

## ROCKWALL CITY COUNCIL REGULAR MEETING

**Monday, June 20, 2022 - 5:00 PM**

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

**I. Call Public Meeting to Order**

**II. Executive Session.**

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

1. Discussion regarding appointments to city regulatory boards and commissions, pursuant to Section, §551.074 (Personnel Matters)
2. Discussion regarding appointment of city council subcommittees and board liaisons, pursuant to Section, §551.074 (Personnel Matters).
3. Discussion regarding Buffalo Creek Interceptor System Contract, pursuant to Section §551.071 (Consultation with Attorney)
4. Discussion regarding security personnel of public facilities pursuant to Section 551.076 (Deliberations Regarding Security) and Section 551.071 (Attorney Consultation).

**III. Adjourn Executive Session**

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

**V. Invocation and Pledge of Allegiance - Councilmember Moeller**

**VI. Proclamations / Awards / Recognitions**

1. Elder Abuse Awareness & Prevention Month
2. Boys & Girls Club Week

**VII. Open Forum**

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

**VIII. Take any Action as a Result of Executive Session**

**IX. Consent Agenda**

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

1. Consider approval of the minutes from the June 6, 2022, regular City Council meeting, and take any action necessary.



2. **P2022-025**- Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.
3. **P2022-027** - Consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates of PS LPT Properties Investors for the approval of a Final Plat for Lot 1, Block A, PS Rockwall County Addition being a 2.082-acre tract of land identified as Tract 25-03 of the J. Strickland Survey Abstract No. 187, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 4000 N. Goliad Street [SH-205], and take any action necessary.
4. Consider authorizing the City Manager to execute a facilities agreement with Discovery Lakes Phase 1 LLC, for the reimbursement of the cost of the oversizing of the water line along State Highway 276, to be funded out of the Water and Sewer Fund, and take any action necessary.

#### X. Appointment Items

1. Appointment with Brad Helmer, Head of School at Heritage Christian Academy, to hear update regarding the school's classroom facility and gymnasium building program, and take any action necessary.
2. Appointment with John Brown to discuss and consider his ideas pertaining to further investments, growth opportunities and/or developments at the Rockwall Municipal Airport, and take any action necessary.
3. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.

#### XI. Public Hearing Items

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

1. **Z2022-022** - Hold a public hearing to discuss and consider a request by Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of an **ordinance** for a Specific Use Permit (SUP) to allow a General Retail Store on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary **(1st Reading)**.
2. **Z2022-023** - Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing a Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary **(1st Reading)**.
3. **Z2022-024** - Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of an **ordinance** for a PD Development Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary **(1st Reading)**.

4. **Z2022-025** - Hold a public hearing to discuss and consider a request by Javier Silva for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.25-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 511 Bourn Street, and take any action necessary **(1st Reading)**.
5. **Z2022-026** - Hold a public hearing to discuss and consider a request by David Scott and Christine Fischer for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing *Residential Infill Adjacent to Established Subdivision* for the purpose of constructing a single-family home on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and take any action necessary **(1st Reading)**.
6. **Z2022-027** - ~~[POSTPONED TO THE JULY 5, 2022 CITY COUNCIL MEETING]~~ Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary **(1st Reading)**.
7. **Z2022-028** - Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary **(1st Reading)**.

## **XII. Action Items**

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

1. Hold a Show Cause Hearing to discuss and consider repair, removal or demolition of a dangerous building located at 333 Yacht Club Drive, legally described as Lot 8 of Chandlers Landing #9, and take any action necessary
2. Discuss and consider awarding a bid to US Flag & Flagpole Supply in the amount of \$174,732 for the City flagpole project on State right-of-way located between the Interstate 30 service road and Laguna Drive, authorizing the city manager to negotiate a contract, and take any action necessary.
3. Discuss and consider filling a vacancy on the Main Street Advisory and the Architectural Review Board for a partial term through January 2024, and take any action necessary.

## **XIII. Executive Session.**

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

1. Discussion regarding appointments to city regulatory boards and commissions, pursuant to Section, §551.074 (Personnel Matters)
2. Discussion regarding appointment of city council subcommittees and board liaisons, pursuant to Section, §551.074 (Personnel Matters).

3. Discussion regarding Buffalo Creek Interceptor System Contract, pursuant to Section §551.071 (Consultation with Attorney)
4. Discussion regarding security personnel of public facilities pursuant to Section 551.076 (Deliberations Regarding Security) and Section 551.071 (Attorney Consultation).

**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 Teague, 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 17th day of June, 2022 and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

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Date Removed

Rockwall,



Texas

## Proclamation

*Whereas*, elderly and disabled residents are vital, integral members of our society, with their wisdom and experiences having enriched our lives throughout the generations; and

*Whereas*, abuse of the elderly and people with disabilities in domestic and institutional settings is a widespread problem, affecting hundreds of thousands of people across the U.S.; and

*Whereas*, in 2021, Texas APS In-Home Caseworkers in Rockwall received 197 intakes of which 130 cases of abuse, neglect and/or exploitation were investigated against our elderly or those with disabilities; and

*Whereas*, elder abuse is grossly underreported because the elderly who are being abused find it very difficult to tell anyone and are usually ashamed and sometimes afraid; and

*Whereas*, elder abuse happens to men and women of all income levels and all cultural and ethnic groups, whether they are in good health or incapacitated in some way; and

*Whereas*, many of the cases investigated by Adult Protective Services in Texas involve self-neglect, and it is our duty to reach out to people in need and provide help.

*Now, Therefore*, I, Kevin Fowler, Mayor of the City of Rockwall, do hereby proclaim the month of **June 2022**, as

### **ELDER ABUSE AWARENESS & PREVENTION MONTH**

in the City of Rockwall and urge all residents to work together to help eradicate abuse and neglect of the elderly and disabled people living in our community.

*In Witness Whereof*, I hereunto affix my hand and official seal this 20<sup>th</sup> day of June, 2022.

Kevin Fowler, Mayor

# Rockwall, Texas Proclamation

*Whereas*, the young people of Rockwall, Texas are tomorrow's leaders; and;

*Whereas*, many young people need professional youth services to help them achieve their full potential; and

*Whereas*, there are 2 Boys & Girls Club organizations in Rockwall, Texas – including an elementary and teen site – that serve more than 300 young people annually; and

*Whereas*, Boys & Girls Clubs instill young people with the self-confidence to believe they can succeed at anything they put their mind to, and stand at the forefront of efforts in the areas of academic success, healthy lifestyles, good character and citizenship; and

*Whereas*, Boys & Girls Club organizations in Rockwall help ensure young people have a safe, supportive place to spend time and provide them with quality youth development programs; and

*Whereas*, the Boys & Girls Clubs of Northeast Texas will celebrate National Boys & Girls Club Week with some 4,000 Clubs and over 2 million children and teens nationwide.

*Now, Therefore*, I, Kevin Fowler, Mayor of the City of Rockwall, do hereby proclaim **June 27 - July 1, 2022**, as:

## **“BOYS & GIRLS CLUB WEEK”**

in the City of Rockwall, and encourage all citizens to join me in recognizing and commending Boys & Girls Clubs in Texas for providing the young people of our communities with comprehensive, effective youth development services.

*In Witness Whereof*, I hereunto set my hand and official seal on this 20<sup>th</sup> day of June, 2022.



Kevin Fowler, Mayor

**ROCKWALL CITY COUNCIL REGULAR MEETING**  
**Monday, June 06, 2022 - 5:00 PM**  
**City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087**

**I. CALL PUBLIC MEETING TO ORDER**

Mayor Fowler called the public meeting to order at 5:00 p.m. Present were Mayor Kevin Fowler, Mayor Pro Tem Trace Johannesen, and Councilmembers Clarence Jorif, Anna Campbell, Bennie Daniels, and Mark Moeller. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and the city's legal counsel, Patrick Lindner. City Attorney Frank Garza and Councilmember Dana Macalik were absent from the meeting.

Mayor Fowler then read the below listed discussion items into the public record before recessing the meeting to go into Ex. Session.

**II. EXECUTIVE SESSION.**

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

1. Discussion regarding possible sale/purchase/lease of real property off of State Highway 276 pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding Economic Development prospects, projects, and/or incentives pursuant to Section 551.087 (Economic Development).
3. Discussion regarding RCH Water & Blackland Water Supply contracts, pursuant to Section §551.071 (Consultation with Attorney).
4. Discussion regarding possible sale/purchase/lease of real property off of John King Blvd pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

**III. ADJOURN EXECUTIVE SESSION**

**Council adjourned from Ex. Session at 5:50 p.m.**

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

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

**V. INVOCATION AND PLEDGE OF ALLEGIANCE - COUNCILMEMBER DANIELS**

**Councilmember Daniels delivered the invocation and led the Pledge of Allegiance.**

**VI. PROCLAMATIONS / AWARDS / RECOGNITIONS**

1. Presentation of Life-Saving Awards - Rockwall Police Department  
Officer Kristopher Adair - Life Saving Award  
Officer Zachary Stimson - Life Saving Award

Rockwall Police Chief, Max Geron came forward, inviting Officers Adair and Stimson to come forward. He then read a narrative related to these officers having recently saved the life of a seriously injured citizen behind a local business. He presented the Life Saving Awards, thanking them for their heroic act.

2. Presentation of Life-Saving Awards - Rockwall Fire Department  
Crew members of Engine 02 "A"  
Crew members of Engine 03 "A"  
Crew members of Ladder 02 "A"

Rockwall Fire Chief, Kenneth Cullins came forward and invited Rockwall firefighter Todd Rowan forward to recognize him for recently helping save the life of a male patient who was choking.

Chief Cullins called forth and recognized firefighters Tyler Baumgartner and Michael Sauder who recently helped resuscitate a cardiac patient and save his life.

Chief Cullins then recognized Driver Engineer (firefighter) Adam Honea and firefighters Tyler Buamgartner and Michael Sauder who recently helped save the life of a citizen who had been electrocuted.

It is noteworthy that Rockwall Fire Department Captain, Mike Caffey was not able to be present at the council meeting this evening; however, he was also instrumental in helping resuscitate the cardiac patient noted above as well as the citizen who had been electrocuted.

## VII. OPEN FORUM

Mayor Fowler explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time.

Frank Tyminski  
643 Windy Ridge Lane  
Rockwall, TX

Mr. Tyminski came forth and spoke to the Council, requesting that the City lower its tax rate. He went on to provide various justifications regarding this request (i.e. inflation, higher fuel prices, higher food prices, increased property tax appraisals, etc.).

Pat May  
308 Williams Street  
Rockwall, TX 75087

Ms. May came forth and spoke to the Council regarding the proposal from Mr. Herriage to place an ingress/egress driveway on SH-66, which she indicated would be located directly across the roadway from her, existing driveway. She indicated that, if the driveway is approved by the City, it will add additional traffic. She went on to explain how many driveways are already in existence and how they are configured in this general area (on SH-66), generally expressing that they pose safety concerns. She pointed out that twenty years ago, she came to the City to request a driveway along



this general area of the SH-66 roadway, but her request was denied at that time due to “safety” reasons and concerns. She shared that, at that time, she redid her plans and came up with an alternative plan that was agreeable to both the City and her. She pointed out that this general area of the roadway and the associated homes along the south side do not have any sidewalks because they would be too dangerous. She went on to encourage the Council to ‘honor the city’s codes’ by opposing the requested driveway so that all citizens are protected. She spoke about traffic accidents and how they happen frequently along this stretch of roadway, pointing out that many accidents occur that are not even reported to the City. She generally urged the Council to vote against the proposed driveway, mainly because it has to do with one person’s potential financial gain (the individual homeowners at 501 Kernodle) vs. everyone else’s safety who drives along this particular stretch of SH-66.

Carol Crow  
504 Williams Street  
Rockwall, TX 75087

Mrs. Crow came forward to speak about the house located at 501 Kernodle and the current home owner, Mr. Herriage. She went on to explain that the location of Mr. Herriage’s proposed driveway does not meet TXDOT’s specifications. She pointed out that it is her understanding that Mr. Herriage would like to construct additional homes on this property, but she believes he will not be able to do so if he is not able to build the additional driveway he’s currently requesting approval for. She shared photographs with the Council and those present, generally showing pictures of the 501 Kernodle property and indicating that she has had no knowledge of any drainage related problems on this property (pointing out she was close friends with the previous owners of this home, and they never mentioned any problems with standing water or drainage). She went on to briefly comment about the traffic on Williams / SH-66 and express her understanding that Mr. Herriage is asking the Council this evening to overrule the Historic Preservation Advisory Board’s recent denial of his “certificate of appropriateness” for his driveway request. She went on to provide various reasons why the Council should proceed with denying Mr. Herriage’s request for this driveway. In part, she believes that a driveway in this location will pose a safety concern. She pointed out that Mr. Herriage does not even live in historic “Old Town,” and she would like the City to protect those residents who do actually live in “Old Town.”

Debby Wines  
310 Williams Street  
Rockwall, TX 75087

Mrs. Wines came forth and shared that she lives on the corner of Kernodle and Williams, directly across the street from 501 Kernodle. She shared that she watches children and adults playing and walking on sidewalks and crossing the streets in this area, including those with baby strollers. In addition, on average, three funerals per week have funeral processions that go down this area of SH-66. She generally urged the Council to consider ‘safety’ concerns and deny Mr. Herriage’s request.

Alan Smith  
506 Kernodle Street  
Rockwall, TX 75087

Mr. Smith shared that he lives directly across from 501 Kernodle, and it is a very, very busy area as far as traffic is concerned. It is a dangerous area that, many times, has traffic back-ups all the way to Fannin Street. He described the ways in which he himself attempts to avoid this general area when driving. He generally indicated that he is opposed to this proposed driveway.

Paul Nicholson  
405 N. Fannin  
Rockwall, TX

Mr. Nicholson explained that he lives right on the curve in the road located along SH-66 right by the existing "Roundabout" restaurant. He has seen several accidents, sometimes observing them from his front porch. He indicated that he opposes the proposed driveway (at 501 Kernodle). He wonders if a past discussion at a Historic Board Meeting related to an 8' difference the lot is really true.

#### VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Johannesen moved to direct staff to accept the TXDOT property and associated proposal in the vicinity of SH-276 and the Rockwall Technology Park. Councilmember Campbell seconded the motion. Mayor Fowler indicated that TXDOT sent the city a proposal to purchase a piece of property, and the city is accepting TXDOT's proposal. The motion then passed by a vote of 7 ayes to 0 nays.

#### IX. CONSENT AGENDA

1. Consider approval of the minutes from the May 16, 2022, regular City Council meeting, and take any action necessary.
2. Consider an **ordinance** granting a franchise agreement to Atmos Energy Corporation, Mid-Tex Division to provide natural gas service in the City of Rockwall, and take any action necessary. **(2nd reading)**
3. **2022-016** - Consider a request by John and Rita Canavan for the approval of an **ordinance** for a Zoning Change from a Single-Family Estate 4.0 (SFE-4.0) District to a Single-Family 1 (SF-1) District for a five (5) acre tract of land identified as Lot 5 of the Mustang Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 714 Clem Road, and take any action necessary **(2nd Reading)**.
4. **2022-017** - Consider a request by Kim Lemmond of Dallas Towboys for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Towing and Impound Yard on a 1.8040-acre tract of land identified as Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 National Drive, and take any action necessary **(2nd Reading)**.
5. **2022-018** - Consider a request by Carlos and Crystal Solis for the approval of an **ordinance** for a Specific Use Permit (SUP) for an Accessory Building on a 3.02-acre parcel of land identified as Lot 7R of the Lofland Estates No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 2914 FM-549, and take any action necessary **(2nd Reading)**.
6. **2022-019** - Consider a request by Fred Gans of CDC Equities, LLC for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District and Commercial (C) District to a Planned Development District for limited Commercial (C) District land uses on a 13.55-acre tract of land identified as Lots 8R, 9R & 10 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, addressed as 5879, 5917 & 5981 FM-3097 [*Horizon Road*], and take any action necessary **(2nd Reading)**.

7. **Z2022-020** - Consider a request by Hellen Byrd on behalf of Donald Valk for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 14.78-acre tract of land identified as Tracts 8 & 8-1 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4649 SH-276, and take any action necessary **(2nd Reading)**.
8. **Z2022-021** - Consider a request by Ruben Chapa for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1214-acre parcel of land identified as Lot 22, Block B, Chandler's Landing, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 5405 Ranger Drive, and take any action necessary **(2nd Reading)**.
9. **P2022-023** - Consider a request by Alison Winget of Links Construction on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lots 5, 6 & 7, Block B, Rockwall Technology Park Addition being a 7.377-acre parcel of land identified as Lot 4, Block B, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of SH-276 and Innovation Drive, and take any action necessary.
10. **P2022-024** - Consider a request by Bart Carroll of Carroll Consulting Group, Inc. on behalf of Robbie Hale of Shepherd Place Homes, Inc. the approval of a Replat for Lot 2, Block L, Lake Rockwall Estates East Addition being a 0.4215-acre tract of land identified as Lots 1300 & 1301, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 116 Nicole Drive, and take any action necessary.
11. **P2022-026** - Consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates of PS LPT Properties Investors for the approval of a Replat for Lot 2, Block 1, Valk Rockwall Addition being a 4.264-acre parcel of land identified as Lot 2, Block 1, Valk Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 4028 N. Goliad Street [SH-205], and take any action necessary.
12. Consider a resolution suspending the June 17, 2022 effective date of Oncor Electric Delivery Company's requested rate change, approving cooperation with the Steering Committee of Cities served by Oncor to evaluate the filing, to negotiate with Oncor on the City's behalf, and take any action necessary.
13. Consider approval of a water relocation located at 105 South Hampton Drive in the amount of \$62,121.00 performed by Double R Utilities, Inc., to be funded out of the Water and Sewer Fund, Wastewater Operations Budget, and take any action necessary.
14. Consider approval of the construction contract for IH-30 Water Line Crossings Project and authorize the City Manager to execute a construction contract with Wilson Contractor Services, LLC, in the amount of \$1,140,072.61, and take any action necessary.
15. Consider awarding a bid to C & M Steel for the construction of new Equipment Covers at the Service Center for \$224,422.92, approve additional funds of \$30,000 from General Fund Reserves and authorize the City Manager to execute a contract for this job and take any action necessary.
16. Consider approval of an emergency repair of the sanitary sewer lift station located at 905 Williams Street (State Highway 66) in the amount of \$83,750.00 performed by ConNanCo, LLC to be funded out of the Water and Sewer Fund, Wastewater Operations Budget, and take any action necessary.
17. Consider approval of a recommendation from the Hotel Occupancy Tax (HOT) Subcommittee regarding funding for the Ski Nautique's Annual event (\$12,715) and the Oasis Pickleball Tournament (\$20,500), and take any action necessary.

**Councilmember Jorif made a motion to approve the entire Consent Agenda, as presented (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17). Councilmember Campbell seconded the motion. Mayor Pro Tem Johannesen indicated that the budget-related item(s) on the**

Consent Agenda were previously discussed, vetted and approved by Council as part of the annual fiscal year budget. The ordinance captions were then read as follows:

CITY OF ROCKWALL  
ORDINANCE NO. 22-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS GRANTING TO ATMOS ENERGY CORPORATION, A TEXAS AND VIRGINIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE FRANCHISE FOR A PERIOD OF TWENTY (20) YEARS TO CONSTRUCT, MAINTAIN, AND OPERATE PIPELINES AND EQUIPMENT IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, FOR THE TRANSPORTATION, DELIVERY, SALE, AND DISTRIBUTION OF GAS IN, OUT OF, AND THROUGH SAID CITY FOR ALL PURPOSES; PROVIDING FOR THE PAYMENT OF A FEE OR CHARGE FOR THE USE OF THE PUBLIC RIGHTS-OF-WAYS; AND PROVIDING THAT SUCH FEE SHALL BE IN LIEU OF OTHER FEES AND CHARGES, EXCEPTING AD VALOREM TAXES; AND REPEALING ALL PREVIOUS GAS FRANCHISE ORDINANCES.

CITY OF ROCKWALL  
ORDINANCE NO. 22-29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A FIVE (5) ACRE TRACT OF LAND IDENTIFIED AS LOT 5 OF THE MUSTANG ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL  
ORDINANCE NO. 22-30  
SPECIFIC USE PERMIT NO. S-278

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *TOWING AND IMPOUND YARD* ON A 1.804-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-8 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL  
ORDINANCE NO. 22-31  
SPECIFIC USE PERMIT NO. S-279

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN ACCESSORY BUILDING ON A 3.02-ACRE TRACT OF LAND ZONED SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT AND IDENTIFIED AS LOT 7R, LOFLAND LAKE ESTATES NO. 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL  
ORDINANCE NO. 22-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT AND COMMERCIAL (C) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT 96 (PD-96) FOR LIMITED COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 13.55-ACRE TRACT OF LAND IDENTIFIED AS LOTS 8R, 9R, & 10 OF THE RAINBOW ACRES SUBDIVISION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL  
ORDINANCE NO. 22-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR A 14.78-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 8 & 8-1 OF THE J. H. BAILEY SURVEY, ABSTRACT NO. 34, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL  
ORDINANCE NO. 22-34  
SPECIFIC USE PERMIT NO. S-280

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1214-ACRE

PARCEL OF LAND, IDENTIFIED AS LOT 22, BLOCK B, CHANDLER'S LANDING, PHASE 4 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absence (Macalik).

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

1. Appointment with Municipal Court Judge, Matthew Scott to hear briefing on Rockwall Municipal Court's Annual Report, and take any action necessary.

Judge Scott came forward and briefed Council on the annual report he prepared for the Rockwall Municipal Court. He shared details about various changes and improvements that have been made to Municipal Court since the time Council appointed him as Presiding Judge about one year ago. Some of these changes include modifications to the Court's 'standing orders,' the Court's webpage, aesthetics within the courtroom and in the jury room, and how Class C, misdemeanor assault cases involving family violence cases are handled. He went on to explain how these sorts of cases, in general, are handled in a very serious manner, and the defendants are generally not given an opportunity to plead for 'deferred adjudication.' He pointed out that the statistics associated with Municipal Court that have been reported are really out-of-whack due to COVID; however, numbers of court cases have begun picking back up again.

Mayor Pro Tem Johannesen thanked Judge Scott for putting together this annual report and coming before the Council to provide an update on what is going on with Municipal Court.

Judge Scott thanked Council for this opportunity, which he pointed out will occur annually, and he urged the Council to provide him any necessary feedback if and when any issues or concerns arise.

Council took no action concerning this appointment item.

#### **XI. ACTION ITEMS**

1. **H2022-004** - Discuss and consider a request by Tim Herriage appealing a decision by the Historic Preservation Advisory Board (HPAB) concerning the denial of a Certificate of Appropriateness (COA) for a *High Contributing Property* being a 0.7096-acre parcel of land identified as Lot 1-R, Block 2, Buttgen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 Kernodle Street, and take any action necessary.

Mayor Fowler explained to Mr. Herriage and others how this agenda item will be heard and handled this evening. Planning Director, Ryan Miller, then provided background information related to this agenda item. He indicated that the applicant recently went before the city's HPAB to seek approval of a 'certificate of appropriateness' associated with a request to install a 10' driveway; however, the HPAB denied his request for a COA. So, the applicant is now appealing the decision of the HPAB to the City Council.



Mayor Fowler then called forth the applicant, Mr. Tim Herriage to address the Council concerning this matter.

Mr. Herriage came forth and provided extensive comments, in part explaining how his request to demo the porch was approved; however, his request for the driveway was denied. He went on to explain that, while he does not live in “Old Town,” he and his wife have lived in Rockwall for about eight generations. He went on to share that he does not believe his requested driveway presents a safety concern. He does not believe that he truly needs to obtain an approved “Certificate of Appropriateness” to get a variance approved associated with his driveway request. He pointed out that he likes to follow rules; however, he does not believe anything in the city’s written rules calls for him to obtain an approved “COA” before he can potentially get a variance request approved. He went on to point out that there is an 8’ drop that is present in the topography of his property, explaining how there are drainage related concerns on this property as a result of this. He indicated he has spent over a quarter of a million dollars digging this house out of the mud and trying to preserve it. He showed various photos of existing conditions (photos he indicated he took today), and explaining that there are various, existing drainage problems that he needs to overcome in order to preserve this house, which he believes is a good thing for Rockwall. He does plan to subdivide the property and build two more homes on the property, and he believes he can do so without the requested driveway being installed. Mr. Herriage shared that Ms. Tiffany Miller, HPAB board member, made a motion to deny his requested “COA” because his requested driveway is a safety concern and does not meet TXDOT standards. He went on to share how he has purchased and improved other properties within the city, in addition to this particular property at 501 Kernodle.

Councilmember Jorif asked for clarification on requesting a “COA” and “variances.” Planning Director, Ryan Miller, provided said clarification. He went on to explain how Mr. Herriage’s requests were initially made to the City and how the process has ensued since that time.

Mayor Fowler indicated that he wonders what other options may exist to address drainage concerns on the property, instead of pouring concrete and installing a driveway. Mr. Herriage indicated that he has already spent \$10k on installing a drain, and he went on to explain, in general, how the driveway is needed to essentially help solve the drainage related concerns that exist on the property.

Mayor Pro Tem Johannesen asked for clarification on the criteria associated with having a “COA” requested and potentially granted by the city’s HPAB. Mr. Miller provided said clarification.

Mr. Herriage and Mr. Miller each provided their understanding of the motion that was made at last month’s Historic Preservation Advisory Board meeting. Councilman Jorif indicated that, whatever the motion was, it can be verified since the meeting was video recorded.

Mr. Miller explained that guidelines associated with “COAs” were originally developed with input from the residents in the neighborhood, and they were written into the city’s Unified Development Code (UDC), which was ultimately approved by Council.



Mr. Herriage shared that he has submitted another “COA” request to demolish an existing greenhouse that is rotted out. He then explained how he plans to put in a drainage swale to help with drainage, plus he would like to install the driveway as well.

Councilmember Daniels asked how a driveway is going to divert water that cannot be diverted by some other means. Mr. Herriage went on to provide an answer to Mr. Daniels’ question; however, Councilman Daniels did not seem to understand the explanation provided.

Mr. Herriage then provided brief comments related to Mr. Brown, who he said is currently constructing a very large home directly across the street from 501 Kernodle. He explained that Mr. Brown had previously gone before the city’s Board of Adjustments associated with a 5’ setback he was requesting back in 2015 before construction on the home began.

Councilmember Moeller thanked Mr. Herriage for the work he has done to improve the home so far. He believes that the planned swales will help alleviate the drainage concerns he has with this property. Moeller shared that he is generally concerned about the proposed driveway essentially not being in line with maintaining the historical integrity of the property as a whole.

Councilmember Campbell commented that the existing driveway does seem to meet the needs associated with the existing home, and she is struggling with understanding how installing a new driveway might solve drainage-related issues.

Mr. Herriage went on to comment that – over time – paving, repaving and repaving of the public, asphalt roadway adjacent to the home has resulted in the home essentially existing within a bowl. So he believes the build-up of the street over time has created drainage problems, and he would like the city to look into how this issue might be solved.

Following additional, brief comments, Councilmember Jorif indicated he would like to make a motion as it relates to H2022-004. He stated that, upon review of the Historical Preservation Advisory Board’s decision, it has been affirmed that the Historical Board was within its purview, and zero errors were made during the board’s review (of the requested driveway). Therefore, Jorif made a motion to uphold the Historic Board’s decision to deny granting the Certificate of Appropriateness. Councilmember Daniels seconded the motion, which passed by a vote of 6 ayes with 1 absence (Macalik).

Mr. Herriage commented that, since the community is so concerned with safety, perhaps the City could ask the Chief of Police to look into those concerns because he has seen no formal complaints or information related to the curve in the roadway and people being afraid of their little kids getting hurt. Mayor Fowler indicated that the city’s police chief is present and has heard Mr. Herriage’s comments.

2. Discuss and consider authorizing the City Manager to execute agreements with Blackland Water Supply Corporation, including (1) Second Amendment to existing Water Supply Agreement; (2) Transfer Agreement regarding services N. of IH-30; and (3) Transfer & Collection Agreement regarding services S. of IH-30, and take any action necessary.

**Mrs. Smith, City Manager, briefed the Council on the agreements that have been provided to Council for consideration this evening. Mayor Fowler moved to authorize the City Manager to execute the (three) agreements. Mayor Pro Tem Johannesen seconded the motion, which passed by a vote of 6 in favor with 1 absence (Macalik).**

3. Discuss and consider filling a vacancy on the city's Park Board for a partial term through August of 2023, and take any action necessary.

**Councilmember Jorif moved to appoint Jenny Krueger to fill this vacancy. Councilmember Moeller seconded the motion. Councilman Jorif indicated that Ms. Krueger has exhibited a sincere desire to serve and help Rockwall better, so he believes she will be a good addition to the Park Board. The motion then passed by a vote of 6 ayes with 1 absence (Macalik).**

**XII. CITY MANAGER'S REPORT, DEPARTMENTAL REPORTS AND RELATED DISCUSSIONS PERTAINING TO CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.**

1. Building Inspections Department Monthly Report - April 2022
2. Fire Department Monthly Report - April 2022
3. Parks & Rec. Department Monthly Report - April 2022
4. Police Department Monthly Report - April 2022
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

**Mrs. Smith thanked Parks Director, Travis Sales and his staff for recently hosting a successful annual Founder's Day Festival. Also, she thanked Main Street Manager, Bethany Browning for her work on various activities downtown that day as well as on the city's "butterfly project," (which is related to "art in public places"). Mrs. Smith indicated that the painted artwork butterflies are being installed around the city in various locations this week. Lastly, the annual July 4<sup>th</sup> parade will be taking place soon, and everyone is invited to attend.**

**XIII. EXECUTIVE SESSION.**

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

1. Discussion regarding possible sale/purchase/lease of real property off of State Highway 276 pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding Economic Development prospects, projects, and/or incentives pursuant to Section 551.087 (Economic Development).
3. Discussion regarding RCH Water & Blackland Water Supply contracts, pursuant to Section §551.071 (Consultation with Attorney).
4. Discussion regarding possible sale/purchase/lease of real property off of John King Blvd pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

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

**Council did not reconvene in Ex. Session at the close of the public meeting agenda. See action taken near the beginning of the 6:00 p.m. meeting (above) for action taken out of Ex. Session at that time.**

**XV. ADJOURNMENT**

Mayor Fowler adjourned the meeting at 7:33 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 20<sup>th</sup>  
DAY OF JUNE, 2022.

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KEVIN FOWLER, MAYOR

ATTEST:

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KRISTY TEAGUE, CITY SECRETARY



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** June 20, 2022

**SUBJECT:** P2022-025; FINAL PLAT FOR PHASE 1 OF THE HOMESTEAD SUBDIVISION

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### Attachments

Case Memo  
Development Application  
Location Map  
Final Plat

### Summary/Background Information

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a *Final Plat* for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

### Action Needed

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



# 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  
**DATE:** June 20, 2022  
**APPLICANT:** Meredith Joyce, *Michael Joyce Properties*  
**CASE NUMBER:** P2022-025; *Final Plat for Phase 1 of the Homestead Subdivision*

### SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for the Homestead Subdivision being a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary..

### PLAT INFORMATION

- ☑ The applicant is requesting the approval of a Final Plat for a 196.009-acre tract of land (*i.e. Tract 6 of the J. A. Ramsey Survey, Abstract No. 186*) for the purpose of establishing Phase 1 of the Homestead Subdivision. Phase 1 will consist of 258 single-family homes that are zoned Planned Development District 92 (PD-92) for Single-Family 8.4 (SF-8.4) District land uses. The site is generally located at the northeast corner of the intersection of FM-549 and FM-1139. It should be noted that the applicant has submitted a site plan (*i.e. Case No. SP2022-027*) concurrently with this final plat that shows the proposed amenities, landscaping, and hardscape plans for this phase of the subdivision.
- ☑ A portion of the subject property (*i.e. 103.142-acres*) was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. The City Council annexed the remainder of the subject property on October 4, 2010, by *Ordinance No. 10-27*. At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. On July 6, 2021, the City Council approved Planned Development District 92 (PD-92) [*Ordinance No. 21-24*] for Single-Family 8.4 (SF-8.4) District land uses on the subject property. On August 16, the City Council approved a preliminary plat [*Case No. P2021-044*] and a master plat [*Case No. P2021-041*] for the subject property.
- ☑ On June 7, 2022, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:
  - (1) The property owner shall pay pro-rata equipment fees of \$128,996.00 (*i.e. \$476.00 x 271 Lots*), which will be due prior to the issuance of a building permit.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Phase 1 of the Homestead Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this *Final Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On June 14, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 4-0, with Commissioners Womble, Thomas, and Conway absent.





# DEVELOPMENT APPLICATION

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

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

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

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

## NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS A portion of JA Ramsey Survey, Abstract No. 186; Property ID 115169; FM 549

SUBDIVISION Homestead Phase 1

LOT

BLOCK

GENERAL LOCATION FM 1139 and FM 549

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

CURRENT ZONING PD-92, Ord No. 21-24

CURRENT USE Vacant / Agricultural

PROPOSED ZONING PD-92, Ord No. 21-24

PROPOSED USE Single Family Residential

ACREAGE 129.453

LOTS [CURRENT] 1

LOTS [PROPOSED] 271

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

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

☐ OWNER SH Dev Klutts Rockwall, LLC

☒ APPLICANT Michael Joyce Properties

CONTACT PERSON Peter H. Shaddock, Jr.

CONTACT PERSON Meredith Joyce

ADDRESS 2400 Dallas Pkwy, Suite 460

ADDRESS 767 Justin Road

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 972-526-7645

PHONE 512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL meredith@michaeljoyceproperties.com

## NOTARY VERIFICATION [REQUIRED]

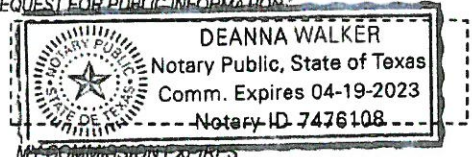
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PETER SHADDOCK JR. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

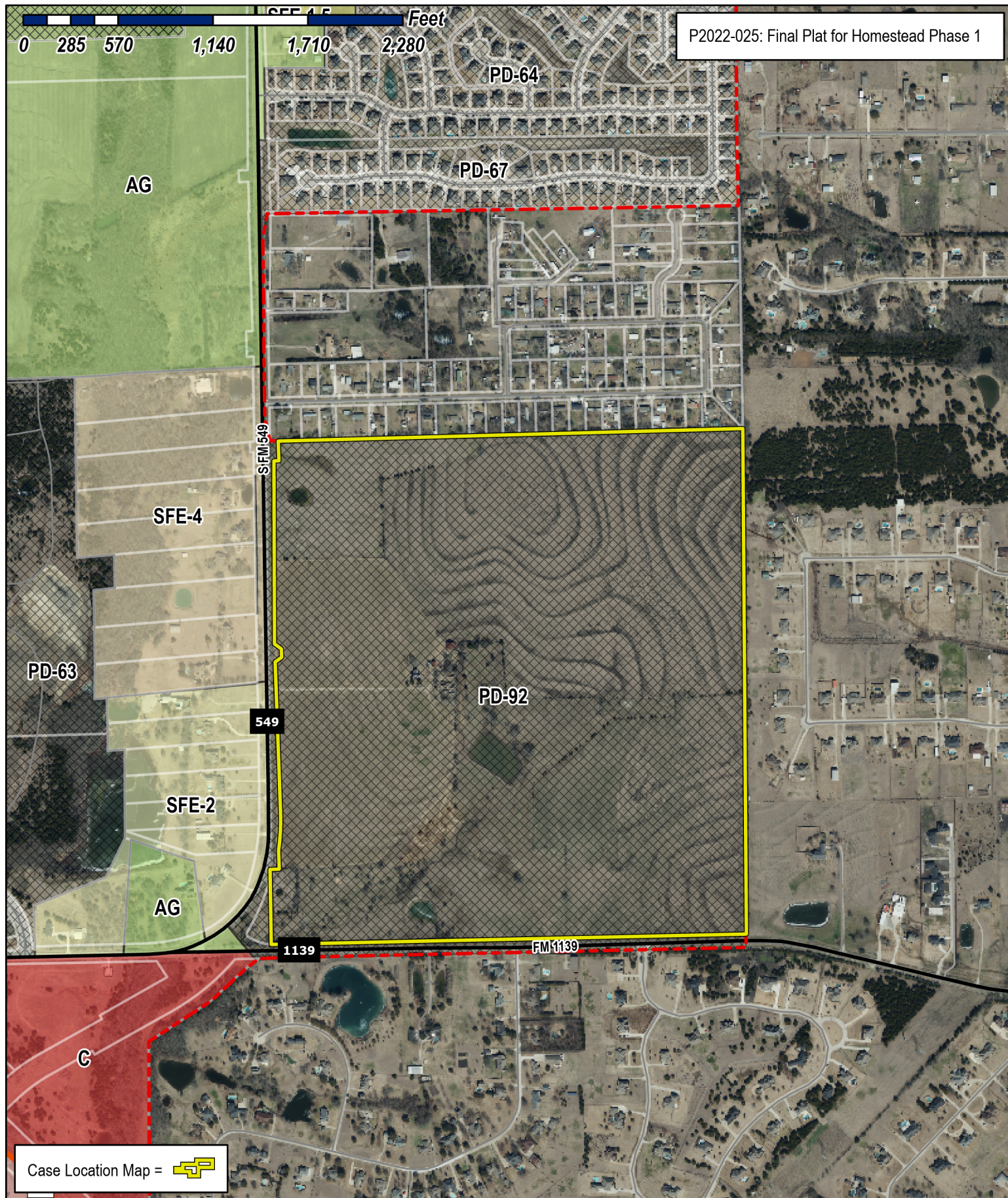
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF April, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







## 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.





0 50 100 200  
SCALE: 1" = 100'

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2607530.367	7012611.969
ELEV = 555.50	

POINT OF BEGINNING

LOT 1 BLOCK H  
OPEN SPACE/DRAINAGE/DETENTION EASMENT  
TO BE MAINTAINED BY HOA  
4.275 ACRES

ANDRADE MARTIN  
VOL. 2673, PG. 62  
D.R.R.C.T.

VOL. 2673, PG. 287  
D.R.R.C.T.

DON & CANDY LARNEY  
VOL. 2673, PG. 140  
D.R.R.C.T.

VOL. 2673, PG. 183  
D.R.R.C.T.

SALT & PACHECO  
VOL. 2673, PG. 127  
D.R.R.C.T.

JOHNTIAH H. HULLETT  
VOL. 2673, PG. 317  
D.R.R.C.T.

JOHNTIAH H. HULLETT  
VOL. 2673, PG. 317  
D.R.R.C.T.

HARRY CRUMP  
VOL. 2673, PG. 319  
D.R.R.C.T.

JAMES & ELVIRA MATTHEWS  
VOL. 2673, PG. 106  
D.R.R.C.T.

WILLIE CLARK  
VOL. 120, PG. 767  
D.R.R.C.T.

PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPELS \*F-5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

FINAL PLAT  
OF

# HOMESTEAD PHASE I

- LOTS 1-30, BLOCK A
- LOTS 1-29, BLOCK B
- LOTS 1-27, BLOCK C
- LOTS 1-37, BLOCK D
- LOTS 1-21, BLOCK E
- LOTS 1-16, BLOCK F
- LOTS 1-27, BLOCK G
- LOTS 1-30, BLOCK H
- LOTS 1-22, BLOCK I
- LOTS 1-16, BLOCK J
- LOTS 1-3, BLOCK K

TOTAL ACRES 129.485

TOTAL RESIDENTIAL LOTS 258  
TOTAL OPEN SPACE LOTS 12

CITY PARK LOT 1

OUT OF THE

J.A. RAMSEY SURVEY,  
ABSTRACT NO. 186

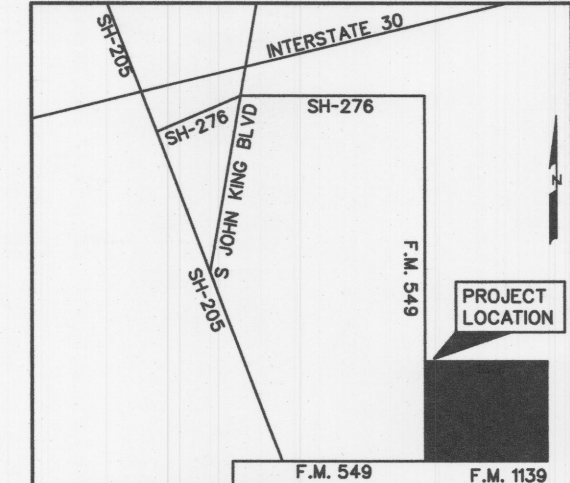
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER  
SHADDOCK HOMES, LTD.  
2400 DALLAS PARKWAY, STE. 460  
PLANO, TEXAS 75093

$\Delta = 09^{\circ}51'55''$   
 $R = 545.00'$   
 $L = 93.84'$   
 $C = 93.72'$   
 $B = S04^{\circ}00'59''W$

N89°05'02"E 386.80'  
THOMPSON STREET (50' R.O.W.)

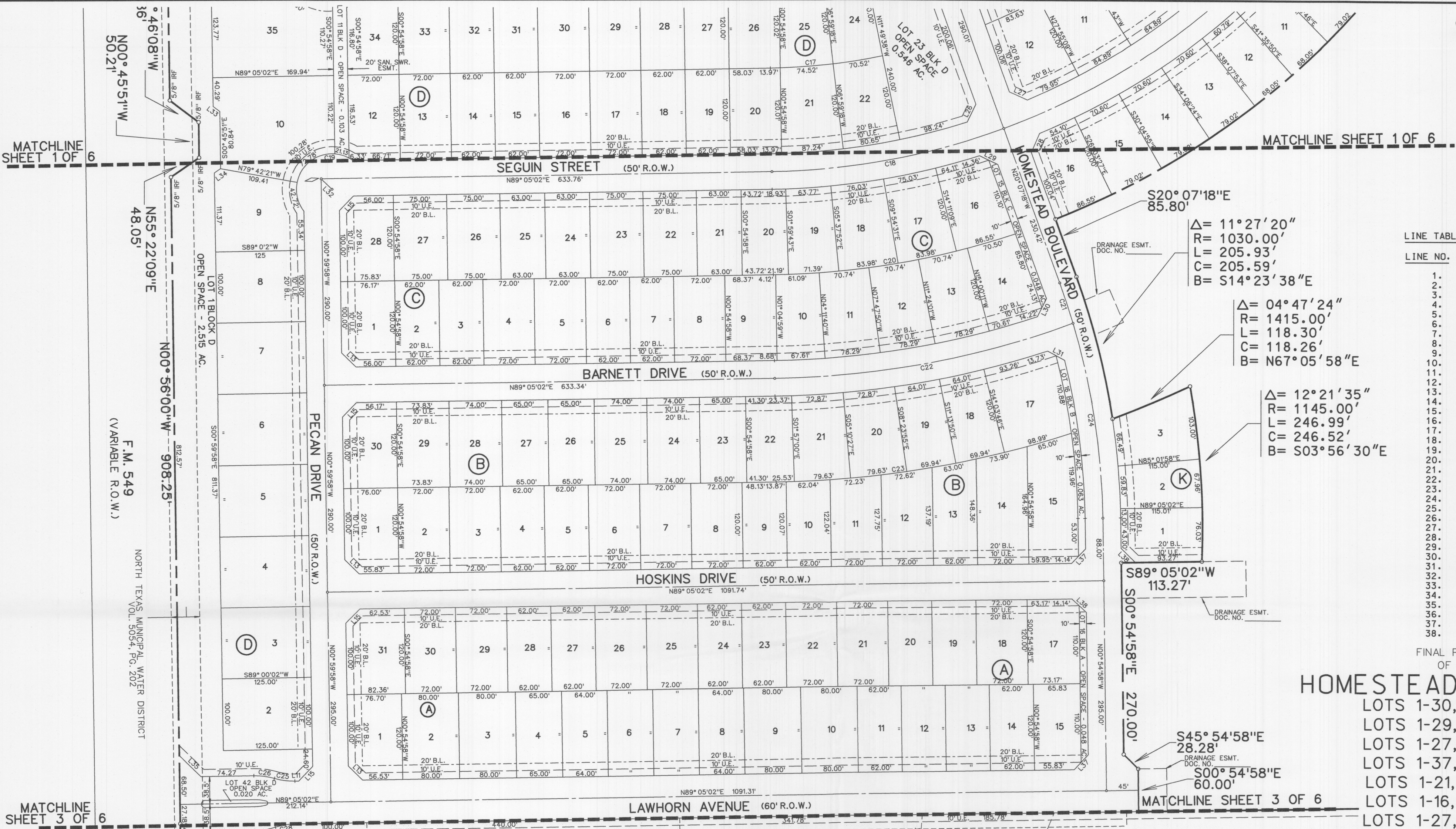
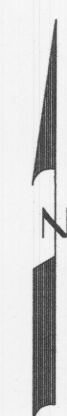
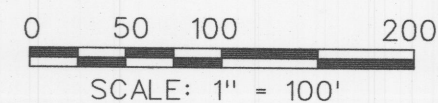
$\Delta = 62^{\circ}22'28''$   
 $R = 1125.00'$   
 $L = 1224.72'$   
 $C = 1165.13'$   
 $B = S37^{\circ}09'47''W$



MATCHLINE  
SHEET 2 OF 6

S20°07'18"E  
85.80'





LINE TABLE				
LINE NO.	BEARING	DISTANCE		
1.	S 81°03'03" E	120.00'		
2.	S 85°42'01" E	50.00'		
3.	S 42°56'58" E	26.93'		
4.	N 48°11'32" E	30.55'		
5.	S 41°30'15" E	26.34'		
6.	N 49°51'24" E	31.63'		
7.	S 44°05'02" W	21.21'		
8.	N 45°54'58" W	28.28'		
9.	S 45°55'29" E	42.43'		
10.	N 44°04'31" E	42.42'		
11.	N 89°05'02" E	5.00'		
12.	S 44°07'05" W	28.30'		
13.	S 45°57'28" E	28.30'		
14.	S 45°52'03" E	28.26'		
15.	N 44°02'32" E	28.26'		
16.	N 61°11'56" E	27.11'		
17.	S 70°52'06" E	34.93'		
18.	S 23°20'01" E	26.92'		
19.	N 22°13'53" E	29.69'		
20.	S 63°08'08" E	29.32'		
21.	N 44°02'32" E	21.20'		
22.	N 26°11'17" E	27.66'		
23.	S 66°52'09" E	27.46'		
24.	S 23°17'38" W	29.10'		
25.	S 63°55'58" E	28.89'		
26.	N 25°47'12" E	27.85'		
27.	S 66°19'59" E	27.70'		
28.	S 23°44'52" W	28.86'		
29.	N 64°16'24" W	28.71'		
30.	N 26°17'51" E	28.29'		
31.	N 61°34'42" W	27.34'		
32.	S 45°57'28" E	21.23'		
33.	S 52°46'08" E	11.65'		
34.	S 55°22'09" W	10.60'		
35.	S 45°55'29" E	42.43'		
36.	N 44°38'47" E	42.85'		
37.	S 44°05'02" W	28.28'		
38.	N 45°54'58" W	28.28'		

$\Delta = 11^\circ 27' 20''$   
 $R = 1030.00'$   
 $L = 205.93'$   
 $C = 205.59'$   
 $B = S14^\circ 23' 38'' E$

$\Delta = 04^\circ 47' 24''$   
 $R = 1415.00'$   
 $L = 118.30'$   
 $C = 118.26'$   
 $B = N67^\circ 05' 58'' E$

$\Delta = 12^\circ 21' 35''$   
 $R = 1145.00'$   
 $L = 246.99'$   
 $C = 246.52'$   
 $B = S03^\circ 56' 30'' E$

FINAL PLAT  
OF

# HOMESTEAD PHASE I

- LOTS 1-30, BLOCK A
- LOTS 1-29, BLOCK B
- LOTS 1-27, BLOCK C
- LOTS 1-37, BLOCK D
- LOTS 1-21, BLOCK E
- LOTS 1-16, BLOCK F
- LOTS 1-27, BLOCK G
- LOTS 1-30, BLOCK H
- LOTS 1-22, BLOCK I
- LOTS 1-16, BLOCK J
- LOTS 1-3, BLOCK K

TOTAL ACRES 129.485

TOTAL RESIDENTIAL LOTS 258

TOTAL OPEN SPACE LOTS 12

CITY PARK LOT 1

OUT OF THE

J.A. RAMSEY SURVEY,

ABSTRACT NO. 186

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

SHADDOCK HOMES, LTD.

2400 DALLAS PARKWAY, STE. 460  
PLANO, TEXAS 75093

DECEMBER 2021 SCALE 1"=100'

CASE NO. P2022-XXX

SHEET 2 OF 6

$\Delta = 15^\circ 44' 31''$   
 $R = 1310.00'$   
 $L = 359.92'$   
 $C = 358.79'$   
 $B = N24^\circ 24' 53'' E$

## NOTES

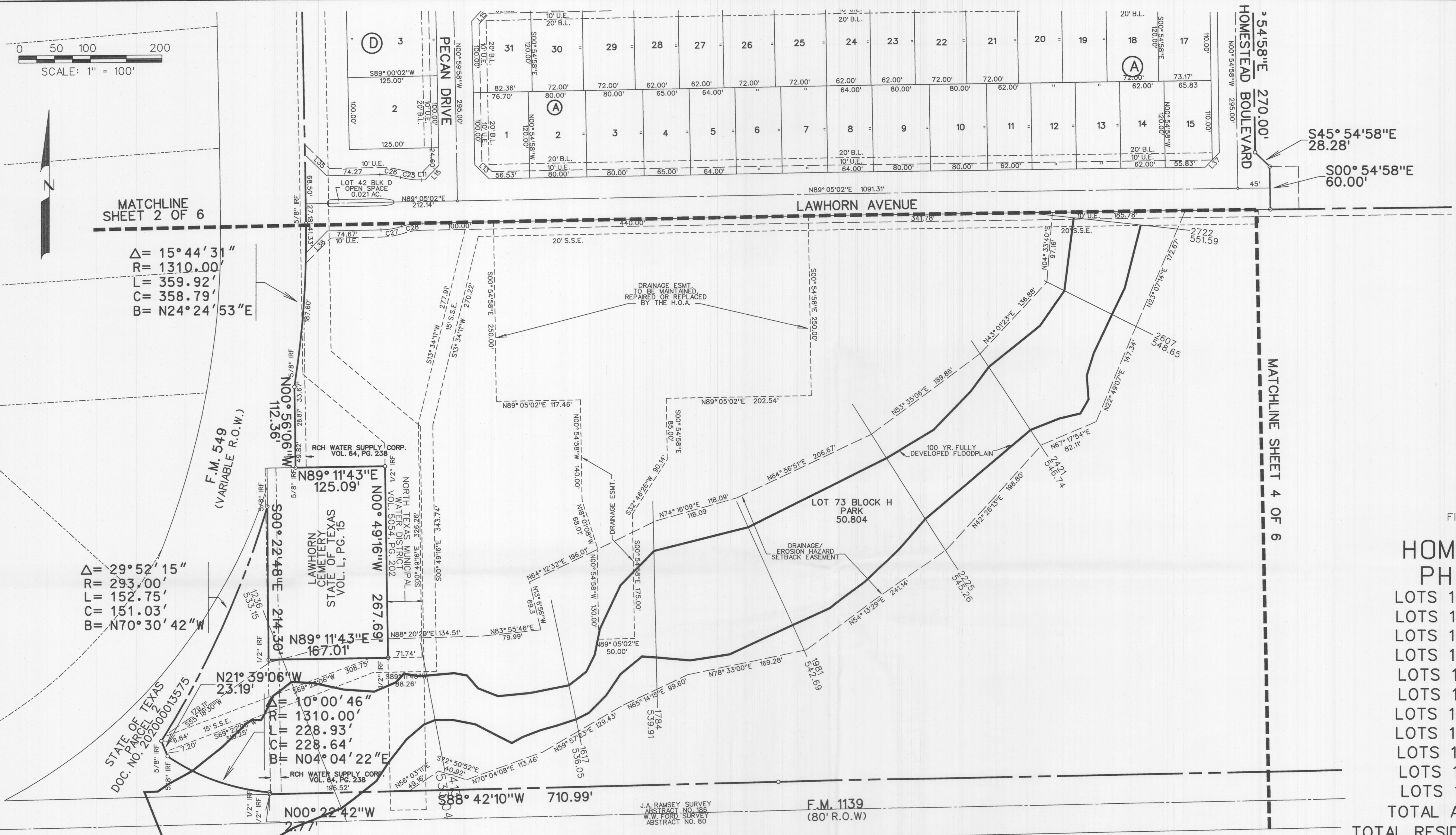
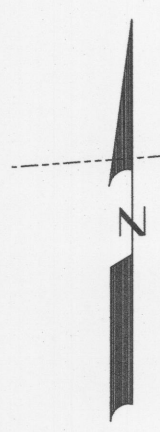
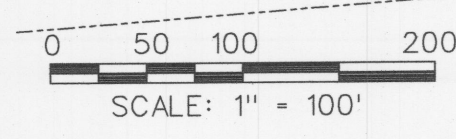
- Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.  
U.E. - Utility Easements.  
C.M. - Controlling Monument.  
D.E. - Drainage Easement.  
S.S.E. - Sanitary Sewer Easement.
- The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots. (Lot 16 Blk A, Lot 16 Blk B, Lot 15 Blk C, Lots 1, 11, 23, 41 & 42 Blk D, Lot 12 Blk E, Lot 9 Blk F, Lot 28 Blk G & Lot 1 Blk H)
- All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

## CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	04°38'58"	665.00'	53.96'	53.95'	N06°37'28"E
2.	90°05'00"	250.00'	393.06'	353.81'	N44°02'32"E
3.	163°44'23"	50.00'	142.89'	98.99'	S45°54'58"E
4.	20°02'52"	400.00'	139.96'	139.25'	S09°06'28"W
5.	20°02'52"	250.00'	87.48'	87.03'	S80°53'32"E
6.	50°01'50"	400.00'	349.28'	338.29'	S44°08'49"W
7.	19°55'18"	400.00'	139.08'	138.38'	S79°07'23"W
8.	18°11'42"	100.00'	31.76'	31.62'	S79°59'11"W
9.	18°11'42"	100.00'	31.76'	31.62'	S81°49'07"E
10.	163°39'23"	50.00'	142.82'	98.98'	S45°57'28"E
11.	16°03'00"	545.00'	152.67'	152.17'	N81°03'32"E
12.	19°37'14"	690.00'	236.29'	235.13'	N79°16'25"E
13.	61°12'22"	690.00'	737.09'	702.54'	N38°51'37"E
14.	03°57'26"	690.00'	47.66'	47.65'	N06°16'42"E
15.	59°25'53"	835.00'	866.12'	827.81'	N38°06'41"E
16.	64°03'27"	980.00'	1095.65'	1039.48'	N37°33'27"E
17.	10°54'40"	835.00'	159.01'	158.77'	N83°37'42"E
18.	19°29'52"	980.00'	333.49'	331.64'	N79°04'46"E
19.	163°49'23"	50.00'	142.96'	99.01'	N44°02'32"E
20.	17°40'39"	1125.00'	347.09'	345.72'	N80°14'43"E
21.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
22.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'30"E
23.	17°06'53"	1415.00'	422.67'	421.10'	N80°31'35"E
24.	15°48'22"	1005.00'	277.25'	276.37'	S08°49'09"E
25.	16°50'51"	100.00'	29.40'	29.30'	N82°34'32"W
26.	16°45'51"	100.00'	29.26'	29.15'	N82°32'02"W
27.	16°45'51"	100.00'	29.26'	29.15'	N80°42'06"E
28.	16°40'51"	100.00'	29.11'	29.01'	N80°39'36"E

PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPELS \*F-5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200





MATCHLINE  
SHEET 2 OF 6

54.58"E  
270.00'  
HOMESTEAD BOULEVARD  
N00°54'58"W 235.00'

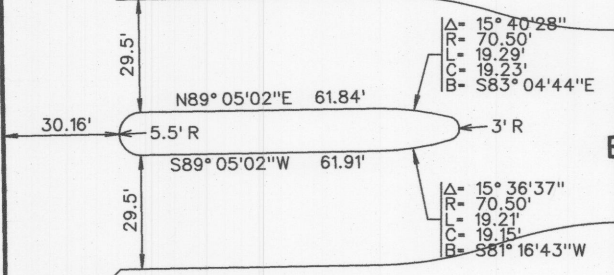
MATCHLINE  
SHEET 4 OF 6

$\Delta = 15^\circ 44' 31''$   
 $R = 1310.00'$   
 $L = 359.92'$   
 $C = 358.79'$   
 $B = N24^\circ 24' 53'' E$

$\Delta = 29^\circ 52' 15''$   
 $R = 293.00'$   
 $L = 152.75'$   
 $C = 151.03'$   
 $B = N70^\circ 30' 42'' W$

F.M. 549  
(VARIABLE R.O.W.)

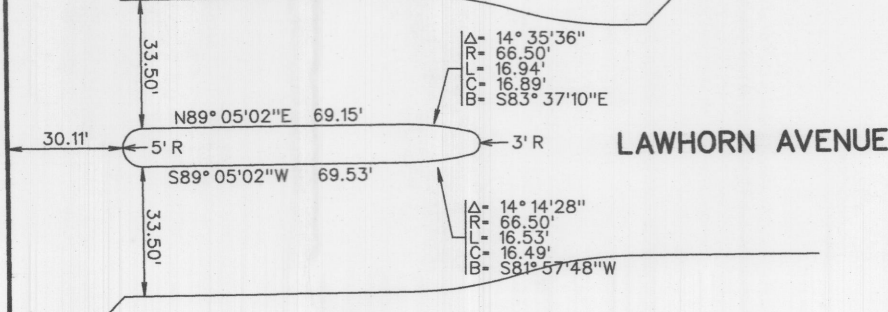
LOT 1 BLOCK H  
OPEN SPACE/DRAINAGE EASEMENT  
4.275 ACRES



LOT 1 BLOCK D  
OPEN SPACE - 2.515 AC.

LOT 42 BLOCK D  
OPEN SPACE

LOT 1 BLOCK D  
OPEN SPACE - 2.515 AC.

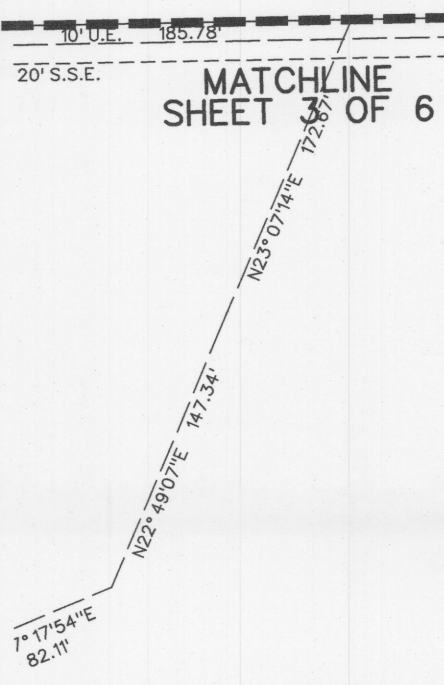
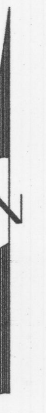
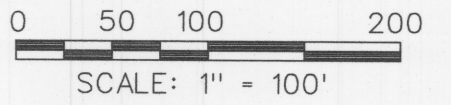


LOT 73 BLOCK H  
PARK  
50.804

LOT 42 BLOCK D  
OPEN SPACE

FINAL PLAT  
OF  
**HOMESTEAD  
PHASE I**  
LOTS 1-30, BLOCK A  
LOTS 1-29, BLOCK B  
LOTS 1-27, BLOCK C  
LOTS 1-37, BLOCK D  
LOTS 1-21, BLOCK E  
LOTS 1-16, BLOCK F  
LOTS 1-27, BLOCK G  
LOTS 1-30, BLOCK H  
LOTS 1-22, BLOCK I  
LOTS 1-16, BLOCK J  
LOTS 1-3, BLOCK K  
TOTAL ACRES 129.485  
TOTAL RESIDENTIAL LOTS 258  
TOTAL OPEN SPACE LOTS 12  
CITY PARK LOT 1  
OUT OF THE  
J.A. RAMSEY SURVEY,  
ABSTRACT NO. 186  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
SHADDOCK HOMES, LTD.  
2400 DALLAS PARKWAY, STE. 460  
PLANO, TEXAS 75093  
PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPELS \*F-5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
DECEMBER 2021 SCALE 1"=100'





MATCHLINE SHEET 3 OF 6

$\Delta = 132^\circ 32' 35''$   
 $R = 50.00'$   
 $L = 117.41'$   
 $C = 92.23'$   
 $B = N58^\circ 40' 56'' E$

N89° 32' 34" E 115.33'  
S00° 16' 45" E 29.34'

N89° 05' 02" E 1261.42'

S45° 54' 58" E 28.28'  
S00° 54' 58" E 60.00'

JAMES J. FUXA  
VOL. 1471, PG. 70

LOT 73 BLOCK H  
PARK  
50.804

S88° 46' 40" W 2147.11'

F.M. 1139  
(80' R.O.W)

J.A. RAMSEY SURVEY  
ABSTRACT NO. 186  
W.W. FORD SURVEY  
ABSTRACT NO. 80

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2610358.054	7009638.854
ELEV = 573.30	

FINAL PLAT  
OF  
**HOMESTEAD PHASE I**  
LOTS 1-30, BLOCK A  
LOTS 1-29, BLOCK B  
LOTS 1-27, BLOCK C  
LOTS 1-37, BLOCK D  
LOTS 1-21, BLOCK E  
LOTS 1-16, BLOCK F  
LOTS 1-27, BLOCK G  
LOTS 1-30, BLOCK H  
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LOTS 1-16, BLOCK J  
LOTS 1-3. BLOCK K  
TOTAL ACRES 129.485  
TOTAL RESIDENTIAL LOTS 258  
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OUT OF THE  
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ABSTRACT NO. 186  
IN THE  
CITY OF ROCKWALL  
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PREPARED BY  
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TBPELS \*F-5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
DECEMBER 2021 SCALE 1"=100'



LEGAL DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, being part of a 196.008 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the most northerly northwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 88° 26'14" East, along the north line of said 196.008 acre tract, for a distance of 1360.23 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, departing said north line, for a distance of 366.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 545.00 feet, a central angle of 09° 51'55";

THENCE, along said curve to the right for an arc distance of 93.84 feet (Chord Bearing South 04° 00'59" West 93.72 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 81° 03'03" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 665.00 feet, a central angle of 04° 38'58";

THENCE, along said curve to the left for an arc distance of 53.96 feet (Chord Bearing North 06° 37'28" East 53.95 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 85° 42'01" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 42° 56'58" East, for a distance of 26.93 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 05'02" East, for a distance of 386.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the right, having a radius of 1125.00 feet, a central angle of 62° 22'28";

THENCE, along said curve to the right for an arc distance of 1224.72 feet (Chord Bearing South 37° 09'47" West 1165.13 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 20° 07'18" East, for a distance of 85.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 1030.00 feet, a central angle of 11° 27'20";

THENCE, along said curve to the left having a radius of 205.93 feet (Chord Bearing South 14° 23'38" East 205.59 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." on a non-tangent curve to the left, having a radius of 1415.00 feet, a central angle of 04° 47'24";

THENCE, along said curve to the left for an arc distance of 118.30 feet (Chord Bearing North 67° 05'58" East 118.26 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 1145.00 feet, a central angle of 12° 21'35";

THENCE, along said curve to the right for an arc distance of 246.99 feet (Chord Bearing South 03° 56'30" East 246.52 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 05'02" West, for a distance of 113.27 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 270.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 45° 54'58" East, for a distance of 28.28 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 54'58" East, for a distance of 60.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;

THENCE, North 89° 05'02" East, for a distance of 1261.42 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 132° 32'35";

THENCE, along said curve to the left for an arc distance of 117.41 feet (Chord Bearing North 58° 40'56" East 92.23 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 32'34" East, for a distance of 115.33 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 196.008 acre tract and being in the west line of Hillview Acres, an addition to the City of Rockwall, as described in Vol. F, Pg. 1, in the Plat Records of Rockwall County, Texas;

THENCE, South 00° 16'45" East, along the east line of said 196.008 acre tract and the west line of said Hillview Acres, for a distance of 29.34 feet, to a 1 inch iron pipe found at the southwest corner of said Hillview Acres and being the northwest corner of a tract of land in Deed to James J Fuxa tract, as described in Vol. 1471, Pg. 70 in said Deed Records;

THENCE, South 00° 10'07" East, continuing along said east line and with the west line of said James J. Fuxa tract, for a distance of 792.29 feet, to a 1/2 inch iron rod found at the southeast corner of said 196.008 acre tract and being the southwest corner of said James J. Fuxa tract same being in the north line of F.M. 1139 (80' R.O.W.);

THENCE, South 88° 46'40" West, along the south line of said 196.008 acre tract and with the north line of said F.M. 1139, for a distance of 2147.11 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 22'42" West, continuing along said lines, for a distance of 2.77 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 1310.00 feet, a central angle of 10° 00'46";

THENCE, continuing along said lines with said curve to the right for an arc distance of 228.93 feet (Chord Bearing North 04° 04'22" East 228.64 feet), to a 5/8 inch iron rod found;

THENCE, North 21° 39'06" West, departing the north line of said F.M. 1139 and continuing along said south line, for a distance of 23.19 feet, to a 5/8 inch iron rod at the most westerly southwest corner of said 196.008 acre tract and being in the east line of F.M. 549 (Variable R.O.W.) same being on a non-tangent curve to the left, having a radius of 293.00 feet, a central angle of 29° 52'15";

THENCE, along the east line of said F.M. 549 and with the west line of said 196.008 acre tract with said curve to the left for an arc distance of 152.75 feet (Chord Bearing North 70° 30'42" West 151.03 feet), to a 5/8 inch iron rod found in the west line of Lawhorn Cemetery, as recorded in Vol. L, Pg. 15, in the Deed Records of Rockwall County, Texas;

THENCE, South 00° 22'48" East, departing the east line of said F.M. 549 and with the west line of said 196.008 acre tract, for a distance of 214.30 feet, to a 1/2 inch iron rod found at the southwest corner of said Lawhorn Cemetery;

THENCE, North 89° 11'43" East, along the south line of said Lawhorn Cemetery and with said west line, for a distance of 167.01 feet, to a 1/2 inch iron rod found at the southeast corner of said Lawhorn Cemetery;

THENCE, North 00° 49'16" West, along the east line of said Lawhorn Cemetery and continuing with said west line, for a distance of 267.69 feet, to a 1/2 inch iron rod found at the northeast corner of said Lawhorn Cemetery;

THENCE, South 89° 11'43" West, along the north line of said Lawhorn Cemetery and continuing with said west line, for a distance of 125.09 feet, to a 5/8 inch rod found in the east line of said F.M. 549;

THENCE, North 00° 56'06" West, departing the north line of said Lawhorn Cemetery and continuing with said west line being with the east line of said F.M. 549, for a distance of 112.36 feet, to 5/8 inch iron rod found on a curve to the left, having a radius of 1310.00 feet, a central angle of 15° 44'31";

THENCE, continuing along said east and west lines with said curve to the left for an arc distance of 359.92 feet (Chord Bearing North 24° 24'53" East 358.79 feet), to a 5/8 inch iron rod found at the point of tangency;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 908.25 feet, to a 5/8 inch iron rod found;

THENCE, North 55° 22'09" East, continuing along said lines, for a distance of 48.05 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 45'51" West, continuing along said lines, for a distance of 50.21 feet, to a 5/8 inch iron rod found;

THENCE, North 52° 46'08" West, continuing along said lines, for a distance of 50.86 feet, to a 5/8 inch iron rod found;

THENCE, North 00° 56'00" West, continuing along said lines, for a distance of 1098.65 feet, to a 5/8 inch iron rod found;

THENCE, North 89° 05'09" East, continuing along said lines, for a distance of 29.97 feet, to a 5/8 inch iron rod found;

THENE, North 00° 54'51" West, continuing along said lines, for a distance of 117.73 feet, to the POINT OF BEGINNING and containing 129.485 acres of land.

FINAL PLAT  
OF  
**HOMESTEAD PHASE I**  
LOTS 1-30, BLOCK A  
LOTS 1-29, BLOCK B  
LOTS 1-27, BLOCK C  
LOTS 1-37, BLOCK D  
LOTS 1-21, BLOCK E  
LOTS 1-16, BLOCK F  
LOTS 1-27, BLOCK G  
LOTS 1-30, BLOCK H  
LOTS 1-22, BLOCK I  
LOTS 1-16, BLOCK J  
LOTS 1-3. BLOCK K  
TOTAL ACRES 129.485  
TOTAL RESIDENTIAL LOTS 258  
TOTAL OPEN SPACE LOTS 12  
CITY PARK LOT 1  
OUT OF THE  
J.A. RAMSEY SURVEY,  
ABSTRACT NO. 186  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
SHADDOCK HOMES, LTD.  
2400 DALLAS PARKWAY, STE. 460  
PLANO, TEXAS 75093  
PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPELS \*F-5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
DECEMBER 2021 SCALE 1"=100'



OWNER'S CERTIFICATE

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

We the undersigned owners of the land shown on this plat, and designated herein as the HOMESTEAD PHASE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the NELSON LAKES ESTATES, 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. The detention drainage system is to be maintained, repaired and owned by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements including Lot 73 Block H.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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, 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.

SHADDOCK HOMES, LTD.

STATE OF TEXAS  
COUNTY OF DALLAS  
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

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

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

WARREN L. CORWIN  
R.P.L.S. No. 4621

THE STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

Planning & 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 \_\_\_\_\_, 2022.

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 \_\_\_\_\_, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT  
OF

HOMESTEAD PHASE I

LOTS 1-30, BLOCK A  
LOTS 1-29, BLOCK B  
LOTS 1-27, BLOCK C  
LOTS 1-37, BLOCK D  
LOTS 1-21, BLOCK E  
LOTS 1-16, BLOCK F  
LOTS 1-27, BLOCK G  
LOTS 1-30, BLOCK H  
LOTS 1-22, BLOCK I  
LOTS 1-16, BLOCK J  
LOTS 1-3. BLOCK K

TOTAL ACRES 129.485

TOTAL RESIDENTIAL LOTS 258

TOTAL OPEN SPACE LOTS 12

CITY PARK LOT 1

OUT OF THE

J.A. RAMSEY SURVEY,  
ABSTRACT NO. 186

IN THE

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER

SHADDOCK HOMES, LTD.  
2400 DALLAS PARKWAY, STE. 460  
PLANO, TEXAS 75093

PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPELS \*F-5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

DECEMBER 2021 SCALE 1"=100'

CASE NO. P2022-XXX

SHEET 6 OF 6





## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** June 20, 2022

**SUBJECT:** P2022-027; FINAL PLAT FOR PS ROCKWALL COUNTY ADDITION

---

### Attachments

Case Memo  
Development Application  
Location Map  
Final Plat  
Closure Report

### Summary/Background Information

Consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates of PS LPT Properties Investors for the approval of a *Final Plat* for Lot 1, Block A, PS Rockwall County Addition being a 2.082-acre tract of land identified as Tract 25-03 of the J. Strickland Survey Abstract No. 187, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 4000 N. Goliad Street [SH-205], and take any action necessary.

### Action Needed

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



# 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  
**DATE:** June 20, 2022  
**APPLICANT:** Terry Braswell; Kimley-Horn  
**CASE NUMBER:** P2022-027; *Final Plat for PS Rockwall County Addition*

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### **SUMMARY**

Consider a request by Trey Braswell of Kimley-Horn on behalf of Jarrod Yates of PS LPT Properties Investors for the approval of a *Final Plat* for Lot 1, Block A, PS Rockwall County Addition being a 2.082-acre tract of land identified as Tract 25-03 of the J. Strickland Survey Abstract No. 187, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 4000 N. Goliad Street [SH-205], and take any action necessary.

### **PLAT INFORMATION**

- ☑ The applicant is requesting the approval of a *Final Plat* for a 2.082-tract of land (*i.e. Tracts 25-03 of the J. Strickland Survey, Abstract No. 187*) for the purpose of creating one (1) parcel of land (*i.e. Lot 1, Block A, PS Rockwall Addition*) to establish the fire lanes and utility easements necessary to construct a *Mini-Warehouse Facility*.
- ☑ The subject property is situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall and is subject to the requirements of the *Interim Interlocal Cooperation Agreement Between Rockwall County and the City of Rockwall for Subdivision Regulation in the City of Rockwall's Extraterritorial Jurisdiction (ETJ)*. On May 25, 2022 -- *in accordance with this agreement* --, staff sent Rockwall County the *Final Plat* for review. The County has reviewed the *Final Plat* with no revisions returning comments on June 1, 2022.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this *Final Plat* -- *conforming to the requirements for plats as stipulated by the Subdivision Regulation for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Regulation for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City*.

### **CONDITIONS OF APPROVAL**

If City Council chooses to approve of the *Final Plat*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this *Final Plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On June 14, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat with a vote of 4-0, with Commissioners Conway, Thompson, and Womble Absent.



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

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

<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **4000 N STATE HIGHWAY 205**

SUBDIVISION **PS ROCKWALL COUNTY ADDITION (PROPOSED)** LOT **1** BLOCK **A**

GENERAL LOCATION **EAST SIDE OF SH205, APPROX. 250' NORTH OF SHENANDOAH LANE**

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

CURRENT ZONING **N/A**

CURRENT USE **VACANT**

PROPOSED ZONING **N/A**

PROPOSED USE **SELF STORAGE**

ACREAGE **2.0 ACRES**

LOTS [CURRENT] **N/A**

LOTS [PROPOSED] **1**

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

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

☐ OWNER **PS LPT PROPERTIES INVESTORS**

☒ APPLICANT **KIMLEY-HORN**

CONTACT PERSON **JARROD YATES**

CONTACT PERSON **TREY BRASWELL**

ADDRESS **701 WESTERN AVENUE**

ADDRESS **100 W. OAK ST., SUITE 203**

CITY, STATE & ZIP **GLENDALE, CA 91201**

CITY, STATE & ZIP **DENTON, TEXAS 76201**

PHONE **972-546-0375**

PHONE **940-387-3620**

E-MAIL **JYATES@PUBLICSTORAGE.COM**

E-MAIL **trey.braswell@kimley-horn.com**

## NOTARY VERIFICATION [REQUIRED]

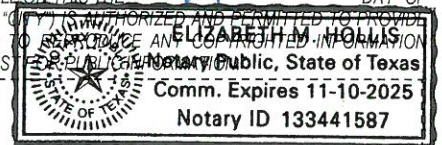
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jarrold Yates [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 341.64 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 19th DAY OF MAY, 20 22. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 19th DAY OF MAY, 20 22.

