited to 2-3/8" O.D. vertical tenon.
- One required for each Light Square.
- 2L is not available with SPB at 347V or 480V. Not available with WaveLinX or Enlighted sensors, or 20kV surge option.
- Requires PR7.
- Replace XX with sensor color (WH, BZ or BK.)
- WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE Injector) power supply if needed. WAC not required for LC Bluetooth sensors.
- Requires ZW or ZD receptacle.
- Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
- Set of 4 pcs. One set required per Light Square.
- Not available with HA option.
- Not for use with T1, 5NQ, 5MQ, 5WQ or RW optics.
- Cannot be used with other control options.
- Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options
- Not available if any SPB, LWR, or WaveLinX sensor is selected. Motion sensor has an integral photocell.
- Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
- Not for use with T1, T4FT, T4W or SL4 optics.
- Sensor configuration mobile application required for configuration. See controls page for details.
- Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
- Not available with HSS, GRSWH or GRSBK.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to www.mcgraw-edison.com website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
- DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.siglity.com/duravolt for more information.
- 480V not to be used with ungrounded or impedance grounded systems.
- Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB.
- Cannot be used with PR7 or other motion response control options.
- Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB.
- Uses the FSP-211 motion sensor. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology 	D=Standard Dome Camera H=Hi-Res Dome Camera Z=Remote PTZ Camera	C=Cellular, No SIM A=Cellular, AT&T V=Cellular, Verizon S=Cellular, Sprint R=Cellular, Rogers W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

Project		Catalog #	GALN-SA2-A-740-U-SLL-BK-HSS	Type	P3
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

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- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 11

Quick Facts

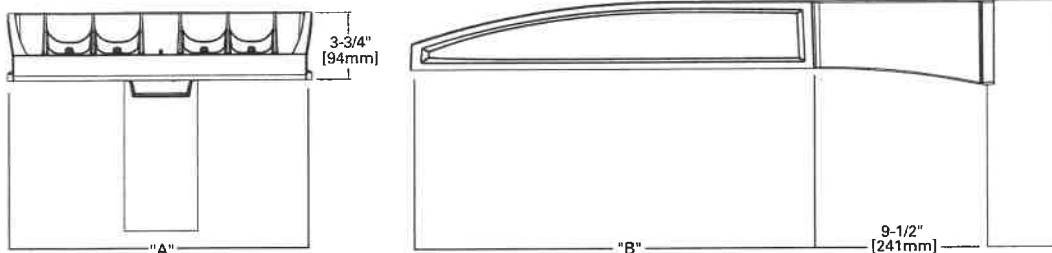
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 17 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

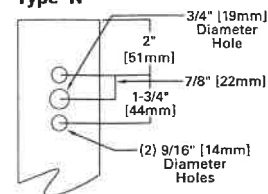
- WaveLinX Lite
- WaveLinX

Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern
Type "N"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)


Ordering Information

SAMPLE NUMBER: GALN-SA4C-740-U-T4FT-GM

Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GALN=Galleon II BAA-GALN=Galleon II Buy American Act Compliant ²⁷ TAA-GALN=Galleon II Trade Agreements Act Compliant ²⁷	SA1=1 Square SA2=2 Squares SA3=3 Squares SA4=4 Squares SA5=5 Squares SA6=6 Squares SA7=7 Squares SA8=8 Squares SA9=9 Squares	A=600mA B=800mA C=1000mA D=1200mA ^{4,17} Z=Configured ²³	722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K 835=80CRI, 3500K 840=80CRI, 4000K 930=90CRI, 3000K 935=90CRI, 3500K 940=90CRI, 4000K 950=90CRI, 5000K AMB=Amber, 590nm ^{15,17}	U=120-277V H=347V-480V ^{7,30} 1=120V 2=208V 3=240V 4=277V 8=480V ^{7,30} 9=347V ⁷ DV=277V-480V DuraVolt Drivers ^{29,30,31}	T1=Type I T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	[Blank]=Standard Pole Mount Arm QU=Quick Mount Universal Arm QM=Pole Mount Arm with Quick Mount Adaptor PA=Mount Arm, Adjustable SP=3" Slipfitter, Adjustable ⁸ SP2=2-3/8" Slipfitter, Adjustable ⁸ QMA=Quick Mount Mast Arm, Fixed MA=Mast Arm, Fixed WM=Wall Mount, Fixed WA=Wall Mount, Adjustable UP=Upswept Arm	AP=Grey R7=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White RALXX=Custom Color
Options (Add as Suffix)			Controls and Systems Options (Add as Suffix)		Accessories (Order Separately) ²⁸		
DIM=External 0-10V Dimming Leads ²⁹ F=Single Fuse (120, 277 or 347V Specify Voltage) FF=Double Fuse (208, 240 or 480V Specify Voltage) 20K=20kV UL 1449 fused surge protective device ¹⁰ 2L=Two Circuits ¹⁰ HA=50°C High Ambient HSS=Installed House Side Shield ¹⁸ GRSBK=Glare Reducing Shield, Black ²³ GRSWH=Glare Reducing Shield, White ²³ LCF=Light Square Trim Painted to Match Housing ²⁴ TH=Tool-Hess Door Hardware ⁵ CC=Coastal Construction Finish ³ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right AHD145=After Hours Dim, 5 Hours ²² AHD245=After Hours Dim, 6 Hours ²² AHD255=After Hours Dim, 7 Hours ²² AHD355=After Hours Dim, 8 Hours ²² DALI=DALI Drivers			BPC=Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. ⁸ PR=NEMA 3-PIN Photocontrol Receptacle PR7=NEMA 7-PIN Photocontrol Receptacle ²¹ FADC=Field Adjustable Dimming Controller ²² PSC=Photocontrol Shorting Cap SPB2=Dimming Motion Sensor, 9'-20' mounting ²⁴ SPB4=Dimming Motion Sensor, 21'-40' mounting ²⁴ SPB2/X=Dimming Motion Sensor, limited square count, 9'-20' mounting ²⁴ SPB4/X=Dimming Motion Sensor, limited square count, 21'-40' mounting ²⁴ MS/DIM-L20=Motion Sensor for Dimming Operation, 9'-20' Mounting ²⁴ MS/DIM-L40=Motion Sensor for Dimming Operation, 21'-40' Mounting ²⁴ ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle ¹⁹ ZD=SR Driver-enabled 4-PIN Twistlock Receptacle ¹⁹ ZW-WOBXX=WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{19,12} ZW-WOFXX=WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{19,12} ZD-WOBXX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{19,12} ZD-WOFXX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{19,12} ZW-SWPD4XX=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{19,12,13} ZW-SWPD5XX=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{19,12,13} ZD-SWPD4XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{19,12,13} ZD-SWPD5XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{19,12,13} DIM10-L20=Synapse Occupancy Sensor (9'-20' Mounting) ¹⁹ DIM10-L40=Synapse Occupancy Sensor (21'-40' Mounting) ¹⁹		OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon SRA238=Adapter kit for mounting 3" SP arm to 2-3/8" O.D. vertical tenon FSR-100=Wireless Configuration Tool for MS/DIM ³⁴ LS/HSS=Field Installed House Side Shield ^{9,18} LS/GRSBK-2PK =Glare Reducing Shield, Black ^{9,23} LS/GRSWH-2PK =Glare Reducing Shield, White ^{9,23} LS/PFS=Perimeter Shield, Black ¹⁸ WOLC-7P-10A=WaveLinx Outdoor Control Module ^{11,19} WOB-XX=WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{12,14,19} WOF-XX=WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{12,14,19} SWPD4-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,13,14,19} SWPD5-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,13,14,19}		

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
 - DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
 - Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
 - Not available with TH option.
 - Drive current 1200mA not available with color temperatures 722, 727, 827, 830 or 930 when the HSS option is selected.
 - TH option not 3G rated. Not available with Coastal Construction (CC) option.
 - Not available with voltage options H, 8 or 9.
 - Requires the use of an internal step down transformer when combined with sensor options. Not available in combination with the HA high ambient and sensor options at 1A.
 - SP arm limited to 3" O.D. vertical tenon. SP2 limited to 2-3/8" O.D. vertical tenon.
 - One required for each Light Square.
 - 2L is not available with SPB at 347V or 480V. Not available with WaveLinx or Enlighted sensors, or 20kV surge option.
 - Requires PR7.
 - Replace XX with sensor color (WH, SZ or BK.)
 - WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
 - Requires ZW or ZD receptacle.
 - Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
 - Set of 4 pcs. One set required per Light Square.
 - Not available with HA option.
 - Not for use with T1, 5NQ, 5MQ, 5WQ or RW optics.
 - Cannot be used with other control options.
 - Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options
 - Not available if any SPB, LWR, or WaveLinx sensor is selected. Motion sensor has an integral photoac.
 - Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
 - Not for use with T1, T4FT, T4W or SL4 optics.
 - Sensor configuration mobile application required for configuration. See controls page for details.
 - Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
 - Not available with HSS, GRSWH or GRSBK.
 - Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to www.mcgraw-edison.com website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
 - For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
 - DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
 - 480V not to be used with ungrounded or impedance grounded systems.
 - Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB.
 - Cannot be used with PR7 or other motion response control options.
 - Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB.
 - Uses the FSP-211 motion sensor. The FSR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology 	D=Standard Dome Camera H=Hi-Res Dome Camera Z=Remote PTZ Camera	R=Cellular, Rogers W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

Project		Catalog #	GALN-SA2-A-740-U-SLR-BK-HSS	Type	P4
Prepared by		Notes		Date	



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GALN Galleon II

Area / Site Luminaire

Product Features



Product Certifications



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- Mounting Details [page 3](#)
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- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
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Quick Facts

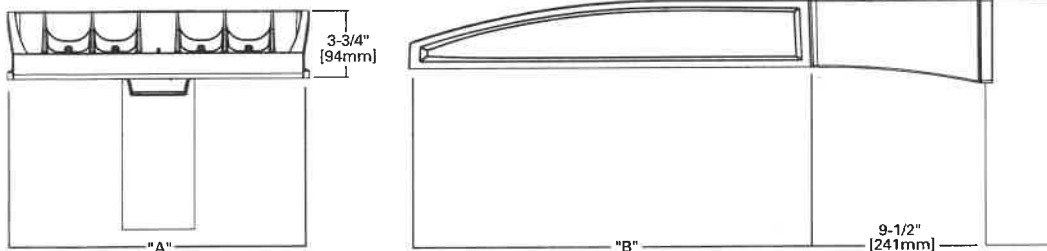
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 17 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

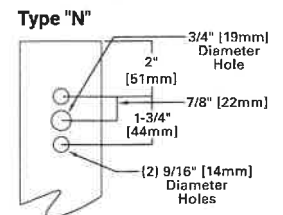
Standard Pole Mount Arm



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

Pole Drilling Pattern



NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

Ordering Information

SAMPLE NUMBER: GALN-SA4C-740-U-T4FT-GM


Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GALN=Galleon II BAA-GALN=Galleon II Buy American Act Compliant ²⁷ TAA-GALN=Galleon II Trade Agreements Act Compliant ²⁷	SA1=1 Square SA2=2 Squares SA3=3 Squares SA4=4 Squares SA5=5 Squares SA6=6 Squares SA7=7 Squares SA8=8 Squares SA9=9 Squares	A=600mA B=800mA C=1000mA D=1200mA ^{4,17} Z=Configured ²³	722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K 835=80CRI, 3500K 840=80CRI, 4000K 930=90CRI, 3000K 935=90CRI, 3500K 940=90CRI, 4000K 950=90CRI, 5000K AMB=Amber, 590nm ^{15,17}	II=120-277V H=347V-480V ^{7,30} 1=120V 2=208V 3=240V 4=277V 8=480V ^{7,30} 9=347V ⁷ DV=277V-480V DuraVolt Drivers ^{29,30,31}	T1=Type I T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SL1=60° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	[Blank]=Standard Pole Mount Arm QU=Quick Mount Universal Arm QM=Pole Mount Arm with Quick Mount Adaptor PA=Pole Mount, Adjustable SP=3" Slipfitter, Adjustable * SP2=2-3/8" Slipfitter, Adjustable * QMA=Quick Mount Mast Arm, Fixed MA=Mast Arm, Fixed WM=Wall Mount, Fixed WA=Wall Mount, Adjustable UP=Upswept Arm	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White RALXX=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) ²⁸
DIM=External 0-10V Dimming Leads ²⁰ F=Single Fuse (120, 277 or 347V Specify Voltage) FF=Double Fuse (208, 240 or 480V Specify Voltage) 20K=20kV UL 1449 fused surge protective device ¹⁰ 2L=Two Circuits ¹⁰ HA=50°C High Ambient HSS=Installed House Side Shield ¹⁴ GRSBK=Glare Reducing Shield, Black ²³ GRSWH=Glare Reducing Shield, White ²³ LCF=Light Square Trim Painted to Match Housing ²⁸ TH=Tool-less Door Hardware ⁵ CC=Coastal Construction finish ³ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right AHD145=After Hours Dim, 5 Hours ²² AHD245=After Hours Dim, 6 Hours ²² AHD255=After Hours Dim, 7 Hours ²² AHD355=After Hours Dim, 8 Hours ²² DALI=DALI Drivers	BPC=Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. ⁶ PR=NEMA 3-PIN Photocontrol Receptacle PR7=NEMA 7-PIN Photocontrol Receptacle ²¹ FADC=Field Adjustable Dimming Controller ³² PSC=Photocontrol Shorting Cap SPB2=Dimming Motion Sensor, 9'-20' mounting ²⁴ SPB4=Dimming Motion Sensor, 21'-40' mounting ²⁴ SPB2/X=Dimming Motion Sensor, limited square count, 9'-20' mounting ²⁴ SPB4/X=Dimming Motion Sensor, limited square count, 21'-40' mounting ²⁴ MS/DIM-L20=Motion Sensor for Dimming Operation, 9'-20' Mounting ³⁴ MS/DIM-L40=Motion Sensor for Dimming Operation, 21'-40' Mounting ³⁴ ZW=WaveLinX-enabled 4-PIN Twistlock Receptacle ¹⁹ ZD=SR Driver-enabled 4-PIN Twistlock Receptacle ¹⁹ ZW-WOBXX=WaveLinX Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{19,12} ZW-WOFXX=WaveLinX Lite, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{19,12} ZD-WOBXX=WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{19,12} ZD-WOFXX=WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{19,12} ZW-SWPD4XX=WaveLinX Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{19,12,13} ZW-SWPD5XX=WaveLinX Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{19,12,13} ZD-SWPD4XX=WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{19,12,13} ZD-SWPD5XX=WaveLinX Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{19,12,13} DIM10-L20=Synapse Occupancy Sensor (9'-20' Mounting) ¹⁹ DIM10-L40=Synapse Occupancy Sensor (21'-40' Mounting) ¹⁹	OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon SRA238=Adapter kit for mounting 3" SP arm to 2-3/8" O.D. vertical tenon FSIR-100=Wireless Configuration Tool for MS/DIM ³⁴ LS/HSS=Field Installed House Side Shield ^{4,18} LS/GRSBK-2PK=Glare Reducing Shield, Black ^{9,23} LS/GRSWH-2PK=Glare Reducing Shield, White ^{9,23} LS/PFS=Perimeter Shield, Black ¹⁸ WOLC-7P-10A=WaveLinX Outdoor Control Module ^{15,19} WOB-XX=WaveLinX Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{12,14,19} WOF-XX=WaveLinX Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{12,14,19} SWPD4-XX=WaveLinX Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,13,14,19} SWPD5-XX=WaveLinX Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,13,14,19}

