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Consider approval of an ordinance amending the Code of Ordinances in Chapter 10. "Buildings and Building Regulations;" Article III. "Building Code;" Article IV. "Residential Code;" Article VI. "Plumbing Code;" Article VII. "Fuel Gas Code; and Article IX. "Electrical Code" for the purpose of updating the codes to conform to changes made by the 86th Legislature through passage of H.B. 2439, and taken any action necessary. (2nd reading)	
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P2019-031 - Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owner Jeff Kennemer of the Saddle Star Land Development, LLC for the approval of a final plat for Phase 1 of the Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

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P2019-033 - Consider a request by Bill Bricker of Columbia Development Company, LLC on behalf of David and Laura Cline for the approval of a replat for Lot 47, Block D, Park Place West Phase II Addition being a 0.184-acre parcel of land being currently identified as Lot 20, Block D, Park Place West Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, addressed as 408 Jordan Farm Circle, and take any action necessary.

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

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

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Z2019-019 - Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of an ordinance for a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary (1st Reading).

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Z2019-020 - Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of an ordinance for a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and take any action necessary (1st Reading).

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Discuss and consider a request by Phil Wagner of the Rockwall Economic Development Corporation for the approval of an ordinance establishing a two (2) hour parking limit for all on-street parking within the Rockwall Technology Park and Corporate Crossing, and take any action necessary. (1st Reading)

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Discuss and consider the Hotel Tax Subcommittee recommendations for funding allocations in fiscal year 2020, including authorizing the City Manager to execute associated funding agreements, and take any action necessary.	
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Discuss and consider approval of an ordinance levying ad valorem taxes for the tax year 2019, and take any action necessary.	
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Discuss and consider (re)appointments to the city's Airport Advisory Board, Historic Preservation Advisory Board, Main Street Advisory Board, and Park Board and take any action necessary.	
Boards Memo. . . . .	400
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Discuss and consider authorizing the City Manager to negotiate agreements with WME and Red 11 Music for Founders Day Festival opening and headliner entertainment to be paid from Hotel Occupancy Tax Funds in the amount of \$45,000, and take any action necessary.	
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## ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, September 16, 2019 - **5:00 PM**

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

**I. CALL PUBLIC MEETING TO ORDER**

**II. EXECUTIVE SESSION.**

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

1. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation).
2. Discussion regarding ballot nominations associated with elections to the Rockwall Central Appraisal District Board pursuant to Section 551.074 (personnel matters)
3. Discussion regarding appointments to and interviews for city regulatory boards, commissions, and committees - specifically the Board of Adjustments - pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

**III. ADJOURN EXECUTIVE SESSION**

---

**IV. RECONVENE PUBLIC MEETING (6:00 P.M.)**

**V. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION**

**VI. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRUITT**

**VII. PROCLAMATIONS**

- pg.10** 1. Constitution Week

**VIII. OPEN FORUM**

**IX. CONSENT AGENDA**

- pg.12** 1. Consider approval of the minutes from the September 3, 2019 regular city council meeting, and take any action necessary.

- pg.26** 2. Consider approving an annual contract extension to Terracare for Landscape Maintenance and authorizing the City Manager to execute a contract extension in the amount of \$502,480 to be funded out of General Fund, Parks Operations Budget, and take any action necessary.

- pg.28** 3. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 10. "Buildings and Building Regulations;" Article III. "Building Code;" Article IV. "Residential Code;" Article VI. "Plumbing Code;" Article VII. "Fuel Gas Code; and Article IX. "Electrical Code" for the purpose of updating the codes to conform to changes made by the 86th Legislature through passage of H.B. 2439, and taken any action necessary. **(2nd reading)**
- pg.33** 4. **P2019-017** - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.
- pg.42** 5. **P2019-031** - Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owner Jeff Kennemer of the Saddle Star Land Development, LLC for the approval of a final plat for Phase 1 of the Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.
- pg.48** 6. **P2019-033** - Consider a request by Bill Bricker of Columbia Development Company, LLC on behalf of David and Laura Cline for the approval of a replat for Lot 47, Block D, Park Place West Phase II Addition being a 0.184-acre parcel of land being currently identified as Lot 20, Block D, Park Place West Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, addressed as 408 Jordan Farm Circle, and take any action necessary.

#### **X. APPOINTMENT ITEMS**

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

**XI. PUBLIC HEARING ITEMS**

- pg.54 1. Z2019-017** - Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, and take any action necessary **(1st Reading)**.
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**XII. ACTION ITEMS**

- pg.356 1.** Discuss and consider a request by Phil Wagner of the Rockwall Economic Development Corporation for the approval of an **ordinance** establishing a two (2) hour parking limit for all

on-street parking within the Rockwall Technology Park and Corporate Crossing, and take any action necessary. **(1st Reading)**

**pg.363** 2. Discuss and consider approval of the Rockwall Economic Development Corporation (REDC) budget for fiscal year 2020 and amended budget for fiscal year 2019, and take any action necessary

**pg.379** 3. Discuss and consider approval of the Rockwall Technology Park Association budget for fiscal year 2020 and amended budget for fiscal year 2019, and take any action necessary.

**pg.382** 4. Discuss and consider the Hotel Tax Subcommittee recommendations for funding allocations in fiscal year 2020, including authorizing the City Manager to execute associated funding agreements, and take any action necessary.

**pg.385** 5. Discuss and consider approval of an **ordinance** amending the budget for fiscal year 2019, and take any action necessary.

**pg.388** 6. Discuss and consider approval of an **ordinance** adopting the proposed budget for fiscal year 2020, and take any action necessary.

**pg.396** 7. Discuss and consider approval of an **ordinance** levying ad valorem taxes for the tax year 2019, and take any action necessary.

**pg.400** 8. Discuss and consider (re)appointments to the city's Airport Advisory Board, Historic Preservation Advisory Board, Main Street Advisory Board, and Park Board and take any action necessary.

**pg.402** 9. Discuss and consider authorizing the City Manager to negotiate agreements with WME and Red 11 Music for Founders Day Festival opening and headliner entertainment to be paid from Hotel Occupancy Tax Funds in the amount of \$45,000, and take any action necessary.

### **XIII. EXECUTIVE SESSION**

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

1. Discussion regarding legal issues pertaining to potential annexation pursuant to Section §551.071 (Attorney/Client Consultation).
2. Discussion regarding ballot nominations associated with elections to the Rockwall Central Appraisal District Board pursuant to Section 551.074 (personnel matters)
3. Discussion regarding appointments to and interviews for city regulatory boards, commissions, and committees - specifically the Board of Adjustments - pursuant to Section 551.074 (Personnel Matters)



4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

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

**XV. ADJOURNMENT**

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

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

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 13<sup>th</sup> day of September, 2019 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

---

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

---

Date Removed

Rockwall,



Texas

## Proclamation

*Whereas*, the Constitution of the United States of America, the guardian of our liberties, embodies the principal of limited government in a Republic dedicated to rule by law; and

*Whereas*, September 17, 2019, marks the two hundred and thirty-second anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

*Whereas*, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary and to recognize the patriotic celebrations which will commemorate the occasion; and

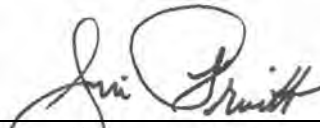
*Whereas*, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America, annually designating one week in September as "Constitution Week."

*Now, Therefore*, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, by virtue of the authority vested in me, do hereby proclaim September 17 through September 23, 2019 as

### CONSTITUTION WEEK

in the City of Rockwall, and urge all citizens to reaffirm the ideals that the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

*In Witness Whereof*, I hereunto set my hand and official seal this 16<sup>th</sup> day of September, 2019.

  
\_\_\_\_\_  
Jim Pruitt, Mayor

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2 **ROCKWALL CITY COUNCIL REGULAR MEETING**

3 **Tuesday, September 03, 2019 - 4:00 PM**

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

5  
6 **I. CALL PUBLIC MEETING TO ORDER**

7 Mayor Pro Tem Dana Macalik called the public meeting to order at 4:02 p.m. Present were Mayor Pro  
8 Tem Macalik and Council Members Patrick Trowbridge, John Hohenshelt, Kevin Fowler, Bennie  
9 Daniels and Trace Johannesen. Also present were City Manager Rick Crowley, Assistant City Managers  
10 Mary Smith and Joey Boyd and the city’s legal counsel, Patrick Lindner. Mayor Pruitt arrived to the  
11 meeting at 4:05 p.m. as noted below.  
12

13 **II. WORK SESSION**

- 14 1. Hold work session to discuss sidewalks citywide

15 Mayor Pro Tem Dana Macalik read the work session agenda item and called upon City  
16 Engineer/Director of Public Works, Amy Williams. Mrs. Williams provided council members with  
17 samples of criteria that they may wish to consider when establishing a sidewalks policy. Mayor Pruitt  
18 arrived to the meeting at 4:05 p.m. Ms. Williams’ criteria are as follows:  
19

- 20 1. The street is above a residential/local classification or on the currently adopted Thoroughfare  
21 Plan (i.e. minor collector, major collector, minor arterial and major arterial)  
22 2. If average daily traffic is 1,000 vehicles per day or more  
23 3. If a portion of the block of the street is within 1,000 feet of a school, city park, or church, the  
24 entire block shall have a sidewalk.  
25

26 Council discussed these three points at length with staff, generally clarifying the suggestions and  
27 trying to decide if the criteria are acceptable or if they may need to be modified in some way.  
28

29 Mayor Pruitt opened up the public forum

30  
31 **John Ruess**  
32 **202 West Boydston**  
33 **Rockwall, TX**  
34

35 Mr. Ruess came forth and expressed concern about not having heard the Council or staff mention  
36 anything about the home owners who have purchased homes along these roadways and what they  
37 may or may not want regarding sidewalks. He encouraged the Council to let the property owners vote  
38 and decide for themselves if they do or do not want sidewalks installed in front of their homes / on  
39 their streets. All he has heard so far during this work session is “bureaucracy.” He personally does not  
40 want a sidewalk on Boydston, and he does not believe they are needed on his street. He wants the  
41 Council to let the homeowners exercise democracy and decide for themselves if they will or won’t  
42 have sidewalks.

43  
44 **Kathleen Ingram**  
45 **1410 S. Lakeshore Drive**  
46 **Rockwall, TX**

47  
48 **Ms. Ingram came forth and handed out suggested, proposed amendments for the current sidewalks-**  
49 **related ordinance. She too feels that property owners who live along these roadways should have**  
50 **more ‘say’ regarding if sidewalks will be installed or not. She shared that these suggestions came as a**  
51 **result of a group meeting of property owners on Lakeshore / S. Lakeshore.**

52  
53 **R.D. Vanderslice**  
54 **1408 S. Lakeshore**  
55 **Rockwall, TX**

56  
57 **Mr. Vanderslice came forth and shared that he has lived in Rockwall for thirty-six years. Back in April,**  
58 **he came forth and asked (at a meeting), are the sidewalks a “done deal?” He did not get a good**  
59 **feeling about the answer(s) received at that time. So, he went back and looked at his own survey to**  
60 **see how he had responded. He shared that when the bond description was sent out in a city brochure,**  
61 **indication was given that the city would work with the neighborhoods and that sidewalks were**  
62 **‘possible.’ He does not understand why residents were even sent a survey asking if they do or do not**  
63 **want sidewalks if the schematics were already drawn up, and the sidewalks seemed to have been a**  
64 **“done deal” already by the time the neighborhood meeting was held. He suspects that if another,**  
65 **additional survey was sent, the city would receive an overwhelming response because, at this point,**  
66 **they are more educated on the subject of sidewalks. He does not believe that the city is listening to**  
67 **residents who live on these streets, in these neighborhoods. Mr. Vanderslice went on to share that he**  
68 **and his neighbors would rather live with the street ‘as is’ and not have the roadway improved if it**  
69 **means that sidewalks will be installed.**

70  
71 **Gary Piepenburg**  
72 **1510 S. Lakeshore Drive**  
73 **Rockwall, TX**

74  
75 **Mr. Piepenburg came forth and stated that he has lived in Rockwall about four years, and he has**  
76 **spoken to about forty people who are angry that sidewalks could possibly be installed and interrupt**  
77 **their neighborhood.**

78  
79 **Nora Elwonger**  
80 **308 Meadowdale**  
81 **Rockwall, TX**

82  
83 **Mrs. Elwonger came forth and wanted some clarification on some things. Mayor Pruitt encouraged**  
84 **her to discuss her questions with Ms. Williams (City Engineer). Discussion then took place between**  
85 **Mrs. Elwonger and staff regarding S. Lakeshore being designated (years ago) as a “minor collector**  
86 **roadway” on the city’s thoroughfare plan as well as traffic counts. Mrs. Elwonger acknowledged that**  
87 **Texas having the third highest pedestrian fatalities in the nation may not tell the whole story.**

88  
89 **Ed Howard**  
90 **1418 Lakeshore**

91 **Rockwall, TX**

92

93 **Mr. Howard shared that he and his wife have lived here for only about 3 years. He walks every**  
94 **morning at 5:30 a.m. for about an hour. Cars drive by fast, and he has had to move off the roadway**  
95 **and into the grass several times because of cars driving by fast. He has also tripped and fallen at least**  
96 **a couple of times. He and his wife are in favor of the sidewalks and the street improvements.**

97

98 **Ron Gilliland**

99 **310 Meadowdale**

100 **Rockwall, TX**

101

102 **Mr. Gilliland shared that his home would get 160' feet of sidewalk and retaining wall if the city moves**  
103 **forward with installation of sidewalks. About 18 months ago, Alamo was opened, and it has diverted a**  
104 **lot of traffic (even though there was never really a traffic problem to begin with). He and his wife eat**  
105 **breakfast, and 6-8 a.m. in the morning is the prime time for pedestrian walkers. He would hate to**  
106 **make decisions locally for Rockwall based on statewide pedestrian fatality statistics. Mr. Gilliland**  
107 **commented and complimented staff member, Jeremy White, from the Engineering Dept. on his**  
108 **professionalism and assistance in providing information to several residents who asked him for**  
109 **assistance.**

110

111 **Jerry Welch**

112 **1509 Lakeshore Drive**

113 **Rockwall, TX**

114

115 **Mr. Welch came forth and showed a photo of what his front lawn will look like and how much**  
116 **property will be taken up by sidewalks if they are installed. At first, he thought he was in favor of**  
117 **them; however, he generally expressed that he is now opposed to their installation altogether.**

118

119 **Tom Hughes**

120 **1209 Lakehsore**

121 **Rockwall, TX**

122

123 **Mr. Hughes reminded Council and staff that they work for the citizens. He pointed out that several**  
124 **'traffic calming' measures were put in place (striping, speed humps, four-way stops, etc.) on**  
125 **Lakeshore. In some places on the street, a homeowner may not park in front of his or her home. He**  
126 **does not believe that the 'traffic calming' measures that have been put in place have really helped. He**  
127 **believes more efforts are needed. He is not in favor of sidewalks, and they will adversely impact trees,**  
128 **lawns, etc. He is pleased with our police department and their enforcement efforts. He encouraged**  
129 **Council to 'do the right thing' for people who live in this community.**

130

131 **Sophia Tsardoulis**

132 **204 Meadowdale Drive**

133 **Rockwall, TX 75087**

134

135 **Mrs. Tsardoulis came forth and asked why sidewalks are even being considered. Mayor Pruitt**  
136 **shared that there are residents who do want sidewalks and are in fact in favor of them. The city**  
137 **requires sidewalks to be installed in all new neighborhoods. She is concerned about climate change,**  
138 **and taking them down would adversely impact climate change efforts.**

139  
140 **Mayor Pruitt read the below listed discussion items into the public record before recessing the public**  
141 **meeting to go into Executive Session at 5:12 p.m.**  
142

143 **III. EXECUTIVE SESSION.**

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

- 146 1. Discussion regarding City Manager employee evaluation, pursuant to Section 551.074  
147 (Personnel Matters)
- 148 2. Discussion regarding appointments to and interviews for city regulatory boards,  
149 commissions, and committees - specifically the Board of Adjustments - pursuant to Section  
150 551.074 (Personnel Matters)
- 151 3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of  
152 Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District  
153 (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)
- 154

155 **IV. ADJOURN EXECUTIVE SESSION**

156  
157 **Council adjourned from Executive Session at 5:58 p.m.**  
158

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159  
160 **V. RECONVENE PUBLIC MEETING (6:00 P.M.)**

161 **Mayor Pruitt reconvened the public meeting at 6:00 p.m.**

162 **VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION**

163 **No action was taken as a result of Executive Session.**

164 **VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER TROWBRIDGE**

165 **Councilmember Trowbridge delivered the invocation and led the Pledge of Allegiance.**  
166

167 **VIII. PROCLAMATIONS**

- 168 1. Childhood Cancer Awareness Month

169 **Mayor Pruitt called forth Sarah Jones, and he read and presented her with this proclamation. She**  
170 **shared that she has three children, and one of them has been diagnosed with a type of leukemia. It**  
171 **has been eleven months today since he was diagnosed. She shared that the government only gives**  
172 **4% of its budget to ‘childhood cancer.’ She encouraged support for finding alternative treatments and**  
173 **a cure for childhood cancer.**

174 **Mayor Pruitt allowed several Boy Scouts in the audience to introduce themselves, all of whom**  
175 **indicated they are here this evening because they are working on their merit badges.**

176

177 **IX. OPEN FORUM**

178 **Mayor Pruitt explained how Open Forum is conducted, and he then opened up the floor for anyone**  
179 **who would like to come forth and speak at this time.**

180 **Steve Curtis**  
181 **2130 F.M. 1131**  
182 **Rockwall, (County) Texas**

183  
184 **Mr. Curtis came forth and explained that citizens who live in the county will be impacted by decisions**  
185 **that are made by the various cities within the county. He suggested that each city board or**  
186 **commission include at least one county resident.**

187  
188 **Julie Barlow**  
189 **1005 Ridge Road West**  
190 **Rockwall, TX**

191  
192 **Mrs. Barlow came forth and shared some research that she had done. Her neighbor sent out 35**  
193 **questionnaires, and 21 responses were received back as of this past Saturday (62% response rate) She**  
194 **explained that the survey only went out to residents who live on their street, and she briefed the**  
195 **Council on the results.**

196  
197 **Jonna Morton**  
198 **313 Rockbrook**  
199 **Rockwall, TX**

200  
201 **Mrs. Morton shared the belief that sidewalks will take away from the nice feeling that pedestrians**  
202 **have when walking on her street and in her neighborhood. She is a realtor and has been a realtor for**  
203 **forty years. She bought her house after selling it, previously, to two other clients. She has been**  
204 **blessed to be a successful realtor in Rockwall because selling homes here is so easy. She believes that**  
205 **sidewalks being installed would have a negative effect on her neighborhood.**

206  
207 **R.D. Vanderslice**  
208 **1408 S. Lakeshore**  
209 **Rockwall, TX**

210  
211 **Mr. Vanderslice came forth and showed a photo of a new road that was done on Stonebridge, and**  
212 **sidewalks were not installed there – only a new roadway and new curbs. He showed another**  
213 **photograph of a roadway in front of homes where a few, large, mature trees exist, generally**  
214 **indicating that if sidewalks were installed here, those trees would be adversely impacted. He has**  
215 **lived in Rockwall for thirty-six years, and he and many of his neighbors have lived along this roadway**  
216 **for more than thirty and forty years (he went on to name many of them specifically). He generally**  
217 **spoke about the ‘specialness’ of this ‘legacy neighborhood’ and its beautiful landscaping and mature**  
218 **trees and vegetation. He is very opposed to sidewalks and encouraged Council to not move forward**  
219 **with them in his neighborhood / on his street.**

220  
221 **John Ruess**  
222 **202 West Boydston Avenue**



223 **Rockwall, TX**

224

225 **Mr. Ruess acknowledged that Council needs to have a sidewalks policy in place. He strongly suggested**  
226 **that Council's policy be 'let the people, through democracy, decide' on whether or not they want**  
227 **sidewalks. He believes that someone in the city is 'pushing sidewalks.' He does not understand why**  
228 **they are so important if nobody wants them.**

229

230 **There being no one else wishing to come forth and speak, Mayor Pruitt closed Open Forum.**

231

232 **X. CONSENT AGENDA**

233 1. Consider approval of the minutes from the August 19, 2019 regular city council meeting, and  
234 take any action necessary.

235 2. Consider approval of the minutes from the August 27, 2019 Special City Council / Budget  
236 Work Session meeting, and take any action necessary.

237 3. Consider an **ordinance** amending the Code of Ordinances in Chapter 10. "Building and  
238 Building Regulations;" Article II. "Administration and Enforcement;" Division 2. "Building and  
239 Standards Commission" ("the Commission") to appoint the duties of the Commission to the  
240 Board of Adjustments, and take any action necessary. **(2nd Reading)**

241 4. Consider an **ordinance** amending the Code of Ordinances in Chapter 38. "Subdivisions,"  
242 Article I. "In General," Section 38-15, "Miscellaneous Requirements" to establish a fee  
243 schedule for engineering plan review fees, and take any action necessary. **(2nd Reading)**

244 5. **2019-015** - Consider a request by Greg Wallis of Mershaw Architects on behalf of the  
245 owner for the approval of an **ordinance** for a Specific Use Permit (SUP) for the expansion of  
246 an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4,  
247 Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned  
248 Commercial (C) District, addressed as 2581 Horizon Road [FM-3097], and take any action  
249 necessary **(2ndReading)**.

250 6. **2019-016** - Consider approval of an **ordinance** for a text amendment to various sections of  
251 the Unified Development Code [Ordinance No. 04-38] and Article IX, Fences, of Chapter 10,  
252 Building and Building Regulations, of the Municipal Code of Ordinances for the purpose of  
253 updating the codes to conform to changes made by the 86th Legislative Session, and take  
254 any action necessary **(2nd Reading)**.

255 7. Consider awarding bids to Caldwell Country Chevrolet for 2020 model Police Pursuit Tahoes  
256 and Pursuit Safety for the vehicle equipment and authorizing the City Manager to execute  
257 Purchase Orders in the amount of \$209,300 and \$118,000 respectfully to be funded out of  
258 the General Fund Reserves, and take any action necessary.

259 8. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 10.  
260 "Buildings and Building Regulations;" Article III. "Building Code;" Article IV. "Residential  
261 Code;" Article VI. "Plumbing Code;" Article VII. "Fuel Gas Code; and Article IX. "Electrical  
262 Code" for the purpose of updating the codes to conform to changes made by the 86th  
263 Legislature through passage of H.B. 2439, and taken any action necessary. **(1st reading)**

- 264 9. **P2019-032** - Consider a request by Jay and Terri Bedford of A. J. Bedford Group, Inc. on  
265 behalf of Raymond Jowers for the approval of a replat for Lot 8, Block A, Bodin Industrial  
266 Addition being a 2.029-acre parcel of land identified as Lot 7, Block A, Bodin Industrial  
267 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District,  
268 addressed as 2040 Kristy Lane, and take any action necessary.
- 269 10. **P2019-034** - Consider a request by Matt Atkins of Engineering Concepts on behalf of Scott  
270 Lewis of RRDC, LTD. for the approval of a replat for Lots 29-33, Block A, Whisper Rock  
271 Addition being a 1.177-acre tract of land currently identified as Lots 1-5, Block A, Whisper  
272 Rock Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development  
273 District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic  
274 Overlay (SOV) District, addressed as 1206, 1210, 1214, 1218 & 1222 Whisper Rock Drive, and  
275 take any action necessary.
- 276 11. **P2019-036** - Consider a request by Price Pointer of TCB Construction Group, LLC for the  
277 approval of a replat for Lot 1, Block A, TCB Addition being a 0.23-acre parcel of land  
278 identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas,  
279 zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District,  
280 addressed as 505 N. Goliad Street, and take any action necessary.

281  
282 **Councilmember Trowbridge moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, 9,**  
283 **10, and 11). Councilmember Hohenshelt seconded the motion. The ordinance captions were then read**  
284 **as follows:**

285 **CITY OF ROCKWALL**  
286 **ORDINANCE NO. 19-29**

287  
288 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING THE CODE**  
289 **OF ORDINANCES IN CHAPTER 10. "BUILDINGS AND BUILDING REGULATIONS;" ARTILE II.**  
290 **"ADMINISTRATION AND ENFORCEMENT;" DIVISION 2. "BUILDING AND STANDARDS**  
291 **COMMISSION" TO APPOINT THE DUTIES OF THE CITY'S BUILDING AND STANDARDS**  
292 **COMMISSION TO THE CITY'S BOARD OF ADJUSTMENT; PROVIDING FOR A SEVERABILITY CLAUSE;**  
293 **PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTVE DATE.**

294  
295 **CITY OF ROCKWALL, TEXAS**  
296 **ORDINANCE NO. 19-30**

297  
298 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE**  
299 **CODE OF ORDINANCES IN CHAPTER 38. "SUBDIVISIONS," ARTICLE I. "IN GENERAL," SECTION**  
300 **38-15 "MISCELLANEOUS REQUIREMENTS" TO ESTABLISH AN ENGINEERING PLAN REVIEW FEE;**  
301 **PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING**  
302 **FOR AN EFFECTIVE DATE.**

303 **CITY OF ROCKWALL**  
304 **ORDINANCE NO. 19-31**  
305 **SPECIFIC USE PERMIT NO. S-211**

306  
307 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE**  
308 **UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS,**  
309 **AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A**  
310 **MINOR AUTO REPAIR GARAGE, IN A COMMERCIAL (C) DISTRICT, SITUATED ON A 1.1107-ACRE**  
311 **PARCEL OF LAND, IDENTIFIED AS LOT 4, BLOCK 1, HORIZON VILLAGE ADDITION, CITY OF**

ROCKWALL, ROCKWALL COUNTY, TEXAS; 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.

CITY OF ROCKWALL  
ORDINANCE NO. 19-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE OF ORDINANCES AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE II, AUTHORITY AND ADMINISTRATIVE PROCEDURES, ARTICLE IV, PERMISSIBLE USES, ARTICLE V, DISTRICT DEVELOPMENT STANDARDS, ARTICLE VIII, LANDSCAPE STANDARDS, ARTICLE X, PLANNED DEVELOPMENT DISTRICT REGULATIONS, ARTICLE XI, ZONING RELATED APPLICATIONS, AND ARTICLE XIII, DEFINITIONS, OF THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38], AND ARTICLE XI, FENCES, OF CHAPTER 10, BUILDING AND BUILDING REGULATIONS, OF THE MUNICIPAL CODE OF ORDINANCES; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

XI. APPOINTMENT ITEMS

1. Appointment with Mike Svetz of Pros Consulting to hear a presentation regarding the athletic field feasibility study, and take any action necessary.

Mr. Svetz came forth and provided a lengthy presentation to Council related to the results of the athletic field feasibility study that his company undertook on behalf of the City of Rockwall. Mr. Svetz indicated that he did present these findings to the city's Park Board as well. Indication was given that further discussions related to this study will be held at some point in the future with both the Park Board and the City Council; however, no action was taken at this time.

2. Appointment with Phil Wagner, President of the Rockwall Economic Development Corporation, to request an ordinance to limit on-street parking in the Rockwall Technology Park to no more than two hours, and take any action necessary.

Mr. Wagner came forth and generally expressed concern about parking shortages that exist in certain areas of the Tech Park. He seemed to indicate that the parking issues make it difficult to attract new businesses to the Park. Following Mr. Wagner's comments, Council asked staff to bring back an ordinance for Council to consider related to limiting parking to two-hours within the Technology Park. Council took no formal action at this juncture.

XII. PUBLIC HEARING ITEMS

1. Hold a public hearing to receive comments regarding the proposed FY 2020 City of Rockwall budget and tax rate, and take any action necessary

Mr. Crowley, City Manager, shared that the proposed budget was prepared based on the effective tax rate. This means that the actual proposed rate for fiscal year 2020 will be less than the current fiscal year's budget. Both property values and sales tax have increased, and staff is anticipating continued

358 economic stability and health in the coming fiscal year. Mayor Pruitt indicated that a day-long budget  
359 session was held last week. Mrs. Smith, Assistant City Manager / Finance Director, shared that the  
360 proposed budget is available on the city's website on the Finance Department's webpage. She gave a  
361 broad overview of the high points of the budget, including a few new positions and capital purchases.  
362 She shared that the actual, final vote on the tax rate and budget will take place at the next, regular  
363 city council meeting later on in September.

364 Mayor Pruitt shared that the city will be adding one, additional police officer that will specifically help  
365 with mental health issues, including members of the public that the police interact with as well as  
366 training for police staff.

367  
368 Mayor Pruitt opened up the public hearing, asking if anyone would like to come forth and speak at  
369 this time. There being no one indicating such, he then closed the public hearing. No action was taken  
370 by Council at this time.

371

### 372 XIII. ACTION ITEMS

373 1. Discuss and consider citywide sidewalks policy, and take any action necessary.

374 Mayor Pruitt shared that this is a continuation of the work session item that Council discussed at the 4  
375 o'clock meeting. He went on to generally share that sidewalks address safety concerns, so there are  
376 certainly reasons for having sidewalks, especially when thousands of cars are traveling on some of  
377 these streets.

378  
379 Councilmember Hohenshelt assured the public that he has personally spent five to six hours of his  
380 own personal time and another twenty hours or so at various public meetings discussing the topic of  
381 sidewalks. He and other members of the Council have been dealing with the topic of sidewalks for  
382 several years. The Council is trying to balance interconnectivity of the city and certain neighborhoods  
383 and not just look at sidewalks in front of certain homes along certain streets. He pointed out that the  
384 land in question is a 'dedicated right-of-way' that belongs to the city. So, the city is not 'taking'  
385 anyone's land. Anything that the city disturbs has to be put back in place (i.e. mailboxes, sprinkler  
386 systems, etc.). Property owners' lawns will be impacted, regardless, even if no sidewalks are installed  
387 – even if only the roadway, waterlines and sewer lines are replaced. Trees may very well still be  
388 affected. He shared that he has received many emails from residents who do want sidewalks installed.  
389 Councilmember Macalik shared that this has been a tough decision and review for her personally. She  
390 remembers when this neighborhood (Ridge Road Village) was developed because she has lived in the  
391 area since 1961. She knows that many people who originally came to Rockwall and purchased homes  
392 in this neighborhood did so for the suburban lifestyle. She, on the other hand, does recognize that  
393 sidewalks may contribute positively to bringing a neighborhood closer together (i.e. kids having  
394 lemonade stands and kids learning to ride their bicycles on sidewalks). Sidewalks, according to a study  
395 she read, had a positive impact on residential home values by at least \$5,000. With that being said,  
396 there needs to be some 'give and take' on this topic. She and other members of the Council are  
397 diligently trying to figure out a way to create a 'win win' for everyone. She shared that she and other  
398 members of the Council have received many, many e-mails from members of the public who have  
399 young children – who maybe could not attend the evening meetings because of their kids – and, they  
400 are very much in favor of sidewalks.

401  
402 Councilmember Trowbridge shared that he, personally, has not heard any comments that would lead  
403 him to believe that putting cars and people in the same place is a safe, good decision. He went on to  
404 generally share that he and other members of Council have absolutely been listening to the citizens,

405 namely through surveys and various public meetings that have been held. He does not believe that  
406 installing sidewalks around 80 year old trees will result in all of them dying – he pointed out that  
407 sidewalks were installed about eight years ago on Goliad, and those trees are still living.  
408

409 Mayor Pruitt summarized that the Council needs to decide how it will choose whether or not  
410 sidewalks will be required. So, certain criteria needs to be identified in order to decide on a policy  
411 related to sidewalks. Then, in areas where sidewalks will be required, where will they be placed (on  
412 the curb or set back from the curb), and how wide they will be if installed.  
413

414 Councilman Hohenshelt asked staff to pull back up on the overhead screen the following, potential  
415 criteria for a sidewalks policy:  
416

- 417 1. The street is above a residential/local classification or on the currently adopted Throughfare  
418 Plan (i.e. minor collector, major collector, minor arterial and major arterial)
- 419 2. If average daily traffic is 1,000 vehicles per day or more
- 420 3. If a portion of the block of the street is within 1,000 feet of a school, city park, or church, the  
421 entire block shall have a sidewalk.  
422

423 He initially stated that his preference is to have one and two above *OR* three. Following some  
424 additional dialogue with Councilman Fowler, Hohenshelt went on to share that he believes the policy  
425 should be that if one, or two, or three exists, then sidewalks will be installed / required.  
426 Councilmember Macalik suggested that the 1,000 vehicles per day (on number two above) be lowered  
427 to 500 vehicles per day. Mayor Pruitt asked if traffic counts will be utilized based on today's traffic  
428 counts or if updated traffic counts will be used some years from now when actual bond projects are  
429 being addressed. Council seemed to generally agree to utilize the traffic counts "as is," as presented  
430 and identified today.  
431

432 Mr. Crowley asked for some clarification from Council on if they'd like to see an updated map when  
433 the ordinance is brought back for consideration. Also, does the city's adopted Thoroughfare Plan need  
434 to be revisited to reclassify certain streets and the proposed roadway widths.  
435

436 Councilman Trowbridge expressed a desire to include the sixteen block "Downtown District" in the  
437 policy to stipulate that "sidewalks are required." Councilman Johannesen pointed out that those  
438 streets are already covered under the provision that the street be within 1,000 feet of a school, city  
439 park or church.  
440

441 Extensive dialogue continued to take place related to this proposed sidewalks policy.  
442

443 Councilmember Hohenshelt made a motion to move forward with setting the city's sidewalk policy as  
444 follows:  
445

- 446 1. The street is above a residential/local classification or on the currently adopted Thoroughfare  
447 Plan (i.e. minor collector, major collector, minor arterial and major arterial); AND
- 448 2. The average daily traffic is 750 vehicles per day or more; OR
- 449 3. A portion of the block of the street is within 1,000 feet of a school, city park, or church, then  
450 the entire block shall have a sidewalk.  
451

452 Hohenshelt specified that the exact criteria related to how and where traffic counts will take place  
453 will be hammered out separately. Councilmember Trowbridge seconded the motion, which passed by  
454 a vote of 7 ayes to 0 nays.

455  
456 Discussion then ensued pertaining to sidewalk width and the placement of the sidewalks (either  
457 abutted to the back of the curb or with a strip of grass in between the curb and the sidewalk).  
458

459 Councilmember Hohenshelt moved to set the policy (for reconstruction projects – NOT for ‘new  
460 subdivisions’) at 6’ wide sidewalks and that they be situated right abutted to the back of the curb.  
461 Councilmember Trowbridge seconded the motion, which, following brief comments, passed  
462 unanimously.

463  
464 2. **MIS2019-001** - Discuss and consider approval of a resolution establishing a public hearing  
465 date for the consideration of an updated Land Use Assumptions, Capital Improvements Plan,  
466 and the adoption of Roadway, Water, and Wastewater Impact Fees, and take any action  
467 necessary.

468 **Planning Director Ryan Miller provided brief comments. Councilman Hohenshelt moved to set the**  
469 **date for Oct. 21, 2019. Councilmember Trowbridge seconded the motion, which passed by a vote of 7**  
470 **ayes to 0 nays.**

471  
472 3. Discuss and consider an **ordinance** approving a negotiated settlement between cities in the  
473 Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding  
474 the 2019 Rate Review Mechanism filings, adopting tariffs as part of the settlement, and take  
475 any necessary action.

476 **Assistant City Manager Joey Boyd provided brief background information concerning this agenda**  
477 **item. Following his brief comments, Councilmember Macalik moved to approve the ordinance as**  
478 **presented. Councilmember Hohenshelt seconded the motion. The ordinance was read as follows:**

479

480 **CITY OF ROCKWALL**  
481 **ORDINANCE NO. 19-33**

482  
483 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL TEXAS, APPROVING A**  
484 **NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND**  
485 **ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2019 RATE REVIEW**  
486 **MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS**  
487 **THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT;**  
488 **FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND**  
489 **REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING**  
490 **A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED**  
491 **EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY**  
492 **TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS**  
493 **ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN**  
494 **MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND**  
495 **REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL**  
496 **COUNSEL.**

497  
498 **The motion passed by a vote of 6 ayes with 1 against (Pruitt).**

499  
 500 4. Discuss and consider (re)appointments to the city's Airport Advisory Board, Historic  
 501 Preservation Advisory Board, Main Street Advisory Board, and Park Board and take any  
 502 action necessary.

503 **No discussion / no action took place concerning this agenda item.**

504  
 505 5. Discuss and consider appointments to the city's Youth Advisory Council (YAC), and take any  
 506 action necessary.

507 **Mrs. Cole, City Secretary, briefed the Council on this agenda item. Councilmember Fowler then**  
 508 **moved to reappoint the six students as detailed in the memo and newly appoint the six new students**  
 509 **(see table below). Councilmember Trowbridge seconded the motion, which passed unanimously of**  
 510 **those present. (7 ayes to 0 nays).**

	<b>New or Reappt.</b>	<b>First Name</b>	<b>Last Name</b>
1	Re-appointment	Mary Claire	Weible
2	Re-appointment	Susie	Wilson
3	Re-appointment	Mazie	Johnson
4	Re-appointment	Kavya	Venugopalan
5	Re-appointment	Peyton	Nielsen
6	Re-appointment	Parker	Yarbrough
7	<b>NEW</b> appointment	Madison	Melcher
8	<b>NEW</b> appointment	Jaxon	Stuart
9	<b>NEW</b> appointment	Marvin	Villalobos
10	<b>NEW</b> appointment	Katharine	Castro
11	<b>NEW</b> appointment	Matt	Kianpour
12	<b>NEW</b> appointment	Chloe	Davis

511  
 512 **XIV. CITY MANAGER'S REPORT, DEPARTMENTAL REPORTS AND RELATED DISCUSSIONS PERTAINING TO**  
 513 **CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER**  
 514 **RELATED MATTERS.**

- 515  
 516 **1. Departmental Reports**  
 517 Building Inspections Monthly Report - July 2019  
 518 GIS Division Monthly Report - July 2019  
 519 Internal Operations Department Monthly Report - July 2019  
 520 PARD Monthly Report - July 2019  
 521 Police Department Monthly Report - July 2019  
 522 Rockwall Animal Adoption Center Monthly Report - July 2019  
 523 Rockwall Fire Department Monthly Report - July 2019  
 524 STAR Transit Monthly Report - July 2019

525 **2. City Manager's Report**  
526 **Mayor Pruitt reminded the public that the city is hosting its annual volunteers' appreciation reception**  
527 **on Sept. 17. He encouraged all who volunteer their time with the city to attend.**

528 **It was announced that the city's Building Official, Jeffrey Widmer, has been selected to serve as**  
529 **President of the Building Officials Association of Texas (B.O.A.T.).**

530 **XV. EXECUTIVE SESSION**

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

- 533 **1. Discussion regarding City Manager employee evaluation, pursuant to Section 551.074**  
534 **(Personnel Matters)**  
535 **2. Discussion regarding appointments to and interviews for city regulatory boards,**  
536 **commissions, and committees - specifically the Board of Adjustments - pursuant to Section**  
537 **551.074 (Personnel Matters)**  
538 **3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of**  
539 **Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District**  
540 **(NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)**  
541

542 **XVI. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION**

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

545 **XVII. ADJOURNMENT**

546 **Mayor Pruitt adjourned the meeting at 7:51 p.m.**  
547  
548

549 **PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 16<sup>TH</sup> DAY OF**  
550 **SEPTEMBER, 2019.**

551  
552 **ATTEST:** \_\_\_\_\_  
553 **JIM PRUITT, MAYOR**

554 \_\_\_\_\_  
555 **KRISTY COLE, CITY SECRETARY**



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## CITY OF ROCKWALL, TEXAS MEMORANDUM

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**TO:** Richard Crowley, City Manager  
**FROM:** Lea Ann Ewing, Purchasing Agent  
**DATE:** September 5, 2019  
**SUBJECT:** Grounds Maintenance Services Contract Extension

---

The current contract for landscape maintenance services provides for mowing; weed eating, trimming and debris removal at City facilities, parks, street medians and thoroughfares. Maintenance includes but is not limited to all trees, shrubs, ground cover, beds, turf, mulch and application of herbicides and insecticides. This service was competitively bid in 2016 and a one-year contract was awarded to Terracare by City Council. The contract provides for an annual extension at end of the initial contract period for three consecutive years should the scope of work and bid conditions remain the same; and both parties agree to the extension. This is the last contract extension request. Staff will be soliciting competitive proposals for this service during the spring of 2020.

Staff has determined that it is in the best interest of the City to renew this contract as the Contractor has performed satisfactorily over the last 12 months. The renewal contract period starts October 1, 2019. The current contract terms and conditions will remain in effect. Terracare has agreed to the renewal and is asking for a five percent (5%) unit price increase resulting in a contract increase of \$22,337 using the 2018 contract amount of \$446,743. This price increase request is afforded by contract. The percent increase requested was compared to the Municipal Cost Index (MCI) average percent change of 4.34% increase for the same period. Using this index helps staff determine whether a price increase is warranted. In addition, a new location was added to the contract in 2019; the medians on FM 3549 (\$34,400 annual maintenance cost). The 2019 contract renewal total is \$503,480.

Staff asks City Council to consider authorizing the City Manager to execute this contract extension for a period of one year for \$503,480. Funding for grounds maintenance services is budgeted in the General Fund, Parks Department operating budget and the cost of this service is within the FY 2020 proposed budget contingent on adoption.

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CITY OF ROCKWALL

ORDINANCE NO. 19-34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES IN CHAPTER 10. *BUILDINGS AND BUILDING REGULATIONS*; ARTICLE III. *BUILDING CODE*; ARTICLE IV. *RESIDENTIAL CODE*; ARTICLE VI. *PLUMBING CODE*; ARTICLE VII. *FUEL GAS CODE*; AND ARTICLE IX. *ELECTRICAL CODE*; AS HERETOFORE AMENDED, FOR THE PURPOSE OF UPDATING THE CODES TO CONFORM TO CHANGES MADE BY THE 86<sup>TH</sup> LEGISLATIVE SESSION THROUGH PASSAGE OF H.B. 2439; 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, H.B. 2439 was recently passed by the 86<sup>th</sup> session of the Texas Legislature; and

WHEREAS, as a result, it is necessary for the City of Rockwall to modify various sections of its Building Code in order to comply with said legislation.

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

**SECTION 1.** That Chapter 10. *Buildings and Building Regulations* of the Code of Ordinances of the City of Rockwall is heretofore amended to delete the following sections:

**ARTICLE III. - BUILDING CODE**

Sec. 10-117. - Amendments.

The following sections, paragraphs, and sentences of the International Building Code, 2015 edition, are hereby amended to read as follows:

~~Section 1505.7; delete the section~~

**ARTICLE IV. - RESIDENTIAL CODE**

Sec. 10-138. - Amendments.

The International Residential Code, 2015 edition, is hereby amended as follows:

Section M1305.1.3; change to read as follows:

*M1305.1.3 Appliances in attics.* Attics containing ... paragraph unchanged ... largest appliance. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
- ~~2. A pull-down stair with a minimum 300 lb. (136 kg) capacity.~~
- ~~3.~~ 2. An access door from an upper floor level.

4. 3. Access panel may be used in lieu of items 1, 2, and 3 with prior approval of the code official due to building conditions.

~~Section G2408.2 (305.3); delete the exception:~~

~~G2408.2 (305.3) Elevation of ignition source.~~

~~Equipment and appliances having ... text unchanged ... private garage.~~

~~Section G2415.2.2 (404.2.2); add an exception to read as follows:~~

~~Exception: Corrugated stainless steel tubing (CSST) shall be a minimum of ½" (18 EDH).~~

~~Section P2801.7; change to read as follows: delete exception.~~

~~Section P2903.7; delete the section, add the following:~~

~~P2903.7 Size of water service pipe. The water service pipe shall be sized to supply water to the structure in the quantities and at the pressures required in this code. The water service pipe shall be not less [than] 1 inch in diameter and extend to the first fixture of not less than 20 fixture units.~~

~~Section P2903.9.1; change to read as follows:~~

~~P2903.9.1 Service valve. Each dwelling unit shall be provided with an accessible main shutoff valve installed on the water meter tailpiece. The valve shall be of a ball type and be equipped with a stainless steel handle. All service valves are to be installed within a plastic valve or meter box large enough so as to not hamper maintenance or operation.~~

~~Section P3003.9.2; delete the exception:~~

~~P3003.9.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.~~

~~Section E3406.3; change to read as follows:~~

~~E3406.3 Minimum size of conductors. The minimum size of conductors for feeders and branch circuits shall be 12 AWG copper {remainder of section unchanged}~~

## ARTICLE VI. - PLUMBING CODE

Sec. 10-180. - Amendments.

The International Plumbing Code, 2015 edition, is hereby amended as follows:

~~Section 603.1; change to read as follows:~~

~~603.1 Size of water service pipe. The water service pipe shall be sized to supply water to the structure in the quantities and at the pressures required in this code. The minimum diameter of water service pipe shall be 1 inch and extend to the first fixture of not less than 20 fixture units.~~

~~Add Section 606.1.2; as follows:~~

~~606.1.2 Service valve. Every water service shall be provided with an accessible main shutoff valve installed on the water meter tailpiece. The valve shall be of a ball type and be equipped with a stainless steel handle. All service valves are to be installed within a plastic valve or meter box large enough so as to not hamper maintenance or operation.~~

~~Section 705.11.2; change to read as follows:~~

~~705.11.2 Solvent cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.~~

## ARTICLE VII. - FUEL GAS CODE

Sec. 10-200. - Amendments.

The International Fuel Gas Code, 2015 edition, is hereby amended as follows:

~~Section 402.3; add an exception to read as follows:~~

~~Exception: Corrugated stainless steel tubing (CSST) shall be a minimum of ½" (18 EHD).~~

## ARTICLE IX. - ELECTRICAL CODE

Sec. 10-245. - Amendments.

The National Electric Code, 2014 edition, is hereby amended as follows:

~~Article 310.106(A); change to read as follows:~~

~~310.106 Conductors~~

~~Minimum Size of Conductors. The minimum size of conductors shall be No. 12 AWG.~~

~~Article 310.106 (B) Conductor Material; amend by deleting the section in its entirety and add new.~~

~~310.106(B) Conductor material. Conductors in this article shall be of copper or aluminum. The use of aluminum shall be limited to sizes 4/0 or larger, and limited to service entrance and feeder conductors.~~

**SECTION 2.** That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict with all remaining portions not conflicting being saved from repeal herein; and

**SECTION 3.** That if any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared void; and

**SECTION 4.** That it is hereby found and determined that the meeting at which this ordinance was passed was open to the public as required by Section 551.001 et seq., Texas Government Code and that advance public notice of the time, place and purpose of said meeting was given; and

**SECTION 5.** That this ordinance shall take effect immediately upon its second reading as required by the City Charter, Section 3.11.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
this 16<sup>th</sup> day of September, 2019.**

---

Jim Pruitt, Mayor

**ATTEST:**

---

Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

---

Frank Garza, City Attorney

1<sup>st</sup> Reading: 09/03/2019

2<sup>nd</sup> Reading: 09/16/2019

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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

**TO:** Mayor and City Council

**DATE:** September 16, 2019

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

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

### SUMMARY

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

### PLAT INFORMATION

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

Table 1: Lot Dimensional Requirements

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

General Notes:

<sup>1:</sup> The minimum lot width shall be measured at the Front Yard Building Setback.

<sup>2:</sup> The location of the Front Yard Building Setback as measured from the front property line.

<sup>3:</sup> The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single family home.

<sup>4:</sup> As measured from the rear yard property line.

<sup>5:</sup> The minimum area/dwelling unit only includes air conditioned square space.

- ☑ On September 5, 2019, the Parks and Recreation Board was unable to reach a quorum. Due to this, the Parks and Recreation Board will review this request at time of final plat to determine cash in lieu of land and pro-rata equipment fees.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *- conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

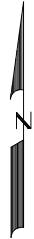
### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the preliminary plat for *Emmerson Farms*, staff would propose the following conditions of approval:

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

### **PLANNING AND ZONING COMMISSION**

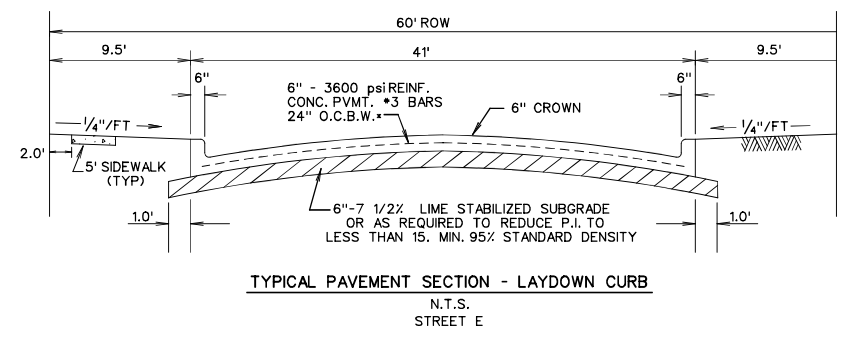
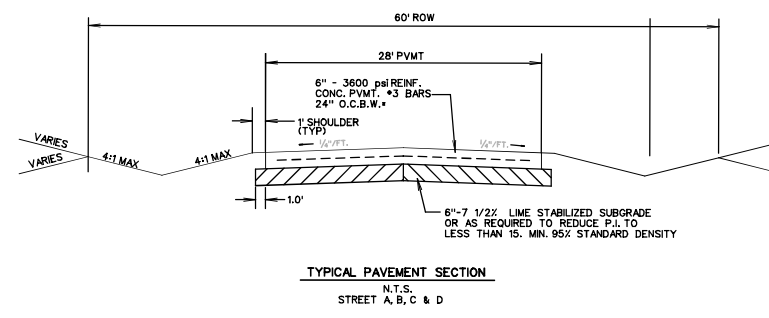
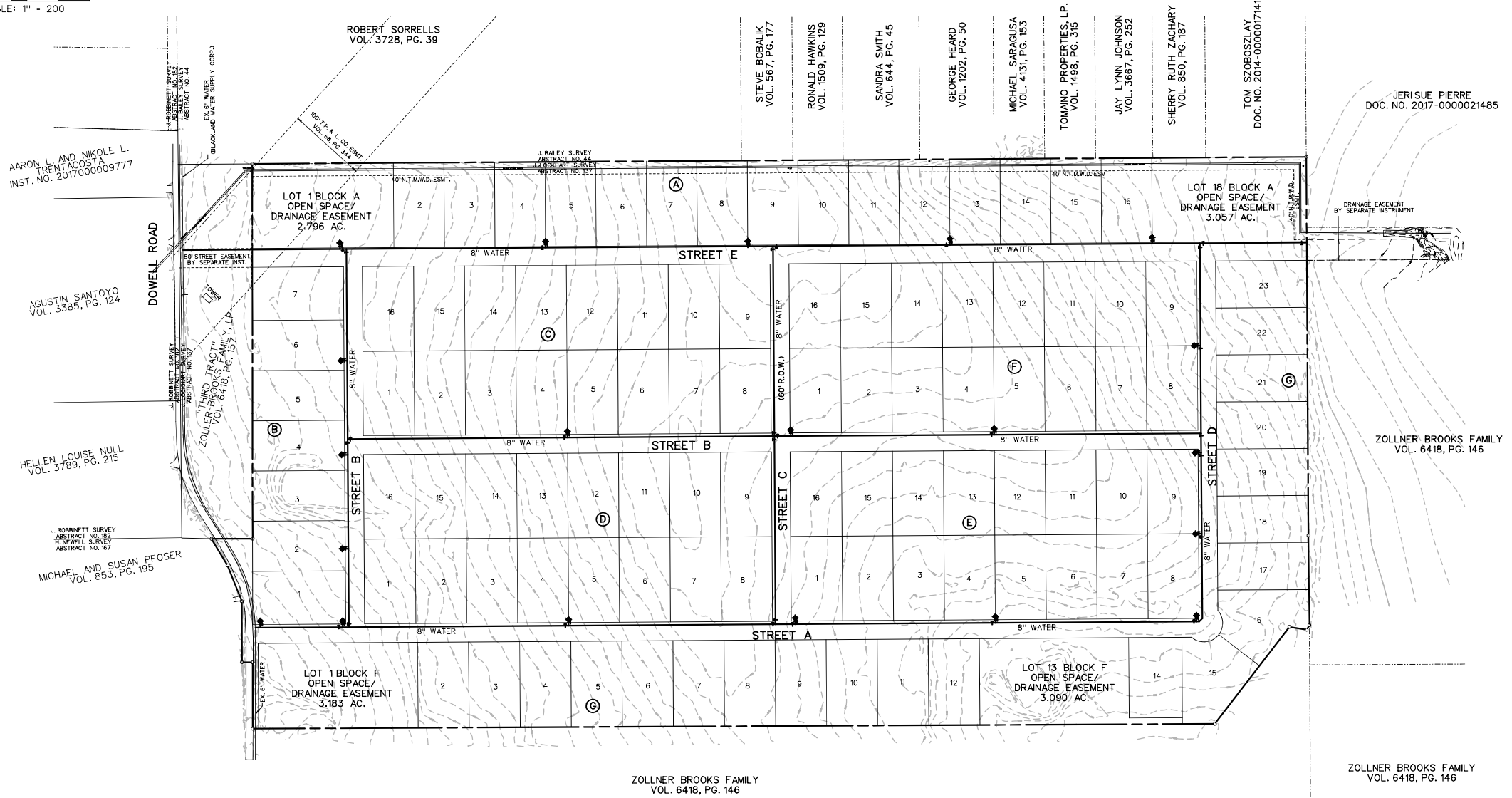
On September 10, 2019, the Planning and Zoning Commission's motion to recommend approval of the preliminary plat with staff's conditions of approval passed by a vote of 6-0 with Commissioner Moeller absent.



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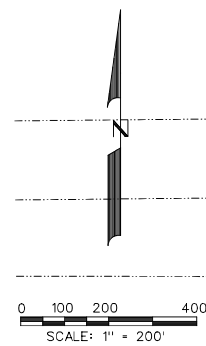
**LEGEND**

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



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

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



DOWELL ROAD ADDITION  
CAB. C. PG. 222

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

AGUSTIN SANTOYO  
VOL. 3385, PG. 124

HELLEN LOUISE NULL  
VOL. 3789, PG. 215

MICHAEL AND SUSAN PFOSE  
VOL. 853, PG. 195

ROBERT SORRELLS  
VOL. 3728, PG. 39

STEVE BOBALIK  
VOL. 567, PG. 177

RONALD HAWKINS  
VOL. 1509, PG. 129

SANDRA SMITH  
VOL. 644, PG. 45

GEORGE HEARD  
VOL. 1202, PG. 50

MICHAEL SARAGUSA  
VOL. 4131, PG. 153

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

JAY LYNN JOHNSON  
VOL. 3667, PG. 252

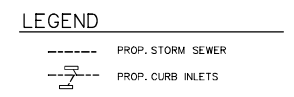
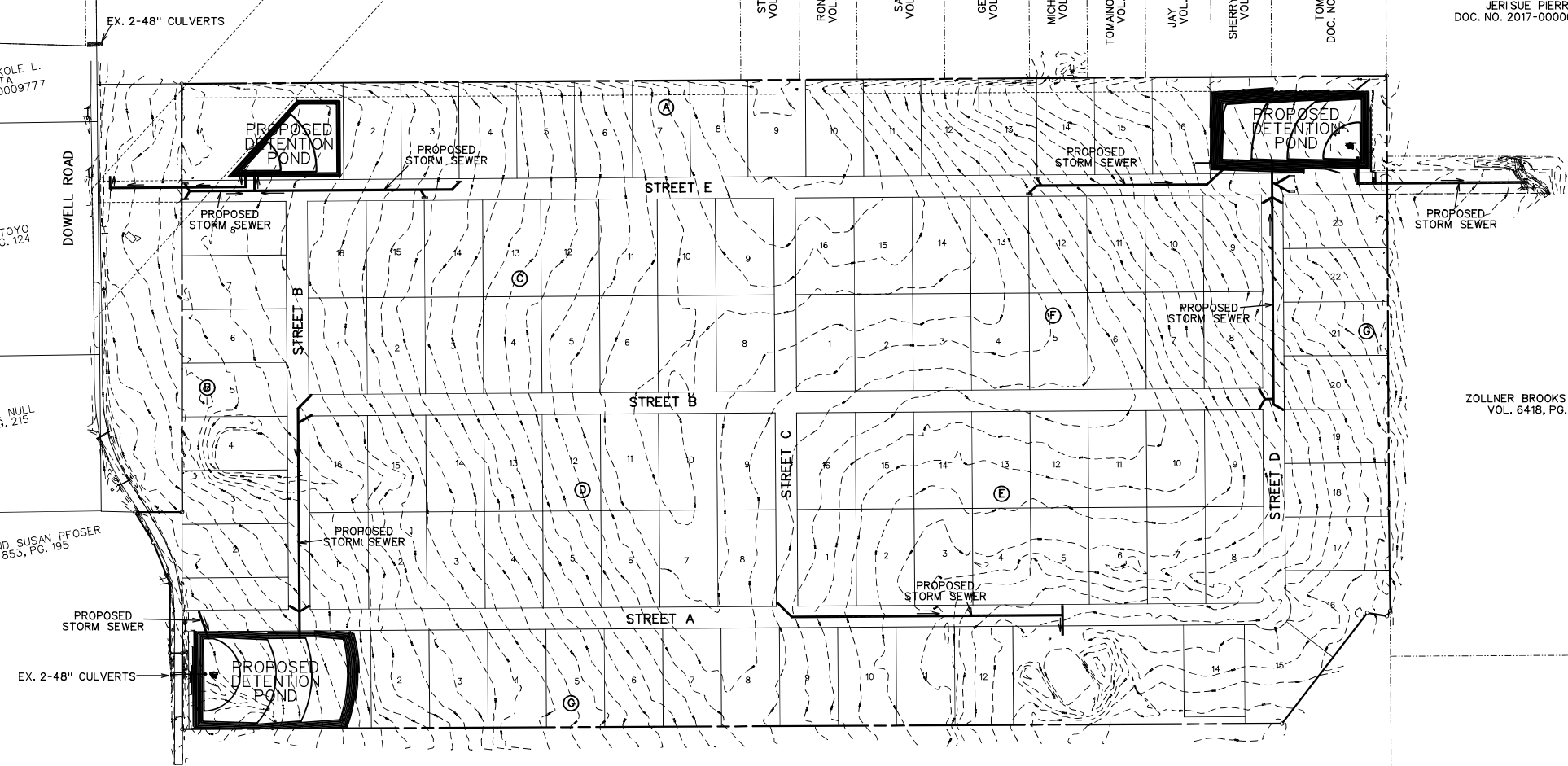
SHERY RUTH ZACHARY  
VOL. 850, PG. 187

TOM SZOBOSZLAY  
DOC. NO. 2014-000007141

JERI SUE PIERRE  
DOC. NO. 2017-000021485

ZOLLNER BROOKS FAMILY  
VOL. 6418, PG. 146

ZOLLNER BROOKS FAMILY  
VOL. 6418, PG. 146

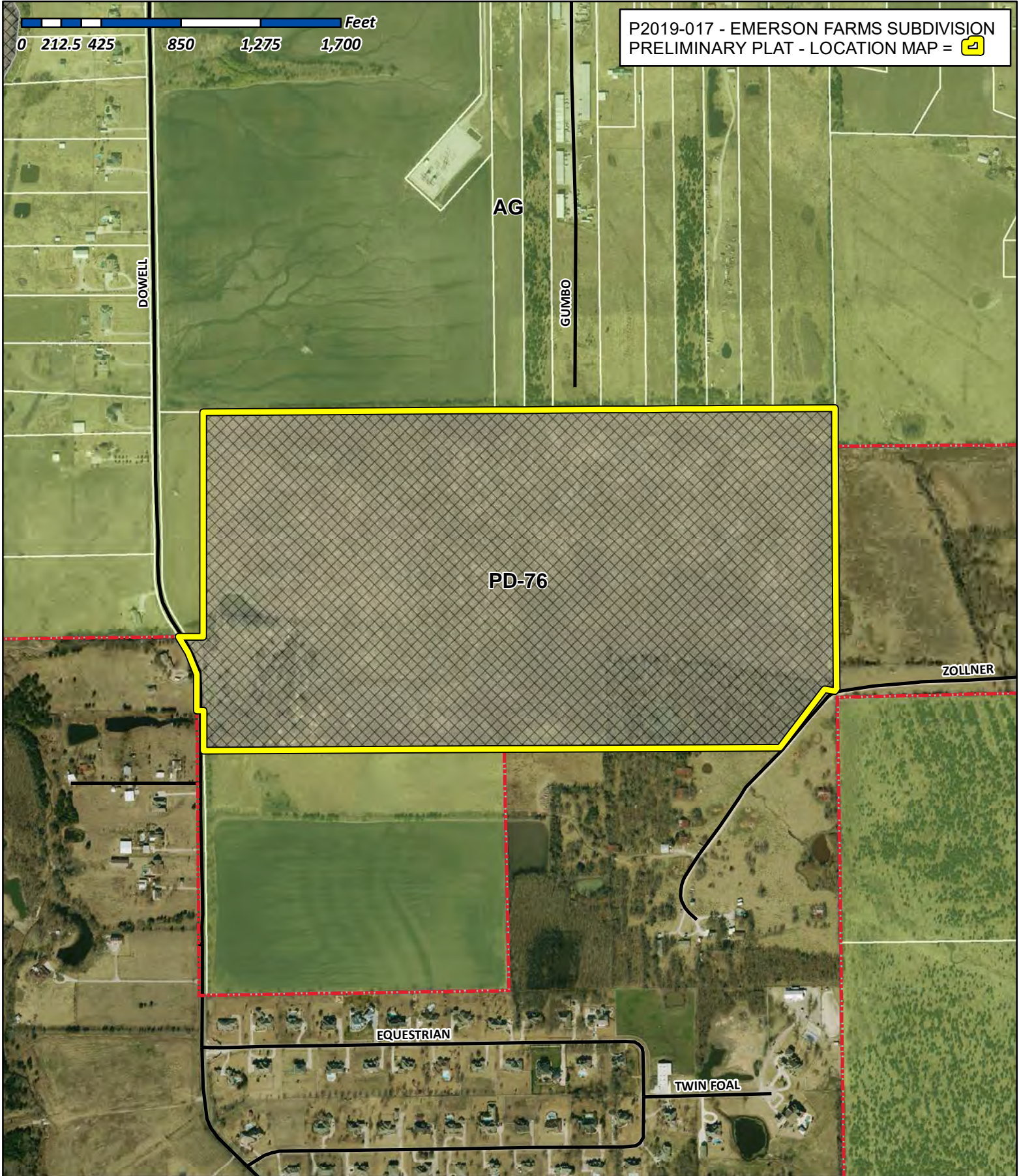


PRELIMINARY DRAINAGE PLAN  
OF  
**EMERSON FARMS**  
107 LOTS, BEING 138.756 ACRES  
SITUATED IN THE  
J. LOCKHART SURVEY, ABSTRACT NO. 167  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
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CORWIN ENGINEERING, INC.  
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ALLEN, TEXAS 75013  
972-396-1200  
OWNER  
HARLAN PROPERTIES, INC.  
2404 TEXAS DRIVE, SUITE 103  
IRVING, TEXAS 75062

MARCH 2019 SCALE 1" = 200'

0 212.5 425 850 1,275 1,700 Feet

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



# City of Rockwall

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

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



Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the \_\_\_\_\_ of \_\_\_\_\_, 2019.

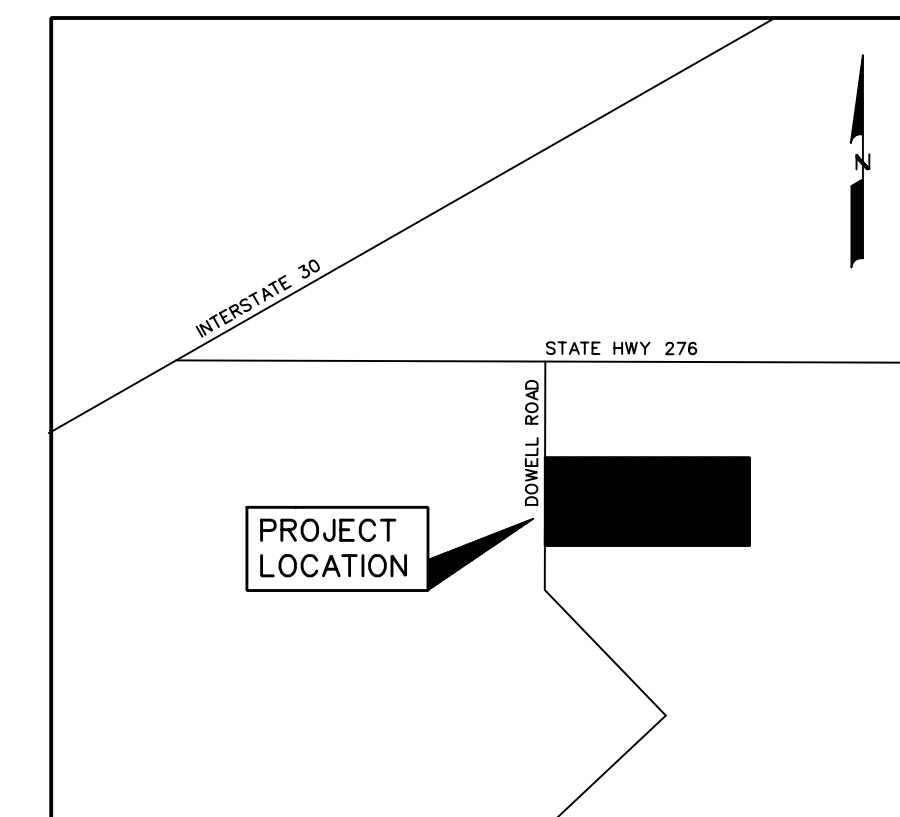
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

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

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

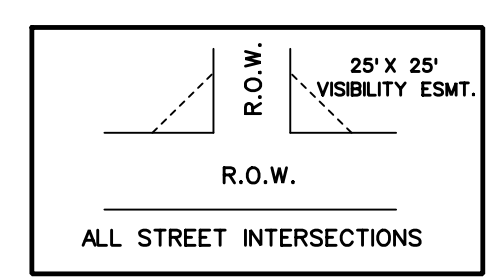
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LOCATION MAP N.T.S.

Table with columns for Block A, Block C, Block E, Block G, Block B, and Block D. Each block contains a grid of lot numbers and square footages.

\* Denotes Open Space Lot



VISIBILITY EASEMENT DETAIL N.T.S.