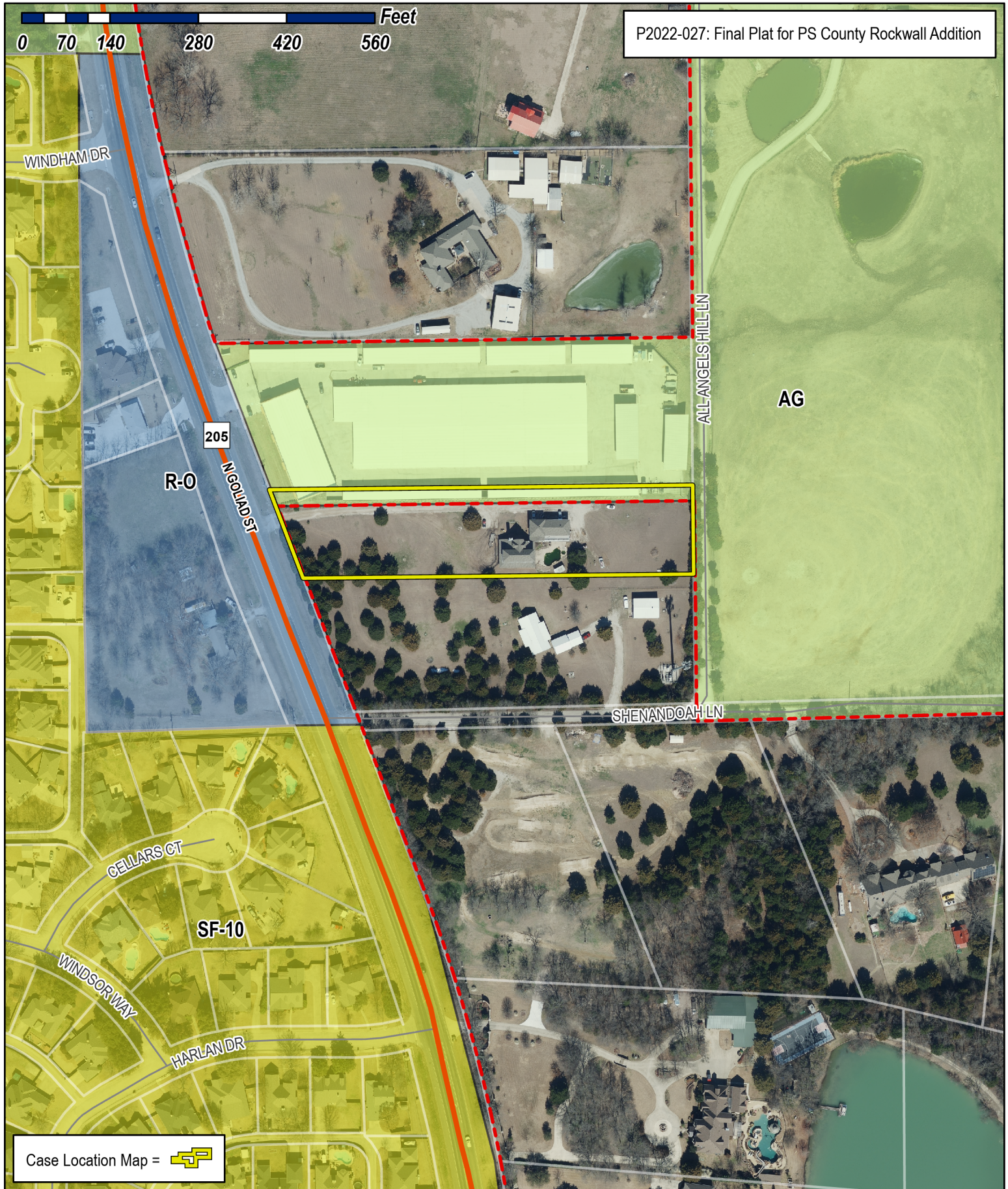
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 11-10-2025





P2022-027: Final Plat for PS County Rockwall Addition



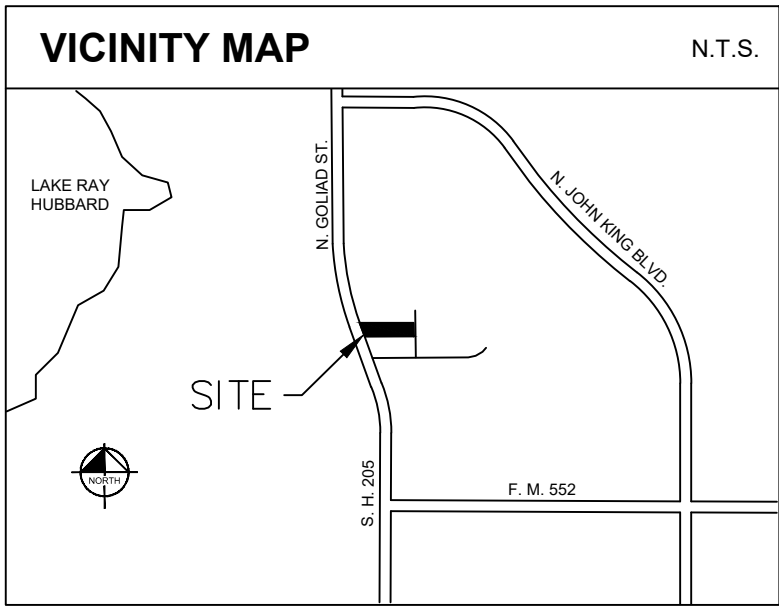
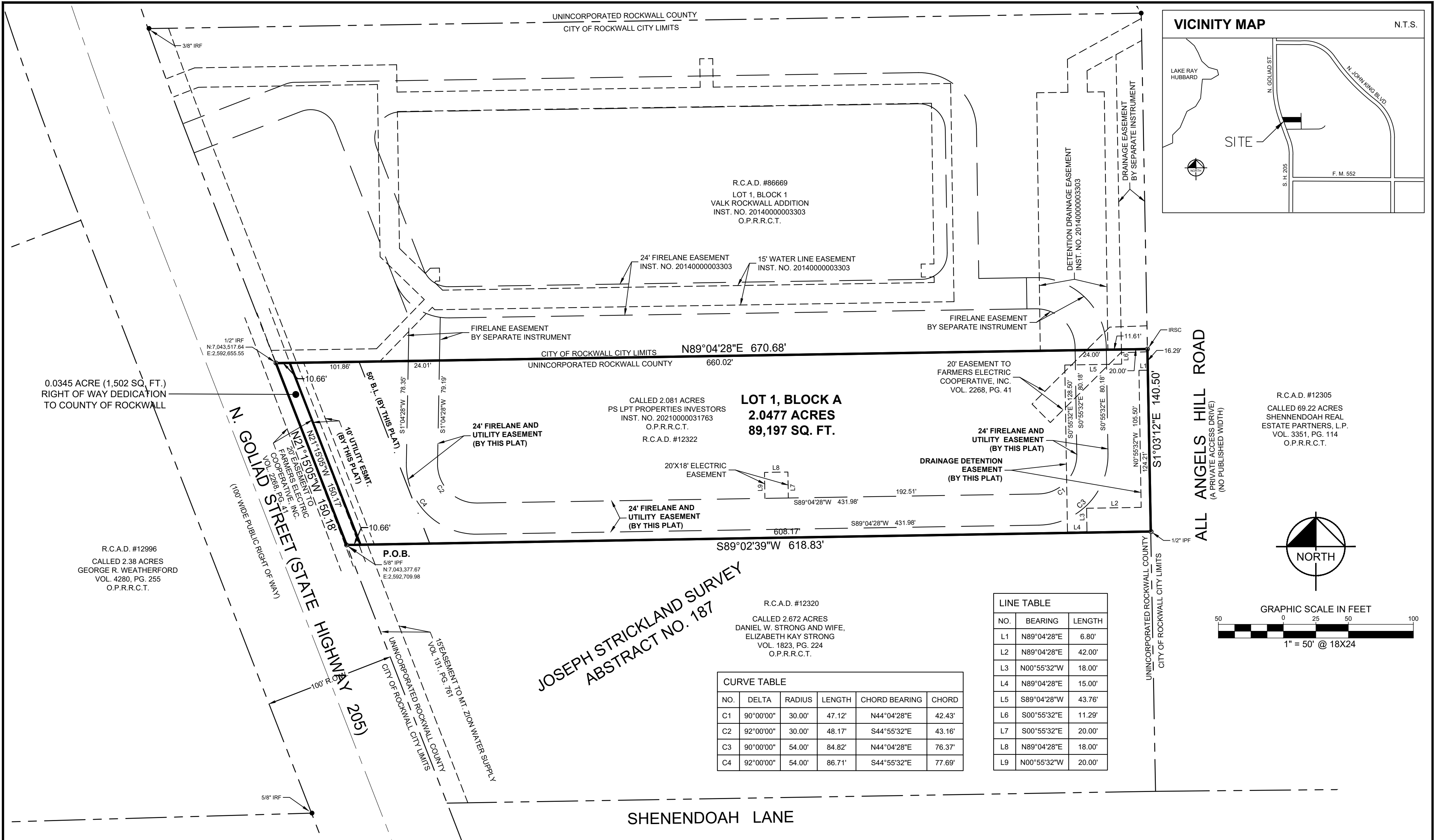
# City of Rockwall

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

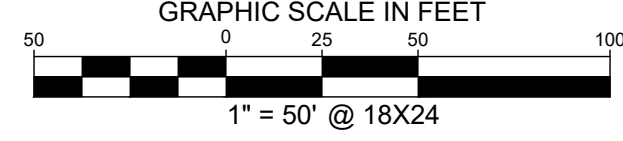
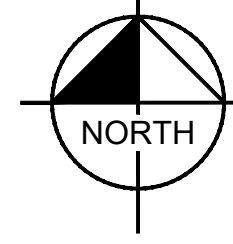
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







R.C.A.D. #12305  
CALLED 69.22 ACRES  
SHENNENDOAH REAL  
ESTATE PARTNERS, L.P.  
VOL. 3351, PG. 114  
O.P.R.R.C.T.



JOSEPH STRICKLAND SURVEY  
ABSTRACT NO. 187

0.0345 ACRE (1,502 SQ. FT.)  
RIGHT OF WAY DEDICATION  
TO COUNTY OF ROCKWALL

R.C.A.D. #12996  
CALLED 2.38 ACRES  
GEORGE R. WEATHERFORD  
VOL. 4280, PG. 255  
O.P.R.R.C.T.

P.O.B.  
5/8" IPF  
N 7,043.377.67  
E 2,592.709.98

SHENENDOAH LANE

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48397C0030L, for Rockwall County, Texas and incorporated areas, dated September 26, 2008, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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.

LEGEND:

- R.C.A.D. = ROCKWALL COUNTY APPRAISAL DISTRICT
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

NOTES:

- 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.
- All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
- The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
- Property owner(s) shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

REFERENCE DATUM: City of Rockwall Geodetic Control Monument 4

OWNER:  
PS LPT Properties Investors  
701 Western Ave.  
Glendale, California 91201  
Phone: 972-546-0375  
Contact: Jarrod Yates

APPLICANT:  
Kimley-Horn and Associates, Inc.  
100 W. Oak St., Suite 203  
Denton, Texas 76201  
Phone: 940-387-3620  
Contact: Trey Braswell, P.E.

FINAL PLAT  
**PS ROCKWALL COUNTY ADDITION**  
**LOT 1, BLOCK A**  
**2.082 ACRES**  
SITUATED IN THE  
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187  
CITY OF ROCKWALL E.T.J., ROCKWALL COUNTY, TEXAS  
CASE NO. FP2022-\_\_

**Kimley»Horn**

6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
FIRM # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JCC	KHA	05/18/2022	069319643	1 OF 2



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

WHEREAS PS LPT PROPERTIES INVESTORS is the owner of a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, City of Rockwall E. T. J, Rockwall County, Texas and being all of a called 2.081-acre tract of land described in a Special Warranty Deed to PS LPT Properties Investors, recorded in Instrument No. 20210000031763 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pipe found for the southwest corner of said 2.081-acre tract, same being the northwest corner of a called 2.672-acre tract of land described in a Warranty Deed to Daniel W. Strong and wife, Elizabeth Kay Strong, recorded in Volume 1823, Page 224 of the Official Public Records of Rockwall County, Texas, same also being on the easterly right of way line of N. Goliad Street (State Highway 205), a 100' wide right of way;

THENCE North 21°15'05" West, along the westerly line of said 2.081-acre tract and the easterly right of way line of said N. Goliad Street (State Highway 205), a distance of 150.18 feet (called 150.00 feet) to a 1/2-inch iron rod found for the northwest corner of said 2.081-acre tract, same being the southwest corner of Lot 1, Block 1 of Valk Rockwall Addition, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20140000003303 of the Official Public Records of Rockwall County, Texas;

THENCE North 89°04'28" East, departing the easterly right of way line of said N. Goliad Street (State Highway 205), along the northerly line of said 2.081-acre tract, a distance of 670.68 feet (called 670.22 feet) to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of said 2.081-acre tract, same being on the westerly line of a called 69.22-acre tract of land described in a Warranty Deed to Shennendoah Real Estate Partners, L.P., recorded in Volume 3351, Page 114 of the Official Public Records of Rockwall County, Texas;

THENCE South 01°03'12" East, along the easterly line of said 2.081-acre tract and the westerly line of said 69.22-acre tract, a distance of 140.50 feet to a 1/2-inch iron pipe found for the southeast corner of said 2.081-acre tract, same being the northeast corner of aforesaid 2.672-acre tract;

THENCE South 89°02'39" West, along the southerly line of said 2.081-acre tract and the northerly line of said 2.672-acre tract, a distance of 618.83 feet (called 618.69 feet) to the POINT OF BEGINNING and containing 2.082 acres (90698 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

We, PS LPT PROPERTIES INVESTORS, the undersigned owner of the land shown on this plat, and designated herein as the PS ROCKWALL COUNTY ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the PS ROCKWALL COUNTY ADDITION 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, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements created hereby.
- 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 the easement strips created hereby; 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.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
- The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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, 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.

By: PS LPT PROPERTIES INVESTORS, a Maryland real estate investment trust

By: \_\_\_\_\_

STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

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

SURVEYOR'S STATEMENT

I, Michael B. Marx, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
MICHAEL B. MARX  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5181  
6160 WARREN PKWY., SUITE 210  
FRISCO, TEXAS 75034  
PH. (972) 335-3580  
michael.marx@kimley-horn.com

APPROVED BY THE ROCKWALL COUNTY COMMISSIONERS COURT

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
COUNTY JUDGE

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2022.

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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

FINAL PLAT  
PS ROCKWALL COUNTY ADDITION  
LOT 1, BLOCK A  
2.082 ACRES  
SITUATED IN THE  
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187  
CITY OF ROCKWALL E.T.J., ROCKWALL COUNTY, TEXAS  
CASE NO. FP2022-\_\_\_\_

OWNER:  
PS LPT Properties Investors  
701 Western Ave.  
Glendale, California 91201  
Phone: 972-546-0375  
Contact: Jarrod Yates

APPLICANT:  
Kimley-Horn and Associates, Inc.  
100 W. Oak St., Suite 203  
Denton, Texas 76201  
Phone: 940-387-3620  
Contact: Trey Braswell, P.E.

6160 Warren Parkway, Suite 210  
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	05/18/2022	069319643	2 OF 2

# Parcel Map Check Report

**Client:**

Client

Kimley-Horn and Associates, Inc.

Address 1

Date: 5/19/2022 5:06:39 PM

**Prepared by:**

Preparer

Your Company Name

123 Main Street

Parcel Name: BOUNDARY|1 - OVERALL

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,043,517.6353'

East: 2,592,655.5472'

Segment# 1: Line

Course: N89°04'28"E

Length: 670.68'

North: 7,043,528.4690'

East: 2,593,326.1397'

Segment# 2: Line

Course: S1°03'12"E

Length: 140.50'

North: 7,043,387.9928'

East: 2,593,328.7225'

Segment# 3: Line

Course: S89°02'39"W

Length: 618.83'

North: 7,043,377.6696'

East: 2,592,709.9786'

Segment# 4: Line

Course: N21°15'05"W

Length: 150.18'

North: 7,043,517.6373'

East: 2,592,655.5443'

Perimeter: 1,936.88'

Area: 90,698.31Sq.Ft.

Error Closure: 0.0035

Course: N56°19'26"W

Error North : 0.00194

East: -0.00291

Precision 1: 451,482.86



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Amy Williams, P.E., Director of Public Works/City Engineer

**DATE:** June 20, 2022

**SUBJECT:** FACILITY AGREEMENT FOR DISCOVERY LAKES PHASE 1 DEVELOPMENT

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Attachments  
Facilities Agreement

Summary/Background Information

The Discovery Lakes Phase One development is located on State Highway 276 east of Rochell Road. As a requirement of the development, the Developer must install a 12 inch diameter water line along the northern right-of-way of State Highway 276. The City's Master Water Plan requires a 16 inch diameter water line to be installed along State Highway to meet future demands. Wherever the City requires a water line greater than 12 inches in diameter to be installed with a development, the City will pay the difference in cost of the two water lines.

The developer estimates the difference of cost will be \$213,990. Funding is currently available to pay for the City's share of this construction.

Action Needed

STATE OF TEXAS  
COUNTY OF ROCKWALL  
CITY OF ROCKWALL

### FACILITY AGREEMENT

This Agreement is entered into on the 8<sup>th</sup> day of June 2022, by and between the **City of Rockwall, Texas** ("City") and **Discovery Lakes Phase I, LLC** ("Developer").

#### WITNESSETH:

**Section 1.** That in consideration of the Discovery Lakes Phase 1 Development, located on State Highway 276, the parties agree as follows:

Developer agrees to the following:

- a. To install the 16" diameter water line along State Highway 276 per the City Master Plan and the City approved plans stamped December 20, 2021.

The City agrees to the following:

- a. Reimburse the Developer, the difference between the material cost for a 12" and 16" diameter water line, which equates to \$213,990.00. This reimbursement will occur when the line is fully installed, tested, and accepted. The Cost Worksheet is depicted in Exhibit 'A' of this facilities agreement.

**Section 2.** Nothing contained herein shall be considered as a waiver of the provisions of the City's Comprehensive Zoning Ordinance and subdivision regulations as the case may be.

**Section 3.** Severability Clause. If any sections or provisions of this Agreement or the application of that section or provision to any person, firm, corporation, situation or circumstance is for reason judged invalid, the adjudication shall not affected any other section or provision of this Agreement 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 Agreement without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**Section 4.** Venue for this agreement shall be in Rockwall County, Texas.

**Section 5.** Notice of this Agreement shall be in writing and addressed to the following:



City of Rockwall  
385 South Goliad  
Rockwall, Texas 75087  
Attn: City Manager

Discovery Lakes Phase I, LLC  
15400 Knoll Trail Drive, Suite 230  
Dallas, Texas 75248  
Attn: Nick DiGiuseppe, Manager

**SIGNED ON THE DATE FIRST ABOVE WRITTEN.**

CITY OF ROCKWALL

By: \_\_\_\_\_  
Mary Smith  
City Manager

DEVELOPER

By: \_\_\_\_\_  
Nick DiGiuseppe  
Manager

**ACKNOWLEDGEMENTS**

STATE OF TEXAS §

COUNTY OF Dallas §

**BEFORE ME**, the undersigned authority, on this day Personally appeared, Nick DiGiuseppe, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing Agreement for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said Discovery Lakes Phase I, LLC.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS** 8<sup>th</sup> day of June, 2022.

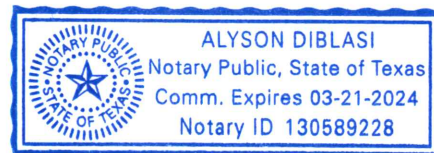
Alyson DiBlasi

Notary Public in and for the State of Texas

My Commission Expires:

03-21-2024

(Seal)



CITY OF ROCKWALL §

(Seal)



# Exhibit A



825 Watters Creek Blvd. Suite M300  
Allen, Texas 75013  
Main: 214.461.9867 Direct: 972.737.8720

CLIENT DISCOVERY LAKES, LLC.  
PROJECT DISCOVERY LAKES PHASE 1

PAGE 1  
DATE 6/6/2022  
BY CAS

ITEM	DESCRIPTION	QTY	UNIT	PRICE	AMOUNT
	<b>WATER</b>				
1	16" PVC (OFFSITE)	2,884	LF	\$ 114.00	\$ 328,776.00
2	16" Butterfly Valve	10	EA	\$ 17,055.00	\$ 170,550.00
TOTAL PUBLIC IMPROVEMENTS					\$ 499,326.00

**NOTE: DEVELOPER TO PAY FOR INSTALLATION OF 12" WATER LINE. CITY TO REIMBURSE FOR INCREASE IN SIZE**

ITEM	DESCRIPTION	QTY	UNIT	PRICE	AMOUNT
	<b>WATER</b>				
1	12" PVC (OFFSITE)	2,884	LF	\$ 89.00	\$ 256,676.00
2	12" Gate Valve	10	EA	\$ 2,866.00	\$ 28,660.00
TOTAL PUBLIC IMPROVEMENTS					\$ 285,336.00

## Delaney, Margaret

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**From:** Delaney, Margaret  
**Sent:** Friday, June 17, 2022 10:29 AM  
**To:** Delaney, Margaret  
**Subject:** Request to speak at City Council

**From:** [REDACTED]  
**Date:** June 17, 2022 at 10:10:15 AM CDT  
**To:** "Teague, Kristy" <[KTeague@Rockwall.com](mailto:KTeague@Rockwall.com)>  
**Subject:** Request to speak at City Council

Kristy Teague,

We would like to request a time to speak at City Council on 6/20/20200 to addressed further developments at Rockwall Municipal Airport, additional investment at the airport, as well as other growth opportunities.

What we need at this time specifically is permission from City Council to offer a mechanics service at the airport which is desperately needed. Additionally, we will be discussing expansion of Rudy's Aviation Services and planned growth.

Thanks,

John Brown



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** June 20, 2022

**SUBJECT:** Z2022-022; SPECIFIC USE PERMIT FOR CHEWTERS

---

### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Neighborhood Notification Email  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Applicant's Letter  
Subdivision Plat  
Concept Plan  
Conceptual Building Elevations  
Floor Plan  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of an **ordinance** for a *Specific Use Permit (SUP)* to allow a *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary (**1st Reading**).

### Action Needed

The City Council is being asked to approve, approve with conditions or deny the proposed Specific Use Permit (SUP).



# 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:** June 20, 2022  
**APPLICANT:** Cameron Ehn, PE; *DB Constructors*  
**CASE NUMBER:** Z2022-022; *Specific Use Permit for Chewters*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Specific Use Permit (SUP)* to allow a *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

### BACKGROUND

A portion of the subject property was originally annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. At the time of annexation this portion of the subject property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, between annexation and December 7, 1993 this portion of the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. The remainder of the subject property was annexed into the City of Rockwall on July 21, 1997 by *Ordinance No. 97-14*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. On May 29, 2003, the two (2) portions of the subject property had been assembled as a portion of Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition. By April 5, 2005 the subject property had been rezoned to a Light Industrial (LI) District. On December 5, 2014, the subject property had been replatted as Lot 2, Block B, Rockwall Technology Park, Phase 2 Addition [Case No. P2014-036] (listed as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition by the Rockwall Central Appraisal District [RCAD] on the certified tax role). The subject property has remained vacant since the time of annexation.

### PURPOSE

The applicant -- *Cameron Ehn, PE* -- is requesting the approval of a Specific Use Permit (SUP) to allow for a 2,800 SF *General Retail Store* as part of a larger 189,000 SF *Light Manufacturing Facility* in a Light Industrial (LI) District proposed for the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of Corporate Crossing and Discovery Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Discovery Boulevard, which is classified as a M4U (*i.e. major collector, four [4] Lane, Undivided Roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 8.885-acre vacant parcel of land (*i.e. Lot 1, Block A, Rockwall Technology Park Phase 2 Addition*) and an 11.313-acre vacant tract of land (*i.e. Tract 2-01 of the J H B Jones Survey, Abstract No. 125*). Both lots are currently owned by the Rockwall Economic Development Corporation (REDC) and zoned Light Industrial (LI) District.

South: Directly south of the subject property is Springer Road, which is identified as a M4U (*i.e. major collector, four (4) Lane, Undivided Roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 3.853-acre vacant tract of land (*i.e. Tract 2-09 of the J. A. Ramsey Survey,*

*Abstract No. 186*). Beyond this is a two (2) acre parcel of land (*i.e. Lot 1, Block A, of the Pannell Subdivision*) which is developed with a *House of Worship (i.e. Church of His Glory)*. Both of these lots are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Beyond these uses is a 1.981-acre parcel of land (*i.e. Lot 2, Block A, Subway-Gateway-Health Food Store Addition*) developed with two (2) *Restaurants with 2,000 SF or More*, one (1) with a drive-in (*i.e. Sonic*) and one (1) without a drive-through or drive-in (*i.e. Subway*). These parcels are zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses. Beyond this is SH-276, which is classified as a TXDOT6D (*i.e. a Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 12.00-acre parcel of land (*i.e. Lot 3, Block B, Rockwall Technology Park Phase 2 Addition*) developed with a manufacturing facility (*i.e. RTT Engineered Solutions*) that is zoned Light Industrial (LI) District. Beyond this is a 38.93-acre parcel of land (*i.e. Lot 2, Block B, Rockwall Technology Park Phase III*) developed with a manufacturing facility (*i.e. Bimbo Bakery*) that is zoned Light Industrial (LI) District.

West: Directly west of the subject property is a 8.035-acre parcel of land (*i.e. Lot 7, Block A, Rockwall Technology Park Addition*) which is zoned Light Industrial (LI) District and is currently owned by the Rockwall Economic Development Corporation (REDC). Beyond this is a four (4) acre parcel of land (*i.e. Lot 1, Block A, Rockwall Technology Park Addition*) currently developed with a 29,520 SF *Office Building (i.e. L3 Technologies)*. Beyond this is Research Circle, which is classified as a R2 (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, letter, and a zoning exhibit requesting a Specific Use Permit (SUP) for a *General Retail Store* in a Light Industrial (LI) District. The proposed *General Retail Store* will be a 2,800 SF portion of a larger 189,000 SF *Light Manufacturing Facility* that is being proposed to establish a gift shop for customers to purchase chocolate manufactured at the facility.

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

Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *General Retail Store* as "(a) facility or area for the retail sale of general merchandise or food to the public for direct consumption and not for wholesale. Typical general merchandise includes clothing and other apparel; equipment for hobbies or sports; gifts; flowers and household plants; dry goods; groceries, convenience, and specialty foods; toys; furniture; books and stationary; pets; drugs; hardware; and similar consumer goods." In this case, the applicant's proposed business -- *which will sell chocolates manufactured on-site* -- falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *General Retail Store* requires a Specific Use Permit (SUP) in a Light Industrial (LI) District. The purpose of this requirement is to acknowledge that not all retail operations are appropriate within the City's industrial areas, and that the City Council should have discretionary oversight with regard to the types of retail operations and their impacts within these types of districts.

## **STAFF ANALYSIS**

According to *Table 5* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), a *General Retail Store* requires one (1) parking space per 250 SF of building area. According to the site plan provided by the applicant, the proposed *General Retail Store* consists of 2,800 SF, which will require 12 parking spaces. In this case, the applicant has provided a site plan showing where the 12 parking spaces for the *General Retail Store* will be constructed. Based on this, the applicant's request appears to conform with all requirements of the Unified Development Code (UDC). Staff should also point out that the primary purpose of the facility will be to manufacture chocolate products -- *with only a small portion of the facility being dedicated to the General Retail Store* --, and based on this the requested land use does not appear to create a negative impact on any adjacent property; however, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council.

## **NOTIFICATIONS**

On May 26, 2021, staff mailed 19 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lofland Farms Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). Staff has received no notices in favor or opposed to the applicant's request.

### **CONDITIONS OF APPROVAL**

If City Council Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *General Retail Store* within a Light Industrial (LI) District, 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 which are detailed as follows:
  - (a) The *General Retail Store* shall be limited to the area depicted in *Exhibit 'B'* of the draft ordinance
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On June 14, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) with a vote of 4-0, with commissioners Womble, Conway, and Thompson absent.





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

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

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
  - ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
  - ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- OTHER APPLICATION FEES:**
- ☐ TREE REMOVAL (\$75.00)
  - ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Discovery Blvd

SUBDIVISION Rockwall Technology Park Ph 2

LOT 1 BLOCK B

GENERAL LOCATION SE corner of Corporate Crossing and Discovery Blvd

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

CURRENT ZONING LI

CURRENT USE Vacant

PROPOSED ZONING LI with SUP for Retail

PROPOSED USE Warehouse/Distribution/Food Process/Retail

ACREAGE 10.6+-

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☐ OWNER Rockwall Economic Development

☒ APPLICANT db constructors

CONTACT PERSON Matt Wavering

CONTACT PERSON Cameron Ehn, PE

ADDRESS 2610 Observation Trl, Suite 104

ADDRESS 2400 Great Southwest Pkwy

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP Fort Worth, TX 76106

PHONE 972-772-0025

PHONE 817-626-7300

E-MAIL mwavering@rockwalledc.com

E-MAIL cameron@dbconstructors.com

## NOTARY VERIFICATION [REQUIRED]

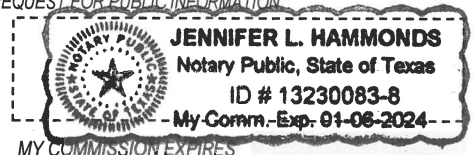
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 359.74 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20<sup>th</sup> DAY OF May, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF May, 2022

OWNER'S SIGNATURE Matt Wavering

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jennifer L. Hammonds







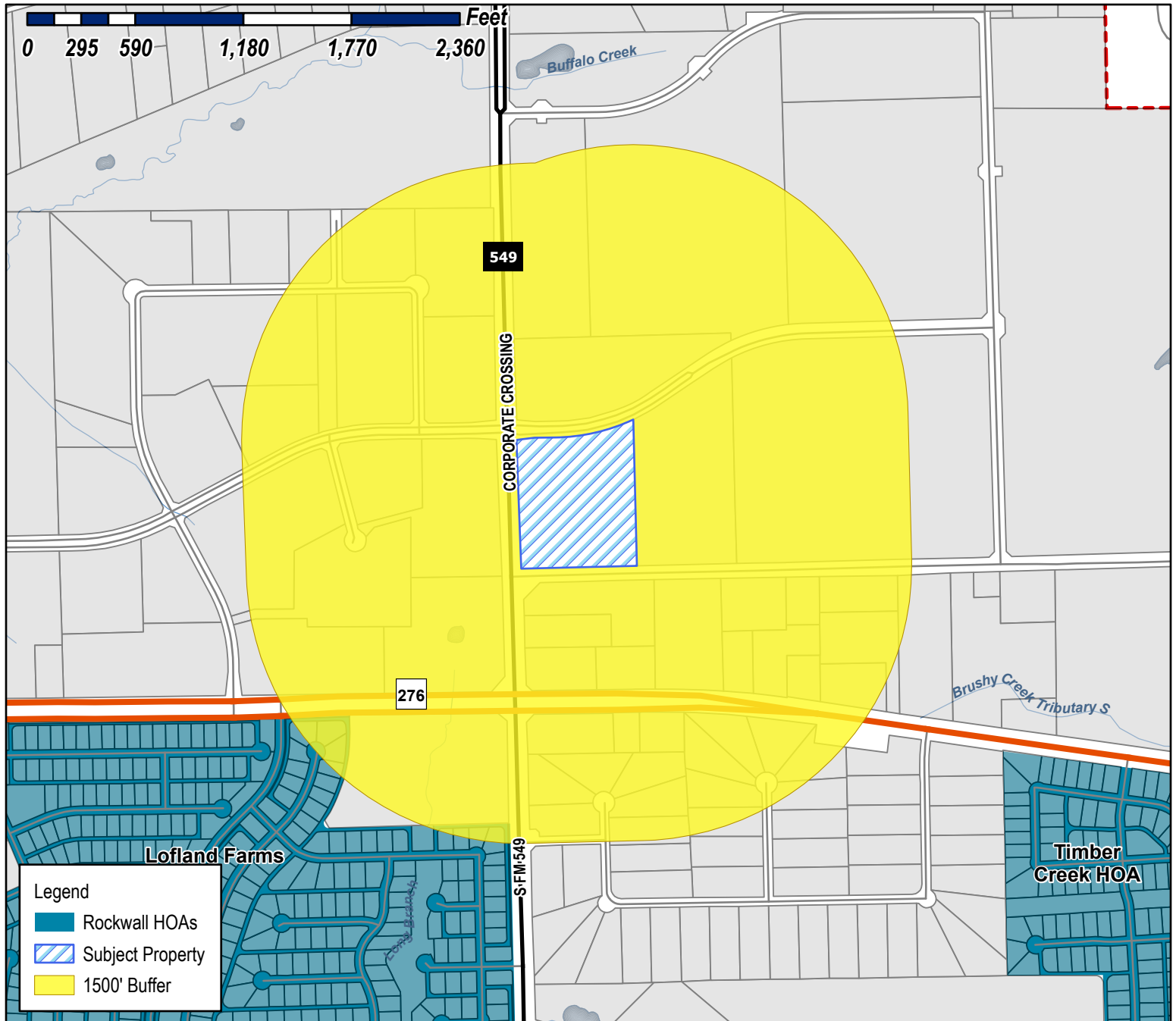
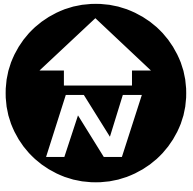




# City of Rockwall

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

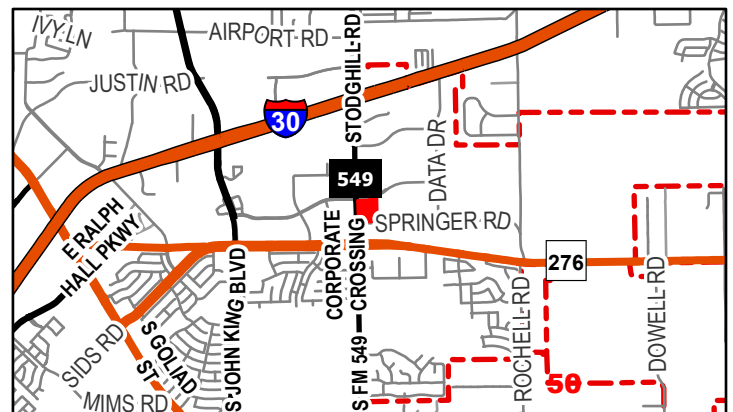
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2022-022  
**Case Name:** SUP for Chewters  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** SEC of Corporate Crossing and Discovery Blvd.

**Date Saved:** 5/18/2022

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



## Miller, Ryan

---

**From:** Ross, Bethany  
**Sent:** Friday, May 27, 2022 9:10 AM  
**To:** mdoemeny@principal-mgmt.com; jcomerford@principal-mgmt.com  
**Subject:** Neighborhood Notification Program [Z2022-022]  
**Attachments:** Public Notice (05.20.2020).pdf; HOA Map (05.20.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 3, 2022*. The Planning and Zoning Commission will hold a public hearing on *June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

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

### **Z2022-022 SUP for Chewters**

Hold a public hearing to discuss and consider a request by Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Specific Use Permit (SUP)* to allow a *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and take any action necessary.

Thank you,

**Bethany Ross**

Planner

City of Rockwall

972.772.6488 Office

[bross@rockwall.com](mailto:bross@rockwall.com)

<http://www.rockwall.com/planning/>

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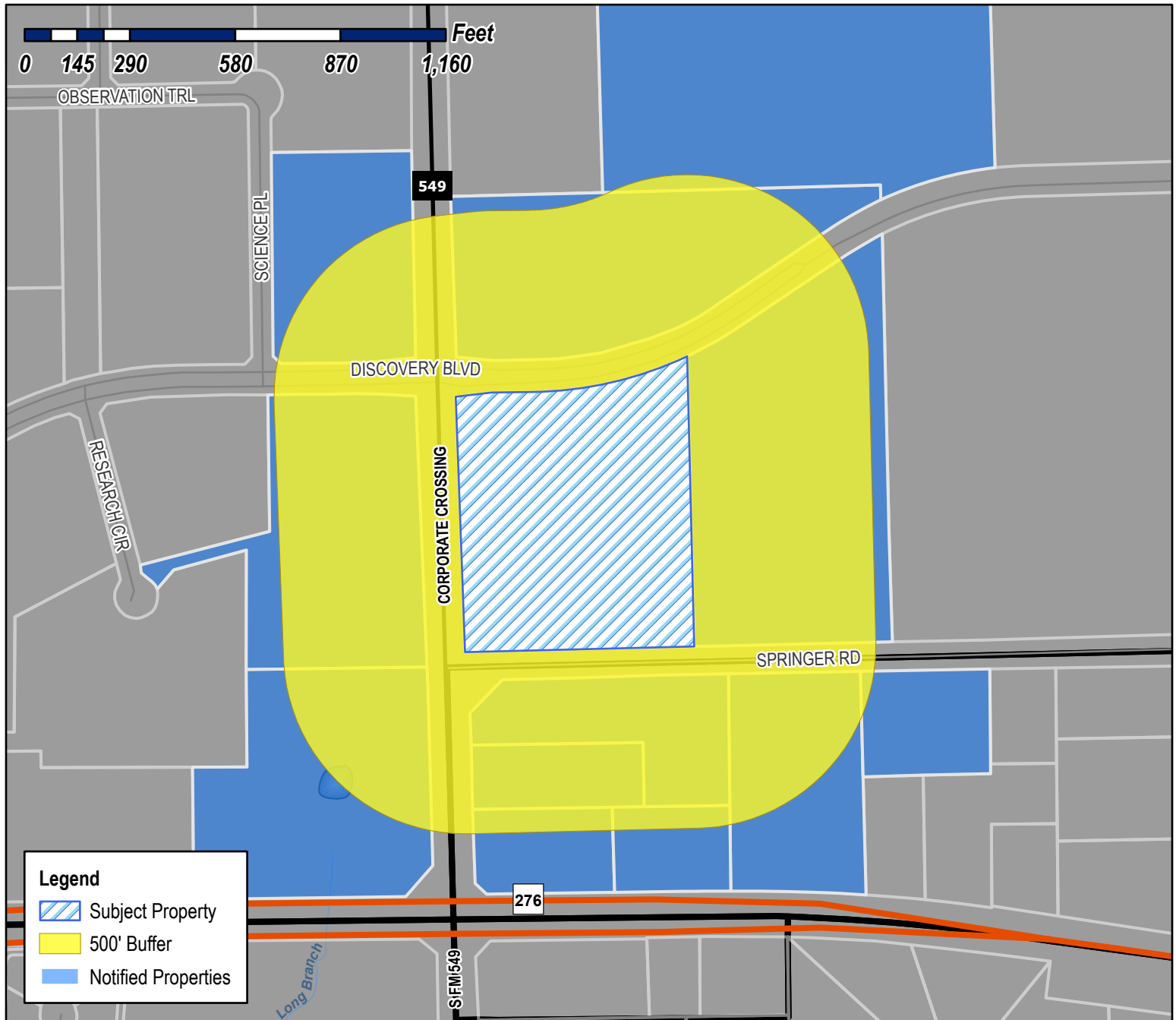
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# City of Rockwall

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

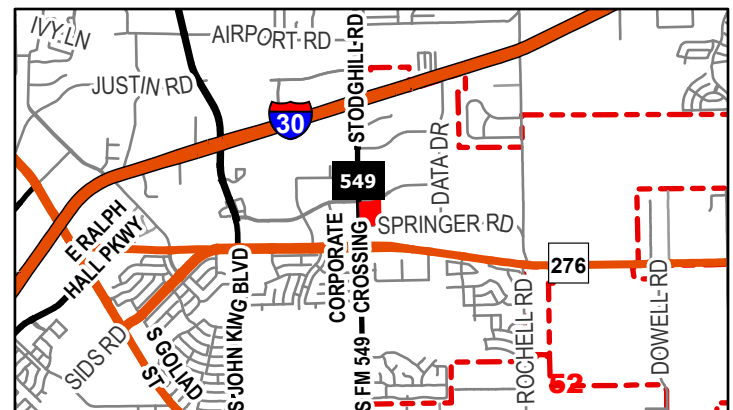
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**Case Number:** Z2022-022  
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**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** SEC of Corporate Crossing and Discovery Blvd.

**Date Saved:** 5/18/2022

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



EXETER 2975 DISCOVERY, LP  
101 WEST ELM STREET SUITE 600  
CONSHOHOCKEN, PA 19428

CAPITAL BOULEVARD VENTURE LLC AND  
GLOBAL WELLS INVESTMENT GROUP LLC  
1225 W IMPERIAL HWY STE B  
BREA, CA 92821

KELLER JACQUELYN  
1275 CORPORATE CROSSING  
ROCKWALL, TX 75032

BELLE HAVEN REALTY CO  
A CALIFORNIA CORPORATION  
1690 WOODSIDE RD STE 120  
REDWOOD CITY, CA 94061

BELLE HAVEN REALTY CO  
A CALIFORNIA CORPORATION  
1700 SCIENCE PL  
ROCKWALL, TX 75032

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

ALMO INVESTMENT II LTD  
2205 HWY 276  
ROCKWALL, TX 75032

PRBS PROPERTIES LLC  
2245 HWY 276  
ROCKWALL, TX 75032

PRISM LEASING LTD  
A TEXAS LIMITED PTNRSHIP  
2301 HWY 276  
ROCKWALL, TX 75032

EXETER 2975 DISCOVERY, LP  
2975 DISCOVERY BLVD  
ROCKWALL, TX 75032

CAPITAL BOULEVARD VENTURE LLC AND  
GLOBAL WELLS INVESTMENT GROUP LLC  
3201 CAPITAL BLVD  
ROCKWALL, TX 75032

PRBS PROPERTIES LLC  
3216 HUNTER LANE  
PLANO, TX 75093

NBN COMMERCIAL GROUP LLC  
3225 SPRINGER LN  
ROCKWALL, TX 75032

PRISM LEASING LTD  
A TEXAS LIMITED PTNRSHIP  
625 SUNSET HILL DR  
ROCKWALL, TX 75087

KELLER JACQUELYN  
8522 GARLAND RD  
DALLAS, TX 75218

ROCKWALL ECONOMIC DEVELOPMENT  
CORPORATION  
P O BOX 968  
ROCKWALL, TX 75087

ALMO INVESTMENT II LTD  
PO BOX 2599  
WAXAHACHIE, TX 75168

MAK SPOT REAL ESTATE LLC  
PO BOX 496585  
GARLAND, TX 75049

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087

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

You are hereby notified that the Planning and Zoning Commission will consider the following application:

**Case No. Z2022-022: SUP for Chewters**

Hold a public hearing to discuss and consider a request by Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, 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, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, June 20, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

— . . . PLEASE RETURN THE BELOW FORM — . . . . .

**Case No. Z2022-022: SUP for Chewters**

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





May 20, 2022

Ryan C. Miller, AICP  
Director of Planning & Zoning  
City of Rockwall  
385 S. Goliad Street  
Rockwall, Texas 75087

**RE: Chewters Chocolates – Specific Use Permit – Letter of Explanation**

Mr. Miller,

On behalf of Chewters Chocolates, db constructors is seeking a Specific Use Permit (SUP) for the property generally located at the southeast corner of Discovery Boulevard and Corporate Crossing (FM-549). The property is currently zoned Light Industrial (LI), so we are requesting an SUP to allow a small portion of our proposed building to be used as retail space.

As shown in the attached exhibits, Chewters is looking to construct a roughly 189,000 square foot building that includes: offices, food processing/packaging, warehouse/distribution, and a small gift shop. The gift shop will provide a way for customers to sample and buy chocolate as well as Chewters merchandise. Chewters also plans to implement a factory tour which will start and/or end in the shop.

All-in-all, approving the SUP for this property will allow Chewters to become more accessible to the community. Giving them the ability to have a gift shop provides an avenue for direct engagement as well as a way for residents to help support their local business. Furthermore, the relatively small portion of the building being utilized for retail means most of the site is and will remain in compliance with the current LI zoning standards. It is for these reasons we believe this to be a fair ask and appropriate use of an SUP.

Please review the above and attached exhibits at your earliest convenience. If any questions arise or additional information is required, do not hesitate to contact me at 940-597-5146 or [cameron@dbconstructors.com](mailto:cameron@dbconstructors.com).

Sincerely,

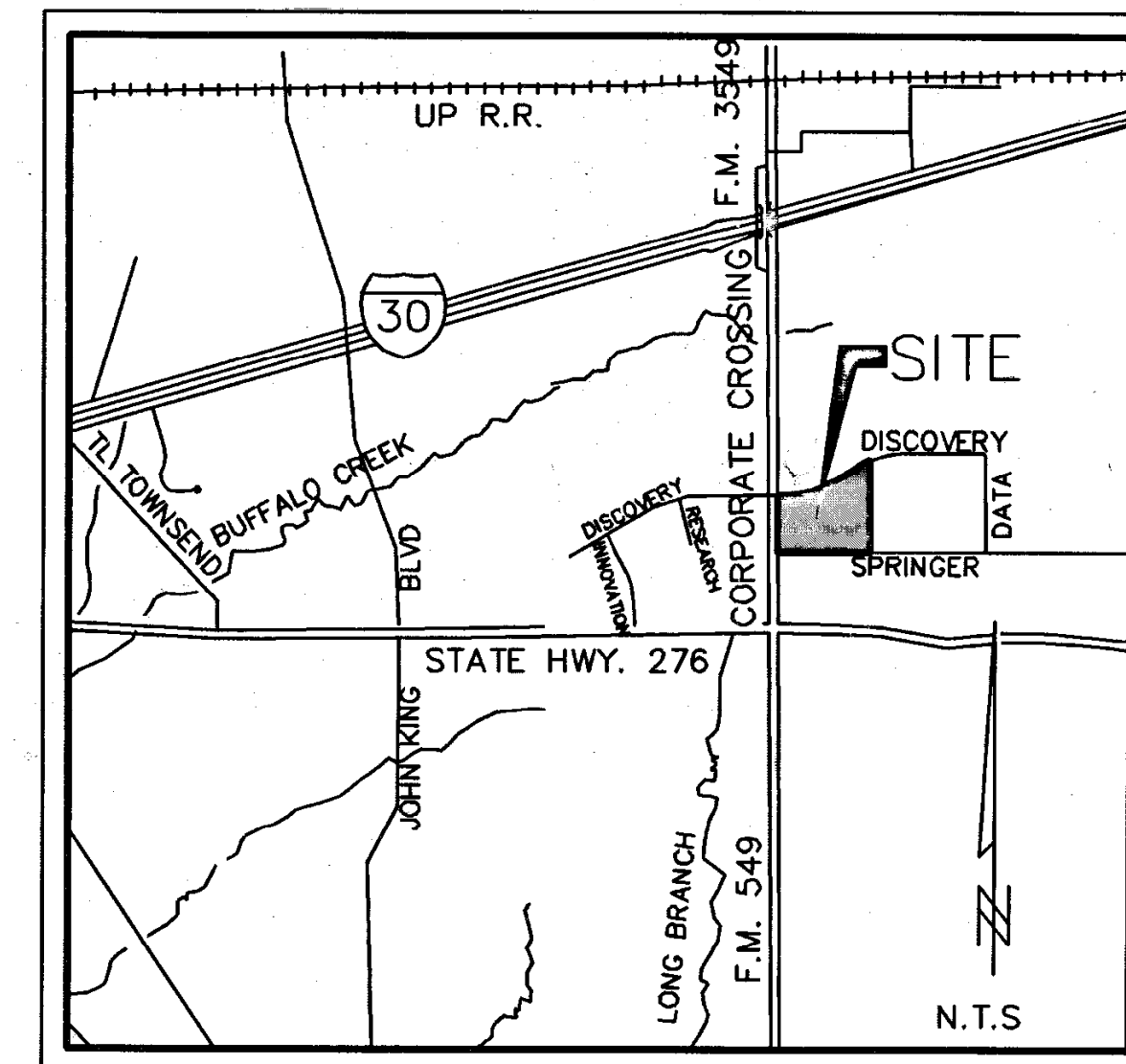
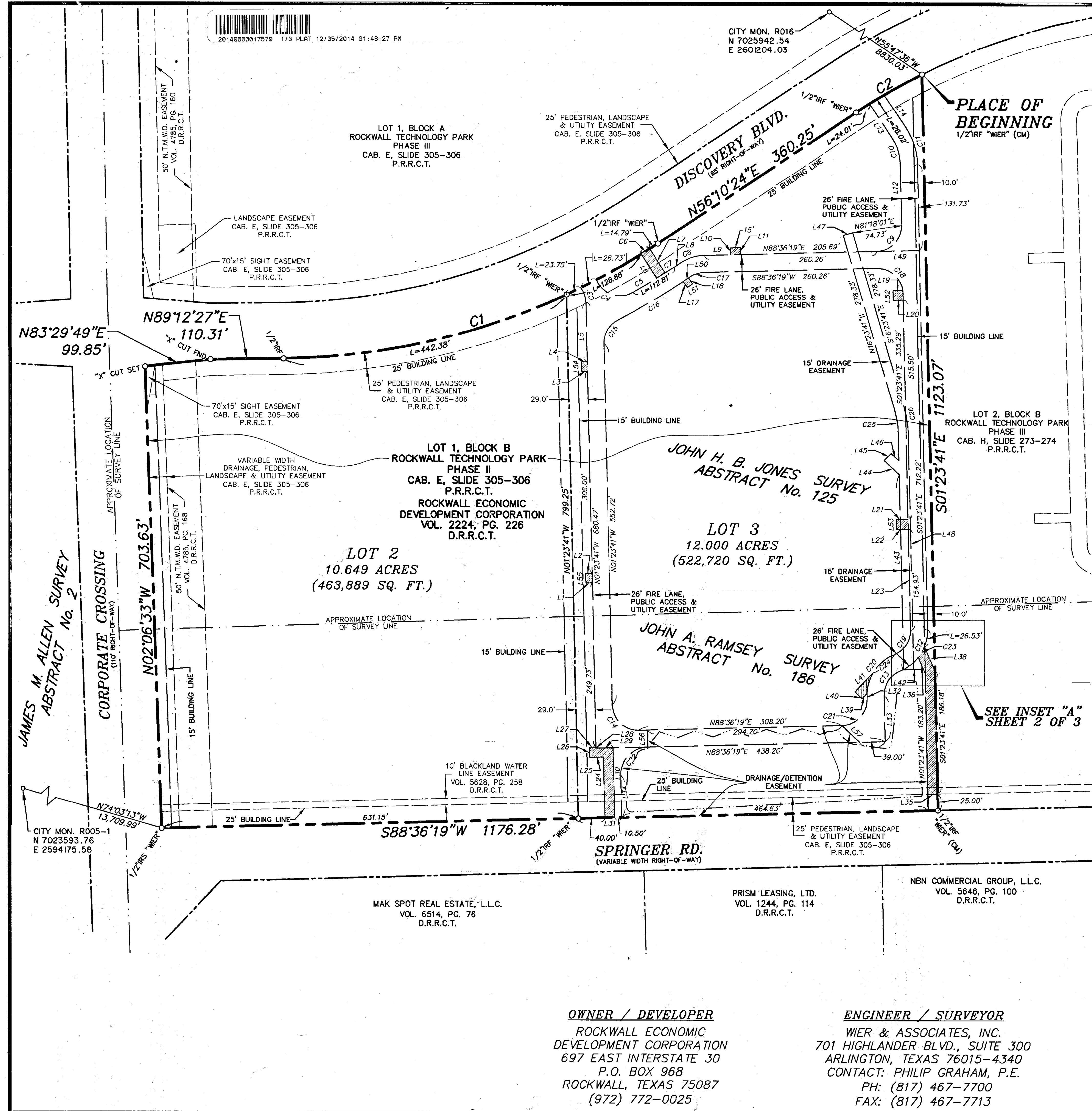
A handwritten signature in blue ink, appearing to read 'C Ehn'.

Cameron Ehn, PE  
Director of Engineering  
db constructors, inc.





20140000017579 1/3 PLAT 12/05/2014 01:48:27 PM



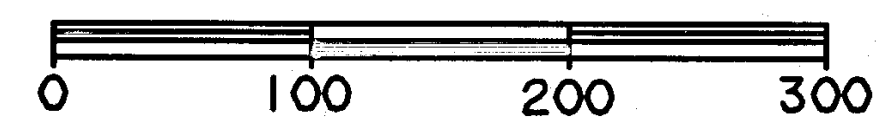
VICINITY MAP  
NOT TO SCALE

GENERAL NOTES:

- 1) 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.
- 2) ALL BEARINGS BASED ON THE EAST LINE OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET E, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), (N 01°23'41" W).

SEE SHEET 2 OF 3  
FOR LINE AND  
CURVE TABLES

* LEGEND *	
L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	A CAP STAMPED "WIER & ASSOC INC"
	WATER EASEMENT
	DETENTION POND 100 YEAR WATER SURFACE LIMITS



REPLAT  
LOTS 2 & 3, BLOCK B  
ROCKWALL TECHNOLOGY  
PARK, PHASE II

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.  
BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 www.wierassociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036  
DATE: 11/21/2014  
W.A. No. 98041

SHEET 1 OF 3

OWNER / DEVELOPER  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
697 EAST INTERSTATE 30  
P.O. BOX 968  
ROCKWALL, TEXAS 75087  
(972) 772-0025

ENGINEER / SURVEYOR  
WIER & ASSOCIATES, INC.  
701 HIGHLANDER BLVD., SUITE 300  
ARLINGTON, TEXAS 76015-4340  
CONTACT: PHILIP GRAHAM, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713

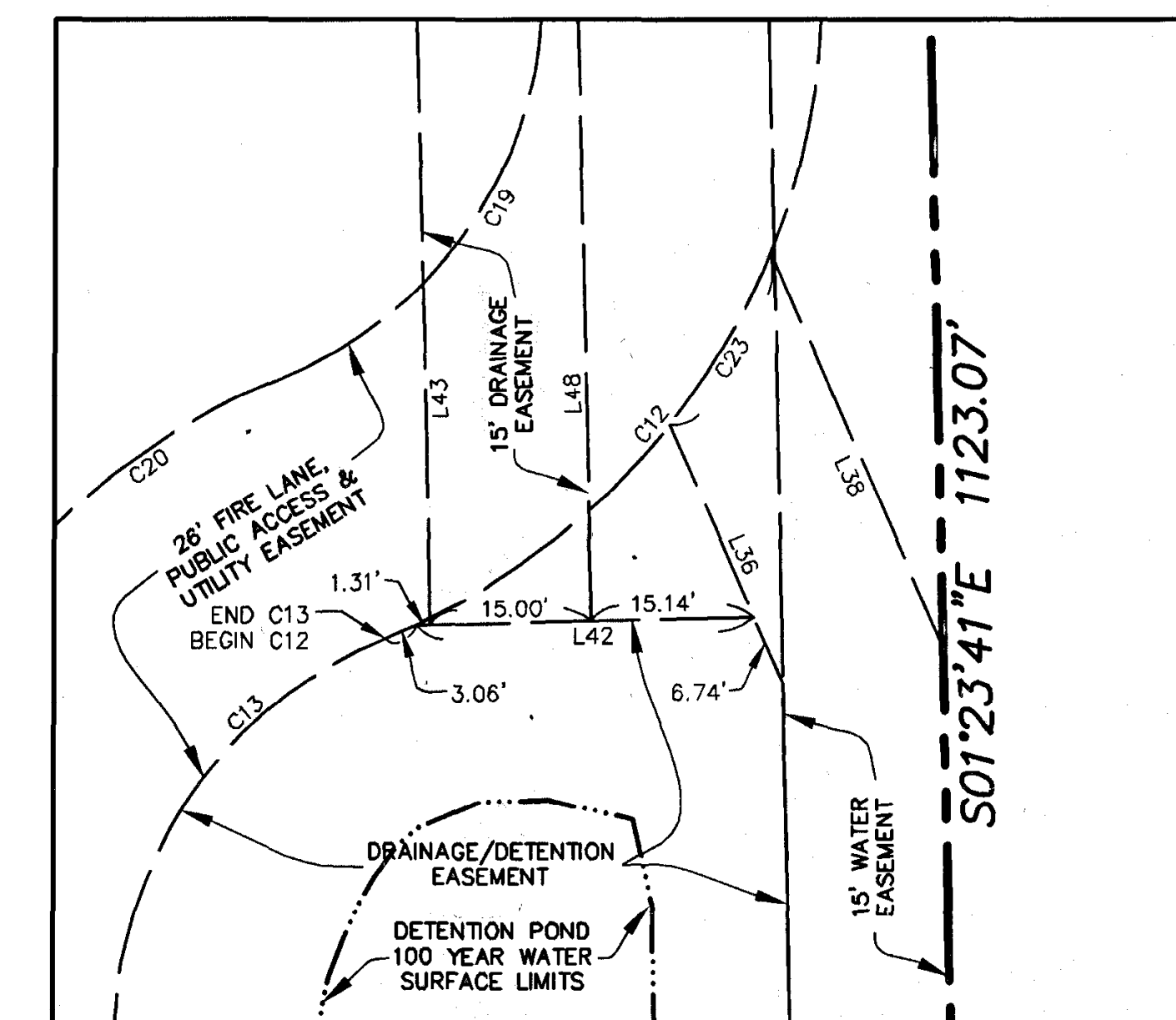


LINE TABLE		
LINE	BEARING	DIST
L1	S88°36'19"W	10.00'
L2	N88°36'19"E	10.00'
L3	S88°36'19"W	9.00'
L4	N88°36'19"E	9.00'
L5	N01°23'41"W	90.24'
L6	N32°36'05"W	43.50'
L7	S32°36'05"E	43.50'
L8	N56°10'24"E	13.04'
L9	N88°36'19"E	39.57'
L10	N01°23'41"W	10.56'
L11	S01°23'41"E	10.56'
L12	N01°23'41"W	92.73'
L13	N33°49'36"W	60.51'
L14	S33°49'36"E	59.51'
L17	N33°49'36"W	11.00'
L18	N33°49'36"W	11.00'
L19	N88°36'19"E	14.97'
L20	S88°36'19"W	15.25'
L21	S88°36'19"W	17.72'
L22	N88°36'19"E	17.72'
L23	S01°23'41"E	154.93'
L24	N01°23'41"W	92.28'
L25	S88°36'19"W	21.00'
L26	N01°23'41"W	15.00'
L27	N88°36'19"E	10.00'

LINE TABLE		
LINE	BEARING	DIST
L28	S01°23'41"E	1.50'
L29	N88°36'19"E	26.00'
L30	S01°23'41"E	105.78'
L31	S88°36'19"W	15.00'
L32	N01°23'41"W	4.64'
L33	N01°23'41"W	69.64'
L34	S01°23'41"E	63.78'
L35	S88°36'19"W	15.00'
L36	N23°53'41"W	26.23'
L38	S23°53'41"E	40.08'
L39	N43°36'19"E	11.12'
L40	N46°23'41"W	15.00'
L41	N43°36'19"E	40.47'
L42	N88°36'19"E	31.45'
L43	S01°23'41"E	297.53'
L44	S46°23'41"E	31.52'
L45	S43°36'19"W	15.00'
L46	N46°23'41"W	16.52'
L47	S73°36'19"W	15.00'
L48	N01°23'41"W	359.96'
L49	N88°36'19"E	65.00'
L50	S56°10'24"W	13.04'
L51	S56°10'24"W	10.00'
L52	N01°23'41"W	15.00'
L53	N01°23'41"W	15.00'

LINE TABLE		
LINE	BEARING	DIST
L54	N01°23'41"W	15.00'
L55	N01°23'41"W	15.00'
L56	N01°23'41"W	26.00'
L57	S46°23'41"E	36.77'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	601.06'	1042.50'	33°02'02"	N72°41'26"E	592.77'
C2	115.74'	957.50'	6°55'33"	N59°38'11"E	115.67'
C3	24.36'	39.00'	35°46'53"	S19°17'07"E	23.96'
C4	66.49'	39.00'	97°41'13"	S71°09'43"E	58.73'
C5	41.70'	1086.00'	2°12'01"	N58°53'40"E	41.70'
C6	15.00'	1042.50'	0°49'28"	N57°23'55"E	15.00'
C7	15.72'	1086.00'	0°49'47"	N56°35'18"E	15.72'
C8	37.64'	66.50'	32°25'55"	N72°23'22"E	37.14'
C9	61.26'	39.00'	90°00'00"	N43°36'19"E	55.15'
C10	44.72'	79.00'	32°25'55"	N17°36'38"W	44.12'
C11	59.43'	105.00'	32°25'55"	S17°36'38"E	58.64'
C12	78.44'	65.00'	69°08'18"	S33°10'28"W	73.76'
C13	48.87'	40.50'	69°08'19"	S33°10'28"W	45.96'
C14	61.26'	39.00'	90°00'00"	S46°23'41"E	55.15'
C15	43.24'	39.00'	63°31'11"	S30°21'55"W	41.06'
C16	115.51'	1112.00'	5°57'06"	S59°08'57"W	115.46'
C17	22.92'	40.50'	32°25'55"	S72°23'22"W	22.62'
C18	61.26'	39.00'	90°00'00"	N46°23'41"W	55.15'
C19	47.06'	39.00'	69°08'18"	N33°10'28"E	44.26'
C20	80.25'	66.50'	69°08'19"	N33°10'28"E	75.46'
C21	61.26'	39.00'	90°00'00"	N43°36'19"E	55.15'
C22	65.97'	42.00'	90°00'00"	S43°36'19"W	59.40'
C23	18.59'	65.00'	16°23'02"	N30°10'45"E	18.52'
C24	42.78'	66.50'	36°51'39"	S49°18'48"W	42.05'
C25	37.31'	142.50'	15°00'00"	N08°53'41"W	37.20'
C26	41.23'	157.50'	15°00'00"	N08°53'41"W	41.12'



I 114

# REPLAT LOTS 2 & 3, BLOCK B ROCKWALL TECHNOLOGY PARK, PHASE II

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.

BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT No. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT No. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
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CASE No. P2014-036  
DATE: 11/21/2014  
W.A. No. 98041

SHEET 2 OF 3

OWNER / DEVELOPER  
ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
697 EAST INTERSTATE 30  
P.O. BOX 968  
ROCKWALL, TEXAS 75087  
(972) 772-0025

ENGINEER / SURVEYOR  
WIER & ASSOCIATES, INC.  
701 HIGHLANDER BLVD., SUITE 300  
ARLINGTON, TEXAS 76015-4340  
CONTACT: PHILIP GRAHAM, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713



## OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

## FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 AND THE JOHN H.B. JONES SURVEY, ABSTRACT NO. 125, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN VOLUME 2224, PAGE 226, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING ALL OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET E, SLIDES 305 AND 306, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF DISCOVERY BOULEVARD (AN 85 FOOT WIDE RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 1, AND THE NORTHWEST CORNER OF LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE III, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS SHOWN ON THE PLAT RECORDED IN CABINET H, SLIDES 273 AND 274, P.R.R.C.T.;

THENCE S 01°23'41" E, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 1123.07 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "WIER & ASSOC INC" IN THE NORTH RIGHT-OF-WAY LINE OF SPRINGER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE S 88°36'19" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1176.28 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "WIER & ASSOC INC", SAID 1/2" IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SPRINGER ROAD AND THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (A 110 FOOT WIDE RIGHT-OF-WAY);

THENCE N 02°06'33" W, ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING (F.M. 3549), 703.63 FEET TO AN "X" CUT SET, SAID "X" CUT SET BEING THE NORTHWEST CORNER OF SAID LOT 1 AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD;

THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID DISCOVERY BOULEVARD AS FOLLOWS:

- (1) N 83°29'49" E, 99.85 FEET TO AN "X" CUT FOUND;
- (2) N 89°12'27" E, 110.31 FEET TO 1/2" IRON ROD FOUND, BEING THE BEGINNING OF A CURVE TO THE LEFT;
- (3) NORTHEASTERLY, AN ARC LENGTH OF 601.06 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1042.50 FEET, A DELTA ANGLE OF 33°02'02", AND A CHORD BEARING OF N 72°41'26" E, 592.77 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";
- (4) N 56°10'24"E, 360.25 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- (5) NORTHEASTERLY, AN ARC LENGTH OF 115.74 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 957.50 FEET, A DELTA ANGLE OF 6°55'33", AND A CHORD BEARING OF N 59°38'11" E, 115.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 22.649 ACRES (986,609 SQ. FT.) OF LAND, MORE OR LESS.

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 LOTS 2 & 3, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II 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 LOTS 2 & 3, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE II 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 ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

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

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

I 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.

WITNESS OUR HANDS THIS THE 2<sup>nd</sup> DAY OF December, 2014:

FOR: ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION

Shari Franza  
OWNER

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shari Franza OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, 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 2 DAY OF December, 2014.

Shari Franza  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shari Franza  
PRINTED NAME

## OWNER / DEVELOPER

ROCKWALL ECONOMIC  
DEVELOPMENT CORPORATION  
697 EAST INTERSTATE 30  
P.O. BOX 968  
ROCKWALL, TEXAS 75087  
(972) 772-0025

## ENGINEER / SURVEYOR

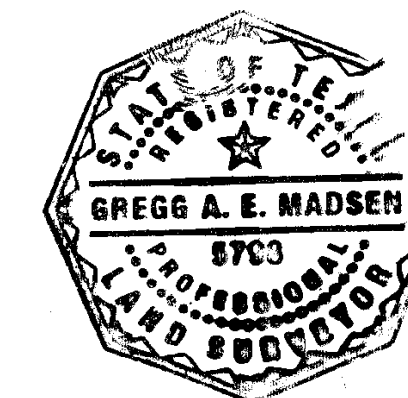
WIER & ASSOCIATES, INC.  
701 HIGHLANDER BLVD., SUITE 300  
ARLINGTON, TEXAS 76015-4340  
CONTACT: PHILIP GRAHAM, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713

## SURVEYOR'S CERTIFICATION:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGG A.E. MADSEN, 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.

Gregg A.E. Madsen 11/24/14  
GREGG A.E. MADSEN REGISTERED PUBLIC SURVEYOR  
STATE OF TEXAS NO. 5798  
EMAIL: GREGGM@WIERASSOCIATES.COM



## RECOMMENDED FOR FINAL APPROVAL

Paul Sweet  
PLANNING AND ZONING COMMISSION, CHAIRMAN

11/11/2014  
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 17<sup>th</sup> DAY OF November, 2014.

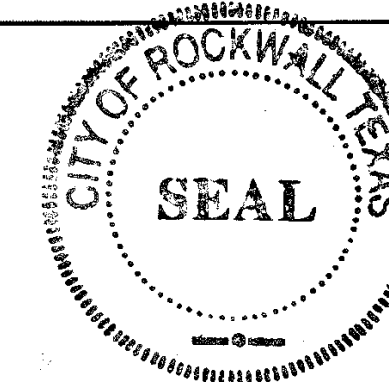
THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS 17<sup>th</sup> DAY OF December, 2014.

Paul Sweet  
MAYOR, CITY OF ROCKWALL

Kristy Ashberry  
CITY SECRETARY

Amey Williams  
CITY ENGINEER



1115

## REPLAT LOTS 2 & 3, BLOCK B ROCKWALL TECHNOLOGY PARK, PHASE II

BEING A REPLAT OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK AS SHOWN BY THE PLAT RECORDED IN CABINET E, SLIDES 305-306.

BEING 22.649 ACRES OF LAND LOCATED IN THE JOHN H. B. JONES SURVEY, ABSTRACT NO. 125 AND THE JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

CASE No. P2014-036  
DATE: 11/21/2014  
W.A. No. 98041

SHEET 3 OF 3

Filed and Recorded  
Official Public Records  
Shari Miller, County Clerk  
Rockwall County, Texas  
12/05/2014 01:48:27 PM  
\$150.00  
20140000017579



Shari









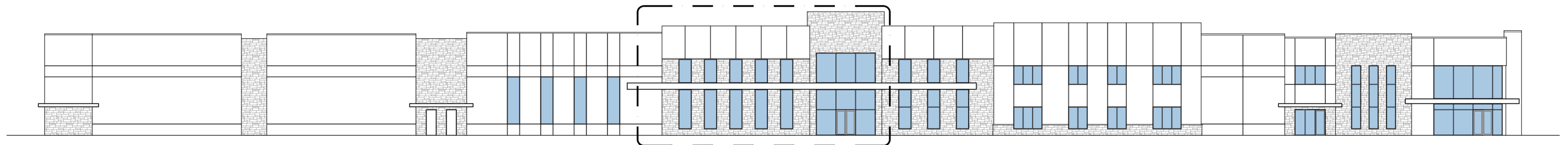
All colors/finishes are conceptual in nature.

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

RETAIL ELEVATION FRONTAGE

4 FRONT / NORTH / DISCOVERY ELEVATION | RETAIL

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

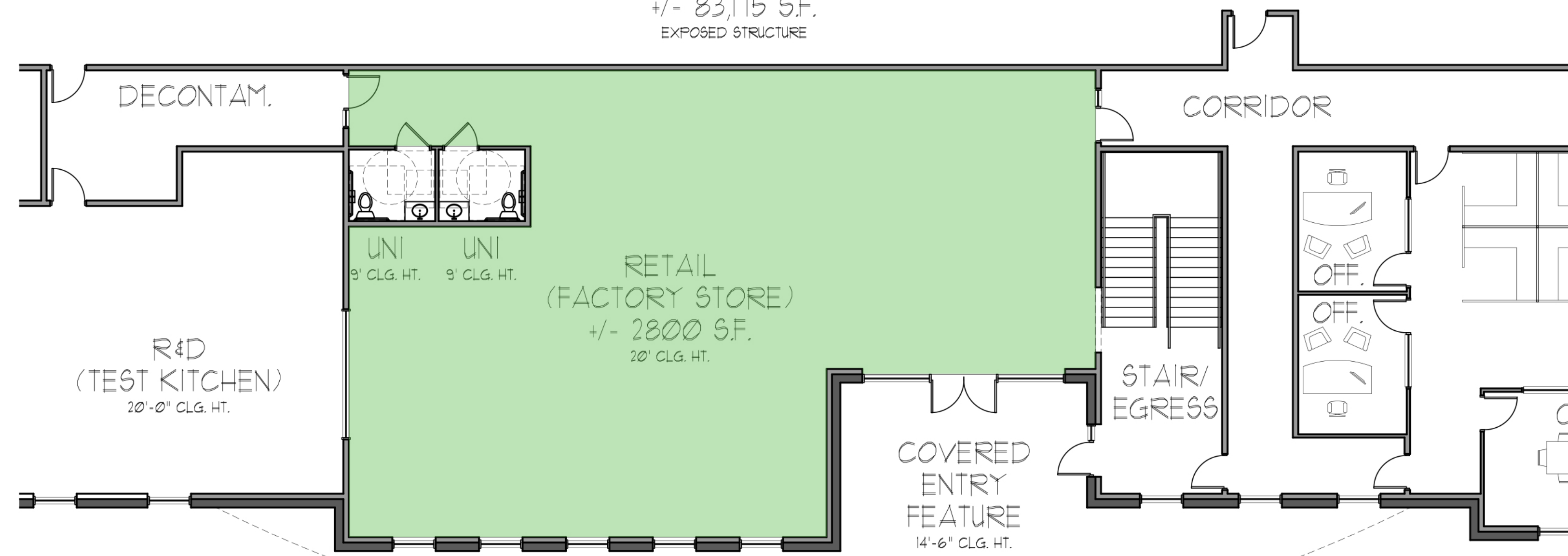


Scale: 1/16" = 1'-0"

MANUFACTURING  
+/- 83,175 S.F.  
EXPOSED STRUCTURE

3 FRONT / NORTH ELEVATION | DISCOVERY BLVD

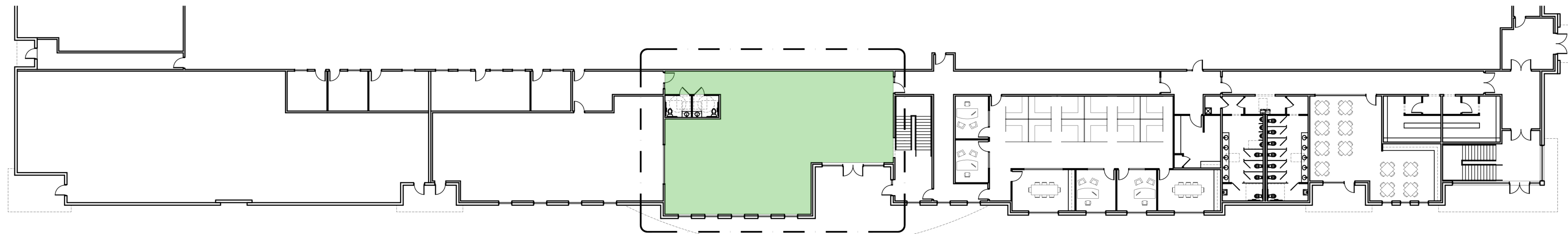
SCALE: 1/16" = 1'-0"



Scale: 3/16" = 1'-0"

2 FLOOR PLAN | CONCEPT : RETAIL SPACE

SCALE: 3/16" = 1'-0"



Scale: 1/16" = 1'-0"

1 FLOOR PLAN | PARTIAL : OFFICE + RETAIL + MANUFACTURING

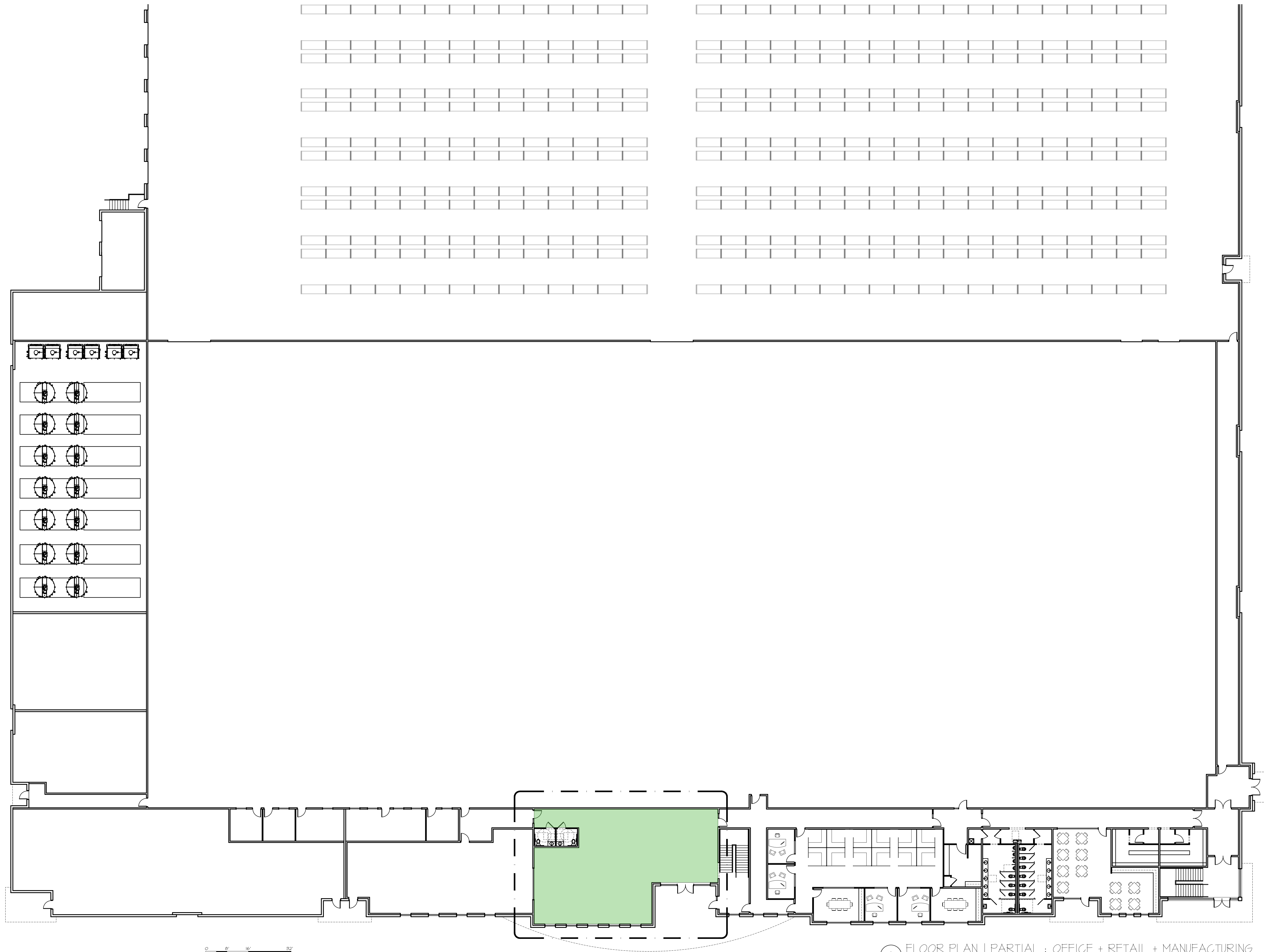
SCALE: 1/16" = 1'-0"



db constructors, inc.