NOTES:

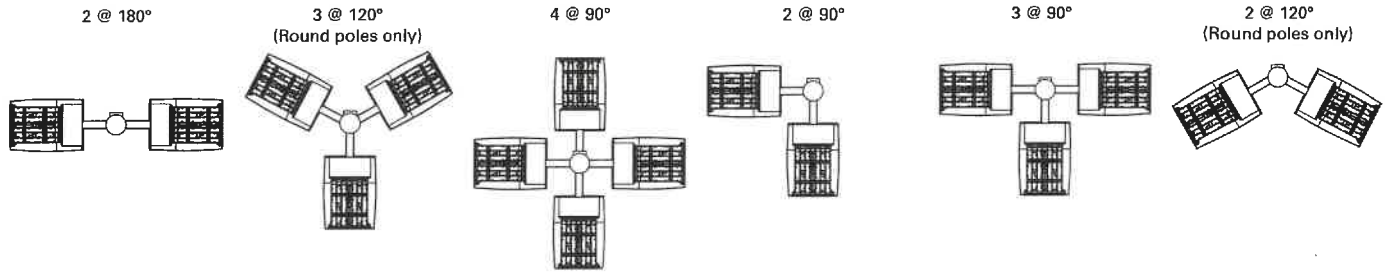
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
- Drive current 1200mA not available with color temperatures 722, 727, 827, 830 or 930 when the HSS option is selected.
- TH option not 3G rated. Not available with Coastal Construction (CC) option.
- Not available with voltage options H, 8 or 9.
- Requires the use of an internal step down transformer when combined with sensor options. Not available in combination with the HA high ambient and sensor options at 1A.
- SP arm limited to 3" O.D. vertical tenon. SP2 limited to 2-3/8" O.D. vertical tenon.
- One required for each Light Square.
- 2L is not available with SPB at 347V or 480V. Not available with WaveLinX or Enlighted sensors, or 20kV surge option.
- Requires PR7.
- Replace XX with sensor color (WH, BZ or BK).
- WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
- Requires ZW or ZD receptacle.
- Narrow-band 590nm +/-5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
- Set of 4 pcs. One set required per Light Square.
- Not available with HA option.
- Not for use with T1, 5NQ, 5MQ, 5WQ or RW optics.
- Cannot be used with other control options.
- Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options
- Not available if any SPB, LWR, or WaveLinX sensor is selected. Motion sensor has an integral photocell.
- Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
- Not for use with T1, T4FT, T4W or SL4 optics.
- Sensor configuration mobile application required for configuration. See controls page for details.
- Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
- Not available with HSS, GRSWH or GRSBK.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
- DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.sigfox.com/duvavolt for more information.
- 480V not to be used with ungrounded or impedance grounded systems.
- Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB.
- Cannot be used with PR7 or other motion response control options.
- Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB.
- Uses the FSP-211 motion sensor. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology 	D=Standard Dome Camera H=Hi-Res Dome Camera Z=Remote PTZ Camera	R=Cellular, Rogers W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

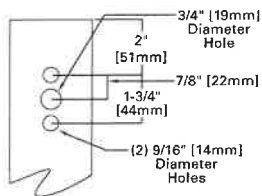
Mounting Details

Pole Configuration Options

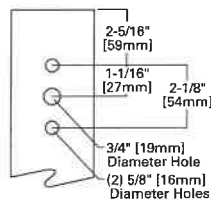


Pole Drilling Patterns

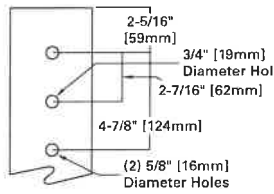
Type "N"



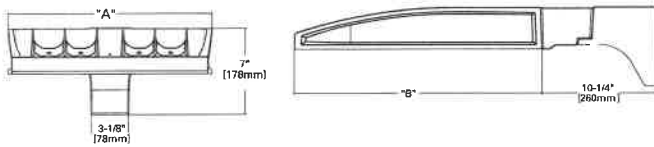
Type "R"



Type "M"

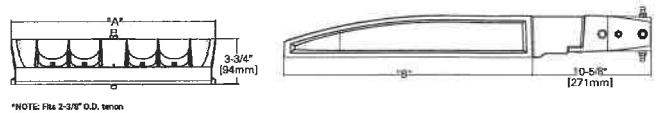


Quick Mount Universal Arm (QU)



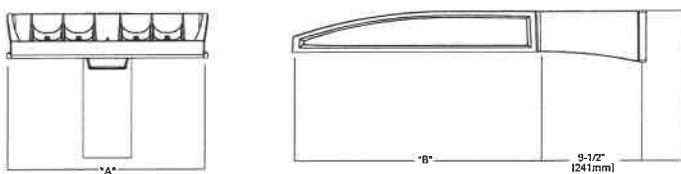
*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

Quick Mount Mast Arm (QMA)



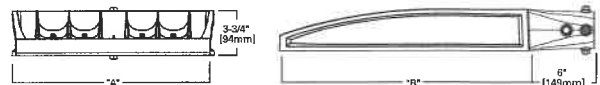
*NOTE: Fits 2-3/8" O.D. mast

Pole Mount Arm with Quick Mount Adaptor (QM)



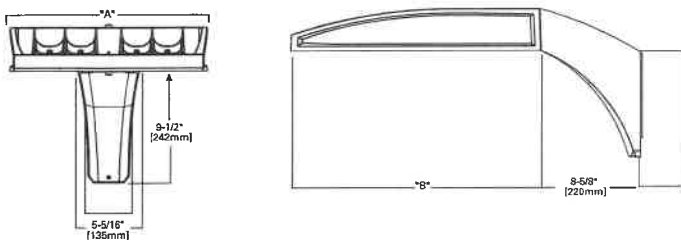
*NOTE: Use Type N drilling pattern

Mast Arm, Fixed (MA)



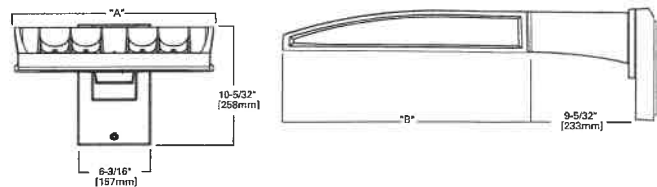
*NOTE: Fits 2-3/8" O.D. mast

Upswept Arm (UP)



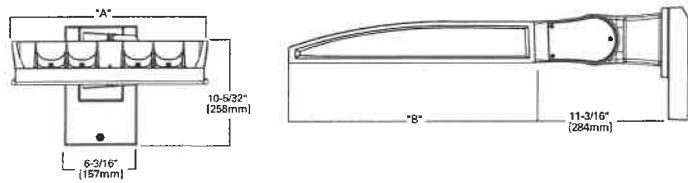
*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

Wall Mount, Fixed (WM)

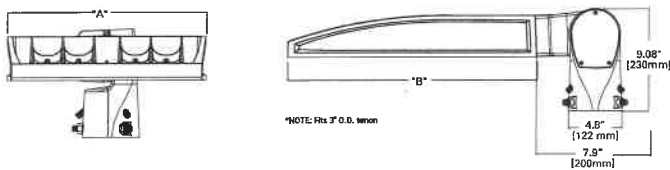


Mounting Details

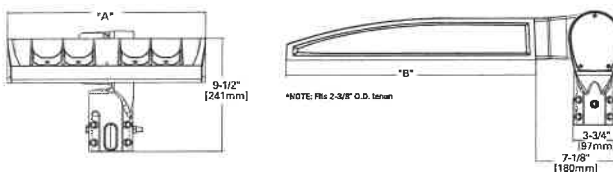
Wall Mount, Adjustable (WA)



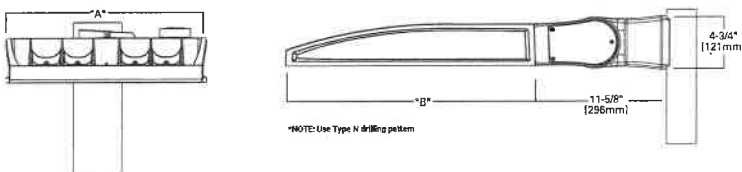
3" Slipfitter, Adjustable (SP)



2-3/8" Slipfitter, Adjustable (SP2)

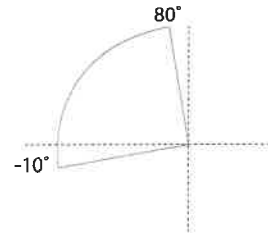


Pole Mount, Adjustable Arm (PA)



Adjustable Arm Range of Motion

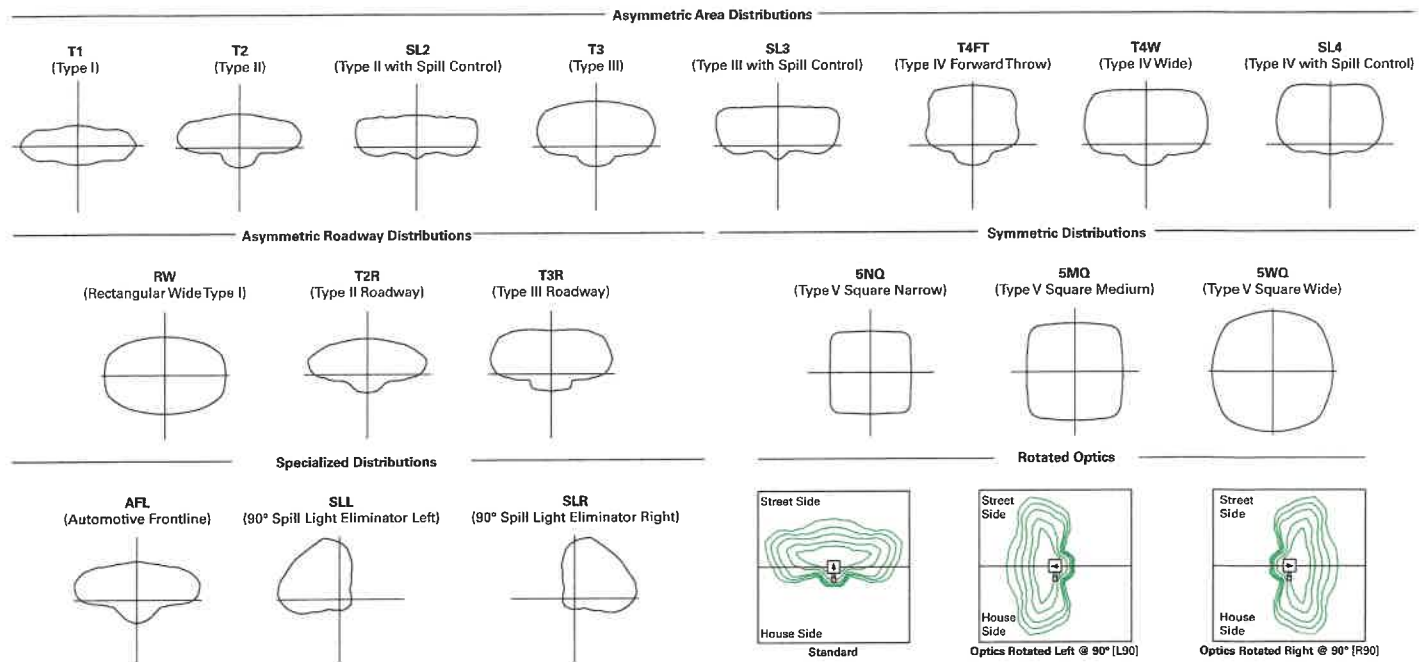
- Includes WA, SP, SP2 and PA mounting options
- Adjustable in increments of 5°
- Must maintain downward facing orientation



Fixture Weights and EPAs

Tilt Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	33.5 lb (15.2 kg)	0.85	1.70	1.46	1.66	2.31	2.25	2.35
	5-6	43.5 lb (19.7 kg)	0.86	1.71	1.62	1.80	2.49	2.35	2.50
	7-9	52.5 lb (23.8 kg)	0.98	1.95	1.75	1.98	2.73	2.55	2.76
15°	1-4	33.5 lb (15.2 kg)	1.10	1.71	1.95	2.26	2.81	3.30	2.87
	5-6	43.5 lb (19.7 kg)	1.42	1.71	2.27	2.72	3.13	3.63	3.15
	7-9	52.5 lb (23.8 kg)	1.69	1.96	2.67	3.22	3.65	4.38	3.72
30°	1-4	33.5 lb (15.2 kg)	1.72	1.81	2.58	3.21	3.44	4.59	3.53
	5-6	43.5 lb (19.7 kg)	2.26	2.29	3.11	4.00	3.97	5.27	4.00
	7-9	52.5 lb (23.8 kg)	2.75	2.85	3.73	4.83	4.71	6.45	4.81
45°	1-4	33.5 lb (15.2 kg)	2.25	2.36	3.10	4.00	3.96	5.63	4.08
	5-6	43.5 lb (19.7 kg)	2.96	2.99	3.81	5.06	4.67	6.49	4.71
	7-9	52.5 lb (23.8 kg)	3.63	3.76	3.73	6.17	5.59	8.03	5.73
60°	1-4	33.5 lb (15.2 kg)	2.63	2.77	3.49	4.58	4.34	6.21	4.48
	5-6	43.5 lb (19.7 kg)	3.46	3.51	4.32	5.84	5.19	7.01	5.22
	7-9	52.5 lb (23.8 kg)	4.27	4.44	5.25	7.15	6.23	8.80	6.40

Optical Distributions



Product Specifications

Construction

- Die-cast aluminum housing and heat sink
- Three housing sizes, using 1 to 9 light squares

Optics

- High-efficiency injection-molded AccuLED Optics technology
- 17 optical distributions for area site and roadway applications
- 3 shielding options include HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only, fixed mounting options)

Electrical

- Removable power tray assembly includes drivers, surge modules and control modules for ease of maintenance and serviceability
- Standard with 0-10V dimming
- Standard with 10kV surge module, optional 20kV surge module

- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration

Mounting

- Arms are factory installed, enabling closed-housing installation
- All arms suitable for round or square pole installation
- All arms provide clearance for multiple fixture installations at 90°