PRELIMINARY PLAT OF EMERSON FARMS

107 LOTS, BEING 138.756 ACRES SITUATED IN THE J. LOCKHART SURVEY, ABSTRACT NO. 167

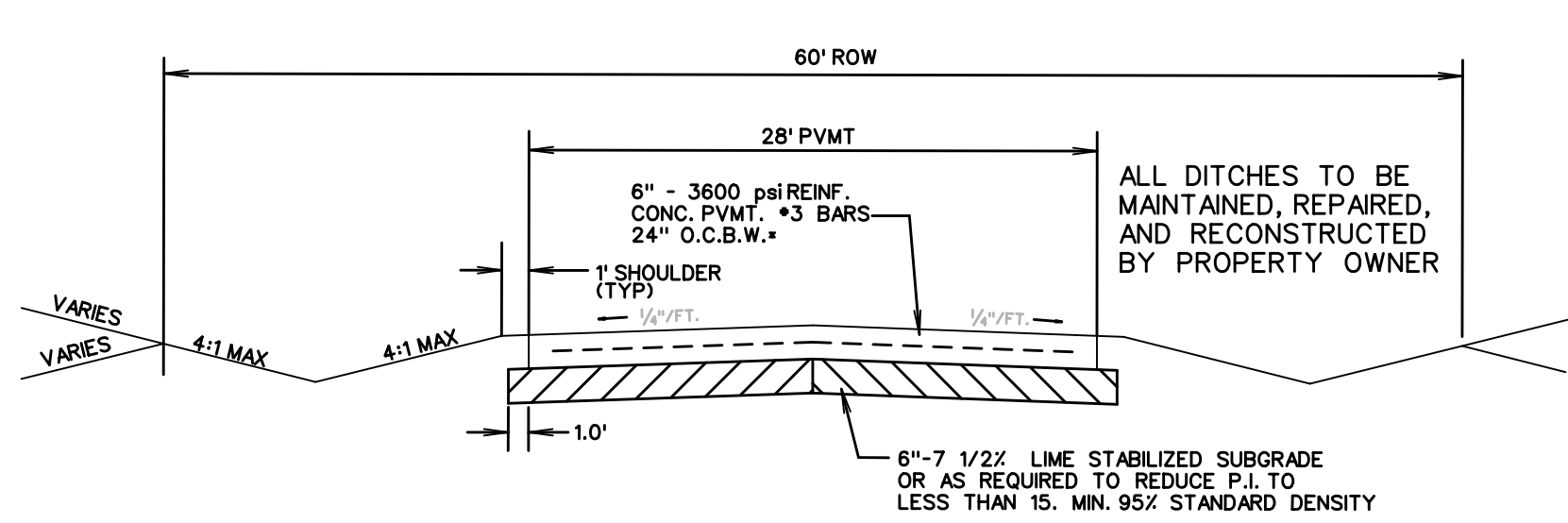
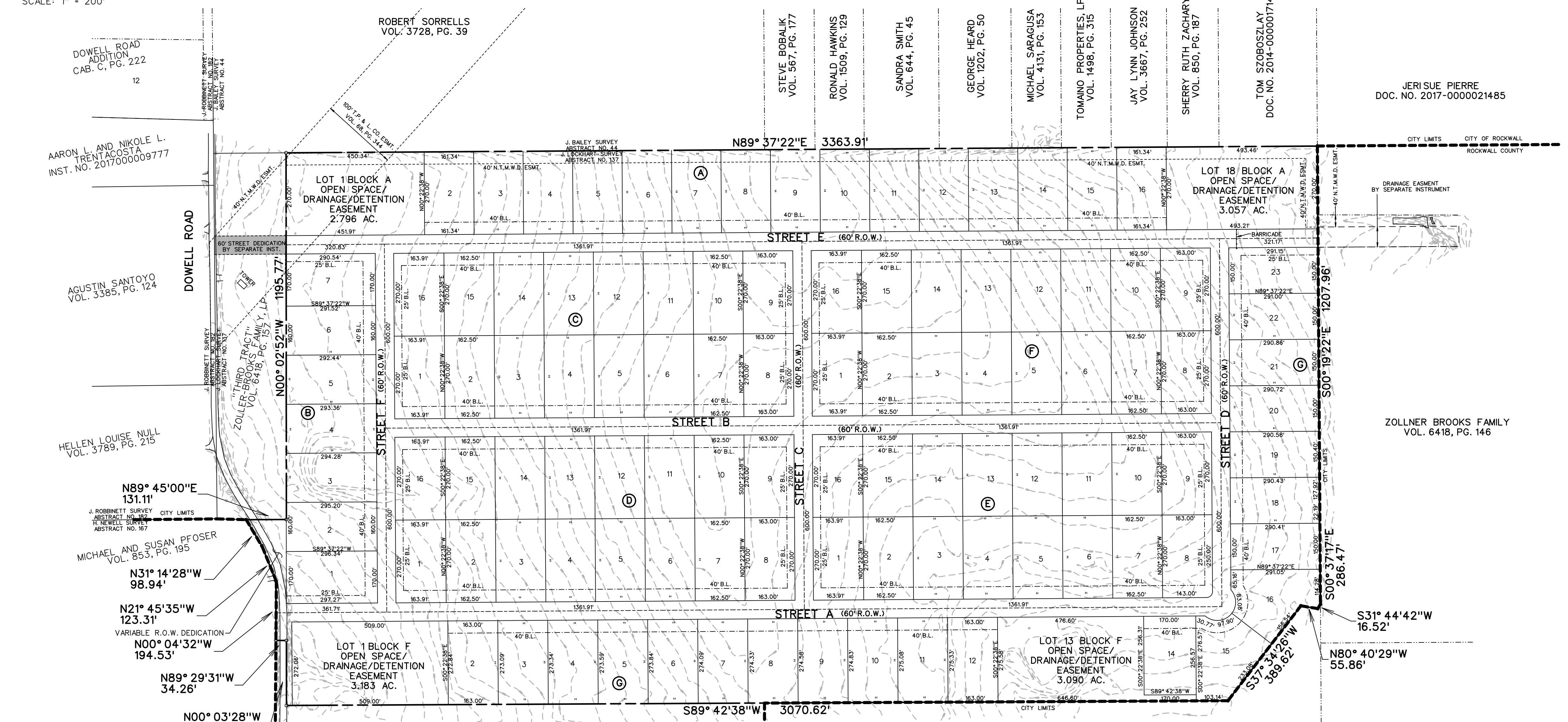
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

PREPARED BY CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-396-1200

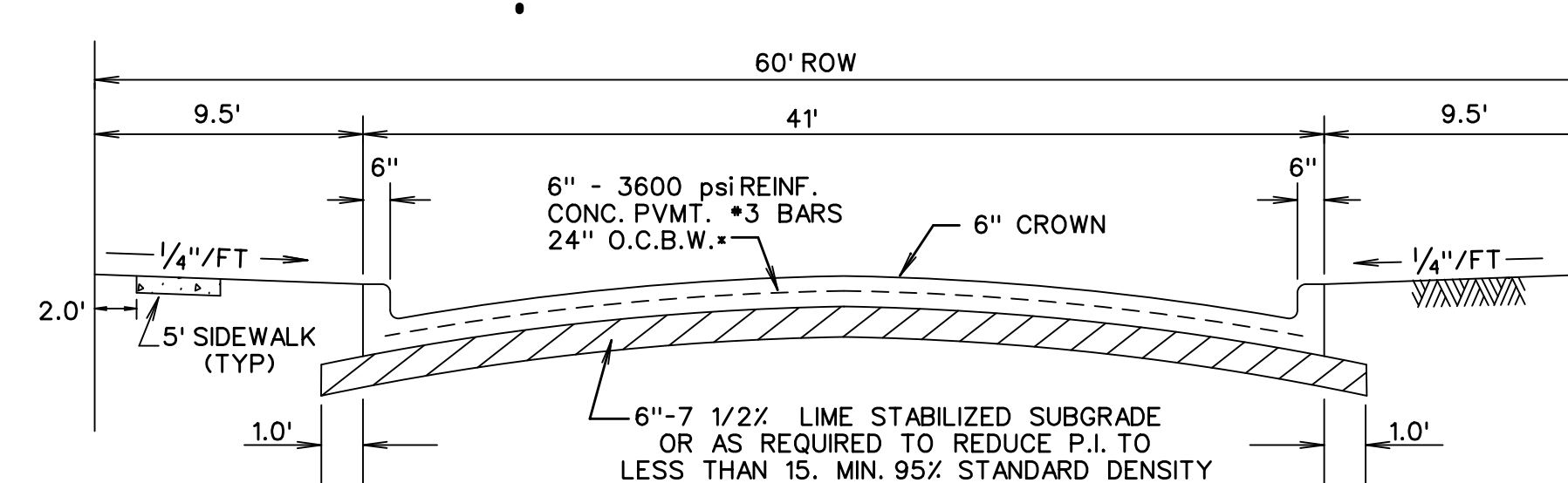
OWNER HARLAN PROPERTIES, INC. 2404 TEXAS DRIVE, SUITE 103 IRVING, TEXAS 75062

MARCH 2019 SCALE 1" = 200'

CASE #P2019-017



TYPICAL PAVEMENT SECTION N.T.S. STREET A, B, C & D



TYPICAL PAVEMENT SECTION N.T.S. STREET E

TOTAL ACRES 138.756  
TOTAL RESIDENTIAL LOTS 107  
RESIDENTIAL DENSITY 1.29

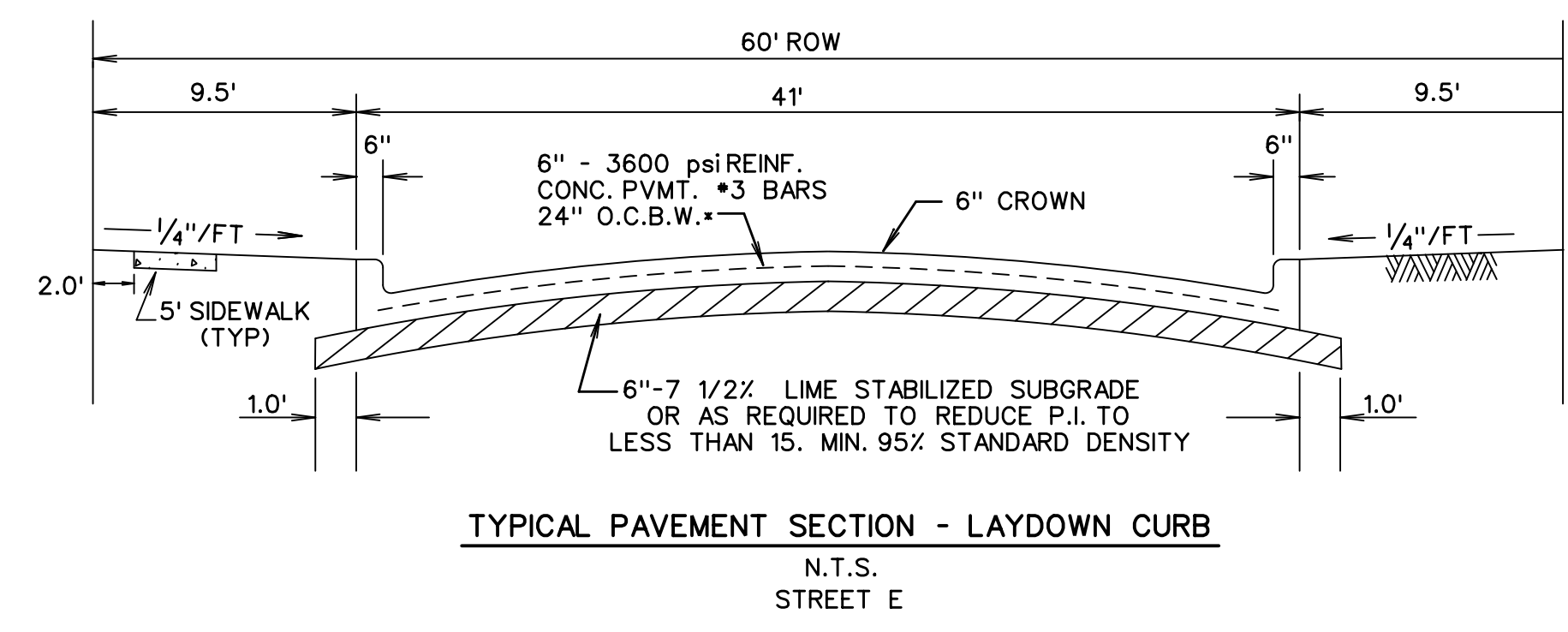
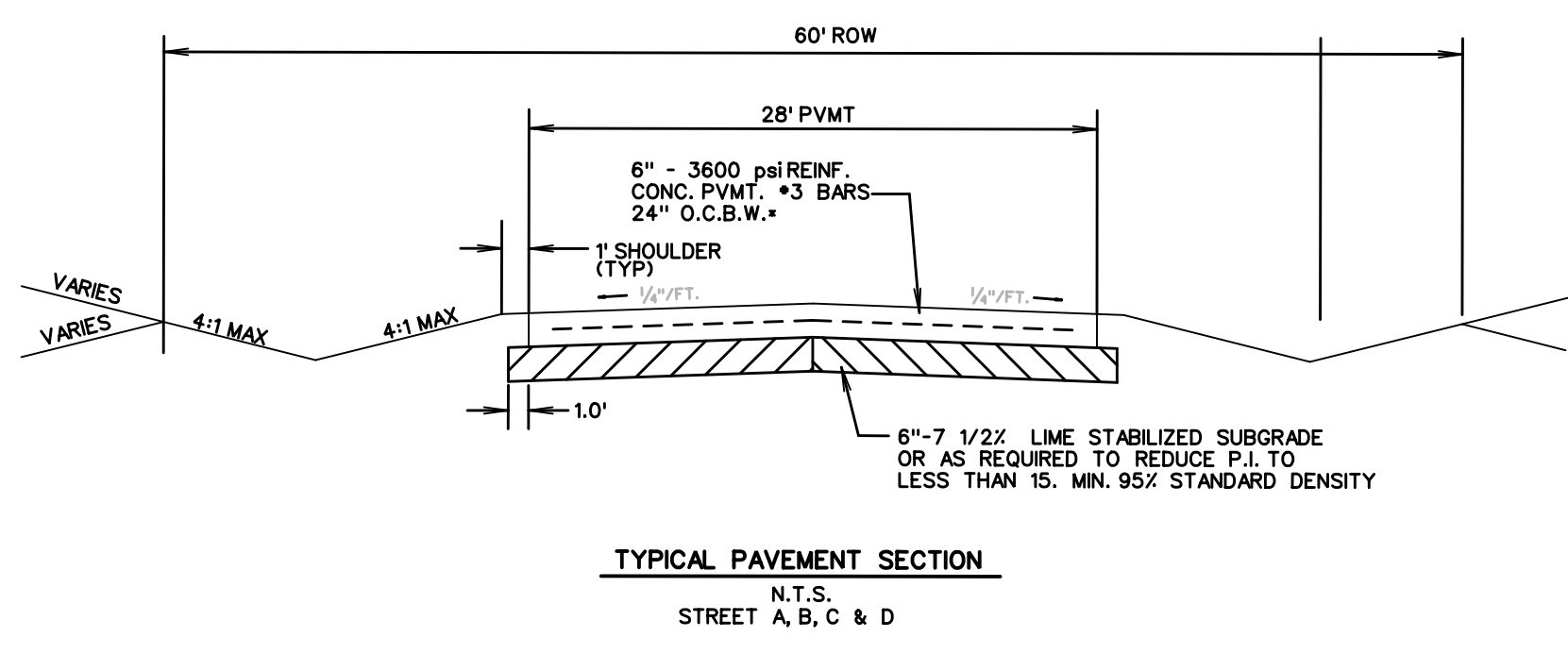


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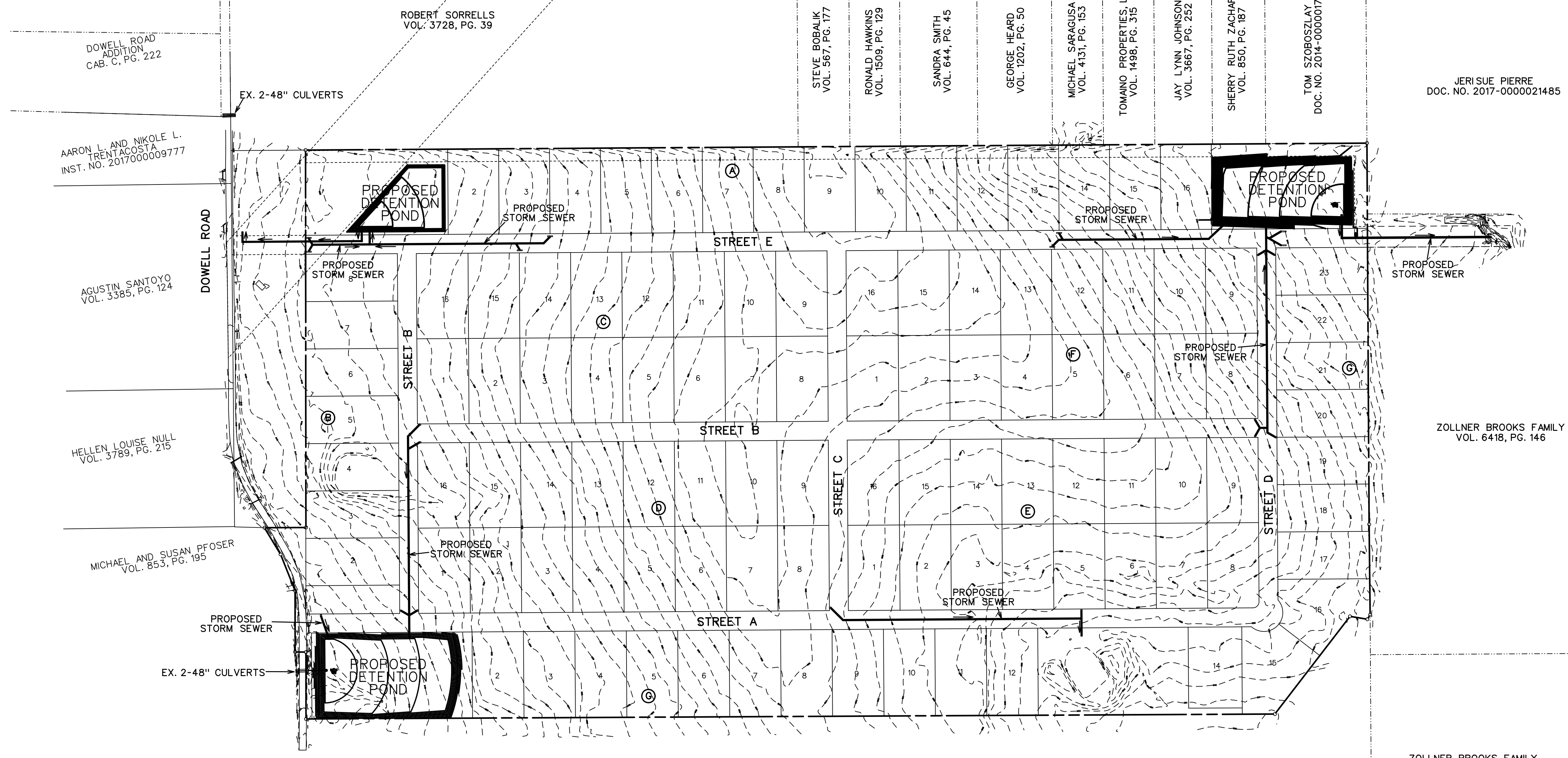
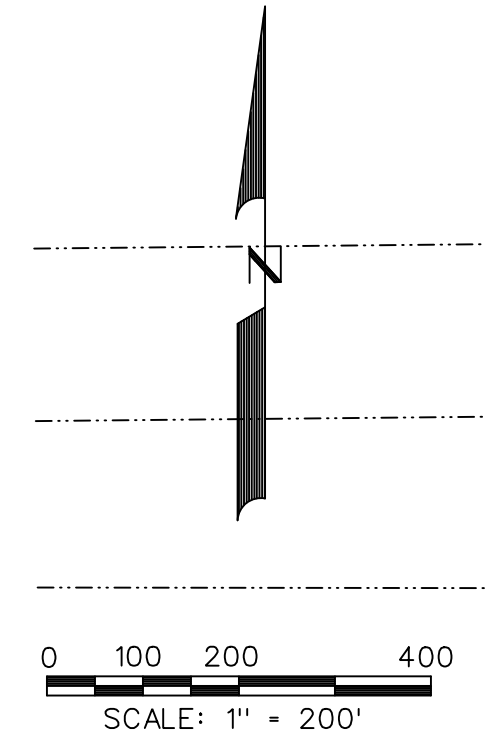
**LEGEND**

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



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

PRELIMINARY  
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2404 TEXAS DRIVE, SUITE 103  
IRVING, TEXAS 75062  
APRIL 2019 SCALE 1" = 200'  
CASE #P2019-XXX



**LEGEND**

	PROP. STORM SEWER
	PROP. CURB INLETS

PRELIMINARY DRAINAGE PLAN  
OF  
**EMERSON FARMS**  
107 LOTS, BEING 138.756 ACRES  
SITUATED IN THE  
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IRVING, TEXAS 75062  
MARCH 2019 SCALE 1" = 200'  
CASE #P2019-XXX



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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** September 16, 2019  
**APPLICANT:** Pat Atkins; *Saddle Star Land Development, LLC*  
**CASE NUMBER:** P2019-031; *Final Plat - Saddle Star South Addition, Phase 1*

---

### SUMMARY

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

### PLAT INFORMATION

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

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

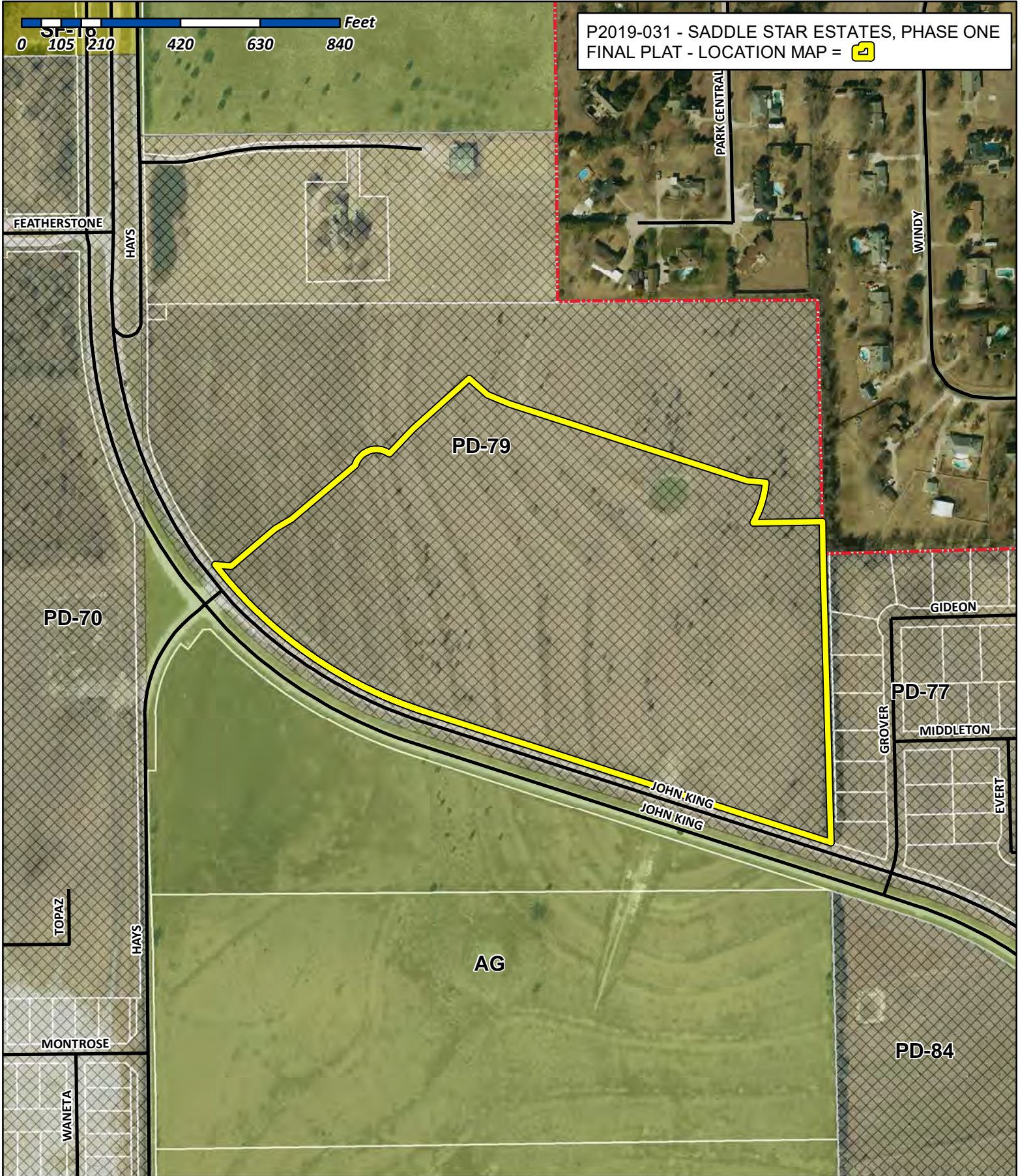
### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the final plat for *Phase 1 of the Saddle Star South Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) That the pro-rata equipment fees and the cash in lieu of land fees shall be paid prior to filing the final plat. These fees are subject to change from the time of approval by the Parks and Recreations Board at their June 7, 2016 meeting.
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On September 10, 2019, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by vote of 6-0, with Commissioner Moeller absent.



P2019-031 - SADDLE STAR ESTATES, PHASE ONE  
 FINAL PLAT - LOCATION MAP = [icon]



# City of Rockwall

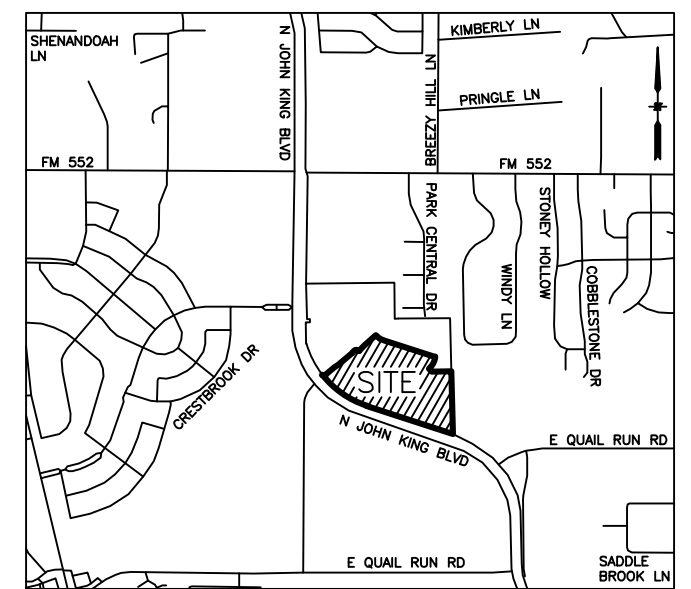
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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



44.292 AC.  
CDT ROCKWALL/2017, LLC  
INSTR. 2017000001746  
D.R.R.C.T.

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



VICINITY MAP  
N.T.S.

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

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

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

**LEGEND**

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

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

**LINE TABLE**

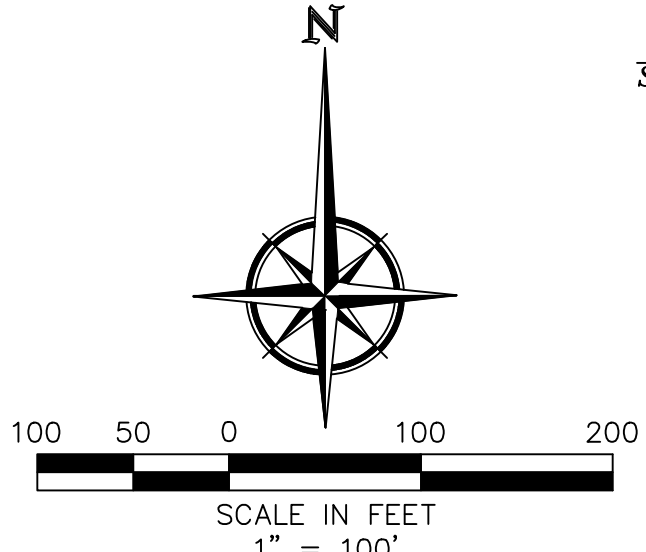
NO.	DIRECTION	DISTANCE
L1	S 84°16'58" E	41.84'
L2	N 49°55'55" E	152.40'
L3	N 58°29'53" E	50.35'
L4	N 49°55'55" E	220.14'
L5	N 43°25'25" E	89.23'
L6	N 48°23'33" E	200.00'
L7	S 48°35'07" E	63.78'
L8	S 66°47'40" E	63.38'
L9	S 84°20'49" E	50.00'
L10	N 88°42'33" E	182.77'
L11	S 01°17'27" E	85.38'
L12	N 38°44'57"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

**LINE TABLE**

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

**CURVE TABLE**

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



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

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

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 355

DATE: AUGUST 26, 2019

CASE #: P2019-031

SHEET 1 OF 2



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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** September 16, 2019  
**APPLICANT:** Bill Bricker; *Columbia Development Company, LLC*  
**CASE NUMBER:** P2019-033; *Lot 47, Block D, Park Place West, Phase II Addition*

---

### **SUMMARY**

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

### **PLAT INFORMATION**

- The applicant is requesting to replat one (1) lot (*i.e. Lot 47, Block D, Park Place West, Phase II Addition*) for the purpose of abandoning an eight (8)-foot fire lane, public access, and utility easement adjacent to the northern property line of the subject property.
- On October 18, 2004, the City Council approved *Ordinance 04-59* [Case No. Z2004-034], which established the development standards for the Park Place Subdivision (*i.e. Planned Development District 59 (PD-59)*). This was amended on December 11, 2006, by *Ordinance 06-51* [Case No. Z2006-023]. On April 19, 2017, staff approved an administrative replat for the purpose of combining two (2) lots (*i.e. Lots 43 & 44, Block D, Park Place West, Phase II Addition*) into one (1) lot (*i.e. Lot 47, Block D, Park Place West, Phase II Addition*).
- The proposed replat generally conforms to the concept plan approved by the City Council on December 11, 2006 under Case No. Z2006-023 [*Ordinance No. 06-51*].
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the replat for *Lot 47, Block D, Park Place West, Phase II Addition*, staff would propose the following conditions of approval:



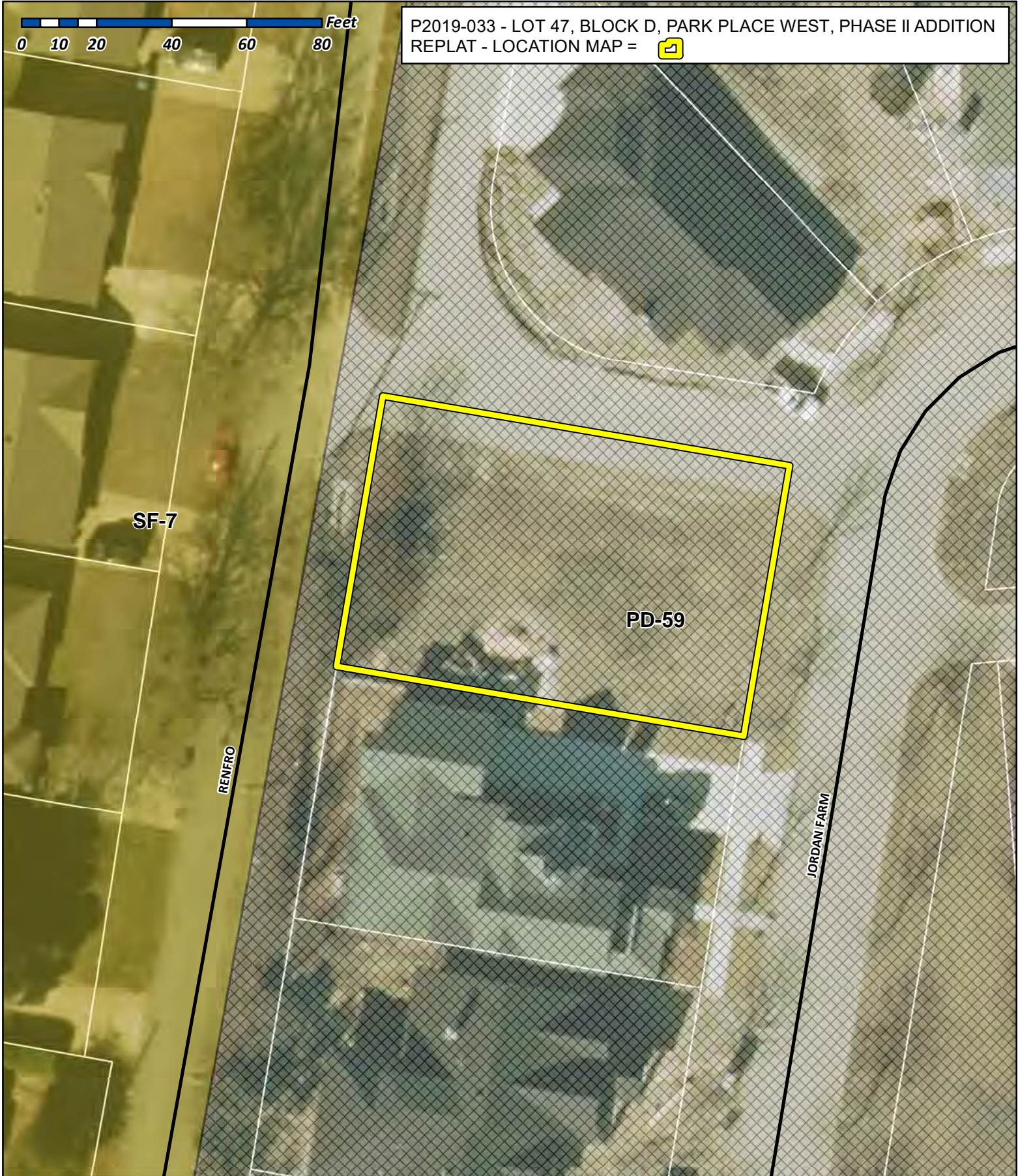
- (1) The replat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the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

**PLANNING AND ZONING COMMISSION**

On September 10, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff's conditions of approval passed by a vote of 6-0 with Commissioner Moeller absent.

0 10 20 40 60 80 Feet

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

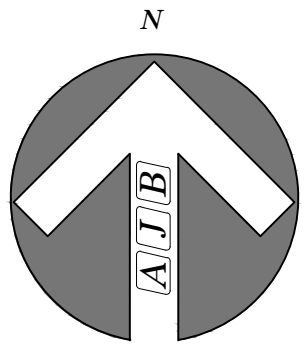


# City of Rockwall

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

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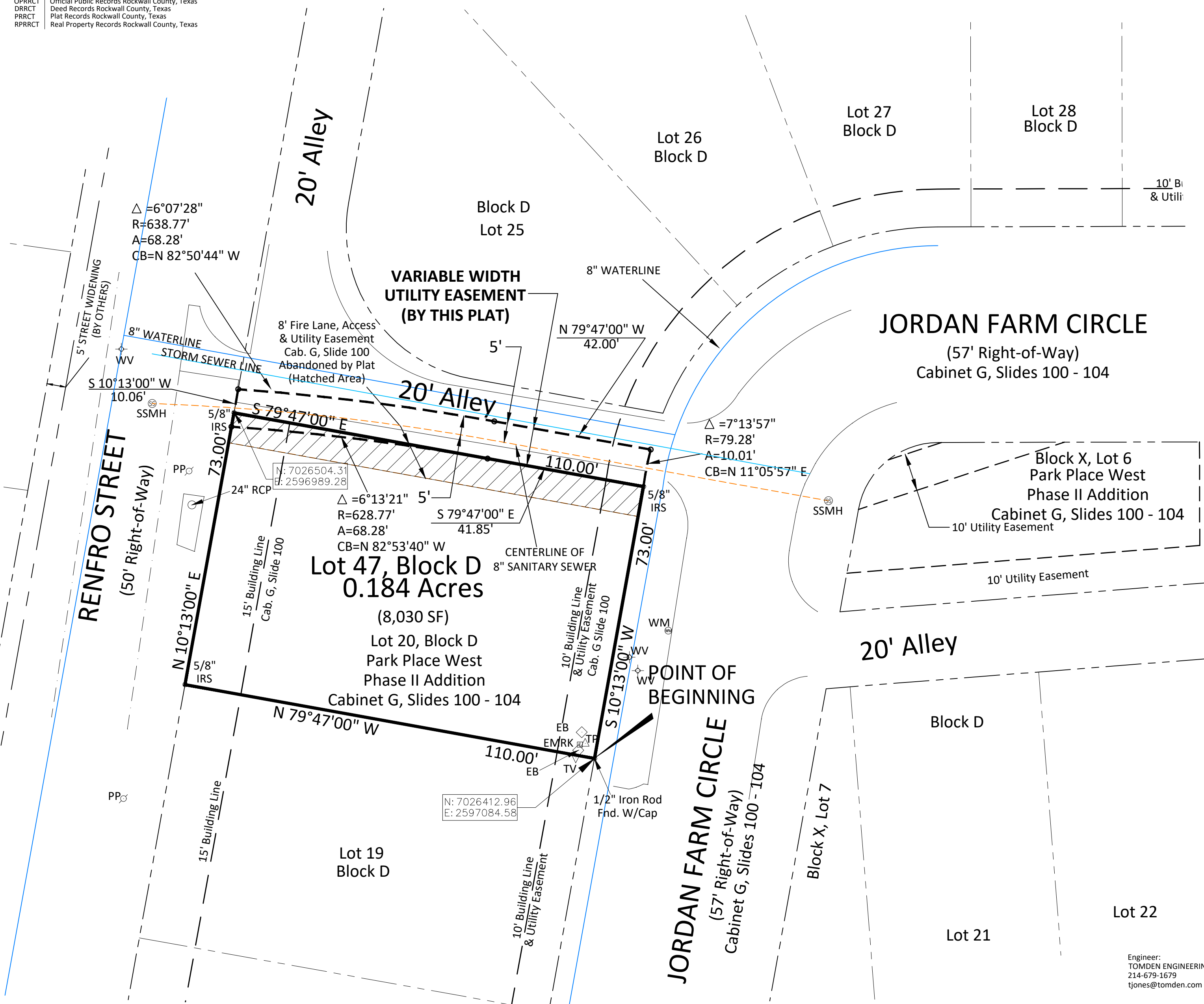
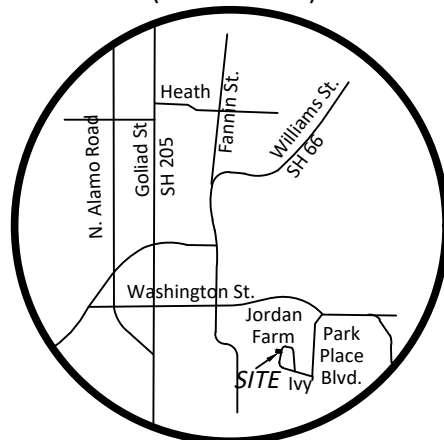


0' 10' 20' 40'  
Scale: 1" = 20'

LEGEND

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

Vicinity Map  
(Not to Scale)



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

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

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

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

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

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

Sheet:  
 1  
 Of: 2



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

TBPLS REG#10118200  
 Case No.: P2019-033

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

**OWNER'S CERTIFICATE**

**STATE OF TEXAS  
COUNTY OF ROCKWALL**

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

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

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

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

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

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

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

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

We, **DAVID CLINE AND LAURA CLINE**, the undersigned owners of the land shown on this plat, and designated herein as **LOT 47, BLOCK D, PARK PLACE PHASE II ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **PARK PLACE PHASE II ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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

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

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

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

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

DAVID CLINE AND LAURA CLINE

\_\_\_\_\_  
DAVID CLINE

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
LAURA CLINE

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Notary Public in and for the State of Texas

**NOTES:**

1. The purpose of this Replat is to abandon a 8' "Fire Lane, Access & Utility Easement".
2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
3. Basis of Bearings: Bearings are based on the Final Plat of PARK PLACE WEST PHASE II ADDITION recorded in Cabinet G, Slides 100 - 104, Plat Records Rockwall County, Texas.
4. FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the Surveyor as to it's accuracy.
5. Property owner/HOA is responsible for all maintenance and repair of Open Space and Drainage Easements.
6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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

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

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

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

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

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

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

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

Sheet: 2  
Of: 2



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

TBPLS REG#10118200  
Case No.: P2019-033

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
Planning and Zoning Commission      \_\_\_\_\_  
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor, City of Rockwall      \_\_\_\_\_  
City Secretary      \_\_\_\_\_  
City Engineer

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**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

**PLANNING AND ZONING DEPARTMENT**  
385 S. GOLIAD STREET • ROCKWALL, TX 75087  
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Mayor and City Council  
**CC:** Rick Crowley, *City Manager*  
Mary Smith, *Assistant City Manager*  
Joey Boyd, *Assistant City Manager*  
**FROM:** Ryan Miller; *Director of Planning and Zoning*  
**DATE:** September 16, 2019  
**SUBJECT:** Z2019-017; *Zoning Change (AG to PD)*

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On September 12, 2019, the applicant, Lance Tyler, submitted a letter requesting to withdraw this case. According to Subsection 1.3, *Application Withdrawal*, of Article XI, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), any request for withdrawal of an application must be submitted in writing to the Director of Planning and Zoning or his/her designee. If an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body. Attached to this memorandum is a copy of the applicant's request to withdraw this case.

**From:** [Lance Tyler](#)  
**To:** [Miller, Ryan](#)  
**Cc:** [Brooks, Korey](#)  
**Subject:** 1141/John King  
**Date:** Thursday, September 12, 2019 2:03:41 PM

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Ryan,

I would like to withdraw our  
Request for Townhomes.

Please take off agenda for City Council on the 16th.

Be in touch soon,

**Thank you,**

**Lance Tyler**

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



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** September 16, 2019  
**APPLICANT:** Lance Tyler; *Marc Development, LLC*  
**CASE NUMBER:** Z2019-017; *Zoning Change (AG to PD)*

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### **SUMMARY**

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

### **BACKGROUND**

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

### **PURPOSE**

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

### **ADJACENT LAND USES AND ACCESS**

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

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

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

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



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

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

**CHARACTERISTICS OF THE REQUEST**

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

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

*Density and Dimensional Requirements*

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

General Notes:

1. The minimum lot width shall be measured at the *Front Yard Building Setback*.
2. No townhome shall be constructed closer than 30-feet from FM-1141 or the northern property line.
3. The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
4. As measured from the rear yard property line.
5. Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for a property; however, the encroachment shall not exceed five (5) feet on side yard setbacks (adjacent to a street) and shall not encroach into public right-of-way. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
6. A minimum of a ten (10) foot separation between detached buildings shall be required.

**INFRASTRUCTURE**

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

**CONFORMANCE WITH THE CITY'S CODES**

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

**CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

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

Looking at the Northwest Residential District, the district is largely developed with medium-density residential subdivisions; however, it also contains a combination of commercial/retail, parks and open

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

With regard to the residential policies outlined in the OURHometown Vision 2040 Comprehensive Plan, townhomes developments that are proposed as infill development adjacent to existing single-family homes should incorporate similar development standards and materials as the adjacent housing in order to create a product that is complementary and blends with the existing single-family homes. Niche parking should be provided adjacent to the street in the front of any townhome developments to provide sufficient visitor parking. When more than ten (10) units are proposed, townhome developments should be highly amenitized and incorporate a mix of lifestyle amenities that can justify the density of the development, and provide these residents with similar levels of amenities that are enjoyed in a typical master planned community. In this case, the applicant's intent is to blend the development with the adjacent neighborhood by utilizing similar exterior materials and articulation. The applicant is not proposing to incorporate niche parking; however, the applicant's intent is to provide a minimum of a 40-foot driveway to accommodate guest parking. With regard to amenities, the submitted concept plan is proposing to incorporate a park that includes amenities such as a bike racks, bench seating, landscape pavers, and a bike path. The park will include berms and increased landscaping, and a wrought iron fence. In this case, the Planning and Zoning Commission and City Council will need to establish if the development [1] blends with the adjacent single-family development, and [2] if the proposed amenity package is sufficiently scaled to provide similar amenities as larger master planned communities.

## **NOTIFICATIONS**

On August 31, 2019, staff sent 75 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowner's Association (HOA), which is the only HOA/Neighborhood Association within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. At the time this report was written, staff had received 16 emails, nine (9) notices, and one (1) online form in opposition and one (1) email and one (1) online form in favor of the request.

## **CONDITIONS OF APPROVAL**


If the City Council chooses to approve the applicant's request, then staff would propose the following conditions of approval:

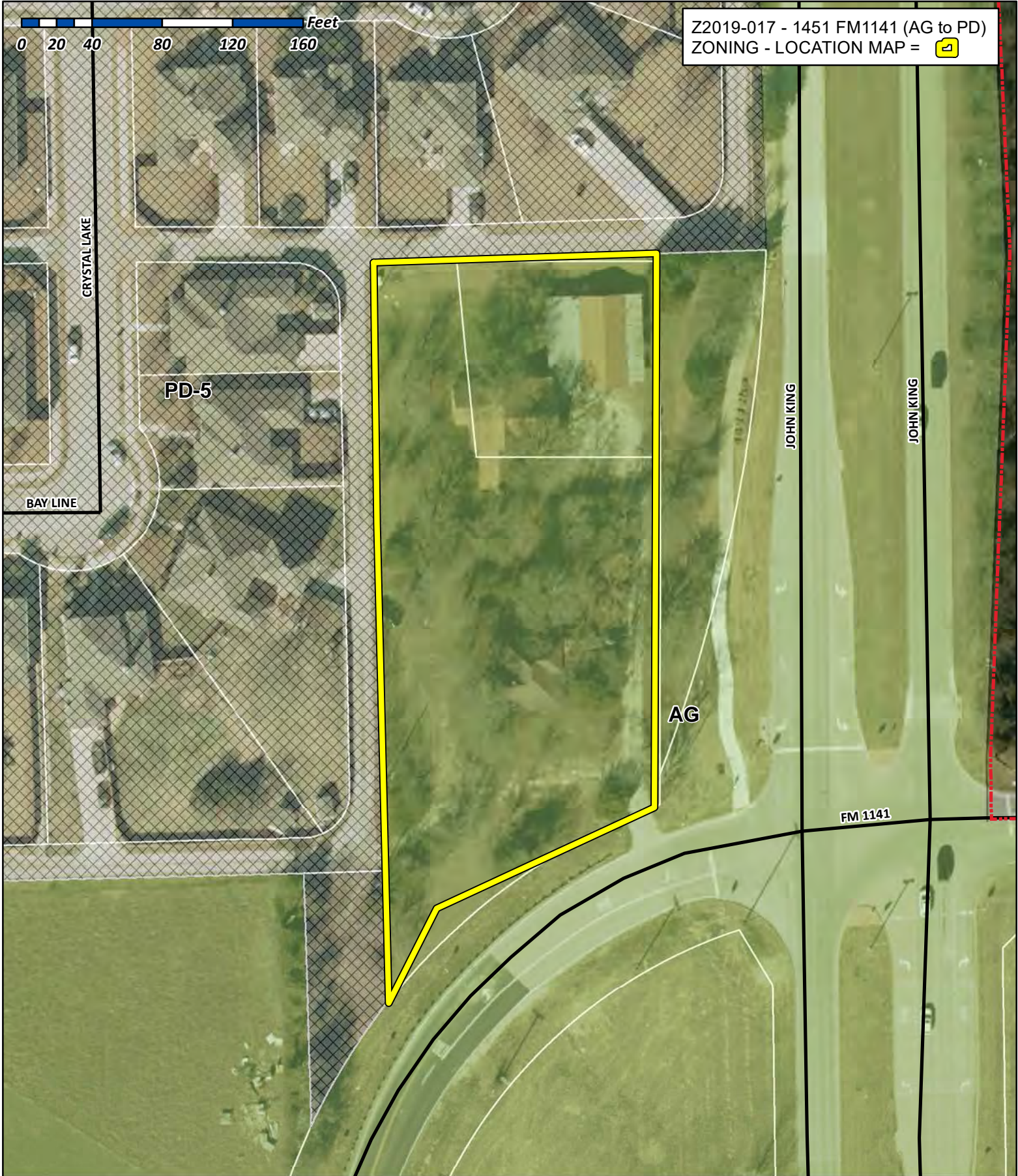
- (1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Medium Density Residential designation to a High Density Residential designation; and,
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On September 10, 2019 the Planning and Zoning Commission approved a motion to deny the zoning change by a vote of 6-0, with Commissioner Moeller absent. According to Section 2.03(G), *Protest of a Zoning Change*, of Article XI, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)f such change [*zoning change or Specific Use Permit (SUP)*] is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

0 20 40 80 120 160 Feet

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



# City of Rockwall

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

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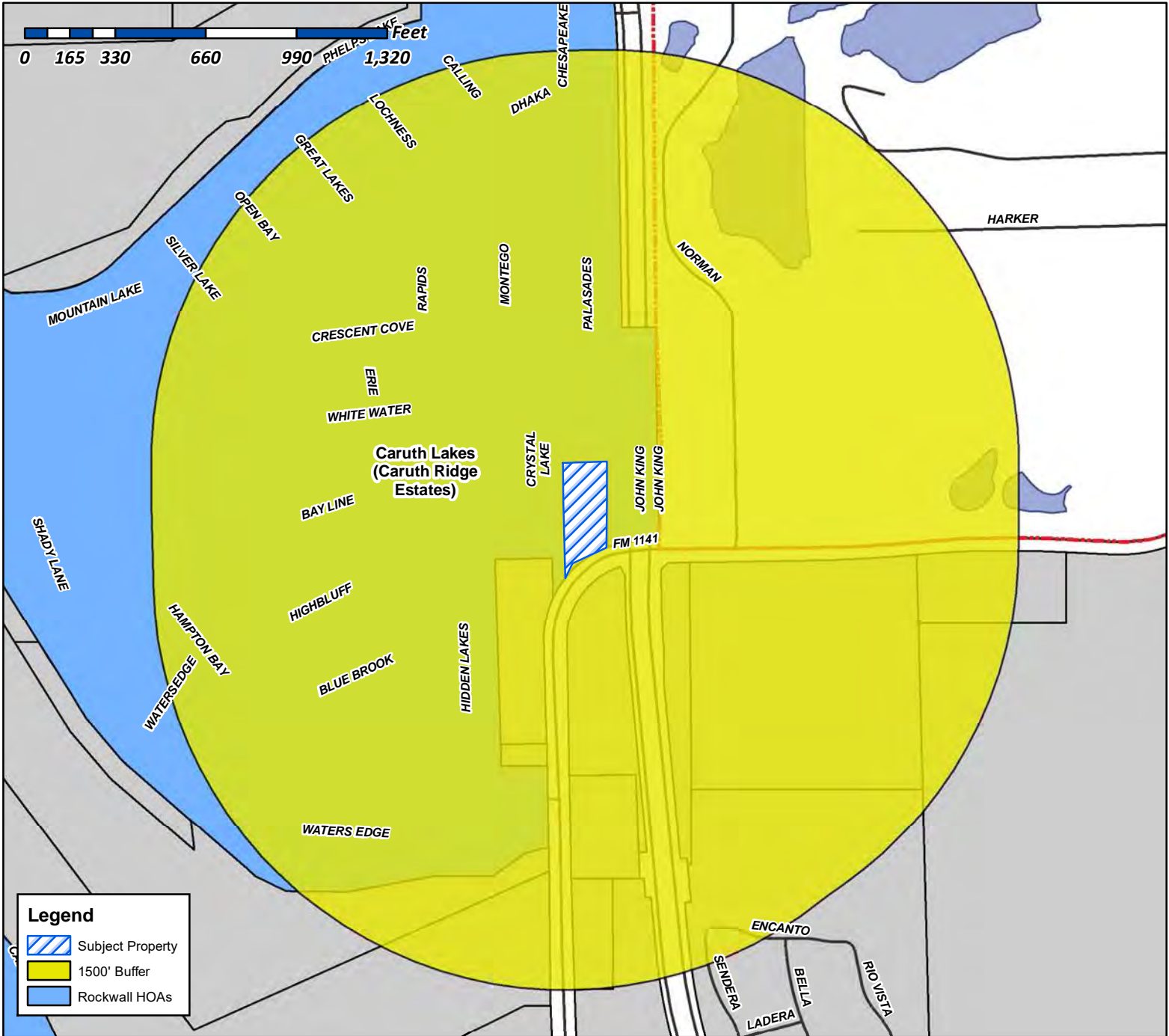




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Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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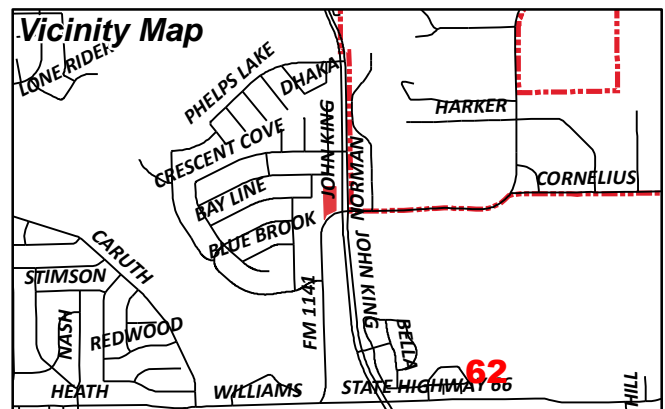
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**Case Number:** Z2019-017  
**Case Name:** Zoning Change (AG to PD)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 1451 FM-1141

**Date Created:** 8/20/2019

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



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

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To whom it may concern:

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

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

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

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

Sincerely,

*Laura Morales*

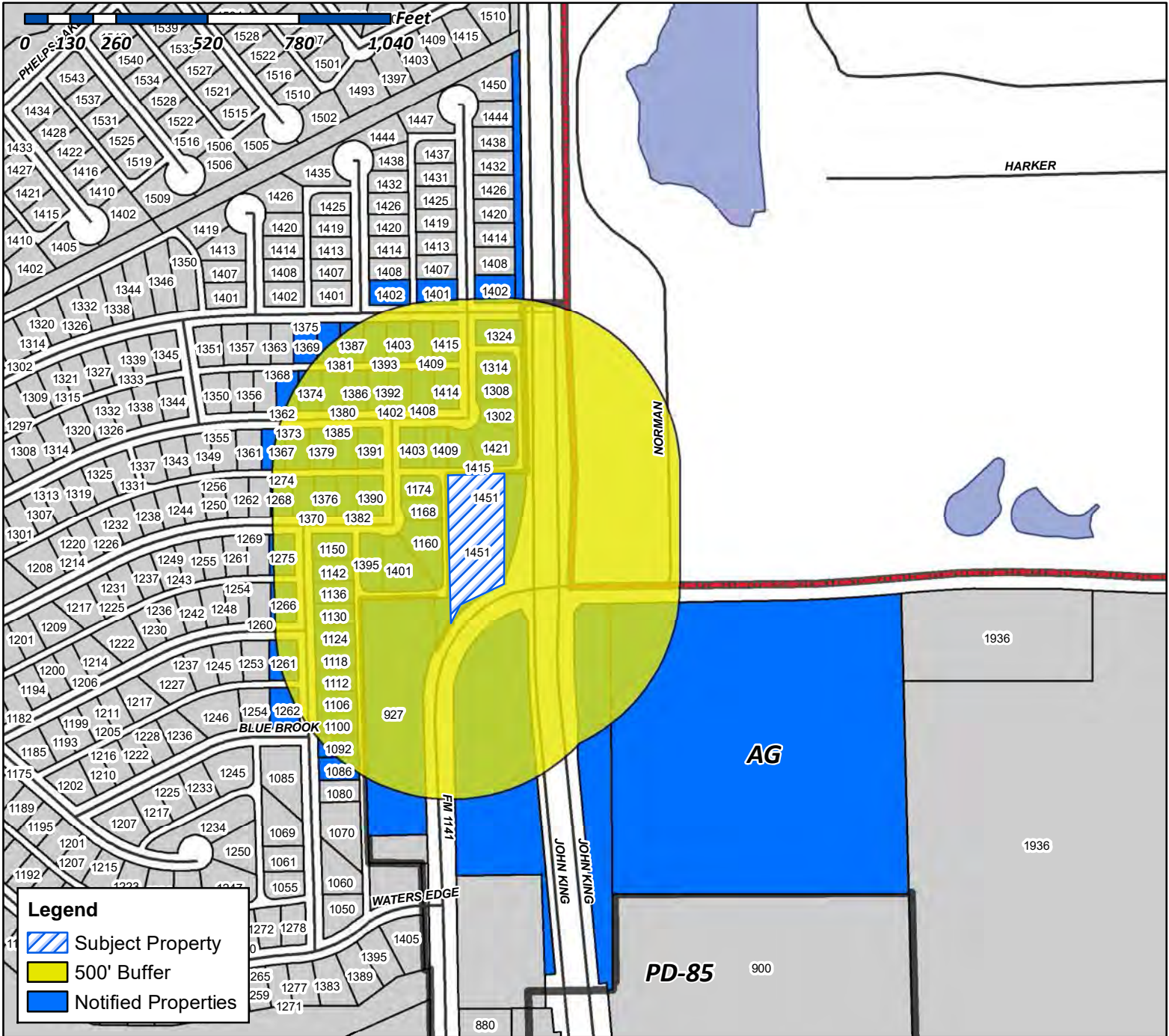
Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[lmorales@rockwall.com](mailto:lmorales@rockwall.com) | <http://www.rockwall.com/planning/>



# City of Rockwall

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

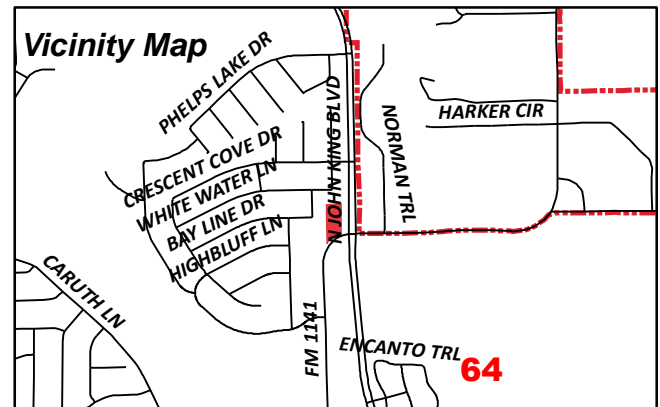
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**Case Number:** Z2019-017  
**Case Name:** Zoning Change (AG to PD)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 1451 FM-1141

**Date Created:** 8/20/2019

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





TANNER BACIL H AND NELDA R 1004 NORTH HARRISON WEST, TX 76691	SHIPP DARLA JUNE & STANLEY JOE 1092 HIDDEN LAKES WAY ROCKWALL, TX 75087	SEE BETTY 110 WESTMINISTER ROCKWALL, TX 75032
GILPIN THOMAS K & ANGELA J 1100 HIDDEN LAKES WAY ROCKWALL, TX 75087	CURRENT RESIDENT 1106 HIDDEN LAKES WAY ROCKWALL, TX 75087	CONFIDENTIAL 1112 HIDDEN LAKES WAY ROCKWALL, TX 75087
ROWE LORI A 1118 HIDDEN LAKES WAY ROCKWALL, TX 75087	LARSEN RALPH & MARY ANN 1124 HIDDEN LAKES WAY ROCKWALL, TX 75087	WHISENHUNT KENNETH AND JUDY 1130 HIDDEN LAKES WAY ROCKWALL, TX 75087
RUTHERFORD JESSICA R AND 1136 HIDDEN LAKES WAY ROCKWALL, TX 75087	ROJAS CARLOS 1142 HIDDEN LAKES WAY ROCKWALL, TX 75087	MARTINEZ AUGUSTINE 1150 HIDDEN LAKES WAY ROCKWALL, TX 75087
CONFIDENTIAL 1160 CRYSTAL LAKE DRIVE ROCKWALL, TX 75087	BAUGH MELVA Y 1168 CRYSTAL LAKE DR ROCKWALL, TX 75087	LAHAIR JOHN & NEALY 1174 CRYSTAL LAKE DR ROCKWALL, TX 75087
DEWBRE JUSTIN JOEL AND CHERYL CHRISTINE 1261 HIGHBLUFF LN ROCKWALL, TX 75087	KIERNAN KEVIN & KIMBERLY 1262 BLUE BROOK DRIVE ROCKWALL, TX 75087	HARVEY DERICK AND 1266 HIGHBLUFF LN ROCKWALL, TX 75087
LOSS RYAN AND LINDSEY 1274 BAY LINE DR ROCKWALL, TX 75087	SAVAGE CHRISTINA B AND 1275 BAY LINE DRIVE ROCKWALL, TX 75087	WHITTINGTON RANDALL S & CHRISTINA L 1302 PALASADES COURT ROCKWALL, TX 75087
JUAREZ ANALISA MARIE 1308 PALASADES COURT ROCKWALL, TX 75087	AVENDANO JOSE GREGORIO AND NEREIDA E 1314 PALASADES CT ROCKWALL, TX 75087	SCHEUMANN DONALD E & TERESA A 1324 PALASADES COURT ROCKWALL, TX 75087
BRUNER KURT & OLIVIA 1362 PETALUMA DR ROCKWALL, TX 75087	BALTHROP PAUL JAY AND VALERIE ANN BAKER BALTHROP 1367 WHITE WATER LANE ROCKWALL, TX 75087	FONTENOT THOMAS J & PATRICIA ANN 1368 WHITE WATER LN ROCKWALL, TX 75087
IVY FONDA & BARRY 1370 BAY LINE DRIVE ROCKWALL, TX 75087	ROBINSON JACK K JR & MADONNA M 1373 WHITE WATER LANE ROCKWALL, TX 75087	HILL JASON C & NICOLE L 1374 WHITE WATER LANE ROCKWALL, TX 75087

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

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

STEINBERG CORY  
1379 WHITE WATER LANE  
ROCKWALL, TX 75087

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

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

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

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

CURRENT RESIDENT  
1386 WHITE WATER LN  
ROCKWALL, TX 75087

BEATS DIANNA L  
1387 CRESCENT COVE DR  
ROCKWALL, TX 75087

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

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

TANTON CATHY  
1392 WHITE WATER LANE  
ROCKWALL, TX 75087

SUDDUTH DEBBIE  
1393 CRESCENT COVE DRIVE  
ROCKWALL, TX 75087

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

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

ROGERS GENE FRANKLIN  
1401 PALASADES COURT  
ROCKWALL, TX 75087

STALLCUP CHRISTOPHER AND ASHLEY  
1402 MONTEGO COURT  
ROCKWALL, TX 75087

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

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

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

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

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

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

MULLOWNEY PATRICK  
1409 WHITE WATER LN  
ROCKWALL, TX 75087

MATHAI JOYCE  
1414 WHITE WATER LN  
ROCKWALL, TX 75087

SHINDOLL LINDA J  
1415 CRESCENT COVE DR  
ROCKWALL, TX 75087

DENNY READE EDWARD  
1415 WHITE WATER LN  
ROCKWALL, TX 75087

GAUVIN COLLEEN  
1421 WHITE WATER LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1451 FM1141  
ROCKWALL, TX 75087

TANNER WILMA GRACE  
1451 FM 1141  
ROCKWALL, TX 75087

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

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

HOFFMAN STEVEN AND DANA  
576 LUNE CT  
LELAND, NC 28451

CURRENT RESIDENT  
927 FM1141  
ROCKWALL, TX 75087

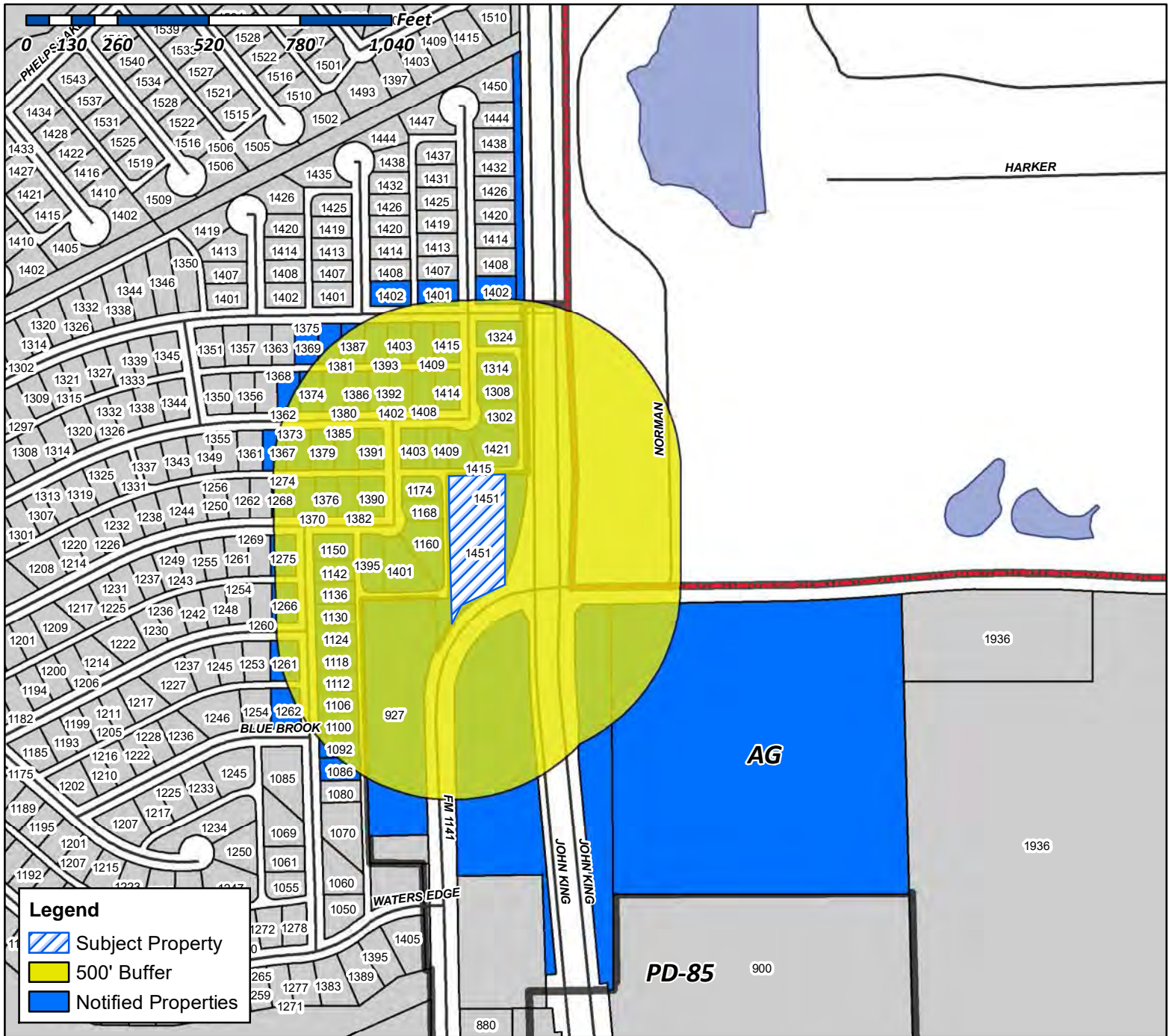
AMERICAN RESIDENTIAL LEASING COMPANY LLC  
ATTN: PROPERTY TAX DEPARTMENT  
AGOURA HILLS, CA 91301



# City of Rockwall

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

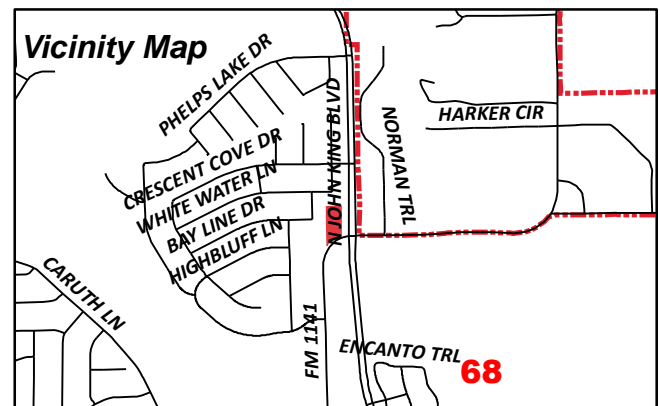
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**Case Number:** Z2019-017  
**Case Name:** Zoning Change (AG to PD)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 1451 FM-1141

**Date Created:** 8/20/2019

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





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

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

To Whom It May Concern:

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

**Case No. Z2019-017: 1451 FM 1141**

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

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

**Korey Brooks  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087**

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

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

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



**MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)**

PLEASE RETURN THE BELOW FORM

**Case No. Z2019-017: 1451 FM 1141**

Please place a check mark on the appropriate line below:

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

**Name:**

**Address:**

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

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Director of Planning & Zoning



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**Case No. Z2019-017: 1451 FM 1141**

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

Density of the project for size of property.  
Only alley access  
Lack of parking

Name: Jack & Madonna & Robinson  
Address: 1373 White Water Lane; Rockwall TX 75087

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**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Case No. Z2019-017; 1451 FM 1141 - Comments from Concerned Citizen  
**Date:** Thursday, September 12, 2019 8:23:24 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

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**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
[RMILLER@ROCKWALL.COM](mailto:RMILLER@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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NOTES

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**From:** M B [REDACTED]  
**Sent:** Thursday, September 12, 2019 12:46 AM  
**To:** Planning <[planning@rockwall.com](mailto:planning@rockwall.com)>  
**Subject:** Case No. Z2019-017; 1451 FM 1141 - Comments from Concerned Citizen

Planning Department:

My name is Melva Baugh Bradley and I reside at 1168 Crystal Lake Drive, directly behind the subject land proposed to be developed.

I am opposed to the request to develop the land in accordance with the documents provided online for the following reasons:

1. The existing alley behind the Caruth Lakes homes at 1160, 1168, and 1174 Crystal Lake Dr. is very narrow and cannot accommodate two-way traffic. Though two-way traffic is required for the convenience of the residents. Special care must be taken when driving on this alley to safely park in the driveway of any of these three residences. Luckily, the primary drivers that live in these homes are careful drivers. I would guess that 5-7 MPH would be a maximum safe driving speed in this alley due to the blind spots created by the wooden fencing at each home. The wooden fencing runs down to nearly the end of each of these driveways, thereby creating a blind spot (to cars pulling in/out of driveways) or for any person who happens to be driving down the alley. Will there be

more blind spots created by the proposed new homes? This would be a safety catastrophe. The existing development is manageable only because of the safe drivers that primarily use the alley. However, the existing alley and development is not an inherently safe traffic situation. Not only is there a risk of vehicular accidents, but several children ride their bicycles up and down their driveway and into the alley (they need to park their bikes in their garage). Add 15 homes and not telling how many vehicles to the mix (as shown on the planning documents), and it renders an extremely unsafe ingress/egress to these properties.