Z2022- 022

CHEWTERS CHOCOLATES  
NEW HEADQUARTERS  
ARCHITECTURAL RETAIL  
EXHIBIT  
17 MAY 2022



① FLOOR PLAN | PARTIAL : OFFICE + RETAIL + MANUFACTURING

SCALE: 1/16" = 1'-0"



CHEWTERS CHOCOLATES  
NEW HEADQUARTERS  
ARCHITECTURAL RETAIL  
EXHIBIT  
17 MAY 2022



CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *GENERAL RETAIL STORE* ON A 10.649-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Cameron Ehn, PE of DB Constructors on behalf of Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* on a 10.649-acre parcel of land identified as Lot 1, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located at the southeast corner of Corporate Crossing and Discovery Boulevard, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** The Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow a *General Retail Store* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *Light Industrial (LI) District*, and Subsection 06.07, *FM-549 Overlay (FM-549 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and

with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *General Retail Store* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'C'* of this ordinance.
- 2) The development of the *Subject Property* shall generally conform to the Building Elevations as depicted in *Exhibit 'D'* of this ordinance with consideration of the Architecture Review Board's recommendations.

## 2.2 COMPLIANCE

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

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

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5<sup>TH</sup> DAY OF JULY, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 20, 2022

2<sup>nd</sup> Reading: July 5, 2022



**BEING** a tract of land situated in the JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 and the JOHN H.B. JONES SURVEY, ABSTRACT NO. 125, Rockwall County, Texas being a portion of a tract of land described in a deed to Rockwall Economic Development Corporation, recorded in volume 2224, page 226, Deed Records, Rockwall County, Texas (D.R.R.C.T), and being all of lot 1, Block B, Rockwall Technology Park, Phase II an addition to the City of Rockwall, Rockwall County, Texas, as shown in the Plat recorded in Cabinet E, Slides 305 and 306, Plat Records, Rockwall County, Texas (P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod with cap stamped "Wer & Assoc Inc" in the South right-of-way line of Discovery Boulevard (an 85 foot wide right-of-way), said iron rod being the northeast corner of said Lot 1, and the northeast corner of Lot 2, Block B, Rockwall Technology Park, Phase III, an addition of the City of Rockwall, Rockwall County, Texas, as shown on the Plat recorded in Cabinet H, Slides 273 and 274, P.R.R.C.T.;

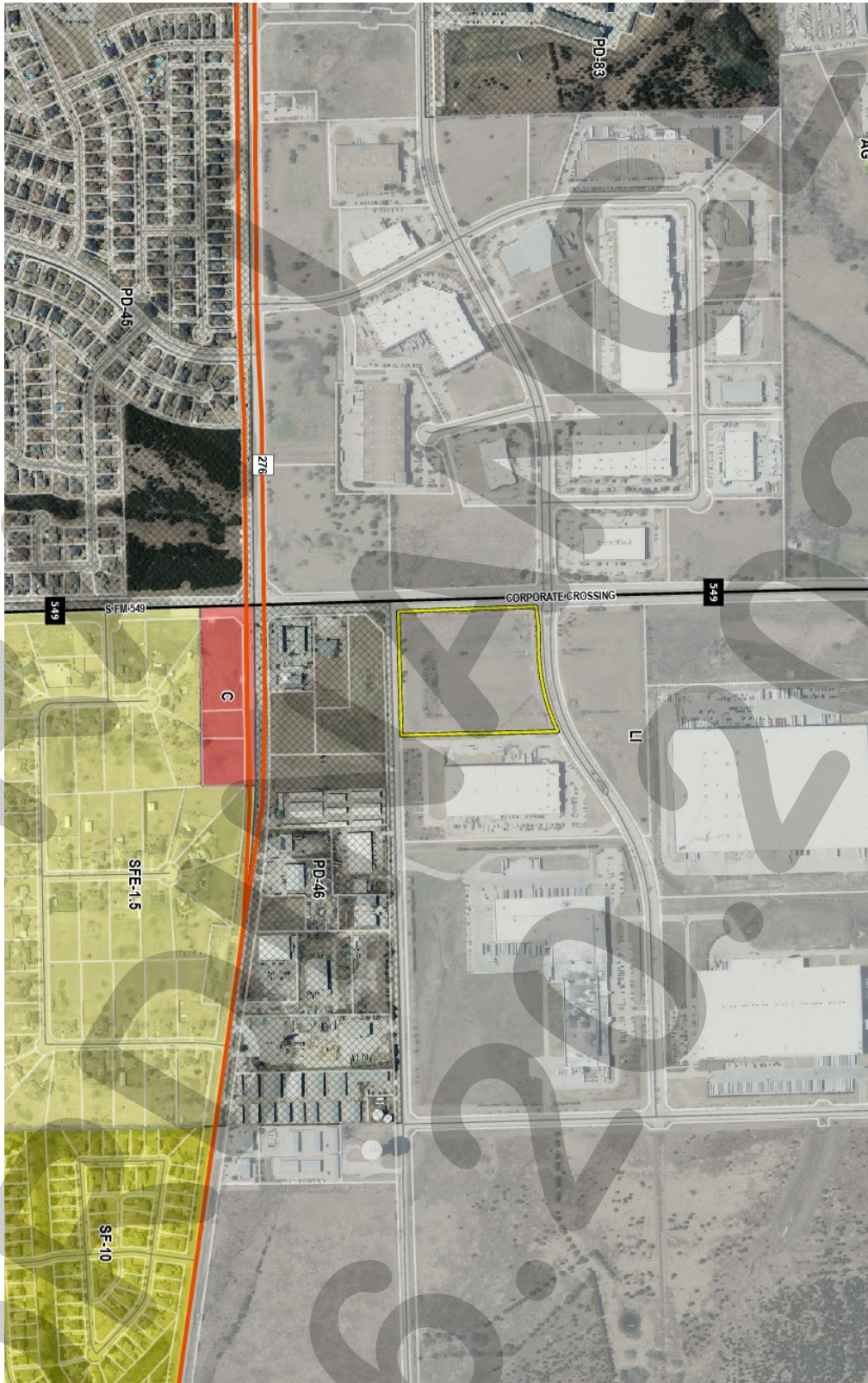
**THENCE** South 01 degrees 23 minutes 41 seconds East, along the East line of said Lot 1 and the West line of said Lot 2, a distance of 1123.07 feet to a ½" iron rod found with cap stamped "Wer & Assoc Inc" in the North right-of-way line of Springer Road (a variable width right-of-way), said iron rod being the southeast corner of said Lot 1 and the southwest corner of said Lot 2;

**THENCE** South 88 degrees 36 minutes 19 seconds West, along the North right-of-way line of said Springer Road and the South line of said Lot 1, a distance of 1176.28 feet to a ½" iron rod set with cap stamped "Wer & Assoc Inc", said ½" iron rod being the southwest corner of said Lot 1 and being the intersection of the north right-of-way line of said Springer Road and the East right-of-way line of Corporate Crossing (a 110 foot wide right-of-way);

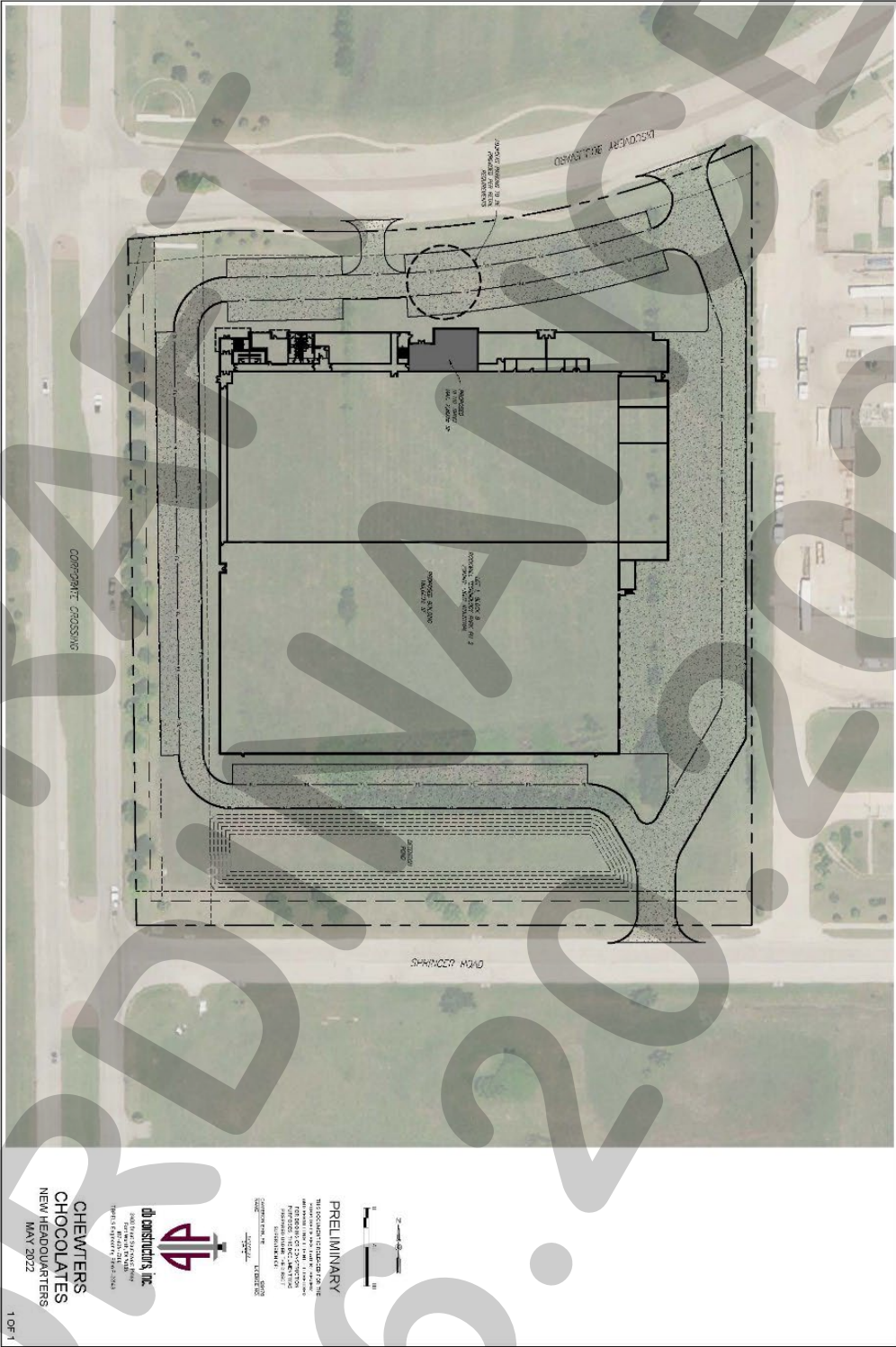
**THENCE** North 02 degrees 06 minutes 33 seconds West, along the West line of said Lot 1 and the East right-of-way line of said Corporate Crossing (FM-549), 703.63 feet to an "X" cut set, said "X" cut set being the northwest corner of said Lot 1, and being the intersection of the East right-of-way line of said Corporate Crossing and the South right-of-way line of said Discovery Boulevard;

**THENCE** along the North line of said Lot 1 and the South right-of-way line of said Discovery Boulevard as follows:

- (1) North 83° 29' 49" East, a distance of 99.85 feet to an "X" cut found;;
- (2) North 89° 12' 27" East, a distance of 110.31 feet to a ½" iron rod found, being a beginning fo a curve to the left;
- (3) Northeasterly, an arc length of 601.06 feet along said curve to the left, having a radius of 1042.50 feet, a delta angle of 33°02'02", and a chord bearing of N 72° 41' 26" E, 592.77 feet to a ½" iron rod found with a cap stamped "Wer & Assoc Inc";
- (4) North 56° 10' 24" East, a distance of 360.25 feet to a ½" iron rod found with a cap stamped "Wer & Assoc Inc", being the beginning of a curve to the right.
- (5) Northeasterly, an arc length of 115.74 feet along said curve to the right, having a radius of 957.50 feet, a delta angle of 06° 55' 33", and a chord bearing of N 59° 38' 11" E, 115.67 feet to the **PLACE OF BEGINNING** and containing 22.649 acres (986,609 SF) of land, more or less.













## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** June 20, 2022

**SUBJECT:** Z2022-023; SPECIFIC USE PERMIT FOR A RESTAURANT, 2,000 SF OR LESS, WITH A DRIVE-THROUGH AT 902 & 906 S. GOLIAD STREET

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### Attachments

Memorandum  
Withdraw Request  
Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Neighborhood Notification Email  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
For and Against Map  
Property Owner Notifications  
Applicant's Letter  
Applicant's Variance Letter  
Concept Plan  
Applicant's Petition  
Petition Map  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing a *Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In* for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary (**1st Reading**).

### Action Needed

The City Council is being asked to approve or deny the withdraw request. If the request is denied, the City Council is being asked to approve, approve with conditions, or deny the proposed Specific Use Permit (SUP).



# 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](mailto:PLANNING@ROCKWALL.COM)

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**TO:** Mayor and City Council

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

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

**DATE:** June 20, 2022

**SUBJECT:** Z2022-023; *Specific Use Permit for a Restaurant with less than 2,000 SF with Drive-Through or Drive-In at 902 & 906 S. Goliad Street*

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On June 14, 2022, the Planning and Zoning Commission approved a motion to recommend denial of the SUP by a vote of 4-0, with Commissioners Womble, Thomas, and Conway absent. Based on this, the applicant has submitted a request to withdraw the case (see *applicant's email*). According to Subsection 01.03, *Application Withdrawal*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)f 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." Based on this the City Council has the discretion to: [1] approve the withdrawal request and allow the case to be withdrawn, or [2] deny the withdrawal request, hold a public hearing, and act on the case. Should the City Council choose to move forward, included in your packet is the applicant's concept plan and a draft ordinance.

According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code, "(w)henever such written protest is signed by the owners of 20% or more of the area of the lots or land included in the request, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius, or if such change 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." Based on the recommendation for denial by the Planning and Zoning Commission, should this case move forward it would require a supermajority vote of the City Council. If the City Council has any questions concerning this case, staff will be available at the June 20, 2022 City Council meeting.

## Lee, Henry

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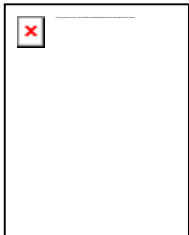
**From:** Jack Kurz <jkurz@redskyholdings.com>  
**Sent:** Friday, June 17, 2022 10:31 AM  
**To:** Lee, Henry  
**Subject:** Re: Staff Comments Z2022-023

Henry,

At this time, I would like to withdraw our SUP case from the city council agenda. We have no further intention or desire to move forward with this process.

Please confirm that this can be done. I truly appreciate your help and your time through this journey.

Sincerely,



**Jack Kurz**

M/ 314.578.8484

E/ [JKurz@RedSkyHoldings.com](mailto:JKurz@RedSkyHoldings.com)

On Thu, Jun 16, 2022 at 11:16 AM Lee, Henry <[HLee@rockwall.com](mailto:HLee@rockwall.com)> wrote:

Good Morning,

The City Council Meetings are June 20 and July 5, at 6:00 pm in the same location. Let me know if you have any other questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087





# 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:** June 20, 2022

**APPLICANT:** Jack Kurz, RSDGP, LLC

**CASE NUMBER:** Z2022-023; *Specific Use Permit for a Restaurant, 2,000 SF or Less, with a Drive-Through at 902 & 906 S. Goliad Street*

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### **SUMMARY**

Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In* for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.

### **BACKGROUND**

The subject property is considered to be a part of the Old Town, and was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 2 (SF-2) District. At some point between January 3, 1972 and May 16, 1983, the subject property was rezoned to a Single-Family 10 (SF-10) District according to the 1983 zoning map. The subject property retained the Single-Family 10 (SF-10) District zoning designation until September 6, 2005 when the City Council approved Planned Development District 62 (PD-62) by adopting *Ordinance No. 05-42 [Case No. Z2005-031]*. This Planned Development District re-designated the subject property for General Retail (GR) District land uses. In addition, the Planned Development District also re-designated the 0.7329-acre tract of land directly west of the subject property for Zero Lot Line (ZL-5) District land uses. At the time of the zoning change, situated on the 0.7329-acre tract of land was an existing 2,773 SF single-family home that was constructed in 1980. This tract of land, along with the subject property, were platted into Lots 1-3, Block A (*i.e. the 0.7329-acre tract of land*) and Lot 1, Block B (*i.e. the subject property*), Jack Canup Addition (*Case No. P2006-040*), which was filed with Rockwall County on April 11, 2007. The two (2) undeveloped lots west of the subject property (*i.e. Lots 1 & 2, Block A*) were developed with single-family homes in 2016. The subject property was vacant at the time the area was rezoned to Planned Development District 62 (PD-62), and has remained vacant since.

On March 29, 2022, the Planning and Zoning Commission denied a request to table and approved a motion to recommend denial of a Specific Use Permit (SUP) for the applicant's previous request for a *Restaurant with 2,000 SF or Less with a Drive-Through/Drive-In*; however, on April 4, 2022, the City Council ultimately approved the applicant's request to withdraw. The City Council stated the purpose of allowing the case to be withdrawn was to allow the applicant time to engage the adjacent property owners to work towards a consensus.

### **PURPOSE**

The applicant -- Jack Kurz of RSDGP, LLC -- is requesting the approval of a Specific Use Permit (SUP) for a *Restaurant with 2,000 SF or Less with a Drive-Through/Drive-In* to allow the development of a drive-through restaurant (*i.e. 7 Brew*) on the subject property.

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

The subject property is addressed as 902 & 906 S. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is W, Bourn Avenue, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this roadway is a 1.8046-acre parcel of land (*i.e. Lot 14, Block M, Sanger Addition*) that serves as an overflow parking lot for the First Baptist Church of Rockwall. The parking lot is zoned General Retail (GR) District. West of this land use, and northwest of the subject property, are eight (8) single-family homes (*i.e. Lots 6-13, Block M, Sanger Addition*) that are zoned Zero Lot Line (ZL-5) District.
- South: Directly south of the subject property is a 15-foot undeveloped alleyway. Beyond this are 13 single-family residential lots (*i.e. Lots 1-6, Block 1 and Lots 1-7, Block 2, L&W Addition*) with 12 single-family homes situated on them. All of these properties are zoned Single-Family 10 (SF-10) District.
- East: Directly east of the subject property is the beginning of the S. Goliad Street [SH-205]/Ridge Road [FM-740] split, where a portion of S. Goliad Street proceeds south and a portion of the street splits and turns into Ridge Road. Ridge Road is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) and S. Goliad Street is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land (*i.e. Lots 1-5, Block A, Canup Addition*) that have two (2) buildings situated on them (*i.e. Mattress Depot and Rockwall Floor Covering*). These five (5) parcels of land are zoned Commercial (C) District.
- West: Directly west of the subject property is a 20-foot alleyway that is partially developed. Beyond this are three (3) single-family, residential lots (*i.e. Lots 1-3, Block A, Jack Canup Addition*) with three (3) single-family homes situated on them. These properties are zoned Planned Development District 62 (PD-62) for Zero Lot Line (ZL-5) District land uses. Beyond these parcels of land is S. Alamo Street, which is designated as a R2 (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are six (6) single-family residential lots (*i.e. Lots 1-4, Block A and Lots 1-2, Block B, John Spong Subdivision #1*) with five (5) single-family homes situated on them. These lots are followed by the Lake Meadows Subdivision, which consists of 26 residential lots that were established in 1968. All of these properties are zoned Single-Family 10 (SF-10) District.

## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application and concept plan depicting the layout of a 510 SF restaurant with a drive-through on the subject property. Based on the concept plan the building will be oriented so that the two (2) drive-through lanes will face onto S. Goliad Street. The applicant has stated that there will be no point of order, rather employees will take the orders from the drive-through lanes (*i.e. similar to Chick-fil-A*). The food delivery/payment window will be oriented toward the residential properties adjacent to the southern property line. To provide landscape screening for the residential adjacencies the applicant has indicated a masonry screening wall with canopy trees will be provided adjacent to the residential alleyway located on the west and south property lines. Landscape screening is also being depicted around the dumpster enclosure and remote cooler to screen it from S. Goliad Street [SH-205] and the adjacent residential properties.

Ingress and egress for the property will be provided via an existing driveway off of S. Goliad Street [SH-205] and a driveway off of W. Bourn Street. This existing driveway is currently located off of S. Goliad Street in approximately the center of the subject property. The parking requirement for a *Limited-Service Restaurant* (*i.e. a restaurant that does not provide indoor ordering, seating, and dining*) is one (1) parking space per 250 SF of floor area and *Outdoor Seating* is one (1) parking space per four (4) seats. In this case, the parking requirement for the proposed restaurant would be four (4) parking spaces. The concept plan shows the provision of 12 parking spaces, which is over parked by eight (8) parking spaces.

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

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the *Restaurant with 2,000 SF or Less with a Drive-Through or Drive-In* land use requires a Specific Use Permit (SUP) in a General Retail (GR) District. The purpose of requiring a Specific Use Permit (SUP) for this land use in a General Retail (GR) District is tied to the fact that this zoning designation is typically located directly adjacent to or in close proximity to single-family residentially zoned districts. According to the Unified Development Code (UDC), "(t)he General Retail (GR) District is a zoning

district intended to provide limited retail and service uses for one (1) or more neighborhoods ... [i]f it is not a major commercial/retail district and should try to avoid intensive commercial land uses that carry large volumes of retail traffic.” Based on the potential ability of the *Restaurant with 2,000 SF or Less with a Drive-Through or Drive-In* land use to generate higher traffic volumes, this land use was identified as needing discretionary oversight from the Planning and Zoning Commission and City Council. More simply stated, this land use may not be appropriate on all properties zoned General Retail (GR) District. In addition, Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) also requires the following land use conditions as part of the establishment of this land use:

- (1) Drive-through lanes shall not have access to a local residential street.
- (2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of headlights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space.
- (3) Unless otherwise approved by the Planning and Zoning Commission, stacking lands for drive-through service window (*i.e. the food delivery/payment window*) shall accommodate a minimum of six (6) standard sized motor vehicles per lane.

In this case, the submitted site plan does show conformance to the headlight screening and minimum stacking requirements; however, the proposed concept plan shows the business making use of W. Bourn Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan. This aspect of the applicant's plan does not conform to the above standards, and should be given special consideration due to the close proximity of the adjacent residential homes.

According to the City's *Engineering Standards of Design Manual*, the proposed driveway along W. Bourn Street also does not meet the minimum driveway spacing requirements. The applicant's plan shows this driveway being located just east of the existing residential alleyway. The *Engineering Standards of Design Manual* requires the first driveway on W. Bourn Street to be a minimum of 200-feet off of the intersection of S. Goliad Street [SH-205] and W. Bourn Street. The concept plan shows that this driveway will be 100-feet off of this intersection. This is an important when considering this request due to the intensity of the proposed land use and the number of trips per day generated by a drive-through restaurant with two (2) drive-through lanes.

## **STAFF ANALYSIS**

When this request was originally reviewed, staff informed the applicant about the land use conditions, outlined within the Conformance with the City's Codes portion of the memo, the residential screening, and landscaping requirements and conveyed to the applicant that at a minimum: [1] a six (6) foot masonry wall with canopy trees planted on 20-foot centers will be required along the southern and western property line, [2] a landscape buffer with a berm, canopy trees, accent trees, and a shrub row will be required along S. Goliad Street [SH-205] and W. Bourn Street, and [3] landscape screening must be provided around the dumpster enclosure and the remote cooler would be required. Based on these comments from staff, the applicant has submitted the concept plan contained in the attached packet. This concept plan does not meet the land use conditions for a *Restaurant with Drive-Through or Drive-In* or the driveway spacing standards; however, these aspects of the applicant's request remain discretionary to the City Council pending a recommendation from the Planning and Zoning Commission. Should the Planning and Zoning Commission choose to recommend approval of the applicant's request staff has included conditions of approval requiring a Traffic Impact Analysis (TIA), additional landscaping at the intersection of and along S. Goliad Street and W. Bourn Street, and requiring all accent lighting to be directed downward and fully shielded.

## **NOTIFICATIONS**

On May 26, 2022, staff mailed 109 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stonebridge Meadows Homeowners Association (HOA), which is the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program (*the Highridge Estates Homeowners Association [HOA] is listed on the notification map, but has not provided contact information*). Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received 16 returned notices from 15 property owners (*ten [10] within the 500-foot notification buffer*) in opposition to the applicant's request. Staff also received three (3) responses outside the 500-foot notification buffer in opposition to the applicant's request, two (2) responses within the 500-foot notification buffer in favor of the applicant's request, and one (1) response outside the 500-foot buffer in favor of the applicant's request. Staff has included a for/against map for the Planning and Zoning Commission and City Council's review.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for a *Restaurant, 2,000 SF or Less, with a Drive-Through/Drive-In* for the purpose of constructing a restaurant (*i.e. 7 Brew*), 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 which are detailed as follows:
  - (a) The development of the Subject Property shall generally conform to the Concept Plan as depicted in Exhibit 'B' of this ordinance.
  - (b) A minimum of a six (6) foot masonry wall (constructed with materials matching the primary structure) be constructed adjacent to the southern and western property lines. Mature canopy trees should be planted on 20-foot centers along the entire length of the wall.
  - (c) A minimum of a 20-foot landscape buffer with a berm and shrubbery shall be established along S. Goliad Street fully impairing any visibility issues caused by headlights from motor vehicles in the drive-through lane. In addition, mature canopy trees on 50-foot centers should be planted along the entire length of S. Goliad Street. Additional landscaping may also be required at the time of site plan at the corner of W. Bourne Street and S. Goliad Street to impair the visibility of headlights from the drive-through lane.
  - (d) Mature landscaping shall be planted along the entire length of the proposed drive-through to provide headlight screening from S. Goliad Street [SH-205] and W. Bourn Street.
  - (e) All accent lighting shall be fully shielded and directed downward.
- (2) A Traffic Impact Analysis (TIA) shall be submitted and reviewed by the City of Rockwall prior to accepting a site plan application for the subject property.
- (3) Additional trees, bushes, and shrubs will be required at: [1] the corner of and along S. Goliad Street and W. Bourn Street; [2] adjacent to the masonry wall along the southern and western property boundaries (*i.e. adjacent to the residential adjacency*), and [3] south of the *restaurant ordering board*. These will be required to be shown on the landscape plan submitted with the site plan.
- (4) The approval of this Specific Use Permit (SUP) will waive the conditional land use standard stipulated by Subsection 02.02(F)(10)(a) of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), stating that "(d)rive-through lanes shall not have access to a local residential street."
- (5) 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 June 14, 2022, the Planning and Zoning Commission approved a motion to recommend denial of the SUP by a vote of 4-0, with Commissioners Womble, Thomas, and Conway absent. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *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. three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. 22022-023

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

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

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

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 906 S Goliad St  
 SUBDIVISION Jack Canup Addition LOT 1 BLOCK B  
 GENERAL LOCATION Goliad St & Bowen St

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

CURRENT ZONING GR/PO-62 CURRENT USE Vacant  
 PROPOSED ZONING GRW/SUP PROPOSED USE Drive-thru coffee no food  
 ACREAGE 1.13 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>ADLOR ENTERPRISES LLC</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Jack Kurz - RSD6P, LLC</u>
CONTACT PERSON	<u>ALLAN ANDERSON</u>	CONTACT PERSON	<u>Jack Kurz</u>
ADDRESS	<u>1208 S LAKE SHORE DR</u>	ADDRESS	<u>15110 N. Dallas Pkwy Ste. 440</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Dallas, TX 75248</u>
PHONE	<u>214 538-2209</u>	PHONE	<u>(314) 578-8484</u>
E-MAIL		E-MAIL	<u>jkurz@redskyholdings.com</u>

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 255.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF May, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF May, 2022

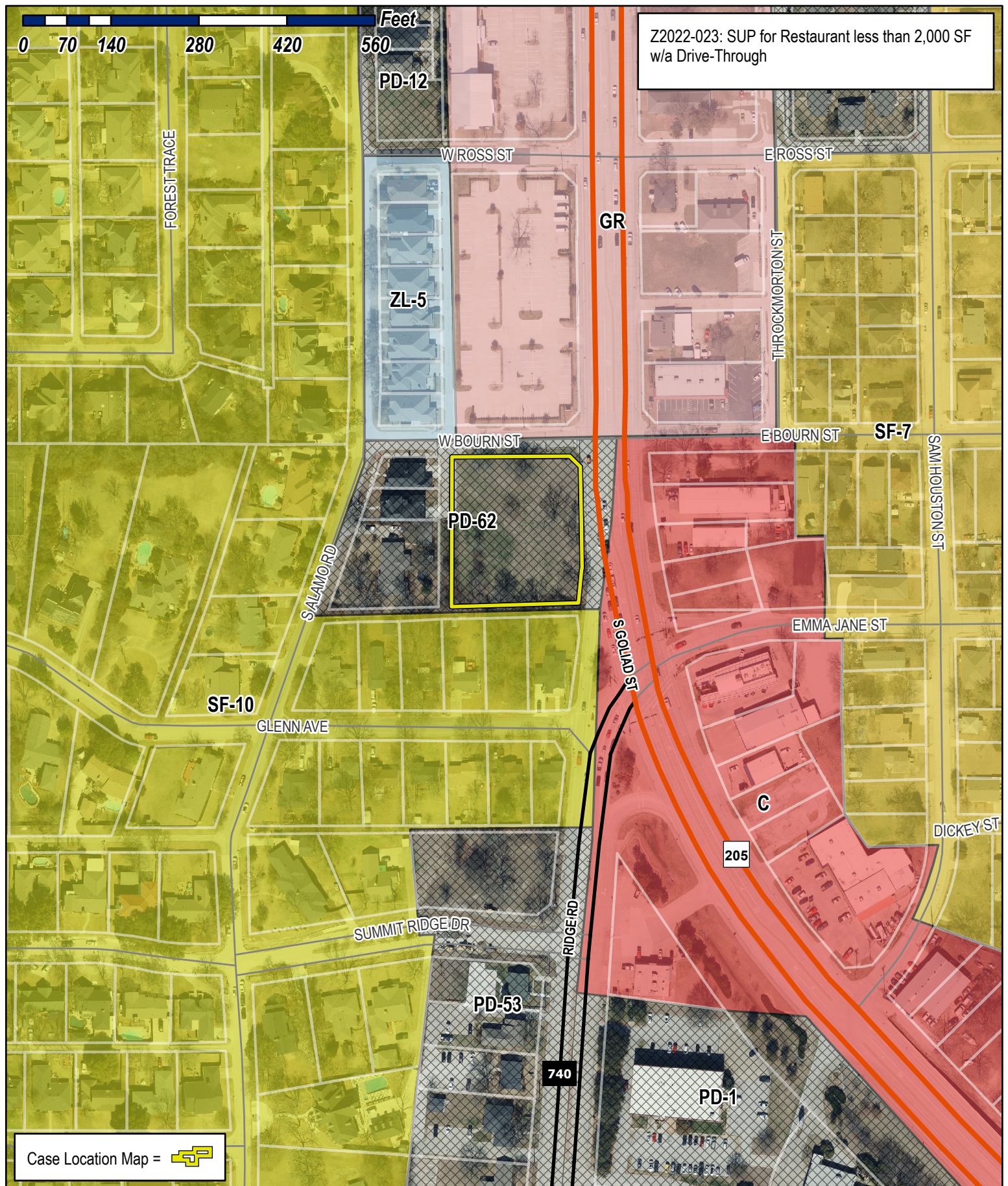
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Allan Anderson  
Christine N. Brandy







## 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.



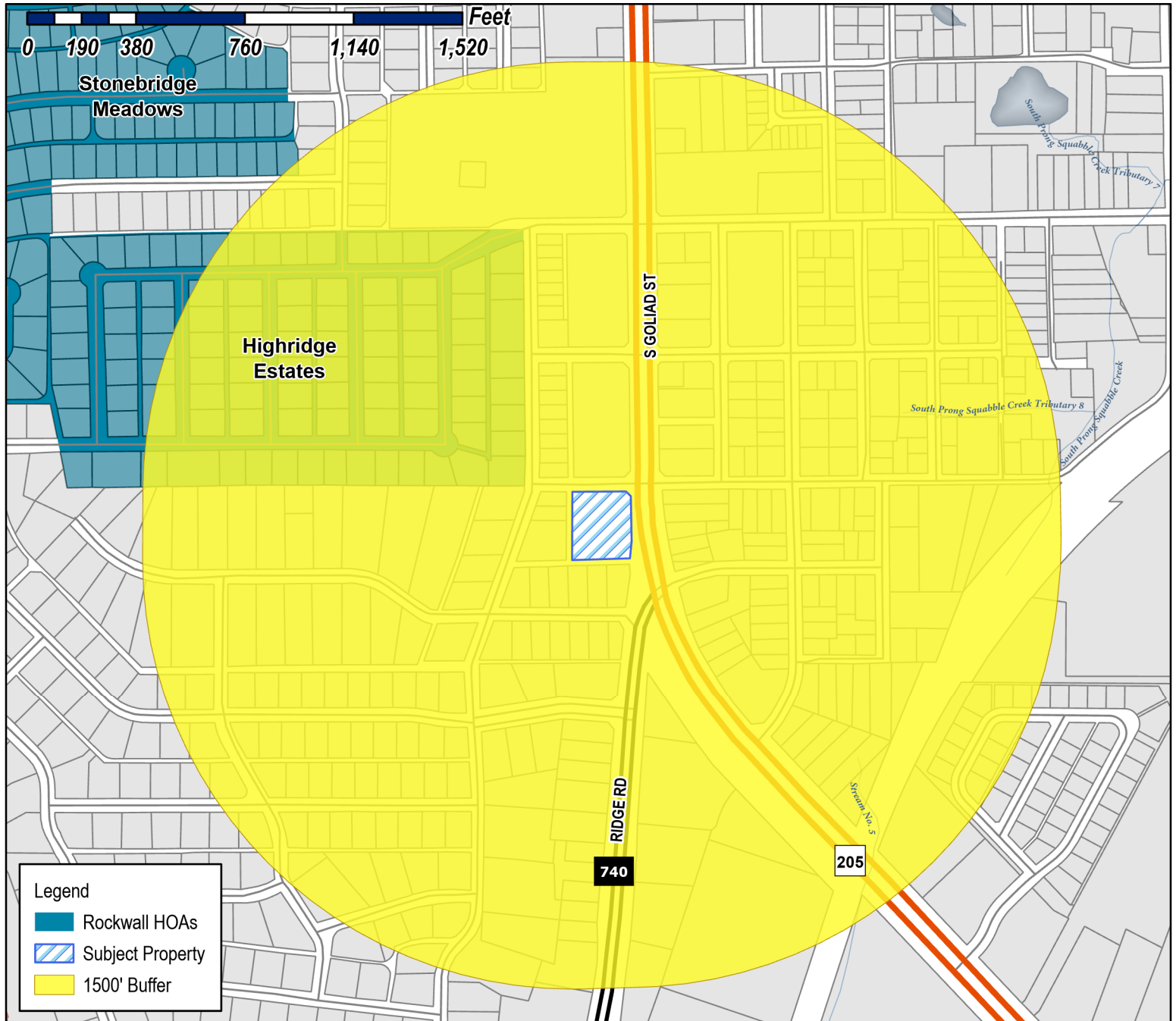




# City of Rockwall

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

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**Case Number:** Z2022-023  
**Case Name:** SUP for Restaurant less than 2,000 SF w/Drive-Through  
**Case Type:** Zoning  
**Zoning:** Planned Development District 62 (PD-62)  
**Case Address:** 906 S. Goliad Street  
**Date Saved:** 5/20/2022  
For Questions on this Case Call (972) 771-7745



**Lee, Henry**

---

**From:** Ross, Bethany  
**Sent:** Friday, May 27, 2022 9:17 AM  
**To:** unedahome@att.net; nwelborn@sbcglobal.net  
**Subject:** Neighborhood Notification Program [Z2022-023]  
**Attachments:** Public Notice (05.20.2020).pdf; HOA Map (05.20.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on June 3, 2022. The Planning and Zoning Commission will hold a public hearing on June 14, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 20, 2022 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

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

**Z2022-023 SUP for Restaurant with Drive-Through or Drive-In at 906 S. Goliad Street**

Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of a *Specific Use Permit (SUP)* for a *Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In* for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

[bross@rockwall.com](mailto:bross@rockwall.com)

<http://www.rockwall.com/planning/>

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EDWARDS JASON  
10 DANCING WATERS  
ROCKWALL, TX 75032

RB CAPITAL LTD  
1002 RIDGE RD  
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN  
1003 S GOLIAD  
ROCKWALL, TX 75087

TREVINO EDWARD W & MILLIE A  
1004 S ALAMO  
ROCKWALL, TX 75087

MALAVE BRENDA L  
1006 SAM HOUSTON ST  
ROCKWALL, TX 75087

QCSI FIVE LLC  
C/O IEQ MANAGEMENT INC  
1007 RIDGE RD  
ROCKWALL, TX 75087

EMMANUEL TABERNACLE CHURCH  
1008 SAM HOUSTON  
ROCKWALL, TX 75087

LIVAY LLC  
1009 HOT SPRINGS DR  
ALLEN, TX 75013

EFENEY WILLIAM M  
1009 S GOLIAD  
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED  
MAY 16TH, 2017  
MICHAEL WAYNE ROGERS- TRUSTEE  
1011 S GOLIAD ST  
ROCKWALL, TX 75087

GEHRING CAROLYN S  
101 GLENNAVE  
ROCKWALL, TX 75087

CANGIANO COSIMO JEFFREY  
102 GLENN AVE  
ROCKWALL, TX 75089

ROHLF DAVID E  
102 E ROSS AVE  
ROCKWALL, TX 75087

HOWARD DUSTIN AND  
JAMES R HOWARD  
103 GLENN AVENUE  
ROCKWALL, TX 75087

RUPPERT WILLIAM ET UX  
104 GLENN AVE  
ROCKWALL, TX 75087

MCFARLIN HULEN D ET UX  
105 GLENN AVE  
ROCKWALL, TX 75087

SCOTT BILLIE JEAN  
106 GLENN AVE  
ROCKWALL, TX 75087

PFENNING BARBARA J TRUST  
BARBARA J PFENNING TRUSTEE  
107 GLENN AVE  
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA  
108 GLENN AVE  
ROCKWALL, TX 75087

CG HOLDINGS LLC  
109 GLENN AVE  
ROCKWALL, TX 75087

HOOVER JERRY H  
110 GLENN AVE  
ROCKWALL, TX 75087

WILLIS VICTOR & PHUONG  
1101 S ALAMO  
ROCKWALL, TX 75087

ERVIN PROPERTIES LLC  
1101 S GOLIAD  
ROCKWALL, TX 75087

NEWMAN JOANNA N  
111 GLENN AVE  
ROCKWALL, TX 75087

WILLIAMS KATHY S  
112 GLENN AVE  
ROCKWALL, TX 75087

ERVIN PROPERTIES LLC  
1155 W WALL STREET SUITE 101  
GRAPEVINE, TX 76051

MCCAMPBELL CHARLES C & PATRICIA S  
1203 WYNDEN CREEK DR  
HOUSTON, TX 77056

ADLOR ENTERPRISES LLC  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

WILLIS VICTOR & PHUONG  
14 KESWICK CT  
HEATH, TX 75032

MICHAEL WAYNE ROGERS GST TRUST DATED  
MAY 16TH, 2017  
MICHAEL WAYNE ROGERS- TRUSTEE  
1404 RIDGE ROAD  
ROCKWALL, TX 75087



EFENEY WILLIAM M  
1406 S LAKESHORE DR  
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S  
1409 S ALAMO RD  
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC  
C/O. TRICON AMERICAN HOMES LLC  
1508 BROOKHOLLOW DRIVE  
SANTA ANA, CA 92735

RICKERSON CHARLES AND VIRGINIA  
1728 RIDGE RD  
ROCKWALL, TX 75087

GEHRING CAROLYN S  
1745 LAKE BREEZE DR  
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D  
1748 BISON MEADOW LANE  
HEATH, TX 75032

2011 TEMUNOVIC FAMILY TRUST  
TINA TEMUNOVIC COX AND CVIJETA  
TEMUNOVIC TRUSTEES  
200S UMMIT RIDGE DR  
ROCKWALL, TX 75087

GIBSON CHARLES D AND LINDSAY K  
201 FOREST TRACE  
ROCKWALL, TX 75087

BATRES MARIA DELL REFUGIO  
202 BOURN STREET  
ROCKWALL, TX 75087

SHIPMAN EARL RAPHE & DELAMIE  
202 GLENN AVE  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 N SAN JACINTO ST  
ROCKWALL, TX 75087

MOTON R T  
203 E BOURN ST  
ROCKWALL, TX 75087

STOVALL RAYMOND P  
203 FOREST TRACE  
ROCKWALL, TX 75087

RIVERA JAIME & MARIA  
204 E BOURN ST  
ROCKWALL, TX 75087

CHANHMISAY KESONE & SYAMPHAY  
204 GLENN AVE  
ROCKWALL, TX 75087

MIMS KATHY  
206 E BOURN ST  
ROCKWALL, TX 75087

U S GOVERNMENT HOUSING  
206-207EMMA JANE ST  
ROCKWALL, TX 75087

HECKARD ALLEN  
207 BOURN AVE  
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE  
208 E BOURN ST  
ROCKWALL, TX 75087

LIU HOWARD HEYUN  
208 EMMA JANE ST  
ROCKWALL, TX 75087

PFENNING BARBARA J TRUST  
BARBARA J PFENNING TRUSTEE  
210 WILLOWCREEK RD  
CHICKASHA, OK 73018

RB CAPITAL LTD  
2322 HARTS BLUFF ROAD  
MT. PLEASANT, TX 75455

STOVALL RAYMOND P  
2404 DOVE CREEK DR  
LITTLE ELM, TX 75068

QCSI FIVE LLC  
C/O IEQ MANAGEMENT INC  
300 DELAWAARE AVE SUITE 210  
WILMINGTON, DE 19801

2011 TEMUNOVIC FAMILY TRUST  
TINA TEMUNOVIC COX AND CVIJETA  
TEMUNOVIC TRUSTEES  
3021 RIDGE RD SUITE A57  
ROCKWALL, TX 75032

MOORE TIMOTHY H & TRACEY PARK  
313 STONEBRIDGE DR  
ROCKWALL, TX 75087

CG HOLDINGS LLC  
4 SUNSET TR  
HEATH, TX 75032

SCOTT BILLIE JEAN  
4 SUNSET TRAIL  
HEATH, TX 75032

TREVINO EDWARD W & MILLIE A  
4349 S PENINSULA DR  
PONCE INLET, FL 32127

LIU HOWARD HEYUN  
4577 JAGUAR DR  
PLANO, TX 75024

HECKARD ALLEN  
4906 FREEMAN DR  
ROWLETT, TX 75088

FIRST BAPTIST CHURCH OF ROCKWALL  
610 S GOLIAD ST  
ROCKWALL, TX 75087

DELGADILLO VICTORIA E  
6104 LYNDON B JOHNSON FREEWAY APT#2502  
DALLAS, TX 75240

BRYANT KRISTI & BRENT  
710 S ALAMO ROAD  
ROCKWALL, TX 75087

SMITH MARY AND KEITH H  
711 FOREST TRACE  
ROCKWALL, TX 75087

HILLMAN DORIANN E  
713 FOREST TRACE  
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P  
715 FOREST TRCE  
ROCKWALL, TX 75087

EMMANUEL TABERNACLE CHURCH  
7903 FERGUSON RD  
DALLAS, TX 75228

WATSON RONNIE BILL AND BARBARA JEAN  
801 S ALAMO ROAD  
ROCKWALL, TX 75087

DELGADILLO VICTORIA E  
801 S GOLIAD  
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL  
802 S GOLIAD  
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S  
803 S ALAMO RD  
ROCKWALL, TX 75087

DANIELS ANNIE L  
803 THROCKMORTON ST  
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT  
804 S ALAMO DR  
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA  
805 S ALAMO RD  
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN  
805 THROCKMORTON  
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST  
SHARON K FRENCH, TRUSTEE  
806 SOUTH ALAMO ROAD  
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 16 LLC  
806 SAM HOUSTON ST  
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S  
807 S ALAMO RD  
ROCKWALL, TX 75087

D&A REAL ESTATE PARTNERS LTD  
807 THROCKMORTON  
ROCKWALL, TX 75087

KELLY RYAN AND  
LACEY WALLACE  
808 S ALAMO ROAD  
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC  
C/O. TRICON AMERICAN HOMES LLC  
808 SAM HOUSTON ST  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
809 ALAMO RD  
ROCKWALL, TX 75087

LIVAY LLC  
809 S GOLIAD  
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE  
810 S ALAMO ROAD  
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE  
811 S ALAMO RD  
ROCKWALL, TX 75087

EDWARDS JASON  
811 S GOLIAD  
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D  
813 S ALAMO RD  
ROCKWALL, TX 75087

RAMSEY JUDY LYNN  
815 S ALAMO RD  
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA  
815 THROCKMORTON ST  
ROCKWALL, TX 75087



BRUNNER WILLIAM E & MARGIE L  
895 S ALAMO ROAD  
ROCKWALL, TX 75087

THOMPSON JAMES LARRY AND SUSAN PRICE  
901 S ALAMO RD  
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK  
901 S GOLIAD  
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN  
902 LAKE MEADOWS DR  
ROCKWALL, TX 75087

ANDREWS VIRGINIA  
902 S ALAMO  
ROCKWALL, TX 75087

COMPTON EARL D AND  
BETH C ROETHER  
903 S ALAMO  
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK  
903 S GOLIAD  
ROCKWALL, TX 75087

GATES TED AND SARAH  
904 S ALAMO ROAD  
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK  
905 S GOLIAD  
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO  
906 SAM HOUSTON  
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S  
906 S ALAMO  
ROCKWALL, TX 75087

ADLOR ENTERPRISES LLC  
906 S GOLIAD @ BOURN  
ROCKWALL, TX 75087

STATE OF TEXAS  
907 S GOLIAD  
ROCKWALL, TX 75087

BRISTOW JAMES & CHARLOTTE  
908 S ALAMO RD  
ROCKWALL, TX 75087

RUPPERT WILLIAM ET UX  
9531 RIVERTON ROAD  
DALLAS, TX 75218

ROHLF DAVID E  
PO BOX 1137  
ROCKWALL, TX 75087

ANDREWS VIRGINIA  
PO BOX 254  
REPUBLIC, MO 65738

PROGRESS RESIDENTIAL BORROWER 16 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

D&A REAL ESTATE PARTNERS LTD  
PO BOX 850  
ROCKWALL, TX 75087

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

You are hereby notified that the Planning and Zoning Commission will consider the following application:

**Case No. Z2022-023: SUP for Restaurant with Drive-Through or Drive-In at 906 S. Goliad Street**

Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In* for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], 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, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, June 20, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

— . . . PLEASE RETURN THE BELOW FORM — . . . . .

**Case No. Z2022-023: SUP for Restaurant with Drive-Through or Drive-In at 906 S. Goliad Street**

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

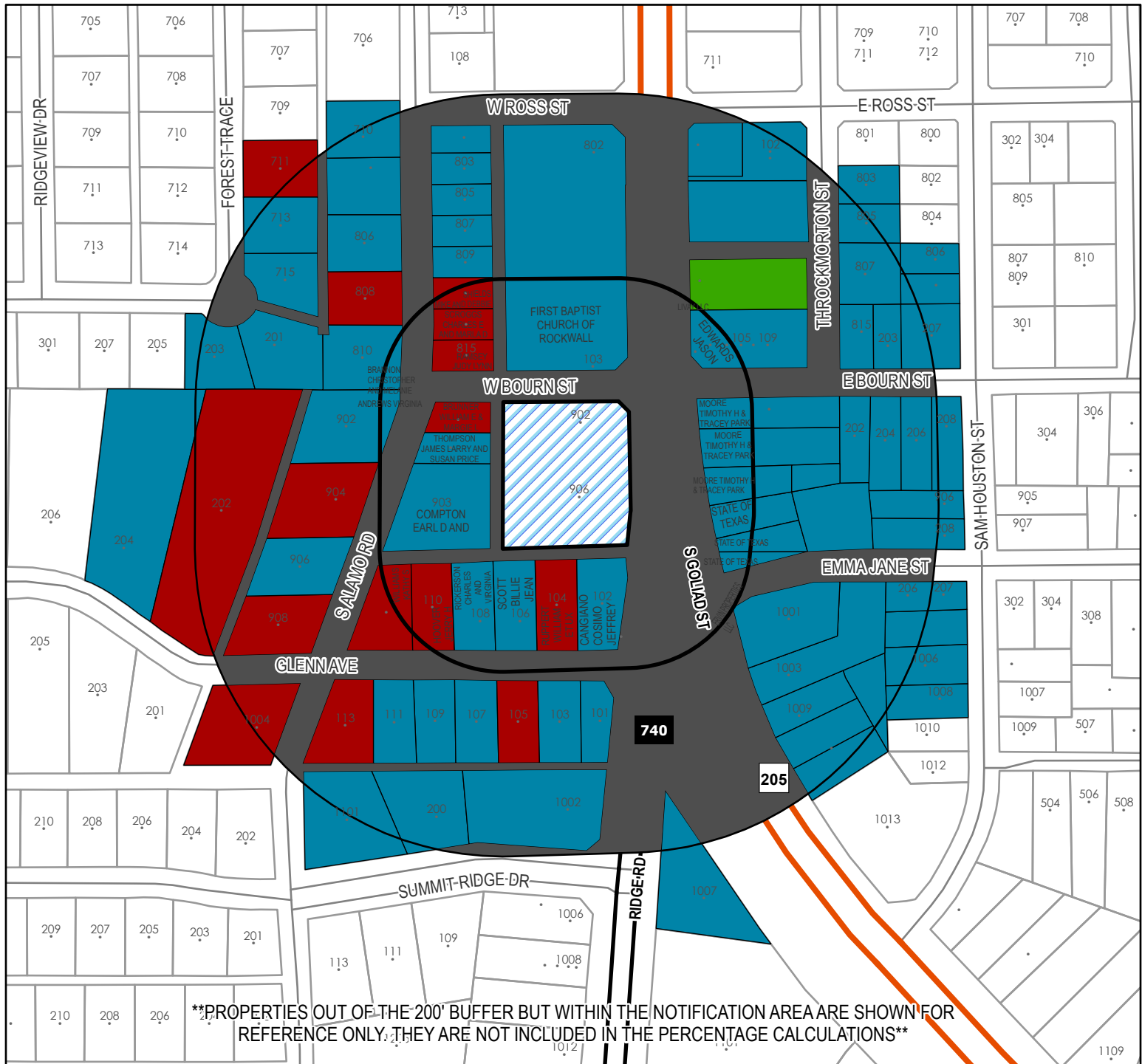




# City of Rockwall

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.



\*\*PROPERTIES OUT OF THE 200' BUFFER BUT WITHIN THE NOTIFICATION AREA ARE SHOWN FOR REFERENCE ONLY; THEY ARE NOT INCLUDED IN THE PERCENTAGE CALCULATIONS\*\*

Z2022-023 SUP for Restaurant with Drive-Through or Drive-In  
at 906 S. Goliad Street

Subject Property	NO RESPONSE 38.6 % (2.654 Acres)
AGAINST 14.2% (0.974 Acres)	ROW 47.1% (3.24 Acres)
FOR 0.04% (0.003 Acres)	

## Legend

Date Created: 6/14/2022

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



## 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).

Z2022-023

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

☐ I am in favor of the request.

☒ I am in opposition to the request.

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

I am an elderly woman and the area in question already has too much traffic as it is and this would only make it worse. We live in one of the first neighborhoods of Rockwall and do not wish to have that near our home. People are always out walking dogs, jogging etc and that would make it to dangerous. Please do not approve this.



## Respondent Information

Please provide your information.

First Name \*

Barbara

Last Name \*

McFarlin

Address \*

105 Glenn Ave

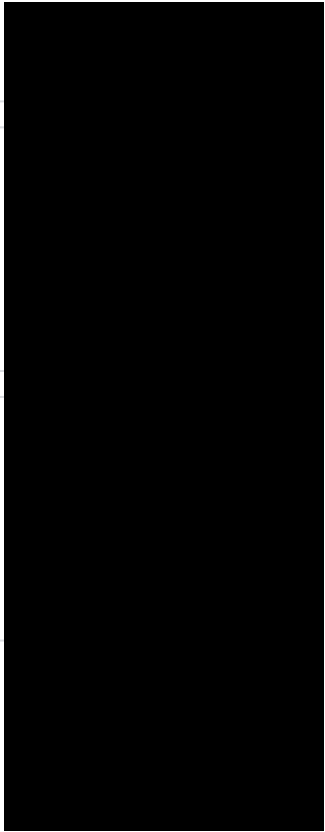
City \*

Rockwall

State \*

TX

Zip Code \*





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.

**From:** [REDACTED]  
**Sent:** Monday, June 6, 2022 12:32 PM  
**To:** Planning  
**Subject:** Voting Opposed to Case No. Z2022-023

I am opposed to Case No. Z2022-023. There is too much traffic already.

I own the lot at 104 Glenn Ave. Owner ID 17856

Thank you,

William Ruppert  
9531 Riverton Road  
Dallas, TX 75218

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# PUBLIC NOTICE



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

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

You are hereby notified that the Planning and Zoning Commission will consider the following application:

**Case No. Z2022-023: SUP for Restaurant with Drive-Through or Drive-In at 906 S. Goliad Street**

Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], 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:

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

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

Your comments must be received by Monday, June 20, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2022-023: SUP for Restaurant with Drive-Through or Drive-In at 906 S. Goliad Street**

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: CHRIS & MELANIE BRANNON  
Address: 810 S. ALAMO RD., 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:** [REDACTED]  
**To:** [Planning](#)  
**Date:** Tuesday, June 14, 2022 6:16:38 PM

---

Please see the attached file for our opposition to the proposed rezoning for 906 S. Goliad Street.

Thank you,  
Christine Howard  
103 Glenn Ave  
Rockwall, TX 75087

---

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## Ross, Bethany

---

**From:** [REDACTED]  
**Sent:** Thursday, June 9, 2022 4:34 PM  
**To:** Planning  
**Cc:** Fowler, Kevin; Daniels, Bennie; Hohenshelt, John; Campbell, Anna; Macalik, Dana; Johannesen, Trace; Jorif, Clarence  
**Subject:** CASE 2022-023 SUP FOR DRIVE THROUGH 7 BREW

To : Planning and Zoning and City Council

I am in opposition to the drive through 7BREW.

Here we are once again having to defend our rights as neighbors to peace and quiet.

This is the third time we have had to strongly voice our opposition to the continuing pursuit of changing this location zoning.

As all of you are aware, the neighborhood does not want this here but we are continuously having to oppose for the same reasons we stated at the beginning:

Traffic, noise, light, interference etc.

All we want is for the planning and zoning to remain what it is zoned for. If the owner did not like the zoning, he should have bought elsewhere.

We are well aware of the 7Brew campaign that was sent out offering free coffee to vote yes. This does not seem ethical and gives a very bad impression.

Would you please adhere to the zoning and give the neighbors the right to peaceful living.

Thank You,

Dawn Scroggs

813 South Alamo

---

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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).

Case Z2022-023

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 \*

Delamie



Last Name \*

Shipman

Address \*

202 Glenn Ave

City \*

Rockwall

State \*

Texas

Zip Code \*

7508

Em

Please check all that apply: \*

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

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

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

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Google Forms



## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-023

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.

Too close to neighborhood and would create traffic.

### Respondent Information

Please provide your information.

### First Name \*

Hunter

Last Name \*

Ross

Address \*

313 Glenn Ave

City \*

Rockwall

State \*

Tx

Zip Code \*

75087

Email \*



Please check all that apply: \*

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

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

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

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Google Forms

**From:** [REDACTED]  
**Sent:** Friday, June 10, 2022 12:58 PM  
**To:** Planning  
**Cc:** Daniels, Bennie; Hohenshelt, John; Fowler, Kevin; Macalik, Dana; Campbell, Anna; Jorif, Clarence; Johannesen, Trace  
**Subject:** Re: Case No. Z2022-023 SUP for Restaurant with Drive-Through or Drive-In at 906 S. Goliad St

We are OPPOSED to a drive-thru restaurant being located at 906 S Goliad St. This is a terrible spot for a drive-thru because of Goliad traffic and because of the location's close proximity to the Goliad/Ridge Rd split. Much more traffic would end up cutting through our neighborhood and we have too much of that already.

Jarrold & Tracy King  
113 Summit Ridge Dr  
Rockwall, TX 75087

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**From:** [Jenna Scroggs](#)  
**To:** [Planning](#); [Daniels, Bennie](#); [Hohenshelt, John](#); [Macalik, Dana](#); [Johannesen, Trace](#); [Jorif, Clarence](#)  
**Date:** Tuesday, June 14, 2022 3:40:41 PM

---

To All-

My vote is NO.

I vote NO to a drive-thru restaurant located at the intersection of Bourne and Goliad.  
My address is 813 S Alamo Rd. and I do not agree to placing a restaurant so close to my house. My neighborhood is too congested everyday with too many cars using S. Alamo. It is dangerous for kids to play in the street, walk on and ride bikes, etc. We do not need any more traffic on my street.

Jenna Scroggs

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**From:** [REDACTED]  
**Sent:** Monday, June 6, 2022 5:46 PM  
**To:** Planning  
**Cc:** Daniels, Bennie; Hohenshelt, John; Fowler, Kevin; Macalik, Dana; Campbell, Anna; Jorif, Clarence; Johannesen, Trace  
**Subject:** Case No. Z2022-023 for Restaurant at 906 S. Goliad Street

To whom it may concern,

I am writing to state my opposition to the rezoning of the properties at 902 & 906 s. Goliad for restaurant use.

I feel as though we have opposed this issue multiple times, and the issues are still the same.

Allowing for restaurant use at this location would bring further unwanted traffic to and already congested area. In addition, it would bring an increase in noise and light pollution to our residential neighborhood. And lastly, allowing for a restaurant at this location will increase the level of trash as well as wildlife that feed on it to our neighborhood. We are opposed for these reasons.

Please take the issues into consideration and vote to strike this issue down.

Regards,  
Jerry Hoover  
110 Glenn Ave  
Rockwall, TX, 75087

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Case No. Z2022-023: SUP for Restaurant with Drive-Through or Drive-In at 906 S. Goliad Street

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.

OF THE 77 INDIVIDUALS ON THE PETITION SOME APPEAR TO BE CHILDREN. NOTE  
THERE ARE NO SIGNERS ON ALAMO ROAD OR GLENN AVE. WE ARE  
DIRECTLY IMPACTED AND WE SAY NO! THERE WILL STILL BE PEOPLE  
ENTERING BUSINESS ON BOURN ST. TRAFFIC ON ALAMO WILL  
IMPACT SAFETY OF CHILDREN, WALKERS, AND DOG WALKERS. IT WILL DESTROY  
OUR NEIGHBORHOOD.

Name: JUDY L. RAMSEY

Address: 815 SOUTH ALAMO ROAD 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 AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

**From:** [REDACTED]  
**Sent:** Thursday, June 9, 2022 5:02 PM  
**To:** Planning; Jorif, Clarence; Daniels, Bennie; Fowler, Kevin; Hohenshelt, John; Campbell, Anna; Macalik, Dana; Johannesen, Trace  
**Subject:** Z2022-023 SUP for Drive-Thru at 906 S. Goliad

I am opposed to a drive-thru at this location for the following reasons:

## 1. TRAFFIC THROUGH NEIGHBORHOOD

This location sits right at the merger of Hwy 205 and Ridge Rd. and in between the Ridge Rd. and Boydston red-lights. This drive-thru will be surrounded by houses on two sides and a church on the other side. The drive-thru will have an entrance and exit on Bourn Street. Because this is one of the most congested stretches of road in Rockwall, customers will have no choice but to use the residential streets for both ingress and egress to the drive-thru.

Going north, it is virtually impossible to turn left from this location onto 205 N. No-one in our neighborhood even attempts it. The only way to go north is to drive through the neighborhood on Alamo and catch the traffic light at Boydston and 205 or go through the neighborhood and take Lakeshore going north.

Going south, the right lane splits off to ridge road. The left two lanes go to 205 and must stop at a redlight. This creates a situation where traffic in the left two lanes is either stopped or moving slowly and traffic in the right lane is moving at full speed. It is very difficult to pull out going south into this traffic. During busy times, it will be impossible to get to 205 S. causing drivers to cut through the neighborhood to the redlight at Boydston or down to the Lakeshore exit where Ridge road is back to two lanes.

This situation also makes it difficult to turn left into the drive-thru. You can see a similar situation in Rowlett at 66 and Dalrock. Going east approaching Dalrock, the right lane of 66 is right turn only and the two left lanes are backed up by the traffic light. Traffic moves much faster in the right lane than the other two making it extremely difficult for people to turn left if they are going westbound. You see wrecks here on a weekly basis because of people trying to turn left and being hit by the faster moving traffic in the right hand lane.

A drive-thru in this location will cause much more traffic through our neighborhood streets. It will cause dangers for our children when they play and for families going on a walk. It will almost certainly guarantee many auto accidents from people trying to turn left out of the drive-thru or left into the drive-thru or trying to cut across several lanes to get to 205 south. These accidents could result in injuries or fatalities.

## 2. NOISE, LIGHT, AND PLASTIC POLLUTION

I am not aware of any other drive-thru in Rockwall that is surrounded by houses on two sides. They simply cause too much of a disturbance. Regardless of whether there are shrubs or even a screen wall the neighbors will be able to see the neon lights and signs of the drive through and hear the noise. It is almost certain that people will use the drive-thru parking lot and the adjacent church parking lot to hang out, playing music and socializing. When you combine this with long operating hours of 5 am to 11 pm, this drive-thru will be a nuisance to the neighborhood and will interfere with our ability to enjoy our properties and neighborhood. There will also be an increase in paper waste throughout the neighborhood every time we get a strong wind. I run a street and parking lot sweeping company and we always charge more to clean a parking lot that has a



drive-thru in it because it generates a lot of trash we also charge more to clean parking lots that are next door to a drive-thru because the trash inevitably ends up on someone else's property.

### 3. CRIME

It is well documented that drive-thru restaurants attract crime and criminals. Bringing these people into our neighborhood late at night increases the risk to our persons and our property. See the following article from Newsweek [“How America’s Drive-Thrus Serve Robbers, Drug Dealers and Other Criminals.”](#) It will also create a general sense of unease throughout the neighborhood night in and night out.

For these reasons I am opposed to the above SUP and ask that you vote against it. Also, this is the third time we have had to campaign against a drive-thru here and the second time with this developer. If they make another motion to withdraw, please do not let them withdraw and bring this issue to vote instead.

Thank you,

Justin Scroggs  
1512 S. Alamo Rd.

---

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--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2022-023: SUP for Restaurant with Drive-Through or Drive-In at 906 S. Goliad Street

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 existing homes.  
Residential area needs to stay residential.*

Name:

*Kathy Williams*

Address:

*112 Glenn Ave., 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

*6/1/2022*

CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM



## Ross, Bethany

---

**From:** [REDACTED]  
**Sent:** Wednesday, June 8, 2022 7:24 PM  
**To:** Macalik, Dana; Planning; Campbell, Anna; Daniels, Bennie; Jorif, Clarence; Hohenshelt, John; Fowler, Kevin; Johannesen, Trace  
**Subject:** NO to SUP for restaurant w/Drive thru

My name is Lacey Kelly and I live at 808 S Alamo Rd, Rockwall, TX 75087. I was notified of the SUP request by way of mail.

I vote "NO" and stand opposed to the SUP for restaurant less than 2k sqft with drive through zoning. Case number Z2022-023.

This drive thru will create an influx of traffic in our neighborhood and put the children who live and play in this neighborhood at greater risk of injury. I have not seen a traffic study on how this will impact the traffic in our neighborhood or how it will impact traffic for residents driving to work on 205 and Ridge Road in the morning. It is especially difficult pulling out to turn right onto 205 from Bourne. As you know, it is highly congested in this area especially for Dallas morning commuters, which is peak time for coffee business.

According to many studies, drive thru restaurants decrease residential home values if built too close to a residential area and increase crime- factors which you are well aware of.

I have reached out to my neighbors and I have not come across one person who lives in this neighborhood and supports this proposal. I will go door to door as other neighbors have done and also remind our neighborhood to contact city council.

Since Rockwall follows the Unified Development Code, we ask you uphold the code and vote "No." We ask in good faith for you to support the members of this community. If this measure passes, please consider the wake it will leave behind for the many members of this community who invested their entire livelihood into their homes.

We support the small business if the business is built within a commercially zoned area. We support the land development as long as they follow current zoning requirements, which don't require any modifications to the current zoning. In other words, no drive thru restaurants in our neighborhood.

We thank you in advance for voting in good conscience.

Thank you,

Lacey Kelly

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# PUBLIC NOTICE



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

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

You are hereby notified that the Planning and Zoning Commission will consider the following application:

**Case No. Z2022-023: SUP for Restaurant with Drive-Through or Drive-In at 906 S. Goliad Street**

Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of a *Specific Use Permit (SUP)* for a *Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In* for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], 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, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, June 20, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



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

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2022-023: SUP for Restaurant with Drive-Through or Drive-In at 906 S. Goliad Street**

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.

Use too intense for the lot which is both adjacent to homes and near busy intersection.

Name:

Mary Smith

Address:

711 Forest Trace.

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:** [REDACTED]  
**Sent:** Tuesday, June 7, 2022 8:44 AM  
**To:** Planning  
**Subject:** Case No. Z2022-023 SUP for Restaurant with Drive-Through or Drive-In at 906 S. Goliath

Dear Henry Lee:

We are OPPOSED to the above request for the reasons listed below:

1. This would be a traffic nightmare as this lot is located right where the road Y's to Ridge Rd ( or FM 740).
2. This lot connects to the alley of three homes. Excessive traffic will disturb the peace of this neighborhood and will deteriorate the alley itself, which these homes use as an entrance to their properties.
3. There will be litter strewn in our neighborhood.
4. There will be waste in dumpsters, which may cause a rat infestation.
5. Excessive lighting and noise will be an issue for our neighborhood.
6. Traffic would increase in our neighborhood and there are many walkers on our streets, so pedestrians would be at a higher risk.
7. The city would incur increased costs in maintaining our streets and alleyways.

We would not be opposed to some small office building or retail, however, fast food, drive through, or a restaurant is not a good fit for a quiet neighborhood.

Mike and Debbie Shields  
811 S. Alamo Rd  
--  
Debbie Shields

---

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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).

z2022-023

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 is probably the worst intersection in Rockwall for any type of restaurant or drive-in. It is located right at the intersection of Goliad and Ridge Road where many lanes of traffic merge down or expand to Ridge Road and Goliad. Not safe for area and would bring traffic into an residential area which has narrow streets making it even more dangerous for pedestrians and children. NO!!!

## Respondent Information

Please provide your information.

First Name \*

Millie



Last Name \*

Trevino

Address \*

Trevino

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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: Safety concerns for the area.

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-023

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 \*

Samantha

Last Name \*

Barnes

Address \*

709 Village Green

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

[REDACTED]

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:** [REDACTED]  
**Sent:** Wednesday, June 8, 2022 4:20 PM  
**To:** Planning  
**Subject:** Opposition to Case Z2022-023

Case Z2022-023

Good Afternoon,

I am emailing to oppose the zoning request change for the lot located at 906 S. Goliad. I live very close to the location with my family and small children.

I have outlined a few reasons I heavily oppose this zoning change to allow for 7Brew Coffee shop to be built. I have also attached the definition of the lots current zoning, General Retail. It is apparent the best establishment to be built here is something such as a small retail or office building with normal business hours.

Not only are the traffic areas in the neighborhood a concern, but the intersection in which the lot would funnel traffic out is already one of the most dangerous intersections in Rockwall county. Cars in the right lane headed south bound do not stop to enter onto Ridge Rd. When I exit W. Bourn leaving the neighborhood, there is hardly any times when there is not a steady flow of traffic passing by. I imagine people leaving the drive thru with their hot coffee trying to pull out. This fact alone proves the lot is zoned general retail for a reason.

We would love to have 7Brew in Rockwall, just located somewhere else that makes sense.

- Backed up to over 10 residential homes
- Traffic from those entering drive thru backing up by our homes
- Loud noises, trash, lights that won't be completely blocked by "walls" and landscaping
- If 7brew closes, any drive-thru can be put in there (They tried to put a Taco Bell last)

I fully understand the owner has the right to request the zone change, but I am truly relying on City Council to continue to keep the safety of citizens and value of our homes in mind in their decision.

#### SUBSECTION 04.04: GENERAL RETAIL (GR) DISTRICT

- A. Purpose. The General Retail (GR) District is a zoning district intended to provide limited retail and service uses for one (1) or more **neighborhoods**. The land uses specified in this district include most types of retail and office activity, **and are typically located on/at the intersections of major thoroughfares**. This district does not include strip commercial/retail centers, large shopping centers, wholesaling operations, lumberyards, contractor yards, and/or warehouses with high volumes of commercial truck traffic. 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. **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. Traffic from land uses in this district should not pass through residential areas, except on arterial or major collectors. **There are restrictions on access to prevent traffic congestion or an adverse effect on major thoroughfares adjacent to residential areas**. Areas should not be zoned General Retail (GR) District unless they are located on or close to an arterial or major collector **that is capable of carrying increased traffic**. **Since the General Retail (GR) District will be located close to residential areas, the development standards are stringent and require high standards of development** similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts.



Thank you,  
Sarah Gates  
904 S. Alamo Rd

---

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## Zoning & Specific Use Permit Input Form

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Z2022-023

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.

Traffic on S Alamo and Bourn, loud noises, selling later to another drive thru restaurant

### Respondent Information

Please provide your information.

### First Name \*

Sarah



Last Name \*

Gates

Address \*

904 S Alamo Rd

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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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**Lee, Henry**

---

**From:** [REDACTED]  
**Sent:** Monday, June 6, 2022 7:55 PM  
**To:** Daniels, Bennie; Johannesen, Trace; Fowler, Kevin; Jorif, Clarence; Macalik, Dana; Campbell, Anna; Moeller, Mark; Miller, Ryan; Lee, Henry  
**Subject:** Zoning Change Z2022-009

Good evening,

My family and I live at 113 Glenn Ave.

I just now heard from our neighbor across the street that a business is wanting to come into Rockwall at 906 South Goliad. Back in March, we were informed of this through mail. This time we haven't been informed. Our neighbor showed us the letter that was mailed out and our house is in the area deemed effected by this zoning change.

I don't know why we weren't made aware of this going back to the planning and zoning commission or back before the council - and it makes me wonder how many other neighbors have also not been made aware. I check out mail daily - so I know that it hasn't just been overlooked.

Regardless - we still **DO NOT** want this zoning change to be made. It's bad enough that Sonic is down the street and if the wind blows just right we can smell their onions in our yard. **PLEASE oh PLEASE do not** allow another food establishment so close to our home. Not to mention the noise that people create that barrel up and down Ridge Road/Goliad like they're in a race for their lives. We love our home, we love our neighborhood. These things were already a problem when we moved here. The sound has gotten significantly worse over the last few years. Adding a food establishment that is practically in the backyards of our neighbors that are literally across the street from us just doesn't seem like the best Rockwall can do.

I beg of you, PLEASE don't allow this to happen.

Thank you,

Michelle McNary

Following is the original email I sent back in March in case you need more reasons as to why this should be denied. Thank you for your time.

---

Good morning!

I'm writing to you in regards to the SUP for Restaurant at 906 S. Goliad Street.

I live at 113 Glenn Ave. We moved here in 2006. We love the neighborhood, the mature trees, our neighbors. Our house is small and when my husband and I purchased it, it was just the 2 of us. We now have twin boys and have honestly outgrown our house, but because of our love for our house, it's location, and our neighbors, we have decided to stay put.

Please, please, please take a moment to consider the reasons that follow as to why putting a drive through restaurant in this location would be detrimental to our neighborhood.

1 - CRIME: Fast food restaurants increase crime. In the article <https://www.newsweek.com/fast-food-drive-thru-bank-arrest-felony-lane-sting-fbi-restaurants-security-1376132> published 2 years ago it details how crime increases around such operations.