Finish

- 6 standard finishes use super durable TGIC polyester powder coat paint, providing 2.5 mil nominal thickness and salt-spray tested to 3,000 hours per ASTM B117
- RAL and custom color matches available
- Coastal Construction (CC) option salt-spray tested to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654

Typical Applications

- Outdoor, Parking Lots, Walkways, Roadways, Building Areas

Warranty

- Five year limited warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

* Supported by IES TM-21 standards

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

FADC Settings

SA1-SA3 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	56%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

FADC Settings

SA4-SA6 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	14%
2	25%
3	32%
4	43%
5	49%
6	57%
7	65%
8	72%
9	80%
10	100%

FADC Settings

SA7-SA9 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	19%
2	38%
3	47%
4	63%
5	74%
6	85%
7	95%
8	97%
9	100%
10	100%

Performance Table, Drive Current "A" (615mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		33	63	93	121	154	182	215	244	274
Input Current @ 120V		0.283	0.529	0.778	1.058	1.310	1.556	1.839	2.089	2.335
Input Current @ 208V		0.165	0.309	0.460	0.618	0.771	0.919	1.082	1.240	1.379
Input Current @ 240V		0.143	0.270	0.398	0.540	0.671	0.796	0.944	1.078	1.194
Input Current @ 277V		0.125	0.237	0.352	0.473	0.581	0.705	0.818	0.962	1.057
Input Current @ 347V		0.098	0.181	0.272	0.362	0.454	0.544	0.636	0.738	0.816
Input Current @ 480V		0.073	0.133	0.200	0.267	0.335	0.400	0.470	0.554	0.600
Optics										
T1	4000K Lumens	4,619	9,180	13,628	18,059	22,861	27,070	31,796	36,863	41,385
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	140	146	147	149	148	149	148	151	151
T2	4000K Lumens	4,654	9,249	13,730	18,194	23,032	27,273	32,034	37,138	41,694
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	147	148	150	150	150	149	152	152
T2R	4000K Lumens	4,716	9,372	13,913	18,437	23,340	27,637	32,462	37,634	42,251
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	143	149	150	152	152	152	151	154	154
T3	4000K Lumens	4,589	9,120	13,538	17,940	22,711	26,892	31,587	36,620	41,112
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	139	145	146	148	147	148	147	150	150
T3R	4000K Lumens	4,735	9,411	13,970	18,513	23,436	27,751	32,596	37,790	42,425
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	143	149	150	153	152	152	152	155	155
T4FT	4000K Lumens	4,617	9,176	13,622	18,051	22,851	27,058	31,782	36,847	41,366
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	140	146	146	149	148	149	148	151	151
T4W	4000K Lumens	4,631	9,203	13,662	18,104	22,918	27,138	31,876	36,955	41,488
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	150	149	149	148	151	151
SL2	4000K Lumens	4,619	9,180	13,627	18,058	22,860	27,069	31,795	36,861	41,383
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	149	148	149	148	151	151
SL3	4000K Lumens	4,586	9,115	13,531	17,931	22,699	26,879	31,571	36,602	41,091
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	139	145	145	148	147	148	147	150	150
SL4	4000K Lumens	4,529	9,002	13,363	17,708	22,417	26,544	31,178	36,146	40,580
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	137	143	144	146	146	146	145	148	148
5NQ	4000K Lumens	4,829	9,598	14,247	18,880	23,901	28,301	33,242	38,539	43,266
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
	Lumens per Watt	146	152	153	156	155	155	155	158	158
5MQ	4000K Lumens	4,853	9,645	14,318	18,974	24,020	28,442	33,407	38,731	43,482
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	153	154	157	156	156	155	159	159
5WQ	4000K Lumens	4,843	9,625	14,288	18,934	23,969	28,382	33,337	38,649	43,390
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	147	153	154	156	156	156	155	158	158
SLL/ SLR	4000K Lumens	3,989	7,927	11,768	15,594	19,741	23,375	27,456	31,831	35,736
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	121	126	127	129	128	128	128	130	130
RW	4000K Lumens	4,774	9,488	14,085	18,665	23,628	27,979	32,863	38,100	42,774
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	145	151	151	154	153	154	153	156	156
AFL	4000K Lumens	4,673	9,286	13,785	18,268	23,126	27,384	32,164	37,290	41,864
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	142	147	148	151	150	150	150	153	153

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Performance Table, Drive Current "B" (800mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		44	82	121	164	204	243	286	325	364
Input Current @ 120V		0.367	0.689	1.014	1.378	1.704	2.027	2.393	2.716	3.041
Input Current @ 208V		0.213	0.401	0.594	0.802	0.997	1.188	1.400	1.605	1.782
Input Current @ 240V		0.184	0.347	0.510	0.694	0.860	1.021	1.210	1.386	1.531
Input Current @ 277V		0.160	0.303	0.449	0.605	0.757	0.898	1.065	1.242	1.347
Input Current @ 347V		0.125	0.235	0.355	0.471	0.592	0.710	0.828	0.958	1.065
Input Current @ 480V		0.092	0.172	0.258	0.344	0.432	0.517	0.605	0.706	0.775
Optics										
T1	4000K Lumens	5,748	11,423	16,957	22,470	28,446	33,683	39,563	45,867	51,494
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	131	139	140	137	139	139	138	141	141
T2	4000K Lumens	5,790	11,508	17,083	22,638	28,658	33,935	39,859	46,210	51,879
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	132	140	141	138	140	140	139	142	143
T2R	4000K Lumens	5,868	11,662	17,311	22,941	29,041	34,388	40,391	46,827	52,572
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	133	142	143	140	142	142	141	144	144
T3	4000K Lumens	5,710	11,347	16,845	22,322	28,258	33,461	39,303	45,565	51,155
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	130	138	139	136	139	138	137	140	141
T3R	4000K Lumens	5,892	11,710	17,383	23,035	29,161	34,530	40,558	47,020	52,788
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	134	143	144	140	143	142	142	145	145
T4FT	4000K Lumens	5,745	11,418	16,949	22,460	28,433	33,668	39,546	45,847	51,471
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
T4W	4000K Lumens	5,762	11,451	16,999	22,526	28,517	33,767	39,662	45,982	51,622
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	140	140	137	140	139	139	141	142
SL2	4000K Lumens	5,747	11,422	16,956	22,469	28,444	33,681	39,561	45,865	51,491
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
SL3	4000K Lumens	5,707	11,342	16,836	22,311	28,244	33,444	39,283	45,542	51,129
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	130	138	139	136	138	138	137	140	140
SL4	4000K Lumens	5,636	11,201	16,627	22,034	27,893	33,028	38,794	44,976	50,493
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	128	137	137	134	137	136	136	138	139
5NQ	4000K Lumens	6,009	11,942	17,727	23,492	29,739	35,214	41,362	47,953	53,835
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	137	146	147	143	146	145	145	148	148
5MQ	4000K Lumens	6,039	12,001	17,816	23,609	29,887	35,389	41,568	48,191	54,103
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	137	146	147	144	147	146	145	148	149
5WQ	4000K Lumens	6,026	11,976	17,778	23,559	29,824	35,315	41,480	48,090	53,989
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	137	146	147	144	146	145	145	148	148
SL/SLR	4000K Lumens	4,963	9,863	14,642	19,403	24,563	29,085	34,163	39,607	44,465
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	113	120	121	118	120	120	119	122	122
RW	4000K Lumens	5,940	11,806	17,526	23,224	29,400	34,813	40,891	47,407	53,222
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	135	144	145	142	144	143	143	146	146
AFL	4000K Lumens	5,814	11,555	17,153	22,730	28,775	34,073	40,021	46,398	52,090
	BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
	Lumens per Watt	132	141	142	139	141	140	140	143	143

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Performance Table, Drive Current "C" (1050mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		57	108	160	213	269	321	377	429	481
Input Current @ 120V		0.478	0.905	1.338	1.810	2.244	2.675	3.150	3.584	4.013
Input Current @ 208V		0.279	0.532	0.780	1.064	1.313	1.559	1.845	2.093	2.339
Input Current @ 240V		0.243	0.458	0.664	0.916	1.123	1.328	1.582	1.788	1.991
Input Current @ 277V		0.213	0.404	0.582	0.808	0.997	1.164	1.401	1.589	1.745
Input Current @ 347V		0.164	0.322	0.471	0.644	0.795	0.943	1.117	1.269	1.414
Input Current @ 480V		0.121	0.235	0.341	0.469	0.579	0.681	0.814	0.923	1.022
Optics										
T1	4000K Lumens	7,101	14,113	20,950	27,763	35,146	41,616	48,882	56,671	63,623
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	131	131	130	131	130	130	132	132
T2	4000K Lumens	7,154	14,219	21,107	27,970	35,408	41,927	49,247	57,094	64,098
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	132	132	131	132	131	131	133	133
T2R	4000K Lumens	7,250	14,408	21,389	28,344	35,881	42,487	49,905	57,857	64,954
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	127	133	134	133	133	132	132	135	135
T3	4000K Lumens	7,054	14,020	20,812	27,580	34,914	41,342	48,560	56,297	63,203
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
T3R	4000K Lumens	7,280	14,468	21,477	28,461	36,029	42,663	50,111	58,096	65,222
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	134	134	134	134	133	133	135	136
T4FT	4000K Lumens	7,098	14,107	20,941	27,751	35,130	41,598	48,860	56,646	63,594
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
T4W	4000K Lumens	7,119	14,148	21,003	27,832	35,233	41,720	49,004	56,812	63,781
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	131	131	130	130	132	133
SL2	4000K Lumens	7,101	14,112	20,949	27,761	35,144	41,614	48,879	56,668	63,619
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
SL3	4000K Lumens	7,051	14,013	20,802	27,566	34,897	41,321	48,535	56,269	63,172
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
SL4	4000K Lumens	6,963	13,839	20,543	27,223	34,463	40,808	47,932	55,569	62,386
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	122	128	128	128	128	127	127	130	130
SNQ	4000K Lumens	7,424	14,755	21,903	29,025	36,743	43,508	51,104	59,247	66,515
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	130	137	137	136	137	136	136	138	138
SMQ	4000K Lumens	7,461	14,828	22,012	29,169	36,926	43,725	51,359	59,542	66,846
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	138	137	137	136	136	139	139
SWQ	4000K Lumens	7,445	14,797	21,966	29,108	36,849	43,633	51,250	59,417	66,705
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	137	137	137	136	136	139	139
SL/SLR	4000K Lumens	6,132	12,187	18,091	23,973	30,348	35,936	42,210	48,935	54,938
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	113	113	113	113	112	112	114	114
RW	4000K Lumens	7,340	14,587	21,553	28,694	36,325	43,013	50,522	58,573	65,757
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	135	135	135	135	134	134	137	137
AFL	4000K Lumens	7,183	14,276	21,193	28,084	35,552	42,098	49,448	57,327	64,359
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	126	132	132	132	132	131	131	134	134

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Performance Table, Drive Current "D" (1200mA)

Number of Light Squares	1	2	3	4	5	6	7	8	9	
Nominal Power (Watts)	65	125	184	245	309	368	433	493	552	
Input Current @ 120V	0.546	1.041	1.535	2.082	2.578	3.070	3.619	4.114	4.605	
Input Current @ 208V	0.318	0.610	0.893	1.219	1.504	1.786	2.113	2.397	2.679	
Input Current @ 240V	0.276	0.523	0.758	1.046	1.282	1.516	1.806	2.041	2.274	
Input Current @ 277V	0.241	0.460	0.662	0.920	1.133	1.325	1.593	1.807	1.987	
Input Current @ 347V	0.187	0.370	0.543	0.740	0.915	1.085	1.285	1.459	1.628	
Input Current @ 480V	0.138	0.269	0.391	0.537	0.663	0.782	0.932	1.057	1.173	
Optics										
T1	4000K Lumens	7,814	15,529	23,053	30,549	38,672	45,793	53,787	62,358	70,007
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T2	4000K Lumens	7,872	15,645	23,225	30,777	38,962	46,135	54,189	62,824	70,530
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	126	126	125	125	127	128
T2R	4000K Lumens	7,977	15,854	23,535	31,188	39,482	46,751	54,913	63,653	71,472
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	127	128	127	127	129	129
T3	4000K Lumens	7,762	15,427	22,901	30,348	38,418	45,491	53,433	61,947	69,546
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
T3R	4000K Lumens	8,010	15,920	23,632	31,317	39,645	46,944	55,139	63,925	71,767
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	128	128	128	127	130	130
T4FT	4000K Lumens	7,810	15,522	23,043	30,535	38,655	45,772	53,763	62,330	69,976
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T4W	4000K Lumens	7,833	15,568	23,110	30,625	38,769	45,907	53,921	62,513	70,182
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	125	125	125	125	127	127
SL2	4000K Lumens	7,813	15,528	23,052	30,547	38,670	45,790	53,784	62,354	70,003
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
SL3	4000K Lumens	7,758	15,419	22,889	30,332	38,398	45,468	53,406	61,916	69,511
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
SL4	4000K Lumens	7,662	15,228	22,605	29,955	37,921	44,903	52,742	61,146	68,646
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	118	122	123	122	123	122	122	124	124
5NQ	4000K Lumens	8,169	16,235	24,101	31,938	40,431	47,874	56,232	65,193	73,190
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	126	130	131	130	131	130	130	132	133
5MQ	4000K Lumens	8,210	16,316	24,221	32,097	40,632	48,113	56,512	65,517	73,554
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	131	132	131	131	131	131	133	133
5WQ	4000K Lumens	8,192	16,282	24,170	32,029	40,546	48,011	56,393	65,379	73,399
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	130	131	131	131	130	130	133	133
SLL/SLR	4000K Lumens	6,747	13,410	19,906	26,379	33,394	39,542	46,445	53,846	60,451
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	104	107	108	108	108	107	107	109	110
RW	4000K Lumens	8,076	16,050	23,826	31,574	39,970	47,329	55,592	64,450	72,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	124	128	129	129	129	129	128	131	131
AFL	4000K Lumens	7,904	15,709	23,320	30,902	39,120	46,323	54,410	63,079	70,817
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	122	126	127	126	127	126	126	128	128

* Nominal data for 70 CRI, ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Control Options

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)

Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB and MS/DIM-LXX)

These passive infrared (PIR) sensors are factory installed in the luminaire housing. When the SPB (FSP-321 or FSP-311) or MS/DIM (FSP-211) sensor options are selected, the occupancy sensor is connected to a dimming driver and the luminaire dims when no motion is detected. After a set period of time, the luminaire turns off, and when motion is detected, the luminaire returns to full light output. Both sensors are factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM sensor requires the FSIR-100 programming tool to adjust factory defaults. The SPB sensor default parameters are listed in the table below and can be configured utilizing the Sensor Configuration mobile application for iOS and Android devices. The SPB/X is configured to control only the specified number of light squares (See SPB/X Availability Table below.) An integral photocontrol can be activated with the app for "dusk-to-dawn" control or daylight harvesting - the factory default is off. Four sensor colors are available; Bronze, Black, Gray and White, and are automatically selected based on the luminaire finish as indicated by the table below.