2. Currently, there are three homes that primarily use the alley on Crystal Lake Drive. On the other side (north) of the planned development, and adjoining the alley behind Crystal Lake Dr., are an additional three or more homes (on White Water Lane) that require the same ingress-egress from their driveways. The residents in these homes have been sensible enough to realize the safety issue and drive accordingly. Each home has the same blind spots due to the privacy fencing that extends nearly to the end of each of their driveways. Add in the additional vehicles that would be using this alley from the planned 15 units (potentially up to three times as many drivers from the new development), and the probability of vehicular accidents and personal injuries due to the inherent safety hazards greatly increases. I would personally expect there to be several accidents per year, not to mention the discontent with our new neighbors and lawsuits. I strongly suggest that any voting member on this matter closely analyze this planned setup (ONSITE) and think about how safe you would feel using these alley ways. Then think about the children. Perhaps it would be manageable with half the number of units being built and an improved ingress-egress plan to/from the new homes? But the current plan is a safety hazard.

Because this issue has been brought to your attention well in advance of the development, this is NOT the letter you want tucked in the attorney-for-plaintiff binder once the accidents and injuries begin occurring, as the attorneys for the plaintiffs will be delighted. I am not aware of any accidents in the alley behind my home since I moved here in 2008. I still do not consider the alley safe, as caution must be exercised when driving by each driveway to get to my home. It just takes one person in a rush to begin the trend of unfortunate statistics. We also have some great families with children in the neighborhood that I do not want to lose or learn that they have been seriously injured.

I strongly oppose the current development plan that is depicted in the documents provided online for this case.

Thank you for the opportunity to express my concerns.

Respectfully,

Melva Baugh Bradley



1168 Crystal Lake Dr.  
Rockwall, TX 75087  
817-821-6407 Eve  
903-408-8661 Day

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PHONE: (972) 771-7745  
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Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087**

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Sincerely,

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



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**Case No. Z2019-017: 1451 FM 1141**

Please place a check mark on the appropriate line below:

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

*To improve the possibilities of future use.*

Name: *Suzie H. Tanner, Nelda R. Tanner*  
Address: *1004 N Harrison, West, TX 76691*

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

**From:** [Miller, Ryan](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Townhomes  
**Date:** Tuesday, September 10, 2019 12:33:28 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)

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**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
[RMILLER@ROCKWALL.COM](mailto:RMILLER@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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**From:** Bruce Foith  
**Sent:** Tuesday, September 10, 2019 12:23 PM  
**To:** Miller, Ryan <RMiller@rockwall.com> **Cc:**  
Pruitt, Jim <JimPruitt@rockwall.com> **Subject:**  
Townhomes

We won't burden you with a lot of details since we are certain you have heard it all.

We strongly oppose the townhome project, z2019-017, at JKB & FM1141.

1. Density issues
2. Access to the town homes residents, delivery.
3. Design

Please, do not support this project!

Bruce & Lorna Foith  
1087 Shady Lane Drive  
Rockwall 75087  
972-832-0364

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



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

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

Concerned Citizen,  
Carri Noggle



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**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Case Z2019-017 Townhouses  
**Date:** Tuesday, September 10, 2019 10:48:30 AM

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**From:** C Sparrow [mailto:ladycbird@mypbmail.com]  
**Sent:** Tuesday, September 10, 2019 9:55 AM  
**To:** Planning <planning@rockwall.com>  
**Subject:** Case Z2019-017 Townhouses

Korey -

As a citizen who will be directly affected by the proposed townhouses near the intersection of 1141 and John King, please know that I am strongly opposed to this project. Two words sum up my opposition: access and density. The proposed homes will only be accessible by an alley. What??? I don't care how long the driveways are (40' is proposed) and how many vehicles they will hold (4), ALL residents, delivery trucks, service vans, etc will travel up an alley! This is not acceptable. Children walking to the school bus stop will probably walk between houses on Hidden Lakes Drive, which will share that alley, to avoid alley traffic. Vehicles coming in opposite directions will not have room to pass each other. For that reason alone, this project should not be approved.

And the proposed density (12 homes on a little more than an acre of land) does not go along with the neighborhood standards or the city's own comprehensive development plan.

Please deny this project!

Thank you for your time.

Charlene Sparrow  
1245 Highbluff Lane  
Rockwall 75087

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Case No. Z2019-017: 1451 FM 1141

Please place a check mark on the appropriate line below:

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

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

① Decreased property value inconsistent w/ existing property values. ② Restricts usage of personal privacy due to Multi-unit's height ③ increases business of traffic in surround area - concerns for grandchildren & children who play in this area. ④ Diminished of rights to peaceful & quiet property enjoyment ⑤ Visual eyesoar & exposure to more excessive noise due to ever. traffic from FM 1141, John King Blvd, & new traffic lights. ⑥ Excavation & removal of mature trees to allow for construction of this property exposing existing residents to excessive noise, light invasion from cars' headlights, etc. etc.

Name: Colleen Galvin  
Address: 1421 White Lakes Ln

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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1421 White Lakes Ln

Rockwall TX 75087

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2019-017: 1451 FM 1141

Please place a check mark on the appropriate line below:

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

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

will reduce property value of my home

Name: Cory Steinberg

Address: 1379 White Water Lane Rockwall TX

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

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

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Hi Korey,

Re: Z2019-017

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

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

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

Thank you!

Donna Dorman

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

---

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

Harry & Elvina Green  
1235 Waters Edge Drive

Sent from my iPhone

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



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**Case No. Z2019-017: 1451 FM 1141**

**Please place a check mark on the appropriate line below:**

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

*See attached*

Name: *John & Neely Lehair*  
Address: *1174 Crystal Lake Dr, Rockwall, TX 75087*

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Reasons for opposition to: Case No. Z-2019-017  
1451 FM 1141

From: John and Nealy Lohair  
1174 Crystal Lake Dr.  
Rockwall, TX 75087

1. We (1174 Crystal Lake Dr.) will be backed up directly to driveway of townhomes. Too close! Narrow alleyway. Looks as though each house on the alleyway will be the same way. Accidents are bound to happen!
2. We believe the townhomes will decrease the value of our home.
3. Townhomes will likely turn into rental properties in approximately 4-5 years.
4. Our subdivision streets are already congested with parked cars. We don't need 15 or more cars to deal with.
5. More litter everywhere. Townhomes will be eye-sore to our neighborhood.

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-017:1451 FM1141

Please place a check mark on the appropriate line below: \*

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

Please provide any additional information concerning your support or opposition to the request.

No other 2f zoning designation is anywhere near the proposed site. The proposed zoning change would have negative effects on existing property owners due to overcrowding a small parcel of land, and the loss of privacy due to overlooking. The 2f zoning designation is out of character for the existing single family dwellings near by.

## Respondent Information

Please provide your information.

### First Name \*

Josh

Last Name \*

Gard

Address \*

1395 bay line dr

City \*

Rockwall

State \*

Texas

Zip Code \*

75077

Email Address \*

jgard2522@yahoo.com

Phone Number

**Please check all that apply: \***

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

**How did you hear about this Zoning or Specific Use Permit (SUP) request? \***

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.



Case No. Z2019-017: 1451 FM 1141

Please place a check mark on the appropriate line below:

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

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

*Don't want town house in a residential neighborhood!*

Name: *Kenneth Whisenant*

Address: *1130 Hidden Lakes Way*

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

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*Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748*



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

---

Dear planning and zoning personnel,

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

Thank you  
Kim Brooks  
Caruth Lakes resident

Sent from my iPhone

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

Case No. Z2019-017: 1451 FM 1141

Please place a check mark on the appropriate line below:

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

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

The townhomes will have alley access only, no front parking. Traffic in alley w/ extra cars, delivery people, workman, etc. would be parking in our neighborhood in front of our houses & walking through our properties.

Name: Larry + Jeanie Lott

Address: 1401 Bay Line Dr

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

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

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

---

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

I am opposed to this planned development.

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

[Sent from Yahoo Mail on Android](#)

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

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

---

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

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

NOTES

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

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

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

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

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

To: Ryan Miller  
Director of Planning and Zoning

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

Mr. Miller and City Council Members,

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

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

be congested.

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

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

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

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

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

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

Thank you for your consideration,

Mark Fake

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

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

---

FYI ...

**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
[RMILLER@ROCKWALL.COM](mailto:RMILLER@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

NOTES

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<sup>2</sup>: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

---

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

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

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

Martha Griffey

[Sent from Yahoo Mail on Android](#)

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

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

---

To whom it may concern,

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

Melanie Ryder

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

Case No. Z2019-017: 1451 FM 1141

Please place a check mark on the appropriate line below:

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

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

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

Name: Michael Aaron McGrew

Address: 1160 Crystal Lake Dr.

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

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





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

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

To Whom It May Concern:

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

**Case No. Z2019-017: 1451 FM 1141**

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Korey Brooks**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

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



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2019-017: 1451 FM 1141**

Please place a check mark on the appropriate line below:

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

Lack of parking must enter & exit from alley  
where would they park; visitors park, mailboxes?  
Inconsistent with neighborhood.

Name: Pat Allen

Address: 1381 Crescent Cove Dr.

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

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

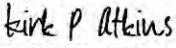
September 10, 2019

Re: Proposed Luxury Town Homes  
Off of 1141 and John King

Dear Commission Members:

I, Pat Atkins, are in favor of the Proposed Luxury Town Homes. These individually plotted and platted Single-Family Owned Luxury Town Homes will be complementary to the area. At a price of \$450,000 a unit, it will provide somewhere around \$5,400,000.00 more in City Tax revenue for the City of Rockwall. Saddle Star Estates, which is a high-end neighborhood coming in on the North side of town on John King, welcomes it and see's the need and value behind it.

Sincerely,

DocuSigned by:  
  
0029E2C96527418...

Pat Atkins Director of Land Development and Acquisitions  
**Saddle Star Land Development L.L.C.**  
3076 Hays Ln.  
Rockwall , Texas 75087  
972-388-6383  
[kpatatkins@yahoo.com](mailto:kpatatkins@yahoo.com)

**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Proposed AT&T cell tower  
**Date:** Wednesday, September 11, 2019 11:21:06 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
[RMILLER@ROCKWALL.COM](mailto:RMILLER@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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---

**From:** Paul Fullington [REDACTED]  
**Sent:** Tuesday, September 10, 2019 5:03 PM  
**To:** Planning <[planning@rockwall.com](mailto:planning@rockwall.com)>  
**Subject:** Proposed AT&T cell tower

09/10/2019

Planning and Zoning Dept.

As a fox chase resident I oppose the construction of an AT&T cell tower across the street from our neighborhood. Ironically, the site for the tower is not too far from the proposed helipad that Presbyterian Hospital wanted to also place across the street from our neighborhood. We fought that battle and the helipad was relocated but flyovers over the Fox Chase neighborhood sometimes continue to this day despite Hospital promises that that would not happen. Big business does not always keep its promises.

A drive through of our neighborhood would show you just how well kept the homeowners keep their properties. Three years ago my wife and I drove to every neighborhood in Rockwall that sends their kids to

Rockwall Heath HS, to scout for suitable neighborhoods to host The Rockwall Heath HS March a thon for which we were the directors. We found that Chandlers Landing and Fox Chase had the best well kept neighborhoods and we marched in those neighborhoods.

We realize that we are strategically in a great location and maintaining our property values is important to us because our homes are an investment. A cell tower next to our neighborhood has the potential to devalue our homes.

A cell tower across the street from our homes places a risk of exposure to radiation. We don't need promises from AT&T that the risk of exposure is not real. And why is it acceptable to place our firefighters at great risk of radiation exposure? Don't we owe them more? Please do not place another cell tower next to Fox Chase.

There must be a industrial area where this tower can be placed.

Thanks,

Paul Fullington  
3134 Oak Dr  
Rockwall, TX 75032  
[REDACTED]  
214-546-7381

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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).

Z2019-017

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'm highly opposed to the rezoning of the listed property. First of all, there are no multifamily units in this entire single family housing. The only access would be the alleys designed for single family subdivision and parking in the back by alleyways also. How would deliveries, emergency personnel and other services get to the condos. The fact that 3 story units would be looking into our backyards and homes is very concerning. I guarantee that not one family would have purchased a home in this subdivision with condos already in place. There would be no way home values could maintain the value with such condos. This is a poor attempt in cramming multifamily housing on to a small piece of property for financial gain. I would think that the city council and town members would feel the same way if they received a letter concerning their neighborhood.

Thank you

Reade Denny

## Respondent Information

Please provide your information.

First Name \*

Reade

Last Name \*

Denny

Address \*

1415 WHITE WATER LN

City \*

ROCKWALL

State \*

Texas

Zip Code \*

75087

Email Address \*

[REDACTED]

Phone Number

469-432-4070

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: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms



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

---

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

Respectfully,  
Rebecca Gray

Sent from my iPhone

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

---

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

**Attn:**

**Planning & Zoning  
Commission Members**

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

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

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

Thank you.

Robbie LeMore

1225 Bay Line Drive

Rockwall, TX 75087

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

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

---

Hi!

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

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

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

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

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

Thank you for considering my concerns,  
Stacie Bray

Sent from my iPhone

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

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

---

---

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

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

Sent from my iPhone

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



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

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

To Whom It May Concern:

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

**Case No. Z2019-017: 1451 FM 1141**

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Korey Brooks**  
**Rockwall Planning and Zoning Dept.**  
**385 S. Goliad Street**  
**Rockwall, TX 75087**

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

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

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

USE THIS QR CODE  
 TO GO DIRECTLY  
 TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

----- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2019-017: 1451 FM 1141**

Please place a check mark on the appropriate line below:

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

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

I, as well as many residents in Caruth Lakes, oppose the change to allow 15 town homes on a 1.27 acre tract. The town homes would have to use the entrances and alleys in Caruth Lakes as their only access to their homes. There is no planned parking area for guests or access to 1141 or John King other than Caruth Lakes. The town homes would significantly negatively affect home values near their vicinity.

Name: THOMAS GILPIN  
 Address: 1100 HIDDEN LAKES WAY Rockwall, TX 75087

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

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



# City of Rockwall

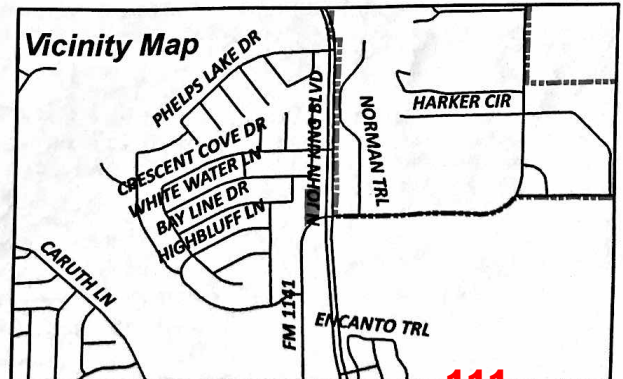
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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



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

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



**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Oppose case number Z2019-017 1451 FM 1141  
**Date:** Monday, September 09, 2019 8:30:48 AM  
**Attachments:** [1100 Hidden Lakes Oppose Case Number Z2019-17.pdf](#)  
[More community opinion on Case number Z2019-017.pdf](#)  
[Community Opinion on Case Number Z2019-017.pdf](#)

---

---

**From:** Thomas Gilpin  
**Sent:** Sunday, September 8, 2019 12:50 PM  
**To:** Planning <planning@rockwall.com>  
**Subject:** Oppose case number Z2019-017 1451 FM 1141

Korey Brooks and Rockwall Planning and Zoning Department,

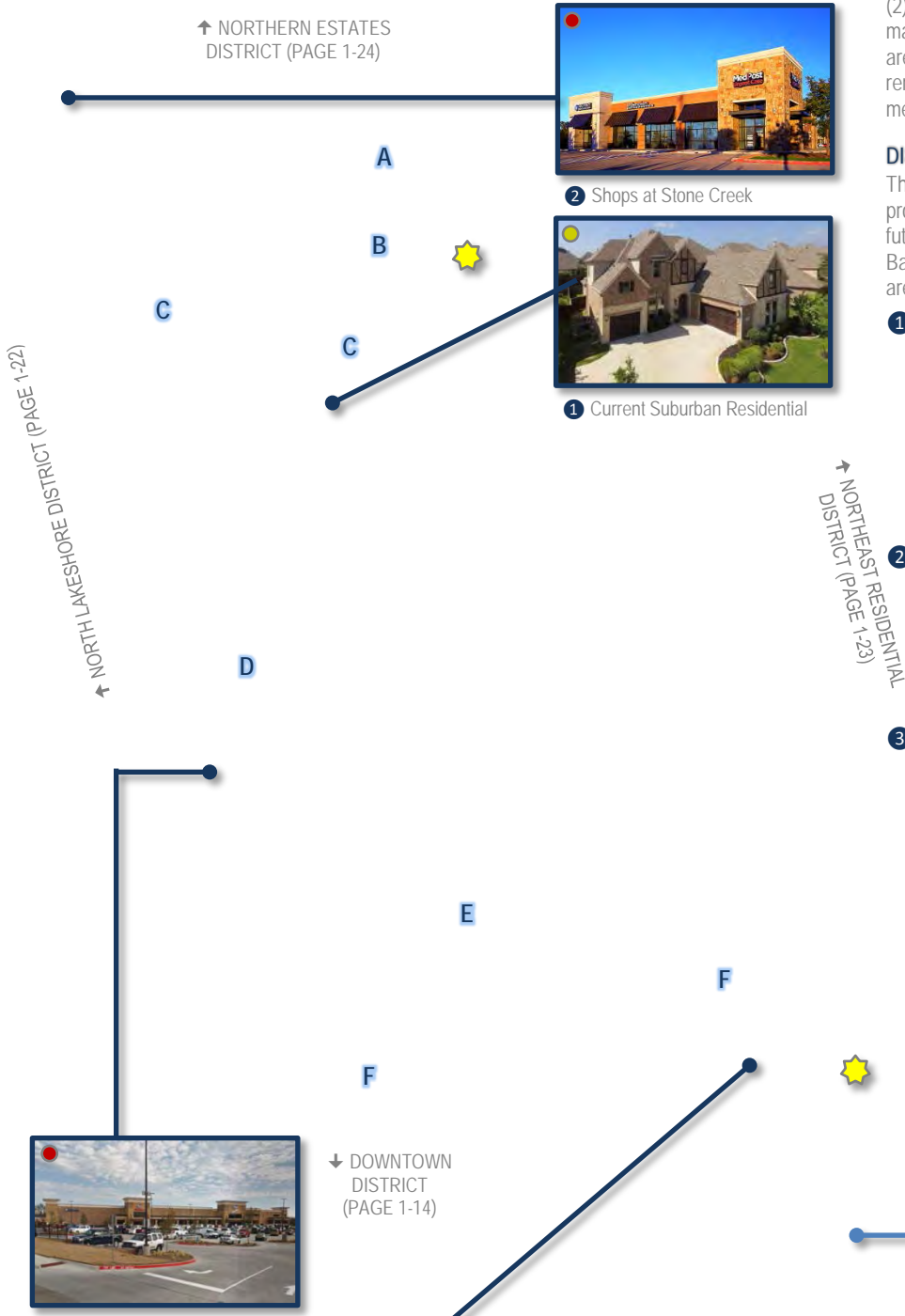
I am writing you in deep opposition to Case number Z2019-017. I, as well as many residents in Caruth Lakes and the community, oppose the change to allow 15 townhomes on a 1.27 acre tract. The residents of the townhomes would only have access to their homes by way of the Caruth Lakes neighborhood and alley ways. There is no planned access to 1141 or John King. There is also no planned parking for guests of residents other than driveways that are connected to the alleyways in the Caruth Lake subdivision. If residents of the townhomes have gatherings there is not sufficient parking and would have to park within the already established neighborhood. This plan is poorly designed and seems to have only one goal and that is to pack in as many residents into a 1.27 acre tract without any thought of the impact on residents of the townhomes and the residents of the established near by communities. The plan would significantly negatively affect home values near the vicinity of the development. I have attached a copy of my opposition as well as many opinions about the case from community residents via [nextdoor.com](http://nextdoor.com).

Thank you,  
Thomas Gilpin  
1100 Hidden Lakes Way  
Rockwall, TX 75087

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



# 13 NORTHWEST RESIDENTIAL DISTRICT



2 Shops at Stone Creek



1 Current Suburban Residential



2 Kroger Shopping Center



1 Current Suburban Residential

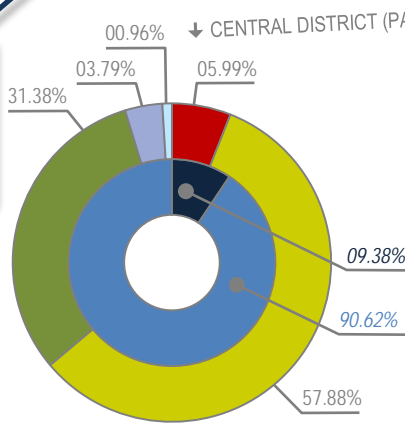


2 Future Neighborhood/Convenience Center

BUILD OUT  
 2,347  
 7,018

% OF ROCKWALL  
 8.91%  
 1.38%  
 8.95%

CURRENT  
 1,782  
 25  
 5,328



## DISTRICT DESCRIPTION

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

## DISTRICT STRATEGIES

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

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

## POINTS OF REFERENCE

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

## LAND USE PALETTES

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

TXDOT 4D	COMMERCIAL	9.38%
MINOR COLLECTOR	RESIDENTIAL	90.62%
M4U	MIXED USE	0.00%
M4D	COMMERCIAL/RETAIL (CR)	60.20-ACRES
COMMERCIAL/RETAIL (CR)	MEDIUM DENSITY RESIDENTIAL (MDR)	581.3-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	PARKS AND OPEN SPACE (OS)	315.22-ACRES
PARKS AND OPEN SPACE (OS)	PUBLIC (P)	38.11-ACRES
PUBLIC (P)	QUASI-PUBLIC (QP)	9.66-ACRES
QUASI-PUBLIC (QP)		

# FISCAL IMPACT ANALYSIS TOOL

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

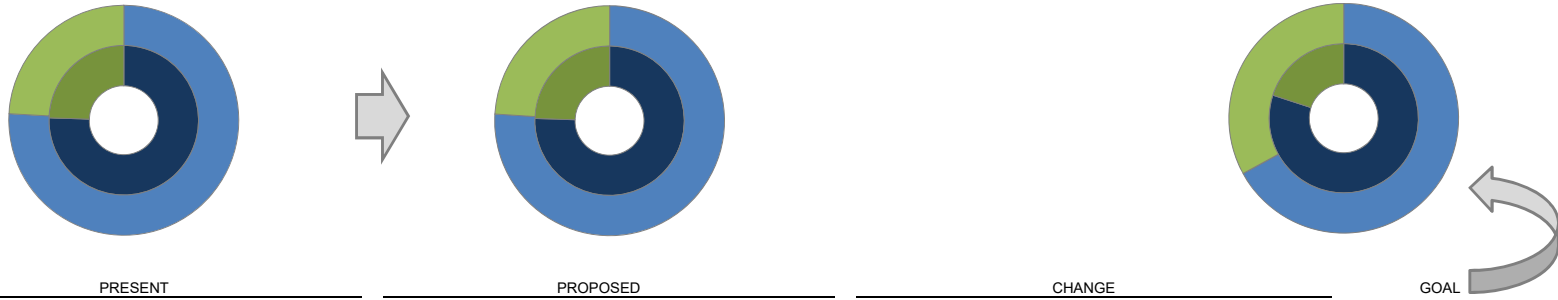
**DISCLAIMER:** The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the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

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

**CASE NO.:** Z2019-017

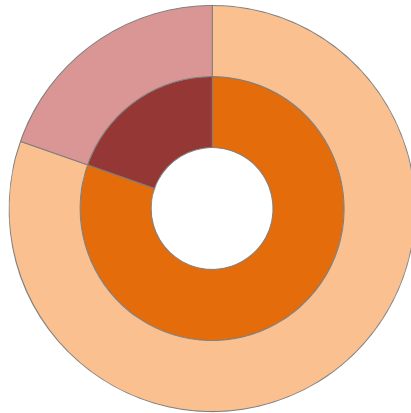
**CASE NAME:** Zoning Change (AG to PD) for Townhomes

## ZONING MAP



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

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



## FUTURE LAND USE MAP

## ESTIMATED COST/REVENUES

### BENCHMARKS

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

### ANNUAL REVENUES

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

### ANNUAL EXPENDITURES

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

### EST. ANN. COST/REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
EST. ANN. COST/REVENUES	\$ (886.89)	\$ (5,668.50)	\$ 386.18	\$ 6,054.68
OTHER BENCHMARKS				
Additional Citizens Added to Population		6	34	29
Estimated Non-Resident Consumers in City		-	-	-

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940  
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1451 F.M. 1141, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

BEING a 0.724 of an acre parcel of land situated in the Samuel S. McCurry Survey, Abstract No. 146, 1 1/2 miles northeast from the town of Rockwall, Texas, being a parcel of land conveyed to Basil H. Tanner and Nelda R. Tanner, as recorded in Instrument No. 2015000016186 of the Official Public Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod for corner on the northwesterly right-of-way line of Farm to Market (F.M.) 1141, being the southeast corner of a called Green Space in Caruth Lakes, Phase 6, an addition to the City of Rockwall, according to the plat thereof, recorded in Volume F, Page 259, of the Plat Records of Rockwall County, Texas, and being the southwest corner of said Tanner parcel;

THENCE North 01 degrees 22 minutes 19 seconds West, leaving said right-of-way, a distance of 272.25 feet to a found 3/8-inch iron rod for corner, being the southwest corner of a parcel of land conveyed to Frank J. Tanner and Wilma G. Tanner, as recorded in Volume 134, Page 552, of the Deed Records of Rockwall County, Texas;

THENCE North 88 degrees 07 minutes 18 seconds East, along the south line of said Tanner/134-552 parcel, a distance of 158.42 feet to a set 1/2-inch yellow-capped iron rod for corner, being on the west line of Lot 1, Block X, of said addition, being on the west right-of-way line of John King Boulevard;

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

THENCE South 65 degrees 08 minutes 37 seconds West, along said right-of-way, a distance of 136.40 feet to a found 1/2-inch iron rod for corner;

THENCE continuing along said right-of-way, South 26 degrees 57 minutes 27 seconds West, a distance of 60.41 feet to a PLACE OF BEGINNING and containing 31,540 square feet or 0.724 of an acre of land.



JOHN KING BOULEVARD

*Brian S. Rhodes*

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 101940502  
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

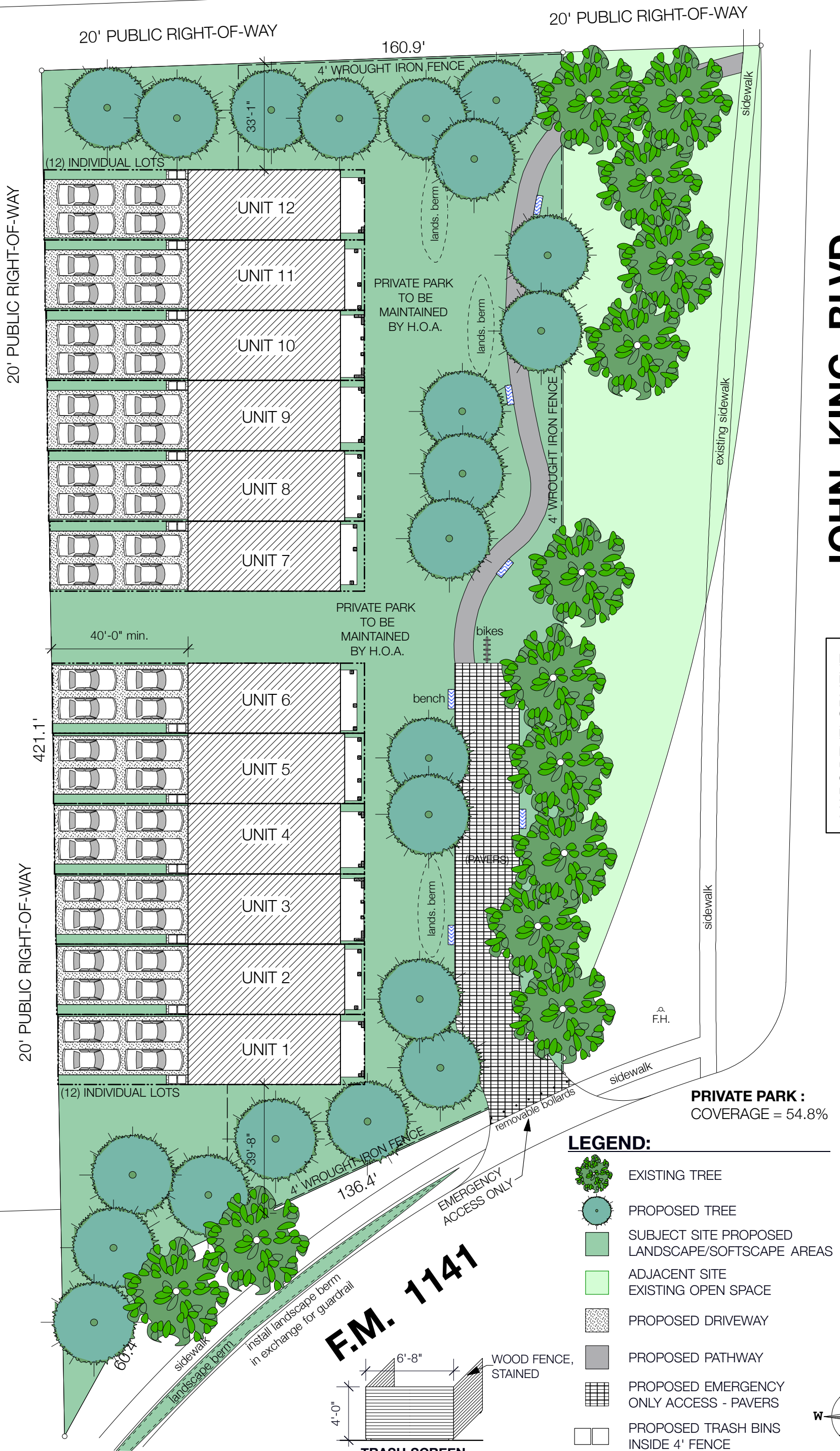
TITLE AND ABSTRACTING WORK FURNISHED BY JAMES TANNER  
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.  
Scale: 1" = 60'  
Date: 1/22/2019  
G. F. No.:  
Job no.: 103080  
Drawn by: CM  
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.  
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR JAMES TANNER

LEGEND	
WOOD FENCE	---
CHAIN LINK	---
IRON FENCE	---
MIRE FENCE	---
MRO	--- MARGINALS OF RECORD EVIDENCE
1/2" IRON ROD FOUND	○
1/2" YELLOW-CAPPED IRON ROD SET	○
FOUND "Y"	○
3/8" IRON ROD FOUND	○
1/2" IRON PIPE FOUND	○
○	--- UTILITY
○	--- CABLE
○	--- GAS METER
○	--- FIRE HYDRANT
○	--- LIGHT POLE
○	--- MANHOLE
○	--- ELECTRIC
○	--- POUL EQUIP
○	--- POWER POLE
○	--- TELEPHONE
○	--- WATER METER
○	--- WATER VALVE
UNLESS OTHERWISE NOTED	



# SINGLE FAMILY RESIDENTIAL

# SINGLE FAMILY RESIDENTIAL



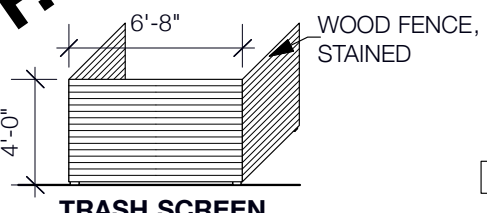
**JOHN KING BLVD.**

MARC DEVELOPMENT  
8989 Garland Rd.  
Dallas, TX 75218

**LEGEND:**

- EXISTING TREE
- PROPOSED TREE
- SUBJECT SITE PROPOSED LANDSCAPE/SOFTSCAPE AREAS
- ADJACENT SITE EXISTING OPEN SPACE
- PROPOSED DRIVEWAY
- PROPOSED PATHWAY
- PROPOSED EMERGENCY ONLY ACCESS - PAVERS
- PROPOSED TRASH BINS INSIDE 4' FENCE

**F.M. 1141**



**PRIVATE PARK :**  
COVERAGE = 54.8%

01  
1.00

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

Scale: 1" = 30'-0"







The Courtland



















127

**127**



128

128





129

**129**

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

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

**WHEREAS**, the City of Rockwall has received a request from Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Residential-Office (RO) District land uses, on a 1.27-acre tract of land identified as Tracts 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

**SECTION 1.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

**SECTION 3.** That the development of the *Subject Property* shall generally be in accordance with the *Master Parks and Open Space Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to

be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That the development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 5.** That the development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 6.** That the development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(e) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) *Master Parks and Open Space Plan*
  - (2) *PD Site Plan*
  - (3) *Final Plat*
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with *Exhibit 'C'* of this ordinance, shall be considered for approval by the Planning and Zoning Commission and City Council (*if necessary*) following a recommendation of the Parks and Recreation Board.
- (d) *PD Site Plan.* A *PD Site Plan* for the development shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features.
- (e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* shall be submitted for approval.

**SECTION 6.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other

person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 8.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 9.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 7<sup>TH</sup> DAY OF OCTOBER, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: September 16, 2019

2<sup>nd</sup> Reading: October 7, 2019

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

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

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

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

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

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

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



# SURVEY PLAT



BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1451 F.M. 1141, in the city of ROCKWALL, ROCKWALL COUNTY, Texas.

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a 0.724 of an acre parcel of land situated in the Samuel S. McCurry Survey, Abstract No. 146, 1 1/2 miles northeast from the town of Rockwall, Texas, being a parcel of land conveyed to Basil H. Tanner and Nella R. Tanner, as recorded in Instrument No. 2015000016186 of the Official Public Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod for corner on the northwesterly right-of-way line of Farm to Market (F.M.) 1141, being the southeast corner of a called Green Space in Caruth Lakes, Phase 6, an addition to the City of Rockwall, according to the plat thereof, recorded in Volume F, Page 259, of the Plat Records of Rockwall County, Texas, and being the southwest corner of said Tanner parcel;

THENCE North 01 degrees 22 minutes 19 seconds West, leaving said right-of-way, a distance of 272.25 feet to a found 3/4-inch iron rod for corner, being the southwest corner of a parcel of land conveyed to Frank J. Tanner and Wilma G. Tanner, as recorded in Volume 134, Page 552, of the Deed Records of Rockwall County, Texas;

THENCE North 88 degrees 07 minutes 18 seconds East, along the south line of said Tanner/134-552 parcel, a distance of 158.42 feet to a set 1/2-inch yellow-capped iron rod for corner, being on the west line of Lot 1, Block X, of said addition, being on the west right-of-way line of John King Boulevard;

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

THENCE South 65 degrees 08 minutes 37 seconds West, along said right-of-way, a distance of 136.40 feet to a found 1/2-inch iron rod for corner;

THENCE continuing along said right-of-way, South 26 degrees 57 minutes 27 seconds West, a distance of 60.41 feet to a PLACE OF BEGINNING and containing 31,540 square feet or 0.724 of an acre of land.



NOTE: NOT ALL IMPROVEMENTS ARE SHOWN.  
31,540 SQ.FT.  
0.72 OF AN ACRE

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.  
1539 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052  
The plat herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat.

TITLE AND ABSTRACTING WORK FURNISHED BY JAMES TANNER  
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.  
Scale: 1" = 60'  
Date: 1/22/2019  
G. F. No.:  
Job no.: 103080  
Drawn by: CM

LEGEND

ROAD FENCE	---	1/2" IRON ROD FOUND
CHAIN LINK FENCE	---	1/2" YELLOW-CAPPED IRON ROD SET
WOOD FENCE	---	1/2" IRON PIPE FOUND
...	...	...

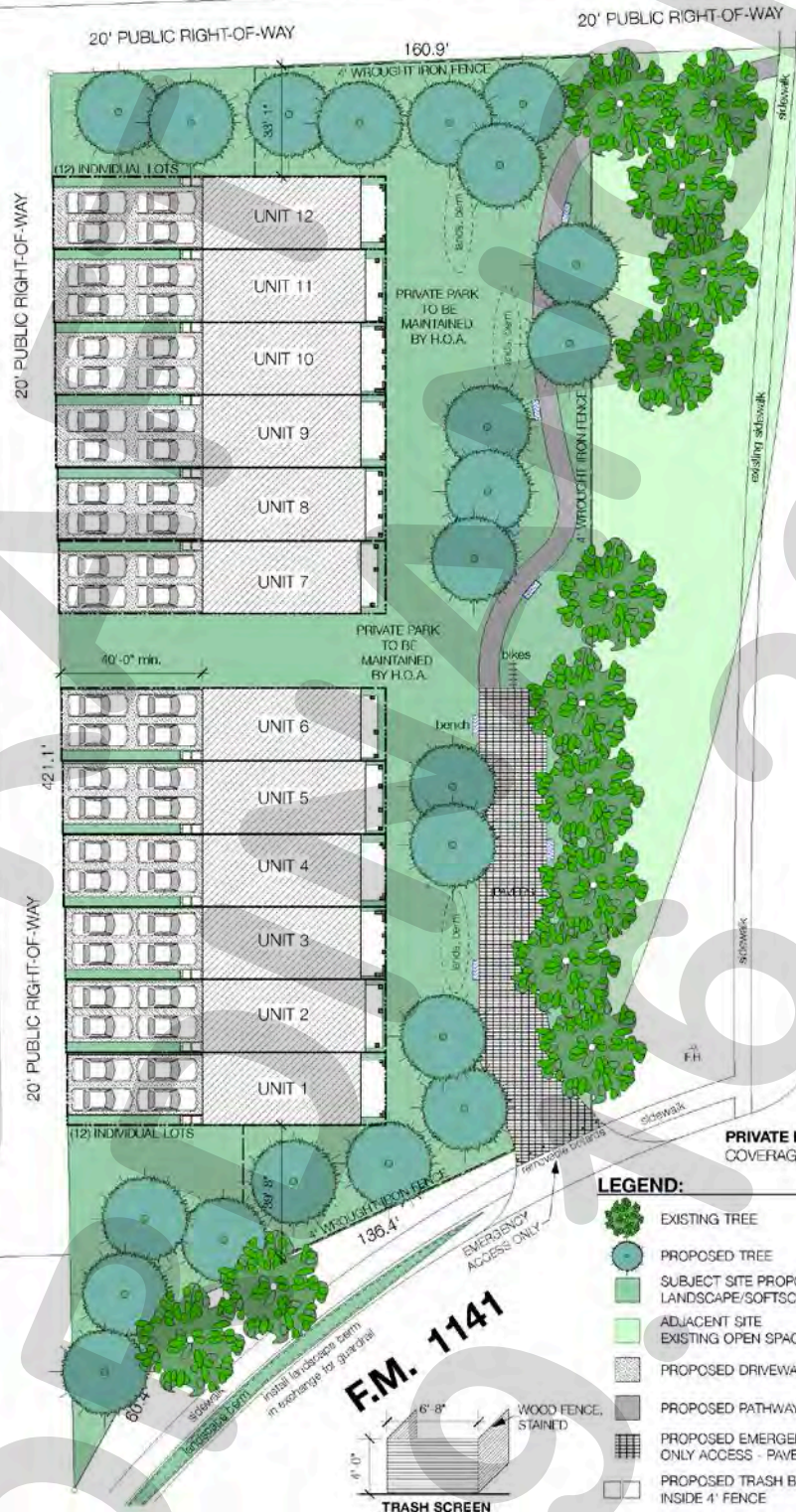


# SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL

JOHN KING BLVD.

MARC DEVELOPMENT  
8989 Garland Rd.  
Dallas, TX 75218



- LEGEND:**
- EXISTING TREE
  - PROPOSED TREE
  - SUBJECT SITE PROPOSED LANDSCAPE/SOFTSCAPE AREAS
  - ADJACENT SITE EXISTING OPEN SPACE
  - PROPOSED DRIVEWAY
  - PROPOSED PATHWAY
  - PROPOSED EMERGENCY ONLY ACCESS - PAVERS
  - PROPOSED TRASH BINS INSIDE 4' FENCE

**PRIVATE PARK :**  
COVERAGE = 54.8%

01  
1.00 **PROPOSED SITE LANDSCAPE - 12 UNITS - 9/04/2019**  
Scale: 1" = 30'-0"





*Density and Development Standards.*

1. *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only *Townhomes* constructed in conformance with *Exhibits 'C' & 'D'* shall be permitted on the *Subject Property*.
2. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Residential-Office (RO) District, as specified by Article V, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 9.45 dwelling units per gross acre of land; however, in no case should the proposed development exceed 12 units. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

*Table 1: Lot Dimensional Requirements*

<i>Minimum Lot Width</i> <sup>(1)</sup>	24'
<i>Minimum Lot Depth</i>	75'
<i>Minimum Lot Area</i>	1,800 SF
<i>Minimum Front Yard Setback</i> <sup>(2) &amp; (5)</sup>	5'
<i>Minimum Side Yard Setback</i> <sup>(2)</sup>	0'/10'
<i>Minimum Length of Driveway Pavement</i>	30'
<i>Maximum Height</i> <sup>(3)</sup>	36'
<i>Minimum Rear Yard Setback</i> <sup>(2) &amp; (4)</sup>	20'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	2,000 SF
<i>Maximum Lot Coverage</i>	45%
<i>Permitted Encroachment in Required Setbacks</i> <sup>(5)</sup>	Allowed

*General Notes:*

1. The minimum lot width shall be measured at the *Front Yard Building Setback*.
2. No townhome shall be constructed closer than 30-feet from FM-1141 or the northern property line.
3. The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
4. As measured from the rear yard property line.
5. Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for a property; however, the encroachment shall not exceed five (5) feet on side yard setbacks (adjacent to a street) and shall not encroach into public right-of-way. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
6. A minimum of a ten (10) foot separation between detached buildings shall be required.

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

- (a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 90% of the masonry requirement.
- (b) *Roof Pitch.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of*

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

(c) *Garage Orientation.* All garages are required to be rear entry and shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.

4. *Anti-Monotony Restrictions.* The building elevations shall generally conform to *Exhibit 'D'*; however, they shall also adhere to the following *Anti-Monotony Requirements*:

(1) Identical brick blends, paint colors, and cementaceous products (i.e. *Hardy Plank lap siding, etc.*) may not occur on adjacent (*side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.

(2) Front building elevations shall not repeat along any block face without at least two (2) intervening townhomes of differing appearance on the same block face within the development. The rear elevation of the townhomes backing to existing subdivision shall not repeat without at least two (2) intervening townhomes of differing appearance. Townhomes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Front Encroachment (i.e. *porch and/or sunroom*) Type and Layout

(b) Differing Primary Exterior Materials

(c) Roof Type and Layout

(d) Articulation of the Front Façade

(3) The development shall allow for a maximum of one (1) compatible roof color, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

5. *Fencing Standards.* All fences shall be required to be wrought iron or tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of six (6) feet.

6. *Landscape and Hardscape Standards.*

(1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

(2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) *Landscape Buffer and Sidewalks.* A minimum of a ten (10) foot landscape buffer shall be provided along FM-1141 and shall incorporate ground cover, a *built-up* berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall

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

- (3) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (4) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
7. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
8. *Trash Dumpster Enclosures.* Trash dumpster enclosures shall be constructed and located in accordance with the detail and locations contained in *Exhibit 'C'* of this ordinance.
9. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
10. *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), irrigation, landscaping, screening fences and neighborhood signage associated with this development.
11. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** September 16, 2019  
**APPLICANT:** Rob Whittle  
**CASE NUMBER:** Z2019-0018; *Amendment to PD-5*

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### **SUMMARY**

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

### **BACKGROUND**

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

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

### **PURPOSE**

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

### **ADJACENT LAND USES AND ACCESS**

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

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

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

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

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

## **CHARACTERISTICS OF THE REQUEST AND STAFF ANALYSIS**

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

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

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

The proposed amendment to Planned Development District 5 (PD-5) conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development

Code (UDC) and the Engineering Department's *Standards of Design and Construction* Manual in the following ways:

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

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

## **INFRASTRUCTURE**

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

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

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

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

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

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

discretionary for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**

On August 28, 2019, staff mailed 1,496 notices to property owners and residents within 500-feet of Planned Development District 5 (PD-5). Staff also emailed notices to the Caruth Lakes/Caruth Ridge Estates, Lakeview Summit, the Preserve, Stone Creek, and Quail Run Valley Homeowner's Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received 23 notices and four (4) emails returned. These notices were as follows:

- (1) One (1) email stating they agreed with the applicant's request.
- (2) 11 notices and one (1) email opposed to the applicant's request.
- (3) Two (2) email and five (5) notices opposed to zero-lot-line homes, which are already a *by-right* entitlement on the subject property.
- (4) Seven (7) notices stating they were opposed to the townhomes associated with *Case No. Z2019-017*, but not stating any direct opinions to the applicant's request.

### **CONDITIONS OF APPROVAL**

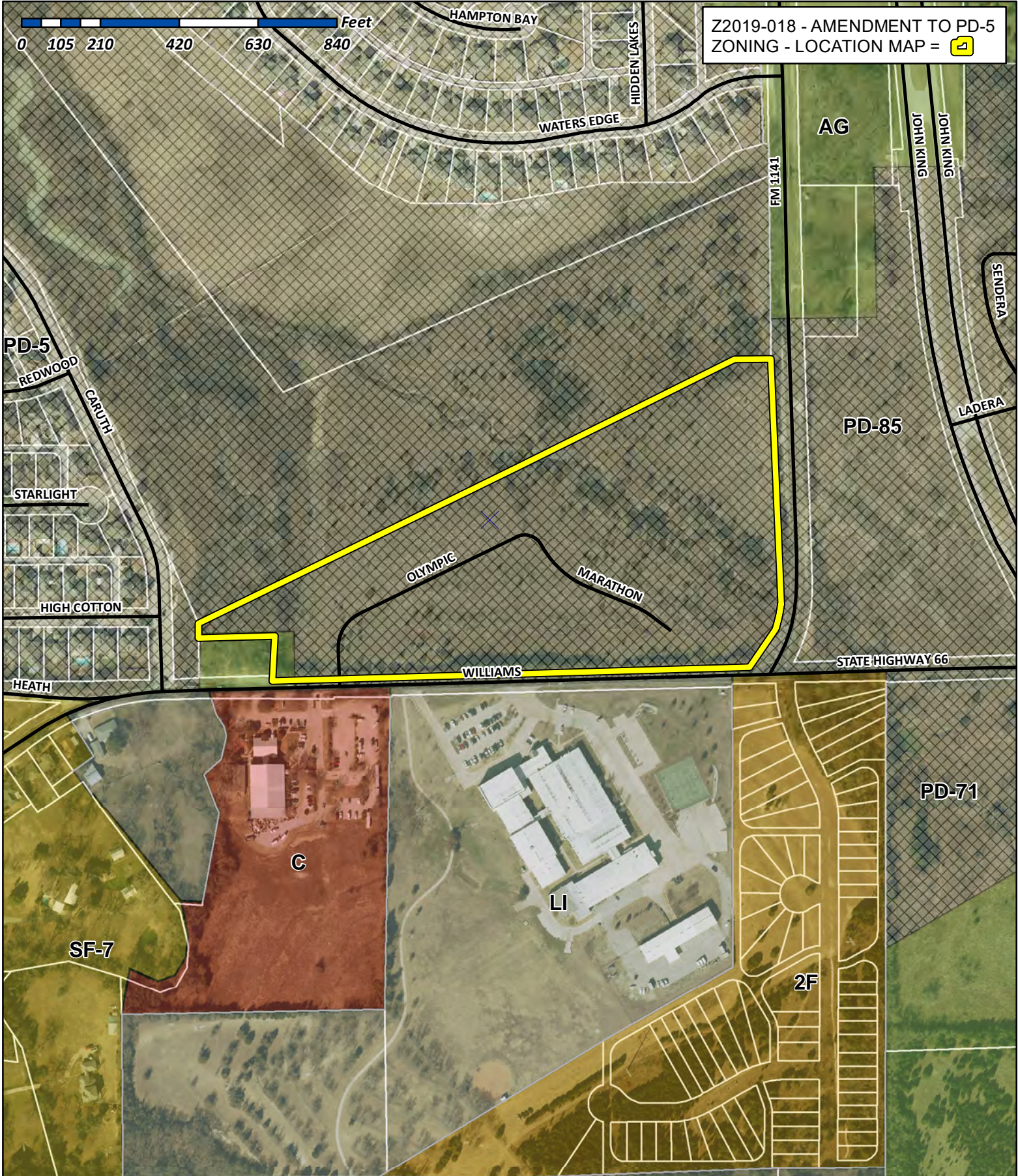
If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 5 (PD-5), then staff would propose the following conditions of approval:

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

### **PLANNING AND ZONING COMMISSION**

On September 10, 2019, the Planning and Zoning Commission approved a motion to recommend approval of the amendment to Planned Development District 5 (PD-5) per staff's conditions of approval by a vote of 6-0, with Commissioner Moeller absent.





# City of Rockwall

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

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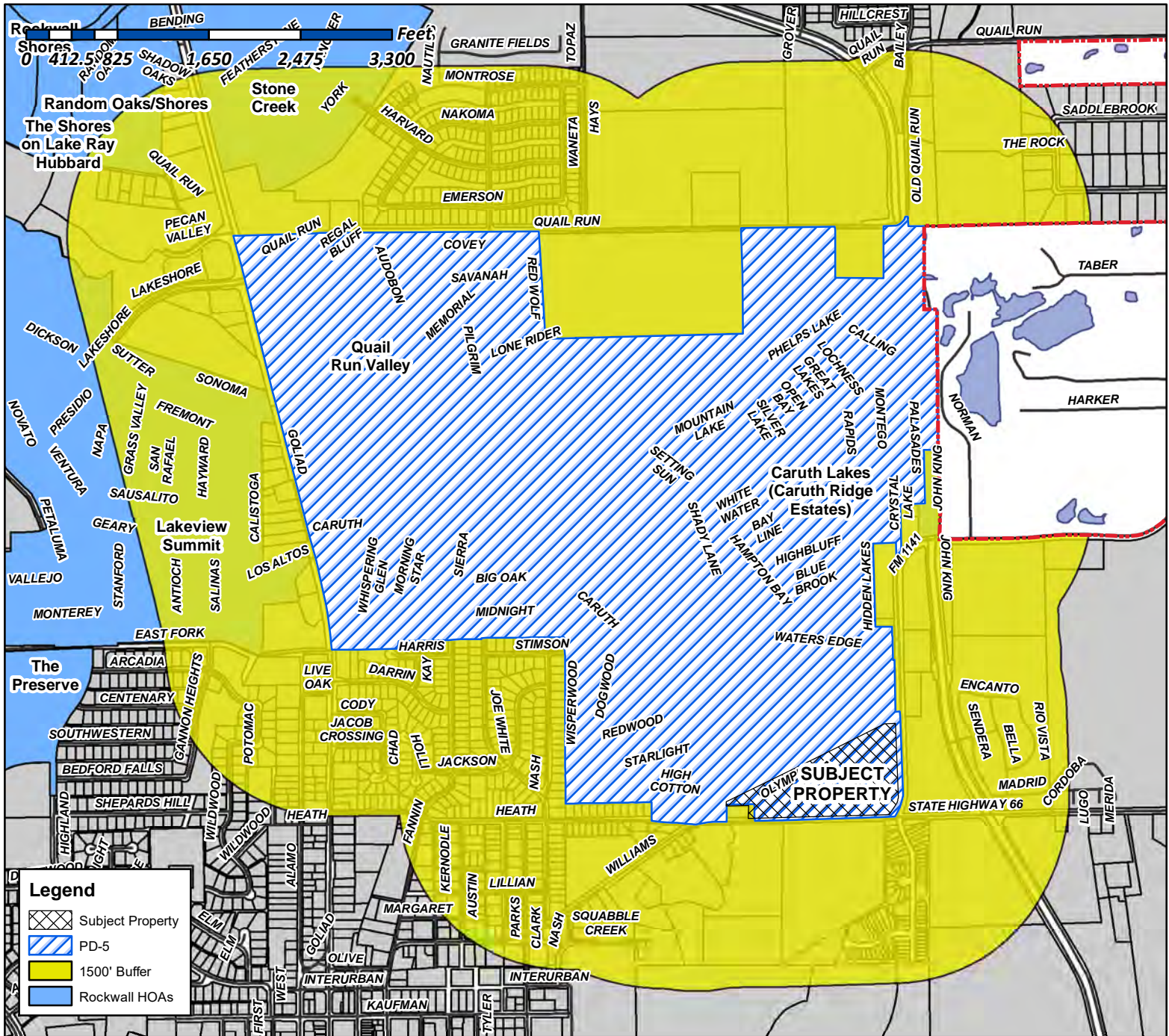




# City of Rockwall

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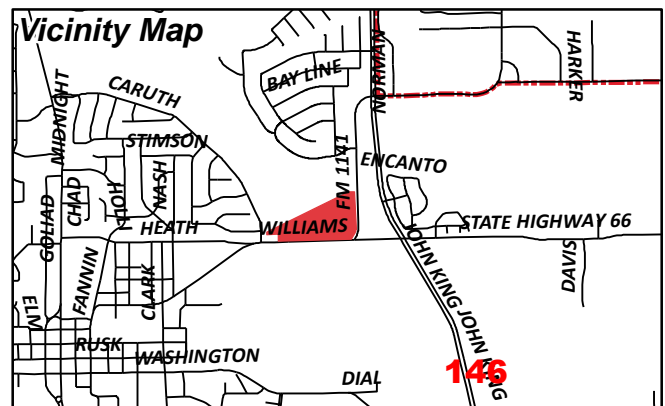
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**Case Number:** Z2019-048  
**Case Name:** Amendment to PD-5  
**Case Type:** Zoning  
**Zoning:** Amendment to PD-5  
**Case Address:** Corner of Hwy 66 & FM 1141

**Date Created:** 8/20/2019

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



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

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To whom it may concern:

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

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

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

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

Sincerely,

*Laura Morales*

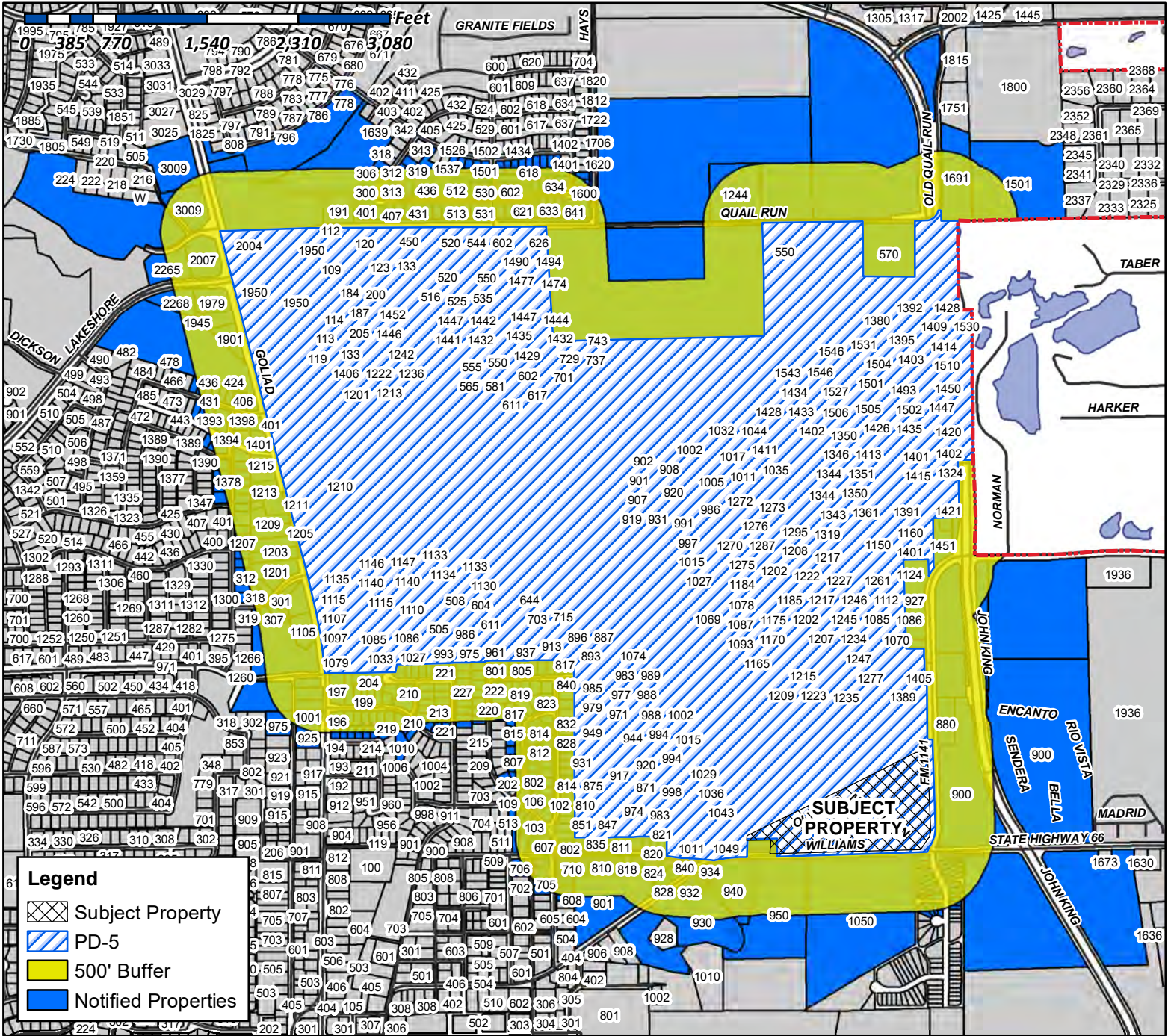
Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[Lmorales@rockwall.com](mailto:Lmorales@rockwall.com) | <http://www.rockwall.com/planning/>



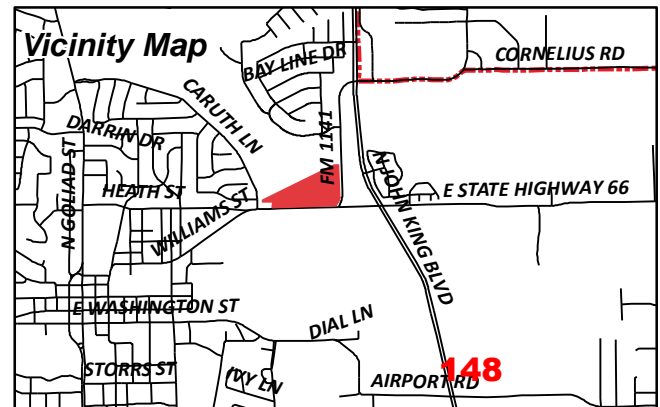
# City of Rockwall

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

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



**Date Created:** 8/20/2019

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

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

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

EVANS SALLY BOWMAN  
1000 MIDNIGHT PASS  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
1001 SAFFLOWER CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1001 STARLIGHT PL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1001 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1002 HIGH COTTON LN  
ROCKWALL, TX 75087

VASQUEZ LEILA A  
1002 MOUNTAIN LAKE DRIVE  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
1003 SHADY LANE DR  
ROCKWALL, TX 75087

CORNEAU MAX & KRISTINE  
1003 MIDNIGHT PASS  
ROCKWALL, TX 75087

JOHNSON ARANDA  
1003 REDWOOD TRL  
ROCKWALL, TX 75087

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

RAGAN MICHAEL & LINDA  
1004 STARLIGHT PL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1005 MOUNTAIN LAKE DR  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
1006 REDWOOD TR  
ROCKWALL, TX 75087

WHITE KEVIN M  
1006 SHADY LANE DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1007 STARLIGHT PL  
ROCKWALL, TX 75087

SMITH DONALD G  
1007 SAFFLOWER CT  
ROCKWALL, TX 75087

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

LIVAY LLC  
1009 HOT SPRINGS DR  
ALLEN, TX 75013

HOLLINGSHEAD JOHN D  
1009 MIDNIGHT PASS  
ROCKWALL, TX 75087

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

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

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

SPENCE JODY L  
1010 HIGH COTTON LN  
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX  
1010 HOLLI LANE  
ROCKWALL, TX 75087

KOZLOVSKY BECKY  
1010 STARLIGHT PLACE  
ROCKWALL, TX 75087

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

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

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

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

CURRENT RESIDENT  
1014 REDWOOD TR  
ROCKWALL, TX 75087

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

KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

CURRENT RESIDENT  
1015 MIDNIGHT PASS  
ROCKWALL, TX 75087

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

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

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

HOMS MARK  
1016 HIGH COTTON LN  
ROCKWALL, TX 75087

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

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

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

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

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

WIENBARG KIMBERLY  
1019 STARLIGHT  
ROCKWALL, TX 75087

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

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

TOMLINSON RENA J  
1020 N FANNIN ST  
ROCKWALL, TX 75087

NASHATKER KATHERINE  
1021 REDWOOD TR  
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT  
1022 N FANNIN ST  
ROCKWALL, TX 75087

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

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

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

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

JOHNSON MARY B  
1023 N FANNIN ST  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
1024 N FANNIN ST  
ROCKWALL, TX 75087

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

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

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

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

JARESH DONALD & COLETTE  
1025 STARLIGHT PL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1026 KAY DR  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
1026 N FANNIN ST  
ROCKWALL, TX 75087

DICKENS EMMA  
1027 MIDNIGHT PASS  
ROCKWALL, TX 75087

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

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

COX TRACY LEANN  
1028 HIGH COTTON LANE  
ROCKWALL, TX 75087

COLLINGS JOHN AND JUANITA  
1028 KAY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1028 N FANNIN ST  
ROCKWALL, TX 75087

DARRINGTON RUSSELL  
1028 REDWOOD TRL  
ROCKWALL, TX 75087

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

FRIETZE CARL M JR  
1029 FANNIN  
ROCKWALL, TX 75087

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

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

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

SIMS WILLIAM HERMAN JR  
1029 REDWOOD TRAIL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
103 JOE WHITE ST  
ROCKWALL, TX 75087

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

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

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

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

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

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

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

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

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

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

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

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

KEGLEY SCOTT  
1035 HIGH COTTON LANE  
ROCKWALL, TX 75087

CHIRRICK FAMILY TRUST  
1035 MOUNTAIN LAKE DR  
ROCKWALL, TX 75087

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

HOLDER JUDITH  
1036 STARLIGHT PL  
ROCKWALL, TX 75087

BROWN KELVIN  
1037 STARLIGHT PLACE  
ROCKWALL, TX 75087

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

FERNER DEBORAH  
1039 SHADY LANE DRIVE  
ROCKWALL, TX 75087

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

JOHNSON ROBERT AND  
1040 HIGH COTTON LN  
ROCKWALL, TX 75087

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

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

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

CURRENT RESIDENT  
1043 STARLIGHT PL  
ROCKWALL, TX 75087

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

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

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

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

CONFIDENTIAL  
1048 HIGH COTTON LN  
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT  
105 JOE WHITE ST  
ROCKWALL, TX 75087

LOPATEGUI EDWARD M  
105 CARRACK DR  
ROUND ROCK, TX 78681

CURRENT RESIDENT  
1050 WILLIAMS  
ROCKWALL, TX 75087

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



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

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

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

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

CURRENT RESIDENT  
1055 HIDDEN LAKES WAY  
ROCKWALL, TX 75087

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

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

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

PEDDIE VIRGINIA A  
106 JOE WHITE STREET  
ROCKWALL, TX 75087

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

WODNIAK DANIEL  
1060 SHADY LANE DR  
ROCKWALL, TX 75087

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

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

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

ALLBRITTON DANNY  
1063 SHADY LANE DRIVE  
ROCKWALL, TX 75087

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

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

CONFIDENTIAL  
1066 SHADY LN  
ROCKWALL, TX 75087

DUNCAN GREGORY LYN &  
1068 WISPERWOOD DR  
ROCKWALL, TX 75087

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

ROBERSON DOUGLAS  
1069 OAK CREEK CIR  
ROYSE CITY, TX 75189

CONFIDENTIAL  
1069 SHADY LANE DRIVE  
ROCKWALL, TX 75087

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

KRIZAN RASTISLAV  
107 JOE WHITE  
ROCKWALL, TX 75087

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

CALLAHAN DIANE  
1071 HAMPTON BAY DR  
ROCKWALL, TX 75087

BIRLESON VINCENT R  
1071 MIDNIGHT PASS  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
1074 WISPERWOOD DR  
ROCKWALL, TX 75087

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

LANGLEY ROXANE  
1075 WHISPERWOOD DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1077 HAMPTON BAY  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
1079 MIDNIGHT PASS  
ROCKWALL, TX 75087

CURRENT RESIDENT  
108 JOE WHITE ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1080 MIDNIGHT PASS  
ROCKWALL, TX 75087

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

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

SPEYRER MARK  
1083 HAMPTON BAY DRIVE  
ROCKWALL, TX 75087

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

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

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

CURRENT RESIDENT  
1086 HIDDEN LAKES WAY  
ROCKWALL, TX 75087

SANCHEZ BELLO JUAN LEONARDO  
1086 SHADY LANE  
ROCKWALL, TX 75087

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

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

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

WITHORN BETTY J  
1088 WHISPERING GLN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1089 HAMPTON BAY  
ROCKWALL, TX 75087

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

ANDREWS LEWIS  
109 EASTERNER PLACE  
ROCKWALL, TX 75032

CURANOVIC JOHN  
109 ELM CREST DR  
ROCKWALL, TX 75087

PEOPLES JIMMIE DALE  
109 JOE WHITE ST  
ROCKWALL, TX 75087

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

WEBB LAUREN  
1091 MIDNIGHT PASS  
ROCKWALL, TX 75087

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

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

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

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

JOHNSON STACY N  
1096 MIDNIGHT PASS  
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT  
1097 MIDNIGHT PASS  
ROCKWALL, TX 75087

BASSINGER BETTY M  
1097 MORNING STAR  
ROCKWALL, TX 75087

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

PULERA JOHN TRUST  
110 AGAVE  
LAKE FOREST, CA 92630

SEE BETTY  
110 WESTMINISTER  
ROCKWALL, TX 75032

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

DALLALIO JONATHON AND CARISSA  
1101 MIDNIGHT PASS  
ROCKWALL, TX 75087

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

WILCOX RICHARD  
1102 MIDNIGHT PASS  
ROCKWALL, TX 75087

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

SHANDALOW JOEL AND ELIZABETH  
1102 WHISPERING GLEN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1103 MORNING STAR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1105 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1106 HIDDEN LAKES WAY  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1107 MIDNIGHT PASS  
ROCKWALL, TX 75087

SAENZ ROEL CARLOS II  
1107 WHISPERING GLEN  
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT  
1110 MEMORIAL DR  
ROCKWALL, TX 75087

WILLIAMS ROBERT T JR  
1110 MEMORIAL DR  
ROCKWALL, TX 75087

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

EARLEY BRIAN  
1110 TATE LN  
ARGYLE, TX 76226

POWERS PETER  
1110 WHISPERING GLN  
ROCKWALL, TX 75087

CONFIDENTIAL  
1112 HIDDEN LAKES WAY  
ROCKWALL, TX 75087

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

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

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

DUNCAN JEANETTE  
1115 WHISPERING GLEN  
ROCKWALL, TX 75087

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

BRACKETT RUSTY  
1117 MORNING STAR  
ROCKWALL, TX 75087

ROWE LORI A  
1118 HIDDEN LAKES WAY  
ROCKWALL, TX 75087

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

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

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

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

WARD LINDA G  
1123 MORNING STAR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1123 WHISPERING GLN  
ROCKWALL, TX 75087

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

HOANG CAM N  
1124 MEMORIAL DR  
ROCKWALL, TX 75087

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

CONFIDENTIAL  
1126 MORNING STAR  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
1127 MORNING STAR  
ROCKWALL, TX 75087

GIDDINGS BRIDGETTE & MARCQUIS  
1128 MIDNIGHT PASS  
ROCKWALL, TX 75087

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

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

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

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

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

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

SLAGLE JACK & DIANE  
1134 MIDNIGHT PASS  
ROCKWALL, TX 75087

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

PHAM AUBREE E AND  
1134 WHISPERING GLEN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1135 MIDNIGHT PASS  
ROCKWALL, TX 75087