2 - PROPERTY VALUE: No one will want to live near this restaurant. The noise, traffic, light and sound pollutions and

increased crime will make it difficult to rent properties or to sell homes.

3 - INCREASE IN TRASH - Fast food restaurants produce trash and bring in rodents and bugs. There is cups, bags, paper, lids, straws. Because this establishment will back RIGHT UP to property lines and fences, it doesn't take a scientist to figure out where that wind blown trash will end up.

4 - TRAFFIC - The proposed drive-thru locations is right where 205 and Ridge Road splits. The area is already congested on its best days. There are many cars in the southbound right lane preparing to split off from 205 to Ridge. It will be extremely difficult to pull out into the lanes of traffic and will be virtually impossible to make a left hand turn. Living here as long as we have, we have heard countless accidents as they happen and have seen the traffic build up in our neighborhood to avoid the accidents. Adding yet another business in this already congested area is only going to increase this likelihood.

5 - RESIDENTIAL AREA: The proposed restaurant is surrounded on one side by a church and two sides by houses. This is a residential area and is not a proper place to put a fast food restaurant. There is supposed to be a buffer zone between this type of property and a residential neighborhood and one simply does not exist here.

Texas law recognizes the right of quiet enjoyment for residential land owners and tenants. It includes their right to privacy, peace and quiet, safety and security, and other rights. This fast food restaurant will be a nuisance to our neighborhood. It will violate the right of quiet enjoyment of many homeowners in our neighborhood. Putting a fast food restaurant placing at this location will increase the risk of the city and the restaurant owner in an adverse position with neighborhood residents, heightening the risk of litigation from residents who seek to enforce these rights.

6 - HOURS OF OPERATION: The Seven Brews Drive Thru Coffee has operating hours from 5:30 am to 10:00 pm. The lights, noises, traffic, will violate the rights of the residents to enjoy the quiet of their homes.

7 - DENSITY - Rockwall has a lot of drive thru coffee and dining facilities. They are all appropriately located near shopping centers, off the highways, and in commercially zoned areas. We don't need one in a neighborhood.

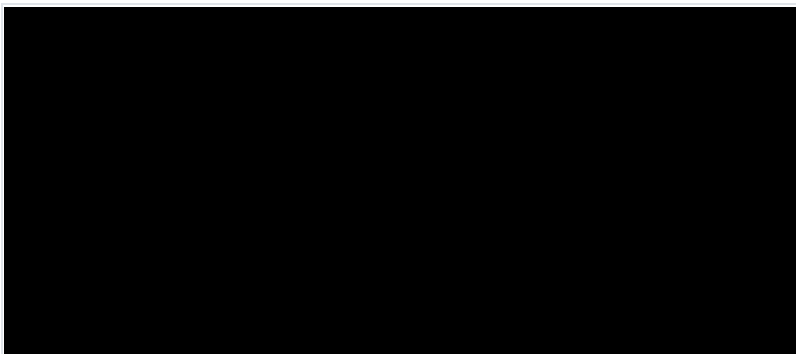
8 - THIS HAS ALREADY BEEN DECLINED - A few years ago, this same situation came up at the same location. Our street showed up at your city council meeting to protest this and you heard our pleas. Nothing has changed about this property or the neighborhood around it since then.

We love our neighborhood. Please don't change it for something that won't add value to its charm. Adding this drive thru will only take away.

Thank you for taking the time to hear what we think are valid points as to reject the proposal for this restaurant.

Sincerely,

Scott, Michelle, Wes and Sam McNary





## From California to Canada, drive-thrus are getting mired by deviance, cr...

The drive-thru line can be a fast and easy way to get food or make a bank deposit; it can also be a quick ray to...

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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).

Z2022-023

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 \*

Scotti



Last Name \*

Alvarado

Address \*

212 Glenn Ave

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

[REDACTED]

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



**From:** [REDACTED]  
**Sent:** Wednesday, June 8, 2022 9:43 AM  
**To:** Lee, Henry  
**Subject:** Z2022-023

Good morning Mr. Lee,

I was notified via mail of the SUP request for 906 S Goliad St. I understand the City of Rockwall follows the Unified Development Code (UDC). As you are aware, the current zone for this property is General Retail. I have included the purpose of GR zone in the snip below for your reference.

#### SUBSECTION 04.04: GENERAL RETAIL (GR) DISTRICT

- (A) Purpose. The General Retail (GR) District is a zoning district intended to provide limited retail and service uses for one (1) or more neighborhoods. The land uses specified in this district include most types of retail and office activity, and are typically located on/at the intersections of major thoroughfares. This district does not include strip commercial/retail centers, large shopping centers, wholesaling operations, lumberyards, contractor yards, and/or warehouses with high volumes of commercial truck traffic. 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. 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. Traffic from land uses in this district should not pass through residential areas, except on arterial or major collectors. There are restrictions on access to prevent traffic congestion or an adverse effect on major thoroughfares adjacent to residential areas. Areas should not be zoned General Retail (GR) District unless they are located on or close to an arterial or major collector that is capable of carrying increased traffic. Since the General Retail (GR) District will be located close to residential areas, the development standards are stringent and require high standards of development similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts.

A drive through restaurant clearly does not fit in this definition, so the developer has applied for a SUP. I have included the UDC purpose for SUP's in the snip below.

## SUBSECTION 02.02: SPECIFIC USE PERMITS (SUP)

- (A) Purpose. The purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions. A SUP does not change the base zoning; it allows a particular use that would not normally be permitted in that zoning district. The SUP requirement for any land use is identified in the Permitted Land Use table contained in [Article 04, Permissible Uses, of this Unified Development Code \(UDC\)](#). The discretionary SUP procedure is designed to enable the Planning and Zoning Commission and the City Council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a SUP when it is apparent that a proposed use or structure will or may occasionally harm the community or cause injury to the value, lawful use, and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.

As clearly stated in the SUP definition, it is the responsibility of P&Z and the City Council to deny requests for a SUP when it is apparent that a proposed use or structure will or may occasionally harm the community or cause injury to the value, lawful use, and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.

My home is roughly 200' from this property. I have not seen the traffic impact study or site plan, but I cannot imagine they have an ingress and egress strategy that does not significantly increase the traffic volume on S Alamo and W Bourn. The traffic created from the drive through will also increase the traffic volume in one of the most congested intersections in the county. It is clear that it is the duty of P&Z and City Council to deny this request as it will certainly have a negative impact on the properties in the vicinity of the proposed use.

**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.**



**Ross, Bethany**

---

**From:** [REDACTED]  
**Sent:** Friday, June 3, 2022 1:22 PM  
**To:** Planning  
**Subject:** In Support Of: Z2022-009

I live on the north side of town, and LOVE the idea of having a drive thru coffee shop here. My mother attends the First Baptist Church, and I can see this being an awesome stop on her Sunday routine.

Thank you,  
Kim Woodul  
2045 Hillcroft Dr.  
Rockwall, TX 75087

---

This email was scanned by Bitdefender

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# PUBLIC NOTICE



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

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

You are hereby notified that the Planning and Zoning Commission will consider the following application:

**Case No. Z2022-023: SUP for Restaurant with Drive-Through or Drive-In at 906 S. Goliad Street**

Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of a *Specific Use Permit (SUP)* for a *Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In* for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], 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, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, June 20, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



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

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2022-023: SUP for Restaurant with Drive-Through or Drive-In at 906 S. Goliad Street**

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 have 2 properties  
809 and 803 S. Goliad St, Rockwall - TX 75087  
I am in favor.

Name:

Isabel Orman

Address:

1009 Hot Springs Dr, Allen - TX 75013

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).

Z2022-023

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 \*

Vic

Last Name \*

Alvarado

Address \*

212 Glenn Ave

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

[REDACTED]

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.
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Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

**Case No. Z2022-023: SUP for Restaurant with Drive-Through or Drive-In at 906 S. Goliad Street**

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.

Property value decreased!  
Excessive traffic in our neighborhood streets!

Name: William & Margie Brunner  
Address: 895 S. Alamo Rd

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

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PLEASE RETURN THE BELOW FORM

Case No. Z2022-023: SUP for Restaurant with Drive-Through or Drive-In at 906 S. Goliad Street

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: 908 S. Alamo Rd

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





RSDGP, LLC  
15110 N Dallas Pkwy  
Ste. 440  
Dallas, TX 75248

Dear Planning & Zoning Board of Rockwall, Texas,

In March and April of 2022, RSDGP applied for a SUP to grant the ability to develop a “drive-thru restaurant under 2,000 SF”. Due to some concerns and mistakes to the conceptual plan, along with some opposition from the nearby neighbors, RSDGP decided to withdraw their case before the City Council meeting in early April. RSDGP decided that it was in the best interest of the city, the community, and the tenant, 7Brew Coffee, to review their case and attempt to address and resolve these issues.

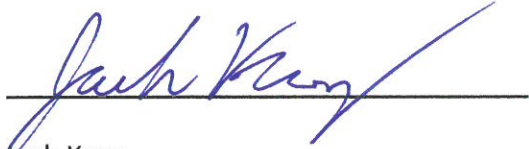
7Brew Coffee is a drive-thru and pick-up coffee concept. 7Brew prides itself in friendly and social service with the hopes of bringing their customers a smile and a pleasant start to their day. 7Brew does not cook food and does not sell food. There is no indoor seating included with their building. The concept is designed to provide an easy process for coffee drinkers to order and receive their drink.

Over the past six weeks, RSDGP and 7Brew have worked diligently to put together a site plan that resolves the issues that Planning and Zoning had provided. In this new and improved conceptual site plan, RSDGP has depicted a screening wall that runs along the western and southern property lines to provide the neighbors with more privacy. The new site plan depicts the required landscaping, per the Development Code, along S. Goliad St. and Bourn St. The remote cooler and dumpster will now be properly screened. The dumpster was placed away from the neighbors to ideally resolve a noise complaint made by one of the neighbors. The neighbors were concerned with vehicles being able to exit the premise and turn left onto Bourn St in order to cut through the neighborhoods to get back on to S Goliad St. In this new site plan, RSDGP shows a right out only onto Bourn to prevent drivers from turning left.

In attempts to ease the concerns of the neighborhood, a few weeks ago, RSDGP and 7Brew went door to door to explain the concept as well as answer any questions from the neighbors within the 500' radius from the site. Overall, these meetings went quiet well and positive and communicative conversations were held with several neighbors. RSDGP also circulated a petition of approval around the local community in hopes to create positive excitement for the 7Brew coffee concept. The petition, which is included in this application, has a total of 77 signatures of approval and support to bring 7Brew Coffee to this location in Rockwall, TX.



Sincerely,

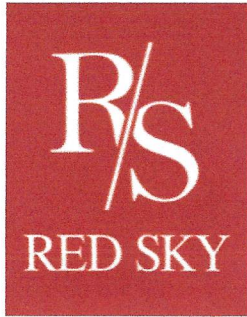


Jack Kurz

Development Manager

E: [jkurz@redskyholdings.com](mailto:jkurz@redskyholdings.com)

C: (314) 578-8484



RSDGP, LLC  
15110 N Dallas Pkwy  
Ste. 440  
Dallas, TX 75248

Dear City of Rockwall,

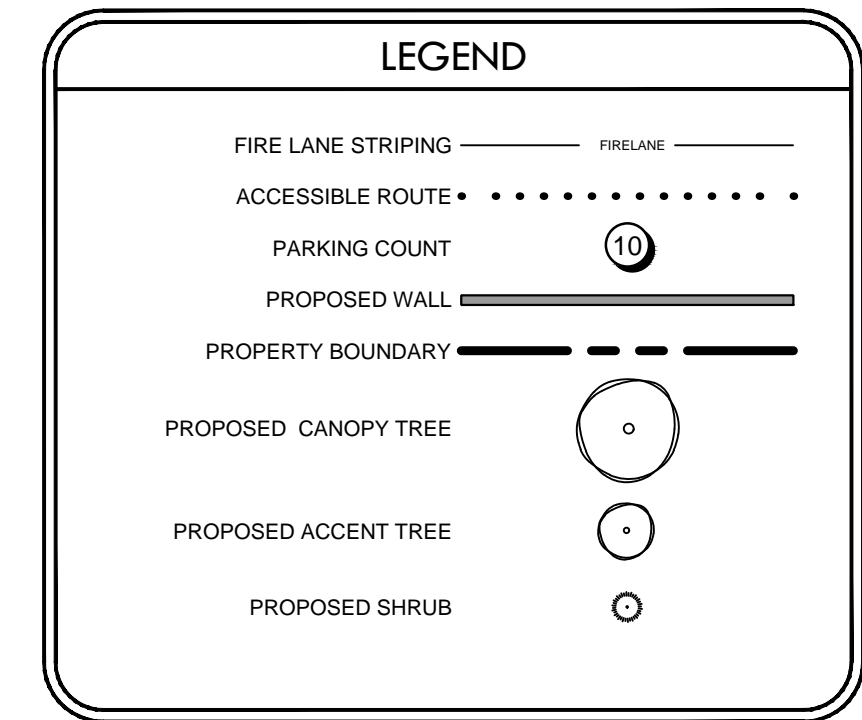
In Zoning Case Z2022-03, the applicant, Jack Kurz, of RSDGP, LLC is requesting a special use permit to grant the ability and right to develop a coffee concept with a drive-thru/pick up window. The applicant is also requesting a variance request to the Development Code regarding an access point onto Bourn St.

The applicant is aware, that per the Rockwall Development Code, drive-thru lanes cannot have access onto a residential road. The applicant would like this letter to be added to this SUP case in order to file a variance request to be granted an access point onto Bourn St. The Bourn St access is essential to the development as well as the safety of the drivers entering and exiting this site.

The site plan attached to the SUP case depicts where the applicant believes the access point should be located, per helpful conversations with the Rockwall Engineering Department. Thank you for your consideration regarding this SUP case and the access point onto Bourn St.

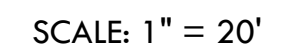
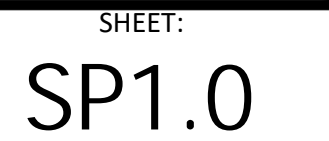
Sincerely,

Jack Kurz  
Development Manager  
E: [jkurz@redskyholdings.com](mailto:jkurz@redskyholdings.com)  
C: (314) 578-8484



- NOTES:**

FS/PICK UPS WITH  
LANE





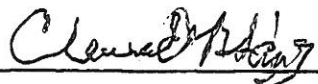

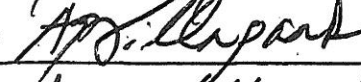
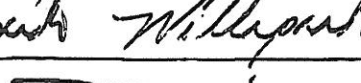

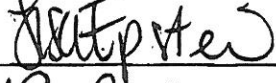
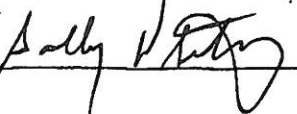
## Petition to Approve the 906 S Goliad St SUP Case

Petition summary and background	7Brew is an exciting, new coffee concept that is coming to Rockwall. The coffee concept is a faith-based company that focuses on providing its customers with a positive, friendly, and upbeat experience. 7Brew aims to brighten up their customers' morning with a smile and a fresh cup of a coffee. In order for 7Brew to develop their concept at 906 S Goliad St, the city of Rockwall needs to approve the development plans. 7Brew is asking for the support of the local community.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to approve the SUP application for the 906 S Goliad St redevelopment case.

Printed Name	Signature	Address	Comment	Date
Tom Hughes	Tom Hughes	1209 S. Lakeshore Dr		4/30/22
Susan Hughes	Susan Hughes	"		4/30/22
Paul Whitney	Paul Whitney	1206 S Lakeshore		4/30/22
Saura English	Saura English	1514 S. Lakeshore		4/30/22
Don English	Don English	1514 S Lakeshore		4/30/22
MARY LOU O'BRAITIS	Mary Lou O'Braitis	1210 S. Lakeshore		4/30/22
MARK CRISON	Mark Crison	1191 W. Yellow Jacket		4/30/2022
LORETTA ANDERSON	Loretta Anderson	1208 S. Lakeshore		4/30/22
JULIO CESAR	Julio Cesar	SAM Houston 907		5/1/22
IRMA - SAU.	IRMA -	SAM Houston 907		5/1/22
MIKE GRIFFIN	Mike Griffin	905 SAM HOUSTON		5/1/22

## Petition to Approve the 906 S Goliad St SUP Case

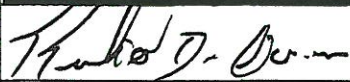

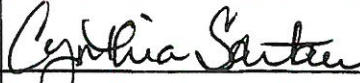
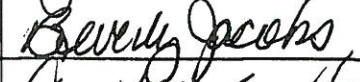
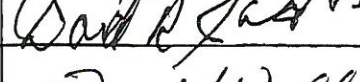
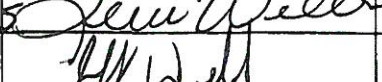
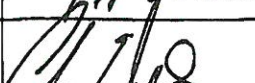

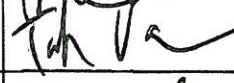


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Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to approve the SUP application for the 906 S Goliad St redevelopment case.

Printed Name	Signature	Address	Comment	Date
Clemente		402 E Boydston Rockwall TX 75087	EXCELLENTE	5/3/2022
John	J J W	11 11	11 11	-11
Alfredo	Alfredo S.	906 Sam Houston	GOOD CHOICE !!	5/6/22
Mike Moore		211 Lakeshore Dr. RT		5-6-22
Martha A Jones	Martha A Jones	1600 N. Lakeshore Dr. Rockwall	" "	5-10-22
Tony Villapando		1599 Axler Hill St Rockwall	Good Spot	5/10/22
Victorio Villapando		"	Good Location	5/10/22
Beard Epstein		2600 RIDGE RD Rockwall, TX 75087	WOULD BE GOOD	5/13/22
Lisa Epstein		1600 Ridge Rd 75087	Awesome!	5-13-22
Elizabeth Anderson	E. Anderson	1209 S. Lakeshore Dr. Rockwall, TX 75087	We NEED this!!!	5-13-22
Sally Whitway		1206 S. Lakeshore Dr. Rockwall Tx.	We Need this	5-13-22



## Petition to Approve the 906 S Goliad St SUP Case



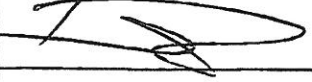



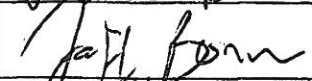
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Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to approve the SUP application for the 906 S Goliad St redevelopment case.

Printed Name	Signature	Address	Comment	Date
Richard Owen		905 SAM Houston	Good idea	5-1-22
STEVE ARCHER		306 E. WASHINGTON	Good idea	5/2/22
Cynthia Sartain		1018 Ridge Rd	Good idea	5/2/22
Beverly Jacobs		1304 Ridge Rd		5-2-22
DAVID JACOBS		1304 Ridge Rd		5-2-22
Terri Wells		1204 S. Lakeshore	Great Idea!	5-7-22
JEFF WELLS		1204 S. LAKESHORE	VERY GOOD IDEA	5-7-22
Chris English		1512 S. Lakeshore	Can't wait to come	5-11-22
Ariel English		1512 S. Lakeshore		5-11-22
Tiffany Vanover		902 Davy Crockett St	Great Idea	5-11-22
Michal Adams		902 Davy Crockett St	Can't wait for this	5-11-22



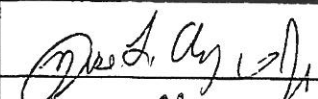
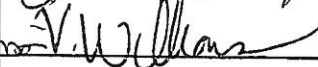

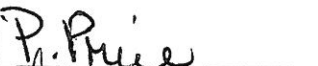
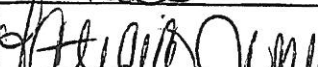
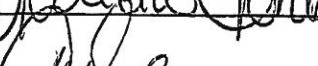


## Petition to Approve the 906 S Goliad St SUP Case

Petition summary and background	7Brew is an exciting, new coffee concept that is coming to Rockwall. The coffee concept is a faith-based company that focuses on providing its customers with a positive, friendly, and upbeat experience. 7Brew aims to brighten up their customers' morning with a smile and a fresh cup of a coffee. In order for 7Brew to develop their concept at 906 S Goliad St, the city of Rockwall needs to approve the development plans. 7Brew is asking for the support of the local community.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to approve the SUP application for the 906 S Goliad St redevelopment case.

Printed Name	Signature	Address	Comment	Date
Randy Reeder		1006 Davey Crockett St	OK	5-02-22
Kay Reeder		1006 Davey Crockett St	✓ OK	5-02-22
JAYTON REEDER		1006 Davey Crockett St	OK	5-02-22
Curt Sanford		903 Davey Crockett St	OK ✓	5/2/22
Olive Painter		905 Davey Crockett St.	✓	5/2/22
Dina Salgado		510 Dickey St	OK	5/2/22
Harold Salgado		11	11	11
Maria Rodriguez	Maria Rodriguez	307 Dickey St		
Pete Cortez	Pete Cortez	510 S. Goliad St		5/2/22
Valerie Bonner	Valerie Bonner	309 Emma Jane St	OK ☺	5/2/22
Jack Bonner		309 Emma Jane	✓	5/2/22

## Petition to Approve the 906 S Goliad St SUP Case

Petition summary and background	7Brew is an exciting, new coffee concept that is coming to Rockwall. The coffee concept is a faith-based company that focuses on providing its customers with a positive, friendly, and upbeat experience. 7Brew aims to brighten up their customers' morning with a smile and a fresh cup of a coffee. In order for 7Brew to develop their concept at 906 S Goliad St, the city of Rockwall needs to approve the development plans. 7Brew is asking for the support of the local community.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to approve the SUP application for the 906 S Goliad St redevelopment case.

Printed Name	Signature	Address	Comment	Date
Jose Arroyo		302 Emma Jane St.		5-1-22
Veronica Williams		207 Emma Jane St		5-1-22
C. Williams	Chris Williams	207 Emma Jane St		5-1-22
C. Williams Jr	Chris Williams Jr	207 Emma Jane St		5-1-22
Morgan Mickens		207 Emma Jane St		5-1-22
Paul Price		207 Emma Jane St		5-1-22
Patricia Jones		208 Emma Jane St		5-1-22
Audra Green		209 Lake Meadows Dr.		5-1-22
Vanessa Hernandez		381 E. Barn St		5-1-22
Sayra Hernandez		381 E. Barn St.		5-1-22
Willie Davis		1008 Sandy Crockett		5-1-22



## Petition to Approve the 906 S Goliad St SUP Case

Petition summary and background	7Brew is an exciting, new coffee concept that is coming to Rockwall. The coffee concept is a faith-based company that focuses on providing its customers with a positive, friendly, and upbeat experience. 7Brew aims to brighten up their customers' morning with a smile and a fresh cup of a coffee. In order for 7Brew to develop their concept at 906 S Goliad St, the city of Rockwall needs to approve the development plans. 7Brew is asking for the support of the local community.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to approve the SUP application for the 906 S Goliad St redevelopment case.

Printed Name	Signature	Address	Comment	Date
RONNIE SCROGGINS	Ronnie Scroggins	704 SHERMAN		May 1
<del>DAVID</del> melissa coates	M Coates	605 Fannin		
Vann Coates	M Coates	605 Fannin		
SUSAN		406 STEWIS		May 1, 2022
Jessie		406 STEWIS		May 6, 2022
Lisa	Grange	705 Sherman		May 1 - 2022
John	Joe	3348 Morris Lane		5-2-2022
Melissa + Joseph	Joe	804 Sam Houston St		5-2-2022
Almonce	Lynn	804 Sam Houston		5-1-22
Heather		804 Sam Houston		5/1/22
Lara Mitchell	Lara Mitchell	800 Sam Houston		5/1/22



## Petition to Approve the 906 S Goliad St SUP Case

Petition summary and background	7Brew is an exciting, new coffee concept that is coming to Rockwall. The coffee concept is a faith-based company that focuses on providing its customers with a positive, friendly, and upbeat experience. 7Brew aims to brighten up their customers' morning with a smile and a fresh cup of a coffee. In order for 7Brew to develop their concept at 906 S Goliad St, the city of Rockwall needs to approve the development plans. 7Brew is asking for the support of the local community.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to approve the SUP application for the 906 S Goliad St redevelopment case.

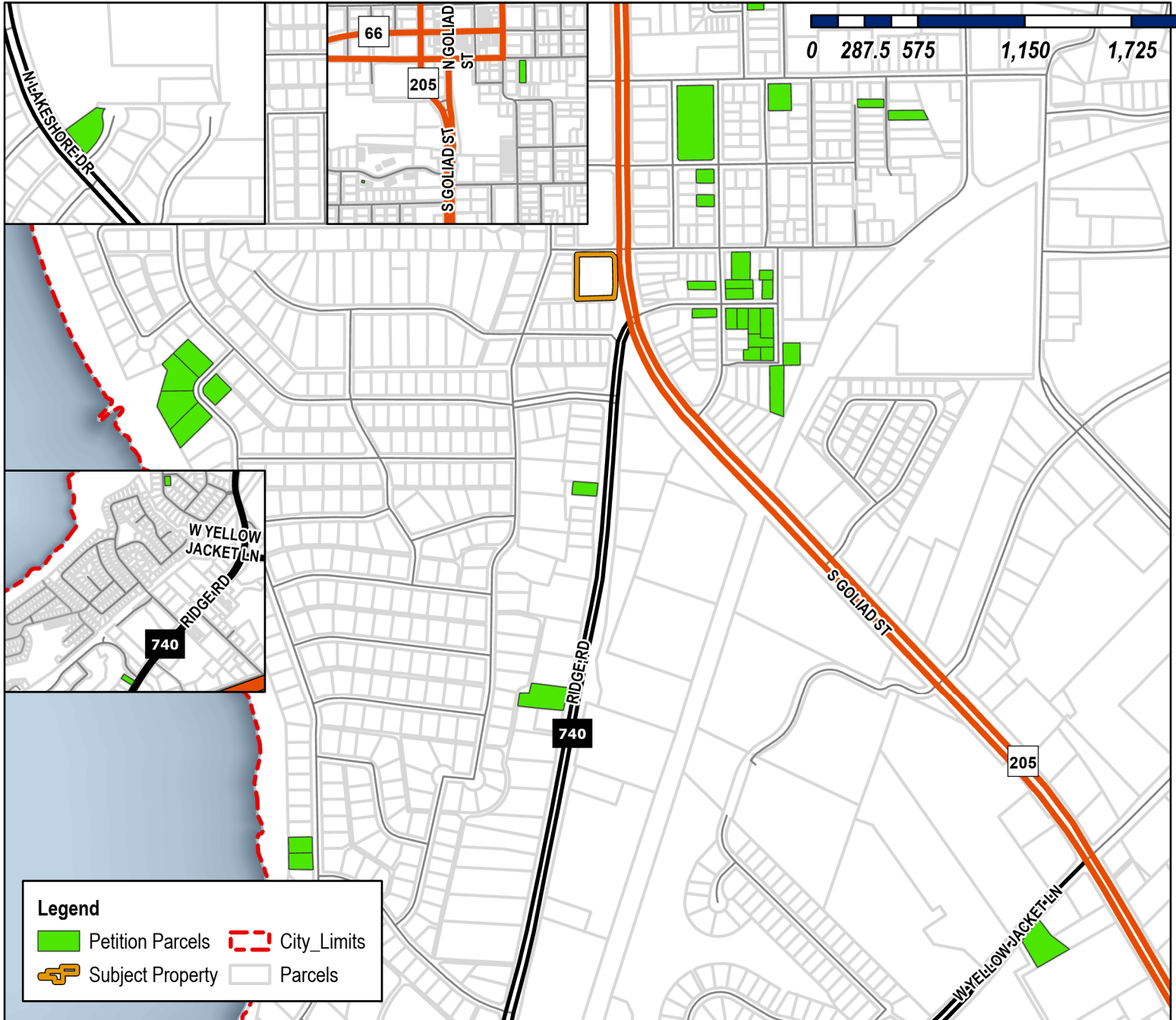
Printed Name	Signature	Address	Comment	Date
Debra Anthony	Debra Anthony	702 Sam Houston	We need this place for the area	4-30-22
SKYLAR ANTHONY	SKYLAR ANTHONY	1008 DARY CROCKETT	We need this PIZ	4-30-22
Arenia Davis	Arenia Davis	1008 DARY CROCKETT		4-30-22
SOPHIA BOLES	SOPHIA BOLES	310 Emma Jane		4-30-22
ROD TAYLOR	ROD TAYLOR	1005 Sam Houston		5-1-22
JULIO SANCHEZ	JULIO	907 SM H		5/1/22
ILMA JACOB	ILMA	907 SM H		5/1/22
OMAR SANCHEZ	OMAR	907 SAM H		5/2
Kyle Williams	<del>Kyle Williams</del>	301 Emma Jane		5/1
LACHANDRA SATTERWHITE	LACHANDRA	301 Emma Jane		5/1
David Bales	308	Emma Jane St		



# 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.

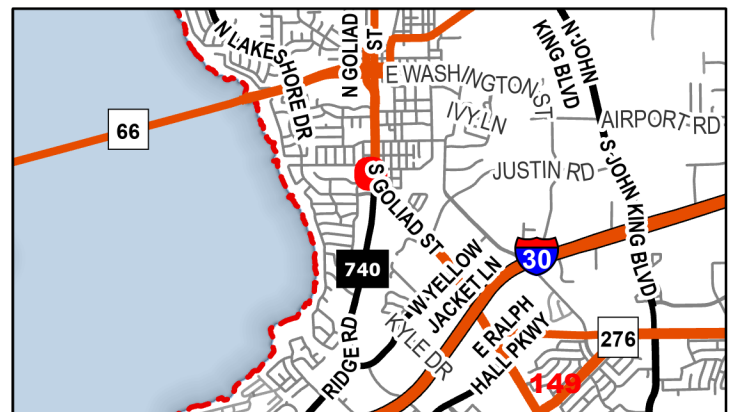


**Case Number:** Z2022-023  
**Case Name:** SUP for Restaurant less than 2,000 SF w/Drive-Through  
**Case Address:** 906 S. Goliad Street

Signatures in support of Case

**Date Saved:** 5/20/2022

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



CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 62 (PD-62) [ORDINANCE NO. 05-24] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A RESTAURANT, LESS THAN 2,000 SF, WITH A DRIVE-THROUGH OR DRIVE-IN ON A 1.1308-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK B, JACK CANUP ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Jack Kurz of RSDGP, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant, Less Than 2,000 SF, with a Drive-Through or Drive-In* for the purpose of constructing a restaurant on a 1.1308-acre parcel of land described as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) [Ordinance No. 05-42] for General Retail (GR) District land uses, addressed as 902 & 906 S. Goliad Street [SH-205], and being more specifically described and depicted in Exhibit 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 62 (PD-62) [Ordinance No. 05-42] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That Planned Development District 62 (PD-62) [Ordinance No. 05-24] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Restaurant, Less Than 2,000 SF, with a Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*, and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in



Planned Development District 62 (PD-62) [Ordinance No. 05-42], and Subsection 04.01, *General Commercial Districts Standards*; and Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant, Less Than 2,000 SF, with a Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) A minimum of a six (6) foot masonry wall (*i.e. constructed with materials matching the primary structure*) be constructed adjacent to the southern and western property lines. Mature canopy trees shall be planted on 20-foot centers along the entire length of the wall within a 20-foot landscape buffer.
- 3) A minimum of a 20-foot landscape buffer with a berm and shrubbery shall be established along S. Goliad Street fully impairing any visibility issues caused by headlights from motor vehicles in the drive-through lane. In addition, mature canopy trees on 50-foot centers should be planted along the entire length of S. Goliad Street. Additional landscaping may also be required at the time of site plan at the corner of W. Bourne Street and S. Goliad Street to impair the visibility of headlights from the drive-through lane.
- 4) Mature landscaping shall be planted along the entire length of the proposed drive-through to provide headlight screening from S. Goliad Street [SH-205] and W. Bourn Street.
- 5) All accent lighting shall be fully shielded and directed downward.

## 2.2 COMPLIANCE

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

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

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not

to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 5<sup>TH</sup> DAY OF JULY, 2022.**

---

Kevin Fowler, *Mayor*

**ATTEST:**

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Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: June 20, 2022

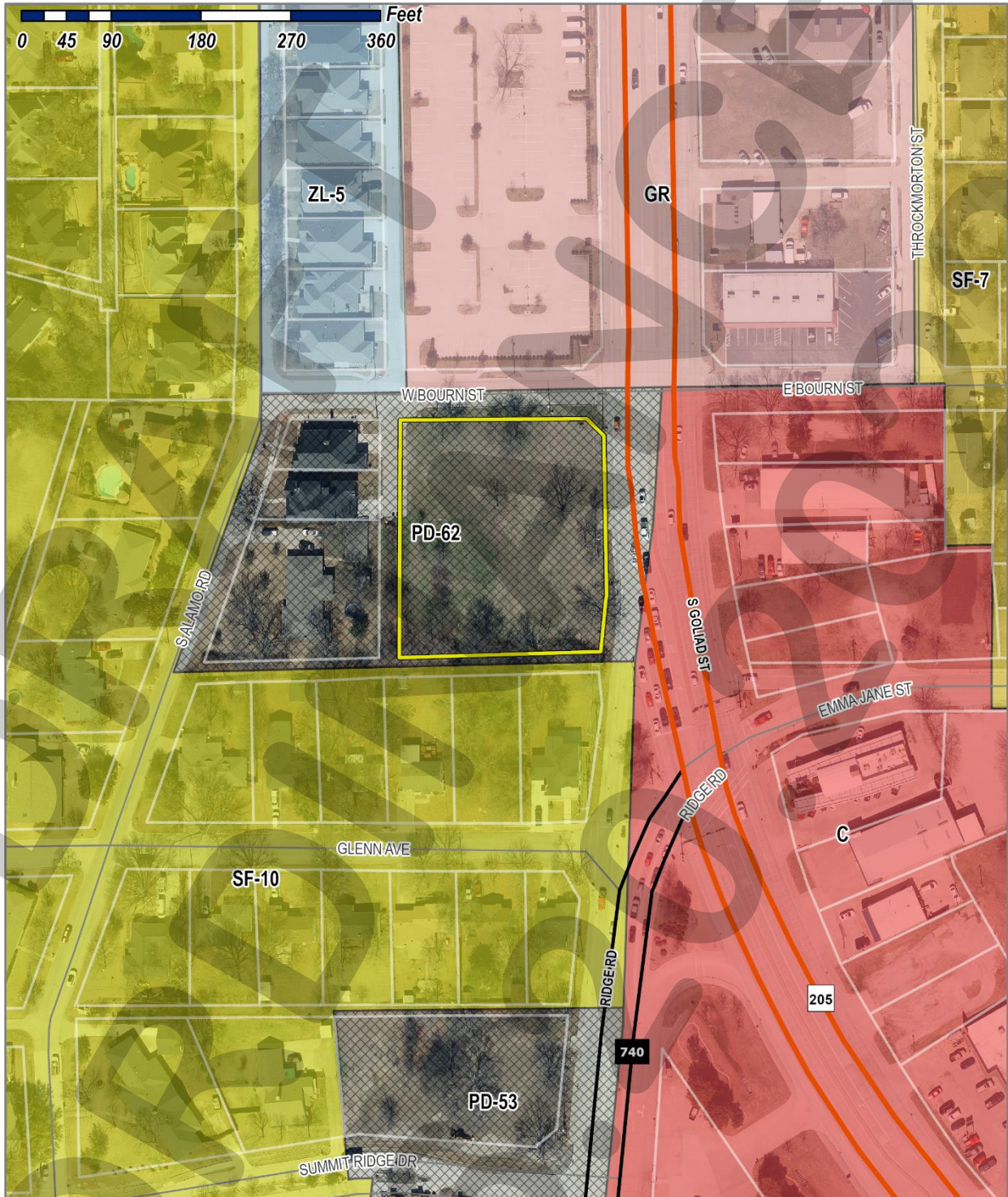
2<sup>nd</sup> Reading: July 5, 2022



**Exhibit 'A'**  
**Location Map**

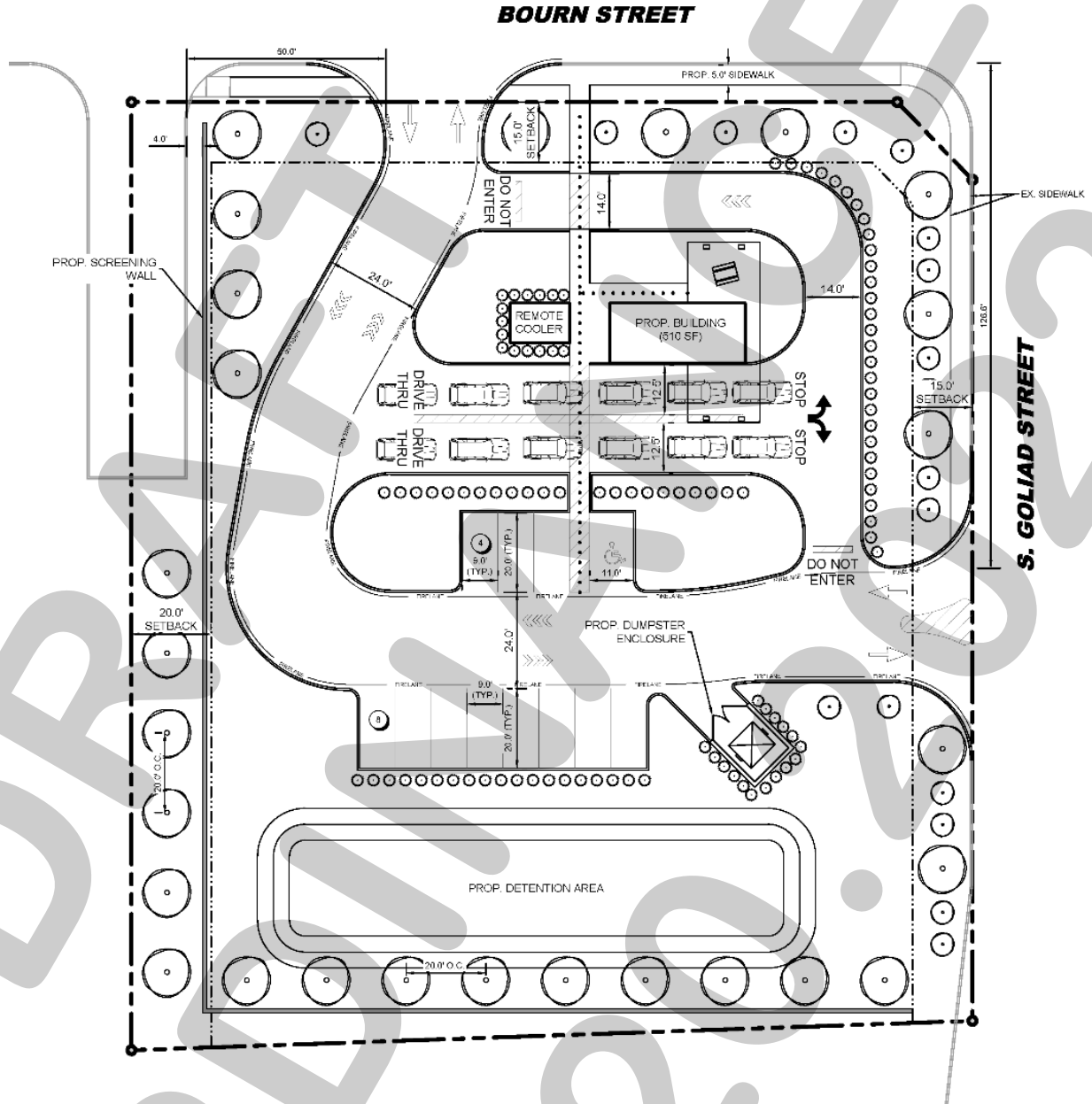
Address: 902 & 906 S. Goliad Street

Legal Description: Lot 1, Block B, Jack Canup Addition





**Exhibit 'B':**  
**Concept Plan**





## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** June 20, 2022

**SUBJECT:** Z2022-024; PD DEVELOPMENT PLAN FOR THE HARBOR RESIDENCE

---

### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Neighborhood Notification Email  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Property Owner Notifications  
Concept Plan  
Ordinance 22-10  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of an **ordinance** for a *PD Development Plan* for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary (**1st Reading**).

### Action Needed

The City Council is being asked to approve, approve with conditions or deny the proposed PD Development Plan.



# 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](mailto:PLANNING@ROCKWALL.COM)

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TO: Mayor and City Council

DATE: June 20, 2022

APPLICANT: Asher Hamilton; *RIV Properties, LLC*

CASE NUMBER: Z2022-024; *PD Development Plan for the Harbor Residence*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a PD Development Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

### BACKGROUND

The City Council annexed the subject property into the City of Rockwall on November 7, 1960 through the adoption of *Ordinance No. 60-03*. Upon annexation, the subject property was zoned Agricultural (AG) District. On December 7, 1966, the subject property was platted into its current configuration as part of the George Morton Estate Addition. Based on the May 16, 1983 and December 7, 1993 *Historic Zoning Maps*, at some point between these dates portions of the subject property adjacent to Horizon Road [FM-3097] were rezoned to General Retail (GR) District. On June 19, 1989, portions of the subject property were also rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 89-20*]. On December 2, 2002, Planned Development District 32 (PD-32) [*Ordinance No. 89-20*] was amended by *Ordinance No. 02-55*. This amendment brought the entire subject property into Planned Development District 32 (PD-32), which -- *at the time* -- designated the property for General Retail (GR) District land uses. This Planned Development District was again amended on February 4, 2008 by *Ordinance No. 08-11*. This ordinance increased the boundaries of the district, and established a limited set of land uses for the district.

On September 20, 2010, the City Council passed *Ordinance No. 10-21*, which superseded all previous ordinances associated with Planned Development District 32 (PD-32) and established a concept plan and development standards for an approximate 78.89-acre tract of land that included the subject property. Today, this land is now commonly referred to as *PD-32* or the *Harbor District*. Included within this ordinance was a concept plan that divided the district into ten (10) subdistrict, each of which contained its own set of development and land use standards. In addition, a pool of 1,161 *urban residential units* (i.e. condominiums and/or townhomes) and 49 *single-family residential units* (i.e. zero-lot-line or patio homes) was created. These units could then be allocated to properties within the district by the City Council -- *in accordance with the land use charts in the ordinance* -- on a *first-come-first-serve* basis through an interim zoning step called a *PD Development Plan*. According to Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC), "(a) *PD Development Plan* constitutes an amendment to the approved *PD Concept Plan* and *PD Ordinance* ... The purposes of a *PD Development Plan* are to allow flexibility in the development process by deferring specification of all development standards at the time of *PD District* creation and to enable developers to satisfy conditions imposed on creation of the *District* prior to the submittal of a *PD Site Plan*." In addition, *Ordinance No. 17-22* [i.e. the regulating ordinance for Planned Development District 32 (PD-32)] states that the purpose of a *PD Development Plan* in Planned Development District 32 (PD-32) is to ensure that a proposed development meets the intent of the subdistrict and/or to address any waivers required by the development.



On March 7, 2022, the City Council approved a *PD Development Plan* [Ordinance No. 22-10] for the subject property. Under this approval a 176-unit condominium building was permitted to be established on the subject property. Also contained within this approval, was a reconfigured street network changing the alignments of Glen Hill Way and Pinnacle Way (see Figure 1 for the alignment of these roadways prior to the approval of Ordinance No. 22-10). Specifically, the concept plan contained in Ordinance No. 22-10 showed Glen Hill Way being extended around the proposed building, connecting it to the section of Pinnacle Way adjacent to Trend Tower and the stub of Pinnacle Way of off Horizon Road (see Figure 2).

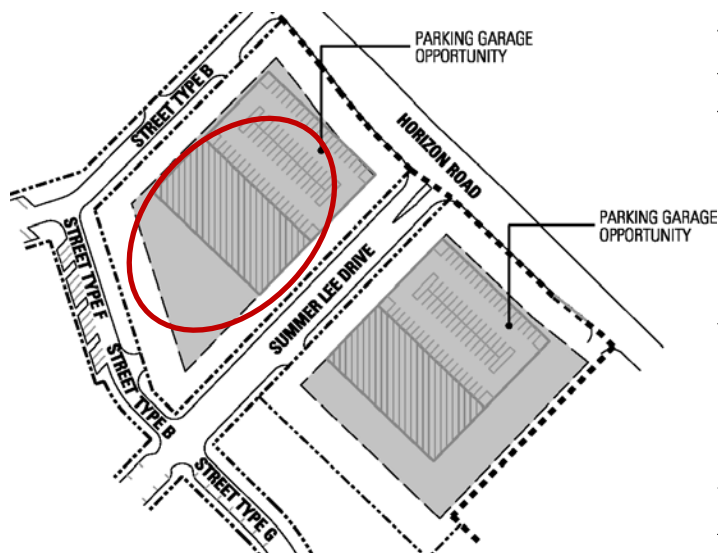


FIGURE 1: HORIZON/SUMMER LEE SUBDISTRICT CONCEPT PLAN CONTAINED IN ORDINANCE NO. 10-22

RED CIRCLE = APPROXIMATE LOCATION OF SUBJECT PROPERTY

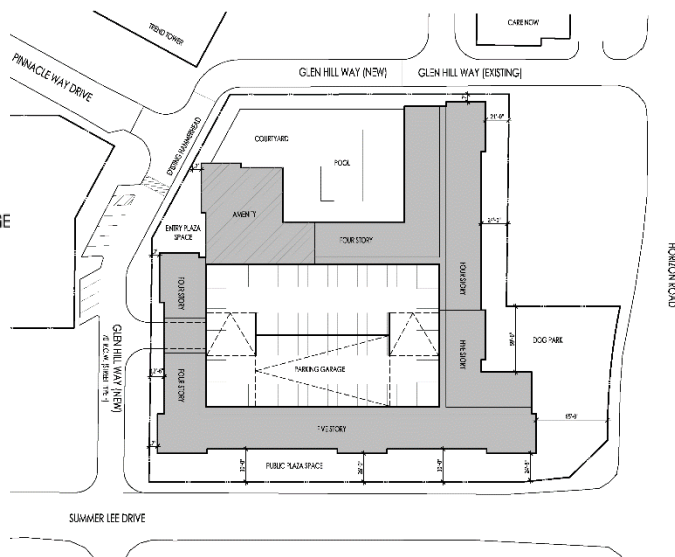


FIGURE 2: CONCEPT PLAN APPROVED WITH ORDINANCE NO. 22-10 SHOWING THE UPDATED AND APPROVED ALIGNMENT FOR GLEN HILL WAY AND PINNACLE WAY.

## PURPOSE

On May 20, 2022, the applicant -- Asher Hamilton of RIV Properties, LLC -- submitted an application requesting to amend the *PD Development Plan* approved by Ordinance No. 22-10 to change the street alignment for Pinnacle Way and Glen Hill Way.

## ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of the intersection of Horizon Road and [FM-3097] and Summer Lee Drive. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property is: [1] a 0.915-acre parcel of land (i.e. Lot 4, Block A, Briscoe/Hillcrest Addition) with a medical/office building (i.e. CareNow) situated on it, [2] a 2.0617-acre parcel of land (i.e. Lot 6, Block A, Harbor District Addition) with a multi-tenant office building and structured parking garage (i.e. Trend Tower) situated on it, and [3] a 0.45-acre vacant tract of land owned by the City of Rockwall. All of these properties are zoned Planned Development District 32 (PD-32) and are situated within the *Summit Office Subdistrict*. Beyond this are three (3) vacant tracts of land also situated within the *Summit Office Subdistrict* of Planned Development District 32 (PD-32). Beyond this is the eastbound frontage road and main lane of E. IH-30.

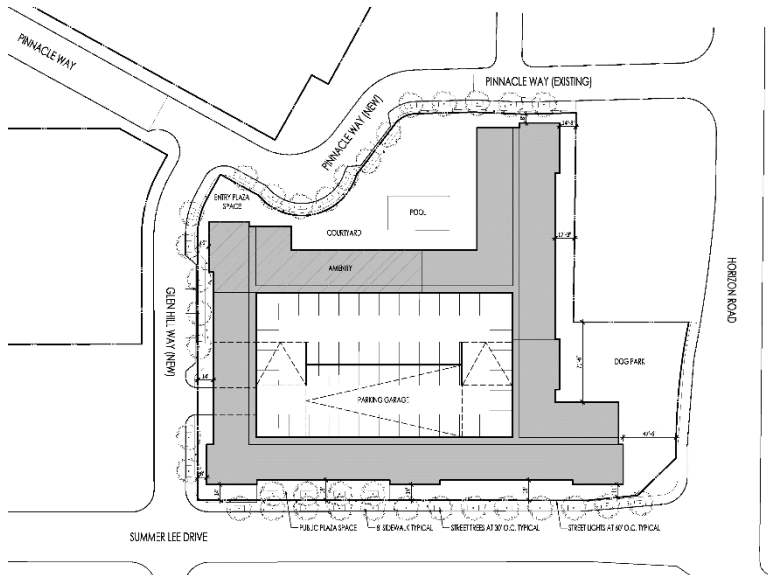
**South:** Directly south of the subject property is Summer Lee Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is: [1] a 2.15-acre parcel of land (i.e. Lot 5, Block A, Harbor Village Addition) with a hotel (i.e. Tru by Hilton) situated on it, and [2] a 2.144-acre parcel of land (i.e. Lot 1, Block A, Harbor Village Addition) with a 228-unit condominium building situated on it. Running in between these properties is Glen Hill Way, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. These properties are situated within the *Horizon/Summer Lee, Interior, and Residential Subdistricts* of Planned Development District 32 (PD-32).

East: Directly east of the subject property is Horizon Road, which is identified as a M4U (i.e. major collector, four [4] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 10.104-acre parcel of land (i.e. Lot 3 of the Carlisle Plaza Addition) that is occupied with a portion of an existing commercial retail shopping center (i.e. Carlisle Plaza). This property is zoned Commercial (C) District.

West: Directly west of the subject property is a vacant 6.1978-acre tract of land (i.e. Tract 41 of the E. Teal Survey, Abstract No. 207) owned by the City of Rockwall. Adjacent to this tract of land is a 2.0617-acre parcel of land (i.e. Lot 6, Block A, Harbor District Addition) with a seven (7) story multi-tenant office building (i.e. Trend Tower). Both of these properties are zoned Planned Development District 32 (PD-32) and are situated within the Summit Office Subdistrict. Beyond this is Sunset Ridge Drive, which is identified as a Type 'E' roadway by Planned development District 32 (PD-32) or a roadway that serves as a primary street frontage for retail, residential and mixed-use developments.

### CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan showing a revised street layout from what was approved with the PD Development Plan adopted by Ordinance No. 22-10. Specifically, the concept plan contained in Ordinance No. 22-10 shows Glen Hill Way being extended around the proposed building in a 70-foot right-of-way, connecting into the section of Pinnacle Way adjacent to Trend Tower (i.e. creating a 'T' intersection of Pinnacle Way into Glen Hill Way) and extending to the stub of Pinnacle Way off of Horizon Road. This stub was to be renamed Glen Hill Way. Under the proposed concept plan Glen Hill Way dead ends into Pinnacle Way (i.e. creating a 'T' intersection of Glen Hill Way into Pinnacle Way), and Pinnacle Way will be extended from the stub adjacent to Trend Tower to the stub off of Horizon Road. The



**FIGURE 3: PROPOSED CONCEPT PLAN WITH REVISED STREET LAYOUT**

new concept plan does result in a reduction in the on-street parking in the district from ten (10) parking spaces approved with the concept plan contained in Ordinance No. 10-22 to four (4) parking spaces proposed with the new concept plan. Staff should note that the only changes to the concept plan approved with Ordinance No. 10-22 deal with street alignment and that the building layout and urban residential unit count have not changed.

### CONFORMANCE WITH PLANNED DEVELOPMENT DISTRICT 32 (PD-32)

According to the Subdistrict Plan contained in Planned Development District 32 (PD-32) [Ordinance No. 17-22] the subject property is partially located within the Hillside Mixed-Use Subdistrict; however, the majority of the subject property is situated within the Horizon/Summer Lee Subdistrict. This subdistrict is also where all of the development is being proposed for the urban residential units or condominiums. The following is a summary of the form-based code requirements for the Horizon/Summer Lee Subdistrict and how the project approved with Ordinance No. 10-22 conforms to these requirements:

**TABLE 1: BUILDING PLACEMENT AND PARKING COMPLIANCE FOR THE CONDOMINIUMS IN THE HORIZON/SUMMER LEE SUBDISTRICT**

ORDINANCE PROVISIONS	HORIZON/SUMMER LEE SUBDISTRICT	CONFORMANCE TO THE STANDARDS
BUILD-TO-LINE (FROM THE ROW):		
SUMMER LEE DRIVE	30-Feet	30-Feet; <b>IN CONFORMANCE</b>
SETBACK (FROM THE ROW):		
HORIZON ROAD	40-Feet	41-Feet; <b>IN CONFORMANCE</b>
GLEN HILL WAY (STREET TYPE F)	50-Feet	X ≥ 7'; <b>APPROVED WITH ORD. 10-22</b>
GLEN HILL WAY (STREET TYPE B)	30-Feet	7' to 12' 6"; <b>APPROVED WITH ORD. 10-22</b>

ORDINANCE PROVISIONS	HORIZON/SUMMER LEE SUBDISTRICT	CONFORMANCE TO THE STANDARDS
BUILDING FORM:	Summer Lee Drive block must have a minimum of 50% of its length defined by the building façade.	~87%; <i>IN CONFORMANCE</i>
	Summer Lee Drive minimum façade built to the build-to-line is 45%	60.77%; <i>IN CONFORMANCE</i>
	Remaining façade must be no less than two (2) feet and no greater than 12-feet from the build-to-line.	Between 2' & 4'; <i>IN CONFORMANCE</i>
MAXIMUM LOT COVERAGE	60%	~60.009%; <i>IN CONFORMANCE</i>
LAND USE:	GROUND FLOOR Office, Retail, and Restaurant	Condominiums; <i>APPROVED WITH ORD. 10-22</i>
	UPPER FLOORS Office	Condominiums; <i>APPROVED WITH ORD. 10-22</i>
BUILDING HEIGHT	8-Stories	4-Stories; <i>IN CONFORMANCE</i>
ENCROACHMENTS	5-Feet	No Encroachments Defined; <i>IN CONFORMANCE</i>
SURFACE PARKING:		
SETBACK FROM ROW LINE	Summer Lee Drive and Horizon Road: 30-Feet Street Type 'F' and Street Type 'B': 10-Feet	No Surface Parking Indicated; <i>IN CONFORMANCE</i>
MAXIMUM AMOUNT OF SURFACE PARKING	20%	0%; <i>IN CONFORMANCE</i>
MAXIMUM NUMBER OF DRIVEWAYS	Summer Lee Drive: 2; Horizon Road: 0; Street Type 'F' and Street Type 'B': 1	1 on Glen Hill Way (Street Type 'F'); <i>IN CONFORMANCE</i>

Staff should note, that the applicant's current request does not change the conformance of the concept plan to the standards listed above; however, it does require the *PD Development Plan* to be amended. According to Planned Development District 32 (PD-32) [Ordinance No. 17-22], "(a) development plan shall be required if a proposed development within any *Sub-District* that does not meet the intent of the *PD Concept Plan* or the *Sub-District Plan*, or requires waivers not provided by Section 9.3 of this ordinance." This section of the ordinance states "(i)n order to provide flexibility and create high quality projects, an applicant for development within the *PD District* [PD-32] may request a waiver of the following *District* or *Subdistrict* standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict."

In evaluating a request for a waiver as part of a *PD Development Plan* the Planning and Zoning Commission and City Council are asked to consider if the request: "(a) Meets the general intent of the *PD District* or *Sub-District* that the property is located; and, (b) Will result in an improved project which will be an attractive contribution to the *PD District* or *Sub-District*; and (c) Will not prevent the implementation of the intent of this *PD District*." In this case, the applicant's request does not appear to change the intent of the *Sub-District* as approved by the City Council by Ordinance No. 10-22, or prevent the implementation of the intent of this *PD District*; however, a *PD Development Plan* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **INFRASTRUCTURE**

Based on the applicant's concept plan and the proposed density approved with Ordinance No. 22-10, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) Roadways. The applicant will be responsible for the construction of portions of Glen Hill Way and Pinnacle Way. Specifically, the applicant will be required to [1] build a 28-foot *face-to-face* concrete street from Summer Lee Drive to the proposed 'T' intersection of Glen Hill Way and Pinnacle Way, and [2] build a 28-foot *face-to-face* concrete street from the stub of Pinnacle Way adjacent to Trend Tower to the stub of Pinnacle Way off of Horizon Road [FM-3097]. A *Streetscape Plan* showing the sidewalks and pedestrian areas will be required to be submitted with site plan. In addition, the applicant will be required to update the Traffic Impact Analysis (TIA) for the *Harbor District* per the City Council's direction from the November 5, 2018 City Council meeting.
- (2) Wastewater and Water. An infrastructure study will be required to determine the necessary improvements needed to sufficiently serve the subject property. Staff recommends that this infrastructure study be initiated prior to the submission of a site plan. In addition, a minimum of a 12-inch waterline shall be installed and looped through Glen Hill Way Drive.
- (3) Drainage. The applicant shall be required to pay a stormwater pro-rata fee of \$7,226.59 per acre.



## **NOTIFICATIONS**

On May 20, 2022, staff mailed 34 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lakeside Village and Lago Vista Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received three (3) notifications in favor of the applicant's request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a PD Development Plan, staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the PD Development Plan ordinance.
- (2) The applicant shall provide a *Streetscape Plan* for the proposed plazas and open spaces indicated along Summer Lee Drive and Glen Hill Way at the time of site plan. These plans shall be reviewed by the Parks and Recreation Department and the Planning and Zoning Department, and any recommendations shall be forwarded on to the Planning and Zoning Commission for their consideration along with the site plan.
- (3) Any construction resulting from the approval of this PD Development Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On June 14, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the PD Development Plan by a vote of 4-0, with Commissioners Womble, Conway and Thomas absent.

Mr. Ryan Miller  
City of Rockwall  
Director of Planning and Zoning  
385 S. Goliad Street, Rockwall, TX 75087  
(972) 772-6441

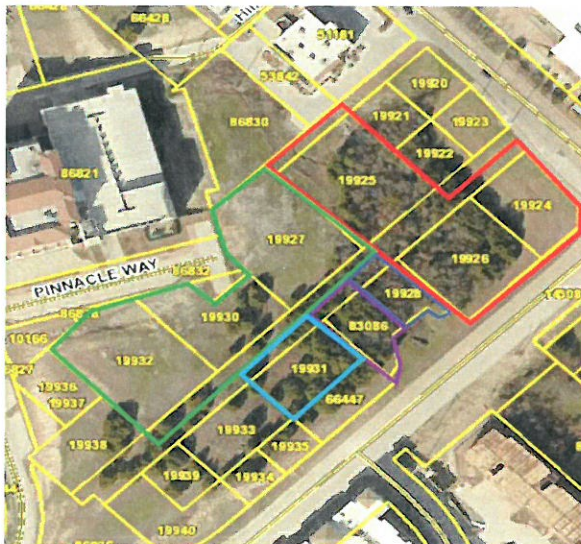
**VIA EMAIL:** [rmiller@rockwall.com](mailto:rmiller@rockwall.com)  
Date: 5/19/2022

**Re: Rockwall Harbor District Condominium Development**

Attached, please find the executed and notarized development applications from Realty Investments for 5 separate land parcels located in the Harbor District of Rockwall. This PD application is designed to address the layout of Glen Hill Way as it connects into the northern portion of the property.

To reduce confusion, I have provided a list of the properties and their legal descriptions below. Additionally, we have color coded each parcel, so it provides an easy reference throughout the process.

<b>Property ID</b>	<b>Legal Description</b>	<b>Acres</b>
19924	MOTON, BLOCK 2, LOT 1,2,3 & 4, FRONTAGE	
19925	MOTON, BLOCK 3, LOT 1,2,3 & 4	
19926	MOTON, BLOCK 2, LOT 1,2,3 & 4, FRONTAGE	
<b>Total</b>		<b>1.44</b>
<b>Property ID</b>	<b>Legal Description</b>	<b>Acres</b>
19927	MOTON, BLOCK 5, LOT 1,2,3 & 4	
19930	MOTON, BLOCK 7, LOT 2,3 & 4	
19932	MOTON, BLOCK 9, LOT 1,2,3 & 4	
<b>Total</b>		<b>1.52</b>
<b>Property ID</b>	<b>Legal Description</b>	<b>Acres</b>
	MOTON, BLOCK 6, LOT 1 & PT OF LOT 4,	
19928	(REMAINDER OF LOT 4 IS IN THE ROAD)	
<b>Total</b>		<b>0.16</b>
<b>Property ID</b>	<b>Legal Description</b>	<b>Acres</b>
	MOTON, BLOCK 6, LOT 2 & PT OF LOT 3,	
83086	(REMAINDER OF LOT 3 IS IN THE ROAD)	
<b>Total</b>		<b>0.18</b>
<b>Property ID</b>	<b>Legal Description</b>	<b>Acres</b>
19931	MOTON, BLOCK 8, LOT 1 & 2	
<b>Total</b>		<b>0.29</b>
<b>Total Acres/SF</b>		<b>3.59</b>



Please let us know if you have any questions as you go through the application.

Respectfully,



Asher Hamilton  
Realty Investments / RIV Properties LLC  
CEO  
Date: 5/19/2022





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **22022-024**

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

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

## NOTES:

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

<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description	Property ID	Legal Description
	19924	MOTON, BLOCK 2, LOT 1,2,3 & 4, FRONTAGE	19932	MOTON, BLOCK 9, LOT 1,2,3 & 4
	19925	MOTON, BLOCK 3, LOT 1,2,3 & 4	19928	MOTON, BLOCK 6, LOT 1 & PT OF LOT 4, (REMAINDER OF LOT 4 IS IN THE ROAD)
SUBDIVISION	19926	MOTON, BLOCK 2, LOT 1,2,3 & 4, FRONTAGE	83086	MOTON, BLOCK 6, LOT 2 & PT OF LOT 3, (REMAINDER OF LOT 3 IS IN THE ROAD)
	19927	MOTON, BLOCK 5, LOT 1,2,3 & 4	19931	MOTON, BLOCK 8, LOT 1 & 2
GENERAL LOCATION	19930	MOTON, BLOCK 7, LOT 2,3 & 4		

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

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped		
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium		
ACREAGE	3.59 Acres	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

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

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

<input checked="" type="checkbox"/> Agent	RIV Properties LLC	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC
CONTACT PERSON	Asher Hamilton	CONTACT PERSON	Asher Hamilton
ADDRESS	PO Box 192054	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, Texas 75219	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	(214) 908-4684	PHONE	(214) 908-4684
E-MAIL	ahamilton@realtyinvestments.com	E-MAIL	ahamilton@realtyinvestments.com

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION: ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 260.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 12th DAY OF May, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

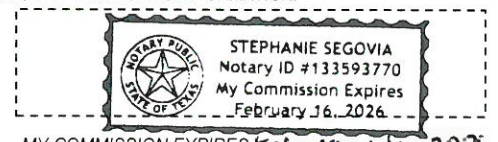
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF May, 2022

AGENT'S SIGNATURE

*S. Segovia*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Stephanie Segovia*



MY COMMISSION EXPIRES February 16, 2026





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. **22022-024**

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>  
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☐ AMENDING OR MINOR PLAT (\$150.00)  
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>  
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☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>  
☒ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

## OTHER APPLICATION FEES:

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

## NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description	LOT	BLOCK
SUBDIVISION	19927	MOTON, BLOCK 5, LOT 1,2,3 & 4		
GENERAL LOCATION	19930	MOTON, BLOCK 7, LOT 2,3 & 4		
	19932	MOTON, BLOCK 9, LOT 1,2,3 & 4		

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

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	1.52 Acres Gross	LOTS (CURRENT)	N/A
		LOTS (PROPOSED)	N/A

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

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

<input type="checkbox"/> OWNER	Marion E Wilson, Michael White Dimensions Real Estate Services LLC	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC
CONTACT PERSON	Michael Gibson	CONTACT PERSON	Asher Hamilton
ADDRESS	2304 W Wheatland Rd	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, TX 75233	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-770-6285	PHONE	(214) 908-4684
E-MAIL	michael.gibson5279@yahoo.com	E-MAIL	ahamilton@realtyinvestments.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Gibson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: on behalf of Dimensions Real Estate Services, LLC

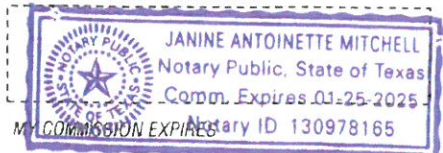
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$260.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.<sup>1</sup>

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 23 DAY OF December, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Michael E. Gibson  
Janine A. Mitchell



DEVELOPMENT APPLICATION





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO.

22029-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
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### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description	LOT	BLOCK
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GENERAL LOCATION	19930	MOTON, BLOCK 7, LOT 2, 3 & 4		
	19932	MOTON, BLOCK 9, LOT 1, 2, 3 & 4		

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

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	1.52 Acres Gross	LOTS [CURRENT]	N/A
		LOTS [PROPOSED]	N/A

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

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

<input type="checkbox"/> OWNER	Marion E Wilson, Michael White, Dimensions Real Estate Services LLC	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC
CONTACT PERSON	Michael Gibson	CONTACT PERSON	Asher Hamilton
ADDRESS	2804 W Wheatland Rd	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, TX 75233	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-770-8286	PHONE	(214) 808-4804
E-MAIL	michael.gibson8279@yahoo.com	E-MAIL	ahamilton@reallyinvestments.com

## NOTARY VERIFICATION [REQUIRED]

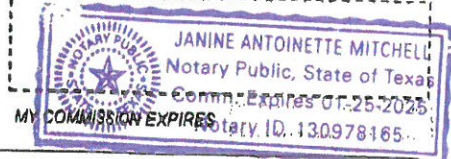
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marion Wilson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23rd DAY OF December, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING &amp; ZONING CASE NO.

22022-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>  
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- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>  
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## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)  
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>3</sup>

## NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description	LOT	BLOCK
SUBDIVISION	19927	MOTON, BLOCK 5, LOT 1,2,3 & 4		
GENERAL LOCATION	19930	MOTON, BLOCK 7, LOT 2,3 & 4		
	19932	MOTON, BLOCK 9, LOT 1,2,3 & 4		

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

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	1.52 Acres Gross	LOTS [CURRENT]	N/A
		LOTS [PROPOSED]	N/A

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

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

<input type="checkbox"/> OWNER	Marlon E Wilson, Michael White, Dimensions Real Estate Services LLC	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC
CONTACT PERSON	Michael Gibson	CONTACT PERSON	Asher Hamilton
ADDRESS	2304 W Wheatland Rd	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, TX 75233	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-770-6285	PHONE	(214) 903-4684
E-MAIL	michael.gibson5279@yahoo.com	E-MAIL	ahamilton@realtynvestments.com

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$260.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

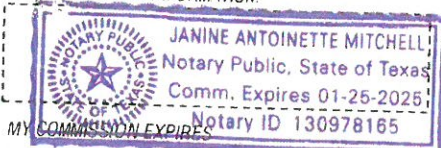
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23rd DAY OF December, 2021.

OWNER'S SIGNATURE

Michael J White

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Janine A. Mitchell



DEVELOPMENT APPLICATION





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. 22022-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

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

## NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description	LOT	BLOCK
SUBDIVISION	19928	MOTON, BLOCK 6, LOT 1 & PT OF LOT 4, (REMAINDER OF LOT 4 IS IN THE ROAD)		
GENERAL LOCATION				

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

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	0.16 Acres	LOTS [CURRENT]	N/A
		LOTS [PROPOSED]	N/A

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

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

<input type="checkbox"/> OWNER	Mark R Carson	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC
CONTACT PERSON	Mark R Carson	CONTACT PERSON	Asher Hamilton
ADDRESS	701 N Munson Rd.	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Royse City, TX 75189	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	972-345-5437	PHONE	(214) 908-4684
E-MAIL		E-MAIL	ahamilton@realtyinvestments.com

## NOTARY VERIFICATION [REQUIRED]

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

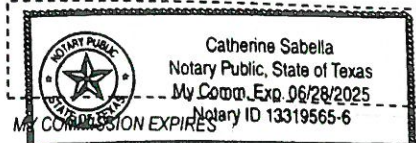
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 260.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 27 DAY OF December 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Mark Carson  
C Sabella







# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING &amp; ZONING CASE NO.