SPB sensor finish matched to luminaire finish		
Luminaire Finish		SPB Sensor Finish*
WH	White	White
BK	Black	Black
GM	Graphite Metallic	Black
BZ	Bronze	Bronze
AP	Gray	Gray
DP	Dark Platinum	Gray

*SPB bezel color automatically selected based on luminaire finish

SPB/X Availability Table	
Fixture Square Count	Available SPB/X Square Count
1	Not Available
2	Not Available
3	Not Available
4	2
5	2 or 3
6	3
7	2, 3, 4 or 5
8	2, 3, 5 or 6
9	3 or 6

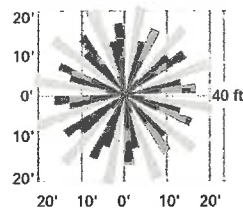
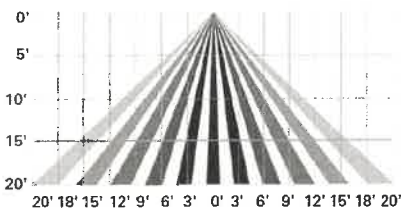
Default Program Settings (Out of the Box Functionality)

Occupancy Sensor				
Setting	MS/DIM	SPB	WaveLinX Lite (WOF / WOB)	WaveLinX (SWPD)
High Mode %	100%	100%	100%	100%
Low Mode %	10%	10%	50%	50%
Time Delay	5 min	5 min	15 min	15 min
Cut Off Delay	1 hr	1 hr	Disabled	Disabled
Photocell Enabled	No	No	Yes	Yes

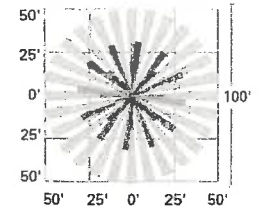
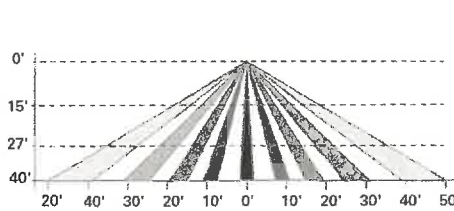
WaveLinX Wireless Control and Monitoring System

Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinX and WaveLinX Lite sensors utilize the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW), while the WOLC control module utilizes a 7-PIN receptacle. ZW option provides 4-PIN receptacle and control module to enable future installation of WaveLinX sensors. ZD option provides 4-PIN receptacle and sensor-ready (SR) driver to enable future installation of WaveLinX sensors, power monitoring, and advanced functionality. WaveLinX (SWPD4 to SWPD5) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinX mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinX Lite (WOF and WOB) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinX Lite mobile application for set-up and configuration. WAC not required. WaveLinX Outdoor Control Module (WOLC-7P-10A) accessory provides a photocontrol enabling astronomical or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

For mounting heights up to 15' (SWPD4 and WOB)



For mounting heights up to 40' (SWPD5 and WOF)



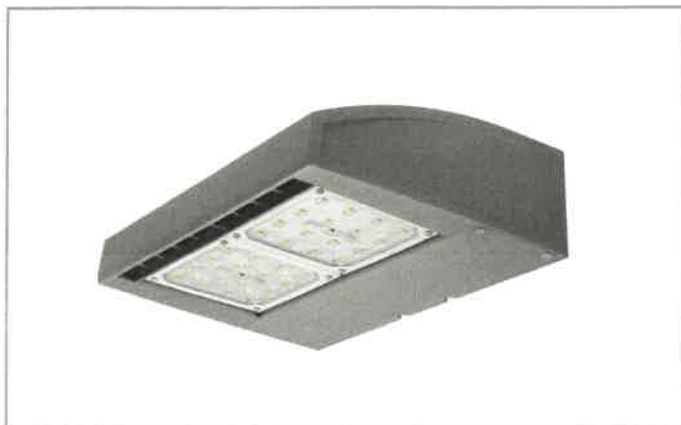
LumenSafe Integrated Network Security Camera (LD)

Cooper Lighting Solutions brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

Synapse (DIM10)

SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and FSP-201 motion sensor; requires additional Synapse system components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

Project		Catalog #	GWC-SA1-B-740-U-T3-BK	Type	WP1
Prepared by		Notes		Date	



McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Optical Configurations [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

Quick Facts

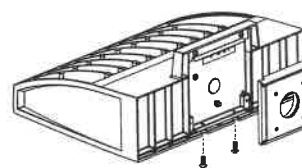
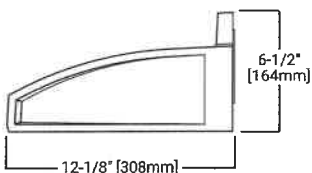
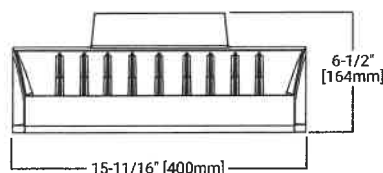
- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Connected Systems

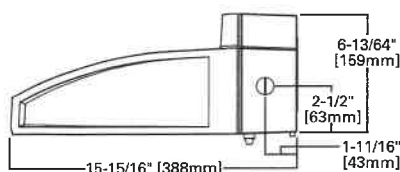
- WaveLinX
- Enlighted

Dimensional Details

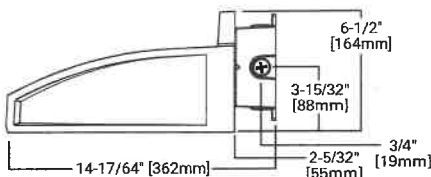
Net Weight: 17.0 lbs (7.7 kgs)



GWC with CBP option installed
(Thru-Branch Back Box accessory MA1059XX)



GWC with accessory BB/GWCXX Back Box installed



NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: GWC-SA2C-740-U-T4FT-GM

Product Family ¹	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
GWC=Galleon Wall BAA=GWC=Galleon Wall, Buy American Act Compliant ³⁵ TAA=GWC=Galleon Wall, Trade Agreements Act Compliant ³⁵	SA1=1 Square SA2=2 Squares ²	A=615mA B=800mA C=1000mA D=1200mA ⁴ Z=Configured ⁴¹	722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K AMB=Amber, 590nm ^{2, 4}	U=120-277V 1=120V 2=208V 3=240V 4=277V 8=480V ^{6,7} 9=347V ⁶ DV=277-480V DuraVolt Drivers ^{7, 8, 27}	T2=Type II T3=Type III T4F1=Type IV Forward Throw T4W=Type IV Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right 5WQ=Type V Square Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)		Controls and Systems Options (Add as Suffix)			Accessories (Order Separately) ³⁸	
F=Single Fused (120, 277 or 347V. Must Specify Voltage) FF=Double Fused (208, 240 or 480V. Must Specify Voltage) 10K=10kV Surge Module 20K=Series 20kV UL 1449 Surge Protective Device 2L=Two-Circuit Light Engine ²⁴ DIM=External 0-10V Dimming Leads ^{9, 30} CBP=Battery Pack with Back Box, Cold Weather Rated ^{2, 4, 14, 33} CBP-CEC=Battery Pack with Back Box, Cold Weather Rated, CEC compliant ^{2, 4, 14} BB=Shipped with Back Box Accessory ²⁹ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right HSS=Factory Installed House Side Shield ²³ GRSBK=Factory Installed Glare Shield, BK ^{4, 27} GRSWH=Factory Installed Glare Shield, WH ^{4, 27} UPL=Uplight Housing ¹³ HA=50°C High Ambient ² LCF=Light Square Trim Plate Painted to Match Housing ²² MT=Factory Installed Mesh Top CC=Coastal Construction finish ⁵ CE=CE Marking and Small Terminal Block ²⁴ AHD145=After Hours Dim, 5 Hours ¹⁸ AHD245=After Hours Dim, 6 Hours ¹⁸ AHD255=After Hours Dim, 7 Hours ¹⁸ AHD355=After Hours Dim, 8 Hours ¹⁸ DALI=DALI Driver ¹¹		BPC=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) PR=NEMA 3-PIN Twistlock Photocontrol Receptacle PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁵ FADC=Field Adjustable Dimming Controller ⁴⁰ SPB1=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting ^{19, 34} SPB2=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting ^{19, 34} SPB4=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting ^{19, 34} MS-LXX=Motion Sensor for On/Off Operation ^{17, 18, 19} MS/DIM-LXX=Motion Sensor for Dimming Operation ^{17, 18, 19} ZW=WaveLinX-enabled 4-PIN Twistlock Receptacle ^{29, 30} ZD=WaveLinX Module with DALI driver and 4-PIN Receptacle ^{29, 30} SWPD4XX=WaveLinX Sensor Only, 7'-15' ^{31, 32} SWPD5XX=WaveLinX Sensor Only, 15'-40' ^{31, 32} WOBXX=WaveLinX Sensor with Bluetooth, 7'-15' ^{31, 32} WOFXX=WaveLinX Sensor with Bluetooth, 15'-40' ^{31, 32} LWR-LW=Enlightened Wireless Sensor, Wide Lens for 8'-16' Mounting Height ^{19, 20, 21} LWR-LN=Enlightened Wireless Sensor, Narrow Lens for 16'-40' Mounting Height ^{19, 20, 21}			QA/RA1013=Photocontrol Shorting Cap QA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V QA/RA1201=NEMA Photocontrol - 347V QA/RA1027=NEMA Photocontrol - 480V MA1252=10kV Circuit Module Replacement MA1059XX=Thru-branch Back Box (Must Specify Color) BB/GWCXX=Back Box (Must Specify Color) LS/HSS=Field Installed House Side Shield ^{23, 29} LS/GRSBK-2PK=Glare Shield, Black ^{25, 27} LS/GRSWH-2PK=Glare Shield, White ^{25, 27} LS/PFS=Perimeter Shield, Black ²⁸ FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁷ WOLC-7P-10A=WaveLinX Outdoor Control Module (7-pin) ^{28, 29} SWPD4-XX=WaveLinX Wireless Sensor, 7' - 15' Mounting Height ^{29, 30, 31, 32} SWPD5-XX=WaveLinX Wireless Sensor, 15' - 40' Mounting Height ^{29, 30, 31, 32}	
<p>NOTES:</p> <ol style="list-style-type: none"> DesignLight Consortium® Qualified. Refer to www.designlights.org. Qualified Products List under Family Models for details. Two light squares with CBP options limited to 25°C. CBP not available in combination with sensor options at 1200mA. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. Not available with HA option. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Require the use of a step down transformer. Not available in combination with sensor options at 1200mA. 480V not to be used with ungrounded or impedance grounded systems. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.sigimty.com/duravolt/ for more information. Cannot be used with other control options. Low voltage control leads extended 18" from fixture. Not available in 1200mA. When used with CBP or HA options, only available with single light square. Not available in 1200mA, UPL, or CBP options. Available with single light square. Not available with SL2, SL3, SL4, HA, CBP, PR or PR7 options. Operates a single light square only. Operates at -20°C to +40°C. Backbox is non-IP rated. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.) Includes integral photosensor. Enlightened wireless sensors are factory installed requiring network components in appropriate quantities. White sensor shipped on all housing color options. Not available with HSS or GRS options. Not for use with 5WQ, 5MQ, 5WQ or RW optics. The light square trim plate is painted black when the HSS option is selected. 						
<ol style="list-style-type: none"> CE is not available with the 1200, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only. One required for each light square. Requires PR7. Not for use with T4FT, T4W or SL4 optics. Set of 4 pcs. Once set required per Light Square. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR). WAC Gateway required to enable field-configurability; Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. Requires ZW or ZD receptacle. Replace XX with sensor color (WH, BZ, or BK). Specify 120V or 277V. Smart device with mobile application required to change system defaults. See controls section for details. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1993 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to www.designlights.org website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB. 2L not available with FF, AHD or DALI options. Controls and/or battery packs operate only one of the two circuits when 2L is specified. 2L with controls options not available with 347V or 480V. Not available with CBP or CBP-CEC options. Cannot be used with PR7 or other motion response control options. Customer specific specifications utilizes standard products with small adjustments to meet unique requirements such as packaging, labels, wattage adjustments, etc. 						

Product Specifications

Construction

- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66 rated housing
- 1.5G vibration rated

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments; Optional 50°C high ambient (HA) configuration

Mounting

- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation

Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

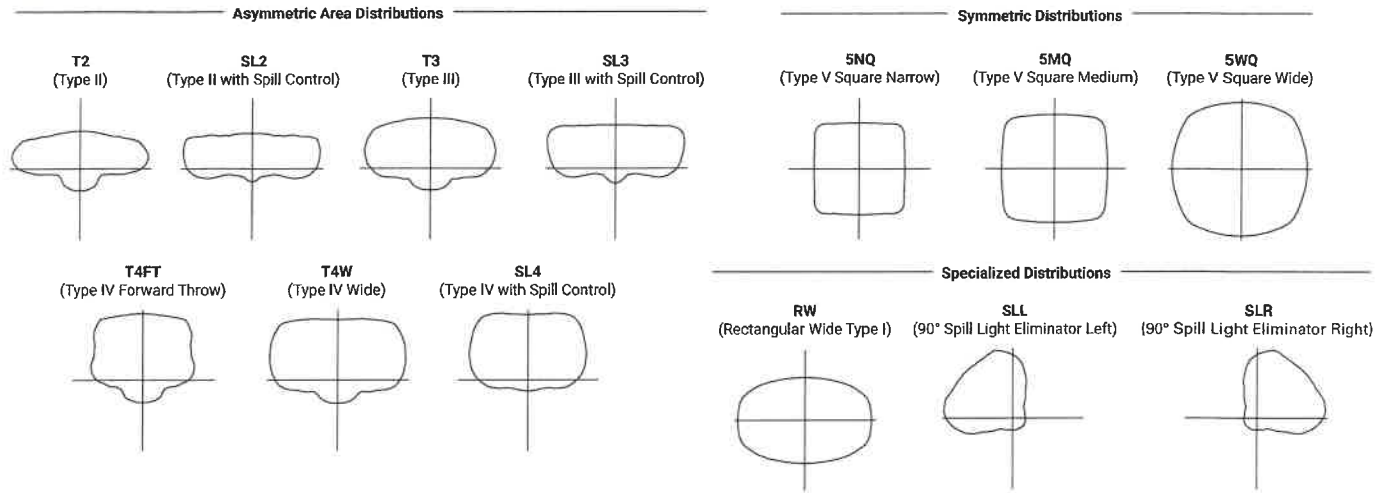
Typical Applications

- Exterior Wall, Walkway

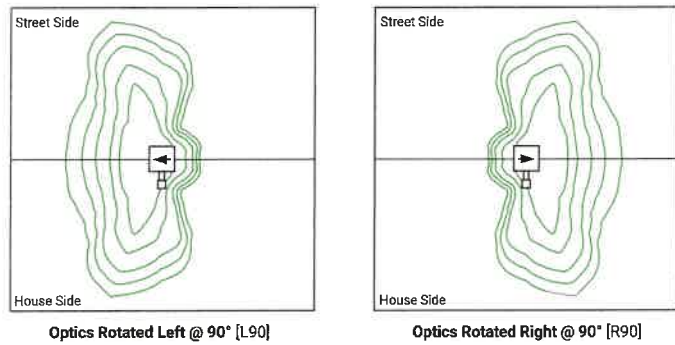
Warranty

- Five-year warranty

Optical Distributions



Optic Orientation



Energy and Performance Data

Lumen Multiplier

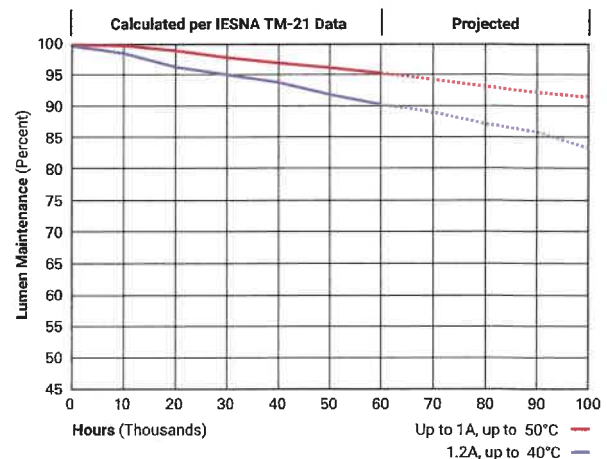
Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Lumen Maintenance