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

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

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

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

GUAMANCELA RONY D  
1140 MIDNIGHT PASS  
ROCKWALL, TX 75087

FARRIS MARK  
1140 WHISPERING GLN  
ROCKWALL, TX 75087

ROJAS CARLOS  
1142 HIDDEN LAKES WAY  
ROCKWALL, TX 75087

JOHNSON JULIE  
1146 MIDNIGHT PASS  
ROCKWALL, TX 75087

PHILLIP SUMA C AND  
1147 WHISPERING GLN  
ROCKWALL, TX 75087

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

HOWLETT NEVA RAE  
115 REGAL BLUFF  
ROCKWALL, TX 75087

MARTINEZ AUGUSTINE  
1150 HIDDEN LAKES WAY  
ROCKWALL, TX 75087

CONFIDENTIAL  
1160 CRYSTAL LAKE DRIVE  
ROCKWALL, TX 75087

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

BAUGH MELVA Y  
1168 CRYSTAL LAKE DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1170 WATERS EDGE DRIVE  
ROCKWALL, TX 75087

SIMPSON L KIMBAL  
1171 WATERS EDGE DR  
ROCKWALL, TX 75087

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

LINDBERG LONETA  
1175 HAMPTON BAY DR  
ROCKWALL, TX 75087

RENKIEWICZ TEDDY  
1177 WATERS EDGE DRIVE  
ROCKWALL, TX 75087

SELMAN PHIL  
1180 WATERS EDGE DR  
ROCKWALL, TX 75087

DENSON ROBERT JOSEPH  
1182 HIGHBLUFF LANE  
ROCKWALL, TX 75087

CONFIDENTIAL  
1183 BAY LINE DRIVE  
ROCKWALL, TX 75087

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

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

PLESSINGER DEREK  
1184 BAY LINE DRIVE  
ROCKWALL, TX 75087

MURPHY RYAN J  
1185 HIGHBLUFF LANE  
ROCKWALL, TX 75087

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

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

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

ROY TAMARA LYNN  
1189 HAMPTON BAY DR  
ROCKWALL, TX 75087

JOYCE MICHAEL RYAN  
1189 WATERS EDGE DR  
ROCKWALL, TX 75087

JOSEPH ISAAC  
119 BOB WHITE COURT  
ROCKWALL, TX 75087

CONFIDENTIAL  
1190 BAY LINE DR  
ROCKWALL, TX 75087

MONKS KELLY ELIZABETH  
1192 WATERS EDGE DR  
ROCKWALL, TX 75087

PINILLA EDGAR ARMANDO AND  
1193 HIGHBLUFF LN  
ROCKWALL, TX 75087

WILLIAMS JAMES JEFFREY  
1194 HIGHBLUFF LN  
ROCKWALL, TX 75087

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

DODSON LEANNE  
1195 HAMPTON BAY DR  
ROCKWALL, TX 75087

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

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

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

AJULUCHUKWU BRYAN AND REBECCA  
1199 HIGHBLUFF LN  
ROCKWALL, TX 75087

CONFIDENTIAL  
120 BOB WHITE CT  
ROCKWALL, TX 75087

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

LEWIS ROY AND VICKY  
1200 HIGHBLUFF LN  
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT  
1201 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1202 BAY LINE DR  
ROCKWALL, TX 75087

ALI MD AKBAR  
1202 BLUE BROOK DR  
ROCKWALL, TX 75087

PRICE J T  
1203 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1204 WATERS EDGE DR  
ROCKWALL, TX 75087

ABEBE YARED AND  
1205 HIGHBLUFF LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1205 N GOLIAD  
ROCKWALL, TX 75087

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

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

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

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

CURRENT RESIDENT  
1207 N GOLIAD  
ROCKWALL, TX 75087

DAVIS DAVID BRIAN  
1208 BAY LINE DRIVE  
ROCKWALL, TX 75087

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

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

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

ANTHONY KENDRA AND  
1209 WATERS EDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1210 N GOLIAD  
ROCKWALL, TX 75087

OLSON KARL NORVELL  
1211 HIGHBLUFF LANE  
ROCKWALL, TX 75087

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

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

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

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

ELSEY JOHN  
1213 N GOLIAD ST  
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT  
1215 HAMPTON BAY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1215 N GOLIAD  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
1216 BLUE BROOK DR  
ROCKWALL, TX 75087

MATTHEWS KENDAHL T  
1217 BAY LINE DRIVE  
ROCKWALL, TX 75087

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

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

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

CULPEPPER DANNA JOHNSON  
122 REGAL BLUFF  
ROCKWALL, TX 75087

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

WILLIAMS KATHRYN  
1220 WATERS EDGE DR  
ROCKWALL, TX 75087

PUSKAS THOMAS J  
1222 BLUE BROOK DR  
ROCKWALL, TX 75087

ROGERS MICHAEL  
1222 HIGHBLUFF LN  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
1223 HAMPTON BAY DR  
ROCKWALL, TX 75087

COWSER CHAD  
1223 WATERS EDGE DRIVE  
ROCKWALL, TX 75087

LEMORE ROBERTA  
1225 BAY LINE DR  
ROCKWALL, TX 75087

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

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

BARRERA DUSTIN AND  
1226 BAY LINE DRIVE  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
1228 BLUE BROOK DR  
ROCKWALL, TX 75087

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

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

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

PARMAR PIUS & JYOTSNA  
1230 HIGHBLUFF LANE  
ROCKWALL, TX 75087

DRENNON ANITA S  
1230 MEMORIAL DR  
ROCKWALL, TX 75087

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

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

CONFIDENTIAL  
1232 BAY LINE DR  
ROCKWALL, TX 75087

POWELL LAURA LEE  
1233 BLUE BROOK DRIVE  
ROCKWALL, TX 75087

BELSETH DALE A  
1234 HAMPTON BAY DR  
ROCKWALL, TX 75087

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

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

BAYES AIDA CALDERON  
1236 BLUE BROOK  
ROCKWALL, TX 75087

SMITH EMILY JANETTE  
1236 HIGHBLUFF LN  
ROCKWALL, TX 75087

STRAIGHT JOSEPH &  
1236 MEMORIAL DR  
ROCKWALL, TX 75087

ARSLAN ABDULLAH N  
1236 WATERS EDGE DR  
ROCKWALL, TX 75087

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

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

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

CURRENT RESIDENT  
1239 HAMPTON BAY DR  
ROCKWALL, TX 75087

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

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

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

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

CURRENT RESIDENT  
1244 QUAIL RUN  
ROCKWALL, TX 75087

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

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

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



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

CURRENT RESIDENT  
1246 BLUE BROOK DR  
ROCKWALL, TX 75087

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

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

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

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

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

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

TUCHSCHERER PETER J  
1250 BAY LINE DRIVE  
ROCKWALL, TX 75087

ARIAS WANDA  
1250 HAMPTON BAY DRIVE  
ROCKWALL, TX 75087

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

SAMPSON KASIE  
1253 HIGHBLUFF LN  
ROCKWALL, TX 75087

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

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

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

WILEY BROOKE LYNDSEY  
1255 BAY LINE DR  
ROCKWALL, TX 75087

TARPLEY CAROLYN M  
1256 BAY LINE DRIVE  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
126 BOB WHITE CT  
ROCKWALL, TX 75087

SURIG MARK JOSEPH  
1260 HIGHBLUFF LN  
ROCKWALL, TX 75087

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

CONFIDENTIAL  
1261 BAY LINE DRIVE  
ROCKWALL, TX 75087

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

KLEPIN DIANNE  
1262 BAY LINE  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
1265 CRESCENT COVE DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1265 WATERS EDGE DR  
ROCKWALL, TX 75087

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

HARVEY DERICK AND  
1266 HIGHBLUFF LN  
ROCKWALL, TX 75087

CONFIDENTIAL  
1266 WATERS EDGE DR  
ROCKWALL, TX 75087

BERGER JM AND  
1268 BAY LINE DRIVE  
ROCKWALL, TX 75087

WHEELOCK KIMBERLY K  
1269 BAY LINE DR  
ROCKWALL, TX 75087

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

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

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

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

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

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

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

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

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

JACKSON BEAU MICHAEL  
1277 WATERS EDGE DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1278 WATERS EDGE DR  
ROCKWALL, TX 75087

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

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

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

HENDLEY GARY  
1284 CRESCENT COVE DR  
ROCKWALL, TX 75087

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

VON GLAHN JEREMY  
1284 WHITE WATER LN  
ROCKWALL, TX 75087

CONFIDENTIAL  
1285 CRESCENT COVE DRIVE  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
1290 WHITE WATER LN  
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT  
1295 WHITE WATER LN  
ROCKWALL, TX 75087

LAYER FANNIE  
1296 CRESCENT COVE DR  
ROCKWALL, TX 75087

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

YOUSIF RAMSEN  
1297 CRESCENT COVE DR  
ROCKWALL, TX 75087

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

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

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

LITTLE RANDALL P  
1302 CRESCENT COVE DR  
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT  
1303 CRESCENT COVE DR  
ROCKWALL, TX 75087

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

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

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

JUAREZ ANALISA MARIE  
1308 PALASADES COURT  
ROCKWALL, TX 75087

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

VAZIRALLI RAJU J  
1309 CRESCENT COVE DR  
ROCKWALL, TX 75087

ROCKWALL ENTERPRISES LLC  
1309 MORAINE PL  
HEATH, TX 75032

THOMAS STACEY  
1310 SCARBORO HILLS LN  
ROCKWALL, TX 75087

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

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

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

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

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

GARRETT WILLIAM L  
1315 CALLE RAMON  
SANTA FE, NM 87501

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

MCCARRON WILLIAM & ADELE  
1318 CALISTOGA DR  
ROCKWALL, TX 75087

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

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

COX WENDELL  
1320 WHITE WATER LANE  
ROCKWALL, TX 75087

MAYNARD MARIAN  
1321 CRESCENT COVE DR  
ROCKWALL, TX 75087

HOUSEWRIGHT JOHN & ANNE  
1324 CALISTOGA DR  
ROCKWALL, TX 75087

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

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

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

MCAVOY MARK  
1326 WHITE WATER LANE  
ROCKWALL, TX 75087

MCGARRY LORI  
1327 CRESCENT COVE DR  
ROCKWALL, TX 75087

AGEE JUSTIN  
133 BOB WHITE CT  
ROCKWALL, TX 75087

CASTRICONE RICHARD & LEANNE  
133 IRELAND CT  
ROCKWALL, TX 75087

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

GARRETT JAY A &  
1330 CALISTOGA DR  
ROCKWALL, TX 75087

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

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

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

ALFORD DANA P  
1333 CRESCENT COVE DRIVE  
ROCKWALL, TX 75087

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

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

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

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

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

DAVIS SHANNON  
134 BOB WHITE CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1342 CALISTOGA DR  
ROCKWALL, TX 75087

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

LINDSAY KAREN  
1344 CRESCENT COVE DR  
ROCKWALL, TX 75087

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

STRAUB THERESA  
1345 CRESCENT COVE DRIVE  
ROCKWALL, TX 75087

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

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

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

CURRENT RESIDENT  
1349 WHITE WATER LN  
ROCKWALL, TX 75087

DANG DUNG T AND  
1350 CALISTOGA DR  
ROCKWALL, TX 75087

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

BUNKER ROBERT  
1350 SCARBORO HILLS LN  
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT  
1354 CALISTOGA DR  
ROCKWALL, TX 75087

WINDAHL TODD  
1355 WHITE WATER LN  
ROCKWALL, TX 75087

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

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

ARMET TED  
136 IRELAND COURT  
ROCKWALL, TX 75087

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

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

BRUNER KURT & OLIVIA  
1362 PETALUMA DR  
ROCKWALL, TX 75087

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

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

TALLEY DOUGLAS W  
1365 CALLISTOGA DRIVE  
ROCKWALL, TX 75087

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

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

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

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

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

POOL THERESA  
1371 CALISTOGA DR  
ROCKWALL, TX 75087

LOWRY STEVEN DAVID  
1372 CALISTOGA DR  
ROCKWALL, TX 75087

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

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

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

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

FONTENLA NICHOLAS N  
1377 CALISTOGA DR  
ROCKWALL, TX 75087

YUEN KENT & LYNN  
1378 CALISTOGA DR  
ROCKWALL, TX 75087

STEINBERG CORY  
1379 WHITE WATER LANE  
ROCKWALL, TX 75087

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

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

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

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

MALLIN RYAN M  
1383 CALISTOGA DR  
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT  
1386 WHITE WATER LN  
ROCKWALL, TX 75087

DEWEY BRET ADMIRAL  
1386 PHELPS LAKE DRIVE  
ROCKWALL, TX 75087

BEATS DIANNA L  
1387 CRESCENT COVE DR  
ROCKWALL, TX 75087

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

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

BURNETT CATHY J  
139 IRELAND COURT  
ROCKWALL, TX 75087

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

CRAIG JONATHAN P  
1390 CALISTOGA DR  
ROCKWALL, TX 75087

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

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

TANTON CATHY  
1392 WHITE WATER LANE  
ROCKWALL, TX 75087

SUDDUTH DEBBIE  
1393 CRESCENT COVE DRIVE  
ROCKWALL, TX 75087

OLOYA MARIANNE M  
1394 CALISTOGA DR  
ROCKWALL, TX 75087

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

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

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

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

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

CURRENT RESIDENT  
1398 CALISTOGA DR  
ROCKWALL, TX 75087

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

GANDY MARY J  
1400 DHAKA DRIVE  
ROCKWALL, TX 75087

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

IASINSCHI RAFAEL E  
1401 MONTEGO COURT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1401 N GOLIAD ST  
ROCKWALL, TX 75087

ROGERS GENE FRANKLIN  
1401 PALASADES COURT  
ROCKWALL, TX 75087

SIMMONS LEE & COLIN  
1401 RAPIDS COURTS  
ROCKWALL, TX 75087

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

STALLCUP CHRISTOPHER AND ASHLEY  
1402 MONTEGO COURT  
ROCKWALL, TX 75087

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

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

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

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

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

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

COWARD BRENDA AND RICHARD  
1403 DHAKA DR  
ROCKWALL, TX 75087

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

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

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

CURRENT RESIDENT  
1405 HARVARD DR  
ROCKWALL, TX 75087

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

LAWSON MATTHEW & ROBBIE  
1405 PLUMMER DR  
ROCKWALL, TX 75087

HANNAH ANGELIA YVETTE  
1405 WATERS EDGE DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1406 AUDOBON LANE  
ROCKWALL, TX 75087

BARAKATT SHEA N  
1407 MONTEGO CT  
ROCKWALL, TX 75087

MEZZANOTTE JOHN AND JENNY  
1407 PALASADES COURT  
ROCKWALL, TX 75087

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

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

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

SINGH RANBIR  
1408 PALASADES CT  
ROCKWALL, TX 75087

DUNLOP LINDA LOU  
1408 RAPIDS COURT  
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT  
1409 HARVARD DR  
ROCKWALL, TX 75087

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

BONNYCASTLE JOSEPH AND LOUISE  
1409 DHAKA DR  
ROCKWALL, TX 75087

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

MULLOWNEY PATRICK  
1409 WHITE WATER LN  
ROCKWALL, TX 75087

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

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

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

CURRENT RESIDENT  
1411 HARVARD DR  
ROCKWALL, TX 75087

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

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

JENNINGS JUDY  
1413 MONTEGO CT  
ROCKWALL, TX 75087

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

FRAZIER JOHN C  
1414 AUDOBON LANE  
ROCKWALL, TX 75087

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

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

CONFIDENTIAL  
1414 MONTEGO CT  
ROCKWALL, TX 75087

CRABB LAURIE M  
1414 PALASADES CT  
ROCKWALL, TX 75087

MOBERLY JEFFREY A  
1414 RAPIDS CT  
ROCKWALL, TX 75087

MATHAI JOYCE  
1414 WHITE WATER LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1415 HARVARD DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1415 OPEN BAY CT  
ROCKWALL, TX 75087

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

SHINDOLL LINDA J  
1415 CRESCENT COVE DR  
ROCKWALL, TX 75087

ROSPIGLIOSI JOHN A  
1415 DHAKA DRIVE  
ROCKWALL, TX 75087

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

DENNY READE EDWARD  
1415 WHITE WATER LN  
ROCKWALL, TX 75087

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

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

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

KNIZE NICHOLAS W  
1417 RED WOLF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1419 HARVARD DR  
ROCKWALL, TX 75087

MOORE TRAVIS & AMY  
1419 MONTEGO CT  
ROCKWALL, TX 75087

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

MASCORRO SHELLEY ANISSA  
1419 PILGRIM  
ROCKWALL, TX 75087

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

FLETCHER DEBORAH  
1420 MONTEGO CT  
ROCKWALL, TX 75087



MORALES CLAUDIA A  
1420 PALASADES CT  
ROCKWALL, TX 75087

PHILPOTT BILLY D AND  
1420 RAPIDS COURT  
ROCKWALL, TX 75087

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

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

GAUVIN COLLEEN  
1421 WHITE WATER LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1422 AUDOBON LN  
ROCKWALL, TX 75087

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

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

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

CURRENT RESIDENT  
1423 HARVARD DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1423 RED WOLF DR  
ROCKWALL, TX 75087

PYLE CARRIE SUZANNE  
1424 BRITTANY WAY  
ROCKWALL, TX 75087

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

THOMPSON ANTHONY AND KATHY  
1425 MONTEGO CT  
ROCKWALL, TX 75087

BALLI NOE JR  
1425 PALASADES CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1426 PALASADES CT  
ROCKWALL, TX 75087

FOSTER BRIAN S  
1426 MONTEGO CT  
ROCKWALL, TX 75087

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

CONFIDENTIAL  
1426 RAPIDS CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1427 HARVARD DR  
ROCKWALL, TX 75087

HULBERT JULIE  
1427 OPEN BAY CT  
ROCKWALL, TX 75087

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

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

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

ELLIOTT KIMBERLY AND MALCOLM  
1429 PILGRIM CT  
ROCKWALL, TX 75087

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

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

WALT EARNEST & PAMELA  
1430 AUDOBON LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1431 HARVARD DR  
ROCKWALL, TX 75087

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

JONES DION GABRIELLE  
1431 MEMORIAL DR  
ROCKWALL, MS 75087

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

PAQUIN CHRIS  
1432 BRITTANY WAY  
ROCKWALL, TX 75087

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

STEVENS COURTNEY  
1432 PALASADES COURT  
ROCKWALL, TX 75087

JAGACZEWSKI EDWARD & GLORIA  
1432 PILGRIM  
ROCKWALL, TX 75087

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

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

JONES ASHLEY  
1434 MEMORIAL DRIVE  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
1435 HARVARD DR  
ROCKWALL, TX 75087

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

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

CONFIDENTIAL  
1435 RED WOLF DR  
ROCKWALL, TX 75087

WHITWORTH JOSEPH AND KATHLEEN  
1437 BRITTANY WAY  
ROCKWALL, TX 75087

CONFIDENTIAL  
1437 PALASADES CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1438 PALASADES CT  
ROCKWALL, TX 75087

JACKSON GLENDA LISA  
1438 AUDOBON LN  
ROCKWALL, TX 75087

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

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

HAMPTON RONALD T  
1438 RED WOLF DRIVE  
ROCKWALL, TX 75087

RADOVIC CVETKO  
1439 MEMORIAL DR  
ROCKWALL, TX 75087

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

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

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

CURRENT RESIDENT  
1441 PILGRIM CT  
ROCKWALL, TX 75087

CONFIDENTIAL  
1441 RED WOLF DR  
ROCKWALL, TX 75087

STEWART FAMILY LIVING TR  
1442 PILGRIM  
ROCKWALL, TX 75087

LYNCH KOLLEEN & RYAN  
1444 MONTEGO COURT  
ROCKWALL, TX 75087

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

WINHAM MARY LEE  
1444 RED WOLF DR  
ROCKWALL, TX 75087

KOUSSA RAMSEY RAM ADEL  
1445 BRITTANY WAY  
ROCKWALL, TX 75087

SHAIN SHANNON DUANE  
1446 AUDOBON LN  
ROCKWALL, TX 75087

RAMIREZ RAYNALDO & VALARIE  
1446 MEMORIAL DRIVE  
ROCKWALL, TX 75087

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

GIARDINA NICHOLAS J JR  
1447 PALASADES CT  
ROCKWALL, TX 75087

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

CONFIDENTIAL  
1447 RED WOLF DR  
ROCKWALL, TX 75087

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

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

JAIMES URIEL  
1450 MEMORIAL DR  
ROCKWALL, TX 75087

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

JUNOD HELEN  
1450 RED WOLF LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1451 FM1141  
ROCKWALL, TX 75087

TANNER WILMA GRACE  
1451 FM 1141  
ROCKWALL, TX 75087

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

BARLOW CHRISTOPHER CARTER AND  
1453 BRITTANY WAY  
ROCKWALL, TX 75087

SANDRA PRICE TRUSTEE  
1453 RED WOLF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1454 MEMORIAL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1455 MEMORIAL DR  
ROCKWALL, TX 75087

HANES LUCINDA  
1456 BRITTANY WAY  
ROCKWALL, TX 75087

HAURY SARA  
1456 RED WOLF DR  
ROCKWALL, TX 75087

GLOGOVAC OBRAD & VERA  
1458 AUDOBON LN  
ROCKWALL, TX 75087

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

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

STELLA LESLEY  
1461 BRITTANY WAY  
ROCKWALL, TX 75032

GRIFFIN BOBBIE DILLAHUNTY  
1462 RED WOLF DR  
ROCKWALL, TX 75087

STONEHAM LESLIE E  
1463 MEMORIAL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1464 AUDOBON LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1464 BRITTANY WAY  
ROCKWALL, TX 75087

WEEKS LINDA MAYE  
1465 RED WOLF DR  
ROCKWALL, TX 75087

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

HAYWORTH AMY AND  
1468 RED WOLF DR  
ROCKWALL, TX 75087

ZINGG LOLA J  
1469 BRITTANY WAY  
ROCKWALL, TX 75087

PANTER JOSHUA AND AMBER  
1470 AUDOBON LN  
ROCKWALL, TX 75087

FREEMAN TODD MICHAEL  
1471 RED WOLF DR  
ROCKWALL, TX 75087

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

STOLL ROBERT AND ANN  
1472 MEMORIAL DR  
ROCKWALL, TX 75087

MORENO ANTONIO & JANET  
1473 MEMORIAL DR  
ROCKWALL, TX 75087

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

ELLER DIANE ELIZABETH  
1476 AUDOBON LN  
ROCKWALL, TX 75087

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

LOPEZ AURELIO A  
1477 RED WOLF DR  
ROCKWALL, TX 75087

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

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

TROUSDALE JOHN R  
1480 RED WOLF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1482 AUDOBON LN  
ROCKWALL, TX 75087

VIDEA & GONZALEZ  
1483 RED WOLF DR  
ROCKWALL, TX 75087

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

MILLIGAN FAMILY TRUST  
1485 BRITTANY WAY  
ROCKWALL, TX 75087

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

VOLPE JOANN  
1488 AUDOBON LN  
ROCKWALL, TX 75087

ELLIS BRIAN & LAUREN  
1488 BRITTANY WAY  
ROCKWALL, TX 75087

TUTTLE DAVID & CAROLYN  
1490 MEMORIAL DR  
ROCKWALL, TX 75087

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

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

PADILLA OSCAR & MELISSA  
1493 BRITTANY WAY  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1494 RED WOLF DR  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
1501 CALLING CIR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1501 HARVARD DR  
ROCKWALL, TX 75087

HELMER KALENA AND BRIAN  
1501 AUDOBON LN  
ROCKWALL, TX 75087

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

EZRIN RENANA M  
1502 LOCHNESS CT  
ROCKWALL, TX 75087

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

WILLIAMS THOMAS MICHAEL AND  
1504 BRITTANY WAY  
ROCKWALL, TX 75087

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

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

BREWER BETTIE M  
1506 GREAT LAKES CT  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
1507 HARVARD DR  
ROCKWALL, TX 75087

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

INGRAM AUDRA JOY  
1509 AUDOBON LN  
ROCKWALL, TX 75087

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

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

RANGEL DANIEL & YOSELIN  
1510 LOCKNESS CT  
ROCKWALL, TX 75087

SCARBOROUGH AUDREY M  
1511 BRITTANY WAY  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
1513 HARVARD DR  
ROCKWALL, TX 75087

ABSTON DAVID AND KATHRYN  
1513 CALLING CIRCLE  
ROCKWALL, TX 75087

REDDY FAMILY REVOCABLE TRUST  
1515 LOCHNESS COURT  
ROCKWALL, TX 75087

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

VALDERAS KEITH AND LAUREN  
1516 LOCHNESS CT  
ROCKWALL, TX 75087

HARRIS PATRICIA A  
1517 AUDOBON LN  
ROCKWALL, TX 75087

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

HANZLICEK BENJAMIN J  
1518 CHESAPEAKE DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1519 HARVARD DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1519 CALLING CIR  
ROCKWALL, TX 75087

RATHER CHRIS T  
1519 GREAT LAKES CT  
ROCKWALL, TX 75087

JOBSON MARK AND PATRICIA  
1521 LOCHNESS CT  
ROCKWALL, TX 75087

EVANS RENEE L  
1522 GREAT LAKES CT  
ROCKWALL, TX 75087

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

TOVAR ELISA M  
1524 CALLING CIRCLE  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
1525 HARVARD DR  
ROCKWALL, TX 75087

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

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

BILODEAU ELIZABETH  
1527 LOCHNESS CT  
ROCKWALL, TX 75087

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

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

ORR DONNIE & ALICE  
1530 CHESAPEAKE DRIVE  
ROCKWALL, TX 75087

PETTY LYNDEN AND VICTORIA  
1531 CALLING CIR  
ROCKWALL, TX 75087

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

RAIBOURN JAMES CRAIG  
1533 LOCHNESS COURT  
ROCKWALL, TX 75087

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

RICHARD EXPO  
1536 TIMBER RIDGE DR  
ROCKWALL, TX 75032

RICHARD EXPO  
1536 TIMBER RIDGE DR  
ROCKWALL, TX 75032

SAFIEDDINE BARRAK  
1537 GREAT LAKES CT  
ROCKWALL, TX 75087

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

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

KELSO MICHAEL AND MAURA  
1540 LOCHNESS CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1543 GREAT LAKES CT  
ROCKWALL, TX 75087

PROTHRO ALISE  
1543 GREAT LAKES COURT  
ROCKWALL, TX 75087

HASSELL ERIN L  
1545 LOCHNESS CT  
ROCKWALL, TX 75087

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

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

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

SABRSULA MELISSA  
1571 ANNA CADR RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1600 WANETA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1604 WANETA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1608 WANETA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1612 WANETA DR  
ROCKWALL, TX 75087

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

ROADRUNNER PROPERTIES LLC  
16902 PRESTON RD  
DALLAS, TX 75248

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

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

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

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

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

ESCOBEDO CARLOS DAVID  
184 RAINTREE CT  
ROCKWALL, TX 75087

CHEN ZEHUA  
1840 SAN JACINTO DRIVE  
ALLEN, TX 75013

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

HOLMES HENRIETTA  
1862 EMERALD BAY DR  
ROCKWALL, TX 75087

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

NEDELCU MIHAI & AMY  
190 RAINTREE CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1901 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
191 E QUAIL RUN RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1945 N GOLIAD ST  
ROCKWALL, TX 75087

CROY DANNY L  
195 CODY PL  
ROCKWALL, TX 75087

SHREVE RICHARD  
195 RAINTREE COURT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1950 N GOLIAD  
ROCKWALL, TX 75087

STEWART DEBORAH LYNN  
196 DARRIN DR  
ROCKWALL, TX 75087

GALLEGOS JUAN ADOLFO  
197 DARRIN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1979 N GOLIAD ST  
ROCKWALL, TX 75087

KANSIER GAYLE  
198 DARRIN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
199 DARRIN DR  
ROCKWALL, TX 75087

YOUNG BARBARA NEUMANN  
199 CODY PLACE  
ROCKWALL, TX 75087

DEAN STACY  
200 DARRIN DR  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
2004 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2007 N GOLIAD  
ROCKWALL, TX 75087

MCWHIRTER CRAIG L  
201 DARRIN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
202 JOE WHITE ST  
ROCKWALL, TX 75087

GANDY GEORGIA KNEL  
202 DARRIN DR  
ROCKWALL, TX 75087

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

DEAN LUTHER A  
2026 SUN DR  
ROCKWALL, TX 75032

CLAY KAREN L  
203 CODY PL  
ROCKWALL, TX 75087

DAVIS ROBERT C  
203 DARRIN  
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC  
203 E INTERSTATE 30  
ROCKWALL, TX 75087

NELSON THERESE D  
204 DARRIN DR  
ROCKWALL, TX 75087

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

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

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

RUDOLPH COLLIN J  
206 DARRIN DRIVE  
ROCKWALL, TX 75087

PEVELER MICHAEL A  
206 HARRIS DR  
ROCKWALL, TX 75087

MITCHELL KELLI A &  
207 CODY PL  
ROCKWALL, TX 75087

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

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

HENSON ORA LOUISE  
209 DARRIN DR  
ROCKWALL, TX 75087

VOGEL TANA  
209 HARRIS DRIVE  
ROCKWALL, TX 75087

BURNHAM TANA  
209 HARRIS DRIVE  
ROCKWALL, TX 75087

ZOLMAN ADAM DAVID AND  
210 DARRIN DRIVE  
ROCKWALL, TX 75087

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

PERKINS STEPHEN DEWITT  
210 HARRIS DR  
ROCKWALL, TX 75087

REED TERESA  
211 CODY PLACE  
ROCKWALL, TX 75087

MARINO STEFANO  
211 HARRIS DR  
ROCKWALL, TX 75087

BOWEN JAMES A  
2111 MEADOWVIEW DR  
CADDO MILLS, TX 75135

CURRENT RESIDENT  
212 DARRIN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
213 HARRIS DR  
ROCKWALL, TX 75087

RATH OSCAR  
213 DARRIN DR  
ROCKWALL, TX 75087



BREWER RICK A AND KRISTINE A  
214 DARRIN DRIVE  
ROCKWALL, TX 75087

GRIFFIN PATTY JEAN CORNELIUS  
2140 AIRPORT RD  
ROCKWALL, TX 75087

MURRAY JOHN DAVID  
215 CODY PLACE  
ROCKWALL, TX 75087

GLOBIS RAYMOND M  
215 HARRIS DR  
ROCKWALL, TX 75087

DALTON MELLONIE MCCROAN  
215 RIVER FERN AVE O  
GARLAND, TX 75040

HENDERSON KATHRYN D  
216 JOE WHITE ST  
ROCKWALL, TX 75087

SMITH ERICA  
217 DARRIN DR  
ROCKWALL, TX 75087

BROCKWAY WINDELL C & DONNA K  
217 HARRIS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
218 JOE WHITE ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
219 HARRIS DR  
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA  
219 CODY PL  
ROCKWALL, TX 75087

ALLISON MARIE E  
219 DARRIN DR  
ROCKWALL, TX 75087

AGUILLON AUDON ETUX  
219 JOE WHITE ST  
ROCKWALL, TX 75087

PEOPLES CHRISTINA AND ASHLEY ELIZABETH  
GHEEN GANDY AND  
220 JOE WHITE STREET  
ROCKWALL, TX 75087

MORENO EUGENE MARK & ROCIO  
221 DARRIN DRIVE  
ROCKWALL, TX 75087

REICK GEORGE & MARY L  
221 HARRIS DR  
ROCKWALL, TX 75087

JOPLIN JADE & HEATHER  
221 JOE WHITE ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
222 JOE WHITE ST  
ROCKWALL, TX 75087

SOON OI LING  
2221 ALL SAINTS LN  
PLANO, TX 75025

KEARBY LESLIE  
223 JOE WHITE ST  
ROCKWALL, TX 75087

KEARBY JESSICA  
223 JOE WHITE ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2265 NORTH LAKESHORE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2268 N LAKESHORE DR  
ROCKWALL, TX 75087

ZHOU XIAOQI AND LIRONG LI  
227 BRANDON LN  
MURPHY, TX 75094

CECIL WILLIAM DALE & LINDA SUE  
227 JOE WHITE ST  
ROCKWALL, TX 75087

BARFIELD JOHN A  
227 WISE  
ORANGE GROVE, TX 78372

DARST KATHY S  
229 JOE WHITE ST  
ROCKWALL, TX 75087

OBENSHAIN HARLIN & CYNTHIA A  
231 JOE WHITE ST  
ROCKWALL, TX 75087

HUBBARD RICHARD L & BRANDI  
2316 SADDLEBROOK LN  
ROCKWALL, TX 75087

KYLE JOHN K & MARGARET E  
2320 FAIRWAY CIRCLE  
HEATH, TX 75032

TURBYFILL SANDRA B  
235 GLACIER AVE  
FAIRBANKS, AK 99701

TAYLOR MARK G & JESSICA K  
237 CLEM RD  
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC  
2500 LEGACY DR 0  
FRISCO, TX 75034

COSLEY STEVEN M  
25129 THE OLD ROAD 0  
STEVENSON RANCH, CA 91381

HACKER TREVOR WILLIAM  
2513 BLACK TERN WAY  
ELK GROVE, CA 95757

WILLIAMS JONI DIANE  
2550 DAYBREAK DRIVE  
ROCKWALL, TX 75032

STANDARD FAMILY TRUST  
2750 S NOLINA PL  
CHANDLER, AZ 85286

SMITH GEOFFREY  
3 REBECCA CT  
WALNUT CREEK, CA 94597

CURRENT RESIDENT  
300 LOS ALTOS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
300 NAKOMA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3009 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3009 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
301 LOS ALTOS DR  
ROCKWALL, TX 75087

GLASS JERRY R  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

RACK PARTNERS LTD  
3021 RIDGE RD SUITE A 0  
ROCKWALL, TX 75032

ROCKWALL PROPERTY CORP  
305 PARK PLACE BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
306 NAKOMA DR  
ROCKWALL, TX 75087

MAYER CATHERINE  
306 LOS ALTOS DR  
ROCKWALL, TX 75087

AMH 2014-2 BORROWER LLC  
30601 AGOURA RD 0  
AGOURA HILLS, CA 91301

CURRENT RESIDENT  
307 LOS ALTOS DR  
ROCKWALL, TX 75087

ROSINI GREG AND CAROL  
3095 WINCREST DR  
ROCKWALL, TX 75032

JAEGER DREW AND LAUREN  
312 LOS ALTOS DR  
ROCKWALL, TX 75087

HUFF ELLIOTT AND TOBIE  
312 NAKOMA DRIVE  
ROCKWALL, TX 75087

GUNN VALERIA LEWIS & WILBERT  
313 LOS ALTOS DR  
ROCKWALL, TX 75087

CLARK ALLAN JR  
313 NAKOMA DR  
ROCKWALL, TX 75087

CHAPMAN CHRISTOPHER G AND  
3131 S HASKELL AVE  
DALLAS, TX 75223

COLE HC ROCKWALL TX LLC  
3150 HORIZON RD  
ROCKWALL, TX 75032

WEBER MARY  
318 COOPER ST  
ROCKWALL, TX 75087

ROWLAND TOM & ELAINE  
318 LOS ALTOS DR  
ROCKWALL, TX 75087

CARLSON CURT AND MARIA  
318 NAKOMA DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
319 LOS ALTOS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
319 NAKOMA DR  
ROCKWALL, TX 75087

LEHMANN SARAH M AND JOSHUA B  
3208 BOUVIER ST  
ROWLETT, TX 75088

CURRENT RESIDENT  
325 NAKOMA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
331 NAKOMA DR  
ROCKWALL, TX 75087

SANCHEZ JOEL  
3310 MINOCO DR  
DALLAS, TX 75227

FARAH NICOLAS & SIMONE  
3402 ANTHONY CIRCLE  
ROWLETT, TX 75088

R FIFTY GREEN HOMES  
3410 S GLENBROOK DR  
GARLAND, TX 75041

RWLADERA LLC  
361 W BYRON NELSON BLVD O  
ROANOKE, TX 76262

SALEHI MOHAMMAD  
380 BEDFORD DRIVE  
RICHARDSON, TX 75087

LOK JAMES S H & JANE F L TRUSTEES  
O  
3926 KINGRIDGE DR  
SAN MATEO, CA 94403

CURRENT RESIDENT  
400 FREMONT DR  
ROCKWALL, TX 75087

TYSON STEPHANIE AND CARY  
401 EMERSON DRIVE  
ROCKWALL, TX 75087

NEAL DEMETRIA J  
401 SONOMA DR  
ROCKWALL, TX 75087

SANTINGA STEVEN D & CAROLYN S  
406 FLORENCE DR  
ROCKWALL, TX 75087

SMITH W MARK & RENE M  
406 FREMONT DR  
ROCKWALL, TX 75087

DELAHOUSSAYE GEORGE R AND DORA E  
406 SONOMA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
407 EMERSON DR  
ROCKWALL, TX 75087

SEUBERT ELIZABETH A  
412 FREMONT DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
413 EMERSON DR  
ROCKWALL, TX 75087

CULHANE MICHAEL J AND BRANDI HARDIN  
41541 44TH ST 2  
QUARTZ HILL, CA 93536

MARLOWE JOEL B AND JOYLYNN  
418 SONOMA DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
419 EMERSON DR  
ROCKWALL, TX 75087

JAVKER REALTY CORP  
42 BOND ST  
NEW YORK, NY 10012

BRAHIMAJ SHABAN A  
424 SONOMA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
425 EMERSON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
430 EMERSON DR  
ROCKWALL, TX 75087

DANNA RUSSELL JOHN & SUSAN LYNN  
430 SONOMA DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
431 EMERSON DR  
ROCKWALL, TX 75087

INGALLS MICHELE  
431 SONOMA DRIVE  
ROCKWALL, TX 75087

JOBE BRYAN AND KAREN  
436 EMERSON DRIVE  
ROCKWALL, TX 75087

MILLER TOBY M &  
O  
436 SONOMA DR  
ROCKWALL, TX 75087

BRINKMAN DANIEL  
437 EMERSON DRIVE  
ROCKWALL, TX 75087

HARRISON JEFFERY F & SHARON  
437 SONOMA DRIVE  
ROCKWALL, TX 75087

RENICK TINA NEILE  
442 SONOMA DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
443 SONOMA DR  
ROCKWALL, TX 75087

DALE JIMMY F AND KAY  
446 BARNES BRIDGE RD  
SUNNYVALE, TX 75182

SOLER JOSEPH  
4462 VISTA MEADOW CT  
MOORPARK, CA 93021

TOMASINO JUAN C &  
O  
448 SONOMA DR  
ROCKWALL, TX 75087

WILLIAMS HAROLD B & SHARON R  
450 COVEY TRL  
ROCKWALL, TX 75087

PERKINS CHARLES B & NEALE S  
4553 ACACIA WAY  
PENNGROVE, CA 94951

MAXWELL TRACY AND KASSIE  
456 COVEY TR  
ROCKWALL, TX 75087

REEVES ARTHUR RICHARD IV  
4650 WASHINGTON BLVD APT 804  
ARLINGTON, VA 22201

JERVISS LINDA M  
4701 PARK HILL DR  
PLACERVILLE, CA 95667

BAUMANN LAURA  
4781 SECRET COVE  
ROCKWALL, TX 75032

HODGES PATRICK L  
481 ARCADIA WAY  
ROCKWALL, TX 75087

SPAFFORD SARAH  
494 DOWELL RD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
500 EMERSON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
501 EMERSON DR  
ROCKWALL, TX 75087

KOLESNYK OKSANA  
502 COVEY TRAIL  
ROCKWALL, TX 75087

BUCHHOLZ RON AND PENNY FAMILY  
REVOCABLE TRUST  
5035 PINE DR  
BAYNTON BEACH, FL 33437

NEGA DONALD D & LISA M  
505 BIG OAK CT  
ROCKWALL, TX 75087

MUSTAPHA AHMAD  
506 EMERSON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
507 EMERSON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
508 COVEY TR  
ROCKWALL, TX 75087

FREEMAN TIMOTHY O & ANDREA  
508 BIG OAK CT  
ROCKWALL, TX 75087

COTNER HERBERT E & BARBARA T  
511 BIG OAK CT  
ROCKWALL, TX 75087

YERKS SHAWN AND LISA  
512 EMERSON DRIVE  
ROCKWALL, TX 75032

CAMPBELL ROBERT & PATRICIA  
512 SANDPIPER LN  
MESQUITE, TX 75149

CURRENT RESIDENT  
513 COVEY TRL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
513 EMERSON DR  
ROCKWALL, TX 75087

SIDHU REET  
514 BIG OAK CT  
ROCKWALL, TX 75087

MCMILLAN ROBERT  
514 COVEY TRL  
ROCKWALL, TX 75087

HARTSFIELD MELINDA ANN & BRADLEY GENE  
516 SAVANAH CT  
ROCKWALL, TX 75087

SANDMAN REBECCA  
517 BIG OAK CT  
ROCKWALL, TX 75087

LANE DEBRA  
517 SAVANAH COURT  
ROCKWALL, TX 75087

BODINO LORI ANN  
518 EMERSON DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
519 EMERSON DR  
ROCKWALL, TX 75087

DUPRE EMILY JOY  
520 COVEY TRAIL  
ROCKWALL, TX 75087

HULTQUIST JON J & BETH L  
520 SAVANAH COURT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
521 COVEY TRL  
ROCKWALL, TX 75087

BROWN VICTURE D  
523 BIG OAK CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
524 EMERSON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
525 EMERSON DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
525 SAVANAH CT  
ROCKWALL, TX 75087

HUNT JUNE  
526 COVEY TRL  
ROCKWALL, TX 75087

FELKNER GEORGE K AND CAROLYN  
526 SAVANAH COURT  
ROCKWALL, TX 75087

HAMILTON LYNDSE K  
529 COVEY TR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
530 EMERSON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
531 EMERSON DR  
ROCKWALL, TX 75087

SEATON JOSHUA A AND BETTY I EMELIANTSEV  
532 COVEY TR  
ROCKWALL, TX 75087

TAYLOR WILLIAM C & JENNIFER L  
532 SAVANAH CT  
ROCKWALL, TX 75087

COX MELISSA E  
535 SAVANAH CT  
ROCKWALL, TX 75087

GIBRALTER JEFFREY H & LACIE L  
537 COVEY TRL  
ROCKWALL, TX 75087

BOWEN JAMES R & CENIA  
538 COVEY TRL  
ROCKWALL, TX 75087

BURKART RICHARD G & DONNA D  
540 SAVANAH CT  
ROCKWALL, TX 75087

PAWLIK ROBERT  
544 COVEY TR  
ROCKWALL, TX 75087

MACK RYAN M SR & ROBIN L  
545 COVEY TRL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
550 LONE RIDER CT  
ROCKWALL, TX 75087

GLOVER KERRY CLOYCE AND JOANN  
550 E QUAIL RUN RD  
ROCKWALL, TX 75087

BAKER JUSTIN T AND MORGAN CHAIVRE  
550 SAVANAH CT  
ROCKWALL, TX 75087

HAYS REVOCABLE MANAGEMENT TRUST  
0  
555 LONE RIDER CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
565 LONE RIDER CT  
ROCKWALL, TX 75087

YINGLING JOHN R  
570 EAST QUAIL RUN ROAD  
ROCKWALL, TX 75087

TEFERI ADEY & SINTAYEHU TSEGAHUN  
572 DUTCH ELM DR  
HERCULES, CA 94547

SILVA JOHN J  
573 LONE RIDER CT  
ROCKWALL, TX 75087

CARUTH RIDGE EST HOMEOWNERS ASSOC INC  
0  
5757 ALPHA RD STE 680  
DALLAS, TX 75240

LAKEVIEW SUMMIT HOMEOWNERS  
ASSOCIATION  
0  
5757 ALPHA ROAD 0  
DALLAS, TX 75240

HOFFMAN STEVEN AND DANA  
576 LUNE CT  
LELAND, NC 28451

RK LAM LLC  
5803 PENROSE AVENUE  
DALLAS, TX 75206

BORCHARDT SCOTT AND JILL  
581 LONE RIDER CT  
ROCKWALL, TX 75087

JONES PHILIP AND MICHELLE  
588 LONE RIDER CT  
ROCKWALL, TX 75087

CASTILLO ROLAND  
589 LONE RIDER CT  
ROCKWALL, TX 75087

C3R INVESTMENTS LLC  
594 LONE RIDER CT  
ROCKWALL, TX 75087

TUMEY CHRISTOPHER & CARI  
594 LONE RIDER CT  
ROCKWALL, TX 75087

CASCIO PAUL & MICHELLE  
597 LONE RIDER CT  
ROCKWALL, TX 75087

REBAC OF ROCKWALL, LLC  
6000 UNIVERSITY AVE 0  
WEST DES MOINES, IA 50266

CURRENT RESIDENT  
601 EMERSON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
601 E HEATH ST  
ROCKWALL, TX 75087

STEGALL VENTURES LLC  
601 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
602 EMERSON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
602 LONE RIDER CT  
ROCKWALL, TX 75087

GREAVES LARRY  
602 COVEY TRL  
ROCKWALL, TX 75087

KELBERT ERIC R  
6021 WEST 85TH PLACE  
LOS ANGELES, CA 90045

SUTTON JUDITH A  
603 E HEATH ST  
ROCKWALL, TX 75087

WEIDMAN JOHN R & FELICIA K  
604 BIG OAK CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
605 EMERSON DR  
ROCKWALL, TX 75087

SCARBOROUGH BEN JR & IRENE T  
605 BIG OAK CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
605 E HEATH ST  
ROCKWALL, TX 75087

BRIELLARD MARINETT J & CLEMENT  
605 LONE RIDER CT  
ROCKWALL, TX 75087

DAVIS SUSAN ELAINE BYRD  
605 STORRS  
ROCKWALL, TX 75087

CURRENT RESIDENT  
606 EMERSON DR  
ROCKWALL, TX 75087

SPERLING SANDY  
607 E HEATH ST  
ROCKWALL, TX 75087

STARK ROBERT S & TINA J  
607 SAINT MARY ST  
ROCKWALL, TX 75087

OBIOMA CHIBO & BLOSSOM  
608 COVEY TRL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
609 EMERSON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
610 BIG OAK CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
610 EMERSON DR  
ROCKWALL, TX 75087

DANG YUNKUN & ZILAI ZHANG  
6109 WINSTEAD DR  
PLANO, TX 75024

2017 D S HAKAKAL REVOCABLE TRUST  
611 BIG OAK COURT  
ROCKWALL, TX 75087

LIGHT THERESA S AND BASILIO JR  
611 LONE RIDER CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
612 EMERSON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
613 EMERSON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
614 EMERSON DR  
ROCKWALL, TX 75087

PEOPLES BILLY W JR  
614 COVEY TRL  
ROCKWALL, TX 75087

FOSTER ROBERT J & KEIKO MURAO  
616 BIG OAK  
ROCKWALL, TX 75087

CURRENT RESIDENT  
617 BIG OAK CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
617 EMERSON DR  
ROCKWALL, TX 75087

KETTLE JEREMY D  
617 LONE RIDER CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
618 EMERSON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
620 COVEY TRL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
621 EMERSON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
622 EMERSON DR  
ROCKWALL, TX 75087

WISEMAN JEANETTE H  
622 BIG OAK COURT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
623 BIG OAK CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
625 EMERSON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
626 EMERSON DR  
ROCKWALL, TX 75087

HASEGAWA TETSUYA & PATRICIA EMY AOKI  
626 COVEY TRL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
627 LONE RIDER CT  
ROCKWALL, TX 75087

INCRISTI ANTHONY AND RITA ANN  
628 BIG OAK CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
629 EMERSON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
630 EMERSON DR  
ROCKWALL, TX 75087

MCCLANAHAN GREGORY T & CYNTHIA  
631 BIG OAK CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
633 EMERSON DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
634 EMERSON DR  
ROCKWALL, TX 75087

HURST GREG N  
635 LONE RIDER CT  
ROCKWALL, TX 75032



HORNBAKER MICHAEL D & APRIL MAY  
636 BIG OAK CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
637 EMERSON DR  
ROCKWALL, TX 75087

AAGENES ORVIS C & JANICE F  
637 BIG OAK CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
641 EMERSON DR  
ROCKWALL, TX 75087

SCHROEDER JOHN & LOVE JOY  
641 LONE RIDER COURT  
ROCKWALL, TX 75087

WILLIAMS JOHN E  
643 BIG OAK CT  
ROCKWALL, TX 75087

MELAMED RICHARD AND JOAN I  
644 BIG OAK CT  
ROCKWALL, TX 75087

WITT LOUISE  
649 BIG OAK CT  
ROCKWALL, TX 75087

KLEMM MERY & OTTO H  
667 SANCTUARY GOLF PLACE  
APOPKA, FL 32712

CURRENT RESIDENT  
701 LONE RIDER CT  
ROCKWALL, TX 75087

METE MUTLU AND NURCAN YURUK  
701 SHREWSBURY PL  
PLANO, TX 75074

TEMPLETON LORRAINE BIEGLER  
702 NASH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
703 BIG OAK CT  
ROCKWALL, TX 75087

NICHOLS DANIEL AND  
O  
703 NASH ST  
ROCKWALL, TX 75087

RUSHING BRIAN AND  
O  
705 NASH ST  
ROCKWALL, TX 75087

ARELLANO JESUS L &  
O  
706 NASH ST  
ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN  
706 PARKS AVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
707 NASH ST  
ROCKWALL, TX 75087

WILCOX LOYD A  
707 LAKE MEADOWS DR  
ROCKWALL, TX 75087

KOLWINSKA GERALDINE D  
708 PARKS AVE  
ROCKWALL, TX 75087

MILLER ANNA  
709 BIG OAK COURT  
ROCKWALL, TX 75087

BREWER SHERI RENEE  
709 NASH ST  
ROCKWALL, TX 75087

STARK ROBERT C  
710 AGAPE ST  
ROCKWALL, TX 75087

KING MISTY  
710 NASH STREET  
ROCKWALL, TX 75087

SAYRE DONALD AND AMY  
711 LONE RIDER CT  
ROCKWALL, TX 75087

PALMER LINDA C  
714 PARKS AVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
715 BIG OAK CT  
ROCKWALL, TX 75087

DYNATEX LLC  
716 COUNTRY CLUB DR  
HEATH, TX 75032

JONES MARK D & DIANNA ROSE  
719 LONE RIDER CT  
ROCKWALL, TX 75087

SPARACIO RUTHANN  
720 KENSINGTON DRIVE  
ROCKWALL, TX 75032

GARCIA ESTEBAN AND  
O  
7215 HALIFAX PL  
SPRINGFIELD, VI 22150

MARTINEZ FELIX & BARBARA E  
729 LONE RIDER CT  
ROCKWALL, TX 75087

GKD PROPERTIES LLC  
732 AVALON DRIVE  
HEATH, TX 75032

MARRS JACY LARY & SONYA LACHELLE  
737 LONE RIDER CT  
ROCKWALL, TX 75087

SOLDATOVIC THOMAS  
743 LONE RIDER CT  
ROCKWALL, TX 75087

GOLIAD REAL ESTATE LLC  
7700 EASTERN AVENUE O  
DALLAS, TX 75209

PSB INDEMNITY FAMILY LIMITED PARTNERSHIP  
777 PAUL DAVIS LANE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
801 E HEATH ST  
ROCKWALL, TX 75087

BREWER PATRICIA E TRUSTEE OF  
O  
801 STIMSON STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
802 NASH ST  
ROCKWALL, TX 75087

COLUNGA MAXIMO & MARGARITA  
802 E HEATH ST  
ROCKWALL, TX 75087

AZURDIA CECILIA RAQUEL  
802 JACKSON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
803 JACKSON ST  
ROCKWALL, TX 75087

TAYLOR WANDA  
803 E HEATH ST  
ROCKWALL, TX 75087

STEGMAN CHRISTOPHER  
803 STIMSON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
804 JACKSON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
804 NASH ST  
ROCKWALL, TX 75087

BROWN REBECCA AND THOMAS  
804 E HEATH ST  
ROCKWALL, TX 75087

CARROLL JEFFREY D ETUX  
804 STIMSON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
805 JACKSON ST  
ROCKWALL, TX 75087

KRUEGER CHARLES H & JENNY L  
805 E HEATH ST  
ROCKWALL, TX 75087

GHEEN SUE  
805 STIMSON  
ROCKWALL, TX 75087

CURRENT RESIDENT  
806 JACKSON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
806 NASH ST  
ROCKWALL, TX 75087

CONLEY JANONA & THOMAS J  
806 E. HEATH ST  
ROCKWALL, TX 75087

DIAL ALICIA  
806 STIMSON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
807 JACKSON ST  
ROCKWALL, TX 75087

MOHEDANO MARTIN  
807 E HEATH ST  
ROCKWALL, TX 75087

WORTHY SHARON ANN AND DENNIS KEITH  
807 JACKSON STREET  
ROCKWALL, TX 75087

WATERS DOUGLAS D  
807 STIMSON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
808 E HEATH ST  
ROCKWALL, TX 75087

MILBY BOBBY  
808 JACKSON ST  
ROCKWALL, TX 75087

MCCASLAND R E  
808 NASH ST  
ROCKWALL, TX 75087

SMITH JACOB CALVIN  
808 STIMSON ST  
ROCKWALL, TX 75087

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

CURRENT RESIDENT  
809 E HEATH ST  
ROCKWALL, TX 75087

ISELL KATHARINE A  
809 JACKSON ST  
ROCKWALL, TX 75087

ESTRADA JESSE L  
809 STIMSON STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
810 STIMSON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
810 E HEATH ST  
ROCKWALL, TX 75087

HUNT DENA  
810 JACKSON ST  
ROCKWALL, TX 75087

COPPAUS PHILLIP  
810 NASH ST  
ROCKWALL, TX 75087

WARDELL LUKE A  
811 E HEATH ST  
ROCKWALL, TX 75087

JOSEY TRAVIS  
811 JACKSON STREET  
ROCKWALL, TX 75087

BRIDGES ANTHONY G & LISA D  
811 STIMSON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
812 JACKSON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
812 NASH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
812 E HEATH ST  
ROCKWALL, TX 75087

KINSEY HILLARY  
812 EAST HEATH STREET  
ROCKWALL, TX 75087

WIMPEE REBECCA AND JAKE  
812 STIMSON ST  
ROCKWALL, TX 75087

GULLEY STAN LAVERE ETUX  
813 E HEATH ST  
ROCKWALL, TX 75087

NEAL MERCY DAVID  
813 JACKSON STREET  
ROCKWALL, TX 75087

MASSEY BOBBY JOE  
813 NASH ST  
ROCKWALL, TX 75087

BIRD MICHAEL EDWIN  
813 STIMSON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
814 JACKSON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
814 E HEATH ST  
ROCKWALL, TX 75087

LIDE BRYAN D & CARROLL D  
814 NASH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
815 NASH ST  
ROCKWALL, TX 75087

HODGES BRIAN CODY & CHRISTY MICHELLE  
815 E HEATH ST  
ROCKWALL, TX 75087

WEISS WILLIAM RODGERS  
815 JACKSON ST  
ROCKWALL, TX 75087

REYNOLDS ALAN J & ALANA B  
815 N 8TH ST  
GROVER BEACH, CA 93433

ROSS THOMAS D II  
815 STIMSON STREET  
ROCKWALL, TX 75087

NICHOLS CORY  
816 E HEATH ST  
ROCKWALL, TX 75087

LEROY RAYMOND  
816 JACKSON ST  
ROCKWALL, TX 75087

DAVIS MARY FRANCINE  
816 NASH ST  
ROCKWALL, TX 75087

RODRIGUEZ PAULA CANDACE  
817 E HEATH STREET  
ROCKWALL, TX 75087

GARZA YOLANDA & JUAN  
817 JACKSON ST  
ROCKWALL, TX 75087

CAMPBELL JIMMY  
817 NASH ST  
ROCKWALL, TX 75087

TELFORD JEFFREY BRYANT AND KEISHA L  
817 STIMSON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
818 NASH ST  
ROCKWALL, TX 75087

HOLLAND ANN  
818 E HEATH ST  
ROCKWALL, TX 75087

MOORE MIRIAM  
819 E HEATH ST  
ROCKWALL, TX 75087

PETERSON DALE ETUX JANIE  
819 JACKSON ST  
ROCKWALL, TX 75087

FREEMAN DARLENE KING  
819 NASH STREET  
ROCKWALL, TX 75087

MILLER JOHN G & MARIANNE S  
819 STIMSON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
820 HEATH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
820 NASH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
821 NASH ST  
ROCKWALL, TX 75087

GRANBERRY COYCE  
821 E HEATH ST  
ROCKWALL, TX 75087

FLETCHER DONNA G  
821 JACKSON ST  
ROCKWALL, TX 75087

MCCOY WREY A & RHONDA L  
821 STIMSON ST  
ROCKWALL, TX 75087

STONE CREEK PHASE 8 LTD  
8214 WESTCHESTER DR 0  
DALLAS, TX 75225

WINDSOR HOMES CUMBERLAND LLC  
8214 WESTCHESTER DR 0  
DALLAS, TX 75225

SMALL JESSICA RAELYN  
822 NASH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
823 JACKSON ST  
ROCKWALL, TX 75087

MCCASLAND KENNETH W ET UX  
823 NASH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
824 HEATH ST  
ROCKWALL, TX 75087

BICKEL JAMES R & CONNIE L  
824 NASH ST  
ROCKWALL, TX 75087

DOOLEY THOMAS W  
825 NASH ST  
ROCKWALL, TX 75087

POSEY SUE ELLEN  
826 NASH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
827 NASH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
828 HEATH ST  
ROCKWALL, TX 75087

WOODARD EMILY E AND BRACY  
828 NASH ST  
ROCKWALL, TX 75087

SEABOLT MARY LOUISE  
829 NASH  
ROCKWALL, TX 75087

ROACH KEITH & CHRISTINE  
830 GLENMORE CT  
ROCKWALL, TX 75087

STEWART IRIS J  
830 NASH STREET  
ROCKWALL, TX 75087

MCCLAIN LOUETTA  
8309 TURNBERRY ST  
ROWLETT, TX 75089

FELDMAN HAROLD  
831 NASH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
832 WILLIAMS ST  
ROCKWALL, TX 75087

JACOBSEN RICHARD S JR & PENNY A  
832 COUNTY ROAD 1120  
CUMBY, TX 75433

BAGWELL LAURA  
832 NASH STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
834 NASH ST  
ROCKWALL, TX 75087

RANDALL ROBERT S & SHERY B  
835 HIGH COTTON LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
836 HEATH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
840 HEATH ST  
ROCKWALL, TX 75087

HOUCHIN ZACHARY  
840 NASH ST  
ROCKWALL, TX 75087

CASTORENA SHARON L  
8402 CAPRICORN DR  
UNIVERSAL CITY, TX 78148

DOTSON DUNCAN L & DOLORES J  
841 HIGH COTTON LN  
ROCKWALL, TX 75087

MINCE RANDY JOE & RHONDA LYNN  
844 HIGH COTTON LN  
ROCKWALL, TX 75087

WAY FAMILY TRUST  
8441 S FM ROAD 549  
ROCKWALL, TX 75032

MOORE WORTH INVESTMENTS LLC  
8445 FREEPORT PKWY O  
IRVING, TX 75063

BISHOP JOHN & AUDREY K  
845 REDWOOD TRL  
ROCKWALL, TX 75087

WEAVER BONNIE & SCOTT  
847 HIGH COTTON LN  
ROCKWALL, TX 75087

ACKENBACK SPENCER AND HEATHER LYNN  
SCHAMBER  
847 WEST FM 1564  
GREENVILLE, TX 75402

CHUNG WON S & HYE Y  
850 HIGH COTTON LN  
ROCKWALL, TX 75087

MCGEE JEFFRY S & DONNA L  
851 WISPERWOOD DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
853 HIGH COTTON LN  
ROCKWALL, TX 75087

CONFIDENTIAL  
853 REDWOOD TR  
ROCKWALL, TX 75087

LAIN JACOB & SARAH  
856 HIGH COTTON LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
857 WISPERWOOD DR  
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT  
859 HIGH COTTON LANE  
ROCKWALL, TX 75087

GOUSE STEPHEN M  
859 REDWOOD TRAIL  
ROCKWALL, TX 75087

COTTI MICHAEL A  
862 HIGH COTTON LANE  
ROCKWALL, TX 75087

WHITAKER BRENT L & RHODENA Y  
863 WISPERWOOD DR  
ROCKWALL, TX 75087

HOPEWELL MARILYN E  
865 HIGH COTTON LN  
ROCKWALL, TX 75087

HOLMAN DAVID AND JULIE  
865 REDWOOD TRL  
ROCKWALL, TX 75087

CSH 2016-2 BORROWER LLC  
8665 EAST HARTFORD DR O  
SCOTTSDALE, AZ 85255

SWH 2017-1 BORROWER LP  
8665 EAST HARTFORD DRIVE O  
SCOTTSDALE, AZ 85255

PETERSON MIRIAM P & RONALD S  
869 WISPERWOOD DR  
ROCKWALL, TX 75087

MCKNIGHT SCOTT A & KAY A  
871 HIGH COTTON LN  
ROCKWALL, TX 75087

SNIDER DAVID M & DEBORAH  
871 REDWOOD TRL  
ROCKWALL, TX 75087

LOPEZ JOSE DEJESUS  
8727 FOREST HILL BLVD  
DALLAS, TX 75218

SMITH SUSAN  
875 WHISPERWOOD  
ROCKWALL, TX 75087

MCKINNEY ROBERT A & JENNIFER J  
877 HIGH COTTON LN  
ROCKWALL, TX 75087

TIPPIE ANGELA G  
877 REDWOOD TRAIL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
880 FM1141  
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C  
880 IVY LN  
ROCKWALL, TX 75087

MERITAGE HOMES OF TEXAS LLC  
8840 CYPRESS WATERS BLVD O  
COPPELL, TX 75019

BLY DANIEL S & KELLY JM  
887 MIDNIGHT PASS  
ROCKWALL, TX 75087

BIRKENBACK WILLIAM R & PRISCILLA L  
893 MIDNIGHT PASS  
ROCKWALL, TX 75087

HACKENBRACHT JAY S & JANINE  
896 MIDNIGHT PASS  
ROCKWALL, TX 75087

DALESSIO JEFFREY M & SUZANNE  
897 MIDNIGHT PASS  
ROCKWALL, TX 75087

OWENS MARK D  
900 CEDAR SHORES DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
900 N JOHN KING BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
901 WILLIAMS ST  
ROCKWALL, TX 75087

SHIPLEY MICHAEL R & LOUELLEN E  
901 MIDNIGHT PASS  
ROCKWALL, TX 75087

CHARBONNEAU BRUCE J & JOCELYN E  
901 SETTING SUN COURT  
ROCKWALL, TX 75087

ESTILL JAMES G JR & DIANA M  
902 SETTING SUN COURT  
ROCKWALL, TX 75087

STANLEY STEVEN AND ROBIN  
905 IVY LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
906 MIDNIGHT PASS  
ROCKWALL, TX 75087

ZOMER SHEANICIA  
907 MIDNIGHT PASS  
ROCKWALL, TX 75087

DRABBLE ASHLEY L & JUSTIN K  
907 SETTING SUN COURT  
ROCKWALL, TX 75087

CONFIDENTIAL  
907 WISPERWOOD DRIVE  
ROCKWALL, TX 75032

OVERSTREET LUCAS & JESSICA L  
908 SETTING SUN COURT  
ROCKWALL, TX 75087

BLAGAILA EMANUEL & DORCA  
9115 PEBBLE FIELD WAY  
SACRAMENTO, CA 95829

CURRENT RESIDENT  
912 MIDNIGHT PASS  
ROCKWALL, TX 75087

TATE KATRINA  
912 MIDNIGHT PASS  
ROCKWALL, TX 75087

PATINO ALVARO  
912 WISPERWOOD DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
913 MIDNIGHT PASS  
ROCKWALL, TX 75087

AMMERMAN ERIC R & LAUREN D  
913 SETTING SUN COURT  
ROCKWALL, TX 75087

MCKEEVER RANDY L & TERRI L  
913 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

LINDSEY TIFFANY MICHELE & CHRISTOPHER G  
914 SETTING SUN COURT  
ROCKWALL, TX 75087

CONFIDENTIAL  
917 DOGWOOD LANE  
ROCKWALL, TX 75087

SCRIBNER PATRICIA A  
918 E GRUBB DR  
MESQUITE, TX 75149

BUCKHALTER ASHLEY  
918 MIDNIGHT PASS  
ROCKWALL, TX 75087

MENCHACA EDWARD L  
919 MIDNIGHT PASS  
ROCKWALL, TX 75087

ROLLINS DESTINEE AND SEAN  
919 SETTING SUN COURT  
ROCKWALL, TX 75087

JELIC ANTHONY M & MOLLY A  
919 WISPERWOOD DR  
ROCKWALL, TX 75087

THREADGILL KATE LATHAM AND BRADLEY  
SCOTT  
920 DOGWOOD LN  
ROCKWALL, TX 75087

KING WENDELL D JR AND KIMBERLY A  
920 SETTING SUN COURT  
ROCKWALL, TX 75087

TIMIS MARIA R & DANUT  
920 WHISPERWOOD DR  
ROCKWALL, TX 75087

HCL PROPERTIES LLC  
921 CHESTNUT LN  
ROCKWALL, TX 75087

ANCHONDO OMAR & ENEDINA  
923 DOGWOOD LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
924 MIDNIGHT PASS  
ROCKWALL, TX 75087

VENTURA MIRNA JUDITH  
925 MIDNIGHT PASS  
ROCKWALL, TX 75087

DONAHOE JOHN M & KATHRINE E  
925 N GOLIAD ST  
ROCKWALL, TX 75087

DUREN JAMES A & RYNN R  
925 SETTING SUN COURT  
ROCKWALL, TX 75087

FOWLER ROBERT M  
925 WISPERWOOD DR  
ROCKWALL, TX 75087

PLOWMAN BRENDA  
926 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
927 FM1141  
ROCKWALL, TX 75087

ARREDONDO MARCELINO & CAROLYN  
928 DOGWOOD LANE  
ROCKWALL, TX 75087

TATE NATHAN A AND LAURA S AND  
O  
928 WILLIAMS ST  
ROCKWALL, TX 75087

HUBERTUS PATRICK D & PATRICIA A  
929 DOGWOOD LN  
ROCKWALL, TX 75087

HERRERA ROBERT JOSEPH & SYLVIA  
930 MIDNIGHT PASS  
ROCKWALL, TX 75087

SINGLETON ROY LEE SR & LINDA D  
930 WILLIAMS ST  
ROCKWALL, TX 75087

GETZ STEPHEN AND MELISSA SWIFT  
931 MIDNIGHT PASS  
ROCKWALL, TX 75087

EIGER STEVEN & ARLENE  
931 SETTING SUN COURT  
ROCKWALL, TX 75087

PAUL TIMOTHY  
931 WISPERWOOD DR  
ROCKWALL, TX 75087

PETTETT JUDITH  
932 WHISPERWOOD DRIVE  
ROCKWALL, TX 75087

CANTRELL JANET SUE  
932 WILLIAMS ST  
ROCKWALL, TX 75087

SHOUSE JACKYE L JR AND CHRISTINA A  
CHRISTESON  
934 WILLIAMS STREET  
ROCKWALL, TX 75087

TRIPODI JOSEPH & MARIE  
935 DOGWOOD LANE  
ROCKWALL, TX 75087

OWENS JEFFERY ALLEN  
936 DOGWOOD LANE  
ROCKWALL, TX 75087

IVEY GREGORY JUSTIN & ERIN K  
936 MIDNIGHT PASS  
ROCKWALL, TX 75087

GILL SCOTT THOMAS & ANGELA R  
936 WILLIAMS ST  
ROCKWALL, TX 75087

MOORE JOSEPH & PATRICIA E  
937 MIDNIGHT PASS  
ROCKWALL, TX 75087

SPADE LESLIE & TERESA  
937 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

SANCHEZ BEATRICE RAQUEL  
938 WILLIAMS STREET  
ROCKWALL, TX 75087

INGRAM TURHAN JR AND MELISSA MICHELLE  
COPPEDGE  
938 WISPERWOOD  
ROCKWALL, TX 75087

SPILLMAN JAMES T  
940 WILLIAMS ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
941 DOGWOOD LN  
ROCKWALL, TX 75087