22022-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

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

## NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description	LOT	BLOCK
SUBDIVISION	83086	MOTON, BLOCK 6, LOT 2 & PT OF LOT 3, (REMAINDER OF LOT 3 IS IN THE ROAD)		
GENERAL LOCATION				

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

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	0.18 Acres	LOTS [CURRENT]	N/A
		LOTS [PROPOSED]	N/A

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

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

<input type="checkbox"/> OWNER	Allen Anderson	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC
CONTACT PERSON	Allen Anderson	CONTACT PERSON	Asher Hamilton
ADDRESS		ADDRESS	PO Box 192054
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-908-4684	PHONE	(214) 908-4684
E-MAIL		E-MAIL	ahamilton@realtyinvestments.com

## NOTARY VERIFICATION [REQUIRED]

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

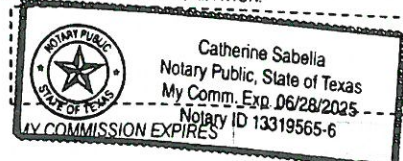
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$260.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27 DAY OF DECEMBER, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*  
*[Signature]*







# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2022-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

**PLATTING APPLICATION FEES:**

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

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

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

**OTHER APPLICATION FEES:**

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

**NOTES:**

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

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS	Property ID	Legal Description	LOT	BLOCK
SUBDIVISION	19924	MOTON, BLOCK 2, LOT 1,2,3 & 4, FRONTAGE		
GENERAL LOCATION	19925	MOTON, BLOCK 3, LOT 1,2,3 & 4		
	19926	MOTON, BLOCK 2, LOT 1,2,3 & 4, FRONTAGE		

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

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	1.44 Acres Gross	LOTS [CURRENT]	N/A
		LOTS [PROPOSED]	N/A

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

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

<input type="checkbox"/> OWNER	Culpepper Spatex Group	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC
CONTACT PERSON	Gary Shultz	CONTACT PERSON	Asher Hamilton
ADDRESS	PO Box 190569	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, TX 75219	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	817-233-0478	PHONE	(214) 908-4684
E-MAIL	gshultz@diamond-a.com	E-MAIL	ahamilton@realtyinvestments.com

**NOTARY VERIFICATION [REQUIRED]**

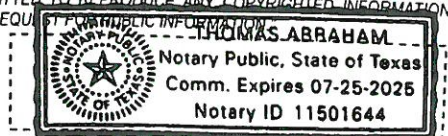
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY SHULTZ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 260.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 27th DAY OF December, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27th DAY OF December, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 07-25-2025





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2022-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

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

### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description		
SUBDIVISION	19931	MOTON, BLOCK 8, LOT 1 & 2	LOT	BLOCK
GENERAL LOCATION				

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

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped		
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium		
ACREAGE	0.29 Acres	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

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

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

<input type="checkbox"/> OWNER	In the Estate of Ernest Fields	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC
CONTACT PERSON	Robert Fields	CONTACT PERSON	Asher Hamilton
ADDRESS	1502 LAUREL AVE	ADDRESS	PO Box 192054
CITY, STATE & ZIP	RICHMOND, CA 94805	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	510-421-6848	PHONE	(214) 908-4684
E-MAIL	amwriting@yahoo.com	E-MAIL	ahamilton@realtyinvestments.com

## NOTARY VERIFICATION [REQUIRED]

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$260.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE

*Robert T. Fields*

Please see attached California Acknowledgement / Jurat

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Contra Costa }

On Jan. 07. 2022 before me, N. BEESON - NOTARY PUBLIC  
(Here insert name and title of the officer)

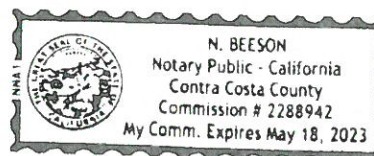
personally appeared ROBERT T. FIELDS,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Re: Development  
(Title or description of attached document)

Appucation  
(Title or description of attached document continued)

Number of Pages 2 Document Date 1/7/22

### CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual ~~(s)~~  
☐ Corporate Officer

\_\_\_\_\_  
(Title)

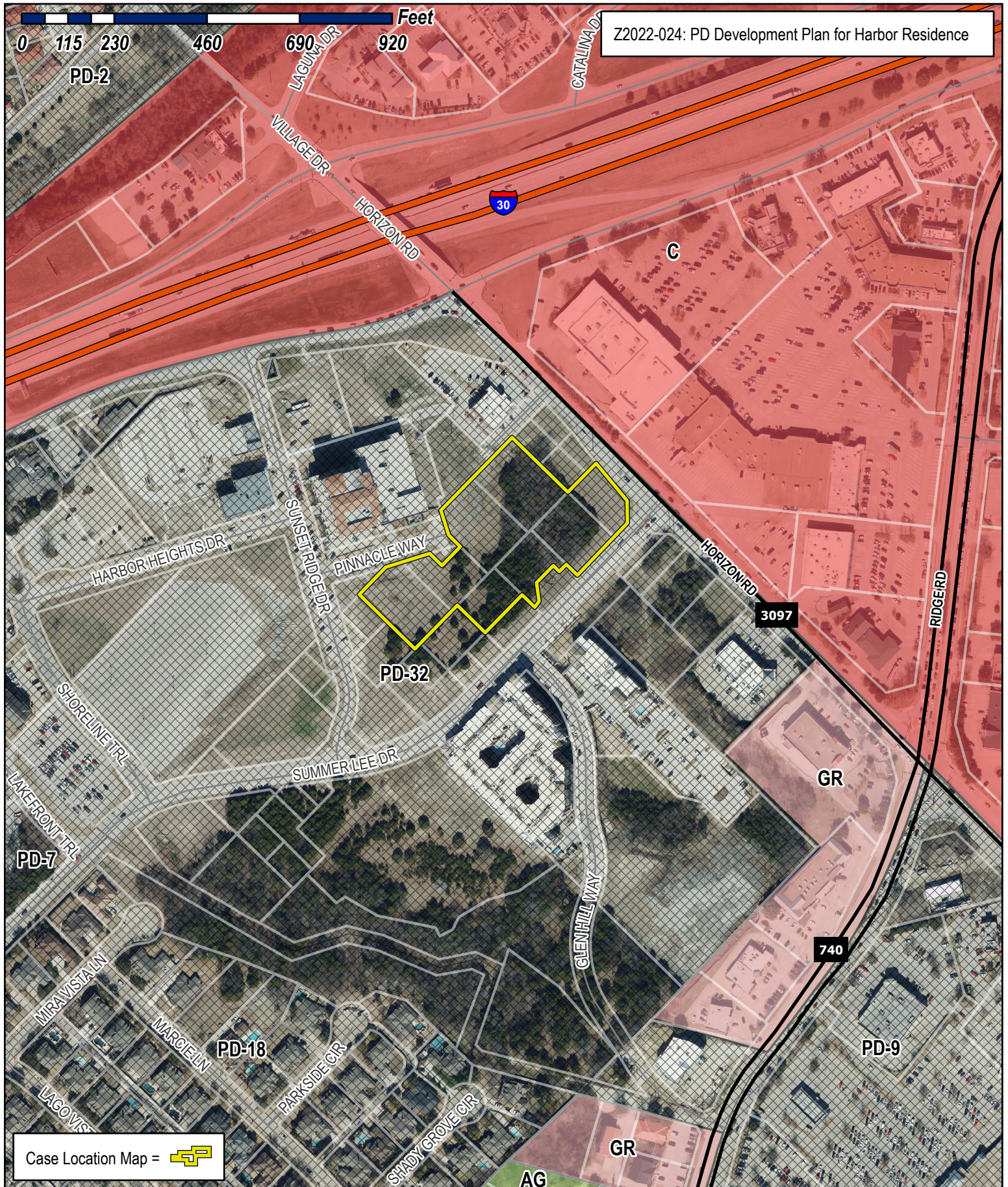
- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public)
- Print the name(s) of document signer(s) who personally appear at the time of notarization
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
  - ❖ Indicate title or type of attached document, number of pages and date
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)
- Securely attach this document to the signed document with a staple





## 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.



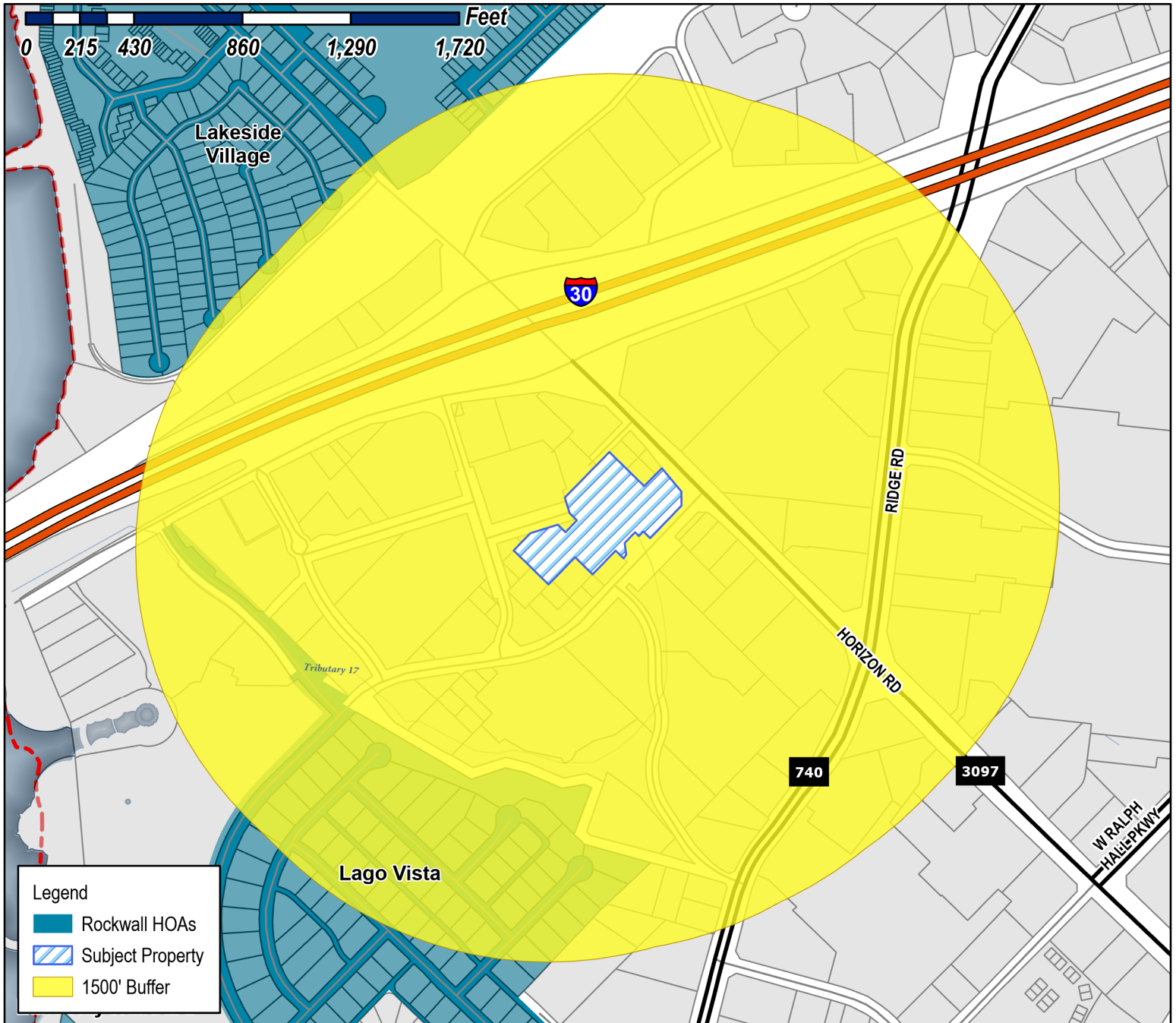




# City of Rockwall

Planning & Zoning Department  
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Rockwall, Texas 75087  
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**Case Number:** Z2022-024  
**Case Name:** PD Development Plan for Harbor Residence  
**Case Type:** Zoning  
**Zoning:** Planned Development District 32 (PD-32)

**Case Address:**

**Date Saved:** 5/19/2022

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





## Miller, Ryan

---

**From:** Ross, Bethany  
**Sent:** Friday, May 27, 2022 9:25 AM  
**To:** ecaldwell@principal-mgmt.com; colson@spreenvironmental.net; loretta@migproperty.com  
**Subject:** Neighborhood Notification Program [Z2022-024]  
**Attachments:** Public Notice (05.20.2020).pdf; HOA Map (05.20.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 3, 2022*. The Planning and Zoning Commission will hold a public hearing on *June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

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

### **Z2022-024 PD Development Plan for Harbor Residence**

Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

Thank you,

**Bethany Ross**

**Planner**

**City of Rockwall**

**972.772.6488 Office**

[bross@rockwall.com](mailto:bross@rockwall.com)

<http://www.rockwall.com/planning/>

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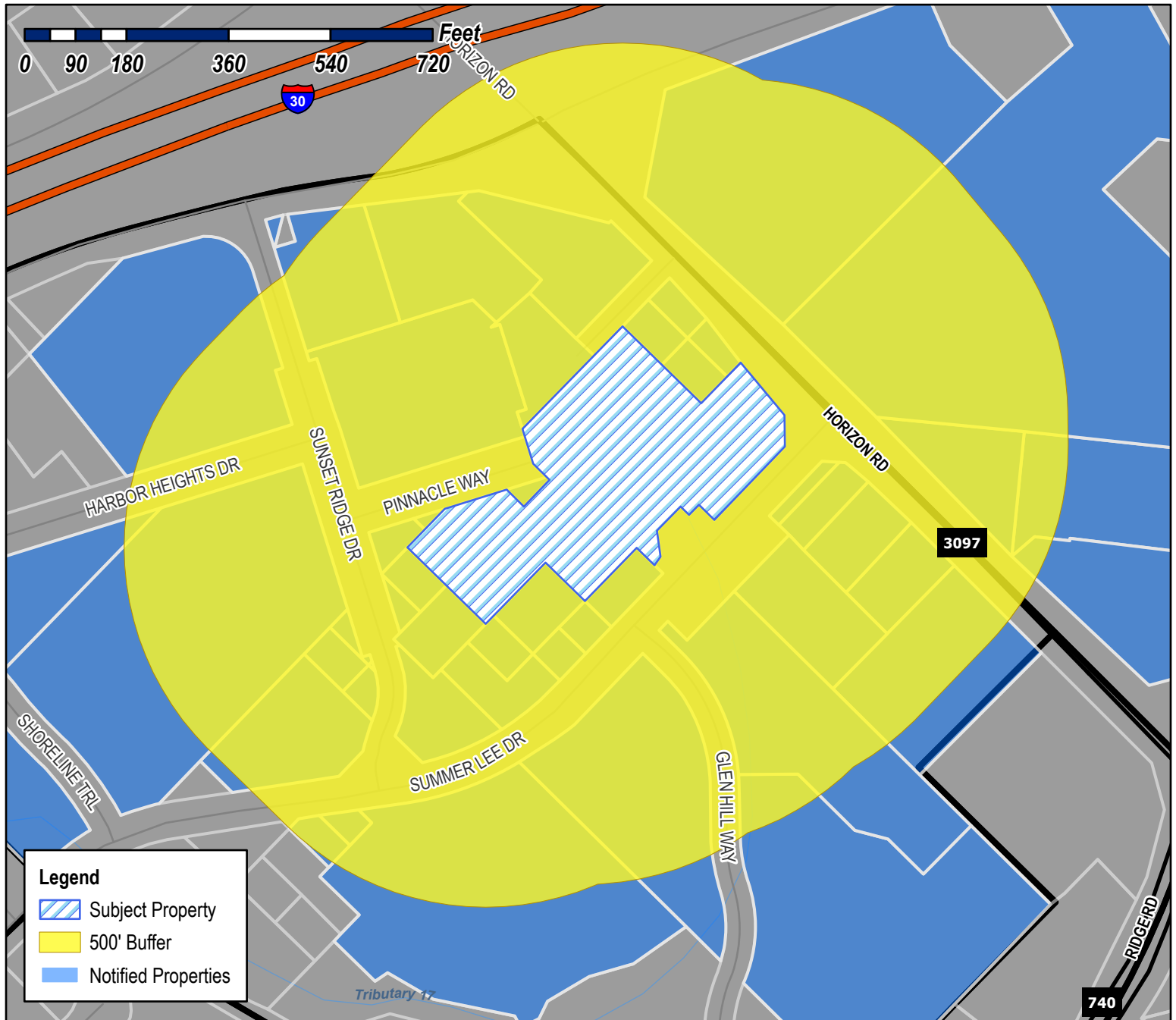
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# City of Rockwall

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

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**Case Number:** Z2022-024  
**Case Name:** PD Development Plan for Harbor Residence  
**Case Type:** Zoning  
**Zoning:** Planned Development District 32 (PD-32)

**Case Address:**

**Date Saved:** 5/19/2022

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





SONG CORPORATION  
1200 HORIZON RD  
ROCKWALL, TX 75032

ANDERSON ALLEN D ETUX  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

CAIN DOYLE E  
1375 COUNTY ROAD 2290  
MINEOLA, TX 75773

MHC ROCKWALL LLC  
1468 KIMBROUGH RD SUITE 103  
GERMANTOWN, TN 38138

ROCKWALL HARBOR HILL, LTD  
15653 HIGHWAY 243  
KAUFMAN, TX 75142

BENT TREE REALTY CO  
16475 DALLAS PKWY STE 880  
ADDISON, TX 75001

WHITE MICHAEL AND  
MARION E WILSON AND DIMENSIONS REAL  
ESTATE SERVICES LLC  
2304 W WHEATLAND RD  
DALLAS, TX 75232

ROCKWALL HARBOR HILL, LTD  
2400 SUMMER LEE DR  
ROCKWALL, TX 75032

HARBOR URBAN CENTER LLC  
2500 SUMMER LEE DR  
ROCKWALL, TX 75032

ATTICUS SUMMER LEE TOWNHOMES LLC  
2500 SUMMER LEE DR  
ROCKWALL, TX 75032

BRYANT JUDY GRACE AND  
DOUGLASS FREDERICK WYGAL  
2528 MARK  
MESQUITE, TX 75150

HH RETAIL CENTER LP  
2620 SUNSET RIDGE DR  
ROCKWALL, TX 75032

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC  
2651 SUNSET RIDGE DR  
ROCKWALL, TX 75032

MHC ROCKWALL LLC  
2700 SUMMER LEE  
ROCKWALL, TX 75032

101 HUBBARD DR LLC  
2701 SUNSET RIDGE DR SUITE 610  
ROCKWALL, TX 75032

HH RETAIL CENTER LP  
2701 SUNSET RIDGE DR SUITE 610  
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP  
2701 SUNSET RIDGE DR SUITE 610  
ROCKWALL, TX 75032

BENT TREE REALTY CO  
2850 RIDGE RD  
ROCKWALL, TX 75032

W & R PROPERTIES INC  
2860 RIDGE RD  
ROCKWALL, TX 75032

MOTON ALVIN D SR & ETHEL  
3419 LILY LN  
ROWLETT, TX 75089

MOTON ETHEL REED  
C/O OF TONY C MOTON  
3419 LILY LN  
ROWLETT, TX 75089

KATHERINE BANNER FAMILY TRUST  
KATHERINE BANNER- TRUSTEE  
4 CHURCH HILL ROAD  
HIGH FALLS, NY 12240

BUILDERS ASSOCIATES #3  
ATTN: ARNOLD SCHLESINGER  
405 I30  
ROCKWALL, TX 75032

ATTICUS REAL ESTATE SERVICES INC  
5339 ALPHA RD STE 300  
DALLAS, TX 75240

HARBOR URBAN CENTER LLC  
5339 ALPHA RD SUITE 300  
DALLAS, TX 75240

ATTICUS SUMMER LEE TOWNHOMES LLC  
5339 ALPHA ROAD SUITE 300  
DALLAS, TX 75240

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC  
5740 PROSPECT AVE SUITE 2001  
DALLAS, TX 75206

KATHERINE BANNER FAMILY TRUST  
KATHERINE BANNER- TRUSTEE  
600 HORIZON DR  
ROCKWALL, TX 75032

CARSON MARK R  
701 N MUNSON RD  
ROYSE CITY, TX 75189

BUILDERS ASSOCIATES #3  
ATTN: ARNOLD SCHLESINGER  
9595 WILSHIRE BLVD STE 700  
BEVERLY HILLS, CA 90212

SPATEX GROUP PARTNERSHIP  
C/O GARY SHULTZ  
PO BOX 190569  
DALLAS, TX 75219

CULPEPPER /SPATEX JV  
%GARY SHULTZ  
PO BOX 190569  
DALLAS, TX 75219

SPATEX GROUP PARTNERSHIP  
C/O GARY SHULTZ  
PO BOX 190569  
DALLAS, TX 75219

W & R PROPERTIES INC  
PO BOX 657  
KAUFMAN, TX 75142



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

You are hereby notified that the Planning and Zoning Commission will consider the following application:

**Case No. Z2022-024: PD Development Plan for Harbor Residence**

Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a PD Development Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

You may also email your comments to the Planning Department at [planning@rockwall.com](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 Monday, June 20, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

— — — PLEASE RETURN THE BELOW FORM — — —

**Case No. Z2022-024: PD Development Plan for Harbor Residence**

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)

Case No. Z2022-024: PD Development Plan for Harbor Residence

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.

Highest & Best Use for this unyield open land  
in Rockwall

Name: GARY SHULTZ

Address: PO Box 190169 - Dallas, TX 75219

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. Z2022-024: PD Development Plan for Harbor Residence

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.

INCREASE CITY TAX BASE

Name:

John Patrick

Address:

PO Box 160 - Carbondale Colorado 81623

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

179

# PUBLIC NOTICE



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

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

You are hereby notified that the Planning and Zoning Commission will consider the following application:

**Case No. Z2022-024: PD Development Plan for Harbor Residence**

Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a PD Development Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

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

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Your comments must be received by Monday, June 20, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2022-024: PD Development Plan for Harbor Residence**

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:

MICHAEL E. GIBSON

Address:

512 COOL MEADOW CT, DESOTO, TX 75115

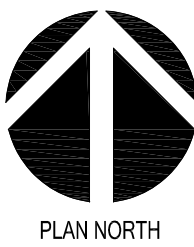
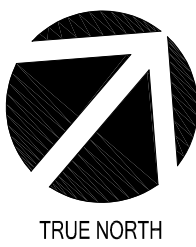
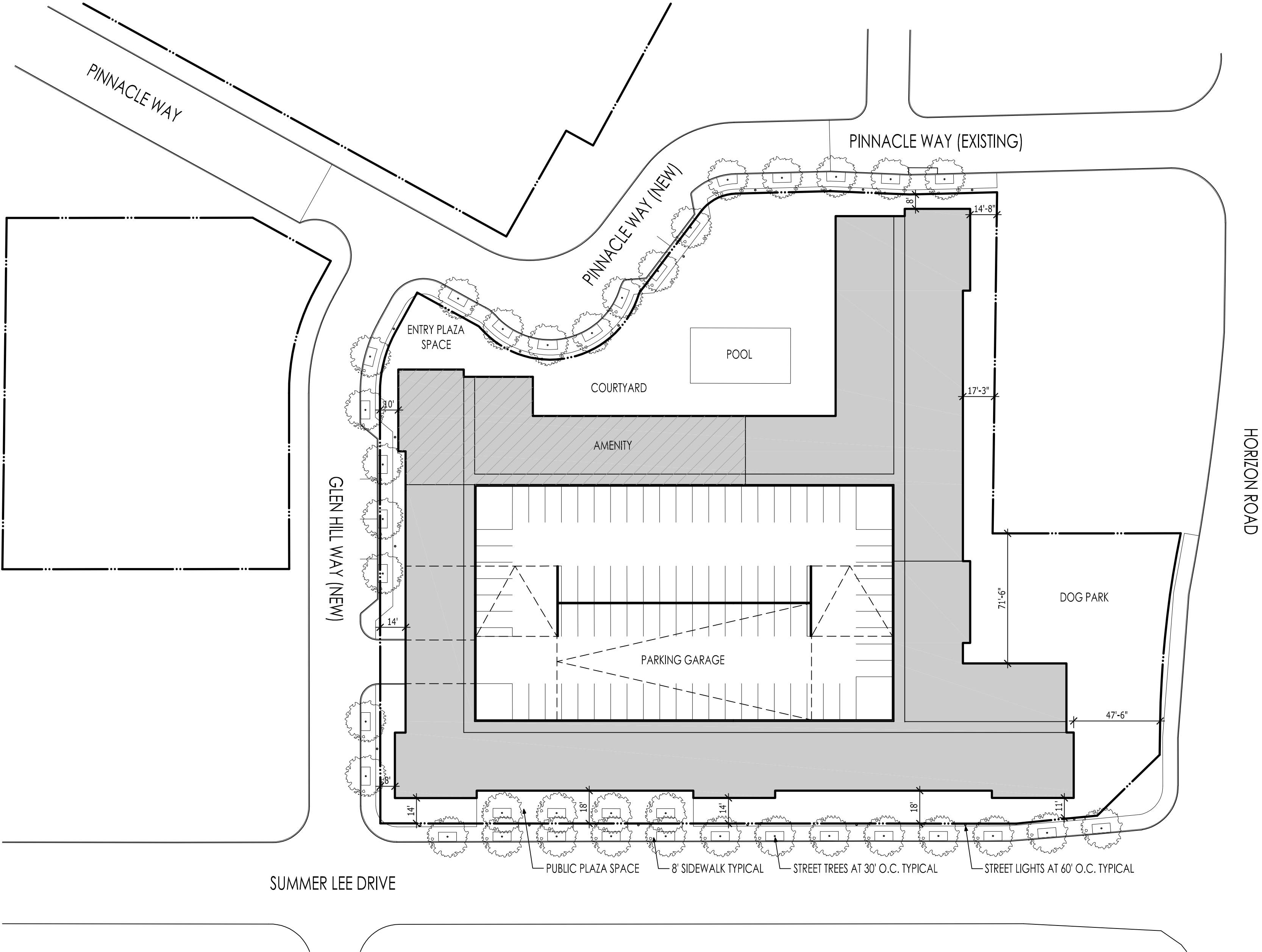
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PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM



PROJECT DATA			
SITE AREA:			
2.73 ACRES (ESTIMATED)	REQUIRED PARKING:	1 BR UNITS	104 UNITS
66% LOT COVERAGE		2 BR UNITS	72 UNITS
		TOTAL UNITS	176 UNITS
(1) FOUR/FIVE STORY BUILDING			156 SPACES
209,000 GSF			144 SPACES
167,200 NRSF	PROVIDED PARKING:		
950 SF AVG. UNIT SIZE	GARAGES		300 SPACES
176 UNITS	TOTAL PARKING		300 SPACES
INTERIOR AMENITY SPACE	300 PARKING SPACES PROVIDED		
7,500 GSF	@ 1.7 SPACE / UNIT		



01

PD DEVELOPMENT PLAN

Scale: 1" = 40'-0"

CITY OF ROCKWALL

ORDINANCE NO. 22-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Asher Hamilton of RIV Properties, on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and 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 Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

**SECTION 1.** That Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated



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

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, 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*; and,

**SECTION 4.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

- (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.
- (3) The proposed condominium building shall not contain more than 176 urban residential units.
- (4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].
- (5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.
- (6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.

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


**SECTION 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code 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 8.** That this ordinance shall take effect immediately from and after its passage;

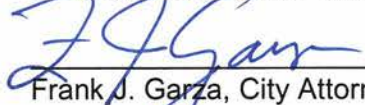
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 7<sup>TH</sup> DAY OF MARCH, 2022.**

  
\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: February 22, 2022

2<sup>nd</sup> Reading: March 7, 2022





**Exhibit 'A':**  
*Legal Description and Location Map*

PARCEL 1 (TRACTS 1 & 2)

TRACT 1: All that certain 0.705-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lots 1, 3 and 4, of Block 2 and Lots 1 and 2 and part of Lots 3 and 4, of Block 4 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

*BEGINNING* at a ½-inch iron rebar with a cap (illegible) found at the north end of a corner clip at the intersection of Summer Lee Drive, a variable width public right-of-way and Horizon Drive, a variable width public right-of-way per the right-of-way dedication to the City of Rockwall recorded in Instrument Number 2005-0000338484 of the Official Public Records of said county;

*THENCE* with the northwest right-of-way line of Summer Lee Drive the following courses and distances;

South 38°15'10" West, a distance of 44.84-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°54'47" West, a distance of 14.91-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°55'59" West, a distance of 131.01-feet to a ½-inch iron rebar with a cap (illegible) found for corner in the southwest line of said Lot 3, Block 4 and in the northeast line of Lot 4, Block 6 of said addition;

*THENCE* North 45°23'07" West, with said southwest line and said northeast line, passing at a distance of 38.12-feet, to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in said northwest right-of-way line and the east corner of a called 0.160-acre tract of land described in a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records, continuing with said southwest line of said Lot 3, Block 4, the southwest line of Lot 2, Block 4, the northwest line of said Lot 4, Block 6, the northwest line of Lot 1, Block 6 of said addition, and the northwest line of said 0.160-acre tract, in all, a total distance of 139.41-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set for the west corner of said Lot 2, Block 4, the north corner of said Lot 1, Block 6 and in the southeast line of a 40 foot wide easement, recorded in said addition;

*THENCE* North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2 Block 4 and said Lot 1 and Lot 2, Block 2 and said southeast line of said 40 foot wide easement, a distance of 230.94-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southwest right-of-way line of said Horizon Drive at the beginning of a non-tangent curve to the left, with a radius of 510.50-feet and a chord which bears South 37°22'46" East, a distance of 14.17-feet;

*THENCE* with said southwest right-of-way line of Horizon drive the following courses and distances;

Along said curve to the left, with a central angle of 01°35'26" and an arc distance of 14.17-feet to a ½-inch iron rebar with a cap (illegible) found for the beginning of a compound curve to the left, with a radius of 576.50-feet, and a chord which bears South 41°42'06" East, a distance of 70.67-feet;

Along said curve to the left, with a central angle of 07°01'39" and an arc distance of 70.71-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 45°16'48" East, a distance of 17.37-feet to the *POINT OF BEGINNING* and containing 0.705-acres (30,690 square-feet) of land.

TRACT 2: All that certain 0.463-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall



**Exhibit 'A':**  
*Legal Description and Location Map*

County, Texas and being Lots 1, 2, 3 and 4, Block 3 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

*BEGINNING* at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 3, and at the intersection of a 20 foot wide easement, recorded in said addition, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found bears North 73°52'22" West a distance of 22.02-feet and a 5/8 inch iron rebar with a cap stamped "Sam Inc" found bears North 88°48'34" East, a distance of 27.56-feet;

*THENCE* North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2, Block 3 and the southeast line of the 20-foot-wide easement, a distance of 131.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 3 and the west corner of Lot 2, Block 1 of said addition;

*THENCE* South 45°21'44" East, with the northeast line of said Lot 1 and Lot 4, Block 3 and the southwest line of said Lot 2, Block 1 and Lot 3, Block 1 of said addition, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 4, Block 3, the south corner of said Lot 3, Block 1 and in the northwest line of a 40 foot wide easement as recorded in said addition;

*THENCE* South 43°50'43" West, with the southeast line of said Lot 3 and Lot 4 Block 3 and said northwest line of said 40 foot wide easement, a distance of 131.01feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 3 and at the intersection of said northwest line of the 40 foot wide easement and the northeast line of said 20 foot wide easement;

*THENCE* North 45°21'44" West, with the southwest line of said Lot 2 and Lot 3, Block 3, and the northeast line of said 20-feet wide easement, a distance of 154.01-feet to the *POINT OF BEGINNING* and containing 0.463-acres (20,176 square-feet) of land.

*Parcel 2*

All that certain 0.160-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 1 and part of Lot 4, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being same 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

*BEGINNING* at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said 0.160-acre tract, in the northeast line of said Lot 4, Block 6, the southwest line of Lot 3, Block 4 of said addition and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap (illegible) found in said northwest right-of-way line bears South 45°23'07" East, a distance of 38.12-feet;

*THENCE* with the southeast line of said 0.160-acre tract and said northwest right-of-way line, the following courses and distances;

South 49°50'10" West, a distance of 25.57-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

North 45°40'41" West, a distance of 20.93-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southeast line of said Lot 1, Block 6 and the northwest line of said Lot 4, Block 6;

South 44°13'18" West, a distance of 39.98-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6, the west corner



**Exhibit 'A':**  
*Legal Description and Location Map*

of said Lot 4, Block 6 the north corner of Lot 3, Block 6 of said addition, the east corner of Lot 2, Block 6 of said addition, and the east corner of a called 0.18-acre tract described in a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of said Official Public Records;

*THENCE* North 45°21'44" West, with the southwest line of said 0.160-acre tract, the southwest line of said Lot 1, Block 6, the northeast line of said 0.18-acre tract, and the northeast line of said Lot 2, Block 6, passing at a distance of 77.43-feet, a 1/2inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 1, Block 6, the north corner of said Lot 2, Block 6 and in the southeast line of a 40foot wide easement, recorded in said addition, in all, a total distance of 97.43-feet to the west corner of said 0.160-acre tract, the north corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

*THENCE* North 43°50'43" East, with the center of said 40-foot-wide easement, a distance of 65.51-feet to the north corner of said 0.160-acre tract;

*THENCE* South 45°23'21" East, with the northeast line of said 0.160-acre tract, passing at a distance of 20.00-feet, a 1/2-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 6, the west corner of said Lot 2, Block 4 of said addition, continuing with said northeast line of the 0.160-acre tract, the northeast line of said Lot 1 and Lot 4, Block 6, and the southwest line of said Lot2 and Lot 3, Block 4, in all, a total distance of 121.30-feet to the *POINT OF BEGINNING* and containing 0.160-acres (6,964 square-feet) of gross area, 0.130-acres (5,654 square-feet) of net area of land.

*Parcel 3*

All that certain 0.175-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lot 3, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

*BEGINNING* at a 1/2-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract, in the southwest line of said Lot 3, Block 6 and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a 1/2-inch iron rebar with a cap stamped "RPLS 5034" found in said right-of-way bears South 45°21'27" East, a distance of 19.89-feet;

*THENCE* North 45°21'27" West, with the southwest line of said 0.18-acre tract, said southwest line of Lot 3, Block 6 and, in said northwest right-of-way line, passing at a distance of 43.01-feet, a 1/2-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 2, Block 6, the west corner of said Lot 3, Block 6 and the west corner of Lot 1, Block 8 of said addition, departing said northwest right-of-way line and continuing with said southwest line of the 0.18-acre tract, the southwest line of said Lot 2, Block 6 and the northwest line of said Lot 1, Block 8, passing at a distance of 119.67-feet, a 1/2-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 6, the north corner of said Lot 1, Block 8 and in the southeast line of a 40 foot wide easement recorded in said addition, continuing with said southwest line of the 0.18-acre tract, in all, a total distance of 139.67-feet to the west corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

*THENCE* North 43°50'43" East, with the northwest line of said 0.18-acre tract and in the center of said 40 food wide easement, a distance of 65.50-feet to the north corner of said 0.18-acre tract and the west corner of a called 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records;

*THENCE* South 45°21'44" East, with the northeast line of said 0.18-acre tract and the southwest line of said 0.160-acre tract, passing at a distance of 20.00-feet, a 1/2-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 2, Block 6 and the west corner of said Lot 1, Block 6, continuing with said northeast line of the 0.18-acre tract, the northeast line of said Lot 2, Block 6, said southwest line of the 0.160-acre tract and the southwest line of said Lot 1, Block 6, in all, a total distance of 97.43-feet to



**Exhibit 'A':**  
*Legal Description and Location Map*

a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said 0.18-acre tract, the west corner of said Lot 2, Block 6, the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6 and, in said northwest right-of-line of Summer Lee Drive;

*THENCE* with the southeast line of said 0.18-acre tract and said northwest right-of-way line, the following courses and distances;

South 44°13'18" West, a distance of 19.50-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 09°43'47" East, a distance of 46.51-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 29°14'41" West, a distance of 19.61-feet to the *POINT OF BEGINNING* and containing 0.175-acres (7,635 square-feet) of gross area and 0.145-acres (6,325 square-feet) of net area of land.

*Parcel 4*

All that certain 0.230-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1 and 2, Block 8 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

*BEGINNING* at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said Lot 2, Block 8, the west corner of Lot 3, Block 8 of said addition, the east corner of Lot 1, Block 10 of said addition and the north corner of Lot 4, Block 8 of said addition, from which, a ½-inch iron rebar with a cap stamped "RPLS5034" found bears South 45°21'46" East, a distance of 63.39-feet;

*THENCE* North 45°21'46" West, with the southwest line of said Lot 2, Block 8 and the northeast line of said Lot 1, Block 10, a distance of 76.12-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 8, the north corner of said Lot 1, Block 10 and in the southeast line of a 40 foot wide easement recorded in said addition;

*THENCE* North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2 Block 8 and said southeast line of the 40 foot wide easement, a distance of 130.96feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 8, the west corner of Lot 2, Block 6 of said addition and in the southwest line of a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county;

*THENCE* South 45°21'27" East, with the northeast line of said Lot 1, Block 8, the southwest line of said Lot 2, Block 6 and said southwest line of the 0.18-acre tract, a distance of 76.66-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 1, Block 8, the south corner of said Lot 2, Block 6, the west corner of Lot 3, Block 6 of said addition and the north corner of said Lot 4, Block 8, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way bears South 45°21'27" East, a distance of 43.01-feet;

*THENCE* South 44°04'51" West, with the southeast line of said Lot 1 and Lot 2, Block 8 and the northwest line of said Lot 3 and Lot 4, Block 8, passing at a distance of 114.25-feet, a ½-inch iron rebar found, in all, a total distance of 130.95feet to the *POINT OF BEGINNING* and containing 0.230-acres (10,002 square-feet) of land.

*Parcel 5*

All that certain 1.245-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1, 3 and 4, and part of Lot 2 Block 5, Lots 3 and 4 and part of Lot 2, Block 7 and Lots 1, 2, 3 and 4, Block 9 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A,



**Exhibit 'A':**  
*Legal Description and Location Map*

Slide 47B of the Plat Records of said county, and being all of the tract of land described in a General Warranty Deed to Dimensions Real Estate Services, recorded in Instrument No.2011-00451974 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

*BEGINNING* at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of Lot 2, Block 9, the north corner of Lot 1, Block 11 of said addition, and in the southwest line of a 20 foot wide easement recorded in said addition;

*THENCE* North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 9 and Lot 2, Block 7 and said southeast line of the 20 foot wide easement, a distance of 135.22-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the northwest line of said Lot 2, Block 7 and in the south right-of-way line of Pinnacle Way, a 58 foot wide public right-of-way, from which a ½-inch iron rebar found at the intersection of said south right-of-way line of Pinnacle Way and the east right-of-way line of Sunset Ridge Drive, a variable width public right-of-way bears South 72°49'03" West, a distance of 184.95-feet;

*THENCE* North 72°49'03" East, with said south right-of-way line of Pinnacle Way, a distance of 69.48-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner in the northeast line of said Lot 2, Block 9;

*THENCE* South 45°37'46" East, continuing with said south right-of-way line of Pinnacle Way and with the northeast line of said Lot 2, Block 9, a distance of 42.61-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the east corner of said Lot 2, Block 9, the north corner of said Lot 3, Block 9 and the west corner of said Lot 4, Block 7;

*THENCE* North 44°12'16" East, continuing with said south right-of-way line of Pinnacle Way and with the northwest line of said Lot 4, Block 7, a distance of 65.39feet to a 5/8 inch iron rebar with a cap stamped "Maddox" found for the north corner of said Lot 4, Block 7, the west corner of said Lot 3, Block 7, the south corner of said Lot 2, Block 7, and the east corner of the terminus of said Pinnacle Way;

*THENCE* North 45°28'03" West, with the east right-of-way line of said Pinnacle Way and the southwest line of said Lot 2, Block 7, a distance of 41.44-feet to a 5/8-inch iron rebar with a cap stamped "Maddox" found in said east right-of-way line of Pinnacle Way;

*THENCE* North 17°34'51" West, departing said southwest line of said Lot 2, Block 7 and continuing with said east right-of-way line of Pinnacle Way, passing at a distance of 28.13-feet to the north corner of the terminus of said Pinnacle Way, in all, a total distance of 40.12-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set in the northwest line of said Lot 2, Block 5 and in the southeast line of a 20 foot wide easement recorded in said addition;

*THENCE* North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 5 and said southeast line of the 20 foot wide easement, a distance of 112.80feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 5 and the intersection of said southeast line of the 20 foot wide easement and the southwest line of another 20 foot wide easement recorded in said addition, from which a 5/8 inch iron rebar with a cap stamped "Sam Inc" bears North 44°39'37" West, a distance of 19.25-feet;

*THENCE* South 45°21'44" East, with the northwest lines of said Lot 1 and Lot 4, Block 5 and said southwest line of the 20 foot wide easement, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 4, Block 5 and the intersection of said southwest line of the 20 foot wide easement and the northwest line of a 40 foot wide easement recorded in said addition;

*THENCE* South 43°50'43" West, with the southeast lines of said Lots 3 and 4, Block 5, Lots 3 and 4, Block 7 and Lots 3 and 4, Block 9 and said northwest line of the 40 foot wide easement, a distance of 393.33-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 9 and the east corner of said Lot 4, Block 11 of said addition, from which a ½-inch iron rebar found bears South

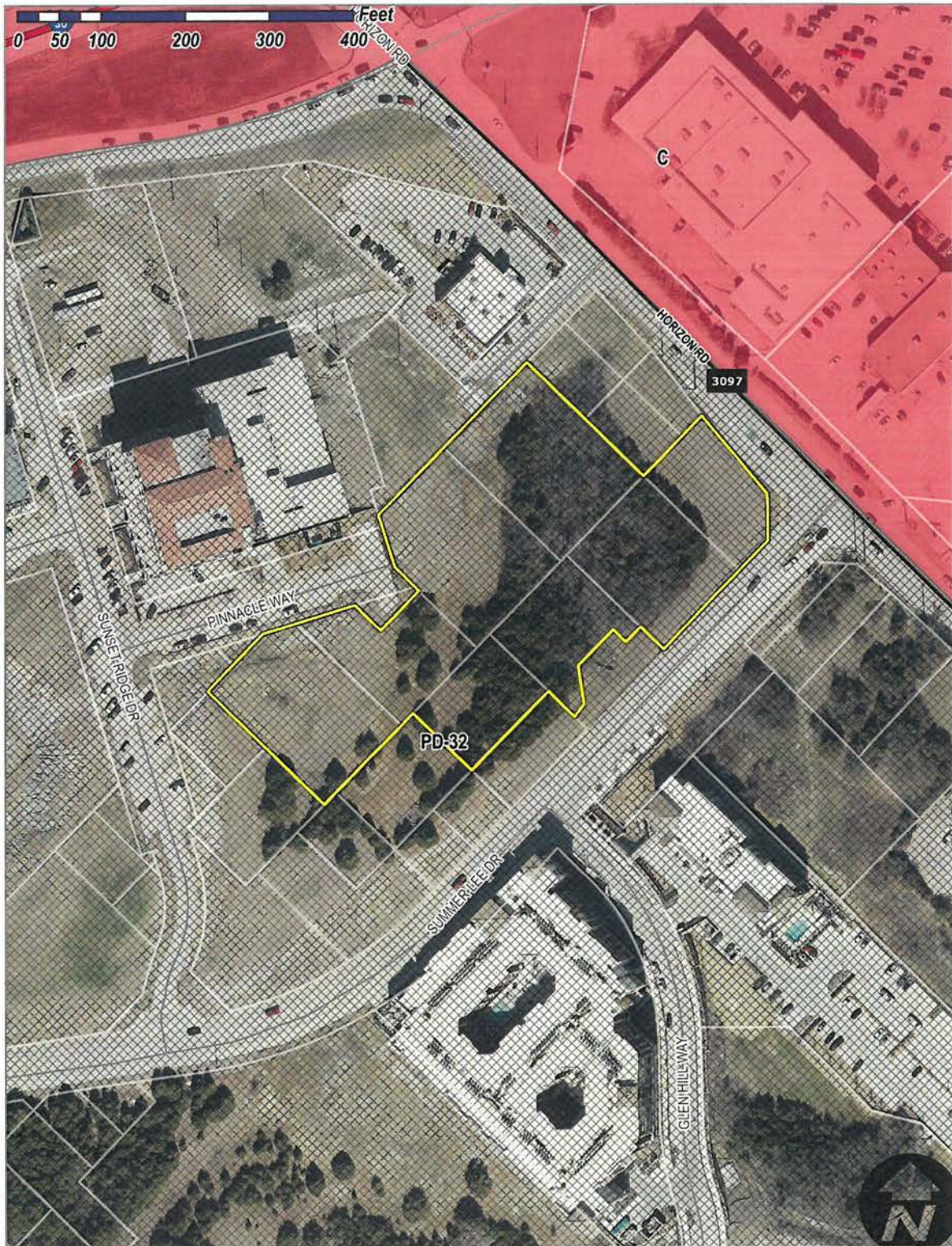
**Exhibit 'A':**  
*Legal Description and Location Map*

45°25'13" East, a distance of 18.07-feet;

*THENCE* North 45°25'13" West, with the southwest lines of said Lots 2 and 3, Block 9 and the northwest lines of said Lots 1 and 4, Block 11, passing at a distance of 78.94-feet, a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the west corner of said Lot 3, Block 9, the south corner of said Lot 2, Block 9, the east corner of said Lot 1, Block 11, and the north corner of said Lot 4, Block 11, in all, a total distance of 154.01-feet to the *POINT OF BEGINNING* and containing 1.245-acres (54,217 square-feet) of land.



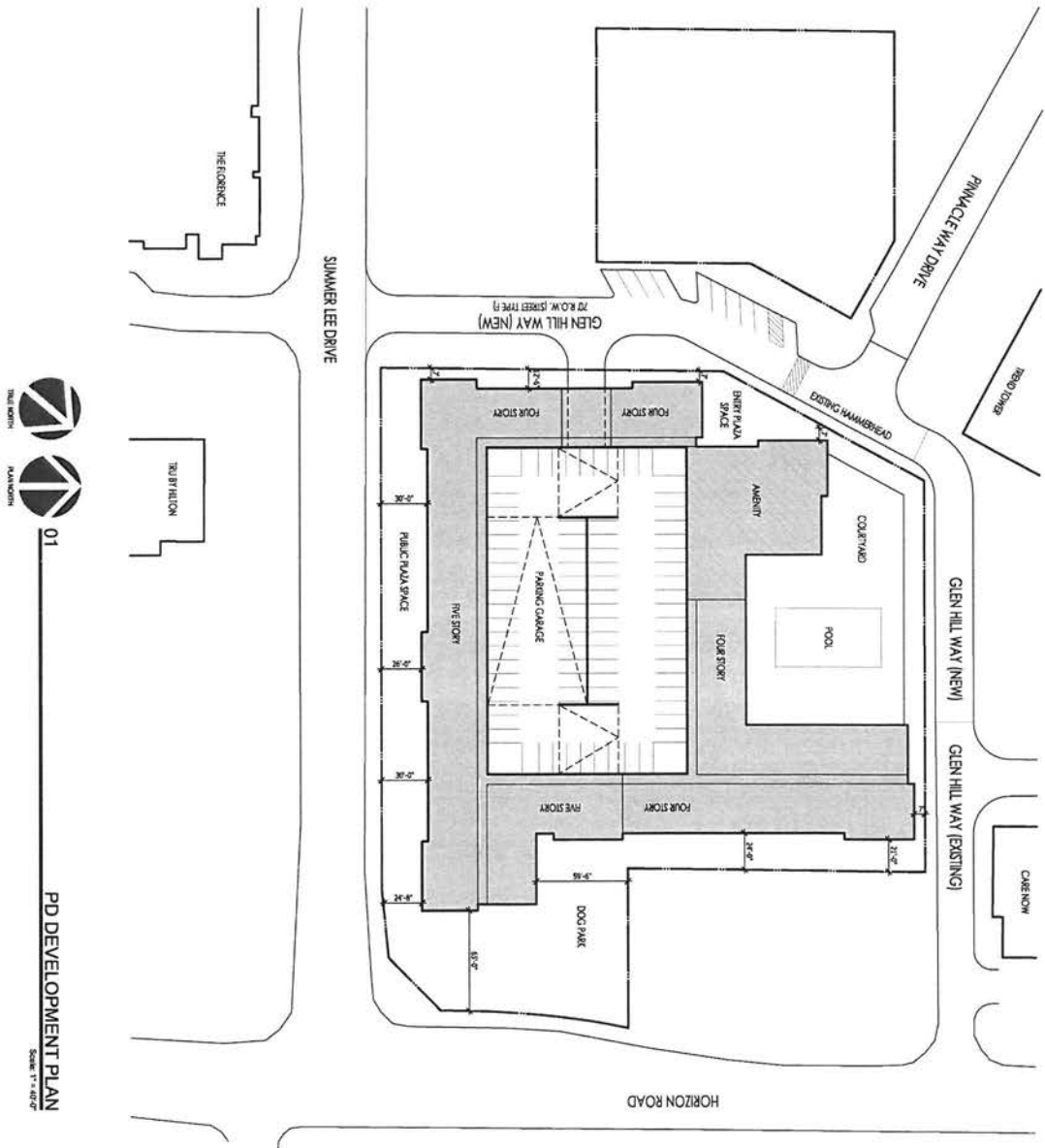
**Exhibit 'A':**  
*Legal Description and Location Map*





# Exhibit 'B': Concept Plan

PROJECT DATA			
SITE AREA: 2.84 ACRES (ESTIMATED)	REQUIRED PARKING: 1 BR. UNITS	154 UNITS	154 SPACES
608,107 COVERAGE	2 BR. UNITS	72 UNITS	144 SPACES
(1) FOUR-STOREY BUILDING	TOTAL UNITS	176 UNITS	300 SPACES
209,000 GSF	PROVIDED PARKING:		
167,200 NSF	GARAGES		300 SPACES
850 SF AVG. UNIT SIZE	TOTAL PARKING		300 SPACES
176 UNITS			
INTERIOR AMBIENT SPACE	300 PARKING SPACES PROVIDED		
7,200 GSF	@ 17 SPACE / UNIT		





**Exhibit 'C':**  
*Conceptual Building Elevations*



CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Asher Hamilton of RIV Properties, on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and 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 Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede *Ordinance No. 22-10*; and,

**SECTION 2.** That Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,



**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

**SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, 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*; and,

**SECTION 5.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

- (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.
- (3) The proposed condominium building shall not contain more than 176 urban residential units.
- (4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].
- (5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.
- (6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.

**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 5<sup>TH</sup> DAY OF JULY, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 20, 2022

2<sup>nd</sup> Reading: July 5, 2022



PARCEL 1 (TRACTS 1 & 2)

TRACT 1: All that certain 0.705-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lots 1, 3 and 4, of Block 2 and Lots 1 and 2 and part of Lots 3 and 4, of Block 4 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

*BEGINNING* at a ½-inch iron rebar with a cap (illegible) found at the north end of a corner clip at the intersection of Summer Lee Drive, a variable width public right-of-way and Horizon Drive, a variable width public right-of-way per the right-of-way dedication to the City of Rockwall recorded in Instrument Number 2005-0000338484 of the Official Public Records of said county;

*THENCE* with the northwest right-of-way line of Summer Lee Drive the following courses and distances;

South 38°15'10" West, a distance of 44.84-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°54'47" West, a distance of 14.91-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°55'59" West, a distance of 131.01-feet to a ½-inch iron rebar with a cap (illegible) found for corner in the southwest line of said Lot 3, Block 4 and in the northeast line of Lot 4, Block 6 of said addition;

*THENCE* North 45°23'07" West, with said southwest line and said northeast line, passing at a distance of 38.12-feet, to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in said northwest right-of-way line and the east corner of a called 0.160-acre tract of land described in a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records, continuing with said southwest line of said Lot 3, Block 4, the southwest line of Lot 2, Block 4, the northwest line of said Lot 4, Block 6, the northwest line of Lot 1, Block 6 of said addition, and the northwest line of said 0.160-acre tract, in all, a total distance of 139.41-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set for the west corner of said Lot 2, Block 4, the north corner of said Lot 1, Block 6 and in the southeast line of a 40 foot wide easement, recorded in said addition;

*THENCE* North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2 Block 4 and said Lot 1 and Lot 2, Block 2 and said southeast line of said 40 foot wide easement, a distance of 230.94-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southwest right-of-way line of said Horizon Drive at the beginning of a non-tangent curve to the left, with a radius of 510.50-feet and a chord which bears South 37°22'46" East, a distance of 14.17-feet;

*THENCE* with said southwest right-of-way line of Horizon drive the following courses and distances;

Along said curve to the left, with a central angle of 01°35'26" and an arc distance of 14.17-feet to a ½-inch iron rebar with a cap (illegible) found for the beginning of a compound curve to the left, with a radius of 576.50-feet, and a chord which bears South 41°42'06" East, a distance of 70.67-feet;

Along said curve to the left, with a central angle of 07°01'39" and an arc distance of 70.71-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 45°16'48" East, a distance of 17.37-feet to the *POINT OF BEGINNING* and containing 0.705-acres (30,690 square-feet) of land.

TRACT 2: All that certain 0.463-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall

County, Texas and being Lots 1, 2, 3 and 4, Block 3 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

*BEGINNING* at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 3, and at the intersection of a 20 foot wide easement, recorded in said addition, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found bears North 73°52'22" West a distance of 22.02-feet and a 5/8 inch iron rebar with a cap stamped "Sam Inc" found bears North 88°48'34" East, a distance of 27.56-feet;

*THENCE* North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2, Block 3 and the southeast line of the 20-foot-wide easement, a distance of 131.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 3 and the west corner of Lot 2, Block 1 of said addition;

*THENCE* South 45°21'44" East, with the northeast line of said Lot 1 and Lot 4, Block 3 and the southwest line of said Lot 2, Block 1 and Lot 3, Block 1 of said addition, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 4, Block 3, the south corner of said Lot 3, Block 1 and in the northwest line of a 40 foot wide easement as recorded in said addition;

*THENCE* South 43°50'43" West, with the southeast line of said Lot 3 and Lot 4 Block 3 and said northwest line of said 40 foot wide easement, a distance of 131.01feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 3 and at the intersection of said northwest line of the 40 foot wide easement and the northeast line of said 20 foot wide easement;

*THENCE* North 45°21'44" West, with the southwest line of said Lot 2 and Lot 3, Block 3, and the northeast line of said 20-feet wide easement, a distance of 154.01-feet to the *POINT OF BEGINNING* and containing 0.463-acres (20,176 square-feet) of land.

#### Parcel 2

All that certain 0.160-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 1 and part of Lot 4, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being same 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

*BEGINNING* at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said 0.160-acre tract, in the northeast line of said Lot 4, Block 6, the southwest line of Lot 3, Block 4 of said addition and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap (illegible) found in said northwest right-of-way line bears South 45°23'07" East, a distance of 38.12-feet;

*THENCE* with the southeast line of said 0.160-acre tract and said northwest right-of-way line, the following courses and distances;

South 49°50'10" West, a distance of 25.57-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

North 45°40'41" West, a distance of 20.93-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southeast line of said Lot 1, Block 6 and the northwest line of said Lot 4, Block 6;



South 44°13'18" West, a distance of 39.98-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6, the west corner of said Lot 4, Block 6 the north corner of Lot 3, Block 6 of said addition, the east corner of Lot 2, Block 6 of said addition, and the east corner of a called 0.18-acre tract described in a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of said Official Public Records;

*THENCE* North 45°21'44" West, with the southwest line of said 0.160-acre tract, the southwest line of said Lot 1, Block 6, the northeast line of said 0.18-acre tract, and the northeast line of said Lot 2, Block 6, passing at a distance of 77.43-feet, a 1/2inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 1, Block 6, the north corner of said Lot 2, Block 6 and in the southeast line of a 40foot wide easement, recorded in said addition, in all, a total distance of 97.43-feet to the west corner of said 0.160-acre tract, the north corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

*THENCE* North 43°50'43" East, with the center of said 40-foot-wide easement, a distance of 65.51-feet to the north corner of said 0.160-acre tract;

*THENCE* South 45°23'21" East, with the northeast line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 6, the west corner of said Lot 2, Block 4 of said addition, continuing with said northeast line of the 0.160-acre tract, the northeast line of said Lot 1 and Lot 4, Block 6, and the southwest line of said Lot2 and Lot 3, Block 4, in all, a total distance of 121.30-feet to the *POINT OF BEGINNING* and containing 0.160-acres (6,964 square-feet) of gross area, 0.130-acres (5,654 square-feet) of net area of land.

### Parcel 3

All that certain 0.175-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lot 3, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

*BEGINNING* at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract, in the southwest line of said Lot 3, Block 6 and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found in said right-of-way bears South 45°21'27" East, a distance of 19.89-feet;

*THENCE* North 45°21'27" West, with the southwest line of said 0.18-acre tract, said southwest line of Lot 3, Block 6 and, in said northwest right-of-way line, passing at a distance of 43.01-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 2, Block 6, the west corner of said Lot 3, Block 6 and the west corner of Lot 1, Block 8 of said addition, departing said northwest right-of-way line and continuing with said southwest line of the 0.18-acre tract, the southwest line of said Lot 2, Block 6 and the northwest line of said Lot 1, Block 8, passing at a distance of 119.67-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 6, the north corner of said Lot 1, Block 8 and in the southeast line of a 40 foot wide easement recorded in said addition, continuing with said southwest line of the 0.18-acre tract, in all, a total distance of 139.67-feet to the west corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

*THENCE* North 43°50'43" East, with the northwest line of said 0.18-acre tract and in the center of said 40 food wide easement, a distance of 65.50-feet to the north corner of said 0.18-acre tract and the west corner of a called 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records;

*THENCE* South 45°21'44" East, with the northeast line of said 0.18-acre tract and the southwest line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS

6484" set for the north corner of said Lot 2, Block 6 and the west corner of said Lot 1, Block 6, continuing with said northeast line of the 0.18-acre tract, the northeast line of said Lot 2, Block 6, said southwest line of the 0.160-acre tract and the southwest line of said Lot 1, Block 6, in all, a total distance of 97.43-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said 0.18-acre tract, the west corner of said Lot 2, Block 6, the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6 and, in said northwest right-of-line of Summer Lee Drive;

*THENCE* with the southeast line of said 0.18-acre tract and said northwest right-of-way line, the following courses and distances;

South 44°13'18" West, a distance of 19.50-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 09°43'47" East, a distance of 46.51-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 29°14'41" West, a distance of 19.61-feet to the *POINT OF BEGINNING* and containing 0.175-acres (7,635 square-feet) of gross area and 0.145-acres (6,325 square-feet) of net area of land.

#### Parcel 4

All that certain 0.230-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1 and 2, Block 8 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

*BEGINNING* at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said Lot 2, Block 8, the west corner of Lot 3, Block 8 of said addition, the east corner of Lot 1, Block 10 of said addition and the north corner of Lot 4, Block 8 of said addition, from which, a ½-inch iron rebar with a cap stamped "RPLS5034" found bears South 45°21'46" East, a distance of 63.39-feet;

*THENCE* North 45°21'46" West, with the southwest line of said Lot 2, Block 8 and the northeast line of said Lot 1, Block 10, a distance of 76.12-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 8, the north corner of said Lot 1, Block 10 and in the southeast line of a 40 foot wide easement recorded in said addition;

*THENCE* North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2 Block 8 and said southeast line of the 40 foot wide easement, a distance of 130.96feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 8, the west corner of Lot 2, Block 6 of said addition and in the southwest line of a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county;

*THENCE* South 45°21'27" East, with the northeast line of said Lot 1, Block 8, the southwest line of said Lot 2, Block 6 and said southwest line of the 0.18-acre tract, a distance of 76.66-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 1, Block 8, the south corner of said Lot 2, Block 6, the west corner of Lot 3, Block 6 of said addition and the north corner of said Lot 4, Block 8, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way bears South 45°21'27" East, a distance of 43.01-feet;

*THENCE* South 44°04'51" West, with the southeast line of said Lot 1 and Lot 2, Block 8 and the northwest line of said Lot 3 and Lot 4, Block 8, passing at a distance of 114.25-feet, a ½-inch iron rebar found, in all, a total distance of 130.95feet to the *POINT OF BEGINNING* and containing 0.230-acres (10,002 square-feet) of land.



Parcel 5

All that certain 1.245-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1, 3 and 4, and part of Lot 2 Block 5, Lots 3 and 4 and part of Lot 2, Block 7 and Lots 1, 2, 3 and 4, Block 9 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being all of the tract of land described in a General Warranty Deed to Dimensions Real Estate Services, recorded in Instrument No.2011-00451974 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

*BEGINNING* at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of Lot 2, Block 9, the north corner of Lot 1, Block 11 of said addition, and in the southwest line of a 20 foot wide easement recorded in said addition;

*THENCE* North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 9 and Lot 2, Block 7 and said southeast line of the 20 foot wide easement, a distance of 135.22-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the northwest line of said Lot 2, Block 7 and in the south right-of-way line of Pinnacle Way, a 58 foot wide public right-of-way, from which a ½-inch iron rebar found at the intersection of said south right-of-way line of Pinnacle Way and the east right-of-way line of Sunset Ridge Drive, a variable width public right-of-way bears South 72°49'03" West, a distance of 184.95-feet;

*THENCE* North 72°49'03" East, with said south right-of-way line of Pinnacle Way, a distance of 69.48-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner in the northeast line of said Lot 2, Block 9;

*THENCE* South 45°37'46" East, continuing with said south right-of-way line of Pinnacle Way and with the northeast line of said Lot 2, Block 9, a distance of 42.61-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the east corner of said Lot 2, Block 9, the north corner of said Lot 3, Block 9 and the west corner of said Lot 4, Block 7;

*THENCE* North 44°12'16" East, continuing with said south right-of-way line of Pinnacle Way and with the northwest line of said Lot 4, Block 7, a distance of 65.39feet to a 5/8 inch iron rebar with a cap stamped "Maddox" found for the north corner of said Lot 4, Block 7, the west corner of said Lot 3, Block 7, the south corner of said Lot 2, Block 7, and the east corner of the terminus of said Pinnacle Way;

*THENCE* North 45°28'03" West, with the east right-of-way line of said Pinnacle Way and the southwest line of said Lot 2, Block 7, a distance of 41.44-feet to a 5/8-inch iron rebar with a cap stamped "Maddox" found in said east right-of-way line of Pinnacle Way;

*THENCE* North 17°34'51" West, departing said southwest line of said Lot 2, Block 7 and continuing with said east right-of-way line of Pinnacle Way, passing at a distance of 28.13-feet to the north corner of the terminus of said Pinnacle Way, in all, a total distance of 40.12-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set in the northwest line of said Lot 2, Block 5 and in the southeast line of a 20 foot wide easement recorded in said addition;

*THENCE* North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 5 and said southeast line of the 20 foot wide easement, a distance of 112.80feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 5 and the intersection of said southeast line of the 20 foot wide easement and the southwest line of another 20 foot wide easement recorded in said addition, from which a 5/8 inch iron rebar with a cap stamped "Sam Inc" bears North 44°39'37" West, a distance of 19.25-feet;

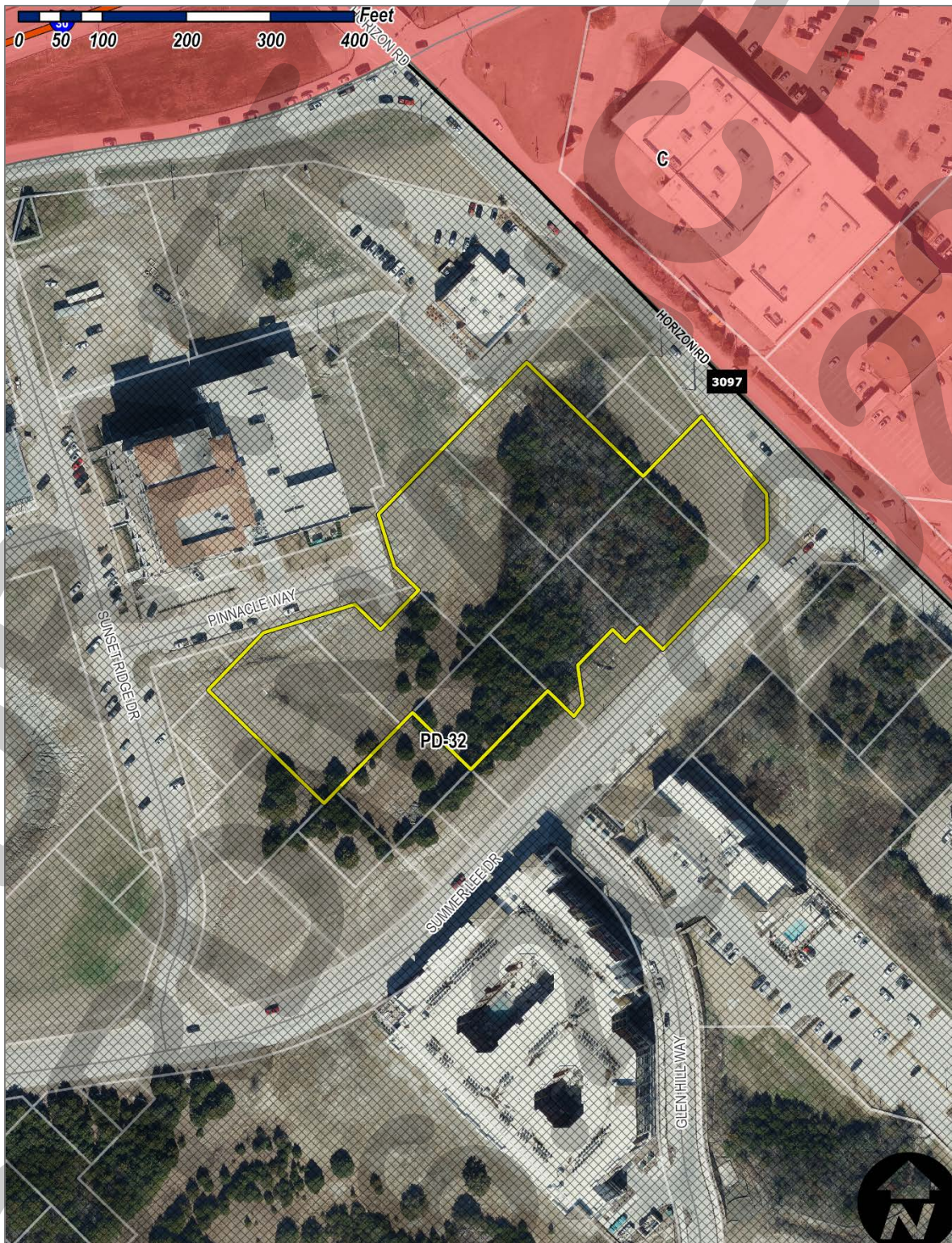
*THENCE* South 45°21'44" East, with the northwest lines of said Lot 1 and Lot 4, Block 5 and said southwest line of the 20 foot wide easement, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 4, Block 5 and the intersection of said southwest

line of the 20 foot wide easement and the northwest line of a 40 foot wide easement recorded in said addition;

*THENCE* South  $43^{\circ}50'43''$  West, with the southeast lines of said Lots 3 and 4, Block 5, Lots 3 and 4, Block 7 and Lots 3 and 4, Block 9 and said northwest line of the 40 foot wide easement, a distance of 393.33-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 9 and the east corner of said Lot 4, Block 11 of said addition, from which a ½-inch iron rebar found bears South  $45^{\circ}25'13''$  East, a distance of 18.07-feet;

*THENCE* North  $45^{\circ}25'13''$  West, with the southwest lines of said Lots 2 and 3, Block 9 and the northwest lines of said Lots 1 and 4, Block 11, passing at a distance of 78.94-feet, a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the west corner of said Lot 3, Block 9, the south corner of said Lot 2, Block 9, the east corner of said Lot 1, Block 11, and the north corner of said Lot 4, Block 11, in all, a total distance of 154.01-feet to the *POINT OF BEGINNING* and containing 1.245-acres (54,217 square-feet) of land.





















## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** June 20, 2022

**SUBJECT:** Z2022-025; SPECIFIC USE PERMIT (SUP) FOR A RESIDENTIAL INFILL  
WITHIN AN ESTABLISHED SUBDIVISION AT 511 E BOURN STREET

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### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Property Owner Notifications  
Residential Plot Plan  
Foundation Plan  
Floor Plan  
Roof Plan  
Building Elevations  
Electrical Plan  
Housing Analysis  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Javier Silva for the approval of a n **ordinance** for a *Specific Use Permit (SUP)* allowing *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.25-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 511 Bourn Street, and take any action necessary **(1st Reading)**.

### Action Needed

The City Council is being asked to approve, approve with conditions or deny the proposed Specific Use Permit (SUP).





# 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:** June 20, 2022

**APPLICANT:** Javier Silva; *JMS Custom Homes*

**CASE NUMBER:** Z2022-025; *Specific Use Permit (SUP) for a Residential Infill within an Established Subdivision at 511 E Bourn Street*

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### **SUMMARY**

Hold a public hearing to discuss and consider a request by Javier Silva for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.25-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 511 Bourn Street, and take any action necessary.

### **BACKGROUND**

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. This designation changed between May 16, 1983 and December 7, 1993 to a Single-Family 7 (SF-7) District based on the December 7, 1993 zoning map. The property has remained zoned Single Family (SF-7) District and has remained vacant.

### **PURPOSE**

The applicant is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill within an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

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

The subject property is located at 511 E Bourn Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1.121-acre parcel of land (*i.e. Lot G, Block 112, B F Boydston Addition*) zoned Single Family 7 (SF-7) District, which is currently owned by the Rockwall Habitat for Humanity. Beyond this are nine (9) properties within the B. F. Boydston Addition, which are zoned Single-Family 7 (SF-7) District. Beyond that is E. Boydston Avenue, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is E. Bourn Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.68-acre tract of land (*i.e. Tract 14, of the J T Lewis Survey, Abstract No. 255*), addressed as 418 E. Bourn Street and zoned Planned Development 52 (PD-52) District for Heavy Commercial (HC) District land uses. Beyond that is the right of way for the *Union Pacific Dallas/Garland Northeast Railroad*.

East: Directly east of the subject property is one (1) parcel of land (*i.e. Lot F, Block 112, B F Boydston Addition*) zoned Single-Family 7 (SF-7) District. Beyond this is a 1.121-acre parcel of land (*i.e. Lot G, Block 112, B F Boydston Addition*) zoned Single Family 7 (SF-7) District, which is currently owned by the Rockwall Habitat for Humanity.

Beyond this is S. Clark Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 0.483-acre parcel of land (*i.e. Lot D, Block 112, of the B F Boydston Addition*), addressed as 509 E Bourn Street and zoned Single-Family 7 (SF-7) District. Beyond this is Lamar Street, which is classified as R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

## **CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the B. F. Boydston Addition, which was established in 1959, consists of more than five (5) lots, and is more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision and being zoned Single-Family 7 (SF-7) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ..." The following is a summary of observations concerning the housing on E. Bourn Street and compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on E Bourn, Peters Colony, & S Ross	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face E Bourn Street
Year Built	1975 - 2017	N/A
Building SF on Property	48 SF – 1,489 SF	1989 SF
Building Architecture	Single-Family Homes	Comparable Architecture to the Surrounding Single-Family Homes
Building Setbacks:		
Front	Estimated Between 16-Feet and 56-Feet	41-feet, 10-inches
Side	Estimated between zero (0) and greater than ten (10) feet.	10-feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	10-feet
Building Materials	Brick and Siding	Siding
Paint and Color	Blue, Grey, Yellow/Green, Red, Brown, & Green	Unknown
Roofs	Composite and Asphalt Shingles	Composite Shingles
Driveways/Garages	Most driveways front the same street the single-family home faces with the exception of 501 E Bourn and 801 Peters Colony, all are oriented in a side entry configuration.	Attached garage situated behind the primary structure in a J-swing entry configuration.

The proposed single-family home meets all of the density and dimensional requirements for a property situated within a Single-Family 7 (SF-7) District and the Southside Residential Neighborhood Overlay (SRO) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along E. Bourn Street, Peters Colony, S. Ross Street, and the proposed building elevations in the attached packet. The approval of this request is a



discretionary decision for the City Council in finding that the proposed house will not have a negative impact on the existing subdivision.

## **NOTIFICATIONS**

On May 26, 2022, staff mailed 47 notices to property owners and occupants within 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 report was written, staff has received two (2) notices in favor of the applicant's request.

## **CONDITIONS OF APPROVAL**

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On June 14, 2022, the Planning and Zoning Commission approved a motion to approve a recommendation to approve the Specific Use Permit (SUP) with a vote of 4-0, with Commissioners Womble, Thompson, and Conway absent.

# 215 # 219.30



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING &amp; ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

**PLATTING APPLICATION FEES:**

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

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

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

**OTHER APPLICATION FEES:**

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

**NOTES:**

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

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS 511 Bourn St Rockwall TX 75087

SUBDIVISION LOT BLOCK

GENERAL LOCATION

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE 0.240

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

CONTACT PERSON Javier Silva

CONTACT PERSON

ADDRESS 511 Bourn St.

ADDRESS

58. Windsor  
Rockwall TX 75082

CITY, STATE &amp; ZIP Rockwall TX 75087

CITY, STATE &amp; ZIP

PHONE 972-814 9462

PHONE 9

E-MAIL support@JMS Custom Homes.net

E-MAIL support@JMS Custom Homes.net

**NOTARY VERIFICATION [REQUIRED]**

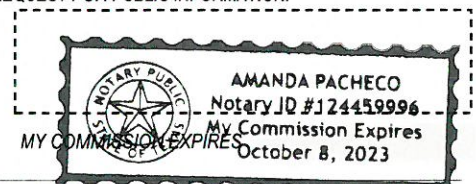
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Javier Silva [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

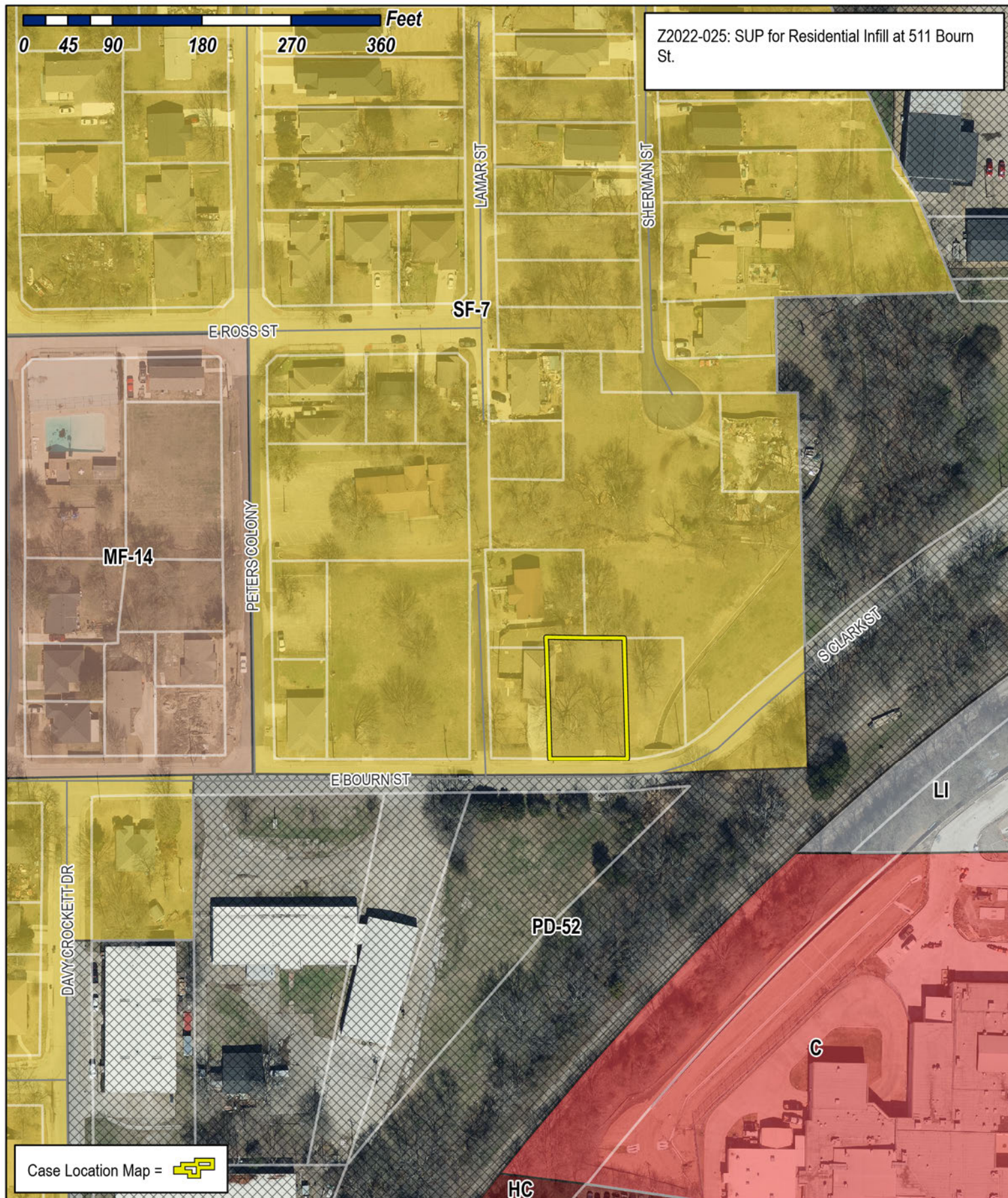
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 DAY OF May, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







## 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.



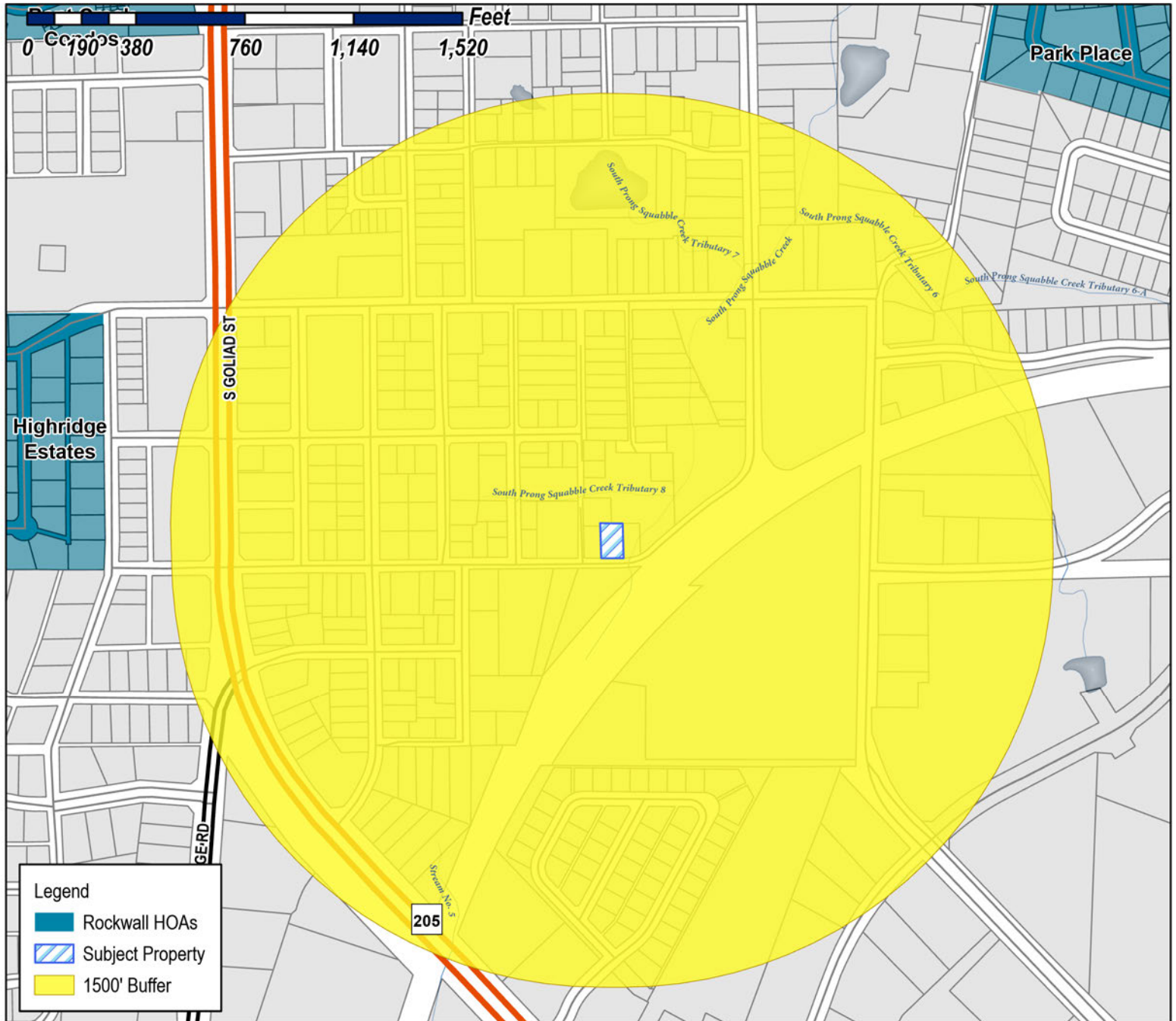




# City of Rockwall

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

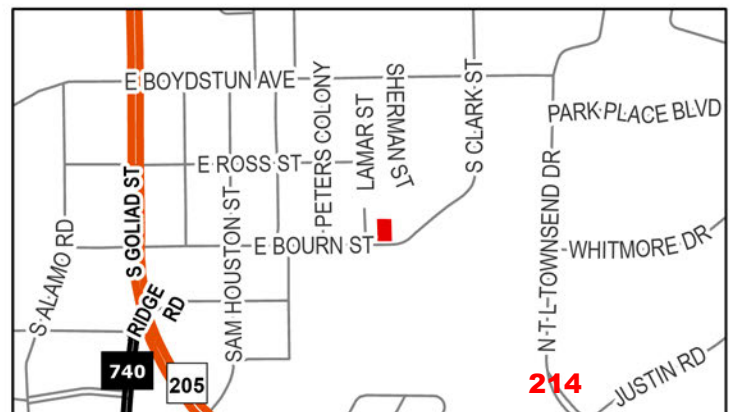
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**Case Number:** Z2022-025  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single Family 7 (SF-7) District  
**Case Address:** 511 Bourn St.