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



Energy and Performance Data

[View GWC Galleon Wall IES files](#)

4000K/5000K/6000K CCT, 70 CRI

Number of Light Squares		1				2			
Drive Current	615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A	
Nominal Power (Watts)	34	44	59	67	66	86	113	129	
Input Current @ 120V (A)	0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16	
Input Current @ 208V (A)	0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63	
Input Current @ 240V (A)	0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55	
Input Current @ 277V (A)	0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48	
Input Current @ 347V (A)	0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39	
Input Current @ 480V (A)	0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30	
Optics									
T2	Lumens	4,883	5,989	7,412	8,131	9,543	11,703	14,485	15,891
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens per Watt	144	136	126	121	145	136	128	123
T3	Lumens	4,978	6,105	7,556	8,288	9,729	11,929	14,764	16,196
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
T4FT	Lumens	5,008	6,140	7,599	8,337	9,783	11,998	14,850	16,290
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	147	140	129	124	148	140	131	126
T4W	Lumens	4,942	6,060	7,502	8,229	9,658	11,843	14,658	16,080
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
	Lumens per Watt	145	138	127	123	146	138	130	125
SL2	Lumens	4,874	5,979	7,399	8,117	9,528	11,684	14,461	15,863
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3
	Lumens per Watt	143	136	125	121	144	136	128	123
SL3	Lumens	4,976	6,104	7,555	8,287	9,727	11,927	14,763	16,194
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
SL4	Lumens	4,729	5,799	7,178	7,873	9,239	11,333	14,025	15,387
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4
	Lumens per Watt	139	132	122	118	140	132	124	119
5NQ	Lumens	5,134	6,296	7,793	8,547	10,033	12,303	15,226	16,704
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	151	143	132	128	152	143	135	129
5MQ	Lumens	5,228	6,412	7,935	8,705	10,216	12,529	15,508	17,011
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	134	130	155	146	137	132
5WQ	Lumens	5,242	6,428	7,956	8,728	10,244	12,563	15,548	17,056
	BUG Rating	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	135	130	155	146	138	132
SLL/SLR	Lumens	4,373	5,365	6,640	7,283	8,547	10,481	12,973	14,231
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	129	122	113	109	130	122	115	110
RW	Lumens	5,087	6,238	7,721	8,472	9,941	12,190	15,088	16,553
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	150	142	131	126	151	142	134	128

* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

3000K CCT, 80 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	Lumens	3,880	4,759	5,890	6,461	7,583	9,300	11,510	12,628
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
T3	Lumens	3,956	4,851	6,004	6,586	7,731	9,479	11,732	12,870
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	Lumens per Watt	116	110	102	98	117	110	104	100
T4FT	Lumens	3,980	4,879	6,038	6,625	7,774	9,534	11,800	12,945
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	117	111	102	99	118	111	104	100
T4W	Lumens	3,927	4,816	5,961	6,539	7,675	9,411	11,648	12,778
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	116	109	101	98	116	109	103	99
SL2	Lumens	3,873	4,751	5,880	6,450	7,571	9,285	11,491	12,605
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
SL3	Lumens	3,954	4,851	6,004	6,585	7,729	9,478	11,731	12,868
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	116	110	102	98	117	110	104	100
SL4	Lumens	3,758	4,608	5,704	6,256	7,342	9,006	11,145	12,227
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3
	Lumens per Watt	111	105	97	93	111	105	99	95
5NQ	Lumens	4,080	5,003	6,193	6,792	7,973	9,776	12,099	13,274
	BUG Rating	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens per Watt	120	114	105	101	121	114	107	103
5MQ	Lumens	4,154	5,095	6,305	6,917	8,118	9,956	12,323	13,518
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	122	116	107	103	123	116	109	105
5WQ	Lumens	4,166	5,108	6,322	6,936	8,140	9,983	12,355	13,553
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	123	116	107	104	123	116	109	105
SLL/SLR	Lumens	3,475	4,263	5,276	5,787	6,792	8,329	10,309	11,309
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	102	97	89	86	103	97	91	88
RW	Lumens	4,042	4,957	6,135	6,732	7,900	9,687	11,990	13,154
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	119	113	104	100	120	113	106	102

* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

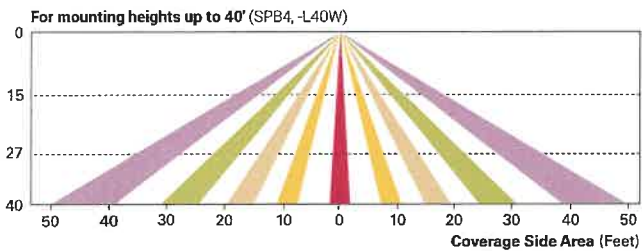
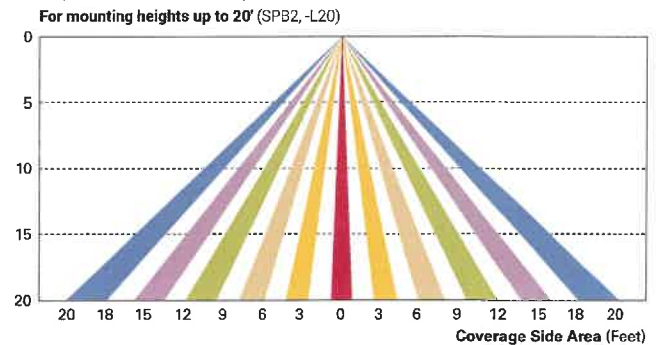
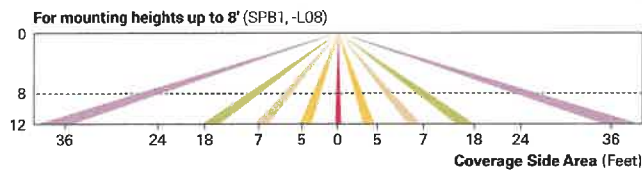
Control Options

0-10V This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

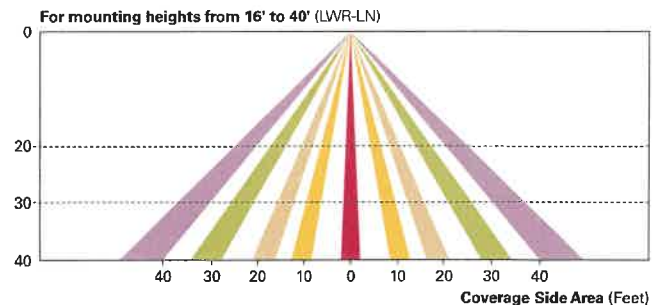
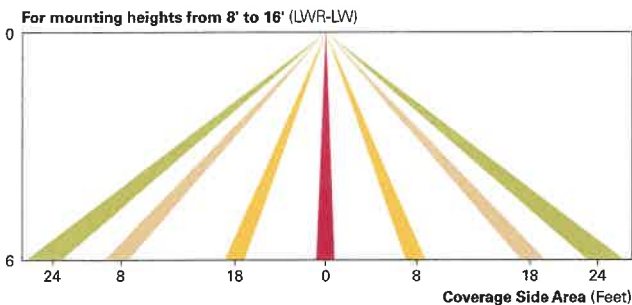
Photocontrol (BPC, PR, and PR7) Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted control system is a connected lighting solution, combining LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes while collecting valuable data about building performance and use. Software applications utilizing energy dashboards maximize data inputs to help optimize the use of other resources beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A) The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

1 2 3 4

POLE SPECIFICATIONS			
NO.	COMPONENT	ASTM DESIGNATION	MIN. YIELD (P.S.I.)
1.	POLE SHAFT	A-500 GR. B	46,000
2.	BASE PLATE	A-36	36,000
3.	ANCHOR BOLTS	F1554 GR. 55	55,000
4.	GALVANIZED HARDWARE	A193	-

FINISH SPECIFICATIONS
POLES SHALL HAVE A POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.

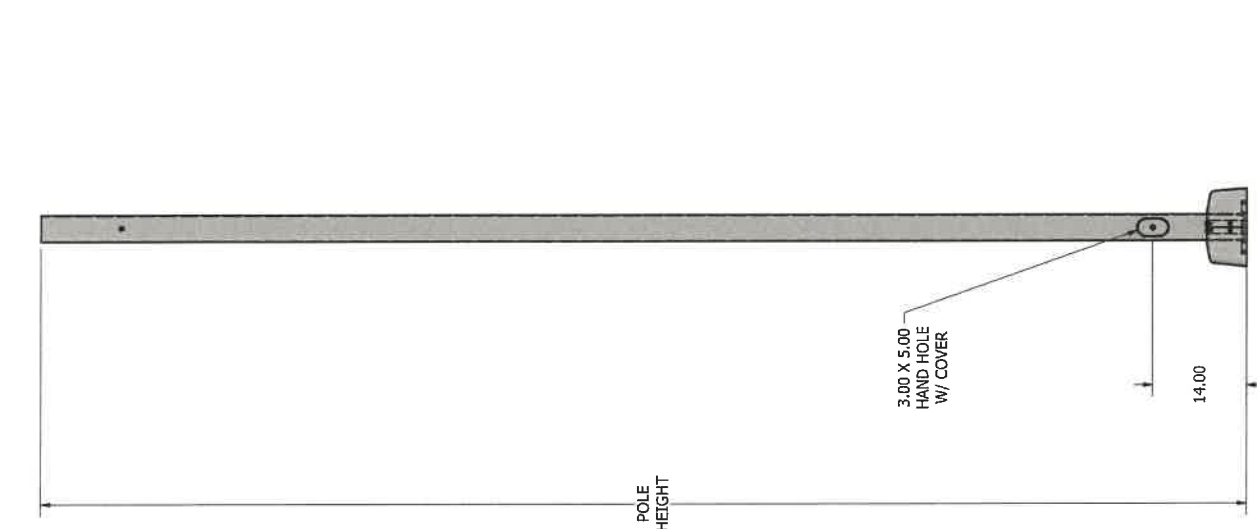
POLE DIMENSIONS			
POLE HGT (FT.)	TOP SQ. SIZE (IN.)	BOT. SQ. SIZE (IN.)	GAGE
25'	4.00	4.00	11 GAGE

BASE PLATE DIMENSIONS			
BOLT HOLE (IN.)	BASE PLATE DIM. (IN.)	BOLT HOLE (IN.)	PLATE THK. (IN.)
8.00-9.00	8.00 SQ.	1.00	.75

ANCHOR BOLT DIMENSIONS			
ANCHOR BOLT DIA. (IN.)	ANCHOR BOLT LENGTH (IN.)	WIND* EPA	ALLOWABLE WIND LOADING (SQ. FT.)
.75	20.00	4.1	90 MPH
		2.6	100 MPH
		1.8	120 MPH

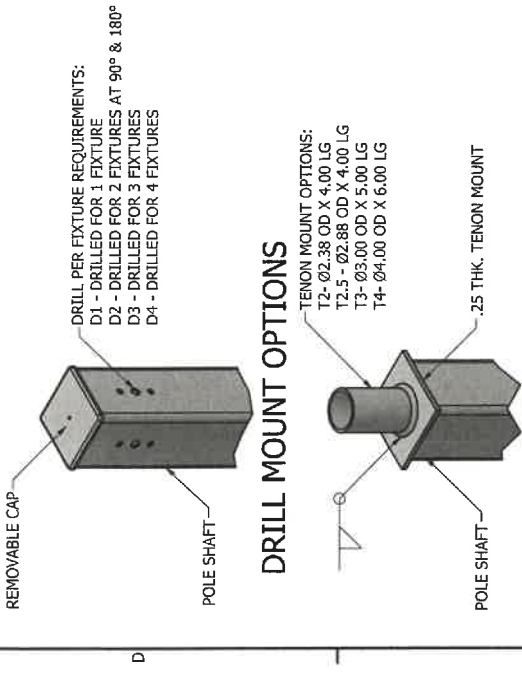
*WITH 1.3 GUST FACTOR

RPSQ-19.5'-4-11-AB-D1 Black on 6in base



POLE DETAIL

8.00 X 8.00 X .75 THK. BASE PLATE



TENON MOUNT OPTIONS

Ø.75 X 20.00 ANCHOR BOLT

	DRAWN: L. GRUNIS REVISION: QUOTE: APPROVAL SIGNATURE:	DATE: 7/16/2019 DATE: SO.#	23171 Groesbeck Hwy. Warren, MI 48089 P: (586) 774-5650 F: (586) 774-5706 www.unitedlightingstandards.com
	UNITED LIGHTING STANDARDS <small>A UNIT COMPANY</small>		
	SOME GEOGRAPHICAL AREAS HAVE SPECIAL WIND CONDITIONS THAT CAN CREATE WIND INDUCED VIBRATIONS CAUSING A FATIGUE PROBLEM. NO METHOD HAS YET BEEN FOUND FOR PREDICTING DESTRUCTIVE LIGHTING POLE VIBRATION. THESE CONDITIONS ARE UNIQUE AND CANNOT BE GUARANTEED AGAINST, AND ARE THE RESPONSIBILITY OF A LOCAL SITE ENGINEER.		
	WARNING: DO NOT INSTALL LIGHT POLE WITHOUT INTENDED LOADING.		
TITLE: CATALOG:		DWG NO: RPSQ-25-4-11	
		SIZE: C	SHEET 1 OF 1



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: March 12, 2024
APPLICANT: Jeff Carroll; Carroll Architects
CASE NUMBER: SP2024-005; *Site Plan for Ellis Centre Medical Office*

SUMMARY

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Akhil Vats of Vedanta Estates, LLC for the approval of a Site Plan for a medical office building on a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1940 Alpha Drive, and take any action necessary.