CONFIDENTIAL  
942 MIDNIGHT PASS  
ROCKWALL, TX 75087

DEITELBAUM SAMUEL E  
943 MIDNIGHT PASS  
ROCKWALL, TX 75087

MICHALENKO WILLIAM J JR  
943 WISPERWOOD DR  
ROCKWALL, TX 75087

HOLBROOK ALAN E  
944 DOGWOOD LANE  
ROCKWALL, TX 75087

VELA PATTI D & JOSE F JR  
944 WISPERWOOD DR  
ROCKWALL, TX 75087

NEXT GENERATION BLESSINGS LLC  
947 DOGWOOD LANE  
ROCKWALL, TX 75087

BURCHYETT JAMES T  
948 MIDNIGHT PASS  
ROCKWALL, TX 75087

WILSON CHRISTINE AKA CHRISTINE ANN  
WILSON  
949 MIDNIGHT PASS  
ROCKWALL, TX 75087

PIETRYKOWSKI RICHARD & JEAN  
949 WISPERWOOD DR  
ROCKWALL, TX 75087



CURRENT RESIDENT  
950 WILLIAMS ST  
ROCKWALL, TX 75087

SHINN THEODORE L JR & LAURA L  
950 WISPERWOOD DR  
ROCKWALL, TX 75087

RUSO JOHN JR & VIRGINIA K  
953 DOGWOOD LN  
ROCKWALL, TX 75087

ROEHRIG KYLE  
954 MIDNIGHT PASS  
ROCKWALL, TX 75087

PEVELER LISA H  
955 MIDNIGHT PASS  
ROCKWALL, TX 75087

TADLOCK JERRY  
955 WISPERWOOD DR  
ROCKWALL, TX 75087

STOVALL ANDREW D  
956 DOGWOOD LN  
ROCKWALL, TX 75087

INSUASTE GEORGE & LAURA LEE  
956 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

MILAZZO DENNIS M & SHELLY A  
959 DOGWOOD LANE  
ROCKWALL, TX 75087

PALMER NEAL H & KIMBERLY A  
961 MIDNIGHT PASS  
ROCKWALL, TX 75087

MAGGIO CHARLES L  
961 WISPERWOOD DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
962 WISPERWOOD DR  
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP  
963 W YELLOW JACKET LN  
ROCKWALL, TX 75087

RANDA BARTON HANCE LIVING TRUST AND  
O  
963 W YELLOW JACKET LN O  
ROCKWALL, TX 75087

CURRENT RESIDENT  
964 DOGWOOD LN  
ROCKWALL, TX 75087

YARBOROUGH JAMES AND CONNIE  
965 DOGWOOD LANE  
ROCKWALL, TX 75087

TALENT MONTE DEWAYNE & SHERRY LEA  
967 SHADY LANE DR  
ROCKWALL, TX 75087

LARSEN MICHAEL & NANCY  
967 WISPERWOOD DR  
ROCKWALL, TX 75087

HENSON JAMES A & PATRICIA  
968 MIDNIGHT PASS  
ROCKWALL, TX 75087

WALTHALL TERRY & MARCIA  
968 WISPERWOOD DR  
ROCKWALL, TX 75087

DESMOND BRIAN G  
971 DOGWOOD LN  
ROCKWALL, TX 75087

PETERSON JUSTIN H & LAURA C REVOCABLE  
LIVING TRUST  
9710 OCTOBER GLORY LN  
ROWLETT, TX 75089

TOMLINSON MICHAEL P AND  
O  
972 DOGWOOD LN  
ROCKWALL, TX 75087

VASQUEZ MARIANA  
973 SHADY LANE  
ROCKWALL, TX 75087

FUDGE GERALD L & DENISE B  
973 WISPERWOOD DR  
ROCKWALL, TX 75087

KIRCHENBAUER BRYAN P  
974 MIDNIGHT PASS  
ROCKWALL, TX 75087

HILL HEATH D & JENNIFER S  
974 STARLIGHT PL  
ROCKWALL, TX 75087

BARICHIVICH BEN  
974 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

DANIEL JASON  
975 MIDNIGHT PASS  
ROCKWALL, TX 75087

CRAWFORD MICHAEL & MARY  
975 N ALAMO RD  
ROCKWALL, TX 75087

YOUNG WILLIAM D & BARBARA G  
977 DOGWOOD LN  
ROCKWALL, TX 75087

BAILEY TAMARA N  
979 SHADY LANE DRIVE  
ROCKWALL, TX 75087

HUBBARD BRANDON & SARAH CHRISTINE  
979 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

LE VU T  
980 DOGWOOD LANE  
ROCKWALL, TX 75087

HERNDON JEFFREY C & CYNTHIA B  
980 MIDNIGHT PASS  
ROCKWALL, TX 75087

SHARP MARCUS & STELLA  
980 STARLIGHT PL  
ROCKWALL, TX 75087

FAIN BRIAN DAVID AND ELISABETH A  
980 WISPERWOOD DRIVE  
ROCKWALL, TX 75087

RENDON LETICIA  
981 MIDNIGHT PASS  
ROCKWALL, TX 75087

HOLST GRACE ELOISE & THOMAS H  
983 DOGWOOD LN  
ROCKWALL, TX 75087

D'ALESSIO LAWRENCE M AND TEEO A  
983 STARLIGHT PL  
ROCKWALL, TX 75087

BROOKS MELVIL & KIMBERLEY  
985 REDWOOD TRL  
ROCKWALL, TX 75087

GILMAN LANI  
985 SHADY LANE DRIVE  
ROCKWALL, TX 75087

MCGUIRE PHYLLIS J  
985 WISPERWOOD DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
986 MIDNIGHT PASS  
ROCKWALL, TX 75087

JOLICOEUR KEVIN P AND SAMANTHA  
986 SHADY LANE  
DRIVE, TX 75087

KEIFER R MATTHEW & KRISTEN C  
986 STARLIGHT PL  
ROCKWALL, TX 75087

MEYER KENNETH B & JENNIFER C  
987 MIDNIGHT PASS  
ROCKWALL, TX 75087

HAYS ALAN & JERRY LYNN  
987 SAFFLOWER CT  
ROCKWALL, TX 75087

CONFIDENTIAL  
988 DOGWOOD LN  
ROCKWALL, TX 75087

MOSELEY PATRICIA M  
988 REDWOOD TR  
ROCKWALL, TX 75087

COUCH JULIE MARIE  
988 SAFFLOWER CT  
ROCKWALL, TX 75087

CURRENT RESIDENT  
989 DOGWOOD LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
991 STARLIGHT PL  
ROCKWALL, TX 75087

BYRD NICHOLAS W & KAARINA F  
991 REDWOOD TRL  
ROCKWALL, TX 75087

PITTMAN JAMES F & ABBEY  
991 SHADY LANE DRIVE  
ROCKWALL, TX 75087

ZELADA WILLIAM N & JAEI  
992 MIDNIGHT PASS  
ROCKWALL, TX 75087

CARTER ROY F III AND CHARYSSE K  
992 SHADY LANE DR  
ROCKWALL, TX 75087

POMROY SHAWN AND PATRICIA  
992 STARLIGHT PL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
993 MIDNIGHT PASS  
ROCKWALL, TX 75087

LOPEZ THEODORE LOUIS AND CHERYL MILISA  
994 REDWOOD TR  
ROCKWALL, TX 75087

DRYER MATTHEW J AND LISA  
994 SAFFLOWER COURT  
ROCKWALL, TX 75087

WILKE ANDREW D  
995 SAFFLOWER CT  
ROCKWALL, TX 75087

CONFIDENTIAL  
997 REDWOOD TRL  
ROCKWALL, TX 75087

KUKUWICH WENDEE E & LEE D GRIFFIN  
997 SHADY LANE DRIVE  
ROCKWALL, TX 75087

RARDON WALLY G AND CELE C  
998 SHADY LANE DR  
ROCKWALL, TX 75087

GUNDERSON CHRISTOPHER AND DIANA  
998 STARLIGHT PL  
ROCKWALL, TX 75087

ARP 2014-1 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 0  
AGOURA HILLS, CA 91301

AMERICAN RESIDENTIAL LEASING COMPANY LLC  
ATTN: PROPERTY TAX DEPARTMENT 0  
AGOURA HILLS, CA 91301

AMH 2014-3 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 0  
AGOURA HILLS, CA 91301

FEDERAL HOME LOAN MORTGAGE  
CORPORATION  
0  
BAC HOME LOANS SERVICING LP 0  
PLANO, TX 75024

WIMPEE JANIE K LIFE ESTATE  
0  
JOE E WIMPEE AND JERRY M WIMPEE 0  
FAYETTEVILLE, AR 72701

ROCKWALL COUNTY HELPING HANDS INC  
P O BOX 375  
ROCKWALL, TX 75087

AMERICAN NATIONAL BANK OF TEXAS  
0  
P O BOX 40  
TERRELL, TX 75160

VENETO HOLDINGS LLC  
P. O. BOX 2379  
CHANDLER, AZ 85244

YEN GERRY  
P. O. BOX 8  
LOS ALTOS, CA 94023

CONFIDENTIAL  
PO BOX 1112  
ROCKWALL, TX 75087

MURDOCK MARK AND EDITH  
PO BOX 1393  
ROCKWALL, TX 75087

BUDDY AND ALICIA MORAHAN LIVING TRUST  
0  
PO BOX 140795  
DALLAS, TX 75214

SHUGART MELODY S  
PO BOX 1491  
ROCKWALL, TX 75087

GARRLANG PROPERTIES LLC  
PO BOX 1503  
ROCKWALL, TX 75087

WORTHY SHARON ANN & DENNIS KEITH  
PO BOX 1656  
ROCKWALL, TX 75087

TAYLOR JAREN & EMILY  
PO BOX 1793  
ROCKWALL, TX 75087

VICENTI RUBY E  
PO BOX 202  
ROCKWALL, TX 75087

GRANT LIVING TRUST  
0  
PO BOX 2067  
SUNNYVALE, CA 94087

SMALL JOHN AND ANN  
PO BOX 218  
ROCKWALL, TX 75087

CLINE JAMES D AND LILLIAN R  
PO BOX 2331  
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD  
0  
PO BOX 2769  
WEATHERFORD, TX 76086

EAGLE SEIKI SALES LTD  
0  
PO BOX 2769  
WEATHERFORD, TX 76086

ROCKWALL ASSEMBLY OF GOD  
0  
PO BOX 33  
ROCKWALL, TX 75087

PEOPLES BILLY W  
PO BOX 35  
ROCKWALL, TX 75087

WHITTLE ROBERT S  
PO BOX 369  
ROCKWALL, TX 75087

WHITTLE ROBERT S  
PO BOX 369  
ROCKWALL, TX 75087

CUNNINGHAM BUDDY A & CATHEY L  
REVOCABLE LIVING TRUST  
PO BOX 96  
ROYSE CITY, TX 75189

STATE ROAD PARK  
ROCKWALL TX 75087  
, 00000

FOERSTER ELWYNNE ANN  
0  
ROCKWALL, TX 75087

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

FOERSTER ELWYNNE ANN  
323 ELM DR  
ROCKWALL, TX 75087

POWELL LAURA LEE  
AKA LAURA LEE KONRATH  
1233 BLUE BROOK DRIVE  
ROCKWALL, TX 75087

BUDDY AND ALICIA MORAHAN LIVING TRUST  
ALICIA MORAHAN- TRUSTEE  
PO BOX 140795  
DALLAS, TX 75214

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

CONFIDENTIAL  
ANDREA M DUFF  
1285 CRESCENT COVE DRIVE  
ROCKWALL, TX 75087

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

AMERICAN NATIONAL BANK OF TEXAS  
ATT TINA NORRIS  
P O BOX 40  
TERRELL, TX 75160

ROCKWALL PROPERTY CORP  
ATTN:BILL BRICKER  
305 PARK PLACE BLVD  
ROCKWALL, TX 75087

PHAM AUBREE E AND  
BAO D PHAM  
1134 WHISPERING GLEN  
ROCKWALL, TX 75087

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

QUAIL RUN VALLEY OWNERS ASSOC  
C/O ASSURED MGT INC  
2500 LEGACY DR STE 220  
FRISCO, TX 75034

FEDERAL HOME LOAN MORTGAGE CORP  
C/O BANK OF AMERICA, N.A. AS SUCCESSOR BY  
MERGER TO  
BAC HOME LOANS SERVICING LP 7105  
CORPORATE DRIVE  
PLANO, TX 75024

ROCKWALL ASSEMBLY OF GOD  
C/O DAVID SPIEGEL  
PO BOX 33  
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD  
C/O ELIZABETH BURKS  
PO BOX 2769  
WEATHERFORD, TX 76086

EAGLE SEIKI SALES LTD  
C/O ELIZABETH BURKS  
PO BOX 2769  
WEATHERFORD, TX 76086

COLE HC ROCKWALL TX LLC  
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN  
LEGAL DEPT.  
3150 HORIZON RD  
ROCKWALL, TX 75032

LAKEVIEW SUMMIT HOMEOWNERS  
ASSOCIATION  
C/O VCM, INC.  
5757 ALPHA ROAD SUITE 680  
DALLAS, TX 75240

CARUTH RIDGE EST HOMEOWNERS ASSOC INC  
C/O VISION COMMUNITIES MANAGEMENT INC  
5757 ALPHA RD STE 680  
DALLAS, TX 75240

ANTHONY KENDRA AND  
CASSAR JEAN  
1209 WATERS EDGE DR  
ROCKWALL, TX 75087

RUSHING BRIAN AND  
CHANEL KENTOPP  
705 NASH ST  
ROCKWALL, TX 75087

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

MILLIGAN FAMILY TRUST  
CHARLES E MILLIGAN AND CARLA A MILLIGAN  
TRUSTEES  
1485 BRITTANY WAY  
ROCKWALL, TX 75087

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

PINILLA EDGAR ARMANDO AND  
CLAUDIA FERNANDA DELGADO  
1193 HIGHBLUFF LN  
ROCKWALL, TX 75087

ARELLANO JESUS L &  
CYNTHIA A HERRERA  
706 NASH ST  
ROCKWALL, TX 75087

ZOLMAN ADAM DAVID AND  
DARBY ZOLMAN  
210 DARRIN DRIVE  
ROCKWALL, TX 75087

TATE NATHAN A AND LAURA S AND  
DARLENE SINGLETON  
928 WILLIAMS ST  
ROCKWALL, TX 75087

TOMASINO JUAN C &  
DEIDRA LOVEJOY  
448 SONOMA DR  
ROCKWALL, TX 75087

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

STRAIGHT JOSEPH &  
ELENA M  
1236 MEMORIAL DR  
ROCKWALL, TX 75087

ABEBE YARED AND  
FIREHIWOT D MULUGETA  
1205 HIGHBLUFF LN  
ROCKWALL, TX 75087

FRIETZE CARL M JR  
FLORANGELA KORNAFEL  
1029 FANNIN  
ROCKWALL, TX 75087

THE JOLLY FAMILY LIVING TRUST  
G RANDAL JOLLY AND ANDREA K JOLLY,  
TRUSTEES  
1338 CRESCENT COVE DRIVE  
ROCKWALL, TX 75087

WILCOXSON CHRISTY R AND  
GORDY R & PAMELA F NIX  
1207 HAMPTON BAY DRIVE  
ROCKWALL, TX 75087

GARCIA ESTEBAN AND  
IDALIA RIVERA M  
7215 HALIFAX PL  
SPRINGFIELD, VI 22150

CHAPMAN CHRISTOPHER G AND  
JAMES K CHAPMAN  
3131 S HASKELL AVE  
DALLAS, TX 75223

HUGHES FAMILY LIVING TRUST  
JEFFREY J AND LAURA V HUGHES TRUSTEE'S  
1038 MOUNTAIN LAKE DRIVE  
ROCKWALL, TX 75087

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

PHILPOTT BILLY D AND  
JERRY J FUSSELL  
1420 RAPIDS COURT  
ROCKWALL, TX 75087

DANG DUNG T AND  
JESSICA PHAN  
1350 CALISTOGA DR  
ROCKWALL, TX 75087

REDDY FAMILY REVOCABLE TRUST  
JOHN PATRICK REDDY AND CONNINE BURKHART  
REDDY, TRUSTEES  
1515 LOCHNESS COURT  
ROCKWALL, TX 75087

PULERA JOHN TRUST  
JOHN PULERA TRUSTEE  
110 AGAVE  
LAKE FOREST, CA 92630

BARLOW CHRISTOPHER CARTER AND  
JULIE ANN MATUSZ  
1453 BRITTANY WAY  
ROCKWALL, TX 75087

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

DUNCAN GREGORY LYN &  
KATHERINE ELIZABETH POPE  
1068 WISPERWOOD DR  
ROCKWALL, TX 75087

RANDA BARTON HANCE LIVING TRUST AND  
LARRY HANCE  
963 W YELLOW JACKET LN APT 107  
ROCKWALL, TX 75087

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

LOK JAMES S H & JANE F L TRUSTEES  
LOK FAMILY TRUST  
3926 KINGRIDGE DR  
SAN MATEO, CA 94403

HAYWORTH AMY AND  
LYNN ROBINSON  
1468 RED WOLF DR  
ROCKWALL, TX 75087

PAQUIN CHRIS  
MANDY WELCHER  
1432 BRITTANY WAY  
ROCKWALL, TX 75087

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

GARRETT JAY A &  
MARLENE M  
1330 CALISTOGA DR  
ROCKWALL, TX 75087

DENNIS MARVIN J TRUSTEE  
MARVIN J DENNIS TRUST DATED APRIL 14,2010  
1209 N GOLIAD ST  
ROCKWALL, TX 75087

TOMLINSON MICHAEL P AND  
MEREDITH L KANE  
972 DOGWOOD LN  
ROCKWALL, TX 75087

STEWART FAMILY LIVING TR  
MICHAEL H & NELDA A STEWART TRUSTEES  
1442 PILGRIM  
ROCKWALL, TX 75087

BARRERA DUSTIN AND  
NATALIE BARRERA  
1226 BAY LINE DRIVE  
ROCKWALL, TX 75087

CHIRRICK FAMILY TRUST  
NICHOLAS E. CHIRRICK, TRUSTEE AND JANET L.  
CHIRRICK, TRUSTEE  
1035 MOUNTAIN LAKE DR  
ROCKWALL, TX 75087

WILLIAMS THOMAS MICHAEL AND  
PANSY ANITA WILLIAMS  
1504 BRITTANY WAY  
ROCKWALL, TX 75087

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

BREWER PATRICIA E TRUSTEE OF  
PATRICIA E BREWER REVOCABLE LIVING TRUST  
801 STIMSON STREET  
ROCKWALL, TX 75087

GRANT LIVING TRUST  
PATRICK & GILDA GRANT TRUSTEES  
PO BOX 2067  
SUNNYVALE, CA 94087

PHILLIP SUMA C AND  
PHILLIP MAMMEN  
1147 WHISPERING GLN  
ROCKWALL, TX 75087

BERGER JM AND  
PR JOHNSON  
1268 BAY LINE DRIVE  
ROCKWALL, TX 75087

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

WIMPEE JANIE K LIFE ESTATE  
RICHARD D WIMPEE AND JUDY A HARRIS AND  
JOE E WIMPEE AND JERRY M WIMPEE 704 E  
MAPLE ST  
FAYETTEVILLE, AR 72701

HARVEY DERICK AND  
RICK HARVEY AND VICKI HARVEY AND APRIL  
MARIE HARVEY  
1266 HIGHBLUFF LN  
ROCKWALL, TX 75087

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

STANDARD FAMILY TRUST  
ROBERT A & SHIRLEY M STANDARD TRUSTEE  
2750 S NOLINA PL  
CHANDLER, AZ 85286

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

FONTENLA NICHOLAS N  
RORY M FONTENLA  
1377 CALISTOGA DR  
ROCKWALL, TX 75087

MITCHELL KELLI A &  
RYAN S WENZEL  
207 CODY PL  
ROCKWALL, TX 75087

SANDRA PRICE TRUSTEE  
SANDRA PRICE REVOCABLE LIVING TRUST  
1453 RED WOLF DR  
ROCKWALL, TX 75087

HAYS REVOCABLE MANAGEMENT TRUST  
STANLEY E & SUSAN N HAYS CO TRUSTEES  
555 LONE RIDER CT  
ROCKWALL, TX 75087

MILLER TOBY M &  
TAMY J STIVES  
436 SONOMA DR  
ROCKWALL, TX 75087

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

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

BINGHAM RACHEL C AND  
THOMAS S BINGHAM & SHARON E BINGHAM  
1065 HAMPTON BAY DRIVE  
ROCKWALL, TX 75087

NICHOLS DANIEL AND  
TIFFANY E RUSHING  
703 NASH ST  
ROCKWALL, TX 75087

DOBSON KATHERINE C AND  
VERNON A RICHEY JR  
1361 WHITE WATER LN  
ROCKWALL, TX 75087

JOHNSON ROBERT AND  
VIRGINIA LEE  
1040 HIGH COTTON LN  
ROCKWALL, TX 75087

PEOPLES CHRISTINA AND ASHLEY ELIZABETH  
GHEEN GANDY AND  
WILLIAM TAYLOR GHEEN  
220 JOE WHITE STREET  
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

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

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

HPA BORROWER 2018-1 MS LLC  
180 N STETSON AVE SUITE 3650  
CHICAGO, IL 60601

HP TEXAS I LLC DBA HPA TX LLC  
180 NORTH STETSON AVENUE SUITE 3650  
CHICAGO, IL 60601

MEGATEL HOMES LLC  
1800 VALLEY VIEW LANE SUITE 400  
FARMERS BRANCH, TX 75234

CERBERUS SFR HOLDINGS, L.P.  
1850 PARKWAY PLACE SUITE 900  
MARIETTA, GA 30067

DALTON MELLONIE MCCROAN  
215 RIVER FERN AVE APT 2420  
GARLAND, TX 75040

COSLEY STEVEN M  
25129 THE OLD ROAD STE 105  
STEVENSON RANCH, CA 91381

RACK PARTNERS LTD  
3021 RIDGE RD SUITE A PMB #131  
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC  
30601 AGOURA RD SUITE 200  
AGOURA HILLS, CA 91301

RWLADERA LLC  
361 W BYRON NELSON BLVD SUITE 104  
ROANOKE, TX 76262

REBAC OF ROCKWALL, LLC  
6000 UNIVERSITY AVE STE 350  
WEST DES MOINES, IA 50266

GOLIAD REAL ESTATE LLC  
7700 EASTERN AVENUE SUITE 705  
DALLAS, TX 75209

STONE CREEK PHASE 8 LTD  
8214 WESTCHESTER DR SUITE 710  
DALLAS, TX 75225

WINDSOR HOMES CUMBERLAND LLC  
8214 WESTCHESTER DR SUITE 710  
DALLAS, TX 75225

MOORE WORTH INVESTMENTS LLC  
8445 FREEPORT PKWY SUITE 175  
IRVING, TX 75063

CSH 2016-2 BORROWER LLC  
8665 EAST HARTFORD DR SUITE 200  
SCOTTSDALE, AZ 85255

SWH 2017-1 BORROWER LP  
8665 EAST HARTFORD DRIVE SUITE 200  
SCOTTSDALE, AZ 85255

MERITAGE HOMES OF TEXAS LLC  
8840 CYPRESS WATERS BLVD SUITE 100  
COPPELL, TX 75019

ARP 2014-1 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 30601  
AGOURA ROAD, SUITE 200PT  
AGOURA HILLS, CA 91301

AMERICAN RESIDENTIAL LEASING COMPANY LLC  
ATTN: PROPERTY TAX DEPARTMENT 30601  
AGOURA ROAD, SUITE 200PT  
AGOURA HILLS, CA 91301

AMH 2014-3 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 30601  
AGOURA ROAD, SUITE 200PT  
AGOURA HILLS, CA 91301



## Miller, Ryan

---

**From:** Att <markfake@att.net>  
**Sent:** Tuesday, September 3, 2019 1:11 PM  
**To:** Miller, Ryan  
**Subject:** Re: Case #Z2019-018:Amendment to Planned Development District 5 (PD-5)

I would agree to a five foot change, but not any more.

Thanks,

Mark

Sent from my iPhone

> On Sep 3, 2019, at 12:22 PM, Miller, Ryan <RMiller@rockwall.com> wrote:

>

> Mark ... The property is currently entitled and platted for 36 single-family homes. The lots are a minimum of 50-feet wide. According to the applicant, since they can not provide a J-Swing or Traditional Swing garage configuration on a lot that is less than 60-feet wide, they would like the flexibility to provide several different front entry products. Since this does not meet the zoning requirements they are required to go through a zoning amendment. As a compensatory measure the applicant is proposing a 25-foot front yard building setback as opposed to the required 20-foot. This will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If you have any additional questions please let me know. Thanks.

>

> RYAN C. MILLER, AICP

> DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF

> ROCKWALL

> 972.772.6441 OFFICE

> RMILLER@ROCKWALL.COM

> 385 S. GOLIAD STREET • ROCKWALL, TX 75087

>

>

> HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION

> WEBSITE | MUNICIPAL CODE WEBSITE GIS DIVISION WEBSITE | CITY OF

> ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

>

>

> NOTES

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

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

> PUBLIC RECORD

>

> -----Original Message-----

> From: Att <markfake@att.net>

> Sent: Tuesday, September 3, 2019 12:18 PM

> To: Miller, Ryan <RMiller@rockwall.com>

> Subject: Re: Case #Z2019-018:Amendment to Planned Development District

> 5 (PD-5)

>

> That seems pretty far off the original specification. Why would they ask for such a short setback?

>  
>  
> Mark Fake  
>  
> Sent from my iPhone  
>  
>> On Sep 3, 2019, at 8:27 AM, Miller, Ryan <RMiller@rockwall.com> wrote:  
>>  
>> Mark ... I will provide your response to the City Council. With regard to the case, no additional lots or density is being added. The only thing that is being changed is the garage setback requirements. Currently, the code requires a garage to be setback a minimum of 20-feet from the front façade and the applicant is requesting to decrease this to five (5) feet. If you have any additional questions please let me know. Thanks.  
>>  
>>  
>> RYAN C. MILLER, AICP  
>> DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF  
>> ROCKWALL  
>> 972.772.6441 OFFICE  
>> RMILLER@ROCKWALL.COM  
>> 385 S. GOLIAD STREET • ROCKWALL, TX 75087  
>>  
>>  
>> HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION  
>> WEBSITE | MUNICIPAL CODE WEBSITE GIS DIVISION WEBSITE | CITY OF  
>> ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE  
>>  
>>  
>> NOTES  
>> 1: APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.  
>> 2: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME  
>> PUBLIC RECORD  
>>  
>> -----Original Message-----  
>> From: Planning  
>> Sent: Tuesday, September 3, 2019 8:23 AM  
>> To: Miller, Ryan <RMiller@rockwall.com>  
>> Subject: FW: Case #Z2019-018:Amendment to Planned Development  
>> District  
>> 5 (PD-5)  
>>  
>>  
>>  
>> -----Original Message-----  
>> From: Mark Fake [mailto:markfake@att.net]  
>> Sent: Monday, September 2, 2019 3:54 PM  
>> To: Planning <planning@rockwall.com>  
>> Cc: kimdeatonfake84@gmail.com  
>> Subject: Case #Z2019-018:Amendment to Planned Development District 5  
>> (PD-5)  
>>  
>>  
>> To: Ryan Miller, AICP

>> Director of Planning & Zoning

>>

>> From: Mark and Kim Fake

>> 1403 White Water Ln.

>> Rockwall, TX 75087

>> ph.:214-394-0827

>>

>> Mr. Miller, and City Council,

>>

>> It is difficult for me to understand the way the Amendment is worded. It states the developer wants to change the garage setback, but it is not clear as to "from what, to what?". Is it already a zero lot line, or is it proposing to go to a zero lot line?

>>

>> I am in opposition to anything that adds density to the area, beyond what has already been agreed upon. If the developer is making the change to add more residences after the fact of the original plan, then I am opposed on the grounds that it will add congestion to a growing area.

>>

>> If I am not understanding this issue, please clarify it for me.

>>

>> Thank you,

>>

>> Mark Fake

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>>

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----- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)**

Please place a check mark on the appropriate line below:

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

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

I am opposed to this development because I don't want to live near any townhomes, condos, or apartments

Name: Candace Bywater

Address: 1023 Mountain Lake Dr. Rockwall 75087

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

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

## Zoning & Specific Use Permit Input Form

### Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-018

Please place a check mark on the appropriate line below: \*

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

Please provide any additional information concerning your support or opposition to the request.

No new details are given as to what the request is asking for specifically. Zero lot lines are already the only ones in the area and I believe that the developer needs to adhere to his original word and not change this once the project is started.

### Respondent Information

Please provide your information.

### First Name \*

Josh

Last Name \*

Gard

---

Address \*

1395 bay line drive

---

City \*

Rockwall

---

State \*

Texas

---

Zip Code \*

75087

---

Email Address \*

jgard2521@yahoo.com

---

Phone Number

---

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

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**From:** [Planning](#)  
**To:** [Miller, Ryan](#)  
**Subject:** FW: Amendment to Planned Development District 5 (PD-5)  
**Date:** Wednesday, September 4, 2019 10:25:06 AM

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**From:** Keith Onsum [mailto:keithonsum@gmail.com]  
**Sent:** Wednesday, September 4, 2019 10:16 AM  
**To:** Planning <planning@rockwall.com>  
**Subject:** Amendment to Planned Development District 5 (PD-5)

Ryan Miller,

I am opposed to the request on the Z2019-018 Amendment to Planned Development District 5 (PD-5).

This is an area of bigger homes and nice neighborhoods and I believe with a zero lot line community it would decrease the value of ours.

Keith Onsum  
1415 Phelps Lake Dr  
Rockwall, TX 75087

Sent from my iPhone

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Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)

Please place a check mark on the appropriate line below:

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

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

Name: *Kenneth Whismhurst*  
Address: *1130 Hidden Lakes Way*

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

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



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

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

To Whom It May Concern:

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

**Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)**

*Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the intersection of SH-66 and FM-114, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

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



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)**

Please place a check mark on the appropriate line below:

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

Name: *Lea Ann Ewing*  
Address: *1089 Morning Star*

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

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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).

Z2019018

---

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I oppose this due to traffic impact on SH66 and FM1141 and the second order impacts to John King. Has a traffic impact study been accomplished for this development and if so what are the results of the projected traffic during rush hour? The impact on the ISD headquarters is significant, as well as the entrance to Helping Hands. This is a very bad plan with no good resolution. The high-density housing must NOT be allowed here.

---

## Respondent Information

Please provide your information.

## First Name \*

max

---

Last Name \*

corneau

Address \*

1003 Midnight Pass

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

maxipter@gmail.com

Phone Number

469-338-9310

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: .....

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PLEASE RETURN THE BELOW FORM

**Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)**

**Please place a check mark on the appropriate line below:**

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

IT WILL INCREASE HOUSING DENSITY AND  
THEREBY LOWER PROPERTY VALUES,  
STRONGLY OPPOSE.

Name: TRICK & KRIS BOWEN  
Address: 214 DARRIN DR

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

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

**Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)**

**Please place a check mark on the appropriate line below:**

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

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

- 1 - Planned Development District 5 (PD-5) must remain intact to ensure full integrity of the Area. It could affect Home values negatively. (Amendments)
- 2 - The Amendment will not ensure aesthetics given Mr. Whittle track records and integrity.
- 3 - We do not need the Rob Whittle circus to affect quality of life in our neighborhood.

Name: Silas Banekatt

Address: 1407 Montego Ct Rockwall, 75087

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

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

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

To Whom It May Concern:

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

**Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)**

*Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the intersection of SH-66 and FM-114, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

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Sincerely,

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



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

----- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)**

Please place a check mark on the appropriate line below:

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

*I oppose the amendment to allow for zero lot line District land use. The planned development District 5 guidelines are in place to protect home values. This amendment would set a precedent for other builders in the area and negatively effect home values.*

Name: THOMAS GILPIN

Address: 1100 HIDDEN LAKES WAY ROCKWALL, TX 75087

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

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Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)

Please place a check mark on the appropriate line below:

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

① Decreased Property Value inconsistent w/ existing property values. ② Restricts usage of personal privacy due to multi units, & height. ③ Increases busyness of traffic in surrounding area - concern for safety of children who play in this area. ④ Diminished perception in rights to peaceful & quiet property enjoyment ⑤ Excavation of removing privacy trees, concealing noise of traffic on John King & FM 141

Name:

Colleen GAUVIN

Address:

1421 White Water Ln. Rockwall TX 75087 *CG*

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

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

To Whom It May Concern:

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

**Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)**

Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the intersection of SH-66 and FM-114, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

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



**MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:**  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)**

Please place a check mark on the appropriate line below:

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

*Not enough room in that area. Traffic will be an issue & that area floods*

Name: *Donavon & Natalie Kehm*  
Address: *1050 Hidden Lakes Way Rockwall, TX 75087*

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

**From:** [Planning](#)  
**To:** [Miller, Ryan](#)  
**Subject:** FW: Case No Z2019-018: Amendment to Planned Development District 5 (PD-5)  
**Date:** Monday, September 9, 2019 12:33:00 PM

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**From:** Linda Shindoll [mailto:lshindoll@yahoo.com]  
**Sent:** Monday, September 9, 2019 11:24 AM  
**To:** Planning <planning@rockwall.com>  
**Subject:** Case No Z2019-018: Amendment to Planned Development District 5 (PD-5)

I oppose zero lot line proposal for 1141 and 66. It should have standard set back requirements so that it blends in with the Caruth Lakes neighborhood.

Thank you

Linda Shindoll  
1415 Crescent Cove Dr  
214 403 6098

[Sent from Yahoo Mail on Android](#)

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# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2019-017: 1451 FM 1141**

Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Korey Brooks  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087**

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2019-017: 1451 FM 1141**

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

*Will make John King too busy*

Name: *Robert Helix*  
Address: *1400 White Water Lane*

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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**From:** [Planning](#)  
**To:** [Miller, Ryan](#)  
**Subject:** FW: Case # Z2019-018: Amended to Planned Development District 5 (PD-5)  
**Date:** Monday, September 9, 2019 8:31:30 AM

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**From:** Robbie LeMore [mailto:robbie.lemore@gmail.com]  
**Sent:** Sunday, September 8, 2019 12:15 PM  
**To:** Planning <planning@rockwall.com>  
**Subject:** Case # Z2019-018: Amended to Planned Development District 5 (PD-5)

After several e-mails back and forth, Ryan, all I have to say is Rob Whittle is an experienced developer/builder, why didn't he know his planned garages wouldn't fit?

I have only lived here eight years, but I know the Whittle name and know about some of his shenanigans. Since the project has been approved by the City Council I feel there's no hope of them denying this change. More's the pity.

I still don't understand why there is no picture or rendering of how this is going to look.

Mrs. Roberta LeMore  
1225 Bay Line Drive  
Rockwall, TX



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# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)**

Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the intersection of SH-66 and FM-114, and take any action necessary.

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**Ryan Miller**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
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PLEASE RETURN THE BELOW FORM

**Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

*TOO CLOSE TO FLOOD ZONE*

Name: *SHARON DORAZIO TRUSTEE*  
Address: *1007 STARLIGHT PL 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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EMAIL: PLANNING@ROCKWALL.COM

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You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)**

Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the intersection of SH-66 and FM-114, and take any action necessary.

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As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Ryan Miller  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087**

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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**Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

*see attached - flood zone  
also no ingress or egress onto 66 or 1141 makes  
congestion for development + continue as to requested planned  
development*

Name: *Shaun R Dorazio - Trustee*

Address:

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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).

Z2019-018

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This plan is not acceptable to the homeowners in this area. The traffic and congestion of the area create a major safety hazard and lowers property value for our neighborhood

### Respondent Information

Please provide your information.

### First Name \*

Bradley



Last Name \*

Malone

Address \*

1435 Montego Ct

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

bradmalone2104@gmail.com

Phone Number

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms



# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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**Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

*Keep Rockwall Standards!*

Name: *James M. Evans*  
Address: *1422 Silver Lake Dr., Rockwall, TX 75087*

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**Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

*Highway 66 too busy / Also FM 114 too busy!  
Congestion already!*

Name: *John & Neely Lehaio*

Address: *1174 Crystal Lake Dr., Rockwall, TX 75087*

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Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)

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.

Currently, Caruth Lakes residents complain of too much residential parking on the neighborhood streets. If the proposed townhomes are placed on the proposed lot, this would add to residential traffic in already tight spaces (e.g. alleyways & streets). There wouldn't be any appropriate place for overflow residential parking from the new constructed townhomes.

Name: Jenna Little

Address: 1302 Crescent Cove Dr. Rockwall 75087

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- I am opposed to the request for the reasons listed below.

*no it will be very crowded*

Name: *DARBAR & MICHAL TRZOPÉK*  
Address: *1343 WHITE WATER LN Rockwall TX 75082*

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TOO CLOSE, DENSITY

EVERY TIME I DRIVE DOWN STORRS BETWEEN STARR & SHERMAN & THOSE 5 OFF ST. MARY'S FROM BARNES TO FANNIN I WONDER WHAT CITY OFFICIALS & P&Z WERE THINKING ALLOWING SOMETHING THAT PRESENTED SUCH AN EMBARRASSMENT THAT GOT WORSE IN TIME, AS THEY BECAME RENTAL PROPERTY & WORSEN TO AFFECT THE OLD TOWN RENEWAL & REVISION. MODIFIED P&Z RULINGS FOR GARAGE SET-BACK, ZERO-LOT LINE HAVE NEGATIVE LONG TIME RAMIFICATIONS & DEMISE OF SINGLE-FAMILY RESIDENCES NEARBY BY ATTRACTING A CRIMINAL ELEMENT, CRIME, & BRINGING PROPERTY VALUES AS THEY DECLINE. TRAFFIC AT A BUSY INTERSECTION IS ANOTHER REASON TO OPPOSE THESE & ANY MODIFICATIONS

Name: GILL HENSON

Address: 209 DARRIN DR. ROCKWALL, TX. 75087

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Director of Planning & Zoning



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**Case No. Z2019-018: Amendment to Planned Development District 5 (PD-5)**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Changing the setback for garages will not look right compare to other homes in area

Name: Jack & Madonna Robinson  
Address: 1373 White Water Lane, Rockwall TX 75087

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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).

Z2019-018

---

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I don't want a strip shopping center. High end town homes would attract empty nesters or single owners who don't want to maintain a yard.

---

## Respondent Information

Please provide your information.

## First Name \*

Lori

---

Last Name \*

McGarry

Address \*

1327 Crescent Cove Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

Lori612@hotmail.com

Phone Number

469-323-5478

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.
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- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: .....

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Sincerely,

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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.

*Stick to your original plan.*

Name: *Melanie Ryder*  
Address: *1383 Wooters Edge Dr.*

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8/14/19

Robert S. Whittle  
P.O. Box 369  
Rockwall, TX 75087

Ryan Miller  
Director of Planning and Zoning  
City Hall  
City of Rockwall  
385 S. Goliad St.  
Rockwall, TX 75087

e-mail: [rmiller@rockwall.com](mailto:rmiller@rockwall.com)

Re: The Highlands

Dear Ryan,

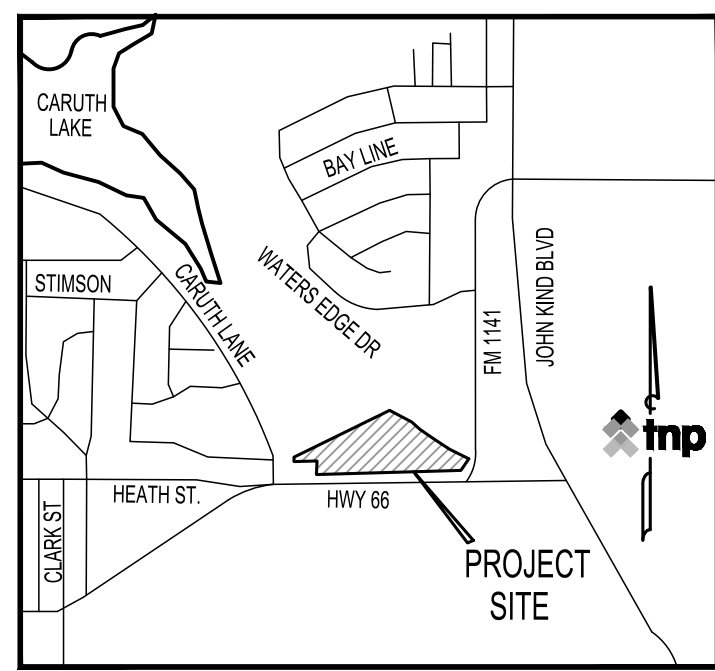
We hereby request a change in zoning to allow us to have a 5-foot offset from the front façade of the home for the garages instead of a 20-foot offset. I have owned this property since 1992. It was zoned multifamily when I purchased it. I changed the zoning to 60 patio home lots when the City asked me to in the 1990's. We are willing to make our front building line for the homes 30 feet instead of 20 feet. We have designed many of the lots deeper than the traditional 50-foot lot. Approval of this request will allow us to build a more aesthetically pleasing front elevation. It will also result in our homes having more front yard landscaping.

I have enclosed a check made payable to the City of Rockwall for the applicable zoning request fees.

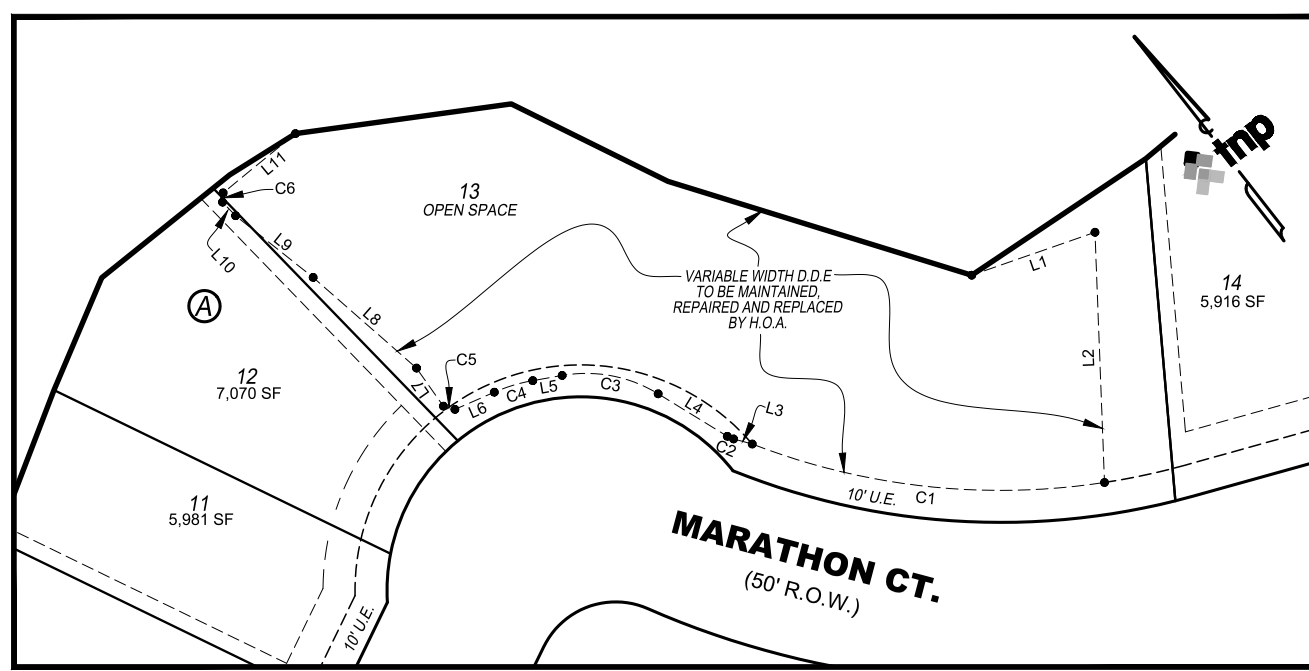
Sincerely,

A handwritten signature in black ink, appearing to read 'R. Whittle', with a large, sweeping loop at the end.

Robert S. Whittle, President



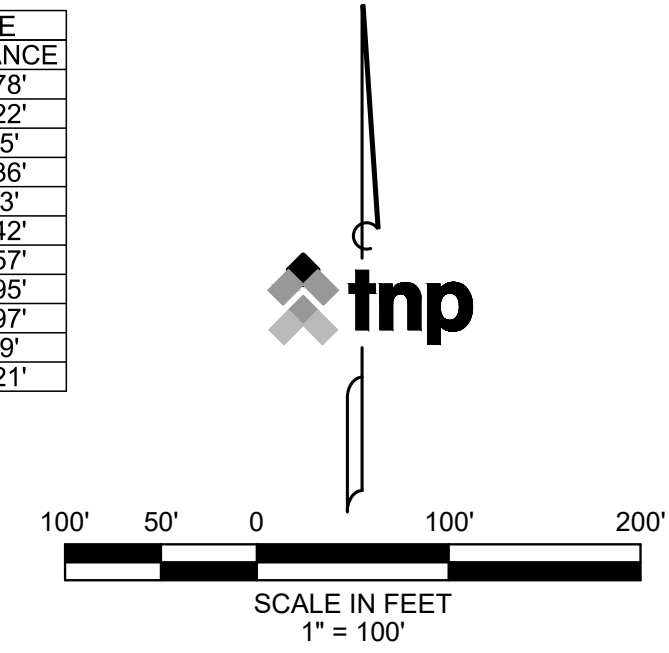
VICINITY MAP  
NOT TO SCALE



DETECTION & DRAINAGE EASEMENT DETAIL  
NOT TO SCALE

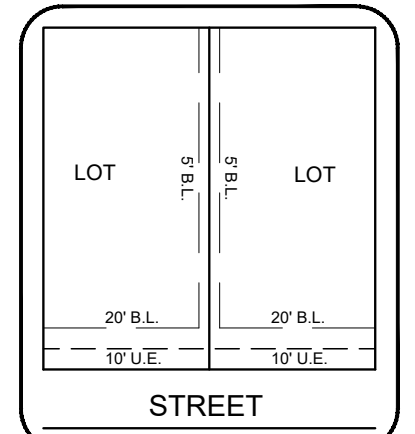
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	111.98'	215.00'	29°50'32"	N 45°46'01" W	110.72'
C2	2.13'	6.96'	17°32'21"	N 29°10'46" W	2.12'
C3	31.22'	43.04'	41°33'41"	N 41°11'26" W	30.54'
C4	12.58'	53.04'	13°35'05"	N 68°45'49" W	12.55'
C5	4.05'	2.96'	78°17'57"	N 36°24'23" W	3.74'
C6	3.29'	1.96'	96°05'15"	N 41°57'22" E	2.92'

LINE	BEARING	DISTANCE
L1	S 71°11'16" E	40.78'
L2	N 35°48'53" E	78.22'
L3	N 36°48'35" W	6.05'
L4	N 20°24'36" W	25.36'
L5	N 61°58'16" W	9.33'
L6	N 75°33'21" W	13.42'
L7	N 02°44'36" E	14.57'
L8	N 10°44'15" W	42.95'
L9	N 13°29'33" W	30.97'
L10	N 06°05'15" W	5.89'
L11	N 88°41'22" E	29.21'

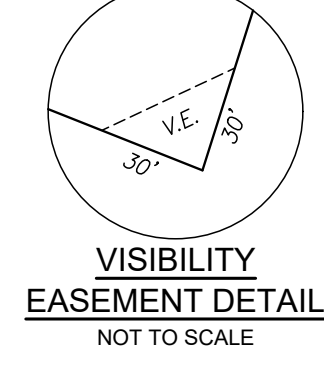


**Legend of Symbols & Abbreviations**  
 (C.M.) = CONTROLLING MONUMENT  
 IRF = IRON ROD FOUND  
 CIRF = CAPPED IRON ROD FOUND  
 (TYP) = TYPICAL  
 B.L. = BUILDING LINE  
 U.E. = UTILITY EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 D.D.E. = DETENTION & DRAINAGE EASEMENT  
 S.S.E. = SANITARY SEWER EASEMENT  
 E.A.E. = EMERGENCY ACCESS EASEMENT  
 V.S.E. = VISIBILITY SITE EASEMENT  
 M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION  
 SF = SQUARE FEET  
 VOL. = VOLUME  
 PG. = PAGE  
 INSTR. = INSTRUMENT  
 NO. = NUMBER  
 R.O.W. = RIGHT-OF-WAY  
 D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY TEXAS  
 P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY TEXAS  
 O.P.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

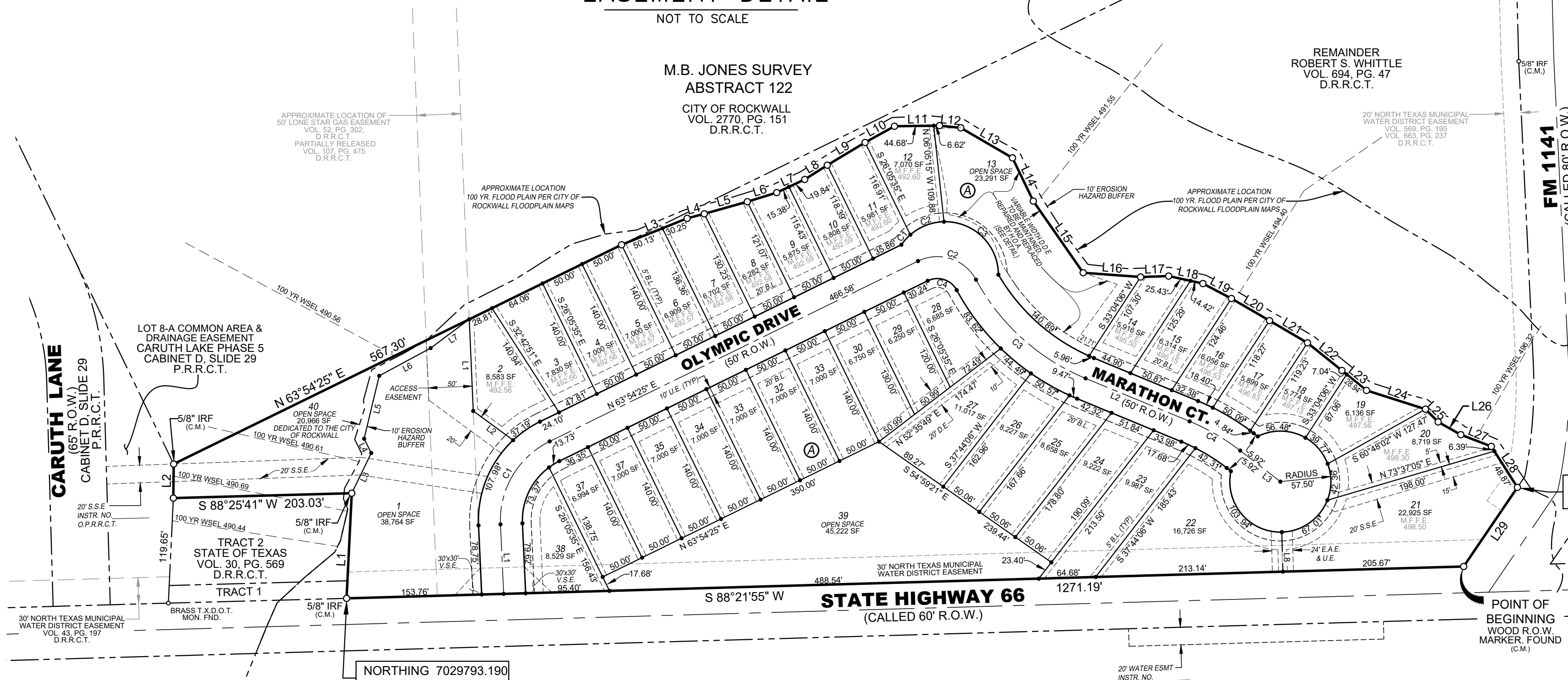
**CITY MONUMENT NOTE**  
 THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.



TYPICAL LOT DETAIL  
NOT TO SCALE



VISIBILITY EASEMENT DETAIL  
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 02°49'40" E	119.82'
L2	N 00°29'21" E	38.78'
L3	N 68°04'00" E	80.39'
L4	N 75°09'25" E	20.21'
L5	N 74°16'46" E	50.83'
L6	N 72°47'15" E	35.04'
L7	N 64°47'37" E	35.22'
L8	N 57°43'08" E	30.34'
L9	N 59°00'34" E	50.18'
L10	N 61°02'02" E	38.15'
L11	N 89°11'41" E	51.30'
L12	S 84°05'28" E	24.24'
L13	S 59°49'49" E	68.07'
L14	S 25°43'03" E	54.58'
L15	S 34°49'31" E	99.35'
L16	S 85°47'09" E	65.46'
L17	N 88°11'15" E	31.97'
L18	S 77°41'46" E	39.84'
L19	S 62°19'53" E	36.68'
L20	S 59°52'10" E	50.07'
L21	S 59°36'42" E	50.05'
L22	S 51°15'54" E	50.25'
L23	S 50°54'45" E	35.98'
L24	S 72°21'00" E	70.45'
L25	S 44°49'34" E	20.45'
L26	S 60°35'24" E	29.52'
L27	S 68°59'24" E	37.25'
L28	S 32°28'10" E	55.26'
L29	S 34°11'01" W	108.85'

**GENERAL NOTES**

- THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
- ALL CORNERS ARE 5/8" IRON RODS WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE PROPERTY SHOWN HEREON BY GRAPHIC SCALE IS LOCATED IN ZONE "X" WHICH IS NOT A FLOOD HAZARD AREA AND ZONE "A" NO BASE FLOOD ELEVATION DETERMINED ACCORDING TO MAP NO. 48397C0030 L AND 48397C0040 L DATED SEPTEMBER 28, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LINE	BEARING	DISTANCE
L1	N 02°38'04" W	79.18'
L2	S 67°33'56" E	128.15'
L3	S 52°17'20" E	57.71'

LINE	BEARING	DISTANCE
L1	S 02°29'37" E	104.41'
L2	S 53°45'42" E	56.25'
L3	S 25°50'53" W	50.81'
L4	S 26°24'21" E	18.19'
L5	S 13°28'33" W	73.59'
L6	S 61°41'09" W	66.39'
L7	S 53°16'33" W	54.87'
L8	S 01°38'05" E	45.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.50'	14°29'53"	15.31'	N 41°43'59" E	15.27'
C2	60.50'	39°40'15"	41.89'	N 68°49'03" E	41.06'
C3	60.50'	91°08'09"	96.23'	S 45°46'45" E	86.40'
C4	25.00'	87°43'43"	38.28'	N 72°13'43" W	34.65'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	66°32'29"	116.14'	N 30°38'10" E	109.72'
C2	50.00'	87°43'43"	76.56'	S 72°13'43" E	69.30'
C3	250.00'	39°12'04"	171.05'	S 47°57'54" E	167.73'
C4	250.00'	15°16'36"	66.66'	S 59°55'38" E	66.46'

**FINAL PLAT**  
**THE HIGHLANDS**  
 BLOCK A, LOTS 1-40  
 36 RESIDENTIAL LOTS AND 4 OPEN SPACES  
 11.003 ACRES  
 SITUATED IN THE  
 M.B. JONES SURVEY, ABSTRACT NO. 122  
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER**  
 ROBERT S. WHITTLE  
 P.O. BOX 2109  
 Rockwall, Texas 75087

**ENGINEER**  
 F.C. CUNY CORP.  
 #2 Horizon Court, Suite 100  
 Heath, Texas 75032  
 (469) 402-7700

**SURVEYOR**  
 TEAGUE NALL & PERKINS, INC.  
 825 Watters Creek Boulevard, Suite M300  
 Allen, Texas 75013  
 214.461.9867 ph 214.461.9864 fx  
 T.B.P.L.S. Registration No. 10194381  
 www.tnppinc.com

**PROJECT INFORMATION**  
 Project No.: FCU 18271  
 Date: January 9, 2019  
 Drawn By: JM  
 Scale: 1"=100'  
 SHEET 1 OF 2

**OWNERS DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as THE HIGHLANDS to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in THE HIGHLANDS addition have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwalls West regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Robert S. Whittle

Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert S. Whittle, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this \_\_\_\_\_ day of

\_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

My Commission Expires:

**OWNERS CERTIFICATE**

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS Robert S. Whittle is the owner of a tract of land located in the M.B. Jones Survey, Abstract No. 122, Rockwall County, Texas, and being a portion of a tract of land described by deed to Robert S. Whittle recorded in Volume 694, Page 47 of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a Wood R.O.W. marker found at the intersection of the north line of State Highway 66, (a called 60' R.O.W.) and the west line of F.M. 1141, (a called 80' R.O.W.);

THENCE South 88 degrees 21 minutes 55 seconds West, along the north line of said State Highway 66, a distance of 1271.19 feet to a 5/8 inch iron rod found for the southeast corner of a tract of land described by deed to the State of Texas (called Tract 1 for right-of-way purposes) recorded in Volume 30, Page 569 of the Deed Records of Rockwall County, Texas;

THENCE North 02 degrees 49 minutes 40 seconds East, along the east line of said State of Texas tract, a distance of 119.82 feet to a 5/8 inch iron rod found for the northeast corner of said State of Texas tract (called Tract 2 for Roadside Park purposes);

THENCE South 88 degrees 25 minutes 41 seconds West, along the north line of said Tract 2, a distance of 203.03 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the east line of Lot 8-A, Common Area and Drainage Easement shown on Caruth Lake Phase 5, an addition to the City of Rockwall recorded in Cabinet D, Slide 29 of the Plat Records of Rockwall County, Texas;

THENCE North 00 degrees 29 minutes 21 seconds East, along the east line of said Lot 8-A, a distance of 38.78 feet to a 5/8 inch iron rod found for the south corner of tract of land described by deed to the City of Rockwall recorded in Volume 2770, Page 151 of the Deed Records of Rockwall County, Texas;

THENCE North 63 degrees 54 minutes 25 seconds East, along the southeast line of said City of Rockwall tract, a distance of 567.30 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE departing the southeast line of said City of Rockwall tract and through the interior of said Whittle tract the following courses and distances;

THENCE North 68 degrees 04 minutes 00 seconds East, a distance of 80.39 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 75 degrees 09 minutes 25 seconds East, a distance of 20.21 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 74 degrees 16 minutes 46 seconds East, a distance of 50.83 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 72 degrees 47 minutes 15 seconds East, a distance of 35.04 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 64 degrees 47 minutes 37 seconds East, a distance of 35.22 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 57 degrees 43 minutes 08 seconds East, a distance of 30.34 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 59 degrees 00 minutes 34 seconds East, a distance of 50.18 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 61 degrees 02 minutes 02 seconds East, a distance of 38.15 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 89 degrees 11 minutes 41 seconds East, a distance of 51.30 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 84 degrees 05 minutes 28 seconds East, a distance of 24.24 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 59 degrees 49 minutes 49 seconds East, a distance of 68.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 25 degrees 43 minutes 03 seconds East, a distance of 54.58 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 34 degrees 49 minutes 31 seconds East, a distance of 99.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 85 degrees 47 minutes 09 seconds East, a distance of 65.46 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 88 degrees 11 minutes 15 seconds East, a distance of 31.97 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 77 degrees 41 minutes 46 seconds East, a distance of 39.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 62 degrees 19 minutes 53 seconds East, a distance of 36.68 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 59 degrees 52 minutes 10 seconds East, a distance of 50.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 59 degrees 36 minutes 42 seconds East, a distance of 50.05 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 51 degrees 15 minutes 54 seconds East, a distance of 50.25 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 50 degrees 54 minutes 45 seconds East, a distance of 35.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 72 degrees 21 minutes 00 seconds East, a distance of 70.45 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 44 degrees 49 minutes 34 seconds East, a distance of 20.45 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 60 degrees 35 minutes 24 seconds East, a distance of 29.52 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 68 degrees 59 minutes 24 seconds East, a distance of 37.25 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE South 32 degrees 28 minutes 10 seconds East, a distance of 55.26 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the aforementioned west line of F.M. 1141;

THENCE South 34 degrees 11 minutes 01 seconds West along the west line of said F.M. 1141, a distance of 108.85 feet to the POINT OF BEGINNING containing 479,278 square Feet, or 11.003 acres of land.

**SURVEYORS CERTIFICATE**

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BRIAN J. MADDOX, R.P.L.S. NO. 5430

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of THE HIGHLANDS, an addition to the City of Rockwall, Texas, was

approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2018.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT
THE HIGHLANDS
BLOCK A, LOTS 1-40
36 RESIDENTIAL LOTS AND 4 OPEN SPACES
11.003 ACRES

SITUATED IN THE
M.B. JONES SURVEY, ABSTRACT NO. 122
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**PROJECT INFORMATION**

Project No.: FCU 18271
Date: January 9, 2019
Drawn By: JM
Scale: 1"=100'
SHEET 2 OF 2

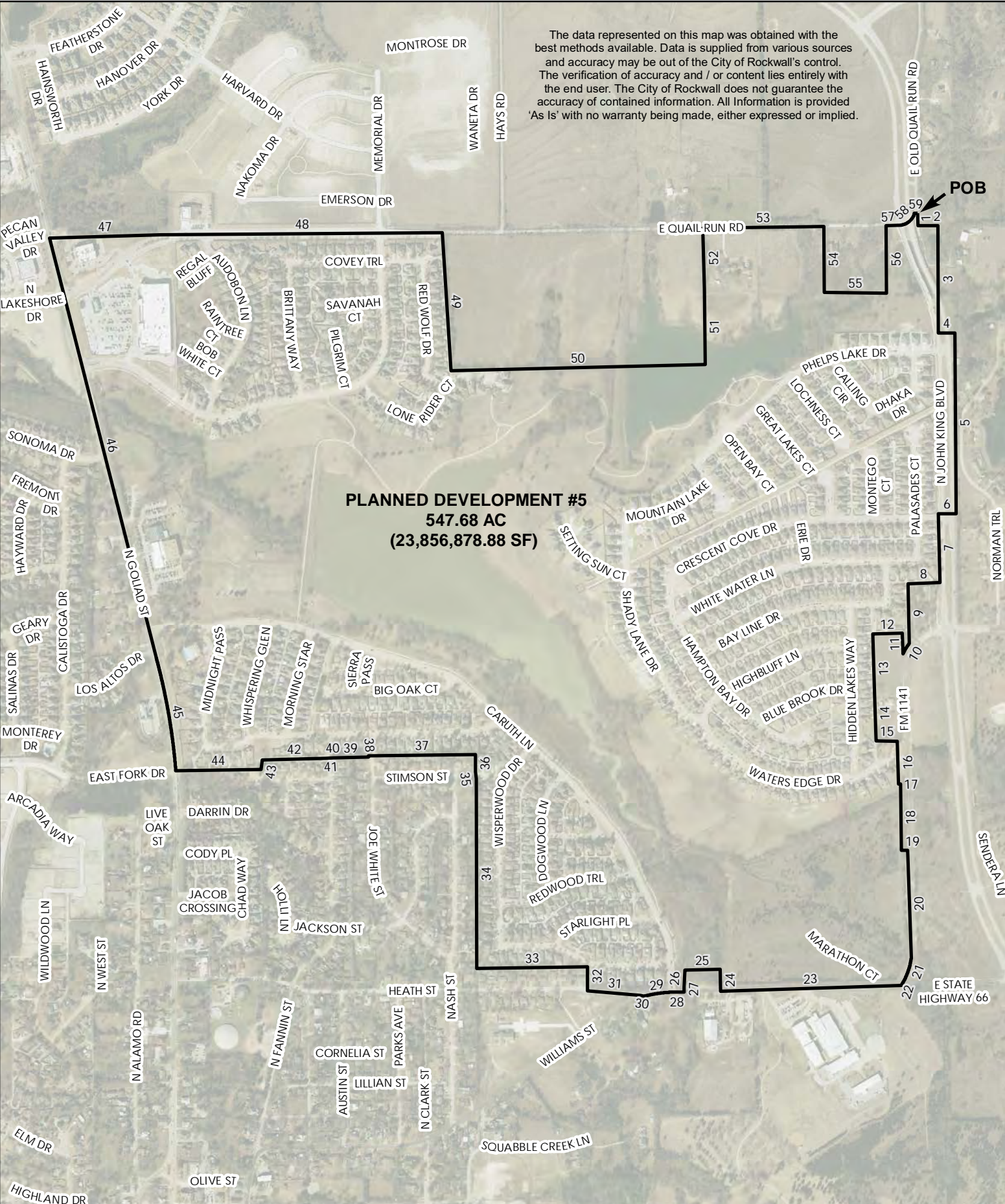
**SURVEYOR**
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com



The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

**PLANNED DEVELOPMENT #5**  
**547.68 AC**  
**(23,856,878.88 SF)**

**POB**



**City of  
Rockwall**



0 500 1,000 Feet

Date: 8/21/2019

**BOUNDARY MAP**

240



## Legal Description

**BEING** 547.68 acres of land (also known as Planned Development No. 5, City of Rockwall) generally situated in Abstract 146, S. S. McCurry Survey, Abstract 122, M. B. Jones Survey, and Abstract 124, J. H. B. Jones Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the Eastern Right of Way line of North John King Blvd. and East Quail Run Rd. (*located at NAD83 Texas State Plane GPS Coordinate (Grid): 2599456.003E, 7035211.252N Feet*), point also bears North 4°-12'-55" East a distance of 2,426.862 feet, from a White Water Ln. storm drainage inlet benchmark (*NAD83 Texas State Plane GPS Coordinate (Grid): 2598875.433E, 7032771.106 N feet*):

- 1 **THENCE** South 1°-55'-15" East, a distance of 87.002 feet, for a corner;
- 2 **THENCE** North 89°-59'-44" East, a distance of 139.965 feet, for a corner;
- 3 **THENCE** South 0°-12'-13" East, a distance of 752.184 feet, for a corner;
- 4 **THENCE** North 89°-26'-3" East, a distance of 113.821 feet, for a corner;
- 5 **THENCE** South 0°-28'-28" East, along the Eastern Right of Way line of North John King Blvd., distance of 1266.225 feet, for a corner;
- 6 **THENCE** South 89°-56'-36" West, a distance of 125.88 feet, for a corner;
- 7 **THENCE** South 1°-19'-57" East, along the Eastern boundary of the Caruth Lakes Addition, a distance of 484.248 feet, for a corner;
- 8 **THENCE** South 88°-7'-18" West, a distance of 222.984 feet, for a corner;
- 9 **THENCE** South 1°-10'-33" East, a distance of 419.674 feet, to the beginning of a curve to the left having a radius of 358.409 feet;
- 10 **Continuing** along said curve to the left, through a central angle of 13° 24' 34", a distance of 83.691 feet, a chord bearing of South 31°-54'-10" West, an arc length of 83.882 feet, tangent of 42.133 feet for a corner;
- 11 **THENCE** North 1°-41'-27" West, a distance of 143.627 feet, for a corner;
- 12 **THENCE** South 88°-32'-19" West, a distance of 207 feet, for a corner;
- 13 **THENCE** South 1°-41'-27" East, a distance of 490.818 feet, to a point;
- 14 **THENCE** South 1°-41'-27" East, a distance of 260.031 feet, for a corner;
- 15 **THENCE** South 89°-19'-55" East, a distance of 150.377 feet, for a corner;
- 16 **THENCE** South 1°-27'-36" East, a distance of 299.847 feet, for a corner;
- 17 **THENCE** North 87°-52'-30" East, a distance of 14.643 feet, for a corner;
- 18 **THENCE** South 0°-38'-51" East, a distance of 466.086 feet, for a corner;
- 19 **THENCE** North 89°-7'-10" East, a distance of 42.873 feet, for a corner;
- 20 **THENCE** South 1°-59'-37" East, along the centerline of FM1141, a distance of 755.941 feet, to the beginning of a curve to the right having a radius of 463.619 feet;
- 21 **Continuing** along said curve to the right, through a central angle of 25° 29' 28", a distance of 204.568 feet, a chord bearing of South 20°-17'-10" West, an arc length of 206.265 feet, tangent of 104.868 feet for a corner;
- 22 **THENCE** South 16°-36'-29" West, a distance of 0.296 feet, for a corner;
- 23 **THENCE** South 88°-11'-53" West, along the centerline of State Highway 66 (Williams St), a distance of 1265.935 feet, for a corner;
- 24 **THENCE** North 0°-29'-15" West, a distance of 154.265 feet, for a corner;
- 25 **THENCE** South 88°-21'-55" West, a distance of 249.226 feet, for a corner;
- 26 **THENCE** South 1°-55'-26" West, a distance of 116.711 feet, to a point;
- 27 **THENCE** South 0°-34'-45" East, a distance of 35.308 feet, for a corner;
- 28 **THENCE** South 89°-8'-43" West, a distance of 63.899 feet, to the beginning of a curve to the left having a radius of 892.973 feet;
- 29 **Continuing** along said curve to the left, through a central angle of 13° 56' 26", a distance of 83.691 feet, a chord bearing of South 82°-28'-34" West, an arc length of 217.267 feet, tangent of 109.173 feet to a point;
- 30 **THENCE** North 81°-52'-11" West, a distance of 28.666 feet, to a point;
- 31 **THENCE** North 84°-46'-25" West, a distance of 370.870 feet, for a corner;
- 32 **THENCE** North 0°-13'-33" West, a distance of 166.864 feet, for a corner;

- 33 **THENCE** South 89°-8'-37" West, a distance of 775.659 feet, for a corner;
- 34 **THENCE** North 0°-8'-56" West, a distance of 1331.182 feet, to a point;
- 35 **THENCE** North 7°-19'-27" West, a distance of 46.023 feet, to a point;
- 36 **THENCE** North 0°-32'-38" West, a distance of 123.421 feet, for a corner;
- 37 **THENCE** South 89°-20'-56" West, a distance of 749.143 feet, for a corner;
- 38 **THENCE** South 5°-24'-36" East, a distance of 10.011 feet, for a corner;
- 39 **THENCE** South 88°-53'-57" West, a distance of 247.504 feet, to a point;
- 40 **THENCE** South 87°-17'-12" West, a distance of 0.478 feet, to a point;
- 41 **THENCE** South 87°-3'-23" West, a distance of 47.974 feet, to a point;
- 42 **THENCE** South 88°-30'-6" West, a distance of 447.084 feet, for a corner;
- 43 **THENCE** South 9°-13'-57" West, a distance of 68.404 feet, for a corner;
- 44 **THENCE** South 89°-5'-31" West, a distance of 596.411 feet, to the beginning of a curve to the left having a radius of 4342.699 feet;
- 45 **Continuing** along said curve to the left, through a central angle of 10° 41' 5", a distance of 808.673 feet, a chord bearing of North 9°-50'-4" West, an arc length of 809.846feet, tangent of 406.101 feet to a point;
- 46 **THENCE** North 14°-15'-56" West, along the centerline of State Highway 205 (N. Goliad St.), a distance of 3030.52 feet, for a corner;
- 47 **THENCE** North 88°-15'-29" East, a distance of 784.634 feet, to a point;
- 48 **THENCE** North 89°-36'-51" East, along the centerline of East Quail Run Rd., a distance of 1968.743 feet, for a corner;
- 49 **THENCE** South 3°-32'-29" East, a distance of 969.901 feet, for a corner;
- 50 **THENCE** North 88°-30'-49" East, a distance of 1779.891 feet, for a corner;
- 51 **THENCE** North 0°-21'-3" West, a distance of 530.608 feet, to a point;
- 52 **THENCE** North 1°-35'-46" West, a distance of 424.101 feet, for a corner;
- 53 **THENCE** North 89°-10'-59" East, along the centerline of East Quail Run Rd., a distance of 847.002 feet, for a corner;
- 54 **THENCE** South 0°-16'-35" East, a distance of 462.415 feet, for a corner;
- 55 **THENCE** South 89°-23'-26" East, a distance of 435.817 feet, for a corner;
- 56 **THENCE** North 0°-4'-34" West, a distance of 473.06 feet, for a corner;
- 57 **THENCE** North 89°-2'-49" East, a distance of 99.793 feet, to the beginning of a curve to the left having a radius of 113.58 feet;
- 58 **Continuing** along said curve to the left, through a central angle of 69° 11' 2", a distance of 128.965 feet, a chord bearing of North 49°-25'-7" East, an arc length of 137.147 feet, tangent of 78.33 feet to a point;
- 59 **THENCE** North 89°-14'-25" East, a distance of 22.678 feet to the POINT OF BEGINNING AND CONTAINING 547.68 acres of land (23,856,878.88 square feet) more or less. The above description also intended to follow all adjacent existing city limits, and abutting parcel boundaries unless noted.