**Date Saved:** 5/20/2022

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



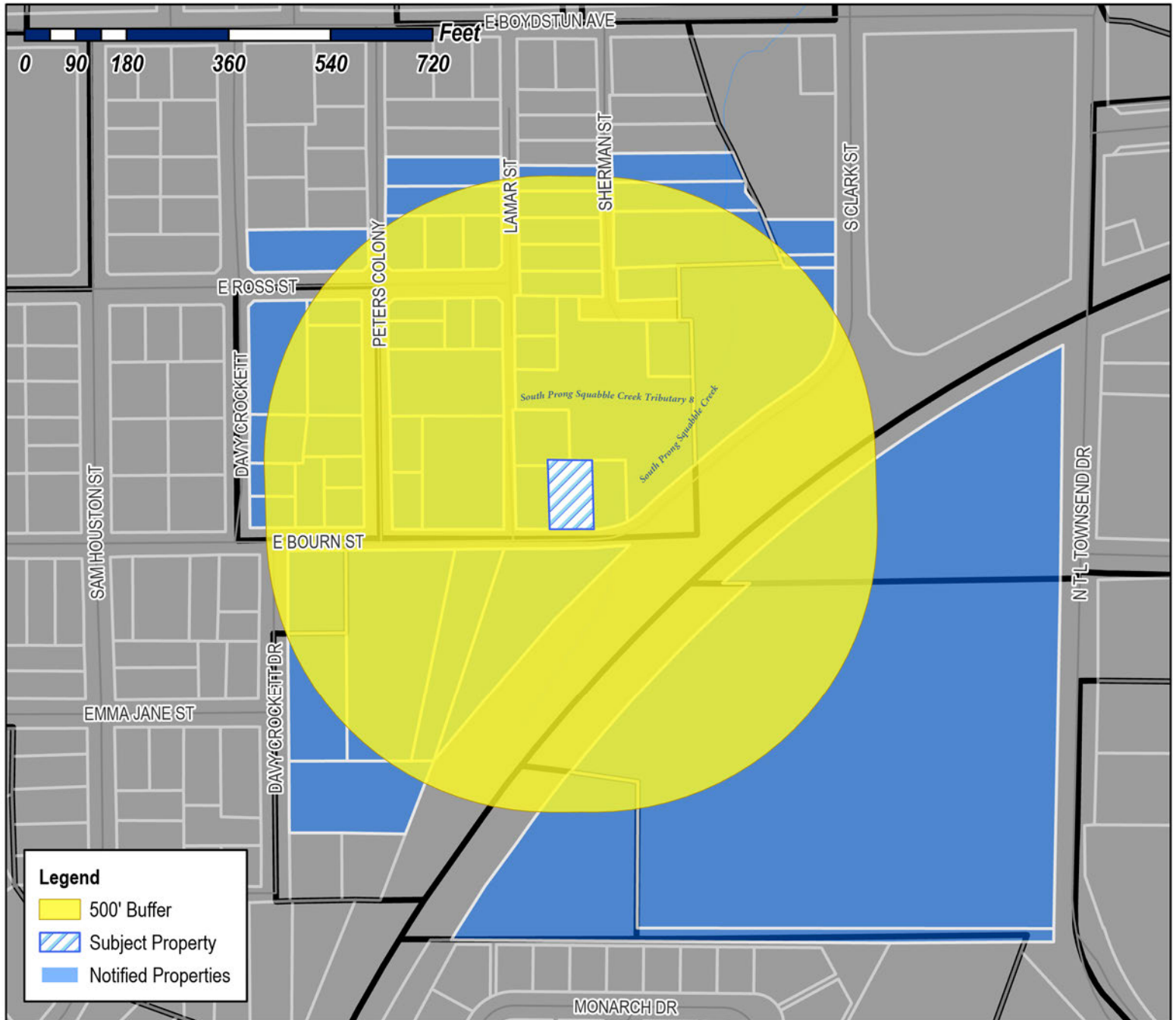




# City of Rockwall

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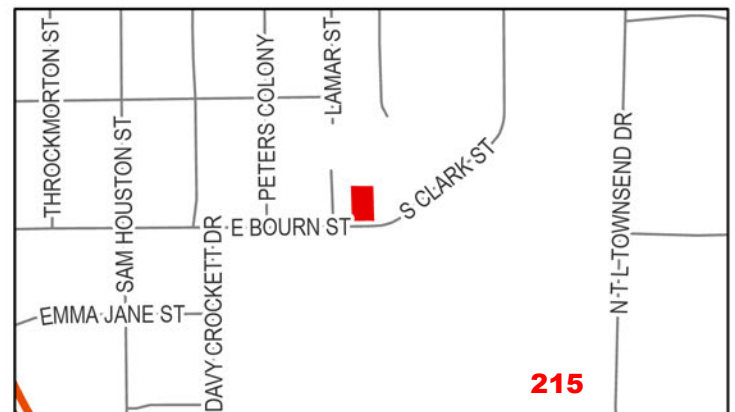
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For Questions on this Case Call (972) 771-7745



ANGULAR PIEDRA A/G  
418 E BOURN ST  
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC  
DOUGLAS A KAUFMANN  
627 SORITA CIR  
HEATH, TX 75032

ALLEN ETHEL JEAN  
711 SHERMAN ST  
ROCKWALL, TX 75087

ABARCA JOANNE  
707 SHERMAN ST  
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC  
DOUGLAS A KAUFMANN  
627 SORITA CIR  
HEATH, TX 75032

PIEDRA ANGULAR AG A CORP  
418 E BOURN ST  
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY  
PO BOX 4  
ROCKWALL, TX 75087

SMITH PAMELA K  
709 SHERMAN STREET  
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G  
418 E BOURN ST  
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE  
509 E BOURN STREET  
ROCKWALL, TX 75032

JOHNSON SCOTT  
709 STILLWATER DR  
ROCKWALL, TX 75087

STRANGE EMERSON JR  
1521 NOVEL CT  
GARLAND, TX 75040

DENSON PATRICIA STRANGE  
713 SHERMAN ST  
ROCKWALL, TX 75087

HALL WILLA O  
815 DAVY CROCKETT ST  
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
787 HAIL DR  
ROCKWALL, TX 75032

ALLEN DONNA ANETTE AND  
JACQUELINE YVETTE JACOBS AND JEFFREY  
DWAYNE JACOBS  
5961 CONNIE LANE  
ROCKWALL, TX 75032

MARTIN HELEN  
501 E BOURN ST  
ROCKWALL, TX 75087

FISHER JESSICA  
803 PETERS COLONY  
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST  
EPISCOPAL CHURCH  
805 PETERS COLONY  
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST  
EPISCOPAL CHURCH  
805 PETERS COLONY  
ROCKWALL, TX 75087

KRONLAGE HOLLIE  
605 E ROSS STREET  
ROCKWALL, TX 75087

ESPINOZA SYLVIA AND  
JOSEPH FABIAN PEREZ  
604 ROSS STREET  
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE  
712 PETERS COLONY  
ROCKWALL, TX 75087

BALL JUSTIN  
2155 CLUBVIEW DR  
ROCKWALL, TX 75087

HASS DANIEL & AMBER  
801 PETERS COLONY  
ROCKWALL, TX 75087

UPPER ROOM TEMPLE HOLYNESS  
CHURCH  
423 WILLOW RIDGE CIRCLE  
ROCKWALL, TX 75032

SHAW JERRY GAIL  
803 LAMAR ST  
ROCKWALL, TX 75087

CONLON MICHAEL SHAWN  
708 SHERMAN ST  
ROCKWALL, TX 75087

SANCHEZ FATIMA L  
710 SHERMAN ST  
ROCKWALL, TX 75087

JOHNSON PAMELA  
1310 COLONY DR  
GARLAND, TX 75040



HEJI PAUL M  
709 PETERS COLONY  
ROCKWALL, TX 75087

CABERA JUAN R & NOEMI E  
715 PETERS COLONY  
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES  
609 E ROSS ST  
ROCKWALL, TX 75087

HABITAT FOR HUMANITY  
PO BOX 4  
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY  
PO BOX 4  
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD  
C/O GENESEE & WYOMING RAILROAD  
1940 ENCHANTED WAY 201  
GRAPEVINE, TX 76051

JPH ROCKWALL LLC  
901 DAVY CROCKETT STREET  
ROCKWALL, TX 75087

WALTER MARY  
408 E BOURN ST  
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE  
900 DAVY CROCKETT  
ROCKWALL, TX 75087

BARRON BLAKELEIGH  
811 DAVY CROCKETT ST  
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI  
308 STONEBRIDGE DR  
ROCKWALL, TX 75087

CANALES ZAMORA FAMILY TRUST  
ROMAN FRANCISCO CANALES & ROSA MARIA  
ZAMORA MIRANDA-TRUSTEE  
P O BOX 291  
FATE, TX 75132

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
787 HAIL DR  
ROCKWALL, TX 75032

JOHNSON MELDRIA  
809 DAVY CROCKETT  
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA  
414 E. COACHLIGHT TRAIL  
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE  
801 LAMAR ST  
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY  
PO BOX 4  
ROCKWALL, TX 75087

POTTS DANNY & VONDA  
1100 T L TOWNSEND DR  
ROCKWALL, TX 75087

ROCKWALL COUNTY  
C/O COUNTY TREASURER  
101 E RUSK ST SUITE 101  
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
787 HAIL DR  
ROCKWALL, TX 75032

# PUBLIC NOTICE



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

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

You are hereby notified that the Planning and Zoning Commission will consider the following application:

**Case No. Z2022-025: SUP for Residential Infill at 511 Bourne Street**

Hold a public hearing to discuss and consider a request by Javier Silva for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to Established Subdivision* for the purpose of constructing a single-family home on a 0.25-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 511 Bourne Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, June 20, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2022-025: SUP for Residential Infill at 511 Bourne Street**

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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



## Zoning & Specific Use Permit 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).

Z2022-026

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



I am in favor of the request.



I am in opposition to the request.

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

Was hoping to acquire this parcel to add to the already existing Habitat footprint and enable Rockwall Habitat for Humanity to more productively develop this area. This said; Habitat fort Humanity fully supports Mr. Silva's application. We look forward to building a great relationship with our new neighbor.

### Respondent Information

Please provide your information.

### First Name \*

John

Last Name \*

Cote

Address \*

PO Box 4

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



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

# PUBLIC NOTICE



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

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

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

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2022-025: SUP for Residential Infill at 511 Bourne Street**

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.

*Community Development*

Name: *Ethel JEAN Allen* 6/10/22  
Address: *711 SHERMAN ST. 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



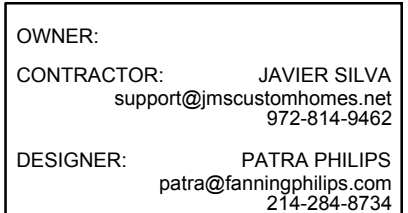
ROCKWALL HABITAT FOR HUMANITY  
INST. NO. 20170000008236



## ISSUE LOG

[illegible][illegible]

☐ PRELIMINARY -  
☒ BIDDING / PERMIT  
☐ REVISION  
☐ FOR CONSTRUCTION



ARCH. PROJ. #:	SCALE:
21502	REF. DRAWING

## A2.1

223



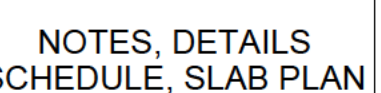
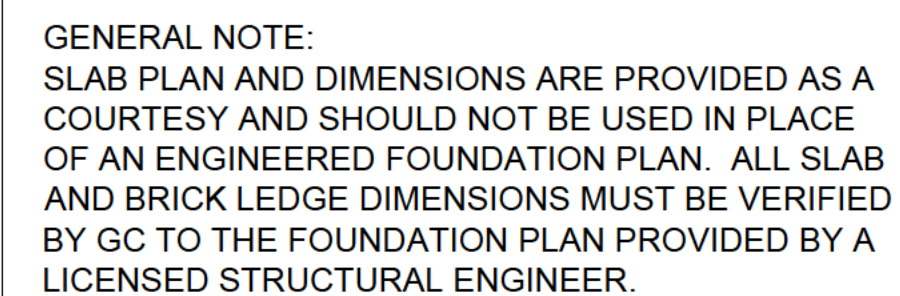
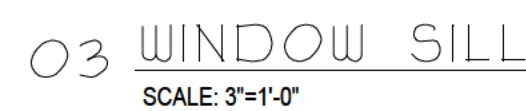
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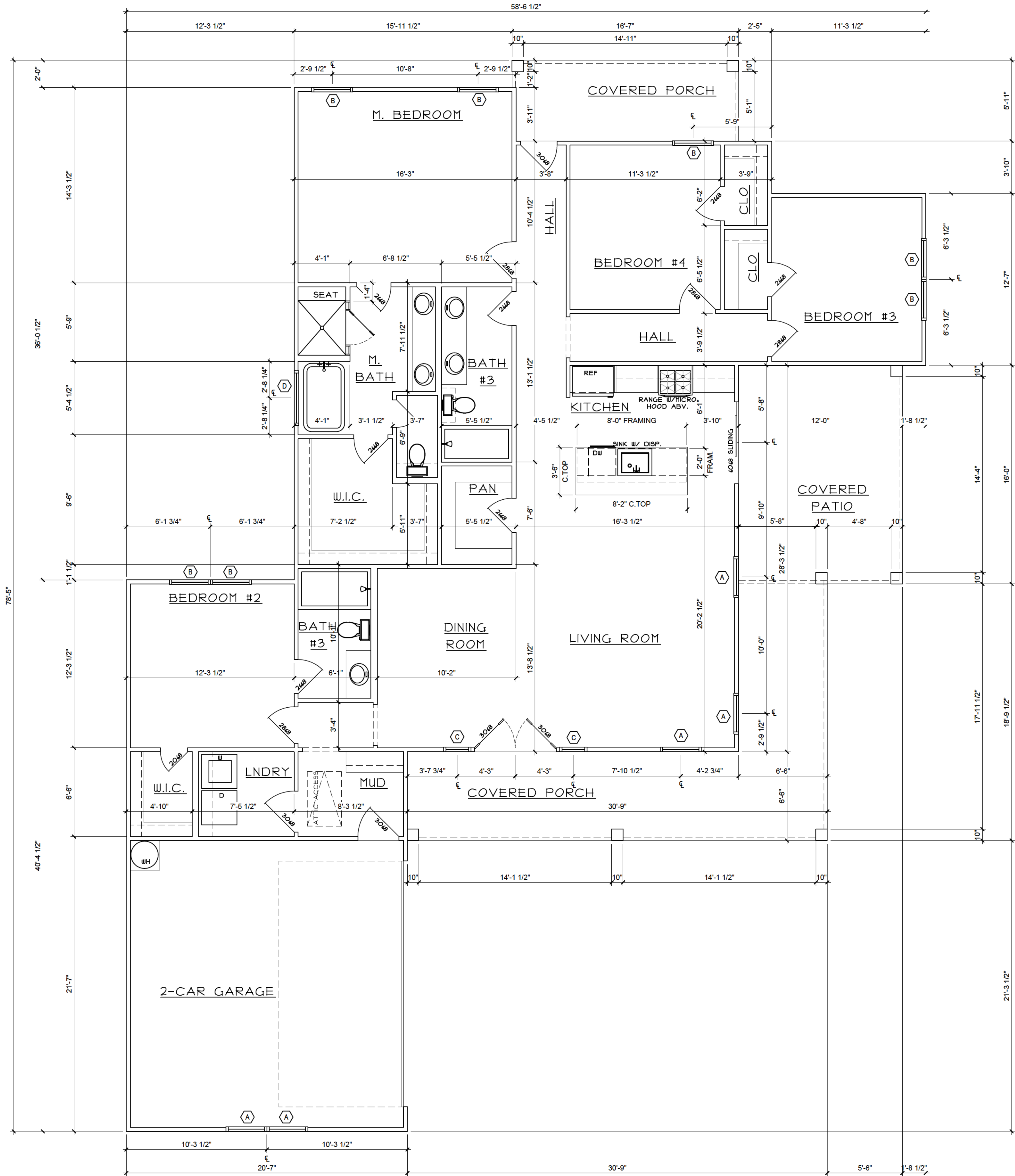
- 1) COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION
- 2) CONNECT ALL WATER, GAS, ELECTRIC, ETC., TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
- 3) PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL CODE.
- 4) ALL FOOTINGS ARE TO EXTEND 12" BELOW GRADE MINIMUM PER LOCAL CODE.
- 5) PROVIDE VENTILATION EQUAL TO 1 SQ. FT. PER 150 SQ. FT. OF ATTIC OR PER LOCAL CODES.
- 6)  $\frac{1}{2}$ " MIN. DRYWALL THROUGHOUT,  $\frac{5}{8}$ " TYPE "X" AT GARAGE CEILING AT WALLS COMMON TO LIVING AREAS AND ENCLOSED SPACES OR PER PLANS.
- 7) GYPSUM WALLBOARD INSTALLED AS A BACKING IN SHOWERS, TUB AREAS, LAUNDRY SPACES AND OTHER WET AREAS TO TYPE WR. IDENTIFIED AND REFERRED TO AS "GREEN BOARD" OR EQUIVALENT.
- 8) ALL EXTERIOR AND INTERIOR GLASS GLAZING TO COMPLY WITH LOCAL CODES.



SQUARE FOOTAGE	AREAS
1989	FLOOR PLAN
439	2-CAR GARAGE
741	COVERED PORCH
97	COVERED PATIO
3266	TOTAL UNDER ROOF







01 FLOOR PLAN  
SCALE: 1/4"=1'-0"



NEW  
RESIDENCE  
JMS CUSTOM  
HOMES

511 BOURN ST,  
ROCKWALL,  
TEXAS 75087

#### ISSUE LOG

DATE ISSUE	DESCR PTION
05/1 /22	FOR PERMIT

#### REVISION LOG

DATE ISSUE	DESCR PTION	REV NO.

#### ISSUED FOR:

- ☐ PRELIMINARY -  
☒ BIDDING / PERMIT  
☐ REVISION  
☐ FOR CONSTRUCTION



OWNER:  
CONTRACTOR: JAV ER SILVA  
support@jmscustomhomes.net  
972.614.9452  
DESIGNER: PATRA PHILIPS  
patra@fanningphilips.com  
214.264.8734

ARCH. PROJ. #  
21502

SCALE:  
REF. DRAW NG

SHEET NO.

A3.2

FLOOR PLAN



511 BOURN ST,  
ROCKWALL,  
TEXAS 75087

## ISSUE LOG

[illegible]

## REVISION LOG

[illegible]

**ISSUED FOR:**

- ☐ PRELIMINARY -  
☒ BIDDING / PERMIT  
☐ REVISION  
☐ FOR CONSTRUCTION



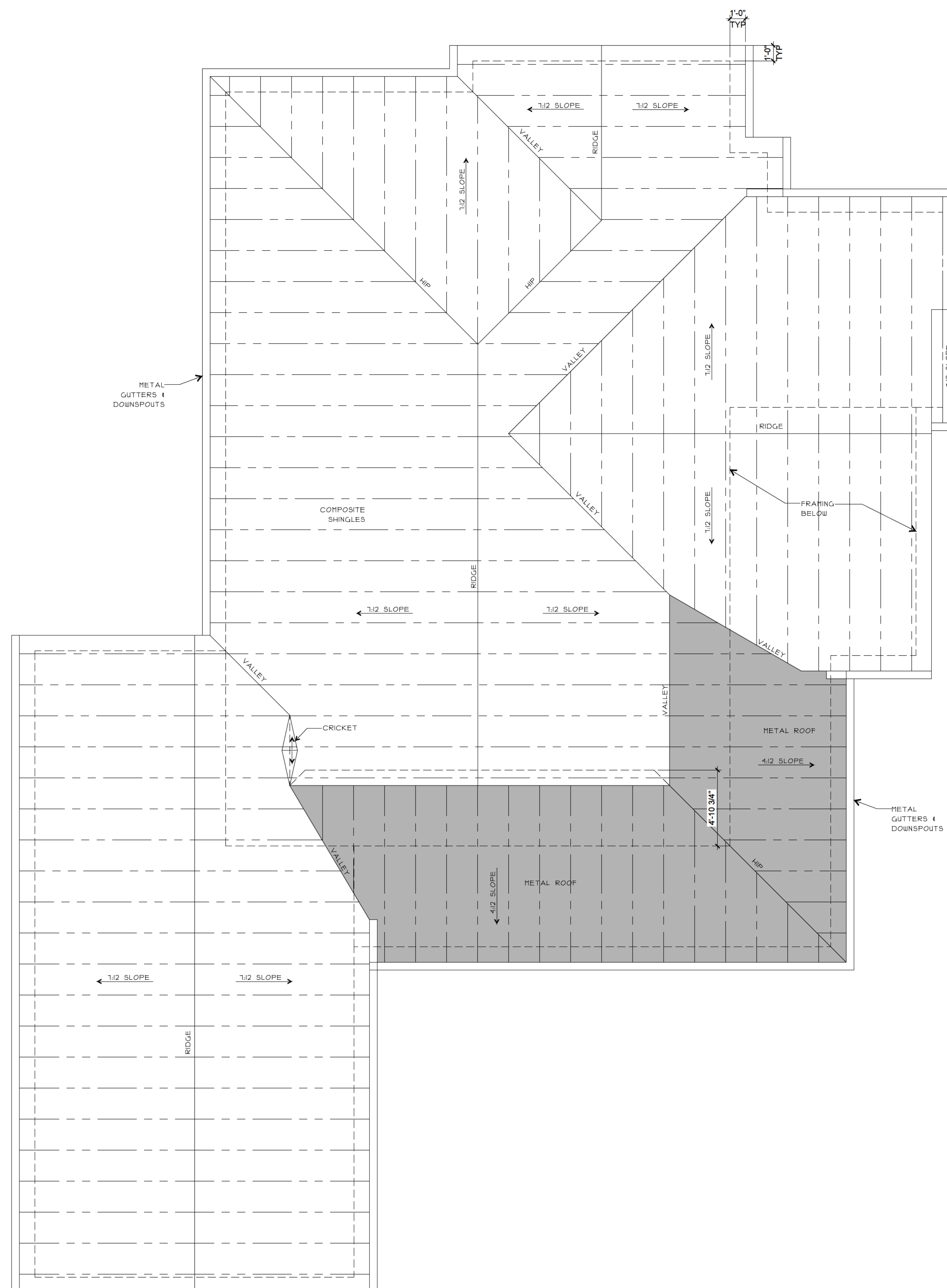
OWNER:  
CONTRACTOR: JAV ER SIL  
support@jmscustomhomes.  
972-814-94  
DESIGNER: PATRA PH LI  
patra@fanningphilips.c  
214-284-87

ARCH. PROJ. #:	SCALE:
21502	REF. DRAW N

SHEET NO.

## A4.1

### ROOF PLAN



## FRAMING AND LUMBER NOTES:

- 1.) ALL SAW LUMBER SHALL BEAR STAMP OF WWPA OR APPROVED TESTING AGENCY
- 2.) ROOF JOIST, FLOOR JOIST, LEDGERS AND PLATES TO BE DOUGLAS FIR #2 OR BETTER
- 3.) ALL STUDS TO DOUGLAS FIR STUD GRADE OR APPROVED EQUIVALENT
- 4.) ROOF PLYWOOD SHEATHING TO 3/4" STANDARD 5-PLY WITH EXTERIOR GLUE WITH STAMP OF APPROVED TESTING AGENCY OR AS NOTED ON TYPICAL WALL SHEET
- 5.) FRAMING CONNECTIONS OR BE SIMPSON OR EQUIVALENT
- 6.) ALL BEARING STUD WALLS TO BE 2X6 AT 16" O.C. UNLESS NOTED OTHERWISE.
- 7.) ALL BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES
- 8.) ALL INTERIOR HEADERS TO BE (2)2X12'S UNLESS NOTED OTHERWISE
- 9.) ALL EXTERIOR HEADERS TO BE (3)2X12'S UNLESS NOTED OTHERWISE
- 10.) CUTTING, NOTCHING, AND DRILLING OF WOOD MEMBERS SHALL COMPLY TO THE UNIFORM BUILDING CODE AND LOCAL AND STATE BUILDING CODES
- 11.) ALL CONVENTIONAL FRAMING SHALL COMPLY TO ALL LOCAL CODES
- 12.) ROOF TRUSSES TO BE MANUFACTURED BY AN APPROVED FABRICATOR
- 13.) ALL LUMBER SHALL BE F=1400 KILN DRIED SOUTHERN PINE, DOUGLAS FIR, OR HEMLOCK
- 14.) ALL EXTERIOR DOORS SHALL BE 1 1/2" THICK SOLID CORE 1 1/2" PR. BUTTS OR METAL INSULATION AS SHOWN ON DRAWINGS

ALL HEADERS SHALL BE (3) 2X12 EXTERIOR & INTERIOR BEARING WALLS UNLESS NOTED OTHERWISE.  
MIN.-1 JACK STUD EA. SIDE OF OPG. TO 6' WIDE  
MIN.-2 JACK STUD EA. SIDE OF OPG. TO 8' WIDE  
MIN.-3 JACK STUD EA. SIDE OF OPG. TO 12' WIDE  
ALL HEADERS (ANY SIZE) SHALL BE 1/2" PLYWOOD FILLERS GLUE & NAILED W/ 16D NAILS

ROOF CONSTRUCTION NOTES:

1. ROOF OVERHANG TO BE 12" U.O.
2. ROOF PITCH TO BE 7/12, U.O.
3. PROVIDE ATTIC VENTS AS SPECIFIED IN WALL SECTIONS IF APPLICABLE.
4. THE ROOF TRUSSES OR RAFTER TO INTERIOR PARTITIONS WITH METAL CLIPS, TIES OR STRAPS AS SPECIFIED IN BRACING SCHEDULE, ABOVE.
5. FIRST SHEET OF PLYWOOD ALONG EAVES TO BE GLUED AND NAILED AS DESCRIBED IN SHEATHING NAILING SCHEDULE ABOVE.
6. TRUSS DESIGNS REQUIRE THE SIGNATURE AND SEAL OF A STATE CERTIFIED ENGINEER.
7. PROVIDE ALL REQUIRED TRUSS BRACING AS SPECIFIED ON ENGINEERED TRUSS PLAN.

## 01 ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"







FRONT ELEVATION

NEW RESIDENCE

511 BOURN STREET  
ROCKWALL, TX 75087

SHEET INDEX		DATE	REV	DATE
A-1.0	COVER SHEET	05/11/22		
A-2.1	ARCHITECTURAL SITE PLAN	05/11/22		
A-3.1	NOTES, DETAILS, SCHEDULES & SLAB PLAN	05/11/22		
A-3.2	FLOOR PLAN	05/11/22		
A-4.1	ROOF PLAN	05/11/22		
A-5.1	ELEVATIONS	05/11/22		
A-5.2	ELEVATIONS	05/11/22		
A-6.1	POWER PLAN	05/11/22		



NEW  
RESIDENCE  
JMS CUSTOM  
HOMES

511 BOURN ST,  
ROCKWALL,  
TEXAS 75087

ISSUE LOG

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05/11/22	FOR PERMIT

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ISSUED FOR:

- ☐ PRELIMINARY -
- ☒ BIDDING / PERMIT
- ☐ REVISION
- ☐ FOR CONSTRUCTION



OWNER:  
CONTRACTOR: JAVIER SILVA  
support@mscustomhomes.net  
972.614.9462  
DESIGNER: PATRICK PHILIPS  
patrick@fanningphilips.com  
214.264.8734

ARCH. PROJ. #	SCALE:
21502	REF. DRAWING

SHEET NO.

A1.0  
COVER SHEET



NEW  
RESIDENCE  
JMS CUSTOM  
HOMES

511 BOURN ST,  
ROCKWALL,  
TEXAS 75087

#### ISSUE LOG

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05/11/22	FOR PERMIT

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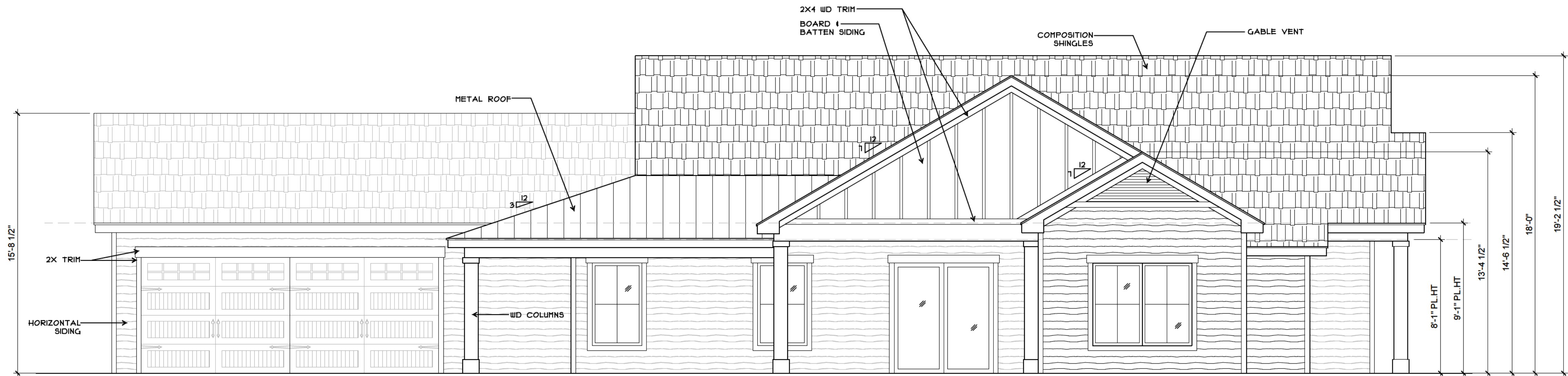
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972.614.9462  
DESIGNER: PATRA PHILIPS  
patra@fanningphilips.com  
214.264.8734

ARCH. PROJ. # 21502 SCALE: REF. DRAWING

SHEET NO.

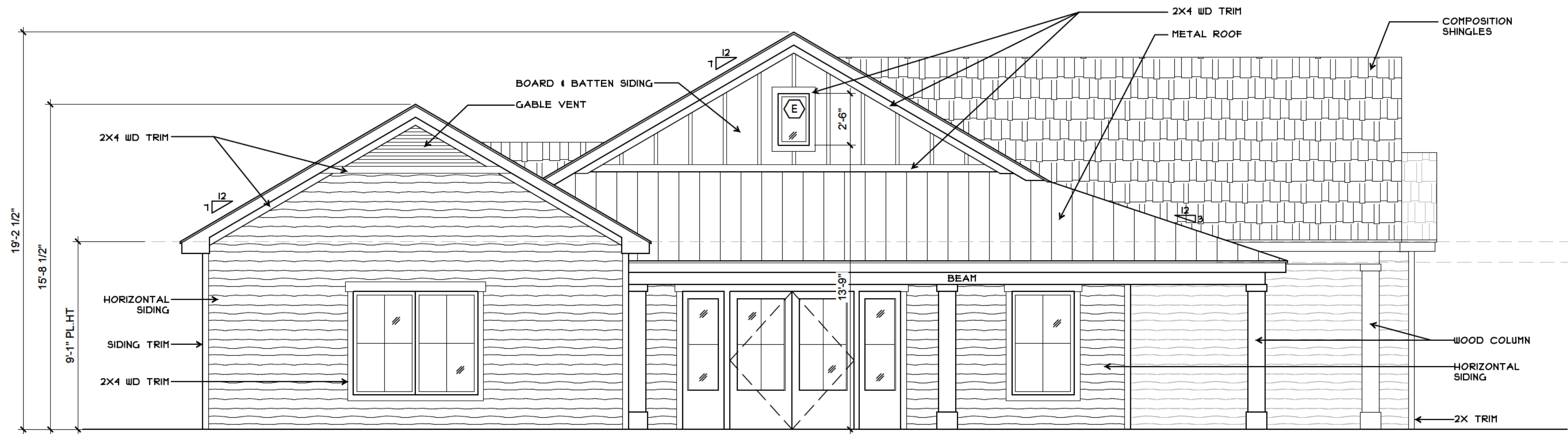
A5.1

ELEVATIONS



### 02 EAST ELEVATION

SCALE: 1/4"=1'-0"



### 01 SOUTH ELEVATION

SCALE: 1/4"=1'-0"





NEW  
RESIDENCE  
JMS CUSTOM  
HOMES

511 BOURN ST,  
ROCKWALL,  
TEXAS 75087

ISSUE LOG

DATE ISSUE	DESCR PTION
05/11/22	FOR PERMIT

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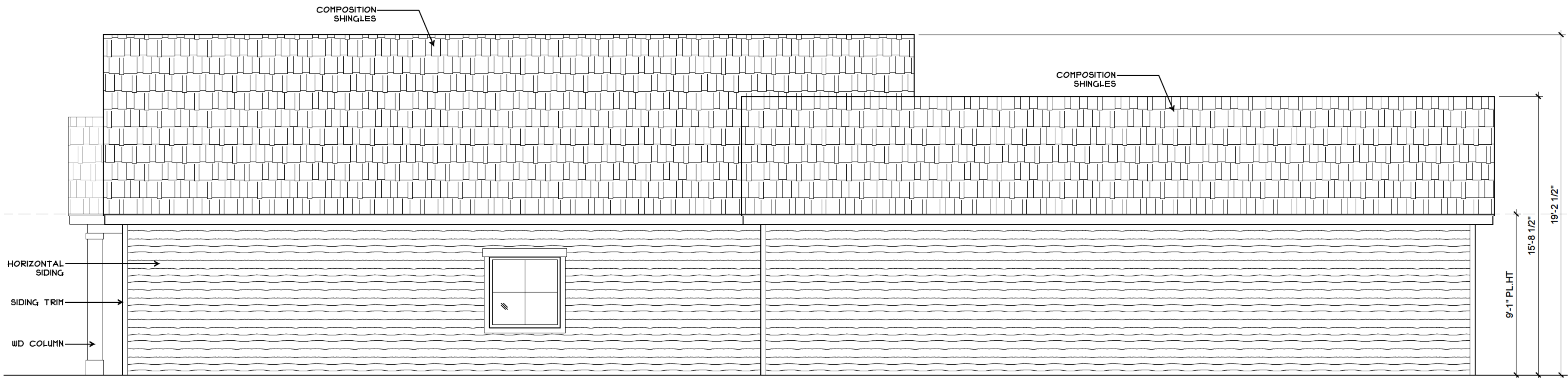
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214.264.8734

ARCH. PROJ. #	SCALE
21502	REF. DRAWING

SHEET NO.

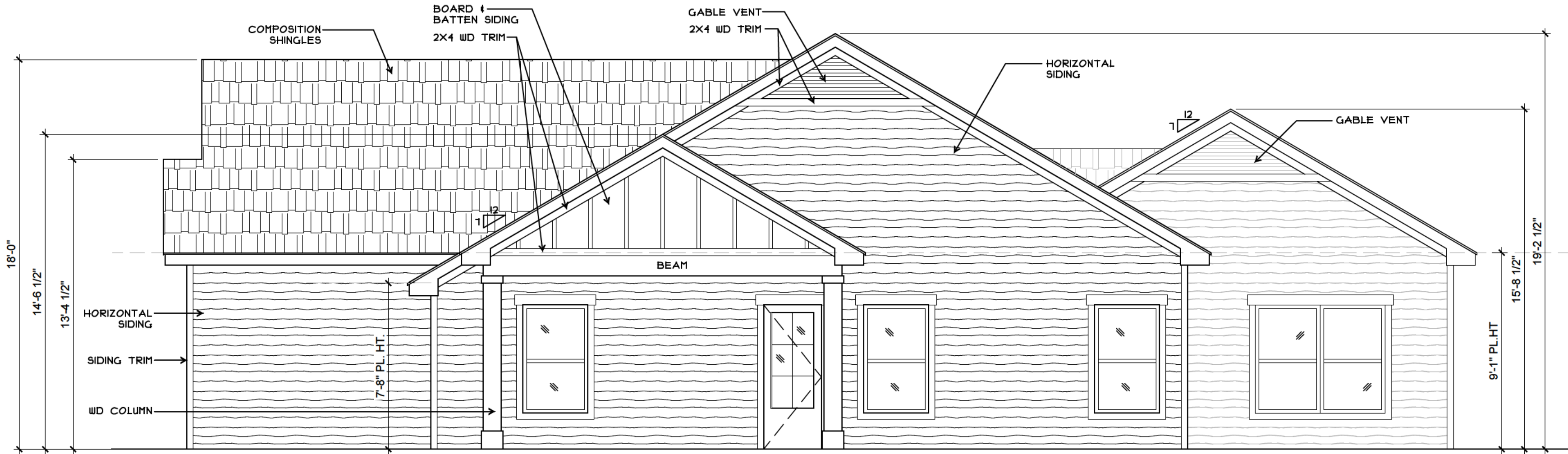
A5.2

ELEVATIONS



02 WEST ELEVATION

SCALE: 1/4"=1'-0"



01 NORTH ELEVATION

SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0'

230





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-025

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

#### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
803 Lamar Street	Single-Family Home	1982	1152	48 SF	Siding
801 Lamar Street	Single-Family Home	2017	1326	96 SF; 120 SF	Brick
501 E Bourn Street	Single-Family Home	1975	1226	484 SF	Siding
803 Peters Colony	Single-Family Home	2010	1420	N/A	Brick
801 Peters Colony	Single-Family Home	2011	1489	N/A	Brick
604 S Ross	Single-Family Home	1975	912	N/A	Siding
AVERAGES:		1995	1254	249 SF	



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-025

### PLANNING AND ZONING DEPARTMENT

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803 LAMAR STREET



801 LAMAR STREET





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-025

### PLANNING AND ZONING DEPARTMENT

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



501 E BOURN



803 PETERS COLONY





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-025

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



801 PETERS COLONY



604 ROSS STREET



CITY OF ROCKWALL

ORDINANCE NO. ~~22-XX~~

SPECIFIC USE PERMIT NO. ~~S-2XX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [~~ORDINANCE NO. 20-02~~] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.25-ACRE PARCEL OF LAND, IDENTIFIED AS LOT E, BLOCK 112, B.F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Javier Silva for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.25-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 511 Bourn Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

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

## **2.1 OPERATIONAL CONDITIONS**

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

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

## **2.2 COMPLIANCE**

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

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

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.



PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 5<sup>TH</sup> DAY OF JULY, 2022.

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

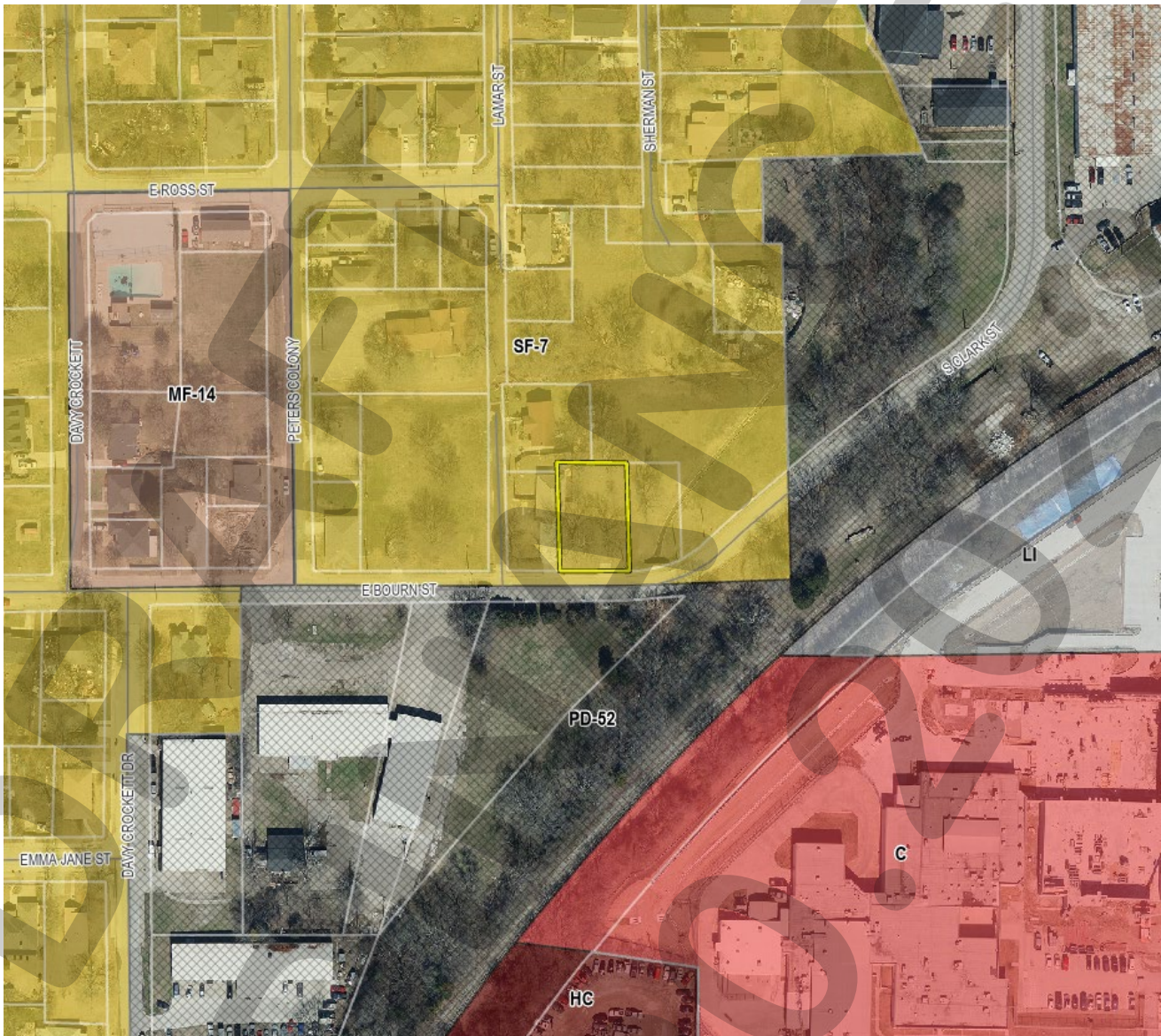
\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: June 20, 2022

2<sup>nd</sup> Reading: July 5, 2022

Address: 511 Bourne Street

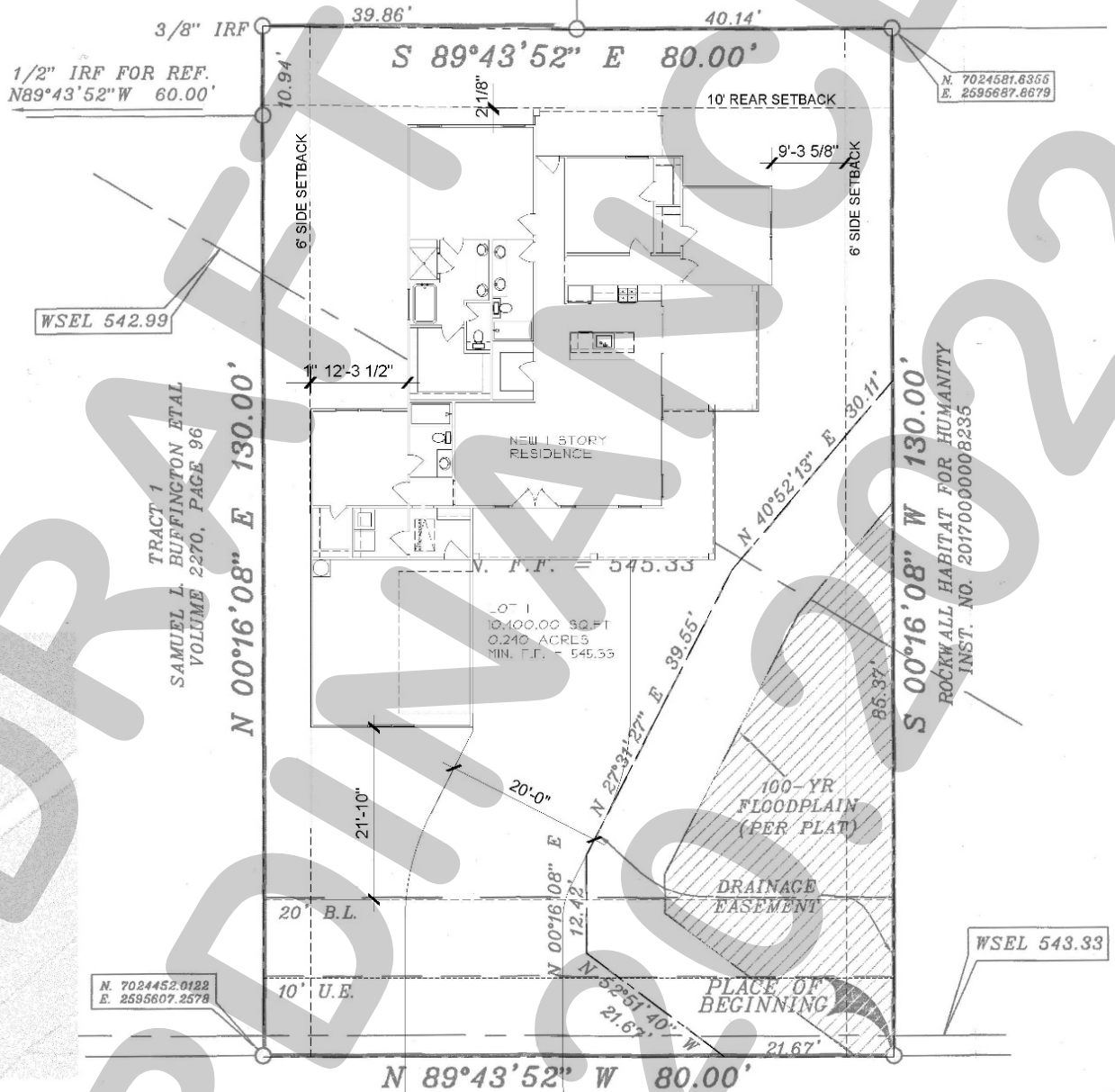
Legal Description: Lot E, Block 112, B.F. Boydston Addition





LOT 2, BLOCK 1  
SAMUEL BUFFINGTON ADDITION  
CABINET A, SLIDE 225

ROCKWALL HABITAT FOR HUMANITY  
INST. NO. 20170000008236



**BOURN STREET**



01 ARCHITECTURAL SITE PLAN

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







## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** June 20, 2022

**SUBJECT:** Z2022-026; SPECIFIC USE PERMIT (SUP) FOR A RESIDENTIAL INFILL  
ADJACENT TO AN ESTABLISHED SUBDIVISION FOR BREEZY HILL  
LANE

---

### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Residential Plot Plan  
Floor Plan  
Building Elevations  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by David Scott and Christine Fischer for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing *Residential Infill Adjacent to Established Subdivision* for the purpose of constructing a single-family home on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and take any action necessary **(1st Reading)**.

### Action Needed

The City Council is being asked to approve, approve with conditions or deny the proposed Specific Use Permit (SUP).



# 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:** June 20, 2022

**APPLICANT:** David Scott and Christine Fischer

**CASE NUMBER:** Z2022-026; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision for Breezy Hill Lane*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by David Scott and Christine Fischer for the approval of a *Specific Use Permit (SUP) for Residential Infill Adjacent to Established Subdivision* for the purpose of constructing a single-family home on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and take any action necessary.

### **BACKGROUND**

The subject property was annexed on February 4, 2008 by *Ordinance No. 08-12 [Case No. A2004-003]*. At the time of annexation, the subject property was a portion of a larger 90.00-acre tract of land (*i.e. Tract 33 of the J. Strickland Survey, Abstract No. 187*), and was zoned Agricultural (AG) District. On May 5, 2020, the subject property was established as Lot 2, Block A, Breezy Hill Lane Addition by *Case No. P2020-007*. The subject property has remained vacant since its annexation.

### **PURPOSE**

The applicant is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill In or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

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

The subject property is generally located at the terminus of Breezy Hill Lane. The land uses adjacent to the subject property are as follows:

- North:** Directly north of the subject property is a 10.010-acre parcel of land (*i.e. Lot 1, Block A, Breezy Hill Lane Addition*) zoned Agriculture (AG) District. Beyond this are the corporate limits of the City of Rockwall and the corporate limits of Rockwall County.
- South:** Directly south of the subject property are the corporate limits of the City of Rockwall followed by several residential properties situated within Rockwall County and the City of Rockwall's Extraterritorial Jurisdiction (ETJ).
- East:** Directly east of the subject property is a 50.29-acre tract of land (*i.e. Tract 33-02, of the J Strickland Survey, Abstract No. 187*) zoned Agricultural (AG) District. Beyond this is Anna Cade Road, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are the corporate limits of the City of Rockwall followed by several properties with single-family homes situated on them.
- West:** Directly west of the subject property is Breezy Hill Lane, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 11 of the Breezy Hill Subdivision, which was established in 2019 and contains 78 residential lots.



## **CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is located adjacent to the Breezy Hill Addition Subdivision, which was established in 2008, consists of more than five (5) lots and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision and being zoned Agricultural (AG) District, requires a Specific Use Permit (SUP). In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...”

The proposed single-family home meets all of the density and dimensional requirements for a property situated within an Agricultural (AG) District as stipulated by the Unified Development Code (UDC), with the exception of the orientation of the garage. Article 06, *Parking and Loading*, Section 04.01.B *Garages* states 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* garage where garage door is perpendicular to the street.” In this case, the applicant is proposing a flat front entry garage. Staff should point out that this property is situated on a rural lot at the terminus of Breezy Hill Lane; however, this request is a discretionary decision for the City Council. In making a motion, City Council is tasked with determining if the proposed house will have a negative impact on the existing adjacent subdivision (i.e. *Breezy Hill*).

## **NOTIFICATIONS**

On May 26, 2022, staff mailed 48 notices to nine (9) property owners and occupants within 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 report was written, staff has received no notices in favor or in opposition of the applicant's request.

## **CONDITIONS OF APPROVAL**

If City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On June 14, 2022, the Planning and Zoning Commission approved a motion to approve a recommendation to approve the Specific Use Permit (SUP) with a vote of 4-0, with Commissioners Thompson, Conway, and Womble absent.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

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

### NOTES:

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

<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 000 Breezy Hill Lane Lot 2 Rockwall TX

SUBDIVISION N/A

LOT 2 BLOCK A

GENERAL LOCATION At the North end of Breezy Hill Lane - the immediate property to the South is 1027 Breezy Hill. Property ID 106345

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☒ OWNER David Scott & Christine Fischer

☐ APPLICANT

CONTACT PERSON David Scott Fischer

CONTACT PERSON

ADDRESS 1608 Lake Crest Ln

ADDRESS

CITY, STATE & ZIP Plano TX 75023

CITY, STATE & ZIP

PHONE 214-683-6617

PHONE

E-MAIL scott@downsfischer.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

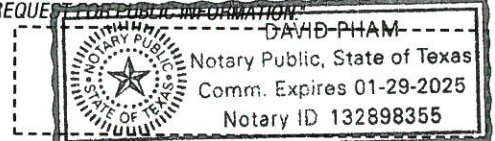
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID SCOTT FISCHER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 350 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5/20/22 DAY OF May, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 DAY OF May, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

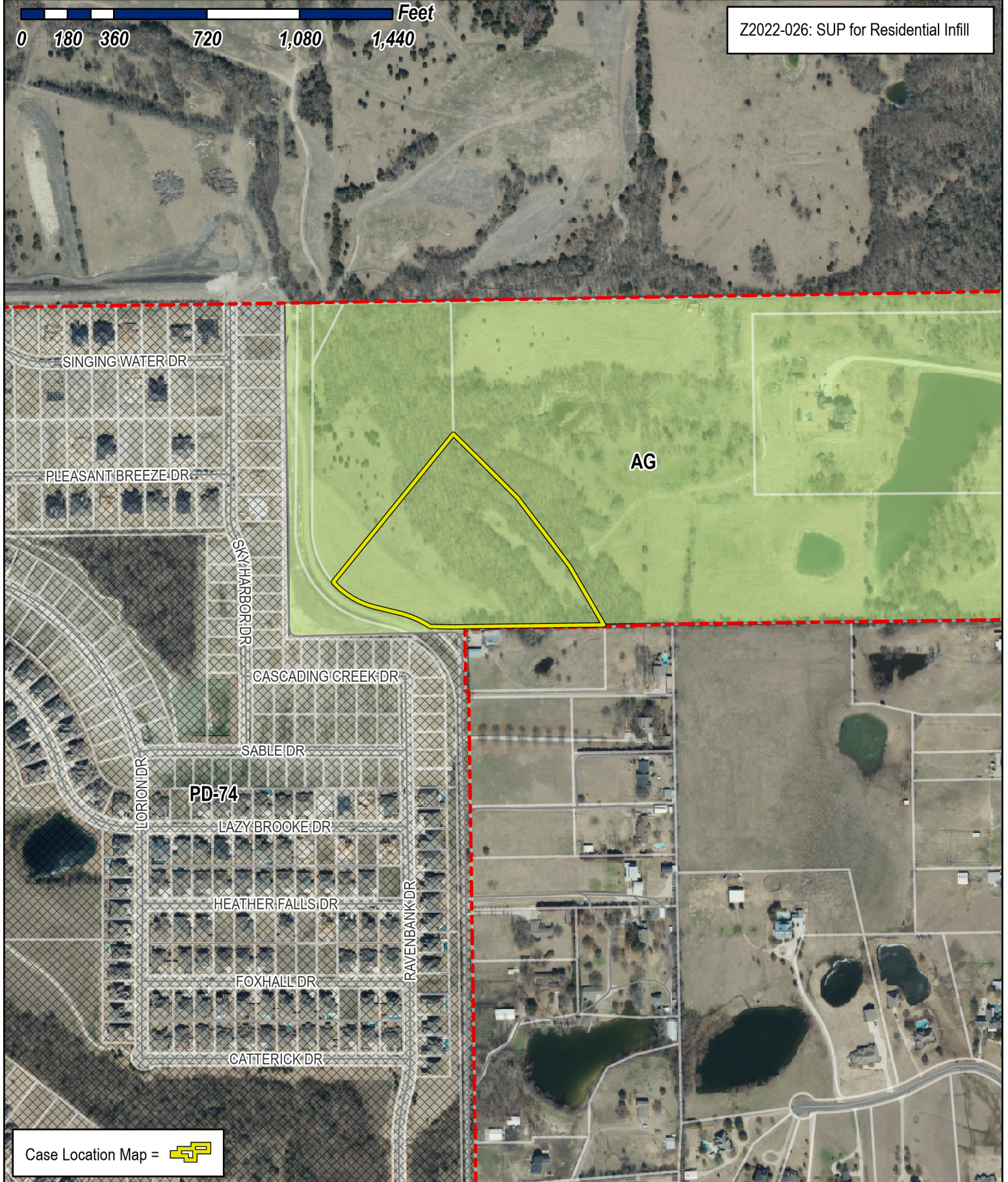


MY COMMISSION EXPIRES 1-29-2025



0 180 360 720 1,080 1,440 Feet

Z2022-026: SUP for Residential Infill



Case 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.



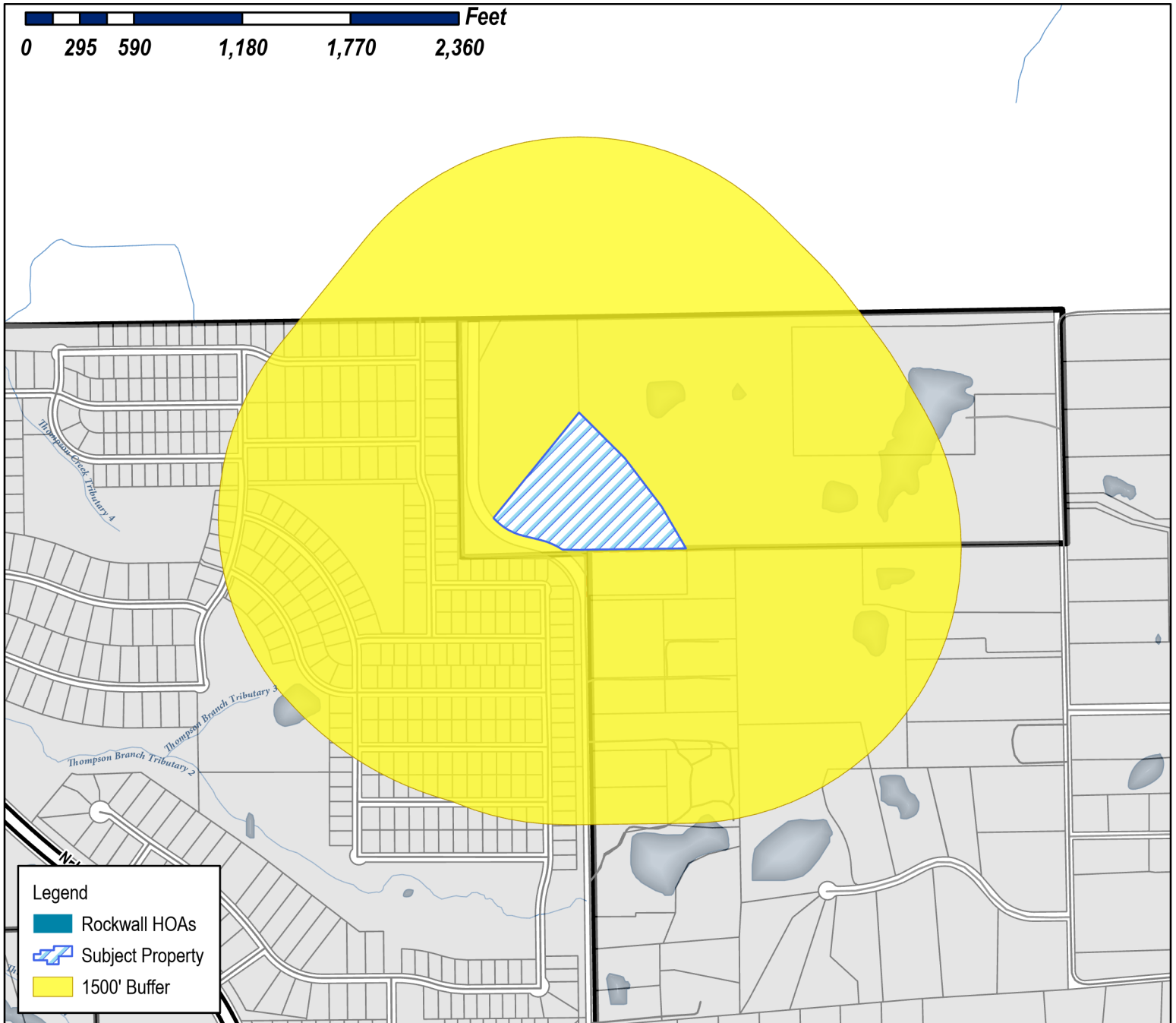




# City of Rockwall

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

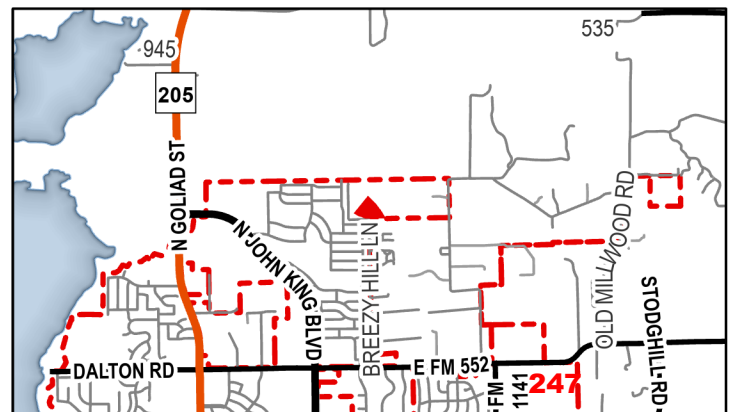
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**Case Number:** Z2022-026  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Agricultural  
**Case Address:** 000 Breezy Hill Lane Lot 2

**Date Saved:** 5/20/2022

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





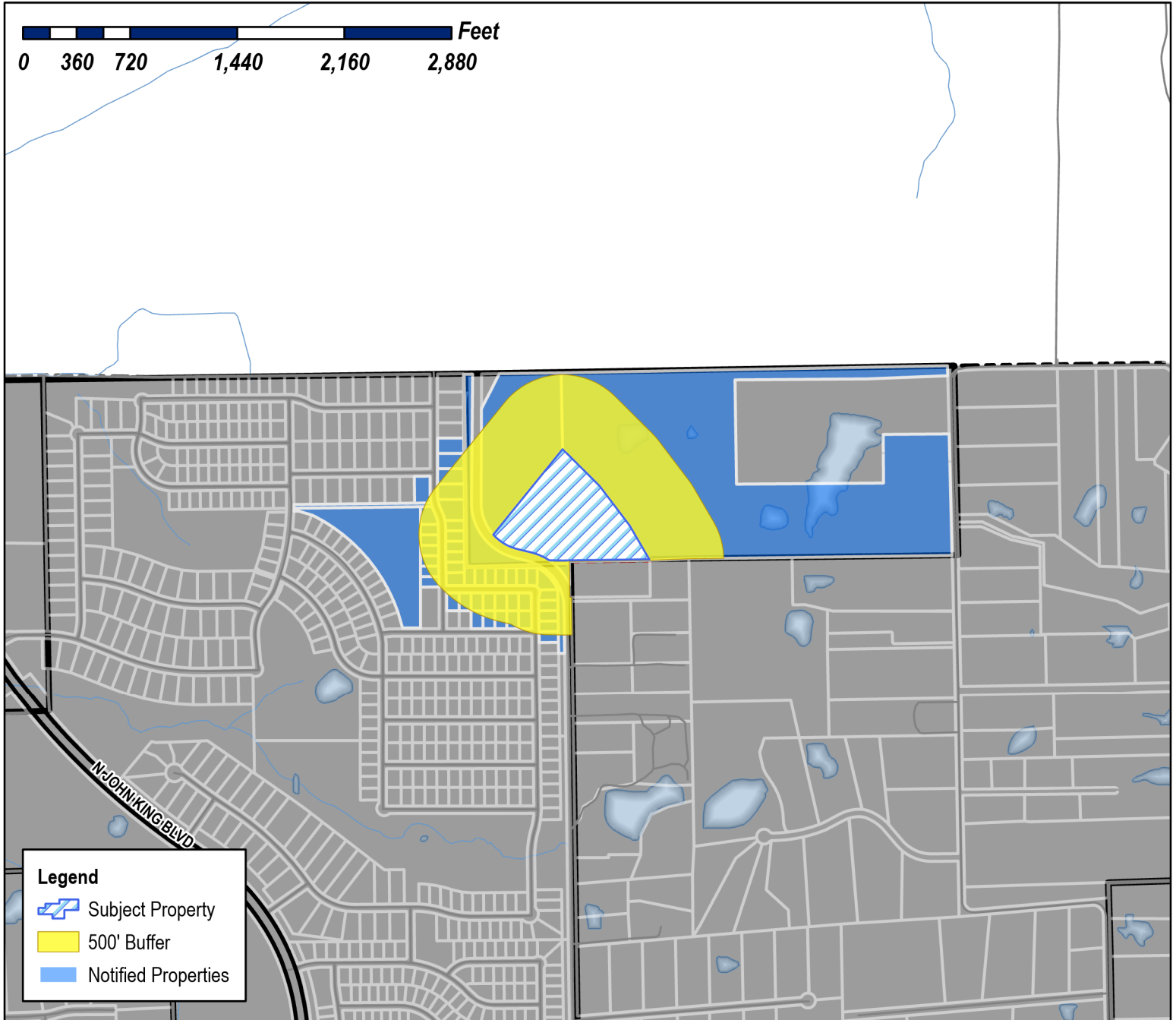
# City of Rockwall

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

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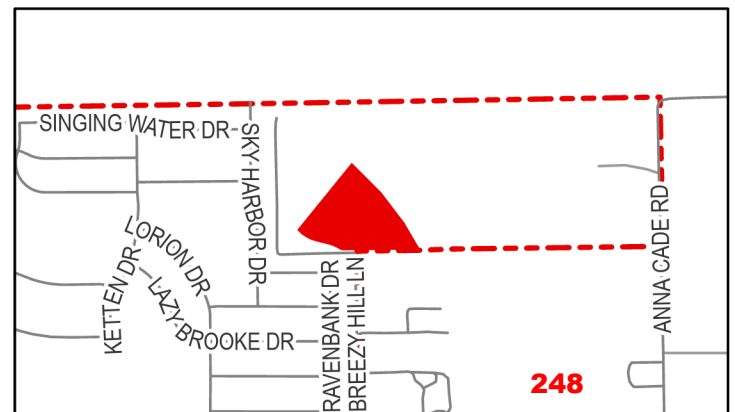
0 360 720 1,440 2,160 2,880 Feet



**Case Number:** Z2022-026  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 000 Breezy Hill Lane Lot 2

**Date Saved:** 5/24/2022

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





BH PHASE XI LTD 1001 CASCADING CREEK DR ROCKWALL, TX 75087	BH PHASE XI LTD 1005 CASCADING CREEK DR ROCKWALL, TX 75087	BH PHASE XI LTD 1006 CASCADING CREEK DR ROCKWALL, TX 75087
BH PHASE XI LTD 1009 CASCADING CREEK DR ROCKWALL, TX 75087	GRAND HOMES 2014 LP 1010 CASCADING CREEK DR ROCKWALL, TX 75087	WINDSOR HOMES CUMBERLAND LLC 1012 SABLE DR ROCKWALL, TX 75087
GRAND HOMES 2014 LP 1013 CASCADING CREEK DR ROCKWALL, TX 75087	BH PHASE XI LTD 1014 CASCADING CREEK DR ROCKWALL, TX 75087	WINDSOR HOMES CUMBERLAND LLC 1016 SABLE DR ROCKWALL, TX 75087
GRAND HOMES 2014 LP 1017 CASCADING CREEK DR ROCKWALL, TX 75087	BH PHASE XI LTD 1018 CASCADING CREEK DR ROCKWALL, TX 75087	BH PHASE XI LTD 1020 CASCADING CREEK DR ROCKWALL, TX 75087
WINDSOR HOMES CUMBERLAND LLC 1020 SABLE DR ROCKWALL, TX 75087	GRAND HOMES 2014 LP 1021 CASCADING CREEK DR ROCKWALL, TX 75087	BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC 1024 S GREENVILLE AVE SUITE 230 ALLEN, TX 75225
BH PHASE XI LTD 1024 CASCADING CREEK DR ROCKWALL, TX 75087	GRAND HOMES 2014 LP 1024 SABLE DR ROCKWALL, TX 75087	GRAND HOMES 2014 LP 1025 CASCADING CREEK DR ROCKWALL, TX 75087
BH PHASE XI LTD 1028 CASCADING CREEK DR ROCKWALL, TX 75087	BH PHASE XI LTD 1028 SABLE DR ROCKWALL, TX 75087	KNOWLTON COREY D 1460 ANNA CADE ROAD ROCKWALL, TX 75087
GRAND HOMES 2014 LP 15455 DALLAS PARKWAY SUITE 1000 ADDISON, TX 75225	KNOWLTON COREY D 205 BREEZY HILL DR ROCKWALL, TX 75087	KNOWLTON COREY D 205 ROCKHOUSE LN ROCKWALL, TX 75087
BH PHASE XI LTD 4414 RAVENBANK DR ROCKWALL, TX 75087	BH PHASE XI LTD 4504 RAVENBANK DR ROCKWALL, TX 75087	WINDSOR HOMES CUMBERLAND LLC 4505 SKY HARBOR DR ROCKWALL, TX 75087
BH PHASE XI LTD 4506 SKY HARBOR DR ROCKWALL, TX 75087	BH PHASE XI LTD 4508 RAVENBANK DR ROCKWALL, TX 75087	GRAND HOMES 2014 LP 4511 SKY HARBOR DR ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4512 RAVENBANK DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4514 SKY HARBOR DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4516 RAVENBANK DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4521 SKY HARBOR DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4524 SKY HARBOR DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4536 SKY HARBOR DR  
ROCKWALL, TX 75087

BH PHASE XI LTD  
4537 SKY HARBOR DR  
ROCKWALL, TX 75087

GRAND HOMES 2014 LP  
4538 SKY HARBOR DR  
ROCKWALL, TX 75087

SANCHEZ ELENA  
4546 SKY HARBOR DRIVE  
ROCKWALL, TX 75225

WALLER DAVID AND SORAYA  
4550 SKY HARBOR DRIVE  
ROCKWALL, TX 75225

BH PHASE XI LTD  
4602 RAVENBANK DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
4602 SKY HARBOR DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
4606 SKY HARBOR DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
5310 HARVEST HILL RD SUITE 162  
DALLAS, TX 75225

HEFNER SCOTT & CHERYL  
735 PLEASANT BREEZE DR  
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC  
8214 WESTCHESTER DR STE 710  
DALLAS, TX 75225

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

HEFNER SCOTT & CHERYL  
897 ANACONDA COURT  
CASTLE ROCKWA, CO 75225



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

You are hereby notified that the Planning and Zoning Commission will consider the following application:

**Case No. Z2022-025: SUP for Residential Infill at 511 Bourne Street**

Hold a public hearing to discuss and consider a request by Javier Silva for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to Established Subdivision* for the purpose of constructing a single-family home on a 0.25-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 511 Bourn Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, June 20, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

— . . . PLEASE RETURN THE BELOW FORM — . . . . .

**Case No. Z2022-025: SUP for Residential Infill at 511 Bourne Street**

Please place a check mark on the appropriate line below:

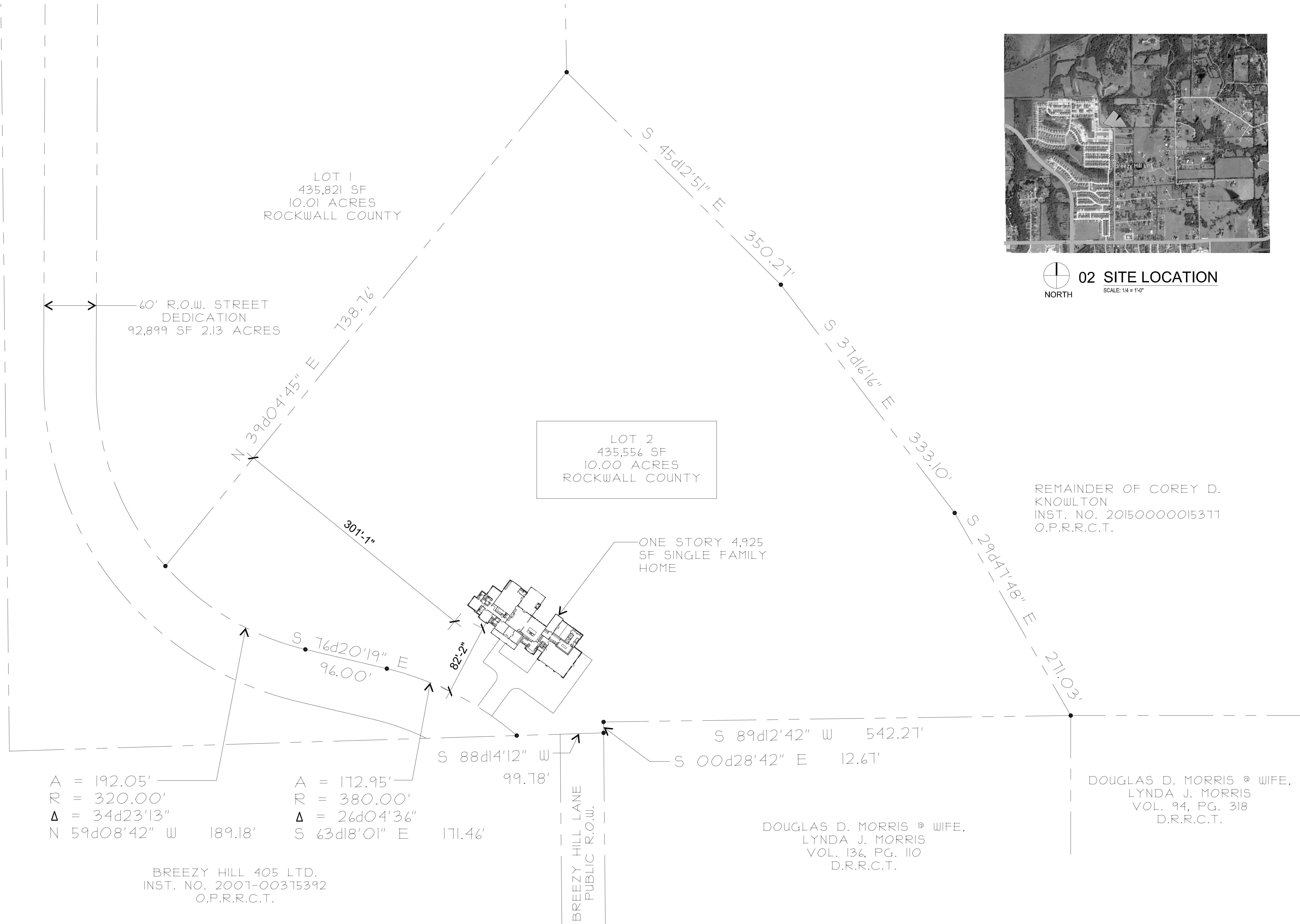
- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

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



02 SITE LOCATION  
SCALE: 1" = 1'-0"

RESIDENCE  
FOR  
SCOTT AND  
CHRISTINE  
FISCHER

LOT 2  
BREEZY HILL  
LANE ADDITION  
ROCKWALL, TX

ISSUE LOG	
DATE ISSUE	DESCRIPTION

REVISION LOG		
DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

☒ PRELIMINARY -  
NOT FOR CONSTRUCTION

☐ BIDDING / PERMIT

☐ REVISION / ADDENDUM

☐ FOR CONSTRUCTION

ARCH. PROJ. #:	SCALE:
22307	REF. DRAWING

SHEET NO.