BACKGROUND

The subject property was annexed on November 30, 1959 by *Ordinance No. 60-01 [Case No. A1960-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the 1983 zoning map the subject property was still zoned Agricultural (AG) District as of May 16, 1983. On December 5, 1983 the City Council approved a zoning change [*Case No. PZ1983-035-01; Ordinance No. 83-61*] for the subject property changing the zoning from an Agricultural (AG) District to a Light Industrial (LI) District. On October 13, 1983, the Planning and Zoning Commission approved a site plan [*Case No. PZ1983-041-01*] for an office park -- *including the subject property* -- along Alpha Drive. Following this approval, a final plat [*Case No. PZ1984-014-01*] was filed on February 15, 1985 establishing the subject property as a portion of Lot 1, Block A, Ellis Centre Addition. On May 18, 1987, the City Council approved a replat [*Case No. PZ1987-037-01*] of Lot 1, Block A, Ellis Centre Addition establishing Lot 1R, Block A, Ellis Centre Addition. On January 7, 2019, the City Council again approved a replat [*Case No. P2018-046*] containing the subject property and establishing the current boundaries of the subject property (*i.e. Lot 6, Block A, Ellis Centre #2 Addition*). On July 14, 2020, the Planning and Zoning Commission approved a site plan [*Case No. SP2020-010*] for a *medical office building*. This site plan was never executed and expired on July 14, 2022. The subject property has remained vacant since annexation.

PURPOSE

On February 16, 2024 the applicant -- *Jeff Carroll of Carroll Architects* -- submitted an application requesting the approval of a Site Plan for the purpose of constructing a 7,200 SF medical office building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 1940 Alpha Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is a continuation of the Ellis Centre Addition, which is occupied with light industrial land uses and a few vacant lots. Beyond this is a larger 71.022-acre vacant tract of land (*i.e. Tract 20-1 of the A. Hanna Survey, Abstract No. 99*). All of these properties are zoned Light Industrial (LI) District. Beyond this is Justin Road, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the continuation of the Ellis Centre Addition (*i.e. Lot 7, Block A, Ellis Centre #2 Addition*), which is occupied with a house of worship (*i.e. Community Life Church*). This property is zoned Light Industrial (LI) District. Beyond this is N. T. L. Townsend Drive, which is identified as a A4D (*i.e. major*

arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a continuation of the Ellis Centre Addition, which is occupied with light industrial land uses. The majority of these properties were developed during the 1970's and 1980's. All of these properties are zoned Light Industrial (LI) District. Beyond this are the properties on the west side of Industrial Boulevard that are zoned Light Industrial (LI) District. Industrial Boulevard is identified as a M4U (*i.e. minor collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 41.649-acre tract of land (*i.e. Lot 1, Block 1, Herman Uttley Middle School Addition*) zoned Agricultural (AG) District. Adjacent to the subject property is Wilkerson-Sanders Memorial Stadium. Beyond this property is N. T. L. Townsend Drive, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Medical Office Building* is permitted *by-right* in a Light Industrial (LI) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District with the exception of the items noted in the *Variations and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	12,500 SF	X=0.70-acres; <i>In Conformance</i>
<i>Minimum Lot frontage</i>	100-Feet	X= 165-feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	125-Feet	X=185-feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	25-Feet	X>25-feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	15-Feet	X>15-feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	60-Feet	X= 28-feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	60%	X=23.6%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	1 Parking Space per 200 SF Total Required: 36	X=36; <i>In Conformance</i>
<i>Minimum Landscaping Percentage</i>	15.00%	24.3%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	90%-95%	X=80.53%; <i>In Conformance</i>

TREESCAPE PLAN

There are no trees on the subject property. Based on this a *Treescape Plan* is not required.

CONFORMANCE WITH THE CITY'S CODES

The applicant is requesting to construct a 7,200 SF *medical office building* on the subject property. According to Subsection 02.02(D)(2), *Office Building*, of Article 13, *Definitions*, of the Unified Development Code (UDC), an *Office Building* is defined as "(a) facility that provides executive, management, administrative, or professional services ..., but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices ..."

The proposed site plan generally conforms to the requirements of the *General Industrial District Standards* and the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code

(UDC), with the exception of the variances and exceptions being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances and exceptions:

- (1) Four (4) Sided Architecture. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (*i.e. four [4] or more accent or canopy trees*) shall be planted along perimeter of the subject property to the rear of the building." In this case, the building elevations are not architecturally finished on all four (4) facades of the building, and the applicant has not provided a row of trees along the perimeter of the subject property to the rear of the building. This will require the approval of a Variance from the Planning and Zoning Commission.
- (2) Primary Articulation. According to Article 05, *General Industrial District Standards*, of the Unified Development Code (UDC), "A primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All industrial buildings shall meet the standards for articulation on primary building façades as depicted in Figure 8." In this case, the building elevations do not meet the standards for articulation on all the facades, specifically the projection and wall length requirements. This will require the approval of an Exception from the Planning and Zoning Commission.
- (3) Vertical Walls in Detention. According to Subsection 3.4.4.A, *Geometry, Restrictions and Appurtenances*, of the City's *Engineering Standards for Design and Construction Manual*, "(d)etention ponds shall have a side slope 4:1 or flatter. No retaining walls are allowed in detention ponds." In this case, the applicant's required detention volume is greater than what can be achieved in a detention pond with sides at a 4:1 slope in the area the applicant is providing for detention. This is due to the size of the property and the proposed size of the building. Staff has suggested underground detention to the applicant as an option to meet the requirements of the Engineering Department's *Standards of Design and Construction Manual*, but the applicant has chosen to proceed with the variance request due to the perceived cost of the underground detention. Staff should note, that typically variances are requested due to a hardship or where the code's application is viewed as not creating the desired outcome. In this case, the applicant's only reasoning is cost. In addition, staff should also point out that variances to the City's *Standards of Design and Construction Manual* are not common, and -- *while variances are reviewed on a case-by-case basis* -- this request has the potential to be precedence setting. If approved, staff has added a condition of approval that if vertical walls are proposed for the detention system through the civil engineering process, the applicant will be required to place the detention behind the building, and screen it from view from any right-of-way. A new landscape plan showing the screening of the detention pond will be required and need to be approved by Planning and Zoning Department staff prior to engineering acceptance. This will require the approval of a Variance from the Planning and Zoning Commission.
- (4) Residential Adjacency Standards. According to Subsection 05(B)(2), *Abutting Residential*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a) minimum of a 20-foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a residentially zoned or used property." The code goes on to require a masonry wall with canopy trees on 20-foot centers or a wrought iron fence with three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) be incorporated along the entire adjacency. In this case, the applicant is only providing a ten (10) foot landscaped buffer with the three (3) tiered landscape screening along the adjacency. The applicant is also using the existing adjacent properties' chain-link fence instead of providing a wrought-iron fence. This will require the approval of an Exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception and/or variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue

hardship. In addition, the code requires that applicants provide compensatory measures that directly offset the requested exceptions and variances. In this case, as compensatory measures, the applicant is proposing: [1] Increased stone percentage, [2] increased masonry percentage, [3] increased landscaping with addition accent trees and shrubs, [4] increased landscape percentage, [5] increased architectural elements with covered arched entries, and [6] additional trees within detention area. With this being said, requests for exceptions and variances are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of an exception or variance.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the IH-30 Corridor District which is "...the primary retail corridor for the City of Rockwall. The Corridor acts as the western gateway for both the City and County of Rockwall, and has land uses that include retail, personal services, medical, and industrial." Additionally, the Special Commercial Corridor designation "...is intended to provide an area for commercial/retail...activity centers that are intended to support and serve the entire region." With this area already being mostly developed with light industrial, medical office, and personal service land uses, the applicant's proposed medical office does not appear to be out of character with the area and the Special Commercial Corridor land use designation.

According to the Comprehensive Plan, industrial developments should be adequately buffered and/or screened from residential land uses. In addition, the Comprehensive Plan states that "(b)uffers utilizing a combination of berms, landscaping and trees should be used for industrial properties that are adjacent to non-industrial land uses or agricultural land." While the adjacent property (i.e. *Herman Utley Middle School*) is zoned Agricultural (AG) District -- which is considered to be a residential zoning district -- the property is developed with a non-residential land use (i.e. a football stadium). Regardless of the adjacency, the applicant is proposing to install a system three (3) tiered landscape screening in conjunction with an existing chain-link fence (located on the adjacent property, *Herman Utley Middle School*) to accomplish the screening required by the Unified Development Code (UDC) and referenced by the Comprehensive Plan.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request for a Site Plan for the purpose of constructing a 7,200 SF *medical office building* on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans;
- (2) If vertical walls are proposed for the detention system through the civil engineering process, the applicant will be required to place the detention behind the building, screened from any right-of-way and a new landscape plan showing the screening of the detention pond will be required and need to be approved by Planning and Zoning Department staff prior to engineering acceptance; and,
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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 ALPHA DRIVE

SUBDIVISION ELLIS CENTER INDUSTRIAL PARK #2 LOT 6 BLOCK A

GENERAL LOCATION ALFA DR & BETA WAY

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE N/A

PROPOSED ZONING LI

PROPOSED USE MEDICAL USE

ACREAGE 0.70 AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER VEDANTA ESTATES, LLC.

APPLICANT CARROLL ARCH. INC.

CONTACT PERSON AKHIL VATS

CONTACT PERSON JEFF CARROLL

ADDRESS 482 ACADIA WAY

ADDRESS 750 E. INTERSTATE 30 #110

CITY, STATE & ZIP ROCKWALL, TX. 75087

CITY, STATE & ZIP ROCKWALL TX 75087

PHONE 817.235.9253

PHONE 214.632.1762

E-MAIL WALLISASSOCIATES@gmail.com

E-MAIL JC@CARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

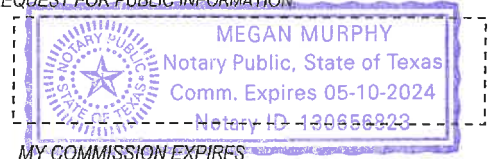
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Carroll ^{Applicant} [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

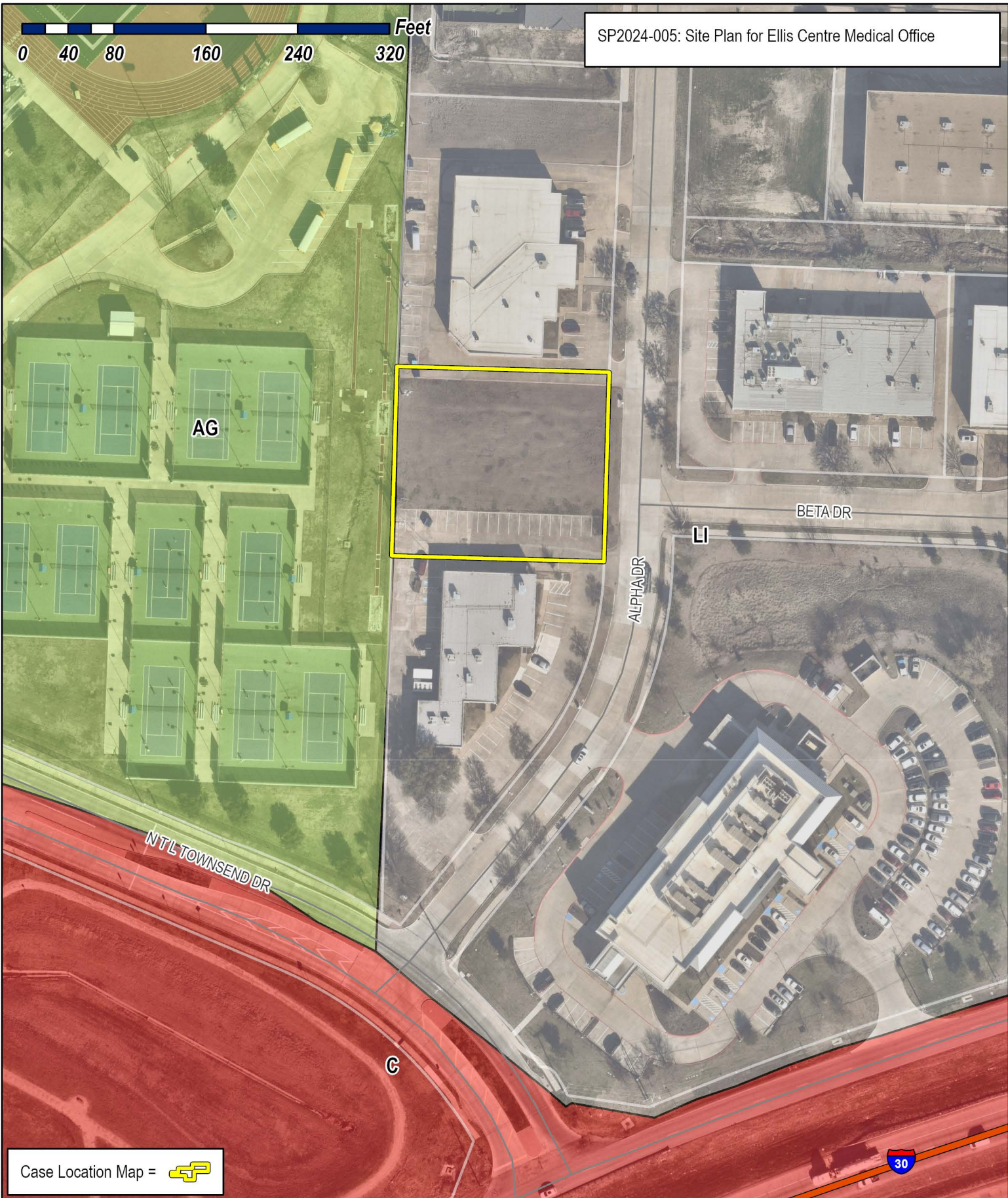
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ February 2024 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF February, 2024 BY SIGNING THIS 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 16 DAY OF February, 2024