Closure Report

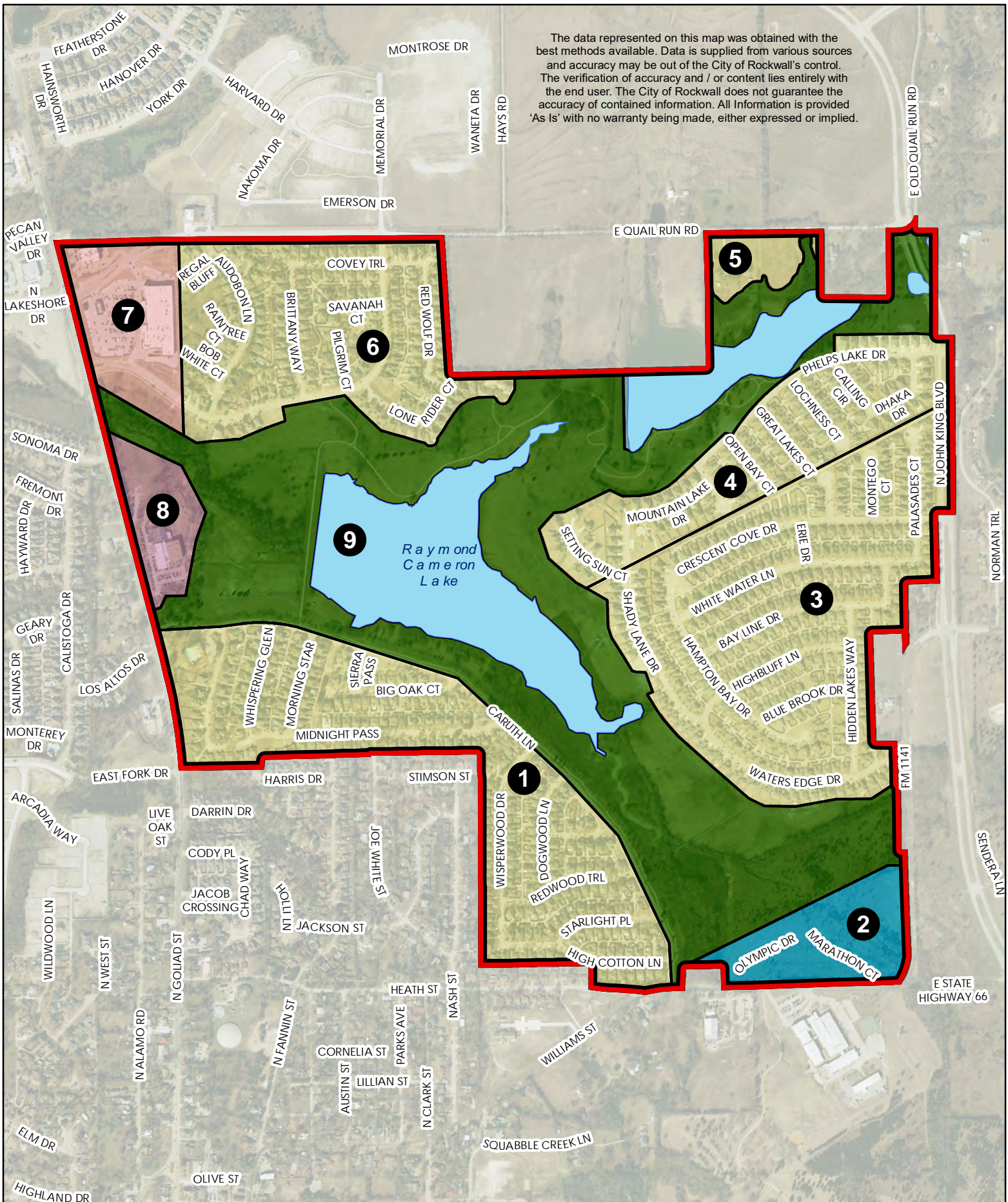
Number of Courses: 59

Total Perimeter Length: 26622.146

Misclosure As X/Y: 0, 0.001

Misclosure As Direction/Distance: N 24°-14'-24" E, 0.001 feet

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.



**City of  
Rockwall**



0 500 1,000 Feet

Date: 8/21/2019

**PD-5**

**243**

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 5 (PD-5) [ORDINANCE NO.'S 73-31, 87-23, 88-11, 96-25 & 00-28] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 5 (PD-5), BEING A ~547.68-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) [Ordinance No.'s 73-31, 87-23, 88-11, 96-25 & 00-28] for the purpose of amending the garage orientation requirements for an 11.003-acre portion of the larger ~547.68-acre Planned Development District, which is situated within the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 5 (PD-5), and more fully described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 5 (PD-5) [Ordinance No.'s 73-31, 87-23, 88-11, 96-25 & 00-28] and the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No.'s 73-31, 87-23, 88-11, 96-25 & 00-28;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in Exhibit 'B' of this ordinance, attached hereto and incorporated herein by reference as Exhibit 'B', which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in Exhibit 'C' of this ordinance, attached hereto and incorporated herein by reference as Exhibit 'C', which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 5.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

**SECTION 6.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 8.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 9.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7<sup>TH</sup> DAY OF OCTOBER, 2019.**

---

Jim Pruitt, *Mayor*

**ATTEST:**

---

Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

*1<sup>st</sup> Reading: September 16, 2019*

*2<sup>nd</sup> Reading: October 7, 2019*

**BEING** 547.68 acres of land (also known as Planned Development No. 5, City of Rockwall) generally situated in Abstract 146, S. S. McCurry Survey, Abstract 122, M. B. Jones Survey, and Abstract 124, J. H. B. Jones Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the Eastern Right of Way line of North John King Blvd. and East Quail Run Rd. (located at NAD83 Texas State Plane GPS Coordinate (Grid): 2599456.003E, 7035211.252N Feet), point also bears North 4°-12'-55" East a distance of 2,426.862 feet, from a White Water Ln. storm drainage inlet benchmark (NAD83 Texas State Plane GPS Coordinate (Grid): 2598875.433E, 7032771.106 N feet):

- 1 **THENCE** South 1°-55'-15" East, a distance of 87.002 feet, for a corner;
- 2 **THENCE** North 89°-59'-44" East, a distance of 139.965 feet, for a corner;
- 3 **THENCE** South 0°-12'-13" East, a distance of 752.184 feet, for a corner;
- 4 **THENCE** North 89°-26'-3" East, a distance of 113.821 feet, for a corner;
- 5 **THENCE** South 0°-28'-28" East, along the Eastern Right of Way line of North John King Blvd., distance of 1266.225 feet, for a corner;
- 6 **THENCE** South 89°-56'-36" West, a distance of 125.88 feet, for a corner;
- 7 **THENCE** South 1°-19'-57" East, along the Eastern boundary of the Caruth Lakes Addition, a distance of 484.248 feet, for a corner;
- 8 **THENCE** South 88°-7'-18" West, a distance of 222.984 feet, for a corner;
- 9 **THENCE** South 1°-10'-33" East, a distance of 419.674 feet, to the beginning of a curve to the left having a radius of 358.409 feet;
- 10 **CONTINUING** along said curve to the left, through a central angle of 13° 24' 34", a distance of 83.691 feet, a chord bearing of South 31°-54'-10" West, an arc length of 83.882 feet, tangent of 42.133 feet for a corner;
- 11 **THENCE** North 1°-41'-27" West, a distance of 143.627 feet, for a corner;
- 12 **THENCE** South 88°-32'-19" West, a distance of 207 feet, for a corner;
- 13 **THENCE** South 1°-41'-27" East, a distance of 490.818 feet, to a point;
- 14 **THENCE** South 1°-41'-27" East, a distance of 260.031 feet, for a corner;
- 15 **THENCE** South 89°-19'-55" East, a distance of 150.377 feet, for a corner;
- 16 **THENCE** South 1°-27'-36" East, a distance of 299.847 feet, for a corner;
- 17 **THENCE** North 87°-52'-30" East, a distance of 14.643 feet, for a corner;
- 18 **THENCE** South 0°-38'-51" East, a distance of 466.086 feet, for a corner;
- 19 **THENCE** North 89°-7'-10" East, a distance of 42.873 feet, for a corner;
- 20 **THENCE** South 1°-59'-37" East, along the centerline of FM1141, a distance of 755.941 feet, to the beginning of a curve to the right having a radius of 463.619 feet;
- 21 **CONTINUING** along said curve to the right, through a central angle of 25° 29' 28", a distance of 204.568 feet, a chord bearing of South 20°-17'-10" West, an arc length of 206.265 feet, tangent of 104.868 feet for a corner;
- 22 **THENCE** South 16°-36'-29" West, a distance of 0.296 feet, for a corner;
- 23 **THENCE** South 88°-11'-53" West, along the centerline of State Highway 66 (Williams St), a distance of 1265.935 feet, for a corner;
- 24 **THENCE** North 0°-29'-15" West, a distance of 154.265 feet, for a corner;
- 25 **THENCE** South 88°-21'-55" West, a distance of 249.226 feet, for a corner;
- 26 **THENCE** South 1°-55'-26" West, a distance of 116.711 feet, to a point;
- 27 **THENCE** South 0°-34'-45" East, a distance of 35.308 feet, for a corner;
- 28 **THENCE** South 89°-8'-43" West, a distance of 63.899 feet, to the beginning of a curve to the left having a radius of 892.973 feet;
- 29 **CONTINUING** along said curve to the left, through a central angle of 13° 56' 26", a distance of 83.691 feet, a chord bearing of South 82°-28'-34" West, an arc length of 217.267 feet, tangent of 109.173 feet to a point;
- 30 **THENCE** North 81°-52'-11" West, a distance of 28.666 feet, to a point;
- 31 **THENCE** North 84°-46'-25" West, a distance of 370.870 feet, for a corner;
- 32 **THENCE** North 0°-13'-33" West, a distance of 166.864 feet, for a corner;
- 33 **THENCE** South 89°-8'-37" West, a distance of 775.659 feet, for a corner;
- 34 **THENCE** North 0°-8'-56" West, a distance of 1331.182 feet, to a point;

- 35 **THENCE** North 7°-19'-27" West, a distance of 46.023 feet, to a point;
- 36 **THENCE** North 0°-32'-38" West, a distance of 123.421 feet, for a corner;
- 37 **THENCE** South 89°-20'-56" West, a distance of 749.143 feet, for a corner;
- 38 **THENCE** South 5°-24'-36" East, a distance of 10.011 feet, for a corner;
- 39 **THENCE** South 88°-53'-57" West, a distance of 247.504 feet, to a point;
- 40 **THENCE** South 87°-17'-12" West, a distance of 0.478 feet, to a point;
- 41 **THENCE** South 87°-3'-23" West, a distance of 47.974 feet, to a point;
- 42 **THENCE** South 88°-30'-6" West, a distance of 447.084 feet, for a corner;
- 43 **THENCE** South 9°-13'-57" West, a distance of 68.404 feet, for a corner;
- 44 **THENCE** South 89°-5'-31" West, a distance of 596.411 feet, to the beginning of a curve to the left having a radius of 4342.699 feet;
- 45 **CONTINUING** along said curve to the left, through a central angle of 10° 41' 5", a distance of 808.673 feet, a chord bearing of North 9°-50'-4" West, an arc length of 809.846 feet, tangent of 406.101 feet to a point;
- 46 **THENCE** North 14°-15'-56" West, along the centerline of State Highway 205 (N. Goliad St.), a distance of 3030.52 feet, for a corner;
- 47 **THENCE** North 88°-15'-29" East, a distance of 784.634 feet, to a point;
- 48 **THENCE** North 89°-36'-51" East, along the centerline of East Quail Run Rd., a distance of 1968.743 feet, for a corner;
- 49 **THENCE** South 3°-32'-29" East, a distance of 969.901 feet, for a corner;
- 50 **THENCE** North 88°-30'-49" East, a distance of 1779.891 feet, for a corner;
- 51 **THENCE** North 0°-21'-3" West, a distance of 530.608 feet, to a point;
- 52 **THENCE** North 1°-35'-46" West, a distance of 424.101 feet, for a corner;
- 53 **THENCE** North 89°-10'-59" East, along the centerline of East Quail Run Rd., a distance of 847.002 feet, for a corner;
- 54 **THENCE** South 0°-16'-35" East, a distance of 462.415 feet, for a corner;
- 55 **THENCE** South 89°-23'-26" East, a distance of 435.817 feet, for a corner;
- 56 **THENCE** North 0°-4'-34" West, a distance of 473.06 feet, for a corner;
- 57 **THENCE** North 89°-2'-49" East, a distance of 99.793 feet, to the beginning of a curve to the left having a radius of 113.58 feet;
- 58 **CONTINUING** along said curve to the left, through a central angle of 69° 11' 2", a distance of 128.965 feet, a chord bearing of North 49°-25'-7" East, an arc length of 137.147 feet, tangent of 78.33 feet to a point;
- 59 **THENCE** North 89°-14'-25" East, a distance of 22.678 feet to the *POINT OF BEGINNING AND CONTAINING* 547.68 acres of land (23,856,878.88 square feet) more or less. The above description also intended to follow all adjacent existing city limits, and abutting parcel boundaries unless noted.

Closure Report

Number of Courses: 59

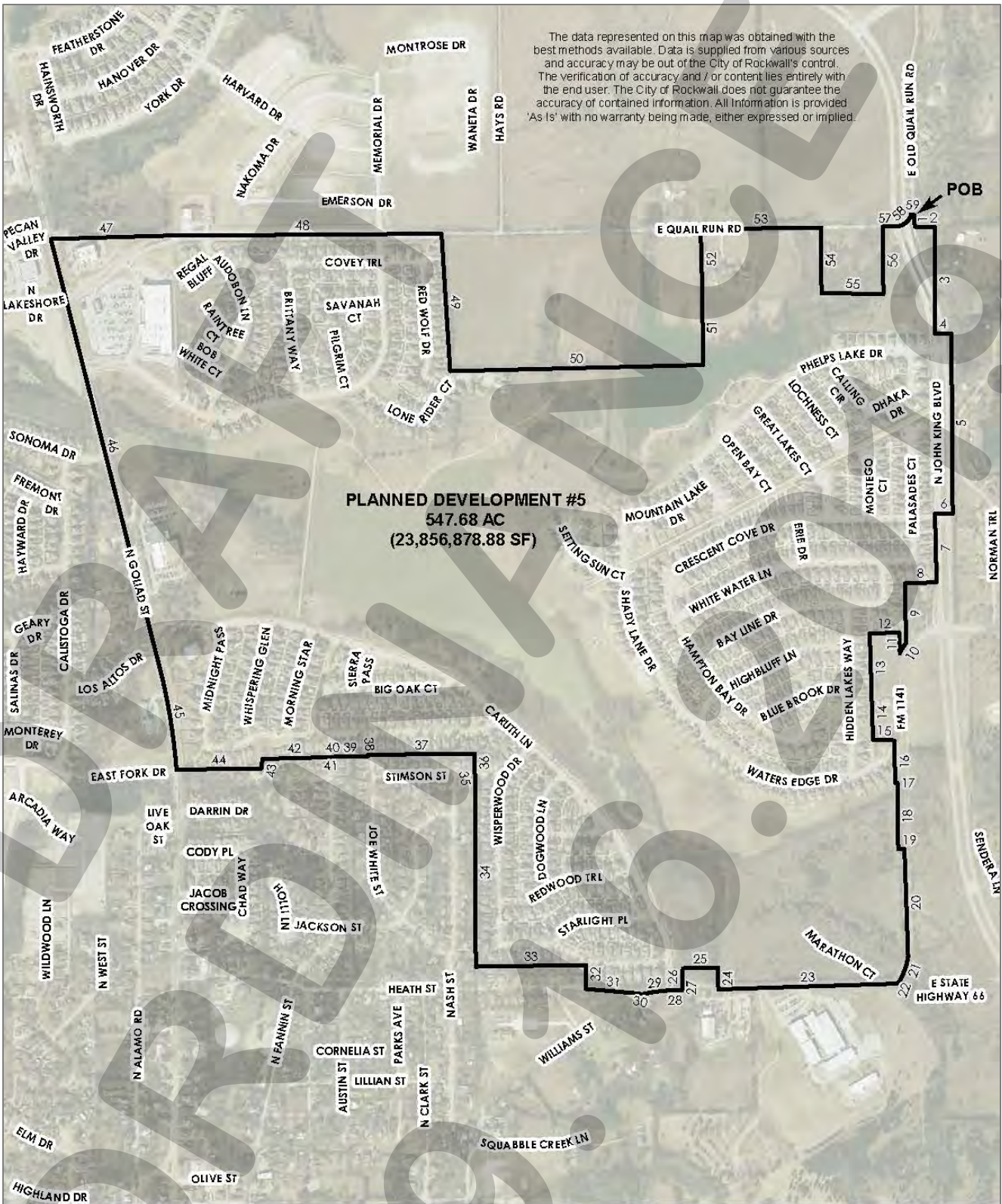
Total Perimeter Length: 26622.146

Misclosure As X/Y: 0, 0.001

Misclosure As Direction/Distance: N 24°-14'-24" E, 0.001 feet

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**PLANNED DEVELOPMENT #5**  
 547.68 AC  
 (23,856,878.88 SF)



**City of  
 Rockwall**

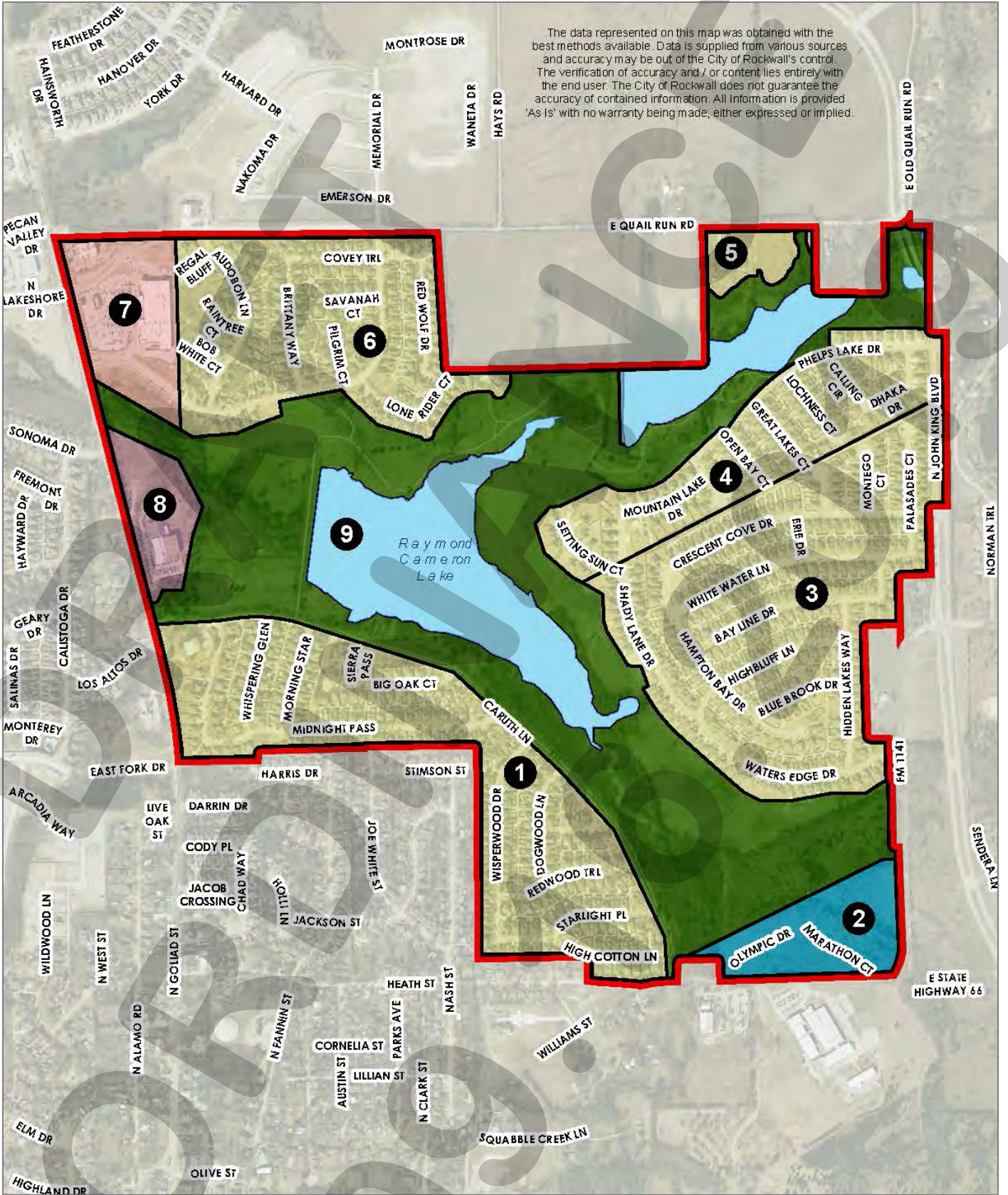


0 500 1,000 Feet  
 Date: 8/21/2019

**BOUNDARY MAP**



The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.



(A) Purpose.

- (1) October 7, 2019. The purpose of this amendment to Planned Development District 5 (PD-5) is to consolidate *Ordinance No.'s 73-31, 87-23, 88-11, 96-25 & 00-28*; however, this ordinance does not change the intent, restrictions or land uses established in any previous ordinance with the exception of changing the garage setback requirements for *Tract 2* as depicted in *Exhibit 'B'* of this ordinance.

(B) Density and Development Standards

- (1) Tracts 1 & 3. The area identified as *Tracts 1 & 3* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the Single-Family 7 (SF-7) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (2) Tracts 4, 5 & 6. The area identified as *Tracts 4, 5 & 6* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the Single-Family 8.4 (SF-8.4) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (3) Tract 2. The area identified as *Tract 2* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the Zero Lot Line (ZL-5) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional conditions:
- (a) Garage Orientation. Garages shall be permitted to be oriented in a front entry configuration; however, garages oriented toward the street in a front entry configuration must be situated a minimum of five (5) feet behind the front building façade of the primary structure. In addition, properties utilizing a front entry configuration shall have a minimum of a 25-foot front yard building setback. In this case the front façade of the primary structure does not include an accessory structure attached to the primary structure (e.g. a porch, sunroom, etcetera). All garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code (UDC).
- (4) Tract 7. The area identified as *Tract 7* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the General Retail (GR) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional land uses being permitted *by-right*:
- ☑ Planned Shopping Center (*Less Than 19.0-Acres*)
  - ☑ Neighborhood Convenience Center
  - ☑ Restaurants
  - ☑ Restaurants with Drive Through/Drive-In Facilities
  - ☑ Restaurants with Accessory Outdoor Seating
  - ☑ Pharmacy with Drive Through/Drive-In Facilities
  - ☑ Retail Store Limited to Six (6) Gas Pump Dispensers<sup>1</sup>

Notes:

<sup>1</sup>: Subject to review by the Architectural Review Board (ARB), Planning and Zoning Commission, and City Council.

(5) Tract 8. The area identified as *Tract 8* in *Exhibit 'B'* of this ordinance shall be subject to the land use and development standards permitted for the Agricultural (AG) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional land uses being permitted *by-right*:

Community or Recreation Club (*Public or Private*)

(6) Tract 9. The area identified as *Tract 9* in *Exhibit 'B'* of this ordinance is designated as open space/public park land.

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**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

**PLANNING AND ZONING DEPARTMENT**  
385 S. GOLIAD STREET • ROCKWALL, TX 75087  
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Mayor and City Council  
**CC:** Rick Crowley, *City Manager*  
Mary Smith, *Assistant City Manager*  
Joey Boyd, *Assistant City Manager*  
**FROM:** Ryan Miller; *Director of Planning and Zoning*  
**DATE:** September 16, 2019  
**SUBJECT:** Z2019-019; SUP for Freestanding Commercial Antenna

---

On September 13, 2019, the applicant, Doug Henderson submitted a letter requesting to postpone the public hearing for this case until October 7, 2019. According to the applicant, the purpose for this postponement is to allow additional time to address concerns presented at the Planning and Zoning Commission Meeting on September 10, 2019. According to Subsection 2.03(C), *Postponement, Recess, and Continuation of a Public Hearing*, of Article XI, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), a public hearing may be postponed by announcing the postponement at the time and place of the notified public hearing. The public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. Attached to this memorandum is a copy of the applicant's letter.



September 13, 2019

The Honorable Members of  
The Rockwall City Council  
385 S. Goliad Street  
Rockwall. TX 75097

Request for Public Hearing Continuation:           Z 2019-019:  
SUP for Freestanding Commercial Antenna at Fire Station Site: 920 Rockwall Parkway

Dear Members of the City Council:

The City Council is scheduled to hear public testimony on September 16, 2019 for the proposed SUP Z2019-019, an SUP for Freestanding Commercial Antenna on City Property at 920 Rockwall Parkway. AT&T, represented by Crafton Communications, respectfully requests that, after taking testimony from those persons present, City Council not close the public hearing on September 16, 2019, but rather continue the public hearing to the October 7, 2019 City Council meeting.

With the realization that there are several items of concern, AT&T would like to use the additional time to gather additional information for public and City Council consideration.

We look forward to visiting with you regarding this project.  
Thank you for your thoughtful consideration.

Doug Henderson, AICP  
Site Acquisition Contractor  
**Crafton Communications, Inc.**  
**1870 Crown Drive, Suite 1500**  
**Dallas, TX 75234**  
817-729-7006



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Mayor and City Council  
**DATE:** September 16, 2019  
**APPLICANT:** Doug Henderson; *Crafton Communications, Inc.*  
**CASE NUMBER:** Z2019-019; *SUP for Freestanding Commercial Antenna*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

### **BACKGROUND**

The subject property was annexed in 1973 [*Ordinance No. 73-44*], is zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, and is addressed as 920 Rockwall Parkway. Currently the subject property contains a municipal building (*i.e. Fire Station No. 2*) and an existing telecommunications tower.

### **PURPOSE**

The applicant is requesting approval of a Specific Use Permit (SUP) to construct a 110-foot telecommunications tower and an equipment cabinet on the subject property.

### **ADJACENT LAND USES AND ACCESS**

The subject property is located at 920 Rockwall Parkway. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property there are several medical facilities (*i.e. Presbyterian Hospital, Rockwall Medical Office, Britt Eye Care and Laser Center*) followed by Horizon Road [*FM-3097*], which is identified as a TxDOT4D (*Texas Department of Transportation principle arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Planned Development 9 District (PD-9) for General Retail (GR) District land uses.

**South:** Directly south of the subject property is Summer Lee Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Following this thoroughfare is a single-family residential subdivision (*i.e. Foxchase Subdivision*), which is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

**East:** Directly east of the subject property are several medical facilities (*i.e. Presbyterian Hospital and Lakeside Rockwall*) followed by Tubbs Road, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. These

areas are zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

West: Directly west of the subject property is Rockwall Parkway, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Following this there are several medical office facilities (*i.e. Open Imaging of Rockwall and Rockwall Medical Center Phase II*). These areas are zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

## **CHARACTERISTICS OF THE REQUEST**

According to the applicant, the proposed communications tower will be approximately 110-feet in height and will be situated behind the main structure (*i.e. Fire Station No. 2*). Currently, there is an existing telecommunications tower that is approximately 200-feet in height and will remain in order to serve the needs of the fire station and other emergency responders. The proposed tower will be a monopole tower (*i.e. freestanding tower*) and include a ground-mounted equipment cabinet that will be approximately 560 SF and approximately nine (9) feet in height. The applicant is proposing to screen the existing ground-mounted telecommunications equipment and the new equipment with a combination of a wrought iron fence -- *that will be six (6)-feet height* -- and mature landscaping. The proposed landscaping will be Leland Cypress trees that are a minimum of six (6) feet in height and planted between five (5) to six (6) feet on-center.

## **CONFORMANCE WITH THE CITY'S CODES**

According to Subsection 2.1.11, *Utilities, Communications, and Transportation*, of Section 2, *Use Standards*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a freestanding commercial antenna shall not exceed 125-feet in height. The Unified Development Code (UDC) also stipulates that any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge, which will achieve a height of at least six (6)-feet at maturity. In this case, the proposed freestanding antenna will be 110-feet in height and the applicant is proposing to provide a wrought iron fence with mature landscaping to screen the equipment cabinet. Since the proposed tower will be lower than the maximum allowable height and the applicant will be providing the decorative fence with landscaping, this request appears to conform to the requirements of the Unified Development Code (UDC).

## **STAFF ANALYSIS**

When looking at the applicant's request, staff should point out that there is a single-family residential subdivision located immediately across Summer Lee Drive and, if approved, there will be a second tower on the subject property. Staff should also point out that the proposed tower will be approximately one-half (1/2) the height of the existing tower. Due to the design of the tower (*i.e. a freestanding/monopole tower*) it appears that the tower will occupy a smaller footprint since no guy-wires will be necessary. Given that there is an existing telecommunications tower located adjacent to the proposed monopole tower coupled with the proposed landscape screening of the existing and proposed equipment, approval of this request (*i.e. to allow a second telecommunications tower on the subject property*) does not appear to negatively impact the subject property or the surrounding properties. With that being said, staff should note that approval of a Specific Use Permit (SUP) is discretionary to the City Council, pending a recommendation from the Planning and Zoning Commission. Should this request be approved the applicant would be required to submit a site plan to be reviewed by Planning and Zoning Commission.

## **NOTIFICATIONS**

On August 30, 2019, staff notified 61 property owners and occupants within 500-feet of the subject property. Staff also notified the Foxchase Homeowner's Association (HOA), which is the only



HOA/Neighborhood Association within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was written, staff had received 13 emails, 18 notices, and three (3) online forms in opposition and one (1) notice and one (1) online form in favor of the request.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:
  - a) The freestanding commercial antenna shall generally conform to the concept plan and the conceptual antenna elevation depicted in Exhibits 'B' & 'C' of the attached Specific Use Permit (SUP) ordinance;
  - b) The developer shall plant a thick vegetative screening adjacent to the boundaries of the leased area utilizing evergreen shrubs as depicted in Exhibit 'C' of the attached Specific Use Permit (SUP) ordinance.
- (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.

### **PLANNING AND ZONING COMMISSION**

On September 10, 2019 the Planning and Zoning Commission approved a motion to deny the Specific Use Permit (SUP) by a vote of 5-1, with Commissioner Logan Dissenting and Commissioner Moeller absent. According to Section 2.03(G), *Protest of a Zoning Change*, of Article XI, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(if such change [zoning change or Specific Use Permit (SUP)] is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

0 25 50 100 150 200 Feet

Z2019-019 - SUP FOR A FREESTANDING COMMERCIAL ANTENNA  
ZONING - LOCATION MAP = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

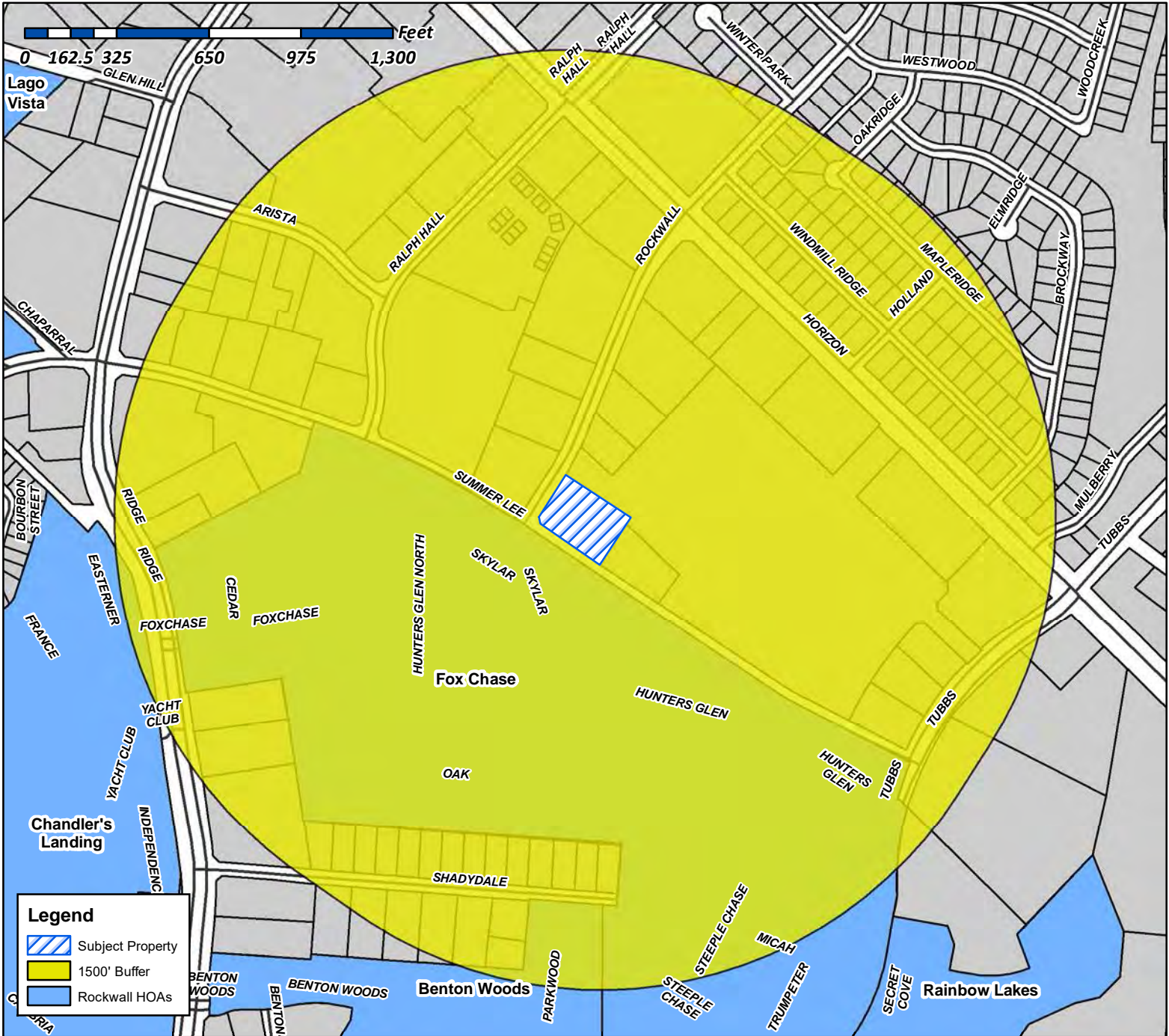




# City of Rockwall

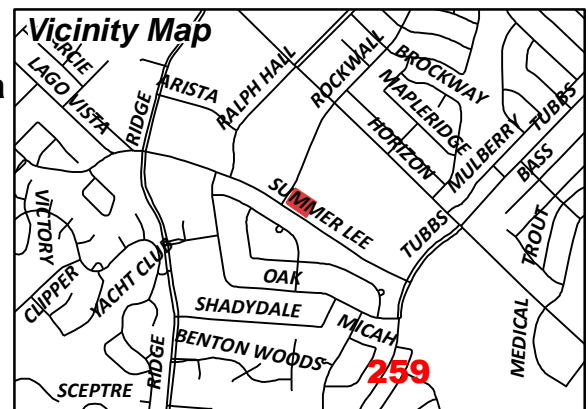
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2019-019  
**Case Name:** SUP for Freestanding Commercial Antenna  
**Case Type:** Zoning  
**Zoning:** Planned Development (PD-9) District  
**Case Address:** 920 Rockwall Parkway

**Date Created:** 8/19/2019  
**For Questions on this Case Call (972) 771-7745**



**From:** [Morales, Laura](#)  
**To:** [REDACTED]  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)  
**Subject:** Neighborhood Notification Program: Notice of zoning request  
**Date:** Friday, August 30, 2019 11:50:16 AM  
**Attachments:** [Z2019-019\\_HOA\\_Map.pdf](#)  
[PUBLIC NOTICE.pdf](#)

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To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **August 16, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development/development-cases>

**Z2019-019- Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

*Laura Morales*

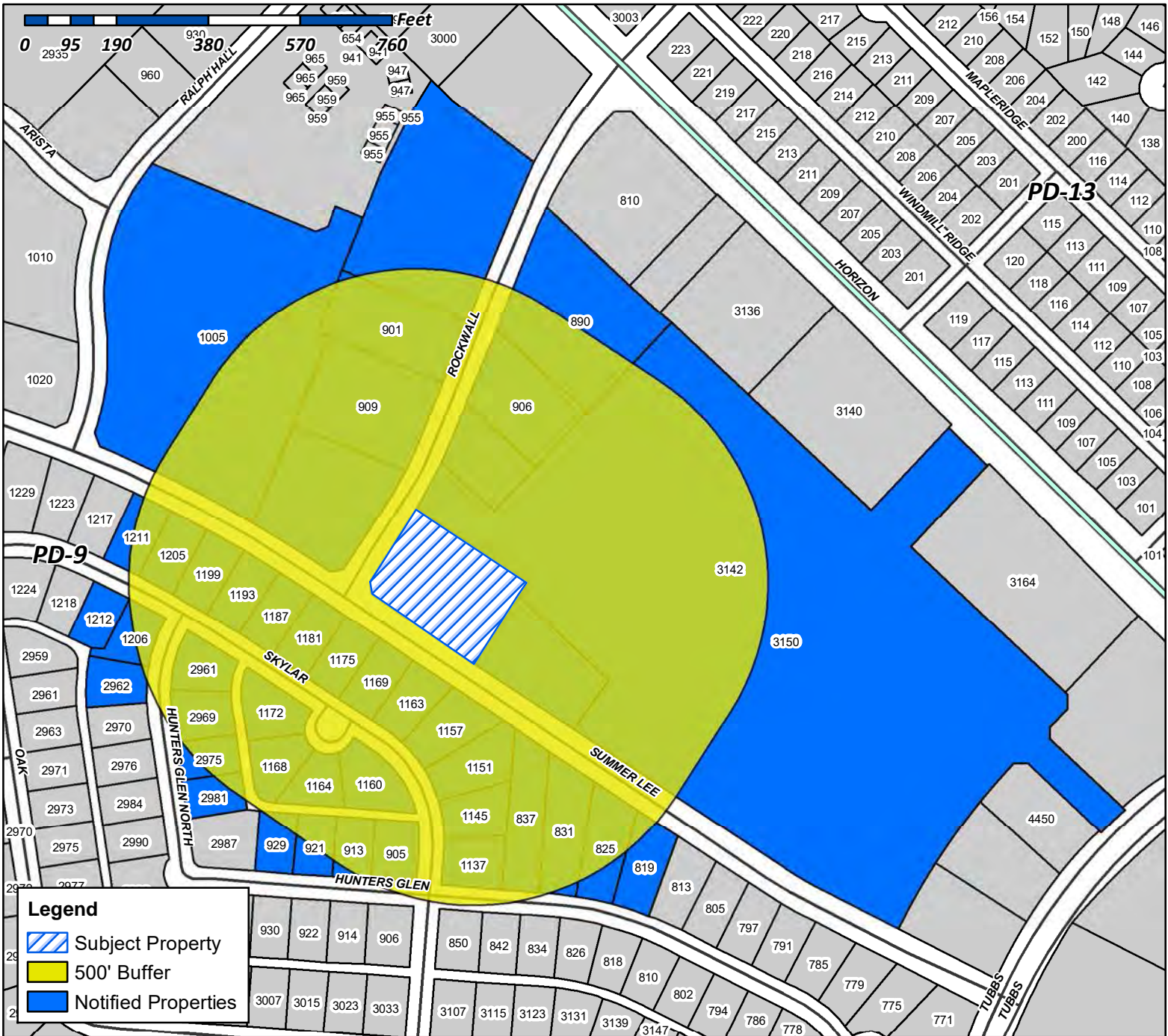
Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[lmorales@rockwall.com](mailto:lmorales@rockwall.com) | <http://www.rockwall.com/planning/>



# City of Rockwall

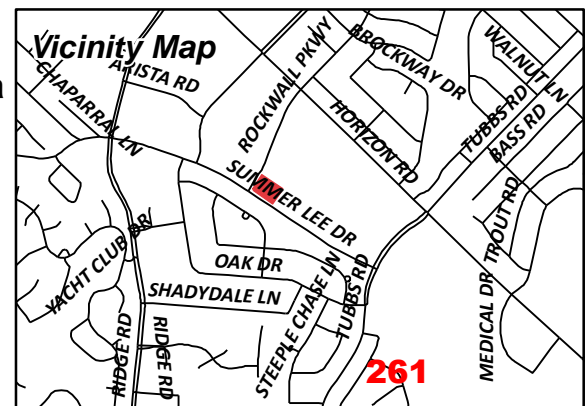
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



**Case Number:** Z2019-019  
**Case Name:** SUP for Freestanding Commercial Antenna  
**Case Type:** Zoning  
**Zoning:** Planned Development (PD-5) District  
**Case Address:** 920 Rockwall Parkway

**Date Created:** 8/19/2019  
**For Questions on this Case Call (972) 771-7745**



CURRENT RESIDENT  
1005 W RALPH HALL PKWY  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

MEEDER JEFFREY S  
1137 SKYLAR DR  
ROCKWALL, TX 75032

SIPPLE CHRISTOPHER C & JENNIFER N  
1145 SKYLAR DR  
ROCKWALL, TX 75032

STUBBS MARK A & CAROLYN C  
1151 SKYLAR DR  
ROCKWALL, TX 75032

GEMMELL II ANTONY & CAROLYN  
1157 SKYLAR DR  
ROCKWALL, TX 75032

MASE RICHARD J JR & KRISTIANE K  
1160 SKYLAR DR  
ROCKWALL, TX 75032

RICHARD FLOYD M & TERI  
1163 SKYLAR DR  
ROCKWALL, TX 75032

JAMESON JANIE  
1164 SKYLAR DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1168 SKYLAR DR  
ROCKWALL, TX 75032

CARROLL BENJAMIN THOMAS AND NICOLE  
CAMILLE LIUDAHL  
1169 SKLYAR DR  
ROCKWALL, TX 75032

WORSHAM JERRY L & CAROLYN C &  
1172 SKYLAR DR  
ROCKWALL, TX 75032

MITCHELL CASEY & DEANNA  
1175 SKYLAR DR  
ROCKWALL, TX 75032

HAIL KATHLEEN  
1181 SKYLAR DR  
ROCKWALL, TX 75032

DUPONT GARRETT J AND JENNY L  
1187 SKYLAR DR  
ROCKWALL, TX 75032

GOINS GARY A & MELANIE K  
1193 SKYLAR DR  
ROCKWALL, TX 75032

WATKINS STEVEN & SARAH G  
1199 SKYLAR DR  
ROCKWALL, TX 75032

MAC SPORTS AND REHAB LLC  
120 MONT BLANC DRIVE  
HEATH, TX 75032

CURRENT RESIDENT  
1205 SKYLAR DR  
ROCKWALL, TX 75032

GRAVES CARL L & SANDRA L  
1206 SKYLAR DR  
ROCKWALL, TX 75032

ALLEN L KEITH & BETTY L  
1211 SKYLAR DR  
ROCKWALL, TX 75032

WINDELS R LEONARD  
1212 SKYLAR DRIVE  
ROCKWALL, TX 75032

ARHC RMRWLTX01 LLC  
1735 MARKET ST 0  
PHILADELPHIA, PA 19103

GUO ZHENJING AND  
2017 RUMSON DRIVE  
ARLINGTON, TX 76006

YV ROCKWALL REALTY HOLDINGS LLC  
2266 LAFAYETTE LNDG  
ROCKWALL, TX 75032

BROWN DORIS MAE TRUST  
2400 LEGEND DR  
HEATH, TX 75032

CROSSLAND RAY WALKER & STACY WORSHAM  
2961 HUNTERS GLN N  
ROCKWALL, TX 75032

POWELL TIMOTHY J AND BARBARA TURNER  
POWELL AND  
2962 HUNTERS GLEN N  
ROCKWALL, TX 75032

CARPENTER DWIGHT D & LINDA K  
2969 HUNTERS GLN N  
ROCKWALL, TX 75032

CHANCELLOR CINDY R  
2975 HUNTERS GLEN NORTH  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2981 N HUNTERS GLEN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3142 HORIZON  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3150 3150 HORIZON  
ROCKWALL, TX 75032

CAMBRIDGE ROCKWALL LTD  
4500 DORR ST  
TOLEDO, OH 43615

BLPT LLC  
5 BROCKFIELD CT  
HEATH, TX 75032

SPT IVEY ROCKWALL MOB LLC  
591 WEST PUTNAM AVENUE  
GREENWICH, CT 06830

ROCKWALL REGIONAL HOSPITAL LLP  
612 E LAMAR BLVD 0  
ARLINGTON, TX 76011

JOSEPH MATHEW CORBETE AND SARAH  
KATHRYN  
819 HUNTERS GLEN  
ROCKWALL, TX 75032

GIELOW JOHN L & LISA LEE  
825 HUNTERS GLEN  
ROCKWALL, TX 75032

BOWNE BENJAMIN AND VALERIE  
831 HUNTERS GLEN  
ROCKWALL, TX 75032

SHULTZ ZACHARY AND CRYSTAL  
837 HUNTERS GLEN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
890 ROCKWALL PKWY  
ROCKWALL, TX 75032

MRP INVESTMENTS INC  
901 ROCKWALL PKWY  
ROCKWALL, TX 75032

MILLER JAYME AND JASON T  
905 HUNTERS GLEN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
906 ROCKWALL PKWY  
ROCKWALL, TX 75032

CURRENT RESIDENT  
909 ROCKWALL PKWY  
ROCKWALL, TX 75032

CURRENT RESIDENT  
913 N HUNTERS GLEN  
ROCKWALL, TX 75032

WARREN LARRY RAY AND BEVERLY JOAN  
921 HUNTERS GLEN  
ROCKWALL, TX 75032

LEAL JAIME & LORI DEANN GILLILAN  
929 HUNTERS GLEN  
ROCKWALL, TX 75032

CHRISMER LANE LTD  
960 W RALPH HALL PKWY  
ROCKWALL, TX 75032

PARKHILL GAIL C &  
PO BOX 100  
PARIS, TX 75461

SEYMORE REVOCABLE LIVING TRUST  
PO BOX 1987  
ROCKWALL, TX 75087



# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

*Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087**

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



**MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)**

PLEASE RETURN THE BELOW FORM

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

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



PLEASE RETURN THE BELOW FORM

Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

We live directly across the street from the proposed cell tower. We have only lived in this home for two years and the cell tower would directly affect the value of our property. As a young couple who is planning on having children, I am deeply concerned about my family's health and the cell tower's affect ~~can~~ on my children's health.

Name: Nicole ~~Carroll~~ Camille (Ludahl) Carroll  
Address: 1169 Skylar Drive, Rockwall, TX 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

The addition of another antenna ~~at~~ in my backyard would decrease the value of my home. It is unnecessary and an unwanted eyesore. There is already one antenna back there so besides blasting my family with EMF waves

Name: I am unsure of the reasoning.

- Ben Carroll

Address: 1169 Skyler Drive, Rockwall, TX, 75082

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

**From:** [Ben Carroll](#)  
**To:** [Planning](#); [Brooks, Korey](#)  
**Subject:** Opposition To Case No. Z2019-019: SUP for Freestanding Commercial Antenna  
**Date:** Monday, September 09, 2019 10:43:56 PM

---

Dear Rockwall Planning and Zoning Dept.,

My name is Benjamin Thomas Carroll and I live at 1169 Skylar Drive, Rockwall, Texas 75032. I am opposed to the request for Case No. Z2019-019: SUP for Freestanding Commercial Antenna for reasons listed below.

This application is in clear violation of the following general purposes of the use districts of Rockwall, as cited in the City of Rockwall Comprehensive Zoning Ordinances, section 1.6 Purpose of the Use Districts:

F. To protect use areas against pollution, environmental hazards, and other objectionable influences.

A 110 foot electromagnetic frequency (EMF) tower in my backyard is clearly in violation of this ordinance, as EMF waves are known to affect the physical health of residents who are forced to live nearby these intense radio frequency waves. My wife is a Ph.D. Student at Texas Woman's University and has access to peer-reviewed studies on this topic, using her university's database. Peer-reviewed means that these research studies have been published in scholarly journals after having met the strictest criteria for research ethics. They are published from respected research institutions with quality methods, after having been anonymously evaluated by experts in the field. Please see the email directly following this one, including a research summary on this topic which directly demonstrates that EMF and radiofrequency (RF) waves are both a clear environmental hazard and objectionable influence to the Fox Chase neighborhood. My property line is approximately only 50 feet from the property line of the firehouse property and we would be in the direct path of this environmental hazard and objectionable influences.

H. .... through the controls over the spacing and height of buildings and other structures.

A 110 foot structure will clearly tower over every building within miles of the structure. There clearly isn't enough space between this obscenely tall structure and the residences across the street.

I. .... to protect the character of the districts; to conserve the value of the land and buildings; and to protect the city's tax base.

A 110 foot structure built across the street from our backyards in no way protects the character of our beautiful Fox Chase residential neighborhood. The character of OUR neighborhood is where residents walk their dogs, play with their children in the backyard, say hello to a friendly neighbor, and sleep peacefully knowing that their city plans to keep them safe and not expose them to harm. This cell tower would be visible from every frontyard, backyard, and street in Fox Chase. It in no way is aesthetically compatible with our neighborhood.

The market value of homes when a cell tower is built nearby dramatically decrease. One estimate is as high as a 20% decrease with homes 200-300 meters from the tower (Bond, 2015). With our home being as close as you could possibly be to the tower, I imagine a 20% decrease is imminent. Zillow currently estimates 1169 Skylar Drive to be \$369,707. Realtor.com currently estimates 1169 Skylar Drive as \$360,800. Trulia currently estimates 1169 Skylar Drive to be \$371,443. The average of these three market values is \$367,316. A 20% decrease would cause us a potential home investment loss of \$73,463.

Decreased home values would clearly impact the city's tax base, through losses in assessed market values of homes in Fox Chase, and therefore, decreased monetary value in home taxes provided to the city.

J. To promote the most efficient use of city facilities and services.

A different location could surely be found in a more appropriate industrial or commercial district, which would be best serviced by the use of a cell tower for daily operations. Many potential locations exist which are not bordered by a heavily populated residential district.

L. To accommodate use activities and operations whose external physical effects are restricted to the area of the district, and in no manner affect in a detrimental way any of the surrounding districts.

A 110 foot cell tower would clearly have physical effects that are not restricted to the area of its district, as it is clearly visible from every property within Fox Chase neighborhood and is not aesthetically fitting for our beautiful neighborhood. The use activities of this cell tower include blasting the residences in the area with harmful electromagnetic frequency waves on a daily basis. The use activities of the proposed cell tower are clearly not restricted to the district of the tower, as the application's direct purpose is to affect the nearby areas, as cited by the cover letter of the application itself.

Please see the email directly following this one, with research studies on how the cell tower would produce detrimental physical health effects for the nearby residences. Financial (home investment) loss is also clearly detrimental to the nearby homes.

M. To preserve and protect the favorable unique quality of life enjoyed by the citizens of Rockwall.

A gigantic metal tower in my backyard in no way preserves or protects my quality of life.

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Opposition to Case No. Z2019-019:SUP for Freestanding Commercial Antenna.  
**Date:** Friday, September 06, 2019 4:15:02 PM

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-----Original Message-----

From: Nicole Carroll  
Sent: Friday, September 6, 2019 3:43 PM  
To: Planning <planning@rockwall.com>  
Subject: Opposition to Case No. Z2019-019:SUP for Freestanding Commercial Antenna.

Dear Rockwall Planning and Zoning Department, My name is Nicole Camille (Liudahl) Carroll and my address is 1169 Skylar Drive, Rockwall, TX 75032.

I am deeply saddened and disappointed to receive news of the application to consider Case No. Z2019-019:SUP for Freestanding Commercial Antenna.

My husband and I bought this home only two years ago when we made the decision to move to Rockwall. We decided to move to Rockwall because it seemed like a community that puts families first and values the livelihood and health of the people in their communities. The building of this tower directly opposes these values.

1) Our home is DIRECTLY across the street from the proposed cell tower. Not only will the value of our new home drastically decrease if a tower is built, the tower would be directly visible from both our backyard and front yard.

We will be unable to sell our home when the time comes to do so.

2) As a young, married couple who is wanting to start a family and have children very soon, this news is devastating. As a Ph.D. student in Early Childhood Development and Education at Texas Woman's University, I have access to immense research that demonstrates the devastating health effects that exposure to cell towers has on the physical health and cognitive development of children. In addition, because it is a relatively new area of study, unknown physical health effects are likely to exist as well.

3) A large, unsightly tower already exists in this exact location. The building of a new tower is unnecessary. We already have excellent cell reception.

4) As a young woman who already struggles with health issues (Type 1 Diabetes) and currently has a tumor, this tower will be detrimental to my health. There is research that exists that supports the fact that exposure to cell tower radiation increases the likelihood of cancer to people who live within miles of the tower. Me and my family live MERE FEET from the proposed cell tower. Not to mention that the cell tower radiation has harmful effects on pregnant women for both mother and growing child.

I implore you to consider the family values of our Rockwall community, which puts families and their health as a priority. The cell tower would put our beloved neighborhood, with so many families and children, at immense risk.

Sincerely,

Nicole Camille (Liudahl) Carroll, MS, LPC, RPT, NCC TWU PhD in Early Childhood Development Candidate  
Licensed Professional Counselor and Registered Play Therapist [REDACTED] Personal  
Cellphone: 712-490-7088

Be the Change You Wish to See in the World- Mahatma Ghandi

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Planning](#)  
To: [Planning](#)  
Subject: [Opposition to Z2019-019: SUP for Free-standing Commercial Antenna](#)  
Date: Tuesday, September 20, 2019 1:27 PM  
Attachments: [Comments on Case No. Z2019-019 SUP for Free-standing Commercial Antenna \(7\).docx](#)

From: Nicole Carroll [mailto:ncarroll09@gmail.com]  
Sent: Tuesday, September 20, 2019 1:27 PM  
To: Planning <planning@rockwall.com>  
Subject: opposition to Z2019-019: SUP for Free-standing Commercial Antenna

Nicole Carroll  
1169 Skylar Drive  
I oppose Case No. Z2019-019: SUP for Free-standing Commercial Antenna for the reasons listed below.  
Using the City of Rockwall Comprehensive Zoning Ordinance (Ordinance No. 83 – 23) and also the City Zoning Ordinances Document available online, I would like to comment on how the proposed application applies to the following city zoning ordinances.  
Section 2.17 (PD) Planned Development District (p. 88)

**A. Purpose**  
..... for zones to creatively complement each other and harmonize with existing and proposed land uses in the vicinity.....  
A tall, metal tower in no way complements or harmonizes with the existing residential neighborhood of short, brick buildings that it borders. The height of the tower is an eyesore and will clearly stand out from an otherwise beautiful residential neighborhood.

**B. Permitted Uses**  
..... I don't see the use of a commercial cell tower in the list of permitted uses. I do, however, see "any combination of uses that are compatible with one another". As stated above, a tall, commercial cell tower is not compatible with the short, brick residential buildings that are next door.

**C. Prohibited Uses**  
3. Any use deemed by the City Council as being detrimental to the health, safety, or general welfare of the citizens of Rockwall.  
EMF waves are detrimental to the health of nearby citizens, as can be seen in the research summary sent in a previous email. The safety of my home is potentially at risk, due to the height of the tower. I do not see any information in the application about the plan to meet a minimum required setback from Summer Lee Drive. Being that my property line is approximately only 40 feet across the street from the property line of the feedback, and the minimum setback requirement of the tower is ONLY 50 feet, it is highly possible that if the pole were to be knocked down in a storm or tornado, it would damage my fence and trees that border the street. The general welfare of the citizens of Rockwall should include the likely drastic decrease in home investment value, which will affect the financial future of every home nearby the tower.

**D. Area Requirements**  
2.C. The combination of different dwelling types and/or the variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses in the vicinity.  
As stated previously, the combination of neighborhood residential district and large, tall, metal tower are not complementary and in no way harmonize.  
2.E. Financial reasons shall not be the sole reason for modification of standards.  
It is stated in Mr. Doug Henderson's cover page of his application that "With approval of this site, the City will be encouraging other telecom carriers to collocate on the AT&T structure, which will be made available for leasing at market rates established by master lease agreements within the industry. This proposal is also an opportunity to make the existing telecom site more attractive. AT&T is planning to remove some of the existing chain-link fencing and replace it with decorative wrought iron, surrounding the existing equipment as well as the new equipment. This fence in turn will be surrounded with evergreen Leyland Cypress trees." Mr. Henderson is here implying that there is financial motivation and financial benefits for the city with this application with new fencing and landscaping. In addition, he is also implying that there are potential financial connections in the future with other telecom companies.

\*A Single-Family Residential District is intended for areas that are properly buffered from non-residential uses, and protected from pollution and/or environmental hazards....  
As previously stated, EMF waves should be considered an environmental hazard. In addition, a 6 foot tall line of trees that meets the bare minimum requirements according to the code is hardly acceptable. With a 110-foot monopole, a 6 foot tall "buffer" would only cover approximately 5% of the entire tower. This is unacceptable.

**Section 4 Commercial Districts**  
Subsection 4.04 General Retail (GR) District  
\*The General Retail (GR) District is not a major commercial/retail district, and should try to avoid intensive commercial land uses that carry large volumes of retail traffic. This zone is a light retail zone\*  
Mr. Doug Henderson implies in the cover page of his application that the invitation towards several telecommunications companies to use this site is invited in the future.  
"With approval of this site, the City will be encouraging other telecom carriers to collocate on the AT&T structure, which will be made available for leasing at market rates established by master lease agreements within the industry." Therefore, it is clear that the site would not be intended for limited commercial uses. Including the potential for future other telecom carriers implies heavy future use and traffic on this tower.  
Maximum height of structures in 120 feet. Any structure which exceeds 60 feet shall require a conditional use permit. If the building height exceeds 36 feet, the building shall be set back 1/2 the height of the building which exceeds 36 feet from any lot line that abuts residentially zoned property.  
I was unable to find information in the application plan which states that the structure would be built a minimum of 50 feet from Summer Lee Drive. In addition, given the height of the structure, a very tall tower such as this would not be appropriate as it could impair the views of cars on Summer Lee Drive and Rockwall Parkway.  
\*The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas require adequate buffering and screening from residential areas\*  
The application plan demonstrates that it plans to only meet the bare requirements of landscape trees that are 6 feet in height. As stated previously, this provides only a mere 5% buffer from the bordering residential properties nearby. The screen's height does not adequately buffer the height of the tower, again due to the mere 5% height buffer from bordering residential properties nearby.

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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).

Z2019-019; SUP for Freestanding Commercial Antenna

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.

Eyesore to my neighborhood; decrease in my home value; should go in a commercial/retail/industrial neighborhood instead

### Respondent Information

Please provide your information.

### First Name \*

Benjamin

Last Name \*

Carroll

Address \*

1169 Skylar Drive

City \*

Rockwall

State \*

Texaa

Zip Code \*

75032

Email Address \*

btcarroll18@icloud.com

Phone Number

817-422-4511



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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Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name: *BETTY ALLEN*  
 Address: *1211 SKYLAR DRIVE*

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

---

*Notice of Public Hearing* • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748

**From:** [Planning](#)  
**To:** [Brooks, Corey](#)  
**Subject:** FW: Case #Z2019-019:Freestanding Commercial Antenna  
**Date:** Tuesday, September 10, 2019 8:02:02 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
[RMILLER@ROCKWALL.COM](mailto:RMILLER@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)  
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

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NOTES

<sup>1</sup>: APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

<sup>2</sup>: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

---

**From:** Carolyn Keith  
**Sent:** Monday, September 9, 2019 11:07 PM  
**To:** Planning <[planning@rockwall.com](mailto:planning@rockwall.com)>  
**Subject:** Case #Z2019-019:Freestanding Commercial Antenna

To Whom it May Concern,

I am opposed to the approval of the cell phone tower being placed any where near my Fox Chase neighborhood. I do not want decreased property values caused by this unnecessary cell tower. A 110 ft antenna in such close proximity is unacceptable not only because of the incomparable neighborhood aesthetics but the potential health risks caused by radiation from this tower are completely unacceptable.

Please consider moving it to a different location near a commercial or industrial site and NOT directly in our neighborhood.

Prayerfully,  
Carolyn Keith  
4574 Steeple Chase  
Rockwall, TX 75032

[Sent from Yahoo Mail for iPhone](#)



**NOTICE OF PUBLIC HEARING**  
**CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**  
 PHONE: (972) 771-7745  
 EMAIL: PLANNING@ROCKWALL.COM

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**Rockwall, TX 75087**

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Sincerely,

**Ryan Miller, AICP**  
 Director of Planning & Zoning



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----- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

**Please place a check mark on the appropriate line below:**

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name: **LARRY KEITH**

Address: **4574 STEEPLE CREEK DR. ROCKWALL, TX. 75032**

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 Director of Planning & Zoning



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**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Name: **CAROLYN KEITH**

Address: **4574 Steeple Chase Rockwall, TX 75032**

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**From:** [Morales, Laura](#)  
**To:** ["Carol Gemmell"](#)  
**Cc:** [Brooks, Korey](#)  
**Subject:** RE: Z2019-019  
**Date:** Thursday, September 05, 2019 2:51:07 PM

---

Mrs. Gemmell,

I'm forwarding your email with your expressed concerns and questions to the case manager for the case, Korey Brooks.

Thank you.

Laura

---

**From:** Carol Gemmell [REDACTED]  
**Sent:** Thursday, September 5, 2019 2:39 PM  
**To:** Morales, Laura <lmorales@rockwall.com>  
**Subject:** Re: Z2019-019

Dear Ms. Morales

What kind of light will be on the tower? When the large tower was put on the fire station land a number of years ago, it had a light that produced a terrible noise when it flashed. It took me nearly a year of complaining, before eventually someone from planning visited my home, along with the fire chief, and agreed that it was a **torturous nuisance** and the light was changed so that it was silent. The problem at that time was standing under the pole hardly any noise was noticeable, but whenever they visited my home (the back of my house faces the fire station and Summer Lee) they could hear the noise at the front of the house, which is on Skylar Drive. The fire station is on higher ground than our home and for whatever, reason any noise coming from the fire station is accentuated seven fold. **I do not want a repetition of that horrible year, where we were unable to sit in our yard or use our pool because of the noise.** Please advise and refer back to your records if necessary!!

Looking at the plans it would appear that the proposed new tower is in front of the existing tower, and nearer to Summer Lee - why can it not be set further back and nearer to the commercial area, rather than being set nearest to the residential area - since it is so ugly and will undoubtedly cause problems if we tried to sell our house. Undoubtedly the existing eye sore of a tower puts any buyers off, so an extra one will cause even more problems.

**MOST IMPORTANTLY** - what research has been done regarding the risk to our health. Do you have documentation. It would appear that people who live so close to these radio towers experience headaches, loss of memory and even cardiovascular issues. I would like the city to put in writing that there is absolutely no risk to health whatsoever, and if they cannot do so then the question is why would they risk their residents health for the sake of \$\$\$\$. It would appear from the documentation you sent to me that there will be other communications added to, and using the tower. I can only imagine that this increases our health risk exposure.

I await your response.



# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

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385 S. Goliad Street  
Rockwall, TX 75087**

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

*Effect Property Values*

*BETTER, LESS INVASIVE sites exist - City putting \$\$\$ above residents  
EMF EXPOSURE VERY CONCERNING - headaches, memory loss, heart issues  
Additional Noise Nuisance - hearing, air backyards*

Name: *Tony & CAROL GEMMELL*  
Address: *1157 SKYLAR DRIVE, ROCKWALL, TX 75032*

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Regards,

Carol Gemmell.

On Thu, Sep 5, 2019 at 1:32 PM Morales, Laura <[lmorales@rockwall.com](mailto:lmorales@rockwall.com)> wrote:

Mrs. Gemmell,

Please see below link with the documents the applicant provided. Feel free to contact us should you have any additional questions. Thank you.

Z20196-019: <http://www.rockwall.com/pz/Planning/Development%20Cases/2019/Z2019-019.pdf>

*Laura Morales*

Planning & Zoning Coordinator

City of Rockwall Planning & Zoning Department

972-771-7745 | 972-772-6438

[lmorales@rockwall.com](mailto:lmorales@rockwall.com) | <http://www.rockwall.com/planning/>

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**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

**Please place a check mark on the appropriate line below:**

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name: **DANETTE & DAVID HOVENDEN**  
 Address: **779 HUNTERS GLEN, ROCKWALL, 75032**

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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### Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-019

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 \*

Daryl

Last Name \*

Bird

Address \*

844 Elgin Ct

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

d.birdman@yahoo.com

Phone Number

214-755-8338

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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Google Forms

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Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

The potential health hazards caused by 5G technology need to be further investigated before we allow this tower to be built in this populated area. Also, no one wants to see a 20% decrease in property values in this neighborhood.

Name: David Teaff  
Address: 922 Hunters Glen, Rockwall, Texas

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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Notice of Public Hearing • City of Rockwall • 385 South Gollad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748



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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.