A2.1

SITE PLAN  
EXHIBIT

01 SITE PLAN EXHIBIT  
SCALE: 1" = 50'-0"



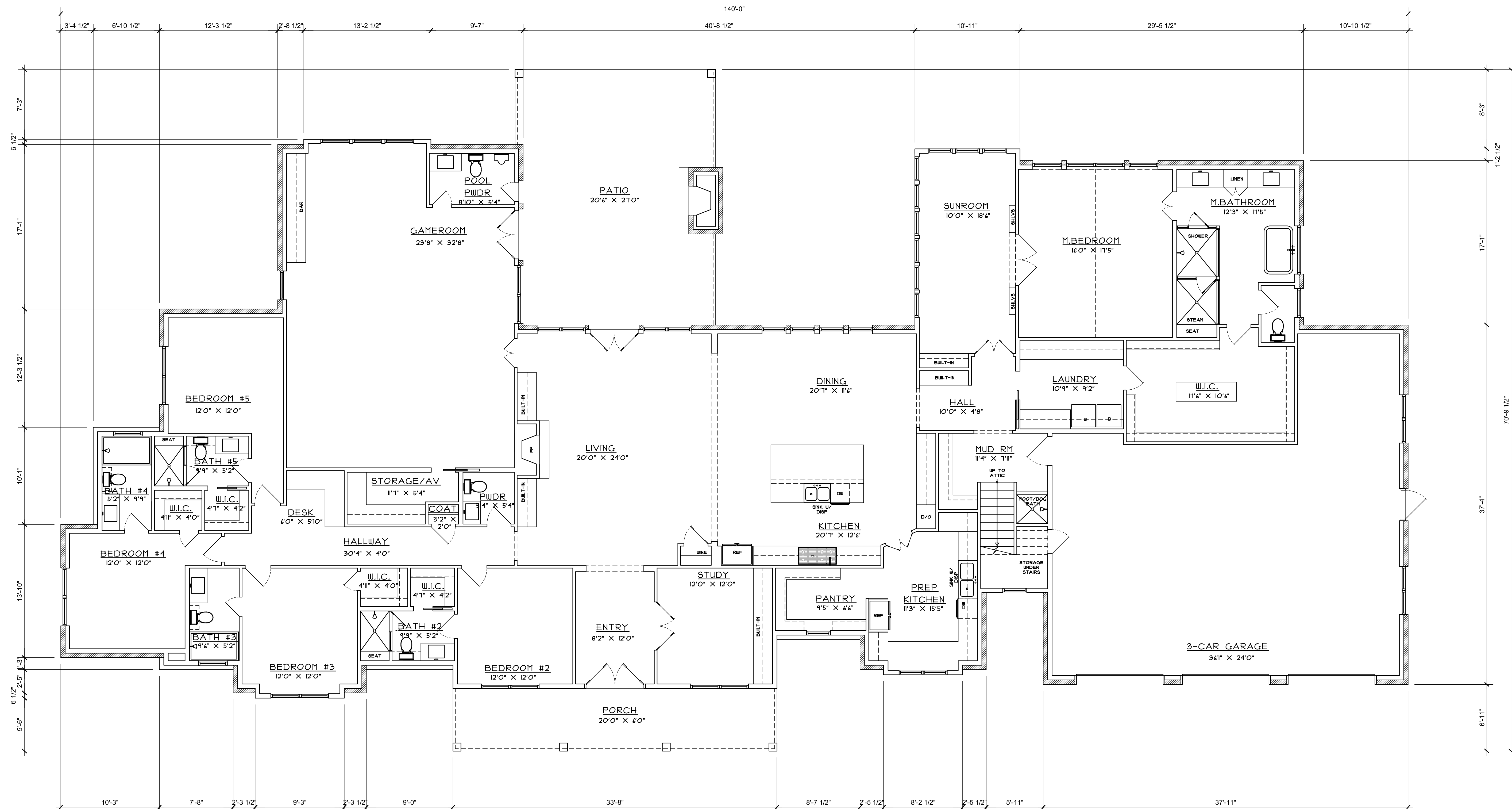
LOT 2  
BREEZY HILL  
ANE ADDITION  
ROCKWALL, TX

[illegible][illegible]

☒ PRELIMINARY - NOT FOR CONSTRUCTION  
☐ BIDDING / PERMIT  
☐ REVISION / ADDENDUM  
☐ FOR CONSTRUCTION

SHEET NO.

FLOOR PLAN  
4,925 SF



1 FISCHER FLOOR PLAN - 4,925 SF  
Scale: 3/32" = 1'-0"

RESIDENCE  
FOR  
SCOTT AND  
CHRISTINE  
FISCHER

LOT 2  
BREEZY HILL  
LANE ADDITION  
ROCKWALL, TX

ISSUE LOG

DATE ISSUE	DESCRIPTION

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- ☒ PRELIMINARY -  
NOT FOR CONSTRUCTION
- ☐ BIDDING / PERMIT
- ☐ REVISION / ADDENDUM
- ☐ FOR CONSTRUCTION

ARCH. PROJ. #: 22307	SCALE: REF. DRAWING
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SHEET NO.

A5.1

ELEVATIONS



2 LEFT ELEVATION  
Scale: 3/32" = 1'-0"



1 FRONT ELEVATION  
Scale: 3/32" = 1'-0"



LOT 2  
BREEZY HILL  
LANE ADDITION  
ROCKWALL, TX

[illegible][illegible]

☐ FOR CONSTRUCTION

SHEET NO.

## ELEVATIONS



CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A TEN (10) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, BREEZY HILL LANE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from David Scott and Christine Fischer for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to Established Subdivision* for the purpose of constructing a single-family home on a ten (10) acre parcel of land identified as Lot 2, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the terminus of Breezy Hill Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow for the construction of a single-family home adjacent to an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 02.01, *Agricultural*



(AG) District, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

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

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

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 5<sup>TH</sup> DAY OF JULY, 2022.

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

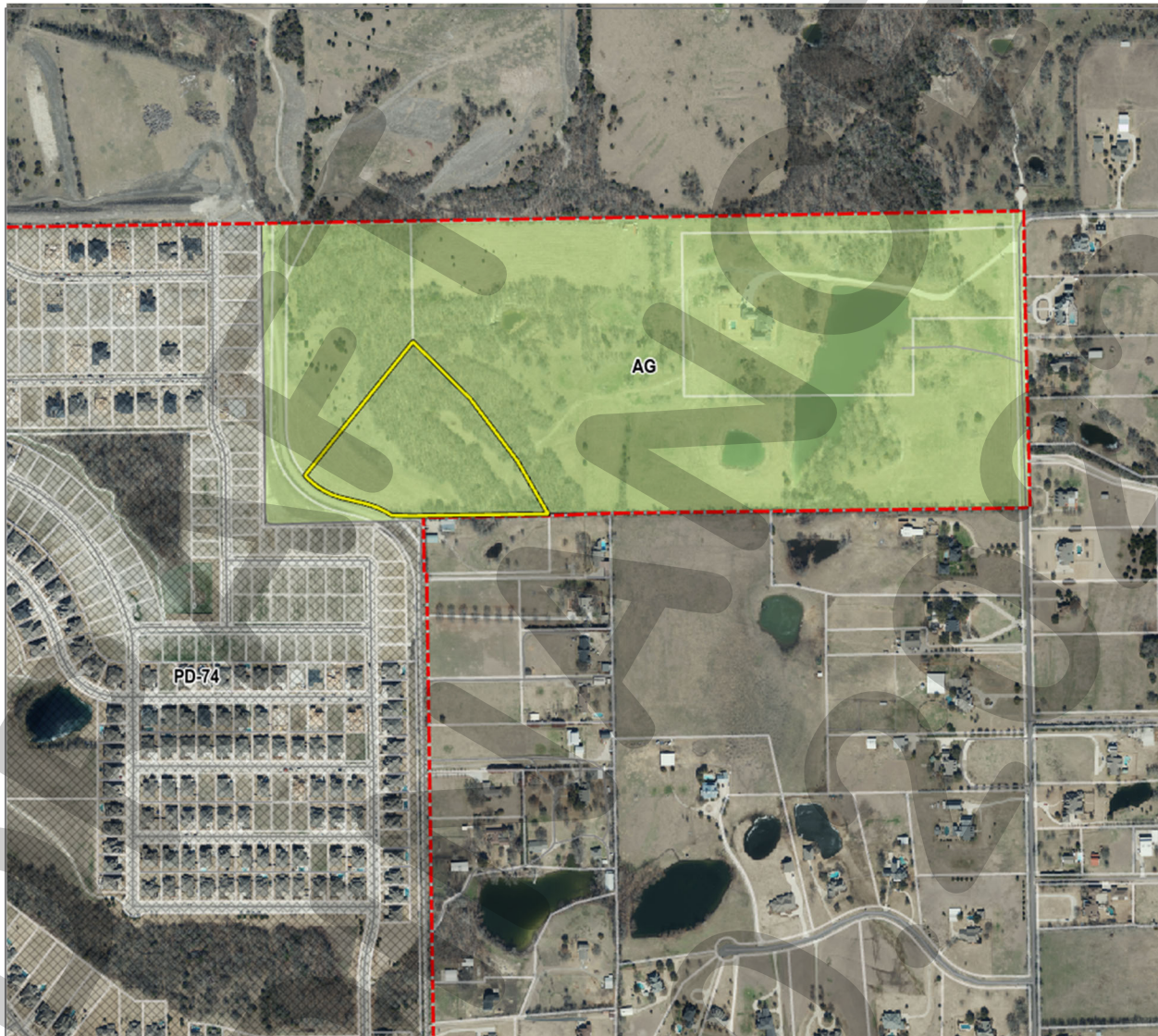
1<sup>st</sup> Reading: June 20, 2022

2<sup>nd</sup> Reading: July 5, 2022



**Exhibit 'A'**  
**Location Map and Legal Description**

Legal Description: Lot 2, Block A, Breezy Hill Addition





01 SITE PLAN EXHIBIT  
SCALE: 1" = 500'  
NORTH



Exhibit 'C':  
Building Elevations

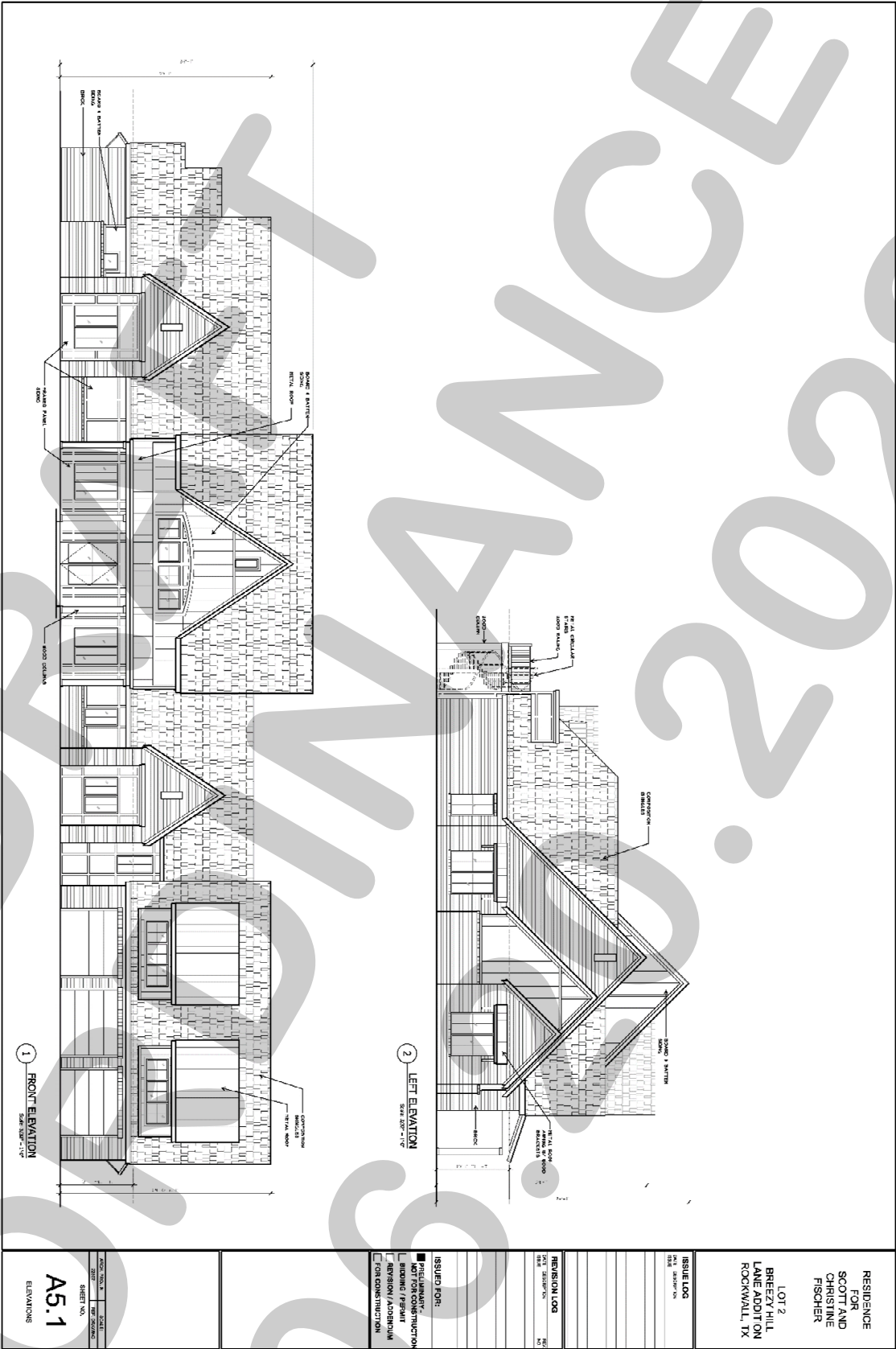
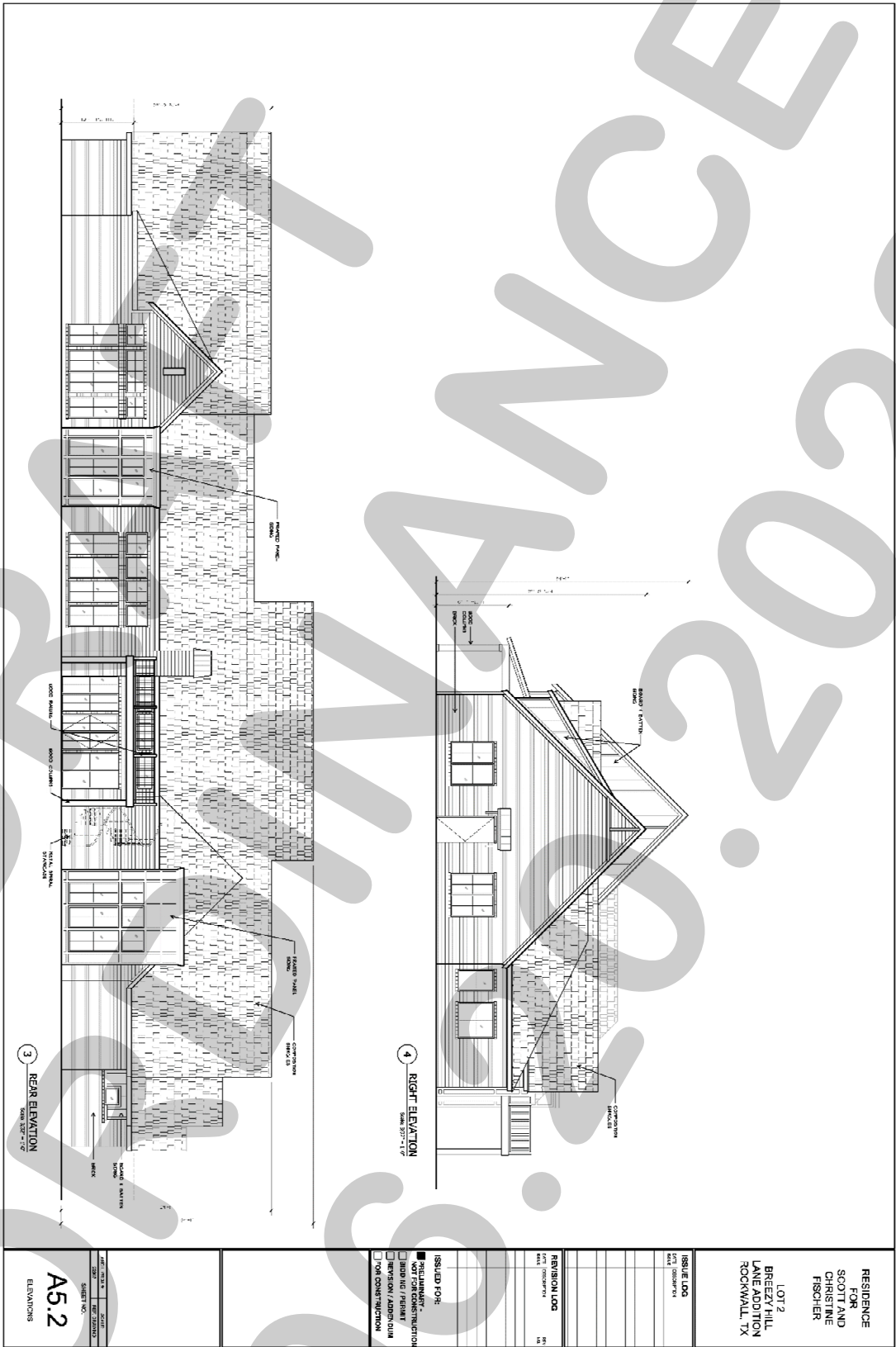


Exhibit 'C':  
Building Elevations







## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** June 20, 2022

**SUBJECT:** Z2022-027; ZONING CHANGE (AG TO PD) FOR THE LOFLAND TRACT

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### Attachments

Applicant's Letter

### Summary/Background Information

On June 14, 2022, the Planning and Zoning Commission announced a postponement of *Case No. Z2022-027* to the *June 28, 2022* Planning and Zoning Commission Work Session meeting (*see attached applicant's letter*). The purpose of this request is to allow the applicant time to refine the concept plan and to meet with the adjacent neighborhoods. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) [Article 11; UDC] may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required." This means the City Council will need to announce the new public hearing date of *July 5, 2022* and no further action or motions are required. Should the City Council have any questions staff and the applicant will be available at the *June 20, 2022* City Council meeting.

### Action Needed

The City Council will need to announce the new public hearing date of *July 5, 2022* and no further action or motions are required.

## Miller, Ryan

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**From:** Adam Buczek <abuczek@skorburgcompany.com>  
**Sent:** Tuesday, June 7, 2022 10:54 AM  
**To:** Miller, Ryan  
**Cc:** John Arnold; Kevin Harrell  
**Subject:** Skorburg Company request to table at the June 14, 2022 Planning & Zoning Commission Meeting

Ryan,

On behalf of Skorburg Company's pending zoning request on the Lofland Tract, please accept this e-mail as our respectful request of the Planning & Zoning Commission to allow us to table our agenda item from the current upcoming June 14<sup>th</sup> P&Z Meeting to the next available Planning & Zoning Commission meeting. As I indicated to the Commission while at the podium at last week's work session, we owed it to our property owner to submit when we did to get the ball rolling but knew that our submittal would need some additional work to comply with certain City requirements / preferences. However, we do have time under our contract with the property owner to table as we are requesting.

On an additional note, we started reaching out to neighbors early last week, and have received some feedback. While we've incorporated some of that feedback received already, some neighbors have expressed that they'd like to hold off on providing their feedback until they receive a more refined / updated concept plan from us (and have time to look it over). We will be resubmitting our revised PD and site plan today, but granting us this request to table will give us adequate time to complete our dialogue with those neighbors, while also giving staff time to provide us with any potential additional feedback / comments to our updated plan before P&Z takes action with a vote on our zoning request.

Please let me know if you have any questions. Thank you.

Best Regards,

Adam J. Buczek  
Development Partner  
**Skorburg Company**  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225  
Ph: (214) 888-8843  
Cell: (817) 657-5548  
Fax: (214) 888-8861

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## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** June 20, 2022

**SUBJECT:** Z2022-028; ZONING CHANGE (AG TO PD) FOR THE SOUTHSIDE HILLS SUBDIVISION

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### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Neighborhood Notification Email  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
For and Against Map  
Property Owner Notifications (Inside the Buffer)  
Property Owner Notifications (Outside of Buffer)  
Applicant's Letter  
Legal Description  
Concept Plan  
Comprehensive Plan Excerpts  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. *Goliad Street*) south of the intersection of SH-205 and FM-549, and take any action necessary (**1st Reading**).

### Action Needed

The City Council is being asked to approve, approve with conditions or deny the proposed Zoning Change.





# 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: June 20, 2022

APPLICANT: Brian Cramer; *Corson Cramer Development*

CASE NUMBER: Z2022-028; *Zoning Change (AG to PD) for the Southside Hills Subdivision*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

### BACKGROUND

The subject property is a 264.51-acre tract of land that was annexed into the City on November 4, 2010 by *Ordinance No. 10-27 [Case No. A2010-001]*. At the time of annexation, the subject property was zoned as an Agricultural (AG) District, and no changes to this designation have been approved since its adoption. According to the Rockwall Central Appraisal District (RCAD), there is an existing 8,567 SF single-family home, a 1,568 SF mobile home, a 61,200 SF metal building, and various other commercial buildings currently situated on the property. The subject property is currently being operated as a residence and equestrian center.

On December 18, 2021, the applicant -- *Brian Cramer of Corson Cramer Development* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses. Specifically, the applicant was proposing to entitle the subject property for a 495-lot single-family, residential subdivision that was to consist of five (5) lot sizes (i.e. [A] 35, 120' x 200' lots; [B] 55, 90' x 125' lots; [C] 70, 80' x 115' lots; [D] 53, 80' x 110' lots; and [E] 282, 62' x 110' lots), and approximately 28.40-acres of land zoned for limited Commercial (C) District land uses. After postponing the public hearing on January 11, 2022, the applicant ultimately requested that the Planning and Zoning Commission allow the case to be withdrawn. This request was granted by the Planning and Zoning Commission by a vote of 7-0 on January 25, 2022. According to the applicant's letter the reason the case was being withdrawn was to allow more time to address the concerns raised by the adjacent neighborhoods prior to resubmitting the case.

### PURPOSE

On May 20, 2022, the applicant -- *Brian Cramer of Corson Cramer Development* -- submitted a new application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 490-lot single-family, residential subdivision that will consists of five (5) lot sizes (i.e. [A] 27, 110' x 190' lots; [B] 51, 90' x 120' lots; [C] 60, 80' x 115' lots; [D] 84, 80' x 110' lots; and [E] 268, 62' x 110' lots), and approximately 28.40-acres of land zoned for limited Commercial (C) District land uses.

### ADJACENT LAND USES AND ACCESS

The subject property is generally located between FM-549, SH-205 (S. *Goliad Street*), Travis Lane, and Wylie Lane. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT] roadway, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is the Oaks of Buffalo Way and Willowcrest Estates Subdivisions, which consist of 91 single-family residential lots. These subdivisions are zoned Single Family Estate 1.5 (SFE-1.5) District and Planned Development District 51 (PD-51) for single-family estate land uses.
- South: Directly south of the subject property are the corporate limits of the City of Rockwall, and the corporate limits of the City of McLendon-Chisholm. Beyond this are two (2) vacant tracts of land situated within the City of McLendon-Chisholm and its Extraterritorial Jurisdiction (ETJ).
- East: Directly east of the subject property is SH-205 (S. *Goliad Street*), which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT] roadway, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this roadway are the corporate limits of the City of Rockwall, followed by a single-family subdivision situated within McLendon-Chisholm's Extraterritorial Jurisdiction (ETJ).
- West: Directly west of the subject property is Travis Lane, which is identified as an R2U (*i.e. residential, two [2] lane, undivided roadways*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several residential properties zoned Agricultural (AG) District.

**CHARACTERISTICS OF THE REQUEST**

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 264.51-acre subject property will incorporate *commercial* and *residential* land uses. This includes 28.40-acres of land dedicated to limited Commercial (C) District land uses and 236.11-acres consisting of 490 residential lots, a public park, and open space. The proposed 490 single-family residential lots will consist of five (5) lot types: [1] 27 *Type 'A'* lots that are a minimum of 110' x 190', [2] 51 *Type 'B'* lots that are a minimum of 90' x 120', [3] 60 *Type 'C'* lots that are a minimum of 80' x 115', [4] 84 *Type 'D'* lots that are a minimum of 80' x 110', and [5] 268 *Type 'E'* lots that are a minimum of 62' x 110'. This translates to a gross density of 1.85 dwelling units per acre for the total development (*i.e. 2.075 dwelling units per acre less the 28.40-acre tract of land designated for commercial*). The minimum dwelling unit size (*i.e. air-condition space*) will range from 2,200 SF to 2,500 SF. With regard to the proposed housing product, staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry (*with a minimum of 85% masonry on each façade*), and be subject to the City's upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
<i>A</i>	110' x 200'	24,000 SF	27	05.51%
<i>B</i>	90' x 120'	14,000 SF	51	10.41%
<i>C</i>	80' x 115'	11, 000 SF	60	12.24%
<i>D</i>	80' x 110'	9,600 SF	84	17.14%
<i>E</i>	62' x 110'	7,200 SF	268	54.69%
<i>Maximum Permitted Units:</i>			<i>490</i>	<i>100.00%</i>

TABLE 2: LOT DIMENSIONAL REQUIREMENTS



<i>Lot Type (see Concept Plan) ►</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>
<i>Minimum Lot Width <sup>(1)</sup></i>	110'	90'	80'	80'	62'
<i>Minimum Lot Depth</i>	190'	120'	115'	110'	110'
<i>Minimum Lot Area (SF)</i>	24,000	14,000	11,000	9,600	7,200
<i>Minimum Front Yard Setback <sup>(2), (5) &amp; (6)</sup></i>	30'	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	15'	10'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street) <sup>(2) &amp; (5)</sup></i>	15'	15'	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'	20'	20'
<i>Maximum Height <sup>(3)</sup></i>	35'	35'	35'	35'	35'
<i>Minimum Rear Yard Setback <sup>(4) &amp; (7)</sup></i>	50'	10'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	2,500	2,500	2,400	2,200	2,200
<i>Maximum Lot Coverage</i>	50%	65%	65%	65%	65%

General Notes:

- <sup>1</sup>: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- <sup>6</sup>: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.
- <sup>7</sup>: Decks may encroach the required rear yard building setback on a *Type 'A' Lot* by up to 25-feet.

The proposed concept plan shows that the development will consist of 23.20-acres of private open space, a 1.50-acre amenity center, and a 12.70-acre public park. This -- *with the 34.00-acres of floodplain* -- represents a total of 71.40-acres of open space and which translates to 20.57% (i.e.  $[34.00\text{-acres of floodplain}/2] + 37.4 = 54.4\text{-acres}/264.51\text{-acres gross} = 20.57\%$ ) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (or 52.902-acres) by 00.57% (or ~1.498-acres). In addition, the proposed development will incorporate a minimum of a 30-foot landscape buffer with a six (6) meandering trail for all residential adjacency to FM-549 and SH-205. The concept plan also depicts the provision of a six (6) foot trail that will be situated adjacent to the floodplain that traverses the site from the northeast corner of the subject property to the southwest corner of the subject property. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

With regard to the proposed 28.40-acres designated for limited Commercial (C) District land uses, staff has identified all of the land uses within the Commercial (C) District that would be inconsistent with residential adjacency and specifically prohibited the land uses in the Planned Development District ordinance. Staff has also incorporated language in the Planned Development District ordinance requiring a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (i.e. [1] *a row of small to mid-sized shrubs*, [2] *a row of large shrubs or accent trees*, and [3] *a row of canopy trees on 20-foot centers*) to be situated between the *commercial* and *residential* land uses. Along SH-205, a landscape buffer meeting the SH-205 Overlay (SH-205 OV) District has been required.

## INFRASTRUCTURE

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

- (1) Roadways. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, Cullins Road is required to be a *Minor Collector*, which requires a 60-foot right-of-way with a 41-foot *back-to-back* street. The applicant only has a small adjacency to the roadway and has the option of [1] constructing 24-feet of the roadway or [2] escrowing their required portion of the roadway at 115%. In addition, a 30-foot right-of-way dedication -- *as measured from the centerline* -- will be required for Cullins Road, right-of-way dedication -- *25-feet as measured from the centerline* -- will be required for Travis Lane, and additional future right-of-way for FM-549 may be required to be

reserved at the time of final plat. The applicant will also need to check and dedicate any additional right-of-way needed for Wylie Lane (*i.e. 50-feet of right-of-way or 25-feet as measured from the centerline*). All residential streets are required to be in a 50-foot right-of-way with a 29-foot *back-to-back* street, and all roadways adjacent to the proposed park will be required to be a 41-foot *back-to-back* street. The right-of-way along SH-205 will need to be check and any required dedication will be accounted for at the time of final plat.

- (2) Water. The *Water Distribution Master Plan* indicates that a 12-inch waterline will need to be constructed along S. Goliad Street (SH-205), Wylie Lane, and connect to the existing eight (8) inch water line located along Travis Lane. In addition, a 12-inch waterline will need to be extended from the *Rockwall College and Career Academy*, south along John King Boulevard, and follow the eastern right-of-way line of SH-205 to the southern property line of the subject property.
- (3) Wastewater. The *Wastewater Collection System Master Plan* shows that the applicant will be responsible for the construction of the Long Branch lift station (*location on the subject property to be determined at the time of civil engineering*), which will be located south of the subject property. This will require full upgrades -- *including appurtenances* -- to the ultimate capacity of lift stations #1 & #2 along FM-3097. In addition, the applicant will be required to pay a \$432.74 per acre pro-rata fee for the wastewater improvements that were previously installed.
- (4) Drainage. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for the existing ponds on the subject property.

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

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

- (1) Alleyways. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the *Standards of Design and Construction Manual*]
- (2) Garage Configuration. Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing [or traditional swing]* garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 80.20% *J-Swing* or *Traditional Swing* garages and 19.80% *Flat Front Entry* garages with a five (5) recess for the garage (*i.e. where the garage is setback five [5] feet from the front façade*). As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations in the form of: [A] divided garage by doors (*i.e. for two [2] car garages two [2] individual entrances and for three [3] car garages a standard two [2] bay garage door with a single by garage door adjacent*), [B] carriage style hardware and lighting, [C] decorative wood doors or wood overlays on insulated metal doors, and [D] driveway with ornamental stamped concrete brick pavers, broom finished, or salt finished. Staff should also point out that by providing a five (5) foot recess in the *Flat Front Entry* garages, a minimum of a 25-foot driveway is being provided.

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

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Southwest Residential District and is designated for Low Density Residential land uses. The plan defines Low Density Residential land uses as "... residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased

amenity and a mix of land uses ...” In addition, the Comprehensive Plan defines increased amenity as, “... developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council.” In this case the applicant is proposing a total density of 1.85 dwelling units per acre (or 2.075 dwelling units per acre less the 28.40-acre tract of land designated for commercial). In addition, the applicant is proposing to incorporate an amenities center, walking trails, and a 12.70-acre public park. Based on this the applicant’s request appears to be in conformance with the Low Density Residential designation indicated for the subject property; however, the proposed 28.40-acres of land that is designated for limited Commercial (C) District land uses will require the City Council to change the Future Land Use Plan from a Low Density Residential land use designation to a Commercial/Retail designation. Staff should note that the Comprehensive Plan specifically states that the City should “(e)ncourage large master planned communities that incorporate a mixture of land uses (i.e. residential, commercial, etc.), unit types and lot sizes to create neighborhoods with unique identities and to facilitate the property transition between land uses.” [Goal #1; Section 02.02, Chapter 08] In addition, staff should point out that the commercial area provides a buffer between the proposed residential land uses (i.e. the Type ‘E’ lots) adjacent to Wylie Lane and S. Goliad Street [SH-205]. Should the City Council choose to approve this case, staff has included a condition of approval that would make the required changes to the Future Land Use Map.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant’s request incorporates the majority of these policies and goals (e.g. *minimum of six [6] foot side yard setbacks on all lot types, fronting of homes on to a park/open space, etc.*); however, staff has identified the following non-conformities on the original concept plan and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

- (1) CH. 01 | Goal 02: Policy 1: Non-transparent fencing and masonry screening walls should be discouraged in areas between residential and commercial/retail shopping centers where a properly sized landscape buffer can be established.
- (2) CH. 01 | Goal 02: Policy 2: Commercial/retail shopping centers should be screened from residential area utilizing landscape buffers that are composed of berms, landscaping and trees.
- (3) CH. 01 | Goal 02: Policy 3: The design of commercial/retail shopping centers should incorporate streets, sidewalks and trails to ensure multi-modal access to adjacent residential and commercial developments.

Staff Response (1), (2), & (3): Based on these sections of the Comprehensive Plan staff incorporated language into the Planned Development District ordinance addressing the design and size of the required buffers between residential and commercial land uses. In addition, staff incorporated a *PD Development Plan* requirement to ensure that there is connectivity provided between the two (2) land uses. The applicant has consented to the language included in the Planned Development District ordinance.

- (4) CH. 08 | Sec. 02.02 | Goal 01: Policy 4: Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in development that propose clusters of smaller lots.

Staff Response to (3): Homogenous pods of lots should be avoided except where called for by the Comprehensive Plan (e.g. *smaller lots fronting on to parks and larger lots being arranged towards the outside of the development*). The applicant has provided small changes to mix lot types; however, large homogenous pods of lot types still remain. This objective does not conform to the Comprehensive Plan.

- (5) CH. 08 | Sec. 02.03 | Goal 01: Policy 5: Design neighborhoods utilizing the Housing Tree Model (a method of laying of single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision).



Staff Response to (3): The concept plan should be rearranged so that larger lots (i.e. Type 'A' or 'B' lots) are adjacent to FM-549. This will reduce the number of lots backing to this roadway and bring the plan better into conformance with the Housing Tree Model. The applicant has changed the lots adjacent to FM-549 from the Type 'D' lots to the Type 'B' lots.

- (6) CH. 08 | Sec. 02.03 | Goal 03; 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.

Staff Response: If a *Flat Front Entry* garage configuration with a recess of five (5) feet is being requested it should be limited to 20.00%. The applicant has chosen to request 19.80% Flat Front Entry garages and 80.20% J-Swing or Traditional Swing garages, and has consented to upgraded garage door and driveway requirements. In addition, the added five (5) foot recess provides a 25-foot driveway on the Flat Front Entry garage product, which has a similar effect as the 25-foot setback requested by the Comprehensive Plan.

In addition to these suggestions, staff has also suggested to the applicant that the entry portal along S. Goliad Street [SH-205] -- which is designated for commercial land uses -- would be an ideal location for entry signage for the City. Based on this, the applicant has incorporated language into the Planned Development District that would require a sign -- similar in design to the gateway sign constructed in the median of SH-66 -- to be constructed at the southwest corner of the intersection of S. Goliad Street [SH-205] and Wylie Lane.

Taking into account the applicant's concept plan, proposed density, and development standards, the request does appear to conform with the majority of the OURHometown Vision 2040 Comprehensive Plan and the Unified Development Code (UDC); however, the changes to the Future Land Use Map and the nature of this Planned Development District, makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On May 24, 2022, staff mailed 29 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Oaks of Buffalo Way Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received 76 responses from 72 property owners inside the City limits and 213 responses from people outside of the City limits. These responses were as follows:

### Responses Inside of the City Limits

- (1) Seven (7) property owner notifications from seven (7) property owners within the 500-foot notification buffer in opposition to the applicant's request.
- (2) One (1) email from one (1) property owner within the 500-foot notification buffer in opposition to the applicant's request.
- (3) 65 responses from the City's online *Zoning and Specific Use Input Form* from 61 property owners outside of the 500-foot notification buffer in opposition to the applicant's request.
- (4) Three (3) emails from three (3) property owners outside of the 500-foot notification buffer in opposition to the applicant's request.

### Responses Outside of the City Limits

- (1) Caddo Mills. One (1) response from the City's online *Zoning and Specific Use Input Form* from one (1) person in the City of Caddo Mills opposed to the applicant's request.
- (2) Collin County. One (1) response from the City's online *Zoning and Specific Use Input Form* from one (1) person in Collin County opposed to the applicant's request.
- (3) Fate. Five (5) responses from the City's online *Zoning and Specific Use Input Form* from five (5) people in the City of Fate with three (3) responses opposed and one (1) response in favor of the applicant's request.
- (4) Forney. One (1) response from the City's online *Zoning and Specific Use Input Form* from one (1) person in the City of Forney opposed to the applicant's request.

- (5) Heath. 54 responses from the City's online *Zoning and Specific Use Input Form* from 54 people in the City of Heath opposed to the applicant's request.
- (6) McClendon-Chisolm. 37 responses from the City's online *Zoning and Specific Use Input Form* from 37 people in the City of McClendon-Chisolm opposed to the applicant's request.
- (7) Rockwall County. 106 responses from the City's online *Zoning and Specific Use Input Form* and emails from 106 people in Rockwall County opposed to the applicant's request.
- (8) Rowlett. One (1) response from the City's online *Zoning and Specific Use Input Form* from one (1) person in the City of Rowlett opposed to the applicant's request.
- (9) Royse City. Seven (7) responses from the City's online *Zoning and Specific Use Input Form* from seven (7) people in the City of Royse City opposed to the applicant's request.

NOTE: According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(p)roperty owners adjacent to and within a radius of 200-feet of a property for which a zoning change or Specific Use Permit (SUP) is being considered have the right to file a written protest against the request. The land area of this 200-foot radius includes public right-of-way, open space and parkland. Whenever such written protest is signed by the owners of 20% or more of the area of the lots or land included in the request, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius ... 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." In accordance with this section of the Unified Development Code (UDC), staff has prepared a *For/Against Map* for the property owner notifications received within 200-feet of the subject property. Currently, the opposition to the applicant's request equates to 27.23% of the total land area within 200-feet of the subject property. This means that this case will require a supermajority vote of the City Council for approval.

### **CONDITIONS OF APPROVAL**

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

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) By approving this Zoning Amendment, 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 28.40-acre tract of *Commercial* land from a Low Density Residential designation to a Commercial/Retail designation.
- (3) A *PD Development Plan* for the 28.40-acre tract of *Commercial* land will be required prior to site plan. This *PD Development Plan* will be required to delineate a 1.402-acre tract of land dedicated to open space. This area should be amenitized and serve the *Commercial* development.
- (4) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On June 14, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 3-1, with Commissioner Chodun dissenting and Commissioners Womble, Thomas, and Conway absent.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

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

## OTHER APPLICATION FEES:

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

## NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 5565 Hwy 549, Rockwall, TX

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION West of SH205 & South of FM 549

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

CURRENT ZONING Ag

CURRENT USE Ag

PROPOSED ZONING PD

PROPOSED USE Single Family and Commercial

ACREAGE 264.5

LOTS [CURRENT]

LOTS [PROPOSED]

489

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

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

☐ OWNER Rockwall Highgate Ltd.

☒ APPLICANT Corson Cramer Development

CONTACT PERSON Scott Asbury

CONTACT PERSON Brian Cramer

ADDRESS 13155 Noel Rd. #900

ADDRESS 4925 Greenville Ave., #604

CITY, STATE & ZIP Dallas, TX 75240

CITY, STATE & ZIP Dallas, TX 75206

PHONE 214-566-8699

PHONE 214-734-5924

E-MAIL sasbury@3realtygroup.com

E-MAIL bcramer@ccdevtx.com

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 4167.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF May, 20 22. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

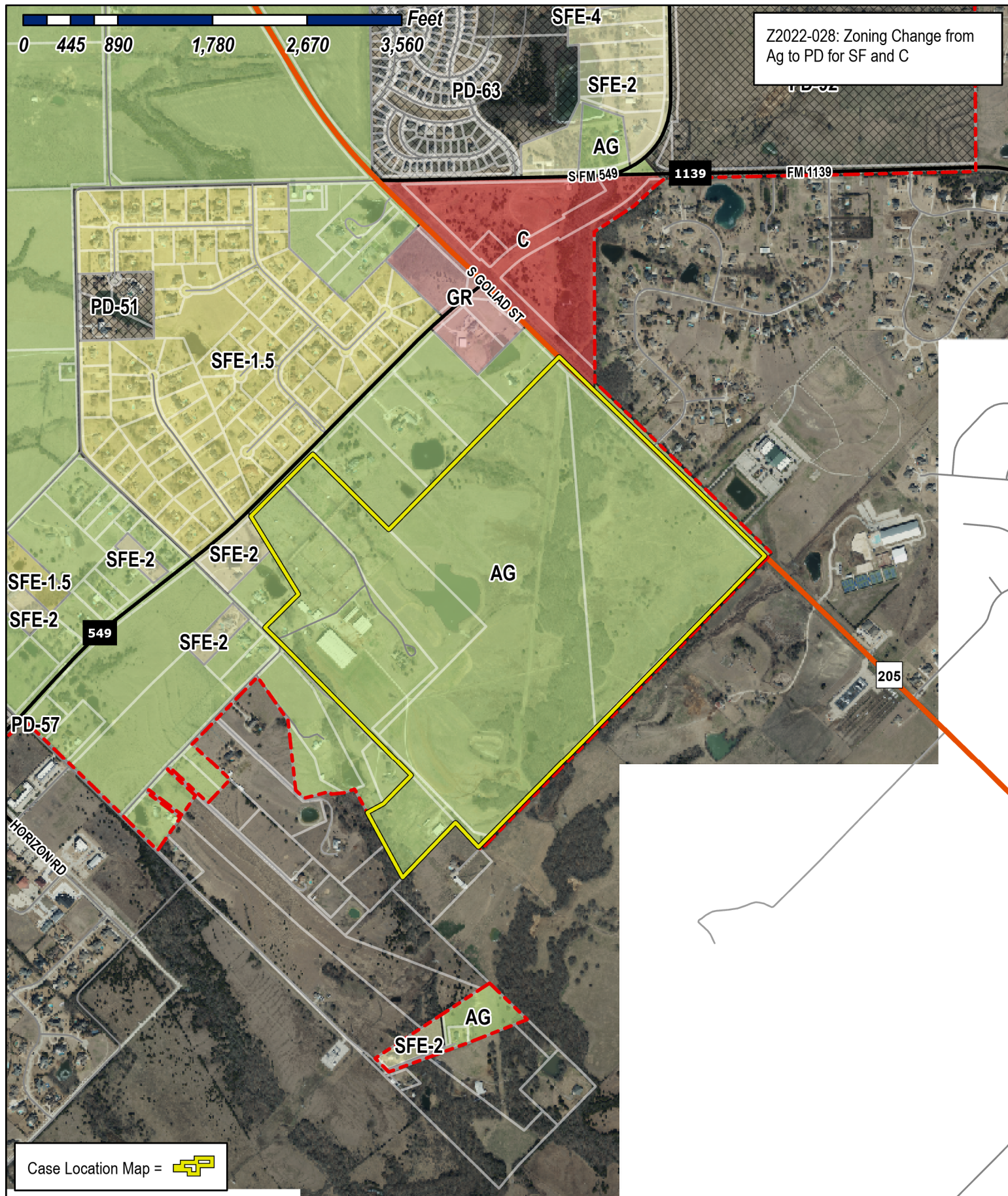
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF May, 20 22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES





## 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.



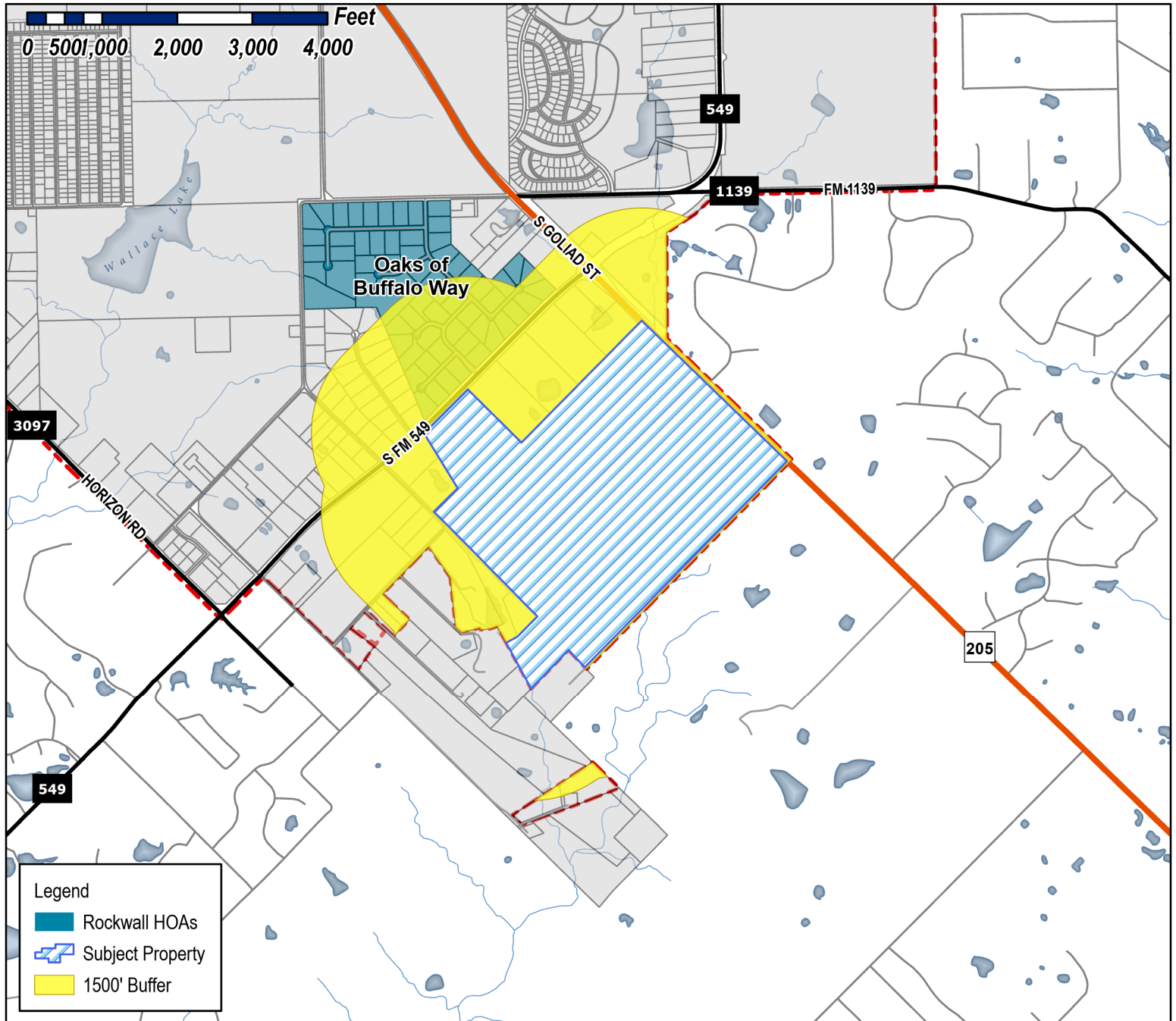




# City of Rockwall

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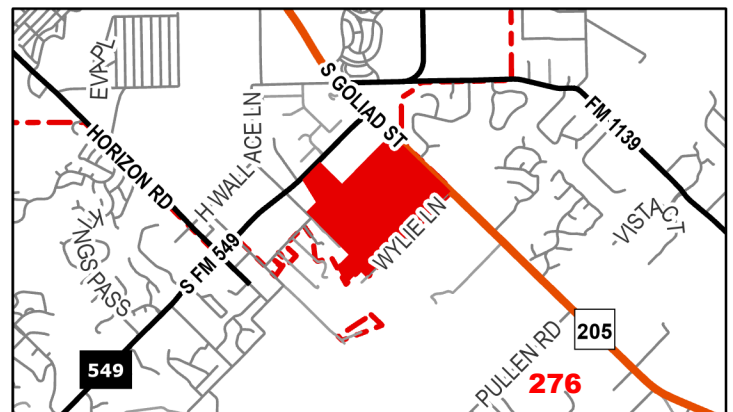
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**Case Number:** Z2022-028  
**Case Name:** Zoning Change from AG to PD  
for SF and C  
**Case Type:** Zoning  
**Zoning:** AG  
**Case Address:** SW Corner of FM 549 and 205

**Date Saved:** 5/24/2022

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



## Miller, Ryan

---

**From:** Ross, Bethany  
**Sent:** Friday, May 27, 2022 9:42 AM  
**To:** oaksofbwpres@gmail.com  
**Subject:** Neighborhood Notification Program [Z2022-028]  
**Attachments:** Public Notice (05.20.2020).pdf; HOA Map (05.20.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *June 3, 2022*. The Planning and Zoning Commission will hold a public hearing on *June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

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

### **Z2022-028 Zoning Change (AG to PD) for the Southside Hills Subdivision**

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, and take any action necessary.

Thank you,

**Bethany Ross**

**Planner**

**City of Rockwall**

**972.772.6488 Office**

[bross@rockwall.com](mailto:bross@rockwall.com)

<http://www.rockwall.com/planning/>

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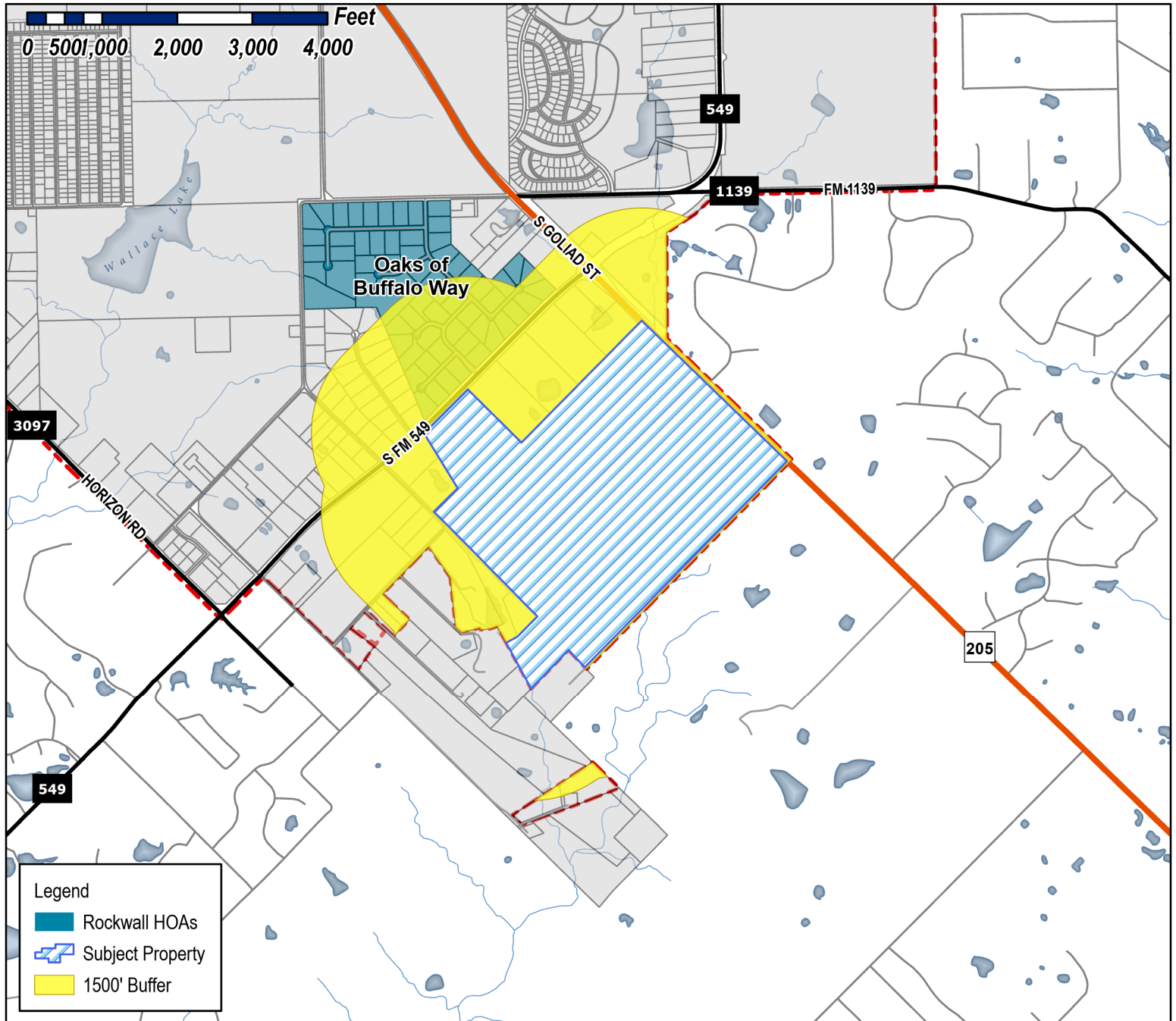




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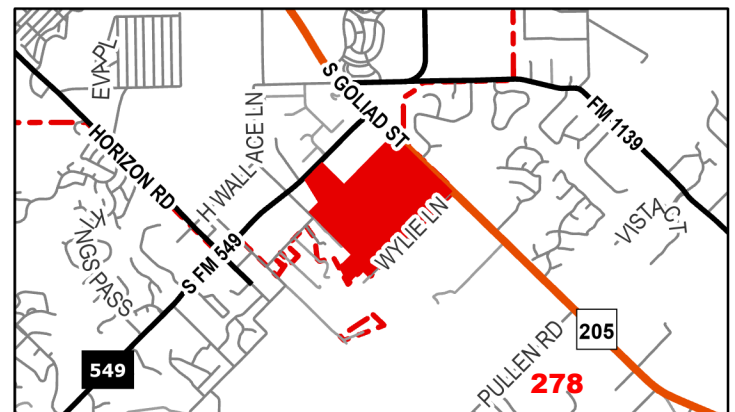
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**Case Number:** Z2022-028  
**Case Name:** Zoning Change from AG to PD  
for SF and C  
**Case Type:** Zoning  
**Zoning:** AG  
**Case Address:** SW Corner of FM 549 and 205

**Date Saved:** 5/24/2022

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



SHIMKUS ANTHONY & SANDRA  
5315 STANDING OAK LN  
ROCKWALL, TX 75032

LEE SHERRIE  
363 CULLINS RD  
ROCKWALL, TX 75032

WHITEFIELD BRANDON AND SAMANTHA LYNN  
150 WILLOWCREST  
ROCKWALL, TX 75032

HEAGNEY SCOTT AND LISA  
5295 STANDING OAK LN  
ROCKWALL, TX 75032

FLEMING KATHI  
2165 ARROWHEAD CT  
ROCKWALL, TX 75032

GRAHAM M TODD AND SHANNA R  
2160 ARROWHEAD COURT  
ROCKWALL, TX 75032

RUMMEL STEVEN DAVID AND JANET L  
2230 ARROWHEAD CT  
ROCKWALL, TX 75032

GREEN JACKIE & TAMI  
2180 ARROWHEAD CT  
ROCKWALL, TX 75032

RUCKER ROY LYDELL AND MONIFA  
2155 ARROWHEAD CT  
ROCKWALL, TX 75032

CROSSLEY RICHARD  
2175 ARROWHEAD CT  
ROCKWALL, TX 75032

LIVINGSTON ERIKA S & JACK E  
2235 ARROWHEAD COURT  
ROCKWALL, TX 75032

MUELLER JOHN HERMAN AND MELANIE KAY  
ANN BEAR-MUELLER  
201 WILLOWCREST LN  
ROCKWALL, TX 75032

HADDOCK HOWARD J & JOAN W TRUSTEES  
HADDOCK FAMILY LIVING TRUST  
155 WILLOWCREST  
ROCKWALL, TX 75032

ABREU JORGE AND TASHA  
570 CULLINS RD  
ROCKWALL, TX 75032

POPE TONY & KAREN  
626 CULLINS RD  
ROCKWALL, TX 75032

HOPE LESLIE AND DARYL  
530 CULLINS RD  
ROCKWALL, TX 75032

BYRD GARY ETUX  
707 CULLINS RD  
ROCKWALL, TX 75032

WILSON BRET A & LESLIE  
535 CULLINS RD  
ROCKWALL, TX 75032

PRICE BOBBY DALE & BRETТА JEAN  
453 CULLINS RD  
ROCKWALL, TX 75032

BARRICK CODY ANDREW  
5459 S. FM 549  
ROCKWALL, TX 75032

ROCKWALL HIGHGATE LTD  
C/O SCOTT ASBURY  
13155 NOEL RD # 900  
DALLAS, TX 75240

KESSLER JAMES AND ANGELA  
5297 SOUTH FM 549  
ROCKWALL, TX 75032

ZEB MOHIUDIN DR &  
NASREEN ZEB  
5128 S STATE HIGHWAY 205  
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J  
403 TRAVIS LANE  
ROCKWALL, TX 75032

BLACKWOOD SCOTT W & GLENITA G  
5574 CANADA CT  
ROCKWALL, TX 75032

101 HUBBARD DR LLC  
2701 SUNSET RIDGE DR SUITE 610  
ROCKWALL, TX 75032

ROCKWALL 205 INVESTORS LLC  
1 CANDLELITE TRAIL  
HEATH, TX 75032

KEELING GEORGE W & BONNIE C  
C/O MARTHA YELLE 3025 EVENING BREEZE WAY  
PFLUGERVILLE, TX 78660

BOYD WILKIE HUGH  
489 JEFF BOYD RD  
ROCKWALL, TX 75032

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

You are hereby notified that the Planning and Zoning Commission will consider the following application:

**Case No. Z2022-028: Zoning Change from AG to PD for SF and C**

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

You may also email your comments to the Planning Department at [planning@rockwall.com](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 Monday, June 20, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

— . . . PLEASE RETURN THE BELOW FORM — . . . . .

**Case No. Z2022-028: Zoning Change from AG to PD for SF and 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.

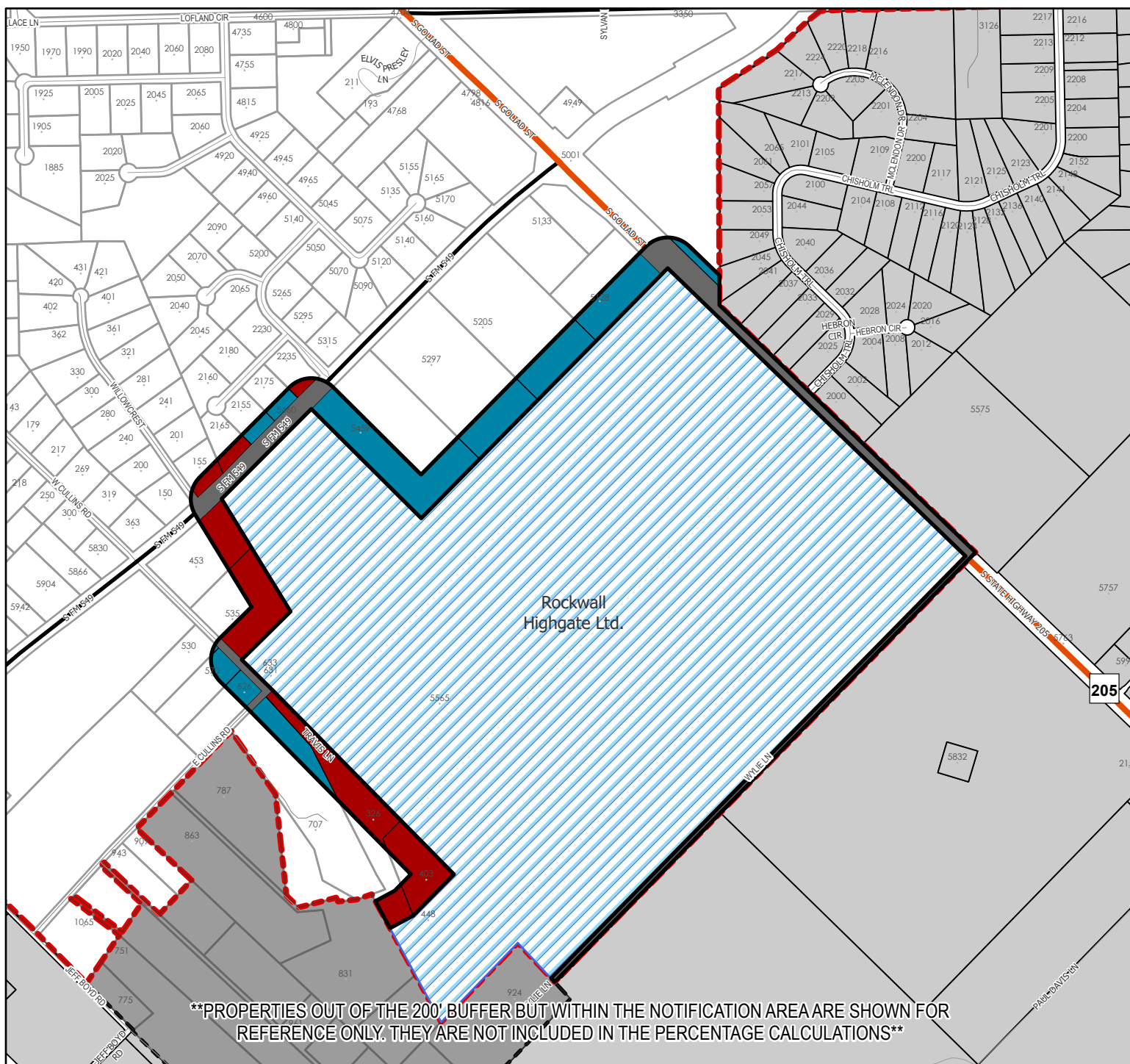
[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)



# City of Rockwall

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Rockwall, Texas 75087  
(P): (972) 771-7745  
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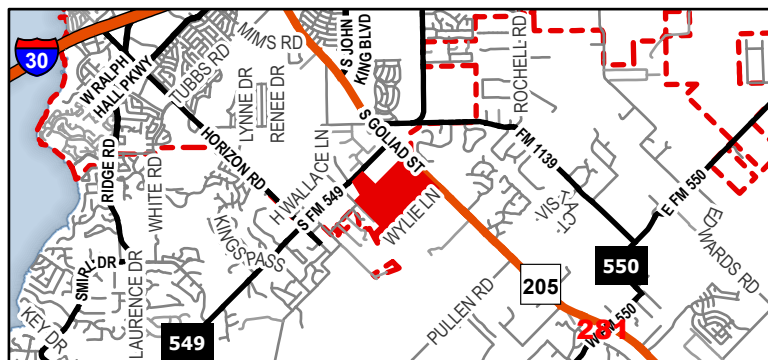
Z2022-028 Zoning Change (AG to PD) for the Southside Hills Subdivision

■ Subject Property  
 Layer  
■ Against 31.09% (13.740 Acres)  
■ No Reponse 41.62% (18.395 Acres)  
■ ROW 27.3% (12.06 Acres)  
■ For 0% (0 Acres)

## Legend

**Date Created: 6/15/2022**

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



Case No. Z2022-028: Zoning Change from AG to PD for SF and 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. (STRONGLY OPPOSE)

① THE HOUSING DENSITY STANDARDS ARE BEING MANIPULATED AND ABUSED

② TRAFFIC IS UNACCEPTABLE & WILL GET WORSE

③ POSTAGE STAMP HOUSING IS INCONSISTENT WITH OUR COMMUNITY

Name: HOWARD & JOAN WADSWORTH

Address: 155 WILLOWCREST ROCKWALL TEXAS 75087

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

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

## Miller, Ryan

---

**From:** [REDACTED]  
**Sent:** Tuesday, June 7, 2022 5:29 PM  
**To:** Miller, Ryan  
**Cc:** Leslie Wilson; Tim McCallum  
**Subject:** Highgate

I will be forwarding to you my comments that I will present on June 14 and to the council on June 20. I would like you to forward my comments to each member of the P&Z board. I would also encourage each member to reach out to me prior to June 14. I would like to talk to as many as possible and am willing to meet with them at their convenience.

My cell is [REDACTED] and my e-mail is [REDACTED]. I am also curious as to the responses from the affected residence within the required zone that would establish the super majority status.

Please advise

Howard and Joan Haddock

Sent from my iPhone

---

This email was scanned by Bitdefender

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.



## May '22 – Highgate Zoning Presentation

My name is Howard Haddock and my wife is Joan Haddock and we live at 155 Willowcrest which is immediately across SH-549 from Highgate. This presentation is intentionally more strident than past effort on the part of the our communities because quite frankly we are “fed up” with the performance of the P&Z Board and the City Council as it relates to managing growth in our area.

When we chose to live in Rockwall (2002) we did so because we wanted rural, large lots with spacious surroundings in an upscale community that was well managed with a spirit of positive local interest.

Our home when we purchased it was in the County and the standard for new homes was 1.5 acres /home. Just like the “Oaks” community.

Around 2012, we were annexed into the City. We didn’t get a chance to vote on that, the City just did it. Subsequently the P&Z staff spent several years compiling the new standards for housing and called it Rockwall 2040. I am sure that the City Council approved those standards but I fail to remember the residence being allowed to vote on these “so called” new standards.

We expected to see our community protected from massive growth to include high density housing.

Since we have lived here for the last 20 years, we have seen the P&Z Board and the City Government allow a rapid erosion of those once rural standards. We have seen a glut of apartments explode throughout with the Harbor area now being an embarrassment to the intent of well managed growth.

Recently, we have also seen the Board and Council approve the “Loft” project which was allowed to be authorized knowing full well that the citizens were not given a realistic opportunity to have input prior to approval. This was allowed to occur using some remote standard from 2004 as modified in 2017 and our leadership just shrugged their shoulders in the name “nothing we can do” without being sued. Totally unacceptable!

Rockwall and Rockwall County are under attack from developers and investors and our precinct #3 appears to be Omaha Beach in that attack.

I also want to share our view of the abuse of the area by highlighting the Klutts farm recently approved project. In that case the developer gives the City a 50 acre parcel which the City gladly accepts for use as a future park. And quickly decides to put a skate board park in that location. Oh, and by the way, the developer can now use that 50 acres in his calculation of housing density with a results of a myriad of “postage stamp” lots consistent with the described standards by flagrantly abusing the intent of the housing in the area. It was blatant manipulation where the existing residence were ignored. Totally unacceptable!

With regard to the Highgate proposal we have reviewed the original proposal as submitted by the developers and we found the proposed 450 homes to be unacceptable and inconsistent with our communities interest.

To their credit, the developers made several cosmetic changes along SH-549 but in reality kept the same quantity of 450 homes as originally proposed with massive high density construction. Simply put, they just moved a few deck chairs around on the Titanic without changing the ultimate outcome. In discussions with P&Z, the developer and several council members the issue of traffic on SH-549 and SH-205 was acknowledged but stunningly we were advised that traffic is not a criteria in determining P&Z decisions. That is simply an unacceptable response. If that is the case that we just pass it on to TxDot with just shrug our shoulders and pass the buck, we are not doing our job for the citizens of Rockwall.

Just as importantly, we see that the standards for our communities are being compromised by abusing the intent of the standards for our area.

We recognize that developers have opportunities to build their “Magic Kingdoms of postage stamp rooftops,” maximize their profits, leave with a wheelbarrow of money and move onto prey on their next victims.

We also recognize that City Governments can be “dazzled” by the huge increase in tax revenue that will result from approval of such projects and are motivated by such an opportunity.

Unfortunately for the affected citizens after such projects are implemented we are stuck with the horrendous results forever. There is no undoing these decisions.

It is time for our City officials to stop this madness. It is time for our officials to listen to the people and not the lawyers. It is time for the developers to build responsible communities consistent with the current communities interest being considered. It is the City Officials job to see that the current citizens have a voice in how we are to live. Everyone of you know that this is wrong. Approving this request would be a devious manipulation of the current standard and a blatant abuse of our current communities in the area. The density standard in our area is the Oaks. Do your job! Deny this request. Stop this madness! Now!

Case No. Z2022-028: Zoning Change from AG to PD for SF and 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.

- The homes proposed are not our ~~kind~~<sup>size</sup> lot sizes.

- The infrastructure to have more homes is not there.

- Traffic is already a nightmare & adding more homes & vehicles would make it unbearable.

Name: JACK & ERIKA LIVINGSTON

Address: 2235 Arrowhead Ct. 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



# PUBLIC NOTICE



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

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

You are hereby notified that the Planning and Zoning Commission will consider the following application:

**Case No. Z2022-028: Zoning Change from AG to PD for SF and C**

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

You may also email your comments to the Planning Department at [planning@rockwall.com](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 Monday, June 20, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

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

**Case No. Z2022-028: Zoning Change from AG to PD for SF and 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.

Not quality builders. This will ruin our neighborhood and cause our property values to plummet. This will totally overwhelm our already congested roads and schools.

Name: JACK & TAMM GREEN  
Address: 2180 ARROWHEAD CT., 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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Ryan Miller  
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Your comments must be received by Monday, June 20, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2022-028: Zoning Change from AG to PD for SF and 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:

Kathleen Fleming  
2165 Arrowhead Court, 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



June 3, 2022

Dear City of Rockwall,

Let me start by saying, the four lines you allowed on the public notice sheet that you sent out, are entirely inadequate for a response.

I love Rockwall. There is no other place I would choose to live. This is my home.

I am not anti-development.

However, with that said, to say I am stunned, is an under statement.

The High Gate development could bring as many as 6 extra cars to houses with teenage drivers. Any development could bring as many as 6 extra cars to homes with teenage drivers. I know. Been there, done that.

There should be no further developments allowed until 549 is widened. And, I understand that is 5 to 7 years down the road.

My property backs up to 549. I know everything that happens on 549. From the emergency vehicles that are trying to maneuver through the traffic, to the dump truck drivers, that are probably being paid by the load, sitting through cycle after cycle of red lights.

People that are frustrated with sitting at the light from both 205 and 549, run the red light and block the opposing traffic when it is their turn.

I have had two vehicles leave the road and end up in my backyard. One took out a 20-25 year old Live Oak tree. The man's truck was totaled. Amazing that he was not killed. Replacement cost of a tree of that age, \$3,000.00. Was grateful that my grandchildren were not in the backyard at that time.

I do not understand why Rockwall has such a difficult time with infrastructure. It is a very easy concept. The only time I have seen Rockwall exercise infrastructure, was John King. Love that road. First the roads, then you bring in the developments. Easy!

Not only is the property at High Gate on the development docket, but the 889 acres, just south of High Gate that the Huffines Group bought for development, in December 2021. And now, the property out the back gate of The Oaks of Buffalo Way.

The roads we have to service this area are: 205, 549, 3097, 550, and Lofland. All 4 lane roads, no shoulders, with the exception of a small stretch of 3097.

The "new" intersection at 205/549, is another bandaid. Will help with the existing homes, but not near enough with the burden of additional developments.



What is being proposed is not fair, or right for existing home owners. Our property values will go in the tank, as no one in their right mind will want to buy into the quagmire, of nightmare traffic, that these developments will bring to this area.

At the very least, expand 549, NOW, and we the people of, The Oaks of Buffalo Way, will be happy to welcome new neighbors.

I will be attending the planning and zoning meeting, and the City Council meeting.

Cordially,

A handwritten signature in cursive script, reading "Kathleen Fleming". The signature is written in black ink and is positioned below the word "Cordially,".

Kathleen Fleming

Case No. Z2022-028: Zoning Change from AG to PD for SF and 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.

Agricultural zoning was the reason we built our home here. We moved from Dallas residential to raise cattle — He sold the cattle but wants to enjoy the option to purchase cows in the future should we desire.

Name: Le'Arden Foley - Francis

Address: 403 Francis Lane - Rockwall, Tx 75082

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

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## 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).

Z2022-028

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.

Stop with all these developments! You're turning Rockwall into mesquite

### Respondent Information

Please provide your information.

### First Name \*

Sandra



Last Name \*

Shimkus

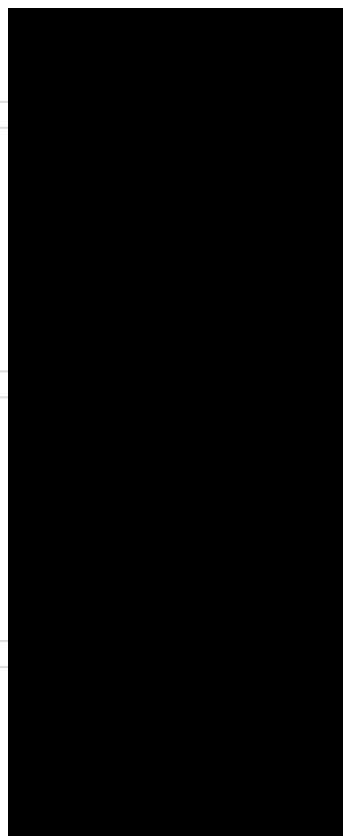
Address \*

5315 Standing Oak Ln

City \*

Rockwall

State \*



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

Miller, Ryan

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**From:** [REDACTED]  
**Sent:** Sunday, June 12, 2022 8:47 PM  
**To:** Planning  
**Cc:** Miller, Ryan; Leslie Wilson; Bret Wilson  
**Subject:** Re: Bret & Leslie Wilson OPPOSE Case No. Z2022-028 from AG to PD for SF & C

To Whom It May Concern with the City of Rockwall, Rockwall City Council, and Rockwall City Planning & Zoning Board:

Bret A. Wilson and I have lived at 535 Cullins Road, Rockwall, TX 75032 for nearly 25 years. We back up to Highgate Ranch, the area proposed for a zoning change to SF7 as part of Case No. Z2022-028: Zoning Change from AG to PD for SF & C.

**We are OPPOSED to the zoning change request primarily because of the density of the homes/acre in proposed development.**

The other homes/subdivisions in the area—The Oaks of Buffalo Way, Willowcrest Estates, Cullins Road (north and south of FM 549), Jeff Boyd Circle, Longbranch, Wallace Road, etc. are all much larger lots and homes. We realize this property is more likely than not going to be developed (even though we've enjoyed it as AG for two decades), but we think it should be more in keeping with the other development in the area, which is not small homes on small lots, as projected in the SF7 proposed designation in the Rockwall Hometown 2040 plan. (See attachment for detail.) We are extremely irritated that some in city government and on city council interpret the guidelines to divide a property by the total number of acres, as opposed to buildable land. That is outright wrong and is a bait-and-switch that the city is trying to force upon local homeowners.