Applicant OWNER'S SIGNATURE Jeff Carroll

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 

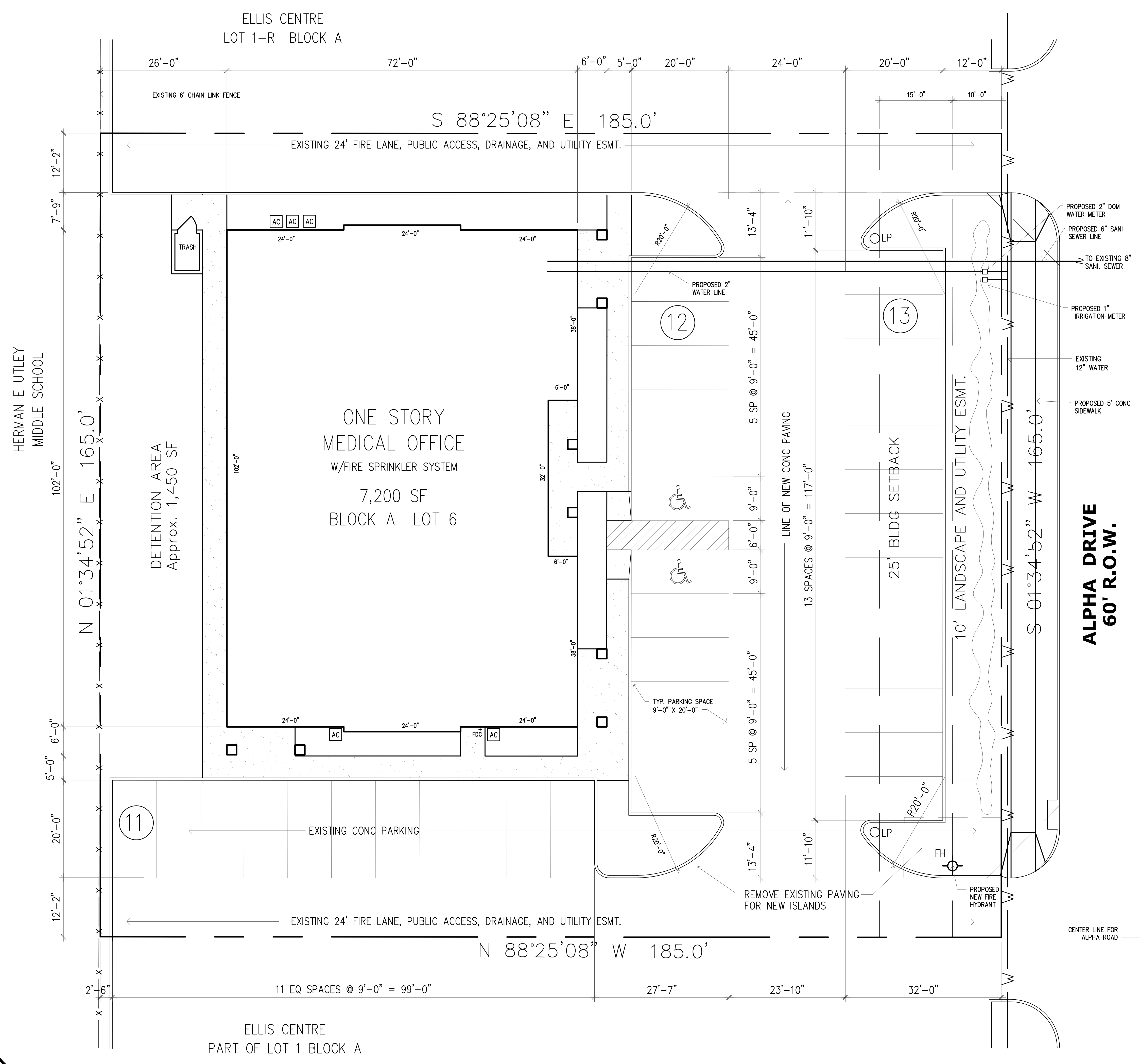


City of Rockwall

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

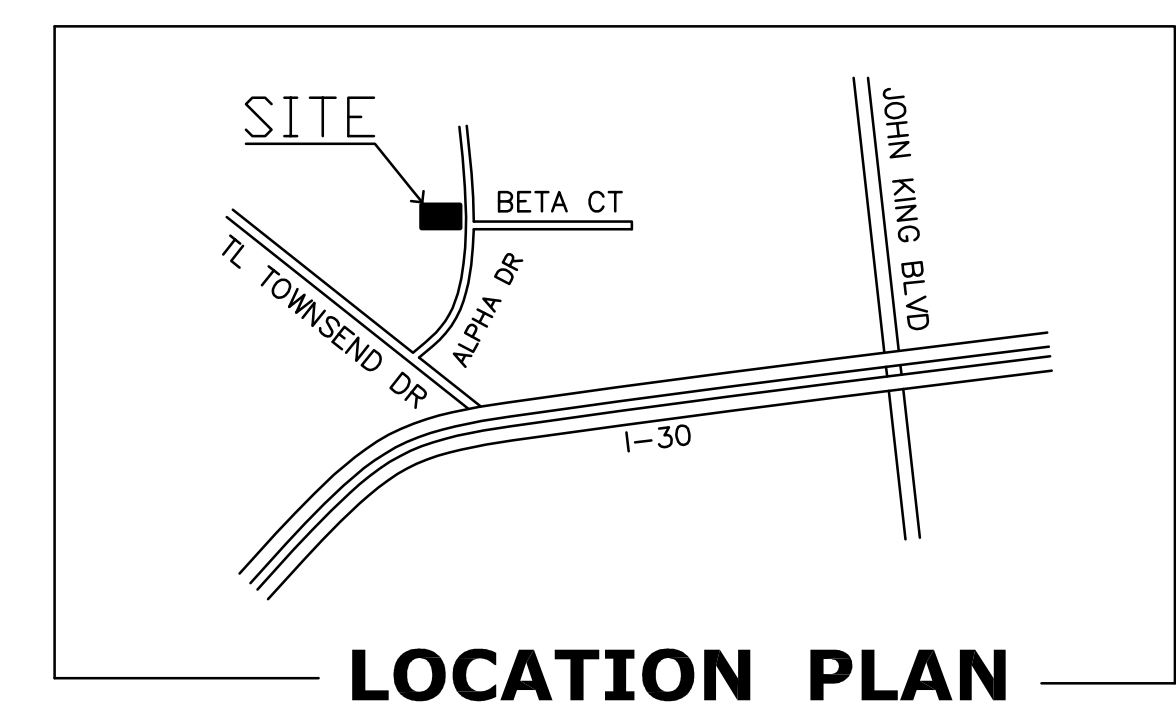
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





- ABSTRACT NO. 9 - WILLIAM BLEVINCH SURVEY
1. ZONING: L I
 2. PROPOSED USE: MEDICAL OFFICE
 3. PROPERTY AREA (GROSS): 30,531 SF 0.70 AC
 4. BUILDING AREA: 7,200 SF
 5. BUILDING HEIGHT: ONE STORY - 28'-3"
 6. LOT COVERAGE: 23.6% F.A.R. = 0.236:1
 7. PARKING REQUIRED: 1 SPACE/200 = 36 SPACES REQUIRED
 8. HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED
 9. TOTAL PARKING PROVIDED: 36 SPACES
 10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 24,558 SF
 11. 15% LANDSCAPE REQUIRED = 4,580 SF PROVIDED 5,973 SF

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
 ALL SIDEWALKS SHALL BE 3,000 PSI CONC
 MIN 5.5 SACK MIX.
 ALL RADII ARE 2'-0" U.N.O.
 ANY DISCREPANCIES BETWEEN THE PLAN &
 THE CIVIL ENGINEER'S PLANS SHALL DEFER TO
 THE CIVIL ENGINEERING.



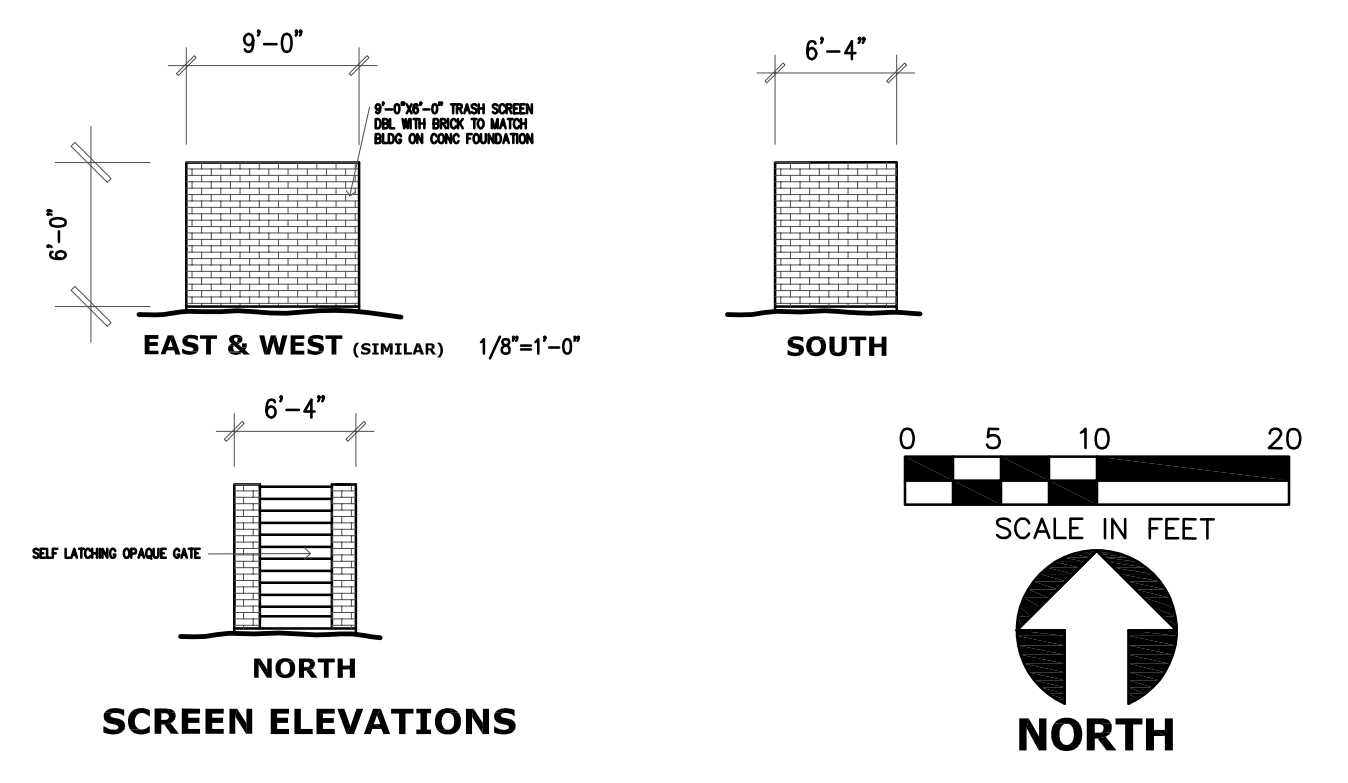
SITE PLAN SIGNATURE BLOCK

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning and zoning commission of the City of Rockwall on the _____ 2024.

WITNESS OUR HANDS, this _____ day of _____

 Planning & Zoning Commission, Chairman Director of Planning and Zoning

NOTE: DUMPSTER PAVING AND FIRE LANE PAVING SHALL BE MIN. 7" THICK, 3600 PSI CONCRETE 6.5 SACK MIX

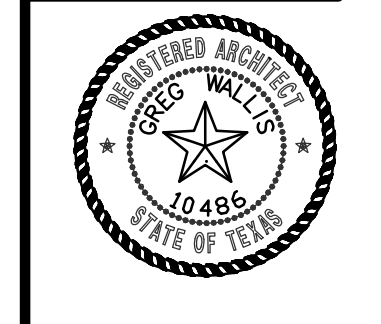


PRICING & CONSTRUCTION
 GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS. EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

ELLIS CENTRE INDUSTRIAL PARK
 BEING A 0.70 AC. TRACT OF LAND SITUATED IN THE ELLIS CENTRE #2 INDUSTRIAL PARK LOT 6 BLOCK A IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

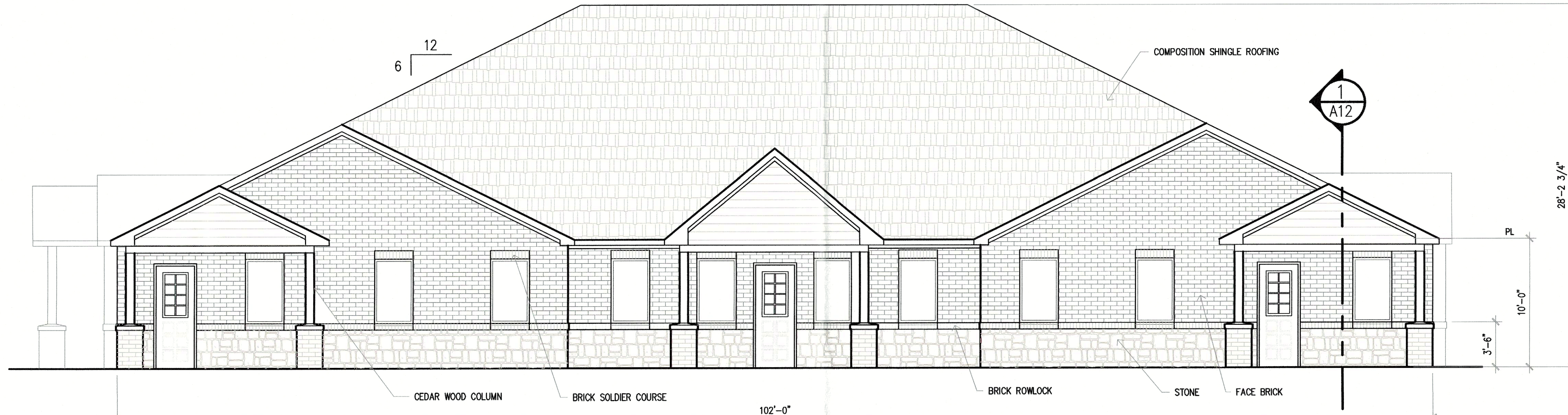
OWNER
 ADAT ESTATE LLC
 402 ARCHDALE WAY
 ROCKWALL, TEXAS 75087
 CASE #SP2020-010



ELLIS CENTER MEDICAL OFFICE
 ROCKWALL, TEXAS
SITE PLAN

Scale:	1" = 10'-0"
Date:	2/16/2024
Project No.:	200204
Designed:	GW
Drawn:	GW
Checked:	GW