*Hope that the new tower will enhance my cell phone signal.*

Name: *DONALD MARKS*  
 Address: *755 HUNTERS GLEN  
 ROCKWALL, TX 75032*

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Case No. Z2019-019  
**Date:** Wednesday, September 11, 2019 11:21:18 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
[RMILLER@ROCKWALL.COM](mailto:RMILLER@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

---

HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)  
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

---

NOTES

<sup>1</sup>: APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

<sup>2</sup>: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

---

**From:** Mike <f-richard@sbcglobal.net>  
**Sent:** Tuesday, September 10, 2019 5:00 PM  
**To:** Planning <planning@rockwall.com>  
**Subject:** Case No. Z2019-019

I am opposed  
Floyd and Teri Richard  
1163 Skylar Dr

Sent from [Mail](#) for Windows 10

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**



# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

### Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087**

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

----- PLEASE RETURN THE BELOW FORM -----

### Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

*Please don't do this to us again. We already have a 200 ft tower outside our back gate. Find a non-residential area for the new one.*

*1) Safety concerns over EMF Radiation. 2) Impact on property values. 3) It is/will be an unattractive feature from my property. I live directly across from the fire station. The existing 200 foot tower is already an eye-sore. The proposed 106 foot tower is on the street side of the lot & even closer to my backyard.*

Name: *Floyd and Teri Richard*  
Address: *1163 Skylar Dr. 972-971-6015*

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PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



**From:** [Planning](#)  
**To:** [Brooks, Corey](#)  
**Subject:** FW: Oppose Case Number Z2019-019  
**Date:** Tuesday, September 10, 2019 8:03:17 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
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---

**From:** Garrett DuPont  
**Sent:** Monday, September 9, 2019 5:45 PM **To:**  
Planning <[planning@rockwall.com](mailto:planning@rockwall.com)> **Subject:**  
Oppose Case Number Z2019-019

Good Evening,

My Wife and I oppose the City of Rockwall zoning Case Number Z2019-019 proposed plan for AT&T to install a 110-foot mono pole cell tower. I feel this would cause health concerns for my wife and I as well as my baby!

Please do not build this tower.

Regards,

**Garrett DuPont**  
**1187 Skylar Drive**  
**Rockwall, TX 75032**  
**214-562-3881**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**



**NOTICE OF PUBLIC HEARING**  
**CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**  
 PHONE: (972) 771-7745  
 EMAIL: PLANNING@ROCKWALL.COM

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**Rockwall, TX 75087**

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Sincerely,

**Ryan Miller, AICP**  
 Director of Planning & Zoning



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PLEASE RETURN THE BELOW FORM

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

*Unsafe! Dangerous radiation exposure! We have 2 kids that will reside here for years to come, please do not endanger their long term health with this tower!*

Name: *Jayne + Jason Miller*

Address: *905 Hunters Glen Rockwall, Tx 75032*

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**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Case No. Z2019-019  
**Date:** Tuesday, September 10, 2019 8:16:02 AM

---

**From:** Jayme Miller  
**Sent:** Monday, September 9, 2019 4:48 PM  
**To:** Planning <planning@rockwall.com>  
**Cc:** Daniels, Bennie <BennieDaniels@rockwall.com>; Hohenshelt, John <JohnHohenshelt@rockwall.com>; Fowler, Kevin <KevinFowler@rockwall.com>; Johannesen, Trace <TraceJohannesen@rockwall.com>; Macalik, Dana <DanaMacalik@rockwall.com>; Trowbridge, Patrick <PatrickTrowbridge@rockwall.com>  
**Subject:** Case No. Z2019-019

Dear Mr. Miller and City Council members,

We are **STRONGLY OPPOSED** to the AT&T Commercial Antenna and ask you to please deny the request! It will be highly visible, bad for our health and bad for our property values. Fox Chase is a beautiful, quiet neighborhood full of families and people who care about quality of life here in Rockwall. We already experience disruptive helicopter traffic and sirens on a regular basis from the hospital and fire station. Our young family lives very close to the proposed site and would be directly impacted in a negative manner for many years to come!

Thank you for your valuable time, serious consideration and dedicated service to our community.

Sincerely,

Jayme & Jason Miller  
905 Hunters Glen  
Rockwall, TX 75032  
503-891-5387

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**NOTICE OF PUBLIC HEARING  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

**TOO CLOSE TO HOSPITAL AND LANDING PAD**

Name: **LEONARD SPINELLI**

Address: **4648 STEEPLE CHASE LN. ROCKWALL, TX 75032**

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: NO to the proposed cell tower near Fox Chase neighborhood  
**Date:** Monday, September 09, 2019 2:12:53 PM

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**From:** Jeff M.  
**Sent:** Monday, September 9, 2019 1:55 PM  
**To:** Planning <planning@rockwall.com>  
**Subject:** NO to the proposed cell tower near Fox Chase neighborhood

I just want to voice my concern that the city's planning and zoning department would even consider allowing AT&T or anyone else to build an antennae or cell phone tower next to our Fox Chase neighborhood (at Fire Station No. 2).

A significant number of studies have demonstrated the health hazards and risks to both children and adults of these towers located near neighborhoods, schools and even public parks, not to mention the negative effect they have on the values of homes located in neighborhoods next to or near these towers.

Our neighborhood is already up and arms about this. I have already spoken to over 25 different residents, and not one is in favor of this measure. In fact, every single one is vehemently opposed. Unfortunately, not many can attend your meetings. I am not sure I will be able to attend. But they are nevertheless watching very closely how you vote.

We are therefore asking you, the city council and planning and zoning department, to not allow this proposal to be approved. I am asking you to **vote "NO" against this or any other proposal that would allow AT&T or anyone else to build an antennae or cell phone tower next to our neighbor, or next to anyone else's neighborhood in our city.** These types of towers need to be built in areas far away from homes and neighborhoods.

Thank you,

Jeffrey C. Monk  
914 Hunters Glen  
Rockwall, TX 75032  
Resident of Fox Chase neighborhood, next to the proposed site of the AT&T cellular tower

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**NOTICE OF PUBLIC HEARING**  
**CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**  
 PHONE: (972) 771-7745  
 EMAIL: PLANNING@ROCKWALL.COM

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**Rockwall, TX 75087**

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Sincerely,

**Ryan Miller, AICP**  
 Director of Planning & Zoning



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PLEASE RETURN THE BELOW FORM

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

*I am vehemently opposed to this request to build a cellular tower next to our Fox Chase neighborhood for the health risks that towers pose to residents who live nearby. We already have adequate cell phone and internet data coverage. This will also negatively affect our home value.*

Name: *JEFFREY C. MONIK*

Address: *914 HUNTERS GLEN*

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

*The Rockwall City Council must reject this request and not allow this tower/antenna to be built near our neighborhood, or*

**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Z2019-019 Comercial Antenna  
**Date:** Monday, September 09, 2019 12:32:39 PM

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**From:** jeffrey meeder  
**Sent:** Monday, September 9, 2019 11:44 AM  
**To:** Planning <planning@rockwall.com>  
**Subject:** Z2019-019 Comercial Antenna

My name is Jeff Meeder. I live at 1137 Skylar drive, within the 500 ft buffer. I am in favor of the request. Mobile infrastructure is necessary to keep my phones working with ever growing bandwidth needs. A monopole next to the existing tower on city property seems like a good choice. I do not have safety concerns about "EMF" as expressed by some.

thank you  
Jeff Meeder  
1137 Skylar Dr  
Rockwall Tx 75032

469-338-6200

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**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: OPPOSITION TO PROPOSED CELL TOWER  
**Date:** Monday, September 09, 2019 2:13:50 PM

---

---

**From:** Jennifer Sipple  
**Sent:** Monday, September 9, 2019 2:06 PM  
**To:** Planning <planning@rockwall.com>  
**Cc:** Pruitt, Jim <JimPruitt@rockwall.com>; Crowley, Rick <RCrowley@rockwall.com>; Daniels, Bennie <BennieDaniels@rockwall.com>; Fowler, Kevin <KevinFowler@rockwall.com>; Macalik, Dana <DanaMacalik@rockwall.com>; Hohenshelt, John <JohnHohenshelt@rockwall.com>; Johannesen, Trace <TraceJohannesen@rockwall.com>; Trowbridge, Patrick <PatrickTrowbridge@rockwall.com>  
**Subject:** OPPOSITION TO PROPOSED CELL TOWER

Reference Zoning Case No. Z2019-019 Case Name: SUP for Freestanding Commercial Antenna

This is Jennifer Sipple. My address is 1145 Skylar Drive, Rockwall TX 75032.

Please consider this email as notice that I am in **STRONG OPPOSITION** to the placement of a 110-foot monopole cellular tower at 920 Rockwall Pkwy. I am requesting that a different location be used, one that is not immediately located in the backyards of an established residential neighborhood. This tower needs to be located in a commercial or industrial location. This proposed cellular tower will produce high levels of RF radiation, which poses health risks to those located directly near it. Hence, why it **DOES NOT** need to be in a neighborhood. Additionally, placement of this cellular tower in this area will not only create a decrease in property value for us as homeowners but it will also have an undeniable negative impact on the feel of this section of the Rockwall community. We already have the city tower directly behind us. Two towers is undeniably inappropriate for this proposed location.

Respectfully submitted,

Jennifer Sipple

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Sincerely,

**Ryan Miller, AICP**  
 Director of Planning & Zoning



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**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

IN OPPOSITION TO THE PROPOSED TOWER IN OUR NEIGHBORHOOD DUE TO IMPACT ON HEALTH OF OUR RESIDENTS/CHILDREN. THIS WOULD POSE A HIGH AMOUNT OF RF RADIATION DIRECTLY INTO OUR HOMES AND BACKYARDS. ADDITIONALLY, HOME VALUES WILL DECREASE WITH A CELL TOWER IN SUCH CLOSE PROXIMITY. PLEASE FIND A COMMERCIAL/INDUSTRIAL LOCATION AND NOT OUR RESIDENTIAL NEIGHBORHOOD.

Name: **JENNIFER SIPPLE** *Jennifer Sipple* **SEPTEMBER 7, 2019**

Address: **1145 SKYLAR DRIVE, ROCKWALL, TX 75032**

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MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

----- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

*I am opposed to a large cell tower with hosting multiple wireless carriers due to the documented health risks of microwave radiation as well as repeated warnings from the World Health Organization (WHO). Additionally, the presence of large cell towers has been linked to diminished property values.*

Name: *Chris Sipple*

Address: *1145 Skylar Drive Rockwall TX 75082*

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Case No. Z2019-019 SUP for Freestanding Commercial Antenna  
**Date:** Tuesday, September 10, 2019 1:33:35 PM

---

**From:** Kay Maxwell  
**Sent:** Tuesday, September 10, 2019 11:59 AM  
**To:** Planning <planning@rockwall.com>  
**Subject:** Case No. Z2019-019 SUP for Freestanding Commercial Antenna

To: P & Z Board Members and City Council Members:

I AM **STRONGLY OPPOSED TO THE Z2019-019 REQUEST** FOR THE REASONS LISTED BELOW:

1. The installation of the cell tower poses notable and documented health risks to adults, children, and pets in the Fox Chase community and surrounding areas. Cell towers emit harmful microwave radiation that can travel as far as 1-2 miles and can easily penetrate homes and buildings. Even low level radiation from cell towers can damage human cell tissue and DNA. Emissions have been linked to cancer, immune system function, miscarriage, Alzheimer's, and other serious illnesses.
2. The installation of the cell tower poses an immediate and a long-term (possibly generational) threat to adults, children, pets, and visitors in the Fox Chase community. Many young families live in the community. Families and visitors enjoy Fox Chase Park. The medical district with patients in need of treatment, a caring staff, and many visitors is within walking distance of the proposed tower site. Our first responders work and serve 24/7 on the proposed site. A cell tower on the site puts the health of all at risk.
3. The installation of the cell tower will impact the value of properties in the neighborhood and, as a result will impact the tax value for the local taxing districts. Studies have shown that there is less interest in homes near cell towers. One study has shown that values for homes near cell towers can decline for up to 20%.
4. The installation of the cell tower is incompatible with the neighborhood aesthetics.

My greatest concern is health risks that clearly come with installation of the cell tower in such close proximity to a neighborhood area. Please consider the serious health risks that a cell tower would introduce to what is quiet, family-friendly neighborhood

and VOTE NO on the cell tower installation proposed by Z2019-019.

Kay Maxwell  
1218 Skylar Drive  
Rockwall, TX 75032

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

## Zoning & Specific Use Permit Input Form

### Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-019 Commercial AT&T antenna

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.

It will affect our property values

### Respondent Information

Please provide your information.

### First Name \*

Ken

Last Name \*

Nixon

Address \*

2707 Cedar Court

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

972-771-4856

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: neighborhood group

This content is neither created nor endorsed by Google.

Google Forms

**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: proposed site of the AT&T cellular tower...  
**Date:** Tuesday, September 10, 2019 8:02:59 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
[RMILLER@ROCKWALL.COM](mailto:RMILLER@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

---

NOTES

<sup>1</sup>: APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

<sup>2</sup>: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

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**From:** Kevin Monk  
**Sent:** Monday, September 9, 2019 7:43 PM  
**To:** Planning <[planning@rockwall.com](mailto:planning@rockwall.com)>  
**Subject:** proposed site of the AT&T cellular tower...

I just want to voice my concern that the city's planning and zoning department would even consider allowing AT&T or anyone else to build an antennae or cell phone tower next to our Fox Chase neighborhood (at Fire Station No. 2).

A significant number of studies have demonstrated the health hazards and risks to both children and adults of these towers located near neighborhoods, schools and even public parks, not to mention the negative effect they have on the values of homes located in neighborhoods next to or near these towers.

Many of the residents in our neighborhood are already up and arms about this, and not one is in favor of this measure. Unfortunately, not many will be able to attend your upcoming meetings. But they are nevertheless watching very closely how you vote.

We are therefore asking you, the city council and planning and zoning department, to not allow this proposal to be approved. I am asking you to **vote "NO" against this or any other proposal that would allow AT&T or anyone else to build an antennae or cell phone tower next to our neighbor, or next to anyone else's neighborhood in our city.** These types of towers need to be built in areas far away from homes and neighborhoods.



Thank you,

Kevin T. Monk

2962 Oak Drive

Rockwall, TX 75032

Resident of Fox Chase neighborhood, next to the proposed site of the AT&T cellular tower

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

**WE NEED AS MANY RESIDENTS AS POSSIBLE TO COME TO THE NEXT TWO MEETINGS TO VOICE THEIR OPPOSITION. THE PLANNING AND ZONING COMMISSION PUBLIC HEARING WILL BEING HELD TUESDAY, SEPTEMBER 10, 2019 AT 6:00 PM AND THE CITY COUNCIL PUBLIC HEARING BEING HELD ON MONDAY, SEPTEMBER 16, 2019.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street, Rockwall, Texas.

Sizable turn-out is crucial and the most effective way to influence the City Council board members. Our intent is to have our petition included in the city's file for this application. Please mark your calendars and try to make these very important meetings.

If you cannot attend these meetings, please voice your opposition by emailing the Rockwall Zoning and Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). Please include your name and address for identification purposes along with your opposition email. Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

IN ADDITION TO THIS PETITION, please fill out the notice that was sent by the city to each Fox Chase homeowner (sent to those within the 500' Buffer zone) and check the "I Oppose" box on the form and mail back to the Rockwall Planning and Zoning Department at 385 S. Goliad Street, Rockwall, Texas 75087.

Thank you for reading our petition. Please share this with as many residents as possible!

---

We, the undersigned, oppose The City of Rockwall, Texas Zoning Case Number Z2019-019 proposed plan for AT&T to install a 110-foot monopole cell tower (SUP for Freestanding Commercial Antenna) and any collocation of carriers on this tower, which is proposed to be located at 920 Rockwall Parkway.

We stand together in this notion and ask that a different location be found near a commercial or industrial site and NOT directly in our neighborhood.

LISA MONIK

Name (PRINTED)

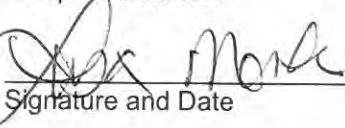
Business Name (IF APPLICABLE)

2902 Oak Dr, Rockwall, TX 75082

Address

972-772-3437

Telephone Number

 9/16/19

Signature and Date

**WE NEED AS MANY RESIDENTS AS POSSIBLE TO COME TO THE NEXT TWO MEETINGS TO VOICE THEIR OPPOSITION. THE PLANNING AND ZONING COMMISSION PUBLIC HEARING WILL BEING HELD TUESDAY, SEPTEMBER 10, 2019 AT 6:00 PM AND THE CITY COUNCIL PUBLIC HEARING BEING HELD ON MONDAY, SEPTEMBER 16, 2019.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street, Rockwall, Texas.

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We stand together in this notion and ask that a different location be found near a commercial or industrial site and NOT directly in our neighborhood.

Kevin T. Monk  
Name (PRINTED)

\_\_\_\_\_  
Business Name (IF APPLICABLE)

2962 Oak Drive Rockwall, TX 75082  
Address

972.772.3437  
Telephone Number

K Monk 9/8/19  
Signature and Date

**We are strongly opposed to the installation of the AT&T cell tower for the following reasons:**

**1. Potential health risks to adults and pets** – Cell phone towers emit harmful microwave radiation that can travel as far as 1-2 miles, and further, and of course can easily penetrate homes and buildings, this directly exposing us to harmful radiation in our homes, backyards and neighborhood park. The closer you are to the cell tower, the greater the health danger. Towers that collocate one or more carriers create clusters of antennas propagating multiple different frequencies simultaneously. These base stations emit a continuous stream of microwave radiofrequencies exposing residents to whole body exposures, as stated by the Physicians for Safe Technology via [www.mdsafetech.org](http://www.mdsafetech.org). AT&T plans to allow other companies to collocate their transmitters on the proposed cell phone tower, further adding to the radiation levels in the Fox Chase Neighborhood and surrounding area, putting us at even greater risk of harmful radiation exposure.

Any level of exposure of man-made non-ionizing electromagnetic radiation can be diagnosed by a medical practitioner as an adverse health effect pursuant to the WHO's International Classification of Diseases ICD-10, code W90 thus rendering any safety limit as set by the government safety standards obsolete as to protecting one's individual health.

Studies have shown that even at low levels of radiation from cell towers, there is evidence of damage to cell tissue and DNA, and it has been linked to brain tumors, cancer, suppressed immune function, depression, miscarriage, low sperm count, Alzheimer's disease, and numerous other serious illnesses.

For example, in "The Influence of Being Physically Near to a Cell Phone Transmission Mast on the Incidence of Cancer" by Horst Eger, Klaus Uwe Hagen, Birgitt Lucas, Peter Vogel, Helmut Voit (Published in *Umwelt·Medizin·Gesellschaft* 17,4 in 2004), the researchers found a fourfold increase in cancer rates amongst people living within 350 meters of a cell phone tower. Amongst women there was a tenfold increase.

In 2011, The World Health Organization (WHO)/International Agency for Research on Cancer (IARC) classified EMR (microwave radiation) as a possible carcinogen to humans (the same classification as DDT and lead) based on an increased risk for glioma (a malignant type of brain cancer).

In 2015, Morgan, Miller, Sasco and Davies published a paper in the *International Journal of Oncology* titled "Mobile phone radiation causes brain tumors and should be classified as a probable human carcinogen (2A)." The title says it all in this case.

In the past five years alone, about 1,800 new scientific papers have been published that show adverse health effects. Dr. George Carlo, a public health expert who coordinated the telecommunications industry's own study, which was mandated by congress, confirms that exposure to communications radiation from wireless technology is "potentially the biggest health insult" this nation has ever seen. Dr. Carlo believes RF/microwave radiation is a greater threat than cigarette smoking and asbestos.

In addition to the known health effects caused by existing cellular infrastructure, the health effects of the next-generation of cellular technology (5G) has yet to be fully understood. Several European countries (Belgium, Switzerland, and Finland) have halted the roll-out of their 5G networks due to a lack of evidence that the new ultra-high-frequency equipment is safe for the public. Additionally, multiple US cities (Sacramento, CA & Mill Valley, CA) have also halted 5G deployments until it can be proven safe. Wireless service providers, like AT&T, continue to push their 5G roll-out plans under the assumption of safety, despite the warnings from the medical and scientific communities and the WHO (World Health Organization). If this proposed 110-foot AT&T tower is approved, it is almost certain that it will host multiple 5G transmitters in the near future, exposing our neighborhood to additional unknown health risks that have yet to be understood.

**2. Potential health risks to children.** The Fox Chase Neighborhood and surrounding neighborhood areas have a large number of young families with children. Additionally, the Primrose School of Rockwall is located in this neighborhood area and has a substantial amount of babies and young children that would be greatly affected by radiation from this tower. Children have thinner skulls and the immaturity of their central nervous systems puts them more at risk. See, for example, Morgan, Kesari, and Davis, 2014, "Why children absorb more microwave radiation than adults: The consequences", published in the *Journal of Microscopy and Ultrastructure*.

**3. The devaluation of real estate.** In March, 2014 the *National Institute for Science, Law and Public Policy's* survey "Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?" found that an overwhelming majority of respondents (94%) reported that cell towers and antennas in a neighborhood or on a building would impact interest in a property and the price they would be willing to pay for it.

Studies by Dr. Sandy Bond, Ph.D. have shown that a cell phone tower negatively affects the real estate values of homes surrounding it. Depending on proximity to the cell phone tower property values can be reduced by up to 20% for properties within 200-300 meters of the tower

According to a survey by the National Institute for Science, Law & Public Policy (NISLAPP), an overwhelming 94 percent of home buyers and renters surveyed say they are less interested and would pay less for a property located near a cell tower or antenna. What's more, of the 1,000 survey respondents, 79 percent said that under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas, and almost 90 percent said they were concerned about the increasing number of cell towers and antennas in their residential neighborhood. *National Association of Realtors, Realtor Magazine, July 2014.*

Fox Chase residents do not want decreased property values caused by an unnecessary cell phone tower, and we hope that the City of Rockwall wouldn't want the value of homes to fall substantially; as such a decrease would be accompanied by a significant decline in property tax revenues.

**5. The cell phone tower will be put in the parking lot of Rockwall Fire Station No.2, which is directly next to the Rockwall Texas Health Presbyterian Hospital and medical plaza.** Our cherished and valued Rockwall firefighters will be experiencing an extremely high exposure of microwave radiation from this tower, as it will sit directly on the Fire Station property. These firefighters spend up to 12-hour shifts at the fire station and the City of Rockwall should ensure their employees have a safe work environment and are not subjected to unnecessary radiation. Additionally, the families (not to mention the employees of the hospital and surrounding medical practices) that come to get treated should not be subjected to any possible health risks. Texas Health Presbyterian Hospital-Rockwall has plans to add a Level 2 Neonatal Intensive Care Unit (NICU) to the hospital, with construction of this beginning early 2020. This would put these premature babies at higher risk of unnecessary radiation while in the NICU. Additionally, the hospital and pediatrics practice sees newborn babies and children – those most vulnerable to the radiation.

**6. A 110-foot tower is incompatible with the neighborhood aesthetics.** The antenna will be in the close proximity to our quiet residential neighborhood and the beautiful Fox Chase Park, which is enjoyed by so many children and adults alike. We stand together in the notion that a different location be found near a commercial or industrial site and NOT directly in our neighborhood.

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.  
 I am opposed to the request for the reasons listed below.

HEALTH AND ENVIRONMENT  
PROPERTY VALUES

Name: LARRY WARREN  
Address: 921 HUNTERS GLEN

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

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*Notice of Public Hearing* • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748



# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087**

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

----- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

1. It's a potential health risk to adults and pets.
2. It's a potential health risk to children
3. It will devalue our real estate
4. Firefighters, hospital & medical employees, and families coming for treatment will be subject to high exposure of radiation
5. A 110' tower is incompatible with neighborhood aesthetics

Name: *Arinda Chaves*

Address: *850 Hunters Glen*

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: NO to Zoning Case No. Z2019-019  
**Date:** Friday, September 06, 2019 4:52:03 PM

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**From:** lgillilan  
**Sent:** Friday, September 6, 2019 4:16 PM  
**To:** Planning <planning@rockwall.com>  
**Subject:** NO to Zoning Case No. Z2019-019

Good afternoon,

We oppose the proposed addition of a cell tower and any future telecom carriers to collocate the commercial tower located at 920 Rockwall Parkway.

Please vote "NO" to Zoning Case No. Z2019-019

Thank you,  
Lori

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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).

Z2019-019 Commercial Antenna

---

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.

It will be a hazard to the care flights landing/taking off at Presby Hospital. We do not need a crash on the hospital or fire station.

---

### Respondent Information

Please provide your information.

### First Name \*

MARY

---

Last Name \*

NIXON

Address \*

2707 CEDAR COURT

City \*

ROCKWALL

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

972-771-4856

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: Neighborhood Yahoo group

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Google Forms

**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Proposed AT&T cell tower  
**Date:** Wednesday, September 11, 2019 11:21:06 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

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**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
[RMILLER@ROCKWALL.COM](mailto:RMILLER@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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<sup>2</sup>: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

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**From:** Paul Fullington [REDACTED]  
**Sent:** Tuesday, September 10, 2019 5:03 PM  
**To:** Planning <[planning@rockwall.com](mailto:planning@rockwall.com)>  
**Subject:** Proposed AT&T cell tower

09/10/2019

Planning and Zoning Dept.

As a fox chase resident I oppose the construction of an AT&T cell tower across the street from our neighborhood. Ironically, the site for the tower is not too far from the proposed helipad that Presbyterian Hospital wanted to also place across the street from our neighborhood. We fought that battle and the helipad was relocated but flyovers over the Fox Chase neighborhood sometimes continue to this day despite Hospital promises that that would not happen. Big business does not always keep its promises.

A drive through of our neighborhood would show you just how well kept the homeowners keep their properties. Three years ago my wife and I drove to every neighborhood in Rockwall that sends their kids to

Rockwall Heath HS, to scout for suitable neighborhoods to host The Rockwall Heath HS March a thon for which we were the directors. We found that Chandlers Landing and Fox Chase had the best well kept neighborhoods and we marched in those neighborhoods.

We realize that we are strategically in a great location and maintaining our property values is important to us because our homes are an investment. A cell tower next to our neighborhood has the potential to devalue our homes.

A cell tower across the street from our homes places a risk of exposure to radiation. We don't need promises from AT&T that the risk of exposure is not real. And why is it acceptable to place our firefighters at great risk of radiation exposure? Don't we owe them more? Please do not place another cell tower next to Fox Chase.

There must be a industrial area where this tower can be placed.

Thanks,

Paul Fullington  
3134 Oak Dr  
Rockwall, TX 75032  
[REDACTED]  
214-546-7381

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**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Proposed Cell Tower  
**Date:** Monday, September 09, 2019 8:29:34 AM

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**From:** Randy Howell  
**Sent:** Sunday, September 8, 2019 4:09 PM  
**To:** Planning <planning@rockwall.com>  
**Cc:** Pruitt, Jim <JimPruitt@rockwall.com>; Crowley, Rick <RCrowley@rockwall.com>  
**Subject:** Proposed Cell Tower

Reference Zoning Case No. Z2019-019 Case Name: SUP for Freestanding Commercial Antenna

This is Randall R. Howell, my address is 3155 Oak Drive, Rockwall TX.

Please consider this email as notice that I am in strong opposition to the placement of a monopole cell tower at 920 Rockwall Pkwy. I am requesting that a different location be used, one that is not immediately adjacent to a well established residential neighborhood. Placement of a second tower in this area will not only create a decrease in property value for us as homeowners but it will also have an undeniable negative impact on the feel of this section of the Rockwall community. Two is too much!

Respectfully submitted,

Randy Howell

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## Zoning & Specific Use Permit Input Form

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-019

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 \*

Sahba

Last Name \*

Kasiri

Address \*

32 Shady Dale Lane

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

sahba75@hotmail.com

Phone Number

817-419-7004



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: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms



**NOTICE OF PUBLIC HEARING**  
**CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**  
 PHONE: (972) 771-7745  
 EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Rockwall Planning and Zoning Dept.**  
**385 S. Goliad Street**  
**Rockwall, TX 75087**

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
 Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

*Mailed 9/10/19*

----- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

*Health reasons, home values in area, no cell tower needed in area*

Name: *Zachary Shulte*

Address: *837 Hunters Glen Rockwall TX 75087*

**Tex. Loc. Gov. Code, Sec. 211.006 (d).** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.  
 I am opposed to the request for the reasons listed below.

I feel this antenna will be a health risk to the people that back up to Summer lee and the other neighbors. It also will devalue Fox Chase

Name: Cynthia Seymore  
Address: 1168 Skylar Dr.

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

I am concerned about the radiation the tower would be putting off. There are too many people that would be at risk. There is a hospital, doctor offices, fire station, park and a large residential area close by. Out by the interstate would be a better location.

Name: Janie Jameson

Address: 1164 Skylar Dr.

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Decreased Property Values

EMF exposure increases neurobehavioral problems

Better locations exist - the city is being greedy.

Creation of Additional humming noise, ruining backyard ambience

Name: Rick & Kristi Mase

Address: 1160 Skylar DR.

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748



August 16, 2019

The Honorable Members of  
The Rockwall City Council and The Rockwall Planning and Zoning Commission  
385 S. Goliad Street  
Rockwall, TX 75097

RE: Letter of Intent - SUP for a Wireless Communication Tower at 920 Rockwall Parkway

Dear Members of the City Council and Planning and Zoning Commission:

AT&T, represented by Crafton Communications, is pleased to submit this Application for SUP to allow development of a 110 FT Monopole Communication Tower with a landscaped equipment compound at 920 Rockwall Parkway. The proposed site part of the Fire Station property at that location.

The subject facility is needed to meet the rapidly increasing demand for wireless voice and data services in the residential and retail neighborhoods surrounding the fire station. This demand has placed a strain on AT&T's limited capacity. AT&T would like to stress, however, that this proposal is aimed at addressing the concern for better wireless coverage well before there is a problem for general or emergency calls.

The search for a site was thorough, and it should be noted that there were no opportunities for collocating on existing structures, an option that is much preferred whenever possible. With approval of this site, the City will be encouraging other telecom carriers to collocate on the AT&T structure, which will be made available for leasing at market rates established by master lease agreements within the industry.

This proposal is also an opportunity to make the existing telecom site more attractive. AT&T is planning to remove some of the existing chain link fencing and replace it with decorative wrought iron, surrounding the existing equipment as well as the new equipment. This fence in turn will be surrounded with evergreen Leyland Cypress trees.

AT&T is proud to be of service to the people who call Rockwall home. This un-manned site will work hard in its service to the community while placing no service demand on drainage, water, sewer, schools, parks or roads.

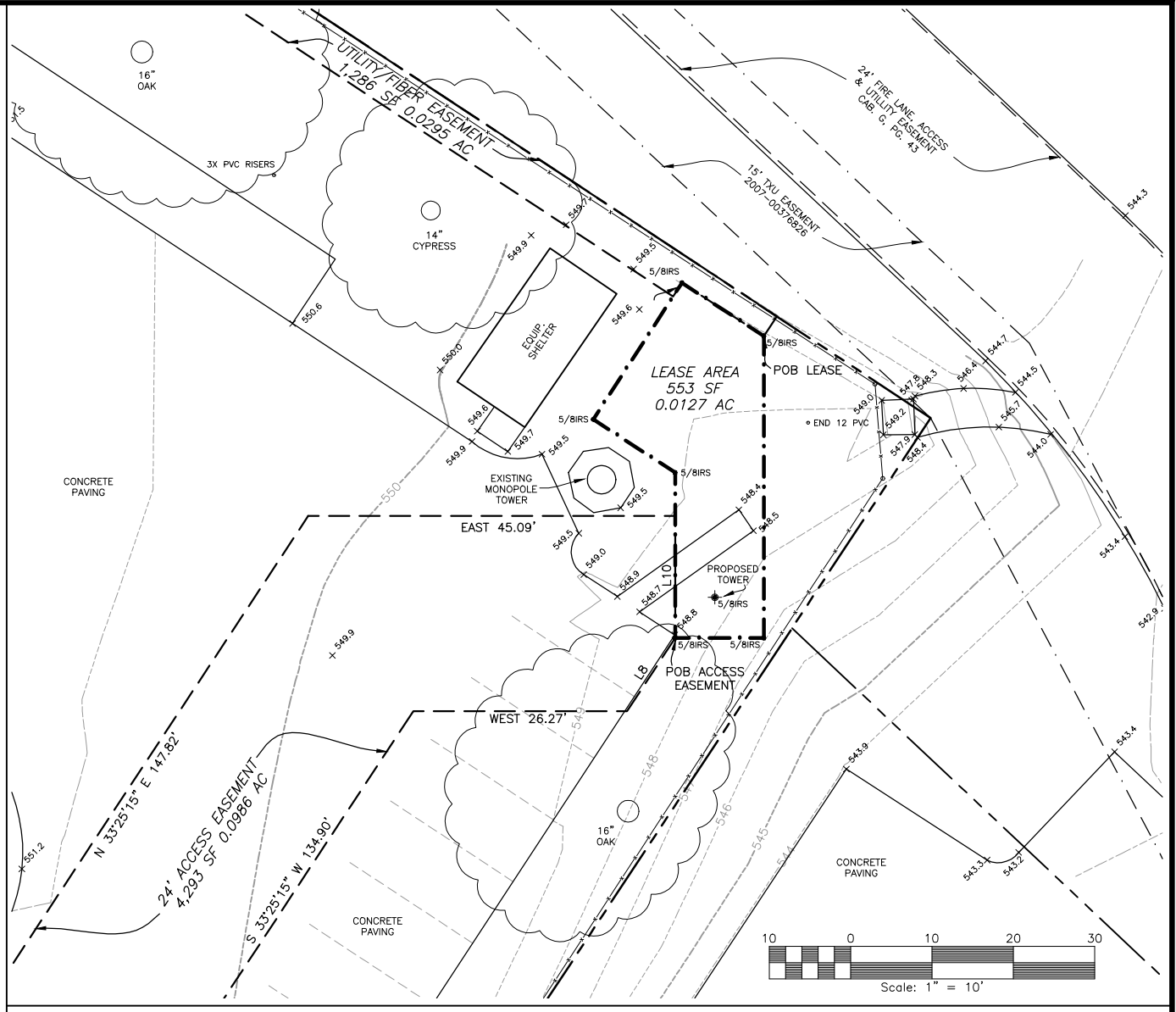
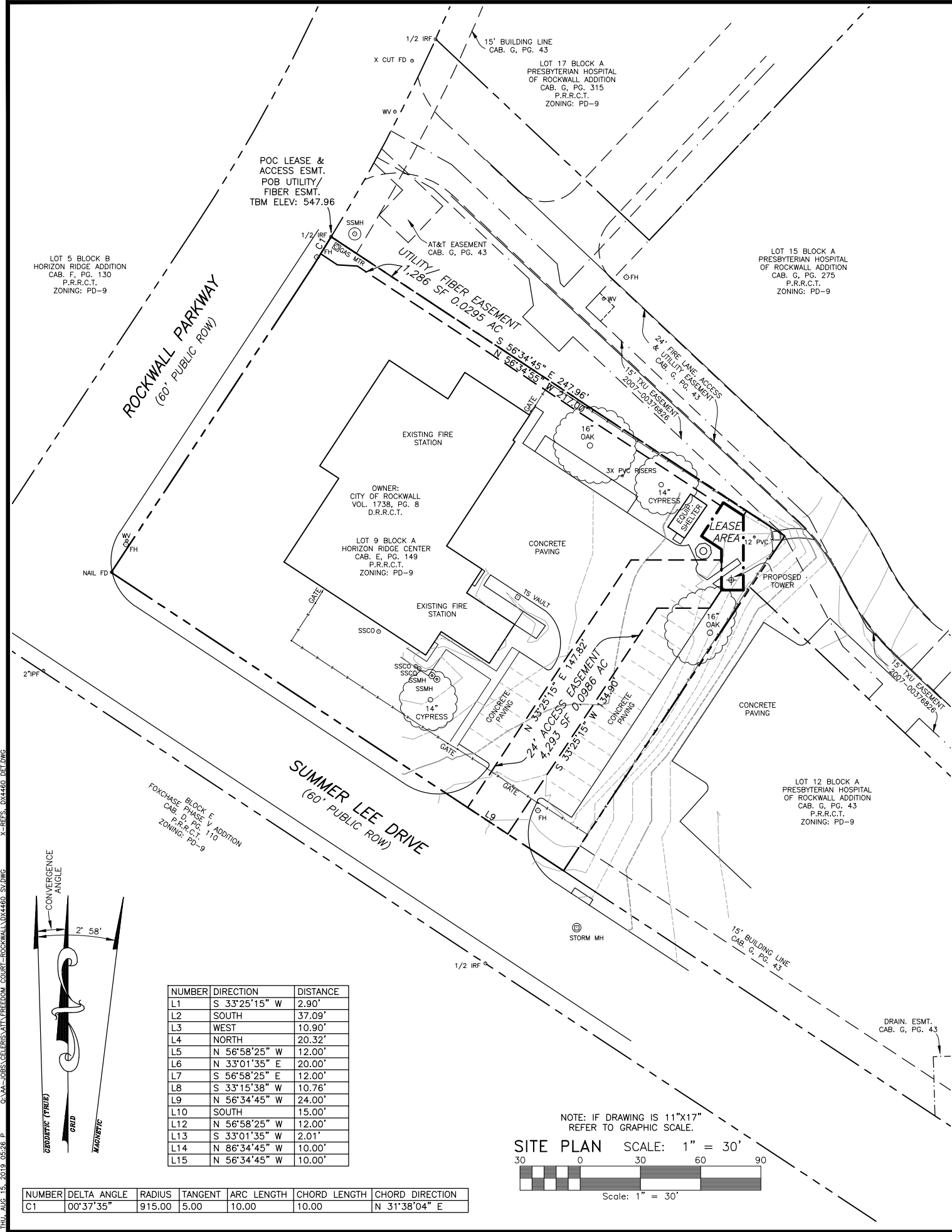
We look forward to visiting with you regarding this project.  
Thank you for your thoughtful consideration.

Doug Henderson, AICP  
Site Acquisition Contractor  
**Crafton Communications, Inc.**  
**1870 Crown Drive, Suite 1500**  
**Dallas, TX 75234**  
817-729-7006









ENLARGED SITE PLAN SCALE: 1" = 10'

**PROJECT INFORMATION**

CENTER OF TOWER COORDINATES:  
 Latitude (DMS): N 32° 53' 06.5541" NAD83  
 Longitude (DMS): W 96° 28' 04.5605" NAD83  
 Latitude (DD): N 32.885154° NAD83  
 Longitude (DD): W 96.467933° NAD83  
 Ground Elevation (AMSL): 548.5 Feet

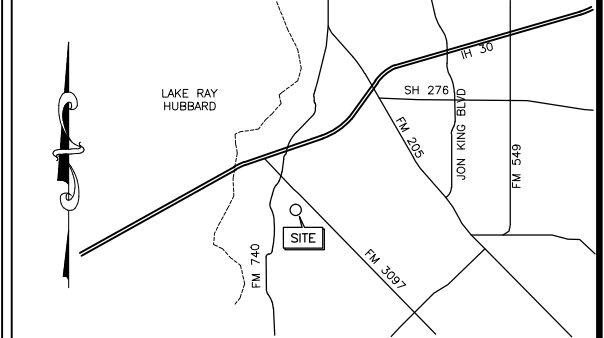
NOTES:  
 INGRESS/EGRESS IN COMMON WITH LESSOR.  
 LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.  
 MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.  
 LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.  
 BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.  
 BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.  
 CONVERGENCE ANGLE: 1° 06' 30"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48397C0040L, DATED 09/26/2008. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

**LEGEND**

- PP - POWER POLE
- TPED - TELEPHONE RISER
- WW - WATER VALVE
- FH - FIRE HYDRANT
- TOWER CENTROID
- LP - LIGHT POLE
- EM - ELECTRIC METER
- GM - GAS METER
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- TBM - BENCH MARK
- BUILDING LINES
- - - FENCE LINE
- - - GHP - POWER LINE

**VICINITY MAP**

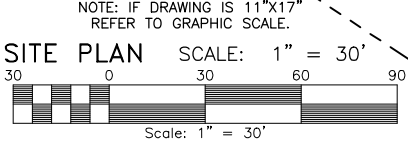


**SURVEYOR'S CERTIFICATE**

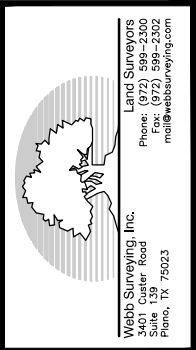
The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas.

*Kurtis R. Webb*  
 R.P.L.S. #4125

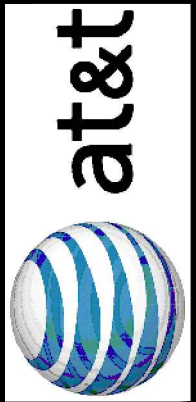
NUMBER	DIRECTION	DISTANCE
L1	S 33°25'15" W	2.90'
L2	SOUTH	37.09'
L3	WEST	10.90'
L4	NORTH	20.32'
L5	N 56°58'25" W	12.00'
L6	N 33°01'35" E	20.00'
L7	S 56°58'25" E	12.00'
L8	S 33°15'38" W	10.76'
L9	N 56°34'45" W	24.00'
L10	SOUTH	15.00'
L12	N 56°58'25" W	12.00'
L13	S 33°01'35" W	2.01'
L14	N 86°34'45" W	10.00'
L15	N 56°34'45" W	10.00'



NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	00°37'35"	915.00	5.00	10.00	10.00	N 31°38'04" E



**SURVEY**  
 SITE NAME: FREEDOM COURT/ROCKWALL  
 SITE NUMBER: DX4460  
 920 ROCKWALL PARKWAY  
 ROCKWALL, TX 75032



NO.	DATE	DESCRIPTION
1	09/12/2016	DATE OF SURVEY
2	09/19/2016	ISSUED
3	07/12/2017	ADDED NEW TOWER
4	07/26/2019	REVISED LEASE AREA
5	08/15/2019	MISC. REVISIONS
6		
7		

SV-1

FILED AUG 15, 2019 09:26 P  
 G:\M-LIBS\LIBS\AT&T\FREEDOM COURT-ROCKWALL DX4460 SV.DWG  
 X-REFS: DX4460 DEF.DWG

PARENT TRACT

Being a tract or land, situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, State of Texas, and being a part of Tract 1 as recorded in Volume 1119, Page 246, of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the TxDOT right-of-way concrete monument located on the west right-of-way of FM 3097, and also being 515.34 feet south of the centerline of Rockwall Parkway, THENCE N 45° 46' 04" W, for a distance of 465.34 feet to a 1/2" iron rod set for a corner; THENCE S 44° 15' 22" W, for a distance of 33.49 feet to a 1/2" iron rod set for a corner; THENCE along a curve to the left having a central angle of 22s 06' 20", a radius of 795.00 feet, for length of 306.72 feet to a 1/2" iron rod set for a corner; THENCE S 22° 09' 01" W for a distant of 471.78 feet to a 1/2" iron rod set for a corner; THENCE along a curve to the right having a central angle of 9° 49' 03", a radius of 915.00 feet, for length of 146.46 feet to a 1/2" iron rod set for a corner and also being the POINT OF BEGINNING;

THENCE S 56° 34' 45" E for a distant of 270.62 feet to a 1/2" iron rod set for a corner;

THENCE S 33° 25' 33" W, for a distant of 200.00 feet to a 1/2" iron rod set for a corner;

THENCE N 56° 34' 45" W, for a distant of 270.00 feet to a 1/2" iron rod set for a corner;

THENCE N 33° 25' 38" W for a distant of 166.37 feet to a 1/2" iron rod set for a corner;

THENCE along a curve to the left having a central angle of 2° 06' 22", a radius of 915.00 feet, for a length of 33.63 feet to a 1/2" iron rod for a POINT OF BEGINNING and containing 1.2393 acres (54,007 SF) of land, more or less.

BEING that certain tract of land as described by Special Warranty Deed dated October 15, 1999, and conveyed to City of Rockwall, Texas, recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas.

LEASE AREA

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right-of-way line of Rockwall Parkway (60' public right-of-way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, the following three (3) courses:

THENCE continuing through the interior of said Lot 9, Block A, Horizon Ridge Center, the following six (6) courses:

- SOUTH, a distance of 37.09 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
- WEST, a distance of 10.90 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
- NORTH, a distance of 20.32 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
- North 56 degrees 58 minutes 25 seconds West, a distance of 12.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
- North 33 degrees 01 minutes 35 seconds East, a distance of 20.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
- South 56 degrees 58 minutes 25 seconds East, a distance of 12.00 feet to the POINT OF BEGINNING hereof and containing 0.0127 acres or 553 square feet of land, more or less.

ACCESS EASEMENT

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right-of-way line of Rockwall Parkway (60' public right-of-way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, the following three (3) courses:

- South 33 degrees 25 minutes 15 seconds West, a distance of 2.90 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the northeast corner of the lease area described hereon;
- Along the east line of said lease area, SOUTH, a distance of 37.09 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the southeast corner of said lease area;
- Along the south line of said lease area, WEST, a distance of 10.90 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the most southerly southwest corner of said lease area and the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 9, Block A, Horizon Ridge Center, the following three (3) courses:

- South 33 degrees 15 minutes 38 seconds West, a distance of 10.76 feet to a Point;
- WEST, a distance of 26.27 feet to a Point;
- South 33 degrees 25 minutes 15 seconds West, a distance of 134.90 feet to a Point on the northerly right-of-way line of Summer Lee Drive (60' public right-of-way);

THENCE along the northerly right-of-way line of Summer Lee Drive, North 56 degrees 34 minutes 45 seconds West, a distance of 24.00 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, the following three (3) courses:

- North 33 degrees 25 minutes 15 seconds East, a distance of 147.82 feet to a Point;
- EAST, a distance of 45.09 feet to a Point on the west line of said lease area;
- Along the west line of said lease area, SOUTH, a distance of 15.00 feet to the POINT OF BEGINNING hereof and containing 0.0986 acres or 4,293 square feet of land, more or less.

UTILITY/FIBER EASEMENT

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right-of-way line of Rockwall Parkway (60' public right-of-way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, the following six (6) courses:

- South 33 degrees 25 minutes 15 seconds West, a distance of 2.90 feet to a Point;
- North 56 degrees 58 minutes 25 seconds West, a distance of 12.00 feet to a Point;
- South 33 degrees 01 minutes 35 seconds West, a distance of 2.01 feet to a Point;
- North 56 degrees 34 minutes 55 seconds West, a distance of 217.00 feet to a Point;
- North 86 degrees 34 minutes 45 seconds West, a distance of 10.00 feet to a Point;
- North 56 degrees 34 minutes 45 seconds West, a distance of 10.00 feet to a Point, same being on the easterly right-of-way line of Rockwall Parkway;

THENCE along the easterly line of Rockwall Parkway, and along a curve to the left having a radius of 915.00 feet, an arc distance of 10.00 feet, through a central angle of 00 degrees 37 minutes 35 seconds, and whose chord bears North 31 degrees 38 minutes 04 seconds East, a distance of 10.00 feet to the POINT OF BEGINNING hereof and containing 0.0295 acres or 1,286 square feet of land, more or less.

EASEMENT NOTES:

Channel Easement for Highway Purposes by Kirby Albright to State of Texas, dated 3/1/1969 recorded 3/10/1969 in book 86 page 97. Does not affect the subject tract.

Sewer Easements for Existing Lines by Whittle Development Corporation to City of Rockwall, dated 3/12/1987 recorded 3/26/1987 in Volume 313, Page 232. Does not affect the subject tract.

Easement and Right of Way by Schlumberger Technology Corporation, a Texas Corporation to Texas Utilities Electric Company, a Texas Corporation, dated 5/18/1994 recorded 6/9/1994 in Volume 909, Page 192. Does not affect the subject tract.

Mineral Deed between J.L. Parker and Helen Alexander, the wife of J.D. Alexander dated 3/31/1966 in Volume 75, Page 201. Affects parent tract.

Mineral Reservation in Deed between The National Life and Accident Insurance Company dated 11/1/1940 in Volume 36, Page 233. Affects parent tract.

Plat recorded 8/9/1968 in book 2 page 5. Does not affect the subject tract.

Plat recorded 12/28/2001 in Instrument No. 247845 (Cabinet E, Page 149, Plat Records, Rockwall County, Texas). Pertains to the parent tract.

FILED AUG 15 2019 05:28 P M... SURVEYOR... ROCKWALL... TEXAS... 04460... DWG

PROJECT INFORMATION

CENTER OF TOWER COORDINATES:

Latitude (DMS): N 32° 53' 06.5541" NAD83  
 Longitude (DMS): W 96° 28' 04.5605" NAD83  
 Latitude (DD): N 32.885154° NAD83  
 Longitude (DD): W 96.467933° NAD83  
 Ground Elevation (AMSL): 548.5 Feet

NOTES:

INGRESS/EGRESS IN COMMON WITH LESSOR.

LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.

MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.

LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.

BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

BASIS OF BEARINGS: GRID BEARINGS BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

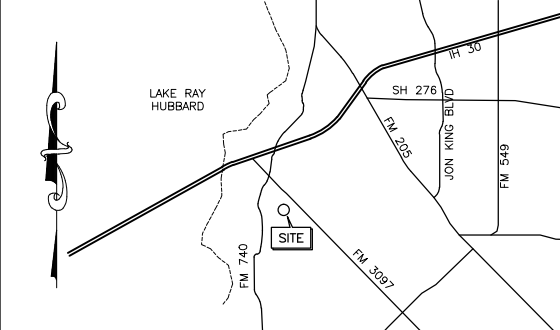
CONVERGENCE ANGLE: 1° 06' 30"

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48397C0040L, DATED 09/26/2008. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

LEGEND

- PP - POWER POLE
- TPED - TELEPHONE RISER
- WV - WATER VALVE
- FH - FIRE HYDRANT
- TOWER CENTROID
- LP - LIGHT POLE
- EM - ELECTRIC METER
- GM - GAS METER
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- TBM - BENCH MARK
- ////// BUILDING LINES
- - - - - FENCE LINE
- - - - - POWER LINE

VICINITY MAP



SURVEYOR'S CERTIFICATE

The undersigned does hereby certify that a survey was made on the ground of the property legally described hereon prepared by the undersigned and is true and correct to the best of my knowledge; the survey correctly shows the location of all buildings, structures and other improvements situated on the property; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown on the plat hereon; that subject property has access to a public roadway; and the plat hereon is a true, correct and accurate representation of the property described hereinabove. Furthermore, the undersigned hereby certifies that he has calculated the quantity of land or acreage contained within the tract shown on this plat of survey and described hereon and certifies that the quantity of land shown hereon is correct. This survey meets the applicable requirements for land surveys as defined by the Texas Society of Professional Surveyors Manual of Practice for Land Surveying in Texas.

*Kurtis R. Webb*  
 R.P.L.S. #4125

Land Surveys  
 Phone: (972) 999-2302  
 Fax: (972) 999-2302  
 Email: webbsurveying@gmail.com

Webb Surveying, Inc.  
 3401 Summer Road  
 State: TX 75032  
 Plano, TX 75032

SURVEY

SITE NAME: FREEDOM COURT/ROCKWALL  
 SITE NUMBER: DX4460  
 920 ROCKWALL PARKWAY  
 ROCKWALL, TX 75032

at&t

NO.	DATE	DESCRIPTION
1	09/12/2016	DATE OF SURVEY
2	09/19/2016	ISSUED
3	01/12/2017	ADDED NEW TOWER
4	07/26/2019	REVISED LEASE AREA
5	08/15/2019	MISC. REVISIONS
6		
7		

SV-2

330

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *FREESTANDING COMMERCIAL ANTENNA* ON A 0.0055-ACRE PORTION OF A LARGER 1.24-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK 1, HORIZON RIDGE CENTER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Doug Henderson of Crafton Communications for the approval of a Specific Use Permit (SUP) to allow a *freestanding commercial antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land being described as Lot 9, Block 1, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 9 (PD-9) and the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *freestanding commercial antenna* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Planned Development District 9 (PD-9) and the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

## **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of a *freestanding commercial antenna* on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) The *freestanding commercial antenna* shall generally conform to the concept plan and the conceptual antenna elevation depicted in *Exhibits 'B' & 'C'* of this ordinance;
- 2) The developer shall plant a thick vegetative screening adjacent to the boundaries of the leased area utilizing evergreen shrubs as depicted in *Exhibit 'C'* of this ordinance.

## **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7<sup>TH</sup> DAY OF OCTOBER, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 16, 2019

2<sup>nd</sup> Reading: October 7, 2019

DRAFT  
ORDINANCE  
09.16.2019

Address: 920 Rockwall Parkway  
Legal Description: Lot 9, Block A, Horizon Ridge Center Addition









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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Mayor and City Council  
**DATE:** September 16, 2019  
**APPLICANT:** Todd Panzner  
**CASE NUMBER:** Z2019-020.; *Zoning Change from AG to C*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and take any action necessary.

### **BACKGROUND**

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65*. At the time of annexation, the subject property was zoned Agricultural (AG) District, which is considered to be a designation used for land that is reserved for future growth, agricultural purposes, or for areas where development is premature due to the lack of utilities, capacity, and/or service.

### **PURPOSE**

On August 15, 2019, the applicant -- *Todd Panzner* -- submitted an application requesting to change the zoning from an Agricultural (AG) District to a Commercial (C) District for the 11.85-acre subject property.

### **ADJACENT LAND USES AND ACCESS**

The subject property is situated within the SH-276 Overlay (SH-276 OV) District, and is generally located south of the intersection of Green Circle and SH-276. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the *subject property* is SH-276, which is identified as a TXDOT6D (Texas Department of Transportation, six [6] lane, divided roadway) according to the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an unincorporated area of the City's Extraterritorial Jurisdiction (ETJ) that contains a mix of both residential and non-residential land uses.

**South:** Directly south of the *subject property* are several large tracts of vacant land zoned Agricultural (AG) District.

**East:** Directly east of the *subject property* are several tracts of land zoned Agricultural (AG) District that contain a mix of non-residential land uses, and that were annexed at the same time as the *subject property*.

West: Directly west of the *subject property* are two (2) large tracts of vacant land and a two (2) smaller tracts of land with single family homes situated on them. These properties were annexed at the same time as the *subject property* and are zoned Agricultural (AG) District.

## **CHARACTERISTICS OF THE REQUEST AND STAFF ANALYSIS**

The applicant is requesting to rezone the subject property from an Agricultural (AG) District to a Commercial (C) District for the purpose of facilitating the sale or future development of the property. Currently, the subject property is vacant, and consists of 11.85-acres. The majority of this tract of land is situated within the 100-year floodplain, which will limit the development this property in the future. When development occurs on this property adequate public services (*i.e. infrastructure*) necessary to serve the property will be required.

### **INFRASTRUCTURE**

Based on the applicant's request to rezone the subject property, the following infrastructure will be required to be constructed in order to provide adequate public services to the subject property:

Water: The Master Water Plan indicates that the subject property is located within Water Service Area 780 which is not currently serviced by the City of Rockwall. This service area is currently being served by the Blackland WSC. As a result, the applicant will be required to contact Blackland WSC in order to determine if the property can be serviced, and if sufficient flow can be provided for fire service.

Wastewater: The Master Wastewater Plan indicates that there is no wastewater infrastructure in the vicinity. There are no immediate plans for the City to install infrastructure in the area. As a result, the applicant will need to provide an On-site Sewage Facility (OSSF) meeting Rockwall County's standards.

Stormwater: On-site detention will be required to accommodate increases in stormwater runoff if development occurs.

Roadways: According to the Master Thoroughfare Plan, SH-276 is indicated as a TXDOT6D (*Texas Department of Transportation, six [6] lane, divided roadway*) which requires a minimum of 120-foot right-of-way and no on-street parking. The applicant is required to dedicate all portions of the subject property that is within 60-feet of the centerline of SH-276 at the time the subject property is platted.

All proposed infrastructure improvements must meet the Engineering Department's *Standards of Design and Construction*.

### **CONFORMANCE WITH THE CITY'S CODES**

If developed the subject property will be required to conform to all requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes.

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan*, adopted with the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Estates District* and is designated for Commercial/Retail (*i.e. northern portion of property*) and Parks and Open Space land uses (*i.e. southern portion of property that is located in the 100-year floodplain*). The applicant's request to change the zoning of the subject property to a Commercial (C) District is in conformance with the Commercial/Retail designation. In addition, the OURHometown Vision 2040 Comprehensive Plan

seeks to “...(p)reserve the City’s current residential to non-residential land use ratio (*i.e.* 80% Residential; 20% Commercial) in order to maintain a balance mix of land uses for fiscal sustainability ...” [Section 02.01; CH. 1; Page 1-1]. The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.90% residential to 24.10% non-residential. If the City Council chooses to approve this case -- *since this case is proposing zoning in conformance to the Land Use Plan* -- the ratio will remain virtually the same. A more detailed view of the current and proposed land use ratios has been included in the attached packet. With all this being said, zoning requests are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

**NOTIFICATIONS**

On August 28, 2019, staff mailed 16 notices to property owners and residents within 500-feet of the subject property. Staff did not send a neighborhood notification as there are no Homeowners Associations (HOA’s) or neighborhood groups participating in the HOA/Neighborhood Notification Program within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received one (1) notice in favor of the applicant’s request.

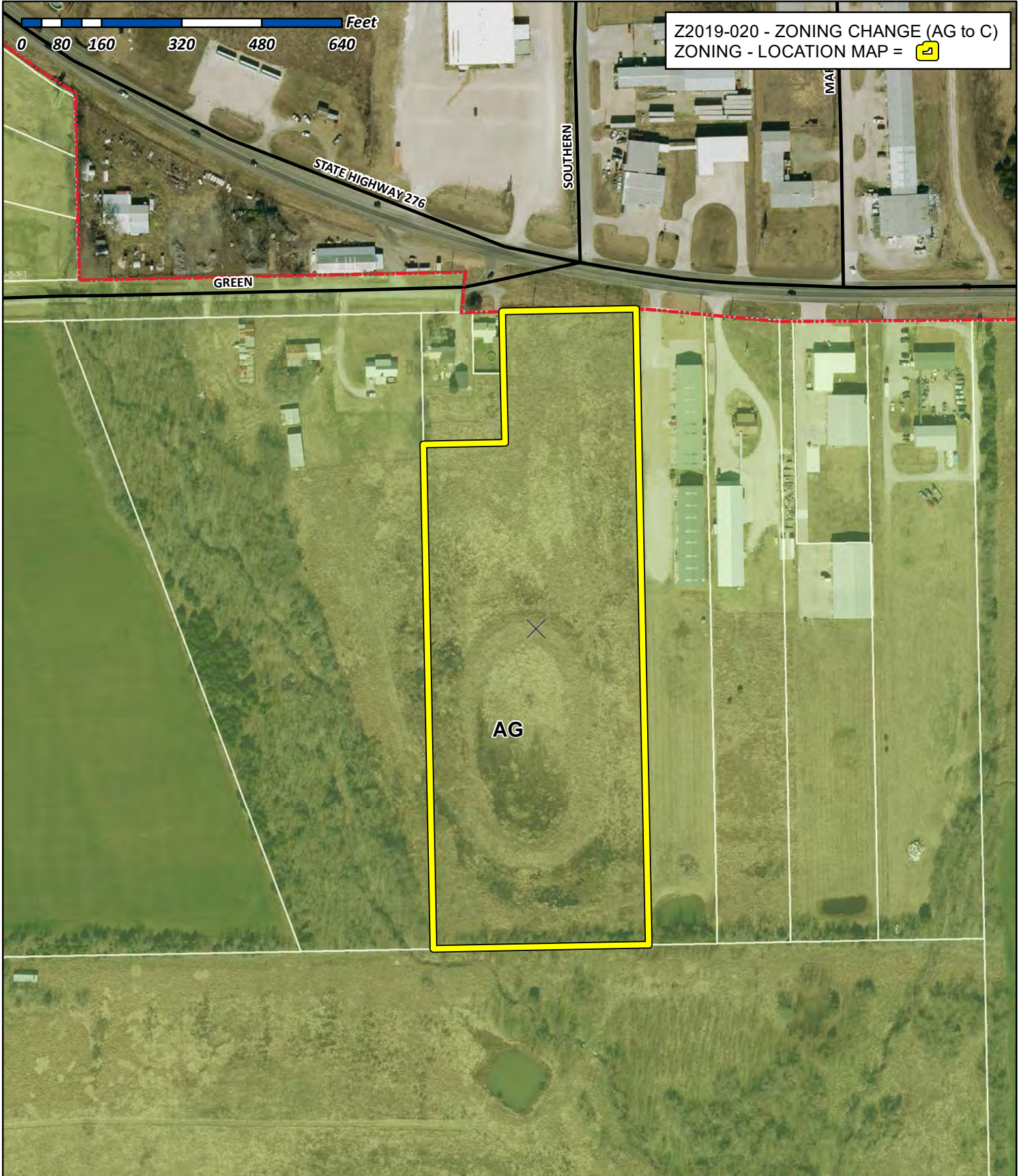
**CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant’s request to change the zoning from an Agricultural (AG) District to a Commercial (C) District, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION**

On September 10, 2019, the Planning and Zoning Commission’s motion to recommend approval of the zoning change from an Agricultural (AG) District to a Commercial (C) District passed by a vote of 6-0, with Commissioner Moeller absent.



Z2019-020 - ZONING CHANGE (AG to C)  
 ZONING - LOCATION MAP = [yellow square icon]



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

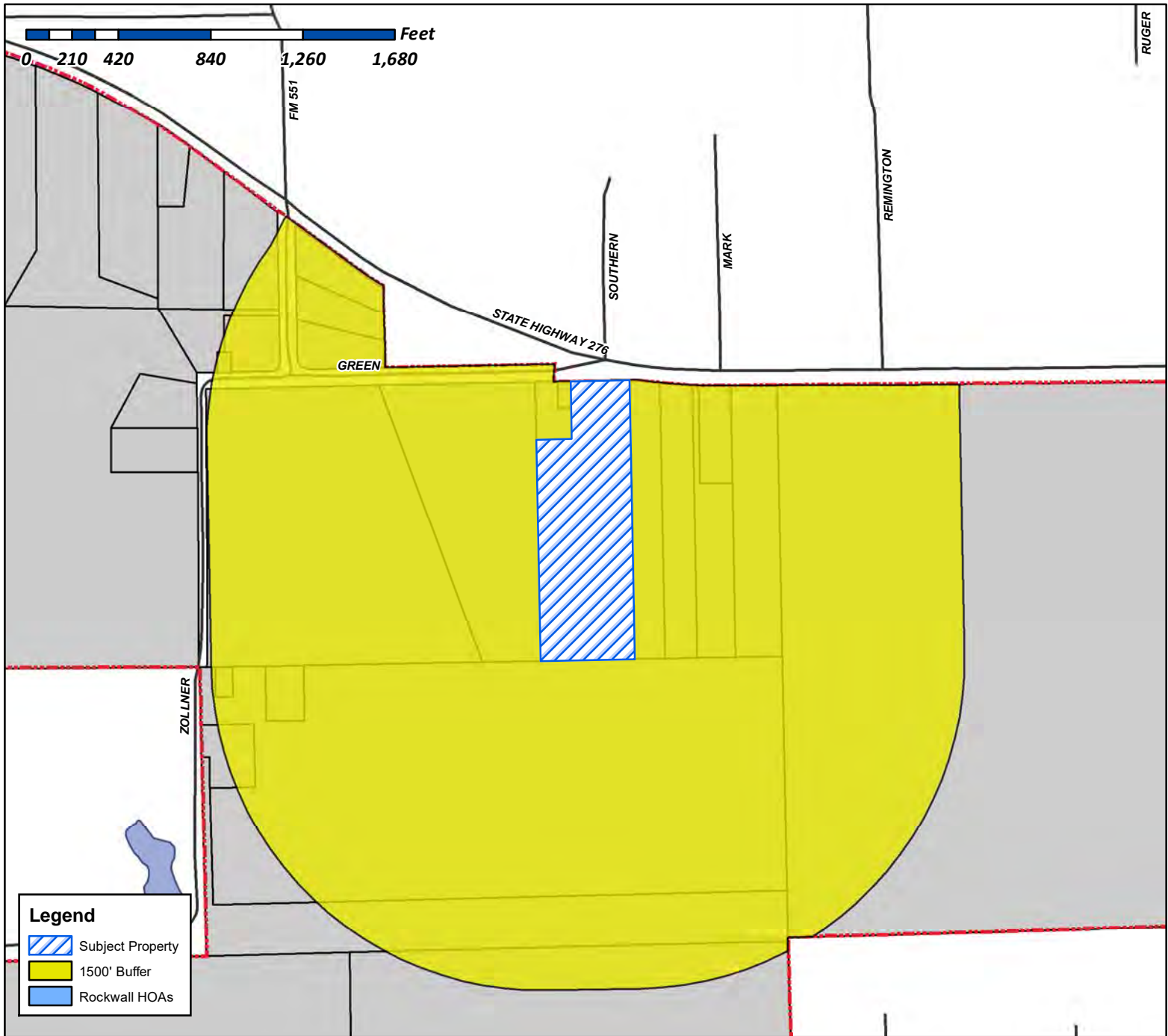




# City of Rockwall

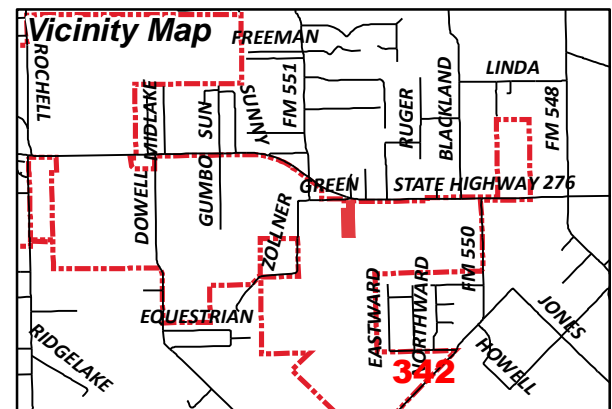
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2019-020  
**Case Name:** Zoning Change (AG to C)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** South of the Intersection of Green Circle and SH-276

**Date Created:** 8/20/2019  
 For Questions on this Case Call (972) 771-7745

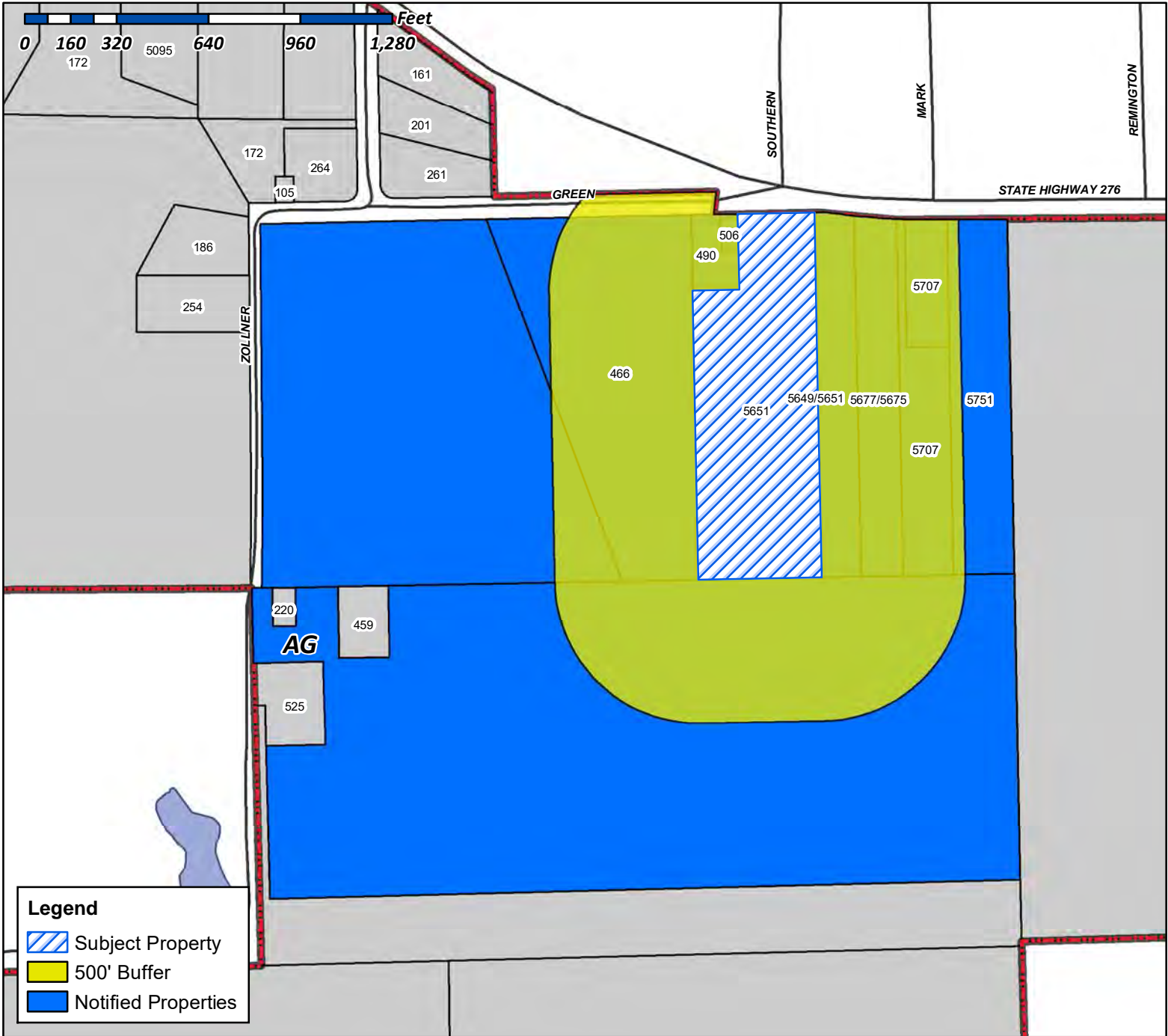




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

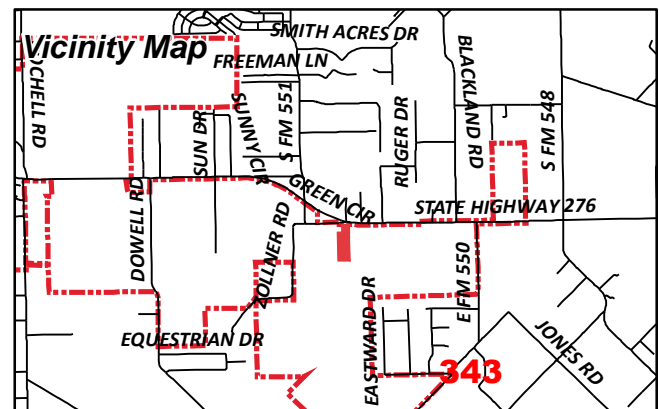
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**Case Number:** Z2019-020  
**Case Name:** Zoning Change (AG to C)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** Intersection of SH-276 and Green Circle

**Date Created:** 8/27/2019

For Questions on this Case Call (972) 771-7745



ENRIQUEZ MARIA AND UBALDO  
1225 LOST VIEW  
ROYSE CITY, TX 75189

LIMON LORENZO & MARIANA  
2305 STANFORD ST  
GREENVILLE, TX 75401

THOMPSON JAMES  
459 ZOLLNER RD  
ROYSE CITY, TX 75189

CURRENT RESIDENT  
466 GREEN LOOP  
ROCKWALL, TX 75087

CURRENT RESIDENT  
490 GREEN CR  
ROCKWALL, TX 75087

PANZNER TODD R AND  
HEATHER PANZNER AND SHANNON PANZNER  
500 HOFFMAN LN  
HAUPPAUGE, NY 11788

PEARSON KYLE & JENNIFER  
506 GREEN CIRCLE  
ROYSE CITY, TX 75189

CURRENT RESIDENT  
5649/5651 HWY276  
ROCKWALL, TX 75087

CURRENT RESIDENT  
5651 GREEN CIR  
ROCKWALL, TX 75087

MULLEN ADVENTURES LLC  
5677 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC  
5707 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

SIGN OF QUALITY LLC  
5707 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

HASHERT TERRY  
5751 STATE HIGHWAY 276  
ROYSE CITY, TX 75189

KENNEDY RICK  
9912 COUNTY ROAD 2426  
TERRELL, TX 75160

ASBURY MICHAEL & LEANN  
PO BOX 1012  
ROCKWALL, TX 75087



PANZNER TODD R AND  
HEATHER PANZNER AND SHANNON PANZNER  
500 HOFFMAN LN  
HAUPPAUGE, NY 11788



# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2019-020: Zoning Change AG to C**

*Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**David Gonzales  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087**

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



**MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)**

PLEASE RETURN THE BELOW FORM

**Case No. Z2019-020: Zoning Change AG to C**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

**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

# FISCAL IMPACT ANALYSIS TOOL

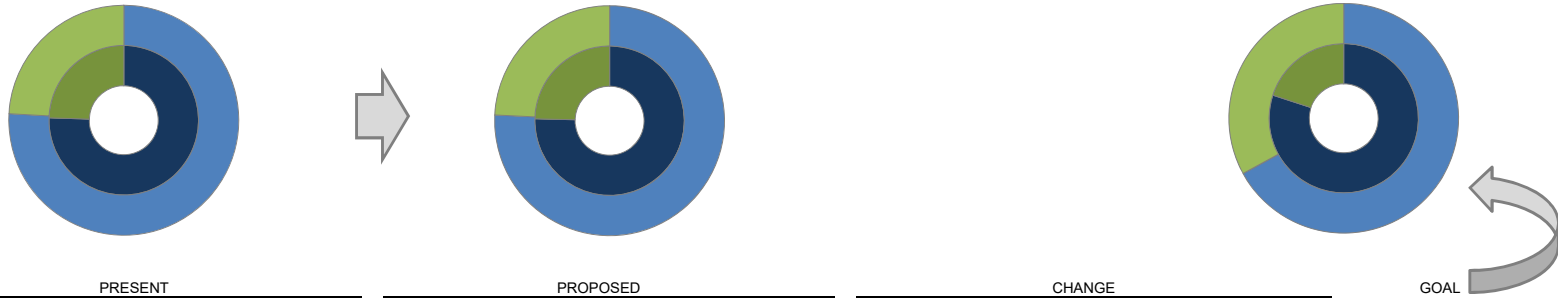
**ASSUMPTIONS:** (1) All values are based on the Appraised Value and not the Market Value; (2) All Agricultural (AG) District land is assumed to be residential under Current Zoning and zoned in accordance to the Future Land Use Map under Current Zoning at Build Out.