Additional reasons:

- There's not enough infrastructure (particularly in terms of roads—SH 205 and FM 549) for this many homes and the resulting traffic. EXAMPLE: The City of Rockwall denied Chick-fil-A their petition for zoning change at the corner of Hwy 205 and Yellowjacket Lane because they believed the traffic would be too dense at that already-crowded intersection. So please don't maintain that the city can't budge on a traffic-specific reason for denying this zoning request. And we are also aware of the new proposed development north of The Oaks of Buffalo Way that extends on both sides of Hwy 205, all the way to John King Blvd. **Together, that's nearly 3,000 homes being considered!**
- There's not enough room at Pullen and Springer (and Cain and RHHS) for students to attend school without increases to already-crowded classroom size.

Thanks for letting us voice my opposition. We definitely plan to attend the P & Z meeting on Tuesday night.



*Bret & Leslie Wilson*  
Residents of 535 Cullins Road, Rockwall, TX 75032

[illegible][illegible]

**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. Z2022-028: Zoning Change from AG to PD for SF and 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.

205 and 549 can not support traffic from this high density project. These roads are already a huge mess with congestion. Furthermore, this proposed development is not in line with the master plan that we researched prior to purchasing.

Name: Janet & Steve Rummel

Address: 2230 Arrowhead Ct. Rockwall TX 75032

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

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



## Miller, Ryan

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**From:** [REDACTED]  
**Sent:** Tuesday, June 14, 2022 3:18 PM  
**To:** Miller, Ryan  
**Cc:** [REDACTED]  
**Subject:** Case Z2202-028

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr Ryan

My name is Dale Price and my wife is Bretta Price. We currently reside at 453 Cullins Road, 75032.

Unfortunately, I am compelled to write in opposition to the zoning change from AG to PD proposed for the Southwest corner of 549 & 205. Very little has changed from the developer's proposal back in January which he decided to withdraw.

We've since been approached by the developer in an attempt to quell our concerns. He was unsuccessful.

Let me start by making clear that we do NOT oppose the commercial development proposed by the plan as we know it is inevitable. We do however strenuously object to the high density housing proposed.

We purchased our 5.5 acres in 1996 from Mark and Sandy Laning. We signed an agreement at purchase that required all future development abide by rules that required a home be a minimum of 2500 sq ft in footprint and be built on 2+ acres of land. This is exactly what we were looking for. Why has this requirement been scrapped? Why have the developers been able to change this?

This new proposal doesn't come close to meeting this standard! In fact we believe it violates the City of Rockwall's own Comprehensive Plan by using some new math that includes existing flood plane and water shed to meet the City's requirements.

The hard working people of this area deserve better. No infrastructure or sewer exist. Traffic is already a disaster in this area. The developers seem to think this is a lock for them.

Please help us keep Rockwall a planned development that makes sense. This is not the right area for a high density development.

Sincerely

Bretta and Dale Price  
453 Cullins Road, 75032  
[REDACTED]

Sent from Dale's I-phone

---

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## Miller, Ryan

---

**From:** Chris Curtis <[REDACTED]>  
**Sent:** Wednesday, June 8, 2022 10:36 AM  
**To:** Miller, Ryan  
**Subject:** Case #Z2022-028

Good Morning Mr. Miller.

My name is Chris Curtis. I live at 4735 Bear Claw Lane in Rockwall. I am writing in regards to both the Highgate property and the Loftland property.

We moved out this way to get away from the city life, but yet be in the city. We LOVE living here. This is home. Now the high flying world is moving out towards us. We are not anti-growth, but we HAVE TO GET THIS UNDER CONTROL! There is zero chance these neighborhoods can be built at the rate we are going now. It already takes about 25 minutes to get from downtown Rockwall to our house. 205 is a disaster in the afternoon and is constantly buzzing. I am aware this is a TXDOT issue, but don't you think this issue must be met first?

I would also like to mention these neighborhood builders are lying to our community. They are saying schools are being built in these new neighborhoods. That is indeed a lie. I work for the district. They are using the prior bond to tell people we are building elementary schools. That is indeed a lie. Only one elementary was in the bond and it is indeed a rebuild, not a new build.

I love this town and I love this community. This is absolutely ruining our area. Help us save our community because look at our neighbors. Do we really want to be like them? NO!

Thank you and see you at the meetings.

Chris Curtis  
"Own The Moment"

---

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## Miller, Ryan

---

**From:** Ernie Hughes <[REDACTED]>  
**Sent:** Thursday, June 9, 2022 9:14 PM  
**To:** Miller, Ryan  
**Cc:** [REDACTED]  
**Subject:** Z2022-028

Dear Mr. Miller,

I am voicing my opposition to the proposed 489 home development at FM 549 and Highway 205. If none of the council members or members of the P&Z haven't personally observed the traffic congestion on 549, 205 and Horizon Rd at the 549 intersection during drive time, they should caravan out and personally witness. Adding 489 houses and approximately 1,000 more autos is going to exacerbate the existing problem.

I know the city says they don't have anything to do with roads and highways, it's TexDot's responsibility. But the city actually does have something to do with the impact this high density development will have on existing homeowners. Many of us are still on septic systems and were required to build on minimum 1 1/2 acre lots. Allowing the developers to add an additional 489 houses on smaller lots frankly isn't fair to those home owners required to build on minimum 1 1/2 acre lots. Additionally, adding an additional 489 houses in this development will have a negative impact on the quality of life to existing homeowners creating additional traffic problems and health issues to existing homeowners from construction of roads and utilities.

When TexDot raised FM 549 in 2018, they used crushed concrete which includes Crystalline Silica, a known cancer causing agent. I called the construction company, ED Bell Construction every week because of the dust the road construction caused. Dust was on everything inside and outside our home. We were unable to spend any quality time outside our home. I called the Texas Commission on Environmental Quality, they investigated our concerns and found that the construction company was in violation of the states requirements regarding air quality.

My wife Susan, developed breathing problems from the conditions caused from the road construction. She passed away in January 2022 from lung cancer. I firmly believe the construction on FM 549 was a direct contributor to my wife, Susan's health conditions. Is the city of Rockwall going to take responsibility for any incurring health conditions that may be related to this new development.

I'm not against development in general after all, we moved to Rockwall to get away from big city life and all that goes along with it. We moved to Rockwall for it's small town atmosphere and more of a rural way of life. Over the past 38 years since we moved to Rockwall, that small town rurality way of life is quickly disappearing. Adding another 489 houses to the development doesn't help any existing homeowners, only the City of Rockwall's tax base and the developers purses. Have you had any existing homeowners say they want to add another 489 houses and 1,000 more automobiles to our neighborhoods? Have you done an environmental impact study on the new development, how it will impact traffic and quality of life.

Lastly, I am including the report from the Texas Commission on Environmental Quality completed in 2018. I'm sorry the report may not be in order however you will see from the report the damage that was done to homeowners when the state raised FM 549. What kind of damages and health risks will be done when the state turns FM 549 into a 4 lane expressway. Sometimes it takes me 10 minutes plus to get out of my driveway now and I have to sit through 3-4 traffic light changes to turn onto Highway 205.

Thank you for your time reading my concerns.

Ernie Hughes  
5830 S. FM 549  
Rockwall, TX 75032  
(972)333-3695

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.



Bryan W. Shaw, Ph.D., P.E., Chairman  
Jon Niemann, Commissioner  
Emily Lindley, Commissioner  
Toby Baker, Executive Director



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

September 6, 2018

Mr. Ernie Hughes  
5830 S FM 549  
Rockwall, Texas 75037-6042

Re: Investigation Request at:  
EBC FM 549 BTWN Jeff Boyd Rd & Cullins Rd, Jeff Boyd Rd & Cullins Rd, Rockwall,  
Rockwall County, Texas  
**Investigation No.: 1505228**  
**Incident No.: 288915**

Dear Mr. Hughes:

The Texas Commission on Environmental Quality (TCEQ) Dallas-Fort Worth Region Office has completed a final investigation in response to your concern regarding air quality at the above-referenced facility. Enclosed is a copy of the investigation report.

For more information about our complaint process, you may access the publication GI-278: *Do You Want to Make an Environmental Complaint? Do You Have Information or Evidence?* on our website at [www.tceq.texas.gov](http://www.tceq.texas.gov).

We appreciate your concern in bringing this matter to our attention. If we can be of further assistance, please contact Mr. Mingyuan Wei at 817/588-5917.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kimberly Fowler".

Kimberly Fowler, Air Compliance Team Leader  
Dallas-Fort Worth Region Office  
Texas Commission on Environmental Quality

KSF/jxs

Enclosure: Investigation Report

TCEQ Region 4 Dallas/Fort Worth • 2309 Gravel Dr. • Fort Worth, Texas 76118-6051 • 817-588-5800 • Fax 817-588-5700

Austin Headquarters: 512-239-1000 • [tceq.texas.gov](http://tceq.texas.gov) • How is our customer service? [tceq.texas.gov/customer-service](http://tceq.texas.gov/customer-service)

printed on recycled paper

Air\_CP\_110464625\_CP\_20180706\_Investigation  
Texas Commission on Environmental Quality  
Investigation Report

The TCEQ is committed to accessibility. If you need assistance in accessing this document, please contact oee@tceq.texas.gov

**Customer: Ed Bell Construction Company**  
**Customer Number: CN601482821**

**Regulated Entity Name: EBC FM 549 BTWN JEFF BOYD RD & CULLINS RD**  
**Regulated Entity Number: RN110464625**

**Investigation #** 1505228  
**Investigator:** MINGYUAN WEI  
**Conducted:** 07/06/2018 -- 07/06/2018  
**Program(s):** AIR QUALITY NON PERMITTED  
**Investigation Type:** Compliance Investigation  
**Additional ID(s):**  
**Address:**  
**Local Unit:** REGION 04 - DFW METROPLEX  
**Activity Type(s):** AIRCOMPL - AIR CMPL - AIR COMPLAINT INV  
**Incident Numbers**  
287371 288915  
**Site Classification**  
**SIC Code:** 1611  
**Location:** FM 549 BETWEEN JEFF BOYD RD & CULLINS RD

**Principal(s):**  
**Role** **Name**  
RESPONDENT ED BELL CONSTRUCTION COMPANY

**Contact(s):**

Role	Title	Name	Phone
PARTICIPATED IN	ENVIRONMENTAL MANAGER	SHANE LAWRIE	Cell (469) 418-7074
PARTICIPATED IN		KERRY HERD	Cell (469) 951-0306
REGULATED ENTITY CONTACT		MARK JACKSON	Phone (469) 951-0306

**Other Staff Member(s):**

Role	Name
QA Reviewer	KIMBERLI FOWLER
Supervisor	KIMBERLI FOWLER

**Associated Check List**

Checklist Name	Unit Name
AIR COMPLAINT INVESTIGATION	DIST ED BELL FM 549

**Investigation Comments:**

# INTRODUCTION:

On July 10, 2018, Mr. [REDACTED], Environmental Investigator (Investigator) for the Texas Commission on Environmental Quality (TCEQ), Dallas/Fort Worth (DFW) Region office, conducted an Air Quality Complaint (AIR CMPL) investigation at a road construction site ('site', regulated entity, RN110464625), which is located at South FM 549 between Jeff Boyd Rd and Cullins Rd, Rockwall, Rockwall County, Texas. ED Bell Construction Company ('EBCC', CN601482821) operates the site.

This investigation was conducted in response complaints, Incident No. 287371 and 288915, received by the TCEQ DFW Region Office Air Program on June 28, and July 6, 2018. The complainants stated that clouds of dust from the regulated entity blow off site and affect nearby properties. The complainants stated that the wind picks up dust straight from the ground, and that heavy equipment and vehicle traffic on site also creates dust. The complainants stated their health had been affected by the dust from the alleged source.

Mr. Wei contacted the complainant (Incident No. 287381) on June 29, 2018, prior to the investigation and complainant (Incident No. 288915) on July 6, 2018, to discuss the details of the complaint and the purpose of the investigation.

On July 6, 2018, Mr. Wei conducted the on-site investigation. This was an unannounced investigation because it was initiated by a complaint. The purpose of the investigation was to evaluate compliance with Title 30 Texas Administrative Code (30 TAC) Chapter 101.4: Nuisance. Mr. Shane Lawrie (Environmental Manager of EBCC), Mr. Kerry Herd (Safety Manager of EBCC), and Mr. Mark Jackson (Project Manager of EBCC), participated in the investigation.

# DAILY NARRATIVE:

On July 6, 2018, Mr. Wei arrived the site at approximately 10:10 a.m. The investigator noticed that EBCC was conducting road-paving on site, and half of the road had been paved with asphalt. No visible dust was observed on site. The temperature was approximately 89 degrees Fahrenheit, the wind was from the northeast at approximately 6 miles per hour, and the sky was clear according to the data from the nearest Continuous Ambient Monitoring (CAMS) station.

The investigator met with the complainants at approximately 10:13 a.m. The complainants stated that their property had been impacted by the dust from the site since the construction was started on May 19, 2018, and that they couldn't do any outdoor activity on their property without a breathing mask. The complainants stated that dust had not been effectively suppressed by EBCC's water truck, and that the truck sometime was broke down and wasn't operated on Sunday. They also stated that their health was also impacted by the dust and the construction material (i.e. crystalline silica). The complainants stated that they had taken photographic and video documentation about dust being blown onto their property. The investigator observed dust on the surface of some items and vegetation on their property during this investigation.

The investigator drove around the site to observe for any dust impacts or other potential sources. The investigator noticed that a water truck was on site. The investigator didn't find other potential sources, and departed the area at approximately 12:40 p.m.

On July 9, 2018, the investigator contacted Mr. Lawrie via telephone to request watering records for the site and discuss the investigation. Mr. Herd responded to the phone call and agreed to provide the record. Mr. Jackson provided the watering record to the investigator via email. In the record, the water truck was not operated for 11 days in a 49 days period (from May 17 to July 7). No water truck operation was found for all Sundays. The record is consistent with the complainant's statement.

On July 9, 2018, the complainant (Incident No. 288915) provided citizen collected evidence (CCE) to the investigator. The CCE is of a video file, recorded by the complainant on their property on July 2, 2018. The video shows that dust was blown off from the site onto the complainant's property.

On July 12, 2018, the complainant (Incident No. 287381) provided CCE to the investigator. The CCE is of 21 photos, taken by the complainant on their property. One photo taken on Day 5, shows that dust was observed on the complainant's property. Five photos taken on June 2, 2018, show that dust was generated on site and blown toward the complainant's property. Fifteen photos, taken on June 12, 2018, show that dust was clearly observed on the surface of the complainant's properties/items. These photos will be kept with the complaint form.



On August 1, 2018, the complainant (Incident No. 288915) provided a Written Statement to the investigator. The complainant stated that their property and health had been significantly impacted by the construction on site due to dust, noise, and vibration (from heavy equipment). The complainant stated that the damage from the construction lead to financial expenses for repair and cleaning. The complainant stated that their health had been affected by breathing dust, experiencing sore throats and low blood oxygen saturation.

On August 2, 2018, the complainant (Incident No. 287371) provided a Written Statement to the investigator. The complainant stated that their property and health had been significantly impacted by the dust from the construction on site. The complainant stated that because of the dust they couldn't do any outdoor activity on their property from May 15 to July 2, 2018. The complainant stated that they had to frequently clean items on their property. The complainant stated that they experienced breathing difficulty and other uncomfortable symptoms with eyes, nose, and throat.

Based on documentation provided by the complainants and the observations made by the investigator during the investigation, dust nuisance conditions have been substantiated.

#### Exit Interview

On August 3, 2018, Mr. Wei sent Mr. Jackson the exit interview form via email, see the attachment.

#### GENERAL FACILITY AND PROCESS INFORMATION:

##### Process Description

Road construction usually includes five phases: planning, design, earthwork, paving, and open to traffic. On-site construction is mainly of two phases: earthwork and paving. Earthwork is one of the most important elements in road construction because it establishes a stable foundation. When the road bed is ready for paving, two materials are often used, asphalt and concrete.

##### BACKGROUND:

##### Compliance History

RE Name: EBC FM 549 BTWN JEFF BOYD RD & CULLINS RD RN: 110464625

Classification: n/a Rating: n/a Publication Date: July 16, 2018

Customer Name: ED BELL CONSTRUCTION COMPANY CN: 601482821

Classification: Unclassified Rating: n/a Publication Date: July 16, 2018

##### Agreed Orders, Court Orders, and Other Compliance Agreements

There have been no agreed orders, court orders, or other compliance agreements issued for this facility in the past five years related to air quality.

##### Prior Enforcement Issues

There are no prior enforcement issues for this facility over the past five years related to air quality.

##### Complaints

There are no prior complaint issues for this regulated entity over the past two years related to air quality.

#### ADDITIONAL INFORMATION:

##### Conclusions Recommendations and Current Enforcement Actions

Based on CCE and written statements provided by the complainants, and observations made during the investigation, nuisance conditions of dust were confirmed. EBCC failed to comply with 30 TAC §101.4 & 5C Texas Health and Safety Code (THSC) §382.085(B). According to Texas Commission on Environmental Quality Enforcement Initiation Criteria Revision 15, the violation is a category B12 and classification moderate. An Notice of Violation (NOV) letter will be mailed out to EBCC. A copy of the final report will be mailed to the complainants. Close Incident No. 287371 and 288915.

##### Additional Issues

No additional issues were noted during this investigation.

Attachment:

NOV Date 09/06/2018 Method WRITTEN

OUTSTANDING ALLEGED VIOLATION(S)  
ASSOCIATED TO A NOTICE OF VIOLATION

Track Number: 686556

Compliance Due Date: 09/20/2018

Violation Start Date: 5/23/2018

30 TAC Chapter 101.4

5C THSC Chapter 382.083(h)

Alleged Violation:

Investigation: 1505228

Comment Date: 08/28/2018

Failure to prevent the discharge of dust from any source whatsoever in such concentration and of such duration to interfere with the normal use and enjoyment of animal life, vegetation, or property. Specifically, during the investigation conducted on July 6, 2018 and from documentation provided by the complainants in photographic and video records, and written statements, Ed Bell Construction Company was found to have emitted emissions that impacted off property receptors and cause nuisance conditions.

**Recommended Corrective Action:** Take immediate action to prevent dust from impacting surrounding properties. Provide a written description of corrective actions taken to address this violation within 14 days of the Notice of Violation letter.

Signed

Environmental Investigator

Date

8/28/18

Signed

Supervisor

Date

8/28/18

# Material Safety Data Sheet

## Section 1: PRODUCT AND COMPANY INFORMATION

**Product Name(s):** Lafarge Crushed Concrete

**Product Identifiers:** Crushed Concrete, Recycled Concrete, Crushed Concrete Base Course, Recycled Concrete Base Course, Reclaimed Concrete Material (RCM), Recycled Concrete Pavement (RCP).

**Manufacturer:** Lafarge North America Inc.  
12018 Sunrise Valley Drive, Suite 500  
Reston, VA 20191

**Information Telephone Number:** 703-480-3600 (9am to 5pm EST)

**Emergency Telephone Number:** 1-800-451-8346 (3E Hotline)

**Product Use:** Crushed concrete is used as an aggregate in concrete or asphalt bases, concrete or asphalt mixes, flowable fill, as bulk fill material and other construction applications.

**Note:** This MSDS covers many concrete products. Individual composition of hazardous constituents will vary between types of crushed concrete.

## Section 2: COMPOSITION/INFORMATION ON INGREDIENTS



Component	Percent (By Weight)	CAS Number	OSHA PEL -TWA (mg/m <sup>3</sup> )	ACGIH TLV-TWA (mg/m <sup>3</sup> )	LD <sub>50</sub> (mouse, oral)	LC <sub>50</sub>
Crystalline Silica	0-90	14808-60-7	[(10) / (%SiO <sub>2</sub> +2)] (R); [(30) / (%SiO <sub>2</sub> +2)] (T)	0.025 (R)	NA	NA
Calcium Hydroxide	15-25	1305-62-0	15 (T); 5 (R)	5 (T)	7300 mg/kg	NA
Portland Cement*	0-10	65997-15-1	15 (T); 5 (R)	1 (R)	NA	NA
Particulate Not Otherwise Regulated	-	NA	15 (T); 5 (R)	10 (T); 3 (R)	NA	NA

**Note:** Exposure limits for components noted with an \* contain no asbestos and <1% crystalline silica

Concrete is a mixture of gravel or rock, sand, Portland cement and water. It may also contain fly ash, slag, silica fume, calcined clay, fibers (metallic or organic) and color pigment. Properties and composition of crushed concrete can vary depending on the original properties and composition of the recovered concrete.

Concrete contains cement which is made from materials mined from the earth and is processed using energy provided by fuels. Trace amounts of chemicals may be detected during chemical analysis. For example, cement may contain trace amounts of calcium oxide (also known as free lime or quick lime), free magnesium oxide, potassium and sodium sulfate compounds, chromium compounds, nickel compounds, and other trace compounds.

## Section 3: HAZARD IDENTIFICATION

	<b>WARNING</b>	
	<p>Toxic - Harmful by inhalation. (Contains crystalline silica)</p> <p>Use proper engineering controls, work practices, and personal protective equipment to prevent exposure to wet or dry product.</p> <p>Read MSDS for details.</p>	



## Miller, Ryan

---

**From:** Scott Phillips <[REDACTED]>  
**Sent:** Friday, May 27, 2022 6:34 PM  
**To:** Miller, Ryan  
**Subject:** Agenda Item #Z2022-028

I oppose the re-zoning request for sure. Possibly reconsider after SH-205 is widened in the future, but current infrastructure is definitely not in place for more traffic. It's terrible as is.

Scott Phillips  
643 Turtle Cove Blvd  
Rockwall, TX  
[REDACTED]

---

This email was scanned by Bitdefender

**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).

Z2022-028

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.

Traffic and appears to be to many price ranges. Look what has and is happening in Forney. Rockwall use to be small and had beautiful green spaces. We don't need more large subdivision's

### Respondent Information

Please provide your information.

### First Name \*

Allison

Last Name \*

Green

Address \*

1714 Gallant Fox Drive

City \*

Rockwall

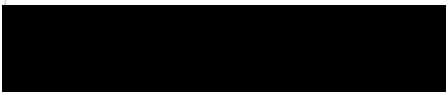
State \*

Texas

Zip Code \*

75032

Email Address \*



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: Schools are already crowded

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: The Rockwallian

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Z2022-028

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 \*

Amanda

Last Name \*

Dove

Address \*

2854 Tangleleg Drive

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

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: \_\_\_\_\_

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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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Z2022-028

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 live off of 205. The traffic is absolutely horrible and there are accidents here EVERY SINGLE DAY. Our roads can't support this. Neither can our schools. Please don't let this pass.

### Respondent Information

Please provide your information.

### First Name \*

Amanda

Last Name \*

Torres

Address \*

3905 Stable Glen dr

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



Please check all that apply: \*

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

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- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Z2022-028

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 \*

Last Name \*

Taylor

Address \*

3021 San Marcos Drive

City \*

Rockwall

State \*

TX



Zip Code \*

75032

Email Address \*

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.
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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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Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The roads in this area are not sufficient for that many new people. It's already so backed up with traffics, this is not a good location for this many new people.

### Respondent Information

Please provide your information.

### First Name \*

Amy



Last Name \*

Binns

Address \*

530 Granite Fields Dr

City \*

Rockwall

State \*

Tx

Zip Code \*

75087

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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: Our church is in the area

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

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- ☒ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The impact this development will have on schools and roads will be detrimental to families currently living in the area. This along with the Lofland development being proposed will destroy this area for current families. Our city's utilities are not prepared for such an influx in structure and population.

### Respondent Information

Please provide your information.

### First Name \*

Andrea



Last Name \*

Lacquement

Address \*

5200 standing oak ln

City \*

Rockwall

State \*

TEXAS

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Z2022-028

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.

There is already a lot of traffic in that area. Adding 500 more homes with at least 3 people in each will just add more traffic in the area. 205 and 549 can not handle that.

### Respondent Information

Please provide your information.

### First Name \*

Angela



Last Name \*

Lamb

Address \*

1421 Lochspring Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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

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- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Z2022-028.

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 does not appear to me that the existing infrastructure is suitable for this type of development, which is a concern I hear frequently within our community. Both 205 and 549 need to see improvements just to handle currently conditions.

Contextually, the proposed density of the development is out of character in this part of the city and does not appear consistent with long-term planning. 1.5 to 2.0 acre lots would be more fitting.

### Respondent Information

Please provide your information.



First Name \*

Aron

Last Name \*

Lee

Address \*

402 Willowcrest

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Z2022-028

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.

Stop the madness. Enough developer has made it into the right hands. It needs to stop until Rockwall has the infrastructure to handle any new growth.

### Respondent Information

Please provide your information.

### First Name \*

Brian



Last Name \*

Coughlin

Address \*

2999 Oak Drive

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

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: \_\_\_\_\_

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Z2022-028

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 will only increase traffic in an area that is halted by traffic daily now. I'm addition, these plans came we purchased a home. I would not have done so knowing this was a possibility.

### Respondent Information

Please provide your information.

### First Name \*

Brooke



Last Name \*

Cook

Address \*

4105 Stableglen Dr

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

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: \_\_\_\_\_

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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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## 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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

I am in opposition to the request because of the proposed development size and scope. To include housing and commercial development in an area that already has highly congested infrastructure and intersections would be a bad decision. The intersections in that small area are already congested, without adding this amount of development.

### Respondent Information

Please provide your information.

### First Name \*

Camilo



Last Name \*

Colorado

Address \*

5265 Standing Oak Ln

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ 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: HOA Notice \_\_\_\_\_

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Z2022-028

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.

Too much traffic already. Schools too crowded already. Depreciation on existing homes across & increased crime.

### Respondent Information

Please provide your information.

### First Name \*

Caprice Michelle



Last Name \*

Swiercinsky

Address \*

240 Willowcrest

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

I am a resident and the HOA president for Willowcrest Estates. I strongly oppose the development of Highgate as it is currently proposed. The extremely high density level of homes is counter to the surrounding neighborhoods and homesites along 549 and 205. I understand from previous conversations that road congestion is an issue for Tx DOT but I do believe that as the planning and development committee for Rockwall you have the opportunity to make wise decisions until the infrastructure can better support your plans. I believe that the developers have the right to develop their land, however I truly hope the reconsider their plan with the guidance from P&Z. Consider .5 acre to 1acre minimum homesites. This lowers density, keeps the neighborhood in line with its surrounding neighborhoods and brings a certain quality of life to the area that is so strongly desired in the formerly rural 205/549 area.

### Respondent Information

Please provide your information.



First Name \*

Carlie

Last Name \*

Hendrickson-Lee

Address \*

402 Willowcrest

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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☐

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.

We are full. We don't have the roads and traffic is already bad. Our once nice quiet town is bringing in all type of bad people.

### Respondent Information

Please provide your information.

### First Name \*

Cristiana



Last Name \*

Delurintu

Address \*

2126 Heather Glen Drive

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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Z2022-028

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 \*

Claudia



Last Name \*

Guerra

Address \*

1126 Signal Ridge Pl

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☒ Other: Facebook \_\_\_\_\_

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on (Example the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input  
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Z2022-028

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.

Traffic is already bad along 205. Plus the city doesn't need any more developments so our property taxes can increase even more.

### Respondent Information

Please provide your information.

### First Name \*

Danielle



Last Name \*

Stevens

Address \*

206 Lakehill Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

- ☐ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2022-028

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 \*

Dean



Last Name \*

Borges

Address \*

2998 Oak Dr

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ Other: .....

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- ☐ Other: .....

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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).

Z2022028

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.

205 cannot support a development that would include a lot more traffic. It's 2 lanes and packed already.

### Respondent Information

Please provide your information.

### First Name \*

Diane



Last Name \*

Graef

Address \*

1518 Westfield Ln

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: .....

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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: Next Door FB notification .....

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Z2022-028

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.

We moved to Rockwall in 1984 to get away from the big city traffic, rooftops and crime. We know that some growth is inevitable however adding another 489 houses, approximately another 1000 automobiles and an already congested busy street-FM 549 is way beyond "some growth is inevitable". Sometimes it takes me 10-15 minutes to get out of my driveway. If I turn left on 549 towards Highway 205, I sometimes have to wait for the light to change 3-4 times to be able to turn left onto highway 205. Traffic is already horrible on 549, 205 and Horizon Road. If you add another 489 houses it's going to exacerbate the problem. Imagine adding another 1,000 automobiles to your neighborhood. How would that impact your quality of life. I know the excuse is that Rockwall is not responsible for the State Highways however adding all these extra houses and autos is in fact the city's fault by adding all the extra traffic without proper infrastructure already in place.

When the state contracted with ED Bell Construction Company to raise FM 549 and other arteries south of interstate 30 it took many months of terrible traffic but worst of all the unhealthy conditions it created for residents, damage to houses and shrubs and greatly diminished quality of life. ED Bell Construction was in violation of air quality standards set forth by the Texas Commission on Environmental Quality causing breathing problems because of the dust created by the construction. Worst yet the construction company used crushed concrete as an aggregate in concrete and asphalt. One of the ingredients in crushed concrete is Crystalline Silica, known to cause cancer.

My wife, Susan passed away in January 2022 from cancer. I don't know that the construction on 549 was the cause of her cancer but I also don't know that it didn't contribute to her cancer. I know that during the spring and summer of 2018 she experienced extreme breathing difficulties because of the road construction.

Building 489 new homes in the proposed sub-division, there will be a lot of road construction, utilities, traffic delays and will not improve anyones quality of life. We moved to Rockwall to improve our quality of life not to see more rooftops, brake lights and sirens from the rear end collisions that we witness now because of all the extra traffic.

There are more good things to be said about a city that is interested in preserving the quality of life for it's existing citizens than the city that is only interested in increasing it's tax base and lining the pockets of developers. Which city is Rockwall going to be known as?

## Respondent Information

Please provide your information.

First Name \*

Ernest

Last Name \*

Hughes

Address \*

5830 S. FM 549

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

\_\_\_\_\_

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Z2022-028

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.

Too much congestion and traffic in the area already.

### Respondent Information

Please provide your information.

### First Name \*

Fernando

Last Name \*

Aguillon

Address \*

4025 Blythe St

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2022-028

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

☐ I am in favor of the request.

☒ I am in opposition to the request.

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

The overall plan is to create too much density for the community. The plan is to provide 60 & 80 foot lots and nominal number of 200' lots thereby creating too many housing units. This number of units will have a materially negative impact to the traffic on 205 as well as 549. Knowing those roads are controlled by TXDOT there will be no relief to improve the traffic flows, which are already very heavy and fast. Traffic from Horizon Rd, 549 and 205 already use Wallace and Cullins as "cut-through" alternatives. These 2 roads are only 2 lanes, unstripped, no sidewalk roads. Adding this density will surely add to the traffic on these 2 roads never intended for this volume or speed. This becomes a life/safety issue.

The character of the neighborhood on the north side of 549 are 1acre+ size lots. A development with 1+ acre lots would still allow for substantial development of lots most probably at values that would equal or be greater than the too small 60 & 80 foot lots. As we all know home values and sale activity is extremely high in this area and with larger lots allow a much more reasonable development that would better fit the character of the adjacent neighborhood.

I respectfully request the zoning case to be denied.

## Respondent Information

Please provide your information.

First Name \*

Gary

Last Name \*

Fullington

Address \*

217 Cullins

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

Phone Number

Please check all that apply: \*

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- ☐ Other:

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- ☐ My neighbors told me about the request.
- ☐ Other:



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Z2022-028

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.

Against this type of zoning expansion

### Respondent Information

Please provide your information.

### First Name \*

Hana

Last Name \*

Covall Volskhi

Address \*

1602 Trowbridge Cir

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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Z2022-028

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.

205 south is a narrow road with a lot of congestion already and this would bring even more traffic and over crowding.

### Respondent Information

Please provide your information.

### First Name \*

Heather

Last Name \*

Dowers

Address \*

2851 Tanglelen Dr

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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

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Z2022-028

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 \*

Jacy

Last Name \*

Rogers

Address \*

325 Valiant Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ Other: .....

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Z2022-028

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☐

I am in favor of the request.



I am in opposition to the request.

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

The current road situation does not support the proposed density. Proceeding with plan jeopardizes the safety of pedestrians.

### Respondent Information

Please provide your information.

### First Name \*

James

Last Name \*

Nichols

Address \*

241 willowcrest

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*



Phone Number

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2022-028

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 provides for w-a-a-a-y more houses than is prudent for this location. High traffic from Hwy 205 coupled with the hill makes for a dangerous situation.

### Respondent Information

Please provide your information.

### First Name \*

Jan

Last Name \*

Self

Address \*

319 Harborview Dr.

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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: I travel this road frequently

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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.

Current Schools are not large enough to hold population (no new elementary schools are planned to be built anytime soon) and traffic is already horrendous on 205/549 during most of the day. I travel and work close to this location

### Respondent Information

Please provide your information.

### First Name \*

Jennifer

Last Name \*

Middleton

Address \*

2 Indian Trail

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

[REDACTED]

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: Facebook \_\_\_\_\_

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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).

Z2022-028

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.

When will you start updating and widening the road to accommodate all the extra traffic? THIS MUST BE DONE 1ST. THIS MUST BE YOUR PRIORITY. It is absolutely ridiculous the amount of traffic that backs up at that intersection. Its already taking 30 mins to drive 5 miles in either direction, not to mention the insane amount of time and stress this poor planning is adding to Emergency Responders. This is a nuisance and a safety issue. When the large back up or accidents happens it forces traffic including 18 wheelers to travel through our neighborhood.

### Respondent Information

Please provide your information.

First Name \*

Jinine

Last Name \*

Pegoraro

Address \*

1541 Fieldstone Dr

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

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: Social Community group

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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).

Z2022-028

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

☐ I am in favor of the request.

☒ I am in opposition to the request.

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

The development plans don't reflect the needs of the community.

### Respondent Information

Please provide your information.

First Name \*

Joel

Last Name \*

Petersen

Address \*

4309 Stableglen

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

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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## 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).

z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The infrastructure of that area will not support this type of housing. Plus the over population of houses will bring a devastating effect on our community

### Respondent Information

Please provide your information.

### First Name \*

Jonathan

Last Name \*

Johnson

Address \*

4050 Blythe St

City \*

rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



Please check all that apply: \*

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

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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.

Too high density

### Respondent Information

Please provide your information.

### First Name \*

Karen

Last Name \*

Archibald

Address \*

4003 Stableglen drive

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

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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## 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).

Z2022-028

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.

ROCKWALL is overcrowded and we do not have the road and infrastructure to support a development of this size. The school cannot either.

### Respondent Information

Please provide your information.

### First Name \*

Kathy

Last Name \*

Florance

Address \*

4633 Steeple Chase Lane.

City \*

Rockwall

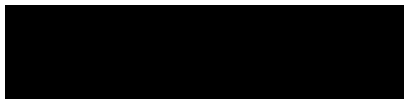
State \*

TX

Zip Code \*

75032

Email Address \*



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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## 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).

Z2022-028

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 \*

Kaylee

Last Name \*

Barksdale

Address \*

825 W YellowJacket Lane

City \*

Rockwall

State \*

Tx

Zip Code \*

75087

Email Address \*

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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## 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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The traffic congestion is terrible at 549/205 already. Plans to add 450+ homes will only increase the traffic & make it difficult to get to Gene Burton.

### Respondent Information

Please provide your information.

### First Name \*

Kristie

Last Name \*

Graves

Address \*

2610 Argyle Shore Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

[REDACTED]

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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## 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).

Z2022-28

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 \*

Kylee

Last Name \*

Lyon

Address \*

1028 Redwood Trl

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

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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## 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).

Z2022-028

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 \*

Laura

Last Name \*

Metzger

Address \*

3709 Mediterranean

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

[REDACTED]

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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## 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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The town is already growing faster than the roads can hold. You will see crime rates rise and school ratings decrease if you continue down this path.

### Respondent Information

Please provide your information.

### First Name \*

Lauren



Last Name \*

Scoggins

Address \*

2973 oak dr

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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

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

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

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Google Forms

## 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).

Z2022-028

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 live next to 205 and 549. Traffic is already extremely difficult in this area. The roads must be addressed before more housing can be added.

### Respondent Information

Please provide your information.

First Name \*

LeighAnn

Last Name \*

Petersen

Address \*

4309 Stableglen Drive

City \*

Rockwall

State \*

Tx



Zip Code \*

75032

Email Address \*

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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## 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).

Case Z2022-028

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 \*

Lexie

Last Name \*

Tanner

Address \*

240 Willowcrest

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



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: Willowcrest- family home nearby

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: Family told me

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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).

Z2022-028

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.

We are the smallest county in Texas. Traffic is already a nightmare to go anywhere! ALL of our schools are already over capacity. Our small hometown feel is important to us, which is hard to maintain by putting in more homes that our roads wont be able to accommodate everyone!

### Respondent Information

Please provide your information.

### First Name \*

Marcie

Last Name \*

Florance

Address \*

2981 Oak Dr

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

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:

I live on the south side of Rockwall and travel a lot on this side of town. Traffic is already a nightmare!

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: My friends that live over by there

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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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The request is contributing to the congestion of Rockwall, furthermore, that specific stretch of SH 205 is constantly congested with traffic leading to accidents and slowing the response of first responders.

### Respondent Information

Please provide your information.

### First Name \*

Marcus

Last Name \*

Torres

Address \*

3905 Stableglen Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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: Rockwallian Facebook Page \_\_\_\_\_

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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).

Z2022-028

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.

205 can't handle the traffic it currently gets. Getting out of that neighborhood would be insane and unsafe

### Respondent Information

Please provide your information.

### First Name \*

Mario



Last Name \*

Orozco

Address \*

2972 Misty Ridge Lane

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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

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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).

Z2022-028

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.

Traffic and population density is already a nightmare in this area. There isn't enough infrastructure to support this project and it will adversely affect citizens here.

### Respondent Information

Please provide your information.

### First Name \*

Michael

Last Name \*

Garretson

Address \*

644 Windy Ridge Lane

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



Please check all that apply: \*

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

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

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- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: .....

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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).

Z2022-028

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 \*

Michelle

Last Name \*

Underwood

Address \*

4101 Quincy Street

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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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).

Z2022-028

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 live in a surrounding neighborhood and the traffic is already terrible

### Respondent Information

Please provide your information.

### First Name \*

Nicole

Last Name \*

Johnson

Address \*

4050 Blythe St

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-027

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.

My husband and I are opposed because 205 and 549 cannot handle any more homes until both are expanded. We literally have to sit on 205, after the John King light, for 10 minutes, daily in our way home from work. If you exit or neighborhood (Somert Park) onto 549 between 7 and 8, good luck. You're going to sit there until someone nice let's you onto 549. Please focus on the roads and expanding 205 and 549 to accommodate the homes there NOW before allowing developers to build additional homes. Please!!

### Respondent Information

Please provide your information.

### First Name \*

Rick & Marina



Last Name \*

Higdon

Address \*

4113 Stableglen Drive

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The traffic on FM 549 and Hwy 205 is not acceptable now. This housing development would make Rockwall a total gridlock all the time.

### Respondent Information

Please provide your information.

### First Name \*

Robin

Last Name \*

Baley

Address \*

5135 Bear Claw Ln

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



Please check all that apply: \*

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Z2022-027

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.

Traffic and congestion will be 100% worse then it already is in this location.

### Respondent Information

Please provide your information.

### First Name \*

Russell

Last Name \*

Sims

Address \*

4105 Quincy Street

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2022-028

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.

We have a lot of new home builds, not a lot of schools. Bring in more businesses, upper class shops to bring in more revenue to the county instead. Not just another store strip with donuts and nail salons.

### Respondent Information

Please provide your information.

### First Name \*

Sandra

Last Name \*

Garcia

Address \*

2620 Coyote Crossing

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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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).

2022-023 SUP

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.

Traffic concerns, loud noises near residential area

### Respondent Information

Please provide your information.



First Name \*

Sarah

Last Name \*

Gates

Address \*

904 S Alamo Rd

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

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: .....

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- ☐ Other: .....

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Z2022-028

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 intersection is extremely congested as it is and interferes with the feel and purpose of this area. It will ruin so many things we moved to this area for, and cause undue stress on area schools. We are taking away the natural beauty of our town. This must be stopped.

### Respondent Information

Please provide your information.

### First Name \*

Shawna



Last Name \*

Sullivan

Address \*

321 Willowcrest

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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Z2022-028

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.

Roads/infrastructure needs to be widen first to accommodate the growth as the current state of 205 cannot handle more traffic.

### Respondent Information

Please provide your information.

First Name \*

Simone

Last Name \*

Garza

Address \*

2518 Loudon Street E

City \*

Rockwall

State \*

TX



Zip Code \*

75032

Email Address \*

Phone Number

Please check all that apply: \*

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- ☐ Other: .....

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The proposed area (corner of 205 and 549) is already congested and cannot handle the current traffic patterns. Adding hundreds of homes will only exacerbate this issue and make a bad situation worse.

**Respondent Information**

Please provide your information.

**First Name \***

Stacey

**Last Name \***

Houser

**Address \***

4037 Blythe St

**City \***

ROCKWALL



State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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- ☐ Other: .....

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## Zoning & Specific Use Permit Input Form

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Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The intersection at 205 and 549 is already so congested. This intersection needs to be widened and fixed way before any new development is constructed. I drove this route everyday from Cain Middle School to Hickory Ridge this past school year and it took no less than 20 minutes to turn left at the light every time. Please do not do this to the existing citizens of South Rockwall.

### Respondent Information

Please provide your information.

### First Name \*

Stephanie



Last Name \*

Clsrk

Address \*

2840 Lost Creek Ct

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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# Zoning & Specific Use Permit Input Form

## Case Number \*

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Z2022-028

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 density is still too high. Only 61% of the land is dedicated to residential use, that is 489 homes on 161 acres. Based on the Comprehensive plan, this concept plan does not utilize a mix of larger lots and midsized lots. There are too many small lots in this plan.

## Respondent Information

Please provide your information.

First Name \*

Susan

Last Name \*

Langdon

Address \*

5050 Bear Claw Lane

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



Please check all that apply: \*

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- ☐ Other: \_\_\_\_\_

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- ☐ Other: \_\_\_\_\_

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Z2022-028

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.

Too congested out here as it is. Traffic is horrific and this will only make it worse.

### Respondent Information

Please provide your information.

### First Name \*

Tiffany

Last Name \*

Reimer

Address \*

1650 John King Blvd

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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Z2022-028

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 \*

Anibal

Last Name \*

Palacios

Address \*

168 Blanche dr

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

- ☐ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ Other: .....

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- ☐ Other: .....

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Z2022-028

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.

Traffic and Rockwall is already too crowded. Fix what we have before adding more.

### Respondent Information

Please provide your information.

### First Name \*

Caroline



Last Name \*

Walker

Address \*

1650 John King Blvd

City \*

Rockwall

State \*

TX

Zip Code \*

75189

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ Other: .....

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- ☐ Other: .....

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Z2022-028

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 \*

Julian

Last Name \*

Williams

Address \*

919 N Alamo Rd

City \*

Rockwall

State \*

Tx

Zip Code \*

75087

Email Address \*

[REDACTED]

Phone Number



Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☒ Other: Social media .....

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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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The traffic in that area is already very congested. These homesites also look very small compared to other neighborhoods in the area. I think every lot should have to be 1 acre for this area.

### Respondent Information

Please provide your information.

### First Name \*

Kate

Last Name \*

Jackson

Address \*

836Trumpeter Way

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The city is too crowded.

### Respondent Information

Please provide your information.

### First Name \*

Kilby

Last Name \*

Bowen

Address \*

3601 Bristlecone Ct

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

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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## 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).

Z2022-028.

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.

Please stop ruining Rockwall. Stop over developing the area and putting houses right on top of more houses. We need some open pastures. We need to keep Rockwall beautiful. P.s: Whoever decided to put a Big Lots needs to be removed from any decision making. A Big Lots in Rockwall... I mean... come on. Not to be that person, but inviting more and more lower class is just contributing to more theft in our neighborhoods and crime.

### Respondent Information

Please provide your information.

### First Name \*

Niki



Last Name \*

Swiercinsky

Address \*

240 Willowcrest

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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 city cannot handle the growth, especially at the rate it's growing. The schools can't handle the growth we already have, the roads can't handle the additional traffic & bad drivers we already have, the retail & restaurants can't handle it. Please stop over-developing our city/county, it's becoming miserable to go anywhere here, and has lost the charm it once had.

### Respondent Information

Please provide your information.

### First Name \*

Shanon

Last Name \*

Levandowski

Address \*

863 Wisperwood Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



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: My in-laws live over there and we frequently travel down 205.

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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 \*

Spencer

Last Name \*

Samford

Address \*

907 Lake Meadows Dr

City \*

Rockwall

State \*

Texas

Zip Code \*

75087

Email Address \*

[REDACTED]

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: Facebook .....

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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.

We strongly oppose this development due to the infrastructure of South Rockwall including but not limited to lack of Principal and Minor arterials, Collectors, Public and Private Schools, Police and Fire Services, and facilities.

Name: Dan & Karen Brecheen

Address: 1880 Broken Lance Lane Rockwall, TX 75082

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

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).

Z2022-028

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.

Roads are not ready for this kind of traffic.

### Respondent Information

Please provide your information.

### First Name \*

Donna

Last Name \*

Betts

Address \*

3601 Bristlecone court

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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:** [REDACTED]  
**To:** [Planning](#)  
**Date:** Tuesday, June 14, 2022 2:46:39 PM

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Ladies and Gentlemen:

Re: Z2022-028: Zoning Change from AG to PD for SF and C

My wife and I are vehemently opposed to the request for zoning change. Our neighborhood is across the road the AG property. We are in the HOA Oaks of Buffalo Way. Our reasons for our objection are listed below.

1. The traffic is already worsening daily without any additional developments. The roads were not intended to accommodate the existing traffic burden but even if widened would not be designed to accommodate the additional burden.
2. Our property value will decrease substantially with the view and the proximity of the planned development.
3. When we purchased the property it was as far out of the city noise and lights as we could get without actually leaving the city.
4. The schools are already over loaded and cannot accept the addition surge of students that will come with the developments.

Other considerations:

The city has benefited with high taxes on the property value which has skyrocketed in recent years. The city will continue to benefit from the higher taxes if the zoning change is denied.

When a citizen moves into the city, it is understood that the city will act on their fiduciary responsibility to help those citizens thrive, not just to consider lining the city coffers at all costs.

Thank you in advance for your consideration

Gregory S. and Sandra G. Delk  
2020 Broken Lance Ln  
Rockwall TX 75032

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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.

THE CITY DOES NOT HAVE THE INFRASTRUCTURE (ROADS AND SCHOOLS) TO SUPPORT LARGE-SCALE HOUSING ADDITIONS THAT WOULD BRING A SIGNIFICANT INFUX OF CHILDREN TO OVERCROWDED SCHOOLS, A TRAFFIC STUDY HAS NOT BEEN COMPLETED BY STATE AND LOCAL TO ACCOMMODATE THIS INFUX. THE PROPOSED HOUSING DEVELOPMENT IS NOT CONSISTENT WITH EXISTING HOMES THAT SURROUND THE PROPERTY.

Name:

JOE WARD

Address:

4920 BEAR CLAW 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

## 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).

Z2022-028

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.

Too many homes on too few acres. It will add an insane amount of congestion to the already congested roads of South Rockwall. 205 is already difficult to manage during peak traffic times. Rockwall residents do not want the added congestion from all of these neighborhoods getting placed all over the city.

### Respondent Information

Please provide your information.

### First Name \*

Kaleb

Last Name \*

Parks

Address \*

1505 Carmel Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

[REDACTED]

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: Drive through the area frequently .....

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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.

That many houses will create a traffic nightmare for 205 and south Rockwall. Fewer homes, on larger lots would be more in line with what Rockwall citizens wants. We do not want homes shoved into every corner of our city. The existing intersection at 205 and 549 is already very congested and could not handle the almost 1000 additional cars wanting in and out right there.

### Respondent Information

Please provide your information.

### First Name \*

Mackenzie

Last Name \*

Parks

Address \*

1505 Carmel Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

[REDACTED]

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: Frequently travel down that road

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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.

Absolutely inconsistent with surrounding neighborhoods. Absurd density. Rods can't come close to supporting. No provision for schools.

### Respondent Information

Please provide your information.

### First Name \*

Matt

Last Name \*

Scott

Address \*

4925 Bear Claw Lane

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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: Former council member. ....

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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).

Z2022-028

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 is unacceptable for the housing that is around this area. We do NOT approve. They also lied to us about building schools. There is no school being planned for this area.

### Respondent Information

Please provide your information.

### First Name \*

Pam



Last Name \*

Curtis

Address \*

2040 Broken Lance Lane

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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 \*

Adam

Last Name \*

McNatt

Address \*

2475 Wincrest Dr

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

adamkmcn1@hotmail.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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## 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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The roads can not handle additional development at this time. The area is already overcrowded.

### Respondent Information

Please provide your information.

### First Name \*

Alan

Last Name \*

Loy

Address \*

228 Devonport Dr.

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

aloy@autocitycredit.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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# 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).

Z2022-038

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.

Traffic towards 30 & Business 80 from 205 is congested as is. Turning on 205 from Pullen during rush hours or the weekend is also a NIGHTMARE.

## Respondent Information

Please provide your information.

First Name \*

Amber

Last Name \*

Peoples

Address \*

1370 Pullen Rd

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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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**Lee, Henry**

---

**From:** Amber Sims <[REDACTED]>  
**Sent:** Tuesday, May 24, 2022 5:47 AM  
**To:** Planning  
**Subject:** Z2022-027 & Z2022-028

I'm writing to address my concerns regarding the captioned zone change case numbers.

First & foremost, traffic towards 30 & Business 80 from 205 is congested as is. Turning on 205 from Pullen Road during rush hours or the weekend is also a NIGHTMARE. It literally takes us 30 minutes to drive about 5 miles on 205 to our son's YMCA swim team practice at 4 in the afternoon.

In addition, the portion of Pullen Road we live off of is "maintained" by Rockwall County, however, it's current condition is horrid. Blind spots galore. There's absolutely zero drainage whatsoever, and most importantly - no warning signs advising drivers of the ditches they will be falling into if they swerve off the road. No guardrails to prevent this from happening either. The electric poles have shifted and the road is now above our home due to poor maintenance & lack of proper drainage which is more than likely what has caused our home to have foundation issues.

We can't even get AT&T or Suddenlink internet where we are and pay \$200/month for satellite 5G internet (only) with NextLink.

So, in summary, it would be completely irresponsible of this committee to allow these zone changes for housing developments - providing new residents with new everything (roads, drainage, etc.) when their current hardworking, Rockwall taxpayers aren't being taken care of.

Amber Sims-Peoples  
Commercial Risk Solutions  
[REDACTED]

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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).

Z2022-028

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.

Our infrastructure is not ready for this!

### Respondent Information

Please provide your information.

### First Name \*

Amy

Last Name \*

Holcomb

Address \*

1500 Winding Creek Ln

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

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.

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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).

Z2022-028

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.

Congestion on 205 north and south, roads can't handle more cars

### Respondent Information

Please provide your information.

### First Name \*

Amy



Last Name \*

Jones

Address \*

2165 Lake Estates Dr

City \*

ROCKWALL

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Z2022-028

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.

Overcrowding an area that already as tremendous growth right now

### Respondent Information

Please provide your information.

### First Name \*

Amy

Last Name \*

Peacock

Address \*

224 Devonport Dr

City \*

Rockwall

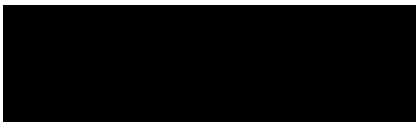
State \*

TX

Zip Code \*

75032

Email Address \*



Phone Number



Please check all that apply: \*

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

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Z2022-028

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.

Traffic will be even more RIDICULOUS. Wait until 205 is widened. Can't believe that this is even being entertained as a possible thing. If we can't take care of what we have already as a city, how can we responsibly expand??

### Respondent Information

Please provide your information.

### First Name \*

Andrew

Last Name \*

Simmons

Address \*

5 Fireside Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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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: Facebook \_\_\_\_\_

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Z2022-028

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.

Fm 205 can't sustain new development and needs to be widen first

### Respondent Information

Please provide your information.

### First Name \*

Arlin



Last Name \*

Mason

Address \*

2265 Hodges lake dr

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2022-028

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.

Our roads cannot support the amount of traffic that would arise from this development

### Respondent Information

Please provide your information.

### First Name \*

Ashlee

Last Name \*

Lum

Address \*

1505 Twin Circle Ct.

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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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).

Z2022-028

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.

We are already overcrowded with traffic in this intersection. These lots should be bigger in size to keep the traffic down. TXDOT needs to be reached to help with traffic before any houses new builds are approved.

### Respondent Information

Please provide your information.

### First Name \*

Ashley

Last Name \*

Denton

Address \*

845 Winding Ridge Ln Rockwall TX 75032

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

- ☐ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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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).

Z2022-028

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.

There is no need for this big of a community to come into this area

### Respondent Information

Please provide your information.

### First Name \*

brandie

Last Name \*

scales

Address \*

high point lake estates

City \*

rockwall

State \*

tx

Zip Code \*

75032

Email Address \*

Phone Number



Please check all that apply: \*

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

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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).

Z2022-028

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.

205 south of 30 cannot accommodate any additional growth. Rockwall County, in my opinion, cannot support additional growth. We have lived here since 1999, and have observed the growth of the county. We live further south than this proposed location. We do not enjoy the comforts & resources Rockwall offers because of the traffic congestion especially on the weekends. Weekday traffic on 205 south of Rockwall is extremely frustrating and additional time for your commute must be planned in the mornings, while in the afternoon one must simply be patient. I oppose this proposed development.

### Respondent Information

Please provide your information.

First Name \*

Brian

Last Name \*

Moss

Address \*

1545 Winding Creek

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*



Phone Number

972-567-5635

Please check all that apply: \*

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

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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## Zoning & Specific Use Permit Input Form

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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).

z2022-028

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.

Driving on 205 is already a nightmare. I already add ten minutes on to my drive time each time I leave the house to accommodate the crazy traffic on 205. My daughter is supposed to start driving in a few months and I can't stand the thought of allowing her to drive in Rockwall.



**Respondent Information**

Please provide your information.

**First Name \***

Chauntelle

**Last Name \***

Fox

**Address \***

1540 Wheelers Way

**City \***

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

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? \*

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- ☒ My neighbors told me about the request.
- ☐ Other: .....

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Zoning & Specific Use Permit Input Form

# Google Forms

## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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 \*

Chris



Last Name \*

Brothers

Address \*

1460 Siena Ln

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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

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- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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## Zoning & Specific Use Permit Input Form

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Z2022-028

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.

Until 205 and 549 are fixed this project cannot go through. Traffic cannot flow already. I know all of you know 205 north of smoke money is a mess now. Fix that before you build more. Do the right thing. Thanks.

### Respondent Information

Please provide your information.

### First Name \*

Chris

Last Name \*

Jensen

Address \*

2205 Lake estates dr

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022028

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 \*

Christina

Last Name \*

Henderson

Address \*

2175 lake estates dr

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*



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: \_\_\_\_\_

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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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## 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).

Z2022-028

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 \*

Christopher

Last Name \*

Knight

Address \*

283 Wagon Trail

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

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: \_\_\_\_\_

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The impacts of an additional 489 homes to southern Rockwall county would have a massive detrimental impact on the community. Our infrastructure and school system are barely able to keep up with the current population in the area - allowing this development to proceed would be incredible irresponsible. If the developer were to make a proposal with significantly less density (e.g. Kensington Park), I would be supportive of the effort. However, this proposal would be far too taxing on the community.

### Respondent Information

Please provide your information.

### First Name \*

Colin

Last Name \*

Rochford

Address \*

829 Abingto. WAY

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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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- ☐ Other: \_\_\_\_\_

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Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The infrastructure for all these developments have not been built yet. Too much traffic as it is.

### Respondent Information

Please provide your information.

### First Name \*

Courtney



Last Name \*

Loy

Address \*

228 Devonport Dr.

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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

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Z2022-028

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 \*

Dana

Last Name \*

Gilmore

Address \*

2130 Lake Estates Dr

City \*

Rockwall

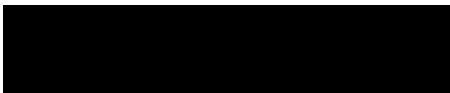
State \*

TX

Zip Code \*

75032

Email Address \*



Phone Number

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- ☐ Other: \_\_\_\_\_

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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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The surrounding homes are on larger lots and there is not enough infrastructure in place to support this development.

### Respondent Information

Please provide your information.

### First Name \*

Danielle

Last Name \*

Price

Address \*

1200 Acorn Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

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:  
I have to drive 205 to get anywhere...work, my daughter's school, her dance classes, etc. It's our main roadway.

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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.

Our infrastructure is not ready to handle this! Traffic is already horrible and congested to say the least. I Love to see our city develop but if it grows too fast for our own britches and that's a negative effect on the city!

### Respondent Information

Please provide your information.

### First Name \*

Darian

Last Name \*

Wadham

Address \*

1500 Twin Circle Court

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



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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## 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).

Z2022-028

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.

205 can not handle this traffic. The back up is for miles already to commute to work. It's only one lane and needs to be enlarged.

### Respondent Information

Please provide your information.

### First Name \*

Delilah

Last Name \*

Smith

Address \*

1525 Tree Haven Ct

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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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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### 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).

Z2022-028

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.

Opposition: There is insufficient infrastructure to support this development, i.e Hwy 205 and 549.

### Respondent Information

Please provide your information.

### First Name \*

Di Ann



Last Name \*

Oler

Address \*

1625 Veneto Dr.

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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- ☒ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The infrastructure needed is not in place.

### Respondent Information

Please provide your information.

### First Name \*

Drema

Last Name \*

Stiffler

Address \*

2180 Lake Estates Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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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).

Z-2022-028

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 \*

Eben

Last Name \*

Burns

Address \*

2025 Hodges Lake Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

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: \_\_\_\_\_

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

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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).

Z2022-028

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 \*

Emily

Last Name \*

Barina

Address \*

5020 Wincrest Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

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: \_\_\_\_\_

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

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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).

Z2022-028

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.

Too much traffic and new developments in the area. Not enough infrastructure. I have lived here nearly 8 years and the increase in traffic on 205 is outrageous.

### Respondent Information

Please provide your information.

### First Name \*

Erica

Last Name \*

Fox

Address \*

409 Herron Circle

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

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? \*

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- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☒ Other: Social media \_\_\_\_\_

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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).

Z2022-028

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 is not what the county needs right now the roadways are not supporting the current traffic in area. The roadways are backed up already.

### Respondent Information

Please provide your information.



First Name \*

Greg

Last Name \*

Ceraso

Address \*

1505 Bell Haven Court

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*



Phone Number

Please check all that apply: \*

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

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

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- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: .....

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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).

Z2022-028

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.

Traffic is already horrible with 2 lane roads. Infrastructure can't sustain this development

### Respondent Information

Please provide your information.

### First Name \*

Holly

Last Name \*

Foster

Address \*

3075 Bridgecreek Dr

City \*

ROCKWALL

State \*

Tx

Zip Code \*

75032

Email Address \*

Phone Number



Please check all that apply: \*

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

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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 more homes.

### Respondent Information

Please provide your information.

### First Name \*

Jackson

Last Name \*

Can Bevers

Address \*

3126 Fm1139

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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- ☐ I saw a zoning sign on the property.
- ☒ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The road 205 will not support this amount of ppl coming in. It's already way to congested.

### Respondent Information

Please provide your information.

### First Name \*

Jaime



Last Name \*

Lewis

Address \*

2215 Hodges Lake Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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

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

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- ☐ I read about the request on the City's website.
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- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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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).

Z2022-028

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 development would create more traffic congestion on already congested roadways. Those of us that travel through this corridor in a daily basis can attest to the current traffic problems without adding in another large development, further taxing this area and the infrastructure of the city/county.

**Respondent Information**

Please provide your information.

**First Name \***

James

**Last Name \***

Kuhnell

**Address \***

2265 Lake Estates Dr

**City \***

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



Please check all that apply: \*

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

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

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: .....

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Z2022-028

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.

Current Roads can't handle more people

### Respondent Information

Please provide your information.

### First Name \*

Jason

Last Name \*

Hamilton

Address \*

1425 Siena Ln

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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: Wife \_\_\_\_\_

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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).

Z2022-028

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.

Road infrastructure does not support additional usage.

### Respondent Information

Please provide your information.

### First Name \*

Jeff

Last Name \*

Rushing

Address \*

86 Windsor dr

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

Z2022-028

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 area can NOT support this kind of home sites. The roads and infrastructure we have in place is already busy and during high traffic times it takes forever to get through. I don't understand how anyone thinks this is a good idea.

### Respondent Information

Please provide your information.

### First Name \*

Jessica

Last Name \*

Lunt

Address \*

102 Abby Ln

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



Please check all that apply: \*

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

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

Z2022-028

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 \*

Jessika

Last Name \*

Wood

Address \*

2635 Wincrest Drive

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*



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: .....

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- ☐ Other: .....

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Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The lot sizes are way smaller than the required minimum. The roads and infrastructure can't handle the increased density

### Respondent Information

Please provide your information.

### First Name \*

John

Last Name \*

Tauss

Address \*

216 Devonport

City \*

Rockwall

State \*

TX

Zip Code \*

75932

Email Address \*

[REDACTED]

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: Rockwallian \_\_\_\_\_

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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).

Z2022-028

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.

We moved to leave the congestion of the city. We cannot support more disruption to the already fragile infrastructure out here. Do not approve.

### Respondent Information

Please provide your information.

### First Name \*

Jonathan

Last Name \*

Kempfe

Address \*

1500 Sterling ridge Ct

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

Phone Number



Please check all that apply: \*

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

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

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

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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).

Z2022-028

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.

Lack of infrastructure. Roads are already VERY congested

### Respondent Information

Please provide your information.

First Name \*

Jordan

Last Name \*

Gray

Address \*

2505 Wincrest Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*



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? \*

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

Z2022-028

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.

Hwy 205 traffic is insane right now. How can the city continue doing approvals for new developments without adding more lanes to 205 hwy?  
This doesn't make any sense.

**Respondent Information**

Please provide your information.

**First Name \***

Jose

**Last Name \***

Marquez

**Address \***

1085 Amber Way

**City \***

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ Other: .....

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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 area is already way too congested and the traffic is horrible, adding this many homes to this area will be a disaster for traveling down 205

### Respondent Information

Please provide your information.

### First Name \*

Kaci

Last Name \*

Boren

Address \*

508 Wild Geese Ct

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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

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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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## 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).

Z2022-028

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.

Rockwall's road infrastructure is NOT ready for this; 205 is currently a nightmare with no end in sight.

### Respondent Information

Please provide your information.

### First Name \*

Karen

Last Name \*

Moss

Address \*

1545 Winding Creek Lane

City \*

Rockwall

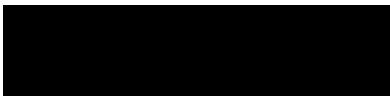
State \*

TX

Zip Code \*

75032

Email Address \*



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: This will significantly impact my drive to and from work every day.

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

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- ☒ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The infrastructure is not in place to support the volume of traffic to accommodate 489 homes

### Respondent Information

Please provide your information.

First Name \*

Kari

Last Name \*

Baker

Address \*

14565 S Fm 548

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

Phone Number

Please check all that apply: \*

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

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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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## 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).

Z2022-028

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.

overpopulation, traffic

### Respondent Information

Please provide your information.

### First Name \*

kaylee

Last Name \*

busher

Address \*

1415 wheelers way

City \*

rockwall

State \*

texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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## Zoning & Specific Use Permit Input Form

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Z2022-028

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.

Traffic congestion is already a nightmare through the 549-205 intersection. It's also not safe to turn across traffic due to limited sight beyond the large hill in front of Lakeshore Church.

### Respondent Information

Please provide your information.

### First Name \*

Keri

Last Name \*

Repka

Address \*

1540 Firenze Ct

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number



Please check all that apply: \*

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

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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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).

Z2022-028

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.

Traffic and congestion in this area makes it almost impassable at times now. Adding 489 homesites along with commercial retail space will make this stretch of 205 the biggest traffic nightmare in Rockwall country. This is the only feasible way for thousands of residents to get into Rockwall and the additional congestion will make that extremely difficult if this development is started before much needed infrastructure improvements are completed.

### Respondent Information

Please provide your information.

### First Name \*

Kerry

Last Name \*

Andersen

Address \*

1450 Ashley Ct

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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

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

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- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☒ Other: Social media \_\_\_\_\_

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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).

2022-028

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.

Overcrowding. Till infrastructure is improved this nonsense needs to stop

### Respondent Information

Please provide your information.



First Name \*

Kevin

Last Name \*

Busher

Address \*

1415 wheelers way

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

Phone Number

Please check all that apply: \*

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- ☒ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.

☐ Other: .....

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- ☒ My neighbors told me about the request.
- ☐ Other: .....

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## Zoning & Specific Use Permit Input Form

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Z2022-028

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 area is growing at an exponential rate without the infrastructure to support it. The 205 is a two lane road that is already constantly backed up with traffic. Homes are supposed to be built on a minimum of 1.5 acres from what I understand. Waste removal is unacceptable to support all these new homes and buildings.

### Respondent Information

Please provide your information.

### First Name \*

Kim

Last Name \*

Riner

Address \*

220 Devonport Dr.

City \*

Rockwall

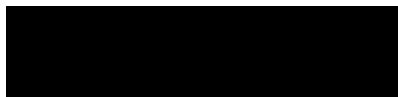
State \*

Tx

Zip Code \*

75032

Email Address \*



Phone Number



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

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- ☐ Other: \_\_\_\_\_

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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).

Z2022-028

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.

Too much traffic and our city can't handle it

### Respondent Information

Please provide your information.

### First Name \*

Kim

Last Name \*

Zatopek

Address \*

1420 windpointe

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ I read about the request in the Rockwall Herald Banner.
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- ☐ Other: \_\_\_\_\_

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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).

Z2022-028

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 \*

Kimber

Last Name \*

Harris

Address \*

540 Hideaway Court

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

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? \*

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☒ Other: Facebook

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## Zoning & Specific Use Permit Input Form

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Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The infrastructure cannot handle more traffic

### Respondent Information

Please provide your information.

### First Name \*

Kimberlie

Last Name \*

Ramirez

Address \*

1670 Winding Creek Lane

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



Please check all that apply: \*

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

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- ☐ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-027

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The surrounding roads and existing infrastructure cannot support that kind of population explosion if approved.

### Respondent Information

Please provide your information.

### First Name \*

Kristin

Last Name \*

Dunn

Address \*

2170 Lake Estates

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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

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

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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).

Z2022-028

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.

Infrastructure is already so strained and requires improvement before even considering additional home sites

### Respondent Information

Please provide your information.

### First Name \*

Laura



Last Name \*

Vrana

Address \*

520 Hideaway Ct

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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 \*

Linda

Last Name \*

Thomas

Address \*

1405 Pullen Road

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

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: \_\_\_\_\_

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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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Z2022-028

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 \*

Lisa

Last Name \*

Avery

Address \*

1500 Andrew Cove

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*



Phone Number

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ Other: .....

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Z2022-028.

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 \*

Lisa

Last Name \*

Johnson

Address \*

10411 south state hwy 205

City \*

rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2022-028

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☐

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.

Negative impact on already highly congested roadways

### Respondent Information

Please provide your information.

### First Name \*

Lisa

Last Name \*

Orozco

Address \*

160 Winding Ridge Lane

City \*

Rockwall

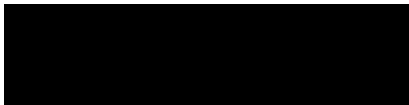
State \*

TX

Zip Code \*

75032

Email Address \*



Phone Number

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Z2022-028

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 \*

Lisa

Last Name \*

Scott

Address \*

1500 Bell Haven Ct

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

Phone Number

Please check all that apply: \*

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- ☐ Other: \_\_\_\_\_

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Z2022-028

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.

Hwy 205 needs to be widened before any more subdivisions are built.

### Respondent Information

Please provide your information.

### First Name \*

Lori

Last Name \*

Johnson

Address \*

1741 Bertino Way

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

Phone Number

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2022-028

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

☐ I am in favor of the request.

☒ I am in opposition to the request.

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

The traffic is horrendous as is. This is extremely upsetting for the people that already reside in this area and will make an already bad situation much, much worse. Please do not allow any large, housing developments in this area. We were willing to drive the extra miles to be out from congested traffic and be more remote. I master planned community would also take away the reason a majority of people moved to this area and would drastically change the traffic density. It already takes almost 40 minutes to go to Springer elementary as is in the morning which is not ideal for a commute that shouldn't take more than a 15.

**Respondent Information**

Please provide your information.

**First Name \***

Lyndsey

**Last Name \***

Vaughn

**Address \***

1485 wheelers way

**City \***

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



Please check all that apply: \*

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- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: .....

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- ☐ Other: .....

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Z2022-028

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.

Too high density, roads, utilities, schools cannot support. Already a nightmare lol. This area.

### Respondent Information

Please provide your information.

### First Name \*

Matthew

Last Name \*

Cunningham

Address \*

836 Abington Way

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

Phone Number

Please check all that apply: \*

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- ☐ Other: \_\_\_\_\_

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- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Z2022-028

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.

Increase the number of home in Rockwall this drastically will cause irreparable harm to those who already reside in Rockwall County. Our classrooms are overloaded the roadbed are a maximum capacity. In addition to that many if not all of us moved to Rockwall County because it was still "country" living. You are eroding the beauty and charm or our county with each development approved. What happens the 1 acre requirement? What kind of kickback are being offered the board should it get approved? I'm a COMPLETELY AGAINST this development.



**Respondent Information**

Please provide your information.

**First Name \***

Matthew

**Last Name \***

Rocha

**Address \***

420 Silver Spur Trl

**City \***

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☒ Other: County resident that will have to pass through the mess of traffic that will ensue

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

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Z2022-028

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.

Overcrowding and traffic on 205 is already a nightmare.

### Respondent Information

Please provide your information.

### First Name \*

Mattie

Last Name \*

Ledbetter

Address \*

1193 Livorno Dr

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



Please check all that apply: \*

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- ☐ Other: \_\_\_\_\_

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- ☐ Other: \_\_\_\_\_

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Z2022-028

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 \*

Meghan

Last Name \*

Devlin

Address \*

359 Ledstone Ct

City \*

Rockwall

State \*

Rockwall

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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

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Z2022-028

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.

1. The current traffic on 205 is atrocious. With the addition of all these proposed homes the traffic will continue to be a problem. The priority needs to be expanding 205 to handle this type of home development before continuing to add homes. Please drive 205 or 549 at peak travel times to see first hand that a single lane in each direction already can't handle the amount of people traveling on it.

2. The schools in the area are already at capacity. My child currently is zoned to go to Springer and we live at the very bottom of the county. This development will continue to put pressure on those schools without any relief.

If the county is going to continue to add this small acre home lots please be proactive in infrastructure to accommodate this increase in home before agreeing to the development.

### Respondent Information

Please provide your information.

First Name \*

Meghan

Last Name \*

Johnson

Address \*

1430 Wheelers Way

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]



Phone Number

\_\_\_\_\_

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ Other: \_\_\_\_\_

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- ☐ Other: \_\_\_\_\_

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Z2022-028

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.

Currently live in McLendon Chisholm and a 6 mile drive to I30 is now at least 25-30 mins during rush hours. It has consistently gotten worse and I doubt adding two lanes to 205 with an addition to more homes is going to solve the problem of traffic. One reason we chose to live here is for the peace that the open land and farms has brought us. Please listen to the citizens of Rockwall and stop making this County Dallas!!! The crime has also consistently gone through the roof in the year we have been here, again adding more homes brings more people and more crime. Look at Forney because that is what Rockwall is becoming!!

### Respondent Information

Please provide your information.

First Name \*

Melanie

Last Name \*

Clampitt

Address \*

1635 Salvatore Lane

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

516-582-2296

Please check all that apply: \*

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

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Z2022-028

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.

More traffic congestion on roads that are already in need of help!

### Respondent Information

Please provide your information.

First Name \*

Melissa

Last Name \*

English

Address \*

500 Antler Cir

City \*

Rockwall

State \*

Tx



Zip Code \*

75032

Email Address \*



Phone Number

Please check all that apply: \*

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- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☒ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.

☐ Other: .....

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Z2022-028

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 will cause even more congestion in 205 which is Already a nightmare during peak traveling times.

### Respondent Information

Please provide your information.

### First Name \*

Melissa

Last Name \*

Valencia

Address \*

1730 winding creek lane

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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

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Z2022-028

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.

Too dense and not harmonious tot hw surrounding areas

### Respondent Information

Please provide your information.



First Name \*

Michael

Last Name \*

Thompson

Address \*

1500 Wheelers Way

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*



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: .....

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Z2022-028

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.

Infrastructure doesn't support further building south of Rockwall

### Respondent Information

Please provide your information.

### First Name \*

Michelle

Last Name \*

Brothers

Address \*

1460 Siena lane

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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.

Hwy 205 cannot support another approx 800 cars. Expand 205 1st then we can be more open to growth. 205 already had gridlock, especially at that corner since the traffic light isn't synced with 549 North.

**Respondent Information**

Please provide your information.

**First Name \***

Michelle

**Last Name \***

Thompson

**Address \***

1500 Wheelers Way

**City \***

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

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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## 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).

Z2022-028

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 will bring our home values down with such small lots and lower quality Buliders

### Respondent Information

Please provide your information.

### First Name \*

Missy



Last Name \*

Wadham

Address \*

1500 Twin Circle Court

City \*

Rockwall

State \*

TEXAS

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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## Zoning & Specific Use Permit Input Form

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Z2022-028

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.

Many concerns...excessive density, excessive traffic on currently full roads, over-crowding of our schools.

### Respondent Information

Please provide your information.

### First Name \*

Monika

Last Name \*

Amick

Address \*

1957 Stevens Road

City \*

Rockwal

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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:

I have to drive this way to go to town or to work daily. It would be insane traffic in an area that is already so backed up.

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

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- ☒ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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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).

Z2022-28

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.

Congestion of the already congested 205. Schools with portable buildings on Southside. This could overcrowd our school system.

### Respondent Information

Please provide your information.

### First Name \*

Monika



Last Name \*

Simmons

Address \*

1660 Veneto Drive

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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: Facebook group \_\_\_\_\_

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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).

Z-2022-028

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 \*

Natalie

Last Name \*

Burns

Address \*

2025 Hodges Lake Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

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? \*

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- ☒ I saw a zoning sign on the property.
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- ☐ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Z2022-028

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 project is high density housing being added or no infrastructure has been laid out to allow the additional traffic. 205 is in no condition to receive this type of homes. Furthermore, that entire area are custom houses and homes with acreage. This particular development idea does not match or is in harmony with the current plans laid out in that area. Property and zoning should turn this