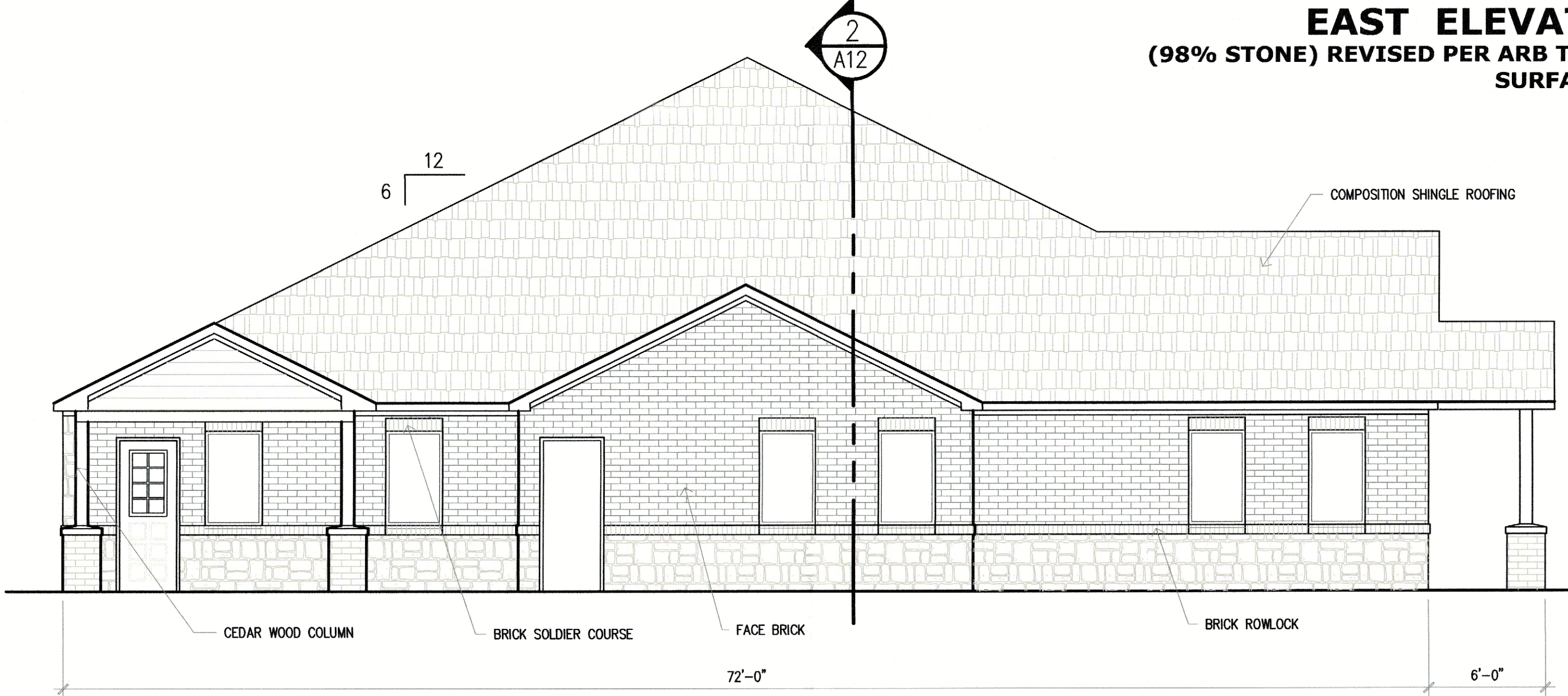
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY WALLIS ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



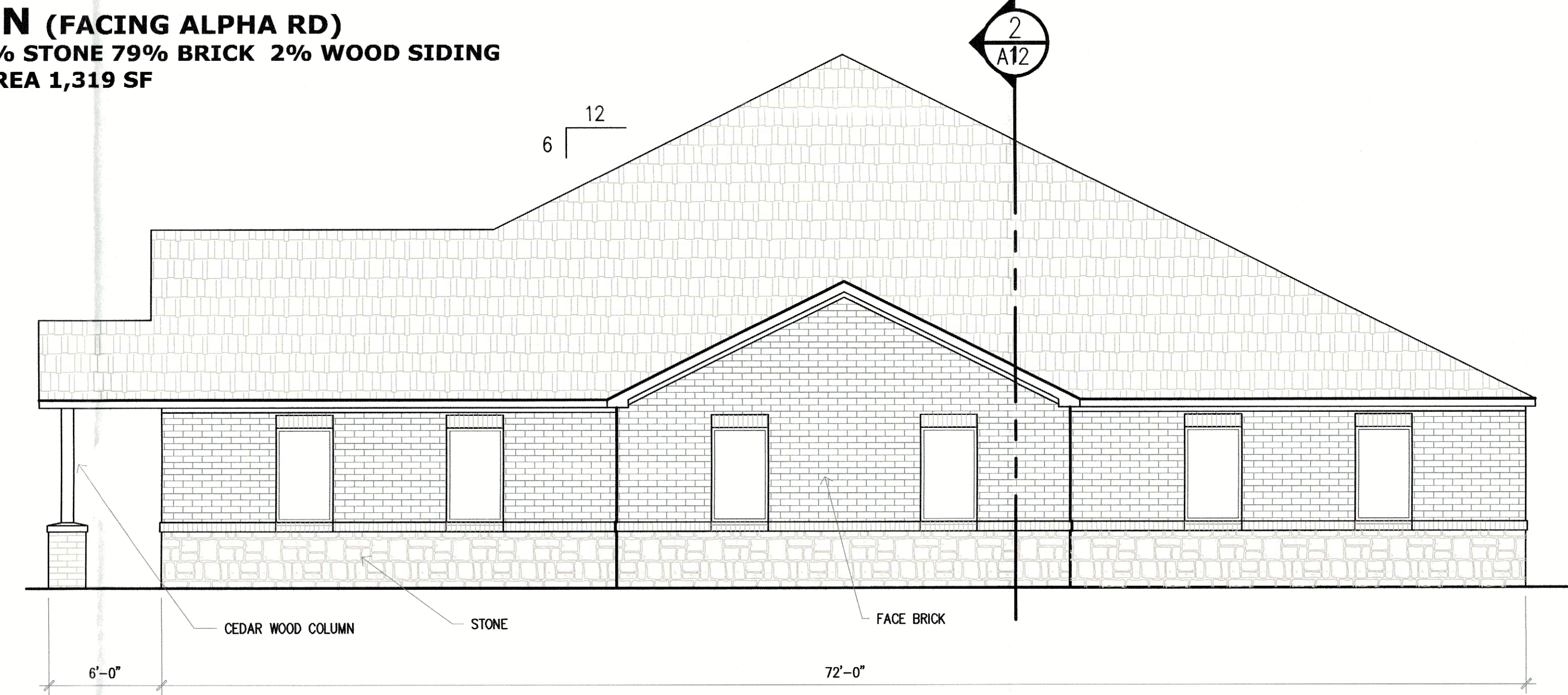
LEGEND

FACE BRICK-ACME BLEND 31
 RIDGEMAR
 BRICK BAND-ACME MUSHROOM
 BROWN
 STONE -NATURAL TEXAS
 CREA
 ROOF -DARK BRONZE

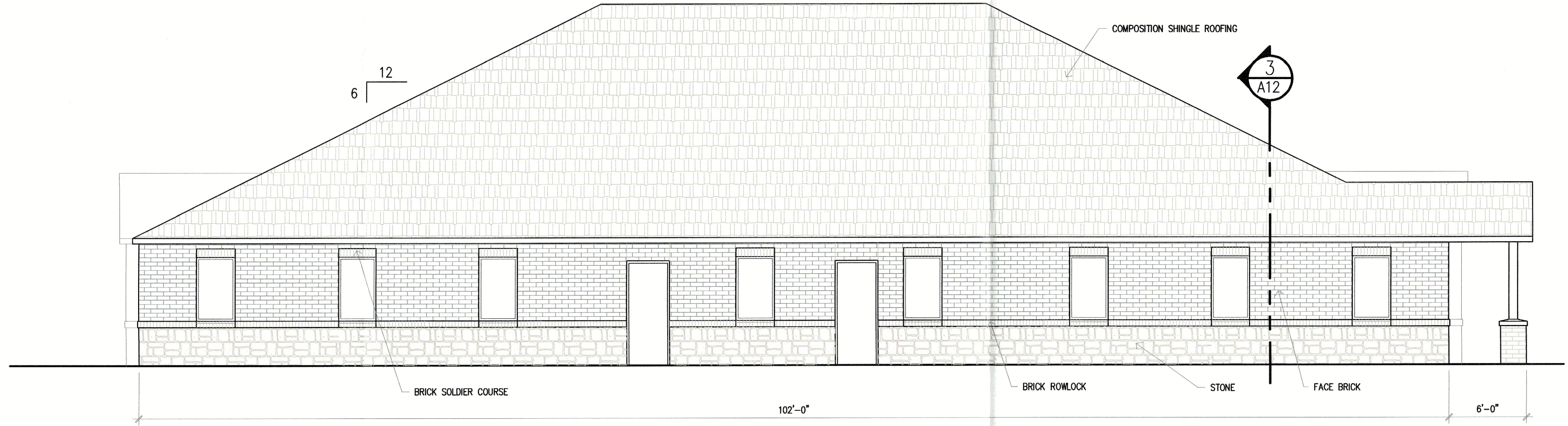
EAST ELEVATION (FACING ALPHA RD)
 (98% STONE) REVISED PER ARB TO 19% STONE 79% BRICK 2% WOOD SIDING
 SURFACE AREA 1,319 SF



SOUTH ELEVATION
 30% STONE 4% WOOD SIDING 66% BRICK
 786 SF SURFACE AREA



NORTH ELEVATION
 31% STONE 69% BRICK
 786 SF SURFACE AREA



WEST ELEVATION
 35% STONE 65% BRICK
 975 SF SURFACE AREA

SITE PLAN SIGNATURE BLOCK

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning and zoning commission of the City of Rockwall on the _____, 2024.

WITNESS OUR HANDS, this _____ day of _____

 Planning & Zoning Commission, Chairman Director of Planning and Zoning

PRICING & CONSTRUCTION
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OWNER
 ADAT ESTATE LLC
 408 ARCADIA WAY
 ROCKWALL, TEXAS 75087
 CASE #SP2024-000

© COPYRIGHT 2022 WALLIS ARCHITECTS

CHURCHES COMMERCIAL RESIDENTIAL INSTITUTIONAL

WALLIS ASSOCIATES

132 BERKSHIRE LANE
 WAKARUSA, TEXAS 75165
 PHONE: 817-235-9253

No.	Date	By	Revision

REGISTERED ARCHITECT
 REG. WALLIS
 10486
 STATE OF TEXAS

ELLIS CENTER MEDICAL OFFICE
 ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale: 3/16" = 1'-0"

Date: 2/16/2024

Project No.: 200204

Designed: GW

Drawn: GW

Checked: GW

A4

17

Luminaire Schedule				Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
LP	2	LITHONIA_DSX1 LED P5 40K TFTM VOLTAGE MOUNTING HS FINISH	12359	138	1.000	0.808	1.000	
WP	5	LITHONI_WDGE1 LED P2 40K 80CRI VF VOLTAGE MOUNTING FINISH	1979	15.0178	1.000	0.808	1.000	

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE_Planar	0	Fc	0.29	4.1	0.0	N.A.
PARKING LOT & DRIVEWAY		Fc	1.45	3.7	0.0	N.A.

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY WALLIS ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY

- ZONING: L I
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- 15% LANDSCAPE REQUIRED = 4,580 SF PROVIDED 5,973 SF

HERMAN E UTLEY
MIDDLE SCHOOL

N 01°34'52" E 165.0'

DETENTION AREA

ONE STORY
MEDICAL OFFICE
W/FIRE SPRINKLER SYSTEM
7,200 SF
BLOCK A LOT 6

25' BLDG SETBACK

10' LANDSCAPE AND UTILITY ESMT.

S 01°34'52" W 165.0'

ALPHA DRIVE
60' R.O.W.

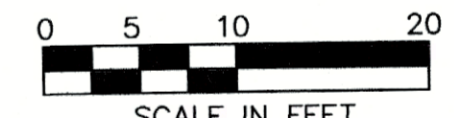
SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning and zoning commission of the City of Rockwall on the 11th day of February, 2024.

WITNESS OUR HANDS, this ____ day of _____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



PRICING & CONSTRUCTION
GENERAL NOTES:

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ELLIS CENTRE
INDUSTRIAL PARK
BEING A 0.70 AC. TRACT OF LAND SITUATED
IN THE ELLIS CENTRE #2 INDUSTRIAL PARK
LOT 6 BLOCK A IN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER
ADAT ESTATE LLC
488 HERCULES WAY
ROCKWALL, TEXAS 75087
CASE #SP2020-010

© COPYRIGHT 2022 WALLIS ARCHITECTS

CHURCHES COMMERCIAL RESIDENTIAL INSTITUTIONAL
WALLIS ASSOCIATES
132 BERKSHIRE LANE
WAXAHACHIE, TEXAS 75165
PHONE: 817-235-9253

No.	Date	Revision	By



ELLIS CENTER MEDICAL OFFICE
ROCKWALL, TEXAS
PHOTOMETRIC PLAN

Scale: 1" = 10'-0"
Date: 2/16/2024
Project No.: 200204
Designed: GW
Drawn: GW
Checked: GW

SHEET
AP1 OF
1



WDGE1 LED

Architectural Wall Sconce

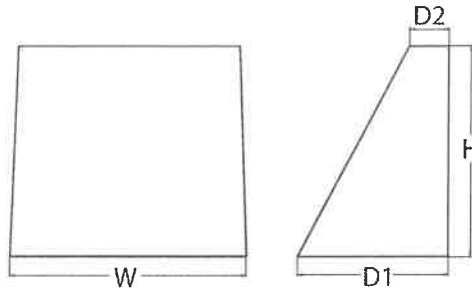


Catalog Number
Notes
Type

Model: [] Finish: [] Lumens: [] Voltage: []

Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1 P2	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁵ Shipped separately AWS 3/8inch Architectural wall spacer BBW Surface-mounted back box PBBW Premium surface-mounted back box (top, left, right conduit entry)
		30K 3000K	90CRI	VW Visual comfort wide	347 ²	
		35K 3500K				
		40K 4000K				
		50K ¹ 5000K				

Options	Finish
E4WH ³ Emergency battery backup, CEC compliant (4W, 0°C min)	DDBXD Dark bronze
PE ⁴ Photocell, Button Type	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for premium back box (PBBW). Total of 4 entry points.	DSSXD Sandstone
	DDBTXD Textured dark bronze
	DBLTXD Textured black
	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone

Accessories

Ordered and shipped separately

WDGEAWS DDBXD U	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 Premium surface-mounted back box (specify finish)
WSBBW DDBXD U	Surface-mounted back box (specify finish)

NOTES

- 50K not available in 90CRI.
- 347V not available with E4WH, DS or PE.
- E4WH not available with PE or DS.
- PE not available with DS.
- Not qualified for DLC. Not available with E4WH.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE1 LED
Rev. 04/15/20