**DISCLAIMER:** The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.

**SUMMARY OF METHODOLOGY:** The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

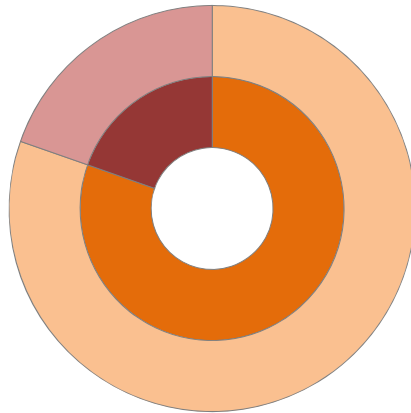
**CASE NO.:** Z2019-020  
**CASE NAME:** Zoning Change (AG to C)

## ZONING MAP



	PRESENT				PROPOSED				CHANGE				GOAL		
	LAND USE		LAND VALUE		LAND USE		LAND VALUE		LAND USE		LAND VALUE		ACREAGE	VALUE	DIFFERENCE
	ACRES	%	EST. PROP. VALUE	%	ACRES	%	EST. PROP. VALUE	%	CH. ACRES	% CHANGE	CHANGE IN VALUE	% CHANGE			
RESIDENTIAL	10,932.42	75.48%	\$ 4,084,912,315.77	75.90%	10,920.57	75.40%	4,084,751,155.77	75.79%	(11.85)	-0.08%	(161,160.00)	0.00%	80%	67%	-8.79%
NON-RESIDENTIAL	3,552.00	24.52%	\$ 1,297,389,588.23	24.10%	3,563.85	24.60%	1,304,868,413.55	24.21%	11.85	0.08%	7,478,825.32	0.14%	20%	33%	-8.79%
	14,484.42	100.00%	\$ 5,382,301,904.00	100.00%	14,484.42	100.00%	5,389,619,569.32	100.00%			7,317,665.32	0.14%	100%	100%	
OPEN SPACE	2,487.57		\$ 380,531,381.26		2,487.57		\$ 381,558,120.00								
TOTAL	16,971.99		\$ 5,762,833,285.26		16,971.99		\$ 5,771,177,689.32								

PRESENT		
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	
PROPOSED		
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	
CHANGE		
	ACRES	%
RESIDENTIAL	-	0.00%
NON-RESIDENTIAL	-	0.00%



## FUTURE LAND USE MAP

## ESTIMATED COST/REVENUES

### BENCHMARKS

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Residential Value	\$ -	\$ -	\$ -	\$ -
Non-Residential Value	\$ 161,160.00	\$ 2,107,955.83	\$ 2,107,955.83	\$ -
Residential Acreage	-	-	-	-
Non-Residential Acreage	11.85	11.85	11.85	-

### ANNUAL REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Residential Revenues	\$ -	\$ -	\$ -	\$ -
Non-Residential Revenues	\$ 648.02	\$ 12,504.06	\$ 12,504.06	\$ -
Direct Sales Tax Increase	\$ -	\$ 43,906.51	\$ 43,906.51	\$ -
Indirect Sales Tax Increase	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 648.02	\$ 56,410.57	\$ 56,410.57	\$ -

### ANNUAL EXPENDITURES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Cost of Community Service for Residential	\$ -	\$ -	\$ -	\$ -
Cost of Community Service for Non-Residential	\$ -	\$ (17,438.62)	\$ (17,438.62)	\$ -
Total Estimated Expenditures	\$ -	\$ (17,438.62)	\$ (17,438.62)	\$ -

### EST. ANN. COST/REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
EST. ANN. COST/REVENUES	\$ 648.02	\$ 38,971.95	\$ 38,971.95	\$ -
OTHER BENCHMARKS				
Additional Citizens Added to Population	-	-	-	-
Estimated Non-Resident Consumers in City	30	107	77	

# 17 SOUTH CENTRAL ESTATES DISTRICT

## DISTRICT DESCRIPTION

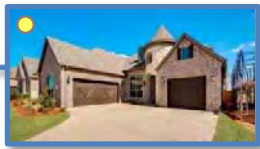
The *South Central Estates District* has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (i.e. *Equestrian Meadows*) and a medium density (i.e. *West View*) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

## POINTS OF REFERENCE

- A. Equestrian Meadows Subdivision
- B. Westhaven Subdivision

## LAND USE PALETTES

- Current Land Use
- Future Land Use



2 Future Suburban Residential



4 Future Business Center

↑ TECHNOLOGY DISTRICT (PAGE 1-31)

↑ EMPLOYMENT DISTRICT (PAGE 1-15)

↑ INNOVATION DISTRICT (PAGE 1-19)

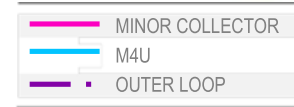
← SOUTH CENTRAL RESIDENTIAL DISTRICT (PAGE 1-28)



2 Future Suburban Residential

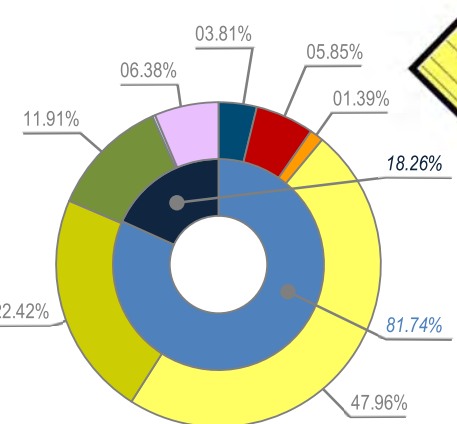
↓ CITY OF McLENDON-CHISHOLM

↓ SOUTHEAST ESTATES DISTRICT (PAGE 1-32)



■	COMMERCIAL	18.26%
■	RESIDENTIAL	81.74%
■	MIXED USE	0.00%

% OF ROCKWALL	🏠	1.30%
	🏢	2.70%
	🌳	1.42%
CURRENT	🏠	259
	🏢	49
	🌳	847
BUILD OUT	🏠	3,293
	🌳	10,768



■	BUSINESS CENTER	106.13-ACRES
■	COMMERCIAL/RETAIL (CR)	162.92-ACRES
■	HIGH DENSITY RESIDENTIAL (HDR)	38.71-ACRES
■	LOW DENSITY RESIDENTIAL (LDR)	1,336.88-ACRES
■	MEDIUM DENSITY RESIDENTIAL (MDR)	624.93-ACRES
■	PARKS AND OPEN SPACE (OS)	332.01-ACRES
■	QUASI-PUBLIC (QP)	7.79-ACRES
■	TECHNOLOGY/EMPLOYMENT CENTER (TEC)	177.95-ACRES

## DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (i.e. *water and wastewater facilities*), the following are the recommended strategies for this district:

- 1 **Opportunity Zone** (*Intersection of SH-276 & FM-548*). When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (i.e. *an environment that provides the ability to live, work, shop and dine*).
- 2 **Suburban Residential**. The district has several large tracts of land that can support highly amenitized master planned communities. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
- 3 **Commercial/Retail Centers**. Due to the anticipated alignment of the Outer Loop (i.e. *current alignment of FM-548*), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 **Business Center**. The areas designated as *Business Center* are intended to provide space for larger office facilities and combination manufacturing/warehouse and office facilities (e.g. *corporate headquarters*). This area is also suitable for mixed office/commercial land uses.

**GREEN LOOP**

R.O.W. PER DEED V. 43, P. 326  
V. 73, P. 001

F.M. HIGHWAY 276  
BEGINNING

N 88° 54' 17" E  
270.73'

L-1-47  
R-2924.79'

BLACKLAND, W.S.C.  
ESMT  
VOL. 75, PG. 553  
& 554  
V. 347, PG. 269

N 0° 59' 19" W  
267.66'

N 89° 54' 05" E  
166.59'

**11.85 ACRES**

RESIDUE OF 47.100 ACRES  
BILLIE M. PEOPLES  
TO  
MICHAEL & DONNIE PEOPLES  
VOL. 1084, PG. 266

PART OF 47.100 ACRES  
BILLIE M. PEOPLES  
TO  
MICHAEL & DONNIE PEOPLES  
VOL. 1084, PG. 266

14.3 ACRES  
PART OF 47.100 ACRES  
BILLIE M. PEOPLES  
TO  
MICHAEL & DONNIE PEOPLES  
VOL. 1084, PG. 266

N 0° 06' 26" E 1013.49'

S 0° 11' 00" E 1285.02'

S 89° 49' 44" W 440.11'

ZONE C

APPROX. LIMITS OF  
100 YR. FLOOD PLAIN

ZONE A

**DESCRIPTION**

All that certain lot, tract or parcel of land situated in the J. H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County, Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, said point being N. 89 deg. 50 min. 18 sec. W. 223.09 feet and along a curve to the right having a central angle of 93 deg. 14 min. 53 sec., a radius of 2924.79 feet, a chord of N. 85 deg. 12 min. 51 sec. W. 411.58 feet, and an arc distance of 472.69 feet from a 3/8" iron rod found at the Northeast corner of the above cited tract, said point being in the South right-of-way line of State Highway 276;

THENCE S. 00 deg. 11 min. 00 sec. E. (Controlling bearing line) parallel to the East line of said tract, a distance of 1285.02 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South line of said tract;

THENCE S. 89 deg. 49 min. 44 sec. W. along the South line of said tract, a distance of 440.11 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner;

THENCE N. 00 deg. 06 min. 26 sec. E. a distance of 1013.49 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 54 min. 05 sec. E. a distance of 166.59 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 59 min. 19 sec. W. a distance of 267.66 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the South right-of-way line of Green Loop and in the North boundary line of said 47.10 acres tract;

THENCE N. 88 deg. 54 min. 17 sec. E. along Green Loop a distance of 270.73 feet to a 1/2" iron rod set with yellow plastic cap stamped "R.S.C.I. RPLS 5034" for corner in the Southwest right-of-way line of State Highway 276;

THENCE in a southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec. a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E. 1.47 feet, along said right-of-way line an arc distance of 1.47 feet to the POINT OF BEGINNING and containing 11.85 acres of land.

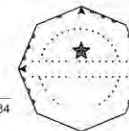
**NOTES**

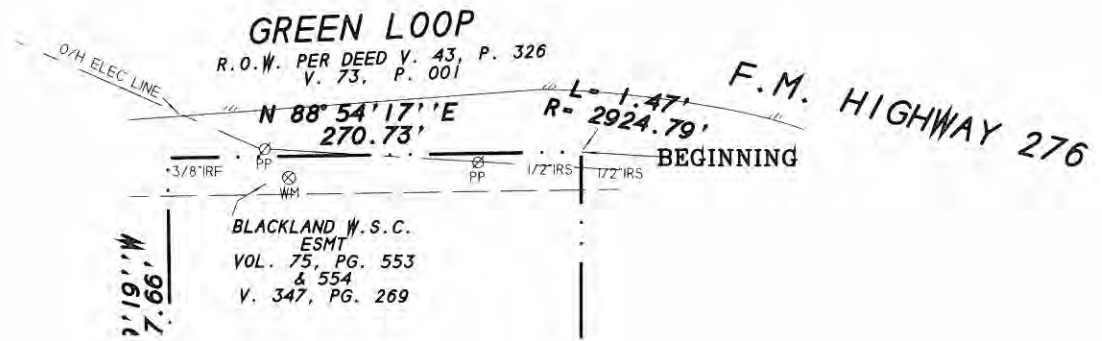
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0075 B dated Sept. 17, 1980, this property lies in Zone A & C. This property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1084, PG. 266, R.P.R.C.T.
- 3) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034"

**SURVEYOR'S CERTIFICATE**

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for BILLIE M. PEOPLES, at F.M. HIGHWAY 276, ROCKWALL COUNTY, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1997, and subsequent revisions, and the same was surveyed under my supervision on the ground this the 8th day of February, 2000.

Harold D. Fetty III, R.P.L.S. No. 5034





**DESCRIPTION**

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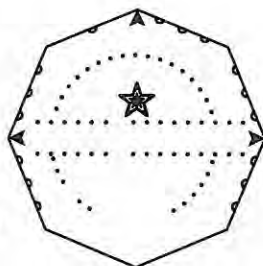
**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0075 B dated Sept 17, 1980, this property lies in Zone A & C. This property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1084, PG. 266, R.P.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

**SURVEYOR'S CERTIFICATE**

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for BILLIE M. PEOPLES, at F.M. HIGHWAY 276, ROCKWALL COUNTY, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 8th day of February, 2000.

Harold D. Fetty III, R.P.L.S. No. 5034



CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR AN 11.85-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE J. H. BAILEY SURVEY, ABSTRACT NO. 22, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Todd Panzner for the approval of a change in zoning from an Agricultural (AG) District to a Commercial (C) District for an 11.85-acre tract of land identified as Tract 1-1, of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located south of the intersection of Green Circle and SH-276, and more specifically depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District; and

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes provided for a *Commercial (C) District* as stipulated by Subsection 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses*, and Subsection 4.05, *Commercial (C) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future;

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in the

zoning described herein.

**SECTION 4.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 5.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

**SECTION 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 7<sup>TH</sup> DAY OF OCTOBER, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 16, 2019

2<sup>nd</sup> Reading: October 7, 2019



*Exhibit 'A'*  
*Legal Description*

All that certain lot, tract or parcel of land situated in the J.H. BAILEY SURVEY, ABSTRACT NO. 22, Rockwall County Texas, and being a part of that 47.10 acres tract of land as described in a Warranty deed from Billie Marie Peoples to Michael L. Peoples and Donnie B. Peoples, dated February 2, 1996 and being recorded in Volume 1084, Page 266 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

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*THENCE* in a Southeasterly direction along a curve to the left having a central angle of 00 deg. 01 min. 44 sec., a radius of 2924.79 feet, a chord of S. 80 deg. 34 min. 33 sec. E., 147 feet, along said right-of-way line an arc distance of 1.47 feet to the *POINT OF BEGINING* and containing 11.85 acres of land.

Exhibit 'B'  
Survey



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City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Rick Crowley, City Manager

**FROM:** Amy Williams, P.E., Public Work Director/City Engineer

**DATE:** September 10, 2019

**SUBJECT:** Two-Hour Parking Limitation in the Rockwall Technology Park

---

On September 3, 2019, Phil Wagner, President of the Rockwall Economic Development Corporation, requested the city adopt a two (2) parking limit for on-street parking in the Rockwall Technology Park. Based on this request, the City Council directed staff to prepare an ordinance limiting parking in the Rockwall Technology Park and bring the item back to the September 16, 2019 City Council meeting. In accordance with this direction, staff has prepared an ordinance which is contained in the attached packet. Staff should note that the City Attorney has reviewed this ordinance. Should the City Council have any questions staff will be available at the September 16, 2019 meeting.

AW:AW

Attachments

Cc: Joey Boyd, Assistant City Manger  
Jeremy White, P.E., CFM, Civil Engineer  
File

August 15, 2019

City of Rockwall  
Mayor Jim Pruitt and the Rockwall City Council  
385 South Goliad  
Rockwall, TX 75087

Re: Street Parking in the Rockwall Technology Park

Dear Mayor Pruitt and City Council members,

This letter is being written on behalf of the Rockwall Economic Development Corporation - the declarant of the Rockwall Technology Park Association (RTPA) – to request ordinance approval by the Rockwall City Council limiting on-street parking in the Rockwall Technology Park (RTP) to no more than two hours. While there are currently no local laws prohibiting street parking within the RTP, the existing Covenants, Conditions, and Restrictions (CCR's) for the RTP state that "(tenant) parking areas shall be sufficient to accommodate all parking needs for employees, company vehicles, and visitors without the use of the on-street parking," and "on-street parking shall be prohibited for any vehicle in the Rockwall Technology Park."

Generally, the provision of the CCR's has been respected by tenants in the RTP. When on-street parking is used, it is typically for a brief amount of time and/or creates minimal impact on neighboring tenants. However, in the last few months, street parking has become an issue. Pegasus Foods, a frozen foods manufacturer that announced plans to move to Rockwall from California in 2016, has been increasing their product lines and ramping up employment counts at their facility located at 1635 Innovation Drive – a 125,000 square foot structure previously owned by Col-Met Engineered Finishing Solutions. While the REDC is excited about the growth at Pegasus and the success they have found in Rockwall, the company's largest shift has peaked at 200 more employees than they have parking spaces on their site. This has resulted in, at times, more than 100 hundred cars being parked on the street in the RTP, primarily on Innovation Drive. While Pegasus has worked to optimize their existing 8.5 acre site by creating 50-60 additional spaces, company officials acknowledge that their business will still have an excess parking demand for the foreseeable future.

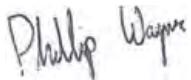
Unfortunately, REDC has received numerous complaints from area businesses of the RTPA over the past few months, with concerns being expressed regarding employee safety, congestion, and inability to move trucks of suppliers and customers. While the REDC wants to be supportive of Pegasus and help facilitate their success when possible, we are charged with looking after the best interests of the other tenants in the RTP as well. Ultimately, we do not believe the street parking situation reflects the image of a high quality business park the REDC and RTPA has maintained for approximately 20 years.

Despite this formal request, we are working with Pegasus to develop a creative solution that

will move all the employee cars off the street. Because of this, it is our hope that the installation of the 2-hour parking signs and subsequent enforcement will be deemed unnecessary. Still, the REDC believes that the ordinance should be adopted to make sure that all parties remain motivated to pursue these alternative parking options.

We appreciate your consideration of this request. Should you have any questions, please do not hesitate to contact me at 972-772-0025.

Sincerely,

A handwritten signature in black ink that reads "Philip Wagner". The signature is written in a cursive style.

Phil Wagner  
President  
Rockwall Economic Development Corporation

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL, BY AMENDING SECTION 26-506, TWO-HOUR PARKING LIMIT, OF ARTICLE VII, STOPPING, STANDING OR PARKING, OF CHAPTER 26, MOTOR VEHICLES AND TRAFFIC, TO INCORPORATE ADDITIONAL STREETS SUBJECT TO THE TWO (2) HOUR PARKING LIMIT AS DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Rockwall Economic Development Corporation (REDC) has requested the City Council of the City of Rockwall, Texas incorporate two (2) hour parking limits on the streets in the Rockwall Technology Park (*i.e. Discovery Boulevard, Innovation Drive, Observation Trail, Science Place, Technology Way, Research Circle, Data Drive, Capital Boulevard*) which are more specifically depicted in *Exhibit 'A'* of this ordinance and incorporated by reference herein; and,

**WHEREAS**, the City of Rockwall, Texas, a *Home Rule City*, by State Law and the City's Charter is permitted to establish ordinances to protect the health, safety and general welfare of its residents; and,

**WHEREAS**, the City has exclusive control and power over the streets, alleys, and public grounds and highways of the City pursuant to Transportation Code §311.001, as it may be amended; and,

**WHEREAS**, the City Council of the City of Rockwall, Texas has directed staff to prepare an ordinance establishing two (2) hour parking limits on the streets in the Rockwall Technology Park;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1. Findings.** The recitals are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

**SECTION 2.** That the Section 26-506, *Two-Hour Parking Limit*, of Article VII, *Stopping, Standing or Parking*, of Chapter 26, *Motor Vehicles and Traffic*, of the Code of Ordinances be hereby amended to henceforth to read in its entirety as follows:

**SECTION 26-506: TWO-HOUR PARKING LIMIT**

(a) It shall be unlawful for any person, driver, operator or owner to leave, park or stand any vehicle upon either side of the following specified public streets located within the city for a period of more than two consecutive hours:

- (1) Three spaces located on the Eastside of the 100 block of S. San Jacinto Street.
- (2) 100 Block of E. Rusk Street.
- (3) 200 Block of E. Rusk Street.
- (4) 100 Block of N. San Jacinto Street.
- (5) 100 Block of S. San Jacinto Street.
- (6) 100 Block of South Fannin.
- (7) 100 Block of E. Kaufman Street.
- (8) 2400 Block through the 4000 Block of Discovery Boulevard.
- (9) Capital Boulevard.
- (10) Data Drive.
- (11) Technology Way.
- (12) Research Circle.
- (13) Observation Trail.

- (14) Science Place.
- (15) Innovation Drive.
- (16) Corporate Crossing.

- (b) All emergency vehicles shall be exempt from the restrictions set forth in subsection (a) of this section. Emergency vehicles shall include ambulances, fire trucks and equipment, paramedic vehicles, police vehicles and all governmental vehicles used for necessary governmental purposes.
- (c) The City Manager or his designee shall provide for appropriate notice and signage for the parking restrictions as contained in this section and also provide for and designate appropriate parking spaces for loading and unloading zones not to exceed 15 minutes. The City Manager or his designee shall also be authorized to issue citations and perform other enforcement provisions in accordance with this chapter.
- (d) No person shall move a vehicle not lawfully under his control into any such prohibited area or away from a curb such a distance as is unlawful.

**SECTION 3.** That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict;

**SECTION 4.** That the Code of the City of Rockwall, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance;

**SECTION 5.** That should any section, paragraph, sentence, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, and to this end the provisions of this ordinance are declared to be severable;

**SECTION 6.** That this ordinance shall take effect immediately from and after its publication of the caption of said ordinance as the law in such cases provides and upon the installation of signs designating the Two Hour Parking Limitation. .

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7<sup>TH</sup> DAY OF OCTOBER, 2019.**

\_\_\_\_\_  
Jim Pruitt, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: September 16, 2019

2<sup>nd</sup> Reading: October 7, 2019





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City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Rick Crowley, City Manager  
**FROM:** Mary Smith, Assistant City Manager  
**DATE:** September 4, 2019  
**SUBJECT:** REDC Budget

---

The Rockwall Economic Development Corporation Board approved the attached budget at their Board meeting on August 15, 2019.

The operating budget reflects the Board's decision to eliminate the vacant marketing position and rely more extensively on contracts for marketing efforts. The budget includes funds from an anticipated bond issuance for land acquisition and infrastructure improvements. A number of previously contracted incentives are due to be paid in fiscal year 2020.

REDC President, Phil Wagner, will be available at the Council meeting to present aspects of the budget and answer any questions.



# Memo

**To:** REDC Board of Directors  
**From:** Phil Wagner, President *PW*  
**cc:** REDC Staff  
**Date:** August 8, 2019  
**Re:** Fiscal Year 2020 REDC Budget

---

The REDC Board of Directors will receive a presentation from Assistant City Manager / Finance Director Mary Smith on the proposed Fiscal Year 2020 budget, as well as a third quarter budget update. While budget documents are attached, staff has prepared the following summary to outline the overall budgetary increases or savings in each category that have been recommended from FY19 to FY20. While some items have changed since the review – which will be noted by staff – the preliminary budget was recommended by the Executive Committee on July 17.

- **Personnel Salaries and Benefits (\$112,900 in savings from FY19):** Due to the success the REDC has had working with an outside marketing agency; staff feels comfortable permanently removing the REDC marketing position from the budget.
- **Contractual (\$166,700 in additional expenses from FY19):** Significant increases in marketing are being recommended to cover a full year of service from the Boxcar Creative marketing firm, as well as increasing ad placement, and making a strong commitment to three REDC hosted events. Additional increases are recommended in the area of consulting fees, primarily to cover a regional drainage study in FY20, due diligence on potential land acquisitions, a possible tree survey, as well as increase in support services fees to the City of Rockwall for which REDC staff believes is overdue. Some offsetting savings are being proposed as a result of the new REDC lease, and the organization not anticipating any major building repairs in FY20.
- **Supplies (\$0 changes from FY19).**
- **Operational (\$52,800 in savings from FY19):** Savings are recommended in travel as well as prospect visits/ business retention expenses. A good portion of the savings is also reflected in Common Area Maintenance, as this line item was the location for the Discovery median improvement in FY19.
- **Utilities (\$3,350 in savings from FY19):** Savings are primarily a result of budgeting closer to the REDC's actual expenses in areas of electricity and telephone in recent years.

- **Capital (\$20,738,000 additional expenses from FY19):** This line item corresponds with the Board of Director's desire to explore land acquisitions as well as possible infrastructure improvements on raw land owned by the REDC in order to create significantly more shovel ready property to be marketed to qualified prospects. This line item also includes potentially \$1.2M for the engineering and construction of 200 space surface lot that the board may elect to construct in the Technology Park to resolve on-street parking. Finally, at the advice of the City's Information Technology Department, a total of \$28,000 has been budgeted for computer equipment for the REDC to update its antiquated servers, and provide three new workstations for REDC employees.
- **Incentives (\$837,500 in additional expenses from FY19):** Funding has been budgeted to meet the REDC's contractual obligations, with some contingency granted for projects which may develop during the budget year.

Staff recommends approval of the Fiscal Year 2020 REDC budget which staff believes is consistent with the direction of the Board of Directors and aligned with the goals of the Fiscal Year 2020 Annual Work Plan. If approved, the Budget will be submitted to City Council for approval in September, along with the Fiscal Year 2020 Annual Work Plan and Fiscal Year 2019 List of Accomplishments.

# Fiscal Year 2019 List of Accomplishments from Annual Work Plan

## Goal 1: Expand and Diversify Tax Base

- Successfully completed land development agreement in Rockwall Technology Park with Lime Media Group Agreement in December
- Completed Land Acquisition Plan in March
- Completed REDC Incentive Guidelines in April, with ROI calculations provided to the Board on every prospect

## Goal 2: Expand and Diversify Tax Base

- Facilitated the expansion of local company, SPR Packaging, in June
- Served as a liaison between business and government on regulatory issues, with SPR height variance in winter/spring serving as the largest example
- Hosted Rockwall Employee Appreciation Event in May as a way to honor, and provide awards, to primary employers
- Utilized various community events to deepen relationships with area businesses

## Goal 3: Attract New Business & Investment

- Facilitated at least \$73M in private investment between Lime Media, SPR Packaging and Project April (assuming the completion of Project April agreement in FY19)
- Hired Boxcar Creative marketing firm to revitalize website, marketing collateral, and improve media placement in January
- Revitalized REDC website, with LoopLink real estate tool, launched in May

#### Goal 4: Enhance Existing Job Opportunities and Create New Ones

- Realized community-wide growth of median household income by 3.9% - \$89,173 in August 2018 to \$92,665 in June 2019 according to the US Census
- Facilitated the creation of more than 100 high paying jobs between the Lime Media, SPR Packaging, and Project April recruitment projects (assuming the completion of Project April in FY19)
- More than doubled employer participation in Rockwall Job Fair from 2017 to 2018, expect continued growth in September 2019 event
- REDC President accepted as representative of Rockwall County on Economic Development Board for North Central Texas Council of Government, in April, in part to address regional workforce development issues

#### Goal 5: Ensure all Business of the REDC is Conducted Appropriately

- Successfully oriented and onboarded two new board members in January
- Conducted all meetings, published agendas, and filed minutes in accordance with organizational standards, by-laws, Texas Open Meetings Act, and Public Information Act
- Maintained compliance with annual budget with demonstrated savings in many areas
- Completed three-year office lease renewal in January 2019, with completion of office renovation project in the spring
- Completed professional development opportunities for REDC staff

## **Goal 1: Expand and Diversify Tax Base**

- Objective 1: Support continued community growth of new taxable improvements  
*Benchmark: Achieve \$150M in new taxable improvements (January 1, 2020 values)*
- Objective 2: Pursue development agreements at the Rockwall Technology Park  
*Benchmark: Execution of at least one land development agreement per year*
- Objective 3: Acquire land to create additional shovel-ready capacity for light industrial and/or office development pursuant to the Board's direction and the approved 2019 Land Acquisition and Improvement Plan  
*Benchmark: Acquire at least one parcel, at the direction of the REDC Board*
- Objective 4: Add public infrastructure necessary for the development of business growth in the expanded Rockwall Technology Park  
*Benchmark: Infrastructure work commenced in Phase III or new portions of the Rockwall Technology Park at the Board's direction, as well as resolution on whether to pursue local or regional detention*
- Objective 5: Ensure the REDC Board of Directors are aware of land acquisition possibilities, market conditions, and the organization's strategic position to capitalize on opportunities to grow capacity of light industrial or office development  
*Benchmark: Make annual update to the previously approved Land Acquisition and Improvement Plan and review with the Board of Directors*
- Objective 6: Negotiate all REDC agreements and incentives with acceptable rate of return and payback periods to safeguard the interest of the Rockwall taxpayer  
*Benchmark: All incentive offers and agreements align with the REDC Incentive Guidelines, unless directed otherwise by Board of Directors or Rockwall City Council*

## **Goal 2: Retain & Expand Existing Business**

- Objective 1: Encourage growth of existing primary employers in Rockwall  
*Benchmark: Facilitate or incentivize at least one business expansion per year*
- Objective 2: Develop business retention database by meeting with primary employers and conducting business retention interviews, asking standardized questions related to their opportunities and challenges associated with their business



*Benchmark: Meet with at least 20 primary employers to establish database with demonstrated proactive response to any issues or concerns that arise*

- Objective 3: Continually serve as advocate for existing primary employers by serving as a liaison between company and governmental agencies on regulatory issues

*Benchmark: Assist at least three companies – and respond to all inquiries- by helping facilitate a positive, streamlined, and/or transparent response from the City of Rockwall, or another governmental entity.*

- Objective 4: Host one event annually recognizing the employees of primary sector employers in the community; develop and implement award program as part of the effort.

*Benchmark: Grow the event by at least 25% from the number of primary employers that attended (14) or the total number of attendees (294) from the 2019 event, while receiving positive feedback from participants*

- Objective 5: Host one event annually recognizing the executives and management of primary sector employers in the community

*Benchmark: Host the event and receive positive feedback from participants*

- Objective 6: Create opportunities to develop connections with existing businesses between both the REDC staff and Board members, including utilizing events and promotions to further build relationships

*Benchmark: Pursue at least five opportunities to host and entertain local businesses to deepen relationships, utilizing events like the Chamber of Commerce Golf Tournament, Chamber Clay Shoot, Rockwall ISD Education Foundation Bowling Tournament, etc.*

- Objective 7: Utilize planned business travel and conferences as opportunities to gather information and make connections to suppliers or customers on behalf of existing businesses that may not be at the conference; additionally, when travelling staff should schedule headquarter visits for local primary employers when appropriate and convenient

*Benchmark: Offer service to at least five companies that may gain valuable information from the REDC's business travel; additionally pursue headquarter visits when appropriate*

- Objective 8: Facilitate improved relationships between local business and the DGNO railroad with the goal of enhancing the quality and quantity of industrial rail service in Rockwall

*Benchmark: Receive feedback on improved rail service from local business and/or receiving a clear understanding from the DGNO on what is required for increased rail service*

- Objective 9: Ensure all public infrastructure in the RTP is meeting its intended purpose and providing a high level of service for local business

*Benchmark: Resolve the issue with Pegasus parking and ensure Pegasus employee cars are not consistently parked on the street*

### **Goal 3: Attract New Business & Investment**

- Objective 1: REDC facilitation or incentivizing of direct commercial investment

*Benchmark: Facilitate or incentivize at least \$33M in private investment*

- Objective 2: Development and execution of recruitment strategy, including utilization of local and regional partnerships, responding to leads, hosting familiarization tours, attendance at trade shows and recruitment missions, and direct communication

*Benchmark: Develop plan and establish at least three qualified prospects for recruitment consideration through work conducted or relationships established by the REDC staff*

- Objective 3: Establish relationships with commercial real estate brokers and/or site selectors to promote services provided by the REDC and the benefits of conducting business in Rockwall

*Benchmark: Attend or host at least 10 gatherings or local meetings with brokers or site selectors*

- Objective 4: Promote Rockwall on a national basis through attendance at various trade shows, marketing trips, and/or site selector/commercial real estate conferences

*Benchmark: Attend at least 6 events that hold national exposure opportunities for the REDC*

- Objective 5: Retain services of marketing firm to increase recognition and improve inbound marketing opportunities through the optimization of the REDC website, social media, digital or print advertisements, or other efforts

*Benchmark: Receive positive reporting and analytical data tracking the growth of impressions and exposure on a semi-annual basis; additionally, generate at least one prospect through marketing channels created or managed by the firm*

- Objective 6: Maintain updated information and vital statistics on community profile

*Benchmark: Ensure all online and marketing collateral is updated annually, at a minimum*

#### **Goal 4: Enhance Existing Job Opportunities and Create New Ones**

- Objective 1: Realize growth in median household income in Rockwall  
*Benchmark: Increase median household income by at least 2% from previous year (\$92,665 per census.gov in July 2019)*
- Objective 2: REDC facilitation or incentivizing of high quality jobs within Rockwall  
*Benchmark: Facilitate or incentivize at least 50 jobs with annual salary greater than 10% higher than half the median household income (\$51,000 per job)*
- Objective 3: Continue to host and grow Rockwall job fair  
*Benchmark: Grow employer and/or attendee participation by 25% from previous year*
- Objective 4: Address pertinent workforce development challenges by meeting with primary employers to identify issues pertaining to skills gaps while meeting with area community colleges and school district officials to ascertain programs or educational opportunities that exist, or can be developed, that will allow those gaps to be narrowed  
*Benchmark: Actively facilitate at least one partnership between a primary employer and an educational institution or workforce development program where a skills gap has or is planned to be addressed*

#### **Goal 5: Ensure all Business of the Rockwall Economic Development Corporation is Conducted**

- Objective 1: Meet all requirements of organizational bylaws and policies  
*Benchmark: Achieve 100% compliance with bylaws and REDC policies*
- Objective 2: Keep updated on all germane provisions state law relating to economic development sales tax corporations, open meetings law, and the public information act.  
*Benchmark: One staff member (on a rotational basis) to attend a day long sales-tax training seminar hosted by the Texas Economic Development Council*
- Objective 3: Ensure all parties maintain compliance with all REDC development and incentive agreements  
*Benchmark: Achieve all standards for taxable value, jobs and wages set in REDC agreements, or enforce clawback provisions as articulated in each agreement (unless waived by the Board of Directors)*
- Objective 4: Administer all board meetings and committee meetings of the REDC, timely publishing agendas and filing of all minutes

*Benchmark: Conduct all meetings in compliance with the Texas Open Meetings Act, with a minimum of 9 Board meetings occurring each year*

- Objective 5: Maintain a detailed and accurate budget, and ensure that all expenditures are appropriately processed and Technology Park assessments are billed in an accurate and timely fashion

*Benchmark: Maintain compliance with annual budget, along with no complaints from vendors for late payments*

- Objective 6: Ensure the REDC is an attractive and competitive employer for talented staff

*Benchmark: Achieve 100% retention of staff, with each staff member being allowed to explore a professional development opportunity related to the REDC's mission*

## SUMMARY OF OPERATIONS

**Fund**

22 Tech Park Association

	Actual 17-18	Budgeted 18-19	Amended 18-19	Adopted 19-20
Total Revenues	193,445	215,100	215,100	197,250
Total Expenditures	194,094	215,100	215,100	197,250
Excess Revenues Over (Under) Expenditures	(649)	-	-	-
Net Other Financing Sources (Uses)	-	-	-	-
Net Gain (Loss)	(649)	-	-	-
Fund Balance - Beginning	47,321	37,415	34,298	34,298
Fund Balance - Ending	34,298	37,415	34,298	34,298

## SUMMARY OF REVENUES

**Fund**

22 Tech Park Association

RTPA

Account	Description	Actual 17-18	Budgeted 18-19	Amended 18-19	Adopted 19-20
4470	RTP Dues - Tenants	83,175	82,500	82,500	137,250
	REDC Cam Dues	110,270	132,600	132,600	60,000
<b>Total Revenues</b>		<b>193,445</b>	<b>215,100</b>	<b>215,100</b>	<b>197,250</b>

## DIVISION SUMMARY

<b>Fund</b>	<b>Department</b>	<b>Division</b>
22 Tech Park Association	70 Economic Development	RTPA

### Expenditure Summary

	Actual 17-18	Budgeted 18-19	Amended 18-19	Adopted 19-20
Contractual	156,486	171,300	171,300	153,750
Supplies	7,768	10,300	10,300	10,000
Utilities	29,840	33,500	33,500	33,500
<b>Total</b>	194,094	215,100	215,100	197,250

## ECONOMIC DEVELOPMENT

<b>Fund</b>	<b>Department</b>	<b>Division 75</b>
22 Tech Park Association	70 Economic Develop.	RTPA Developed Phases

	=	Actual	Budgeted	Amended	Adopted
Account	Description	17-18	18-19	18-19	19-20
<b>Contractual</b>					
210	Auditing	500	500	500	500
227	Insurance - Property	900	900	900	900
247	Landscape/Irrig Maint	114,768	132,000	132,000	150,350
299	Administrative Svcs	2,000	2,000	2,000	2,000
<b>Total Contractual</b>		<b>118,168</b>	<b>135,400</b>	<b>135,400</b>	<b>153,750</b>
<b>Supplies</b>					
329	Flag Replacements	7,768	9,000	9,000	9,000
347	Gen. Maint. Supplies	-	1,000	1,000	1,000
<b>Total Supplies</b>		<b>7,768</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>
<b>Utilities</b>					
501	Electric	2,259	3,500	3,500	3,500
513	Water	27,581	30,000	30,000	30,000
<b>Total Utilities</b>		<b>29,840</b>	<b>33,500</b>	<b>33,500</b>	<b>33,500</b>
<b>Division Total</b>		<b>155,776</b>	<b>178,900</b>	<b>178,900</b>	<b>197,250</b>



## ECONOMIC DEVELOPMENT

<b>Fund</b>	<b>Department</b>	<b>Division 77</b>
22 Tech Park Association	70 Economic Develop.	RTPA Undeveloped Phases

Account	Description	Actual 17-18	Budgeted 18-19	Amended 18-19	Adopted 19-20
<b>Contractual</b>					
227	Insurance - Property	900	900	900	-
247	Landscape/Irrig Main incl. mowing EDC owned lots, Justin Road, Discovery Median	37,418	35,000	35,000	-
<b>Total Contractual</b>		<b>38,318</b>	<b>35,900</b>	<b>35,900</b>	<b>-</b>
<b>Supplies</b>					
347	Gen. Maint. Supplies	-	300	300	-
<b>Total Supplies</b>		<b>-</b>	<b>300</b>	<b>300</b>	<b>-</b>
<b>Utilities</b>					
501	Electric	-	-	-	-
513	Water	-	-	-	-
<b>Total Utilities</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Division Total</b>		<b>38,318</b>	<b>36,200</b>	<b>36,200</b>	<b>-</b>

All expenses associated with EDC owned land, Justin Road, and the Discovery Median have been moved to the EDC budget beginning with budget year 2020.

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City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Rick Crowley, City Manager  
**FROM:** Mary Smith, Assistant City Manager  
**DATE:** September 12, 2019  
**SUBJECT:** RTPA Budget

---

The Rockwall Technology Park Association Board met Thursday September 12, 2019 to approve the budget for maintenance of the Tech Park. The budget includes a slight increase in the park maintenance budget to include some landscape and irrigation improvements which are being made in the Park.

EDC President, Phil Wagner, will be available at the Council meeting to answer any questions about the proposed budget.

<b>SUMMARY OF OPERATIONS</b>
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<b>Fund</b>
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22 Tech Park Association
--------------------------

	Actual 17-18	Budgeted 18-19	Amended 18-19	Adopted 19-20
Total Revenues	193,445	215,100	215,100	197,250
Total Expenditures	194,094	215,100	215,100	197,250
Excess Revenues Over (Under) Expenditures	(649)	-	-	-
Net Other Financing Sources (Uses)	-	-	-	-
Net Gain (Loss)	(649)	-	-	-
Fund Balance - Beginning	47,321	37,415	34,298	34,298
Fund Balance - Ending	34,298	37,415	34,298	34,298

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City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO: Mayor and Councilmembers**

**FROM: Mary Smith, Assistant City Manager**

**DATE: September 13, 2019**

**SUBJECT: Hotel/Motel Funding Recommendation**

---

The Hotel Occupancy Tax subcommittee comprised of Mayor Pro Tem Macalik and Council members Daniels and Fowler met to discuss funding requests for budget year 2019-2020. The Council received a notebook including the organization's requests along with their required reporting for this year's funded events. Attached is a summary of the requests with the previous year's allocations to the organizations. This summary also includes the subcommittee recommendations for funding.

### Revenues and Fund Balance

Staff continues to be conservative in the projection of revenues. The Hilton rebate agreement ended December 31 and their first payment was made in April so we didn't budget a full year's revenue in 2019 but have for 2020. At the end of FY2019 we expect a fund balance reserve of at least \$363,500.

### Funding Levels

Funding requests for fiscal year 2020 totaled \$720,645 which is an increase from the 2019 requests. Each specific application was discussed and whether they met our stated purposes and the state statute's requirement for "heads in beds". The subcommittee's recommendations for funding are attached. The subcommittee's goal was to allocate the current hotels revenues and retain a healthy reserve as decisions are made regarding the City's strategic initiative for these funds. Specific items which were not funded are noted on the attached spreadsheet as well.

### Contract Language/Documentation

Each organization will continue to be required to provide documentation such as a log, guestbook, registration list or other documentation that specifically notes if each person is spending the night in a hotel establishment. We are going to strongly recommend that more effort needs to be put into documenting hotel stays through use of a hotel code or question on registration form by which the organizations could better nail down hotel occupancy. It is imperative for the organizations to put in the effort to document hotel stays. Efforts in this regard will be noted as a condition for consideration of future funding.

The subcommittee Staff will be available at the Council meeting to answer any questions.

## Hotel Occupancy Tax Funding Requests for FY 2020

	2018 Actual	2019 Budget	2020 Request	2020 Event	Council Subcommittee Recommendation
<b>Tourism</b>					
American Legion	2,400	1,300	-	D Day 75th Anniversary	2,000
Art League	3,500	3,000	6,000	Fine Art Show	3,000
Aspasians	2,000	2,000	6,000	Market Place (April & Oct)	3,000
Boys & Girls Club	20,000	20,000	20,000	Rubber Duck Regatta	20,000
Chamber of Commerce	123,380	120,860	128,455	CVB staff & directory/map	128,455
Colbert Project	20,000	20,000	25,000	Firefighters Ball	25,000
Downtown Association	15,000	23,000	38,700	Christmas/Cinco de Mayo/Web site	30,000
Friends of the Library	comp space	comp space	2,000	Christmas Luncheon	comp space
Helping Hands	7,000	9,000	11,500	Festival of Trees	10,000
HHS Hawk Booster Club	15,000	-	-	State Gymnastics Meet	-
Hyzerbomb Discs	5,000	7,500	10,000	Disc Golf Tournament	10,000
Kiwanis	9,500	11,000	12,000	Tri-Rock Triathlon	12,000
Lone Star CASA	7,500	7,500	20,000	Car Show	11,500
Meals on Wheels			15,000	Gala	5,000
RHS Robotics			12,500	Tournament of Robots	12,500
Rotary Noon	11,000	12,000	12,000	Hot Rocks Bike Race	12,000
Sail with Scott	7,500	-	15,000	Sailing events	5,000
Soroptimist	5,000	-	-	Casino Night (\$5000 from FY18)	-
Starr Commonwealth	12,000	12,000	-	Conference	-
TrendHR	2,500	2,000	5,000	Conference	2,000
SubTotal	268,280	251,160	339,155		291,455
<b>Cultural</b>					
Music Fest	10,000	8,000	15,000	Concerts	10,000
Playhouse	5,000	3,500	13,575	Theatre Productions	7,000
Summer Musicals	3,500	5,000	15,000	Musical Productions	10,000
SubTotal	18,500	16,500	43,575		27,000
<b>Historical</b>					
Historical Foundation	6,650	7,500	-	Advertising and promo	
Historical Foundation	-	25,000	37,470	Building Restoration/maintenance	32,470
SubTotal	6,650	32,500	37,470		32,470
<b>City</b>					
Main Street	20,348	23,500	23,500	Downtown concerts	23,500
Main Street	17,244	16,700	17,700	Advertising	17,700
Main Street	-	4,000	-	Destination Rockwall	-
Concerts by the Lake	38,481	42,000	48,500	Concerts	48,500
Founders Day	99,899	100,000	175,445	Concert	175,445
Memorial Day	4,506	5,000	7,000	Concert	7,000
Rib Rub	14,606	15,000	28,300	BBQ contest and 5K	28,300
TRAPS		6,000		Conference	
SubTotal	195,084	212,200	300,445		300,445
<b>Totals</b>	488,514	512,360	720,645		651,370

No funding for website

Restoration only

### Fund Summary

Fund Balance 10-01-19	363,500	
Projected Revenue FY20		
Hotel Taxes	425,000	
Hilton Taxes	584,000	
Less Cultural		27,000
Less City Events		300,445
Less Tourism/Historical		323,925
Sub Total		651,370

Fund Balance 09-30-20 721,130

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City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Rick Crowley, City Manager  
**FROM:** Mary Smith, Assistant City Manager  
**DATE:** September 4, 2019  
**SUBJECT:** Amending the Fiscal Year 2019 Budget

---

The final General fund budget summary sheets for the fiscal year 2019 amended and fiscal year 2020 proposed budget are included in the Council packet with the budget adoption agenda item. The amended budget was not changed during budget discussions.

CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 19-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE BUDGET OF THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2018 THROUGH SEPTEMBER 30, 2019; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

**Section 1.** That the budget of the City Council of the City of Rockwall for the fiscal year October 1, 2018, through September 30, 2019, be and the same is hereby amended and such amendments are indicated and shown on **Exhibit "A"** attached hereto and made a part hereof for all purposes.

**Section 2.** 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 16<sup>TH</sup> DAY OF SEPTEMBER, 2019.

ATTEST:

\_\_\_\_\_  
Jim Pruitt, Mayor

\_\_\_\_\_  
Kristy Cole, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank Garza, City Attorney

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City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Rick Crowley, City Manager  
**FROM:** Mary Smith, Assistant City Manager  
**DATE:** September 13, 2019  
**SUBJECT:** Adopting the Fiscal Year 2020 Budget

---

Notebook. It is included by reference only, rather than presented again in its entirety.

### General Fund

The General Fund as adopted will anticipate tax collections based on a 38.7990 cent tax rate with expenditures adjusted as discussed at the Council worksession including several purchases previously noted as being from seized funds which are now included in the General Fund budget. If further discussion of any specific appropriation is needed it should take place prior to the vote on the budget ordinance.

### Water – Sewer Fund

The budget as proposed reflects increased sales revenue from a rate increase. The associated rate resolution will be presented to Council shortly with the new rates to be effective on January 1<sup>st</sup>.

### Recreation Development Fund

There was a brief discussion at the budget worksession regarding the Harbor Urban Park and whether or not to include it in the adopted budget. If the Council would like to discuss this item that could take place with this agenda item. It is not currently in the proposed budget. The funds are available in a combination of developer fees and unappropriated funds in Recreation Development. These could be amended into the budget during the fiscal year if Council is not ready for that discussion at this meeting.

### Budget Cover Wording

Senate Bill 656 effective for budgets adopted after September 1, 2013 requires specific wording is included in the adopted budget document. The following statement will appear on the cover of the document and be published on the City's website for one year:

"This budget will raise the same amount of revenue from property taxes as last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$563,173."

## SUMMARY OF OPERATIONS

**Fund**

01 General

	Actual 17-18	Budgeted 18-19	Amended 18-19	Proposed 19-20
Total Revenues	37,419,597	37,905,500	38,483,300	39,048,300
Total Operating Expenditures	32,230,841	34,766,250	35,132,700	36,356,600
Capital Reserve Expenditures	-	1,750,600	1,750,600	1,272,500
Excess Revenues Over (Under) Expenditures	5,188,756	1,388,650	1,600,000	1,419,200
Net Other Financing Sources (Uses)	(3,190,500)	(3,150,500)	(3,120,350)	(2,669,500)
Net Gain (Loss)	1,998,256	(1,761,850)	(1,520,350)	(1,250,300)
Fund Balance - Beginning	10,827,050	12,258,336	12,825,306	11,304,956
Fund Balance - Ending	12,825,306	10,496,486	11,304,956	10,054,656

## SUMMARY OF REVENUES

**Fund**  
01 General

Account	Description	Actual 17-18	Budgeted 18-19	Amended 18-19	Proposed 19-20
4100	Current Taxes	12,292,079	12,275,000	12,275,000	12,701,650
4105	Delinquent Taxes	89,180	80,000	80,000	80,000
4110	Penalty & Interest	73,008	60,000	60,000	60,000
<b>Total Property Taxes</b>		<b>12,454,267</b>	<b>12,415,000</b>	<b>12,415,000</b>	<b>12,841,650</b>
4150	Sales Taxes	17,010,227	17,796,350	17,870,400	18,406,550
4155	Beverage Taxes	246,327	300,000	300,000	300,000
4160	Sales Tax Rebate	(20,246)	-	-	-
<b>Total Sales Taxes</b>		<b>17,236,307</b>	<b>18,096,350</b>	<b>18,170,400</b>	<b>18,706,550</b>
4201	Electrical Franchise	1,883,743	1,810,000	1,960,000	1,960,000
4203	Telephone Franchise	145,673	125,000	140,000	120,000
4205	Gas Franchise	497,529	497,500	619,500	620,000
4207	Cable TV Franchise	430,262	450,000	400,000	275,000
4209	Garbage Franchise	298,438	290,000	305,000	305,000
<b>Total Franchise Fees</b>		<b>3,255,645</b>	<b>3,172,500</b>	<b>3,424,500</b>	<b>3,280,000</b>
4250	Park & Recreation Fees	50,217	35,000	35,000	38,000
4251	Municipal Pool Fees	17,680	22,000	22,000	22,000
4253	Center Rentals	41,203	39,500	44,500	39,500
4255	Harbor Rentals	3,180	10,000	2,000	10,000
4260	Tax Certificate Fees	-	250	-	-
4270	Code Enforcement Fees	32,608	5,000	40,000	10,000
4280	Zoning Request Fees	65,071	65,000	60,000	60,000
4283	Construction Inspection	463,805	450,000	600,000	500,000
4295	Fire - Plans	4,125	4,500	4,500	4,500
<b>Total Fees</b>		<b>677,888</b>	<b>631,250</b>	<b>808,000</b>	<b>684,000</b>

Summary of Revenues, Cont'd.

Account	Total Franchise	Actual 3,255,645	Budgeted 18-19	Amended 18-19	Proposed 19-20
4300	Building Permits	1,039,228	1,000,000	1,060,000	1,000,000
4302	Fence Permits	22,480	20,000	20,000	20,000
4304	Electrical Permits	26,902	30,000	20,000	20,000
4306	Plumbing Permits	54,936	50,000	50,000	50,000
4308	Mechanical Permits	77,715	65,000	55,000	55,000
4310	Daycare Center Permits	6,720	5,500	5,500	5,500
4312	Health Permits	117,696	132,000	122,000	132,000
4314	Sign Permits	16,325	20,000	20,000	20,000
4288	Beverage Permits	13,740	15,000	15,000	15,000
4320	Miscellaneous Permits	111,170	50,000	70,000	50,000
<b>Total Permits</b>		<b>1,486,912</b>	<b>1,387,500</b>	<b>1,437,500</b>	<b>1,367,500</b>
4400	Court Fines	438,218	450,000	350,000	350,000
4402	Court Fees	123,971	115,000	90,000	90,000
4404	Warrant Fees	41,740	45,000	40,000	40,000
4406	Court Deferral Fees	209,764	205,000	195,000	195,000
4408	Animal Registration Fees	4,397	5,000	5,000	5,000
4414	Alarm Fees and Fines	66,102	80,000	64,000	64,000
<b>Total Municipal Court</b>		<b>884,192</b>	<b>900,000</b>	<b>744,000</b>	<b>744,000</b>
4001	Interest Earnings	134,818	85,000	215,000	200,000
4007	Sale of Supplies	258	500	500	500
4010	Auction/Scrap Proceeds	28,443	40,000	40,000	40,000
4019	Miscellaneous	118,834	20,000	30,000	20,000
4450	Land Sales	172,689	-	-	-
4480	Tower Leases	25,710	51,000	22,000	25,000
4680	Developer Contributions	44,793	35,500	35,500	64,000
<b>Total Miscellaneous</b>		<b>525,545</b>	<b>232,000</b>	<b>343,000</b>	<b>349,500</b>
4500	Grant Proceeds	17,434	-	70,000	-
4510	School Patrol	424,879	603,750	603,750	621,850
4520	County Contracts	960	1,000	1,000	1,000
4530	City Contracts	455,568	466,150	466,150	452,250
<b>Total Intergovernmental</b>		<b>898,841</b>	<b>1,070,900</b>	<b>1,140,900</b>	<b>1,075,100</b>
<b>Total Revenues</b>		<b>37,419,597</b>	<b>37,905,500</b>	<b>38,483,300</b>	<b>39,048,300</b>

## SUMMARY OF OPERATING TRANSFERS

**Fund**

01 General

	Actual 17-18	Budgeted 18-19	Amended 18-19	Proposed 19-20
Other Financing Sources				
Operating Transfers In:				
From Water & Sewer	-	-	-	200,000
From Court Fees	25,000	37,500	37,500	13,200
From Radio Fund	-	-	40,150	-
<b>Total Other Financing Sources</b>	<b>25,000</b>	<b>37,500</b>	<b>77,650</b>	<b>213,200</b>
Other Financing Uses				
Operating Transfers Out:				
To Public Safety Fund	-	73,000	73,000	-
To Radio Fund	95,500	-	-	-
To Airport Fund	10,000	-	10,000	-
To Employee Benefit Fund (Ins.)	2,500,000	2,500,000	2,500,000	2,250,000
To Workers Compensation Fund	175,000	180,000	180,000	180,000
To Tech. Replacement Fund	185,000	185,000	185,000	202,700
To Vehicle Replacement Fund	250,000	250,000	250,000	250,000
<b>Total Other Financing Uses</b>	<b>3,215,500</b>	<b>3,188,000</b>	<b>3,198,000</b>	<b>2,882,700</b>
Less Capital Reserve	-	-	-	-
<b>Net Other Financing Sources (Uses)</b>	<b>(3,190,500)</b>	<b>(3,150,500)</b>	<b>(3,120,350)</b>	<b>(2,669,500)</b>



## SUMMARY OF EXPENDITURES

**Fund**

01 General

Dept.	Div.		Actual 17-18	Budgeted 18-19	Amended 18-19	Proposed 19-20
10	01	Mayor/Council	127,123	124,250	124,250	121,800
10	05	Administration	1,893,276	2,017,100	2,046,550	2,023,800
10	06	Administrative Services	550,222	587,600	593,400	588,800
10	09	Internal Operations	2,190,434	2,353,150	2,407,400	2,338,100
15	11	Finance	690,277	835,450	838,950	849,000
15	15	Municipal Court	429,862	450,100	425,600	454,400
20	25	Fire Operations	3,744,630	4,335,700	4,472,000	4,968,400
20	29	Fire Marshal	518,296	640,500	706,150	674,250
30	31	Police Administration	1,390,227	1,264,000	1,285,600	1,289,000
30	32	Communications	1,184,600	1,245,850	1,250,850	1,311,400
30	33	Patrol	5,544,396	5,945,950	5,935,950	6,035,700
30	34	CID	1,318,129	1,471,550	1,498,200	1,722,400
30	35	Community Services	1,023,163	1,445,850	1,440,550	1,511,650
30	36	Warrants	243,864	260,900	260,900	244,350
30	37	Records	528,790	470,150	478,850	498,400
40	41	Planning	722,367	1,110,200	1,051,900	832,750
40	42	Neighborhood Improv.	528,651	585,650	563,650	548,450
40	43	Building Inspections	714,347	808,100	809,900	828,100
45	45	Parks	2,573,187	2,744,100	2,806,650	3,061,350
45	46	Harbor O&M	559,412	524,100	562,100	727,900
45	47	Recreation	960,771	1,006,350	1,039,050	1,024,950
45	48	Animal Services	637,684	698,650	705,350	660,050
50	53	Engineering	1,059,930	1,166,700	1,168,700	1,201,550
50	59	Streets	3,097,203	4,424,900	4,410,800	4,112,550
			<b>32,230,841</b>	<b>36,516,850</b>	<b>36,883,300</b>	<b>37,629,100</b>
Less Capital Reserve			-	1,750,600	1,750,600	1,272,500
<b>Total Operating Expenditures</b>			<b>32,230,841</b>	<b>34,766,250</b>	<b>35,132,700</b>	<b>36,356,600</b>

CITY OF ROCKWALL

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING AND ADOPTING A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2019, THROUGH SEPTEMBER 30, 2020; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH THE SAID BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Manager of the City of Rockwall, Texas has heretofore filed with the City Secretary a proposed General Budget for the City covering the fiscal year aforesaid, and

**WHEREAS**, the governing body of the City has concluded its public hearing on said budget,

**WHEREAS**, in accordance with Section 7.06 of the City Charter, the budget for fiscal year 2019-20 is being adopted in a timely manner,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**Section 1.** That said budget for the fiscal year October 1, 2019, through September 30, 2020 be and the same is hereby attached to this ordinance and made a part hereof for all purposes and marked **“Exhibit A”**.

**Section 2.** That said budget attached hereto and marked **“Exhibit A”** be, and the same hereby is, approved and adopted by fund, by the City Council, as the official budget for the City for the fiscal year aforesaid.

**Section 3.** That expenditures during the fiscal year shall be made in accordance with the budget approved by this ordinance unless otherwise amended by a duly enacted ordinance of the city.

**Section 4.** 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 16th day of September, 2019.**

\_\_\_\_\_  
Jim Pruitt, Mayor

ATTEST:

\_\_\_\_\_  
Kristy Cole, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank Garza, City Attorney

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City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Rick Crowley, City Manager  
**FROM:** Mary Smith, Assistant City Manager  
**DATE:** September 4, 2019  
**SUBJECT:** Tax Rate Adoption

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The Council agenda for Monday September 16, 2019 includes the ordinance to adopt the Ad Valorem tax rate of 38.7990 cents per one hundred dollars of assessed value. Specific language in the motion is not required this year since we are adopting the Effective tax rate.

CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 19-36

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, LEVYING THE AD VALOREM TAXES FOR THE YEAR 2019 AT A RATE OF \$.387990 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2019 TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT EXPENSES AND TO PROVIDE AN INTEREST AND SINKING FUND ON ALL OUTSTANDING DEBTS OF THE CITY; PROVIDING FOR DUE AND DELINQUENT DATES, TOGETHER WITH PENALTIES AND INTEREST; APPROVING THE 2019 TAX ROLL; PROVIDING FOR EXEMPTIONS OF PERSONS OVER SIXTY-FIVE (65) YEARS; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

**Section 1.** That there be and is hereby levied for the year 2019 on all taxable property, real, personal and mixed, situated within the limits of the City of Rockwall, Texas, and not exempt by the Constitution of the state and valid State Laws, a tax of \$.387990 on each **ONE HUNDRED DOLLARS** (\$100.00) assessed value of taxable property and shall be apportioned and distributed as follows:

- a. For the purpose of defraying the current expenses of municipal government of the City, a tax of \$.219590 each ONE HUNDRED DOLLARS (\$100.00) assessed value of all taxable property.
- b. For the purpose of creating a sinking fund to pay the interest and principal on all outstanding bonds of the City not otherwise provided for, a tax of \$.1684 each ONE HUNDRED DOLLARS (\$100.00) assessed value of all taxable property, within the city which shall be applied to the payment of such interest and maturities of all outstanding bonds.

**Section 2.** That all ad valorem taxes shall become due and payable on October 1, 2019, and all ad valorem taxes for the year shall become delinquent after January 31, 2020. If any person fails to pay the ad valorem taxes on or before the 31<sup>st</sup> of January, 2020, the following penalties shall be payable thereon, to wit:

During the month of February, six percent (6%); during the month of March, seven percent (7%); during the month of April, eight percent (8%); during the month of May, nine percent (9%); during the month of June, ten percent (10%); and on or after the first day of July, twelve percent (12%).

**Section 3.** Taxes are payable in Rockwall, Texas, at the office of the designated Tax Collector. The City shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

**Section 4.** All delinquent taxes shall bear the maximum rate of interest per annum as provided by law, in addition to the penalties provided herein.

**Section 5.** All taxes for the year 2019 which remain delinquent on July 1, 2020 shall incur an additional penalty of twenty percent (20%) of the amount of taxes, penalty and interest due to defray cost of collection.

**Section 6.** That pursuant to Article VIII-1b of the Constitution of Texas, \$60,000 of the appraised value of residence homesteads of any married or unmarried persons, including those living alone, who were sixty-five (65) years of age or older on January 1, 2005, shall be exempt from ad valorem taxes.

**Section 7.** This ordinance is enacted in order to authorize the collection of ad valorem taxes for the year 2019 and shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 16<sup>TH</sup> DAY OF SEPTEMBER, 2019.**

\_\_\_\_\_  
**Jim Pruitt, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Kristy Cole, City Secretary**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Frank Garza, City Attorney**

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## MEMORANDUM

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**TO:** Honorable Mayor and City Council Members  
**FROM:** Kristy Cole, City Secretary / Assistant to the City Manager  
**DATE:** Sept. 11, 2019  
**SUBJECT:** Boards & Commissions (re)Appointments

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Council is asked to consider the following reappointments and vacancies, terms of which expired last month. The Council liaison(s) assigned to each board is listed next to the board title. Unless otherwise noted, each person listed below who is eligible for reappointment has given staff indication that he or she does wish to be reappointed.

### **Airport Advisory Board (Pruitt, Fowler and Macalik)**

- Mike Potter
- Tim Wolf
- Tom Woodruff
- VACANCY TO BE FILLED

### **Board of Adjustments (full Council)**

- David Lowrey
- Stuart Smith
- Shannon Bennett
- Peter Flores does NOT wish to be reappointed – VACANCY TO BE FILLED
- Todd White is termed out - – VACANCY TO BE FILLED

### **Historic Preservation Advisory Board (Trowbridge)**

- Carolyn Francisco
- Jay Odom
- Daniel Nichols
- VACANCY TO BE FILLED

### **Main Street Advisory Board (Trowbridge)**

- Terry Gregory resigned - VACANCY TO BE FILLED

### **Park Board (Johannesen)**

- Fran Webb does NOT wish to be reappointed – VACANCY TO BE FILLED



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**City of Rockwall**  
*The New Horizon*

## **MEMORANDUM**

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**TO: Rockwall City Council**

**FROM: Joey Boyd, Assistant City Manager**

**DATE: September 9, 2019**

**SUBJECT: 2020 Founders Day Festival Headlining Artists**

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In preparation for the 2020 Founders Day Festival scheduled for Saturday, May 16, 2020, staff is requesting that the City Council authorize the City Manager to make a formal offer and enter into contract negotiations with WME and Red11 Music for festival opening and headline entertainment. The total contract amount is \$45,000 plus rider requirements to be paid from the Hotel/Motel Tax funds. These funds are appropriated in the FY 2020 budget.

Staff is requesting this authorization earlier than normal due to May being a popular month for outdoor festivals in the DFW area and many artists are booked several months in advance for the various events throughout North Texas. The staff wants to act quickly to get the main stage talent reserved before other venues book them. If approved and formal offers are accepted by the respective artists, final contracts will be brought back to the City Council for consideration and approval.

There will also be daytime entertainment featuring regional acts. The Parks & Recreation Department is working to complete the roster for the smaller stage as well. Staff will be available to answer any questions at the meeting.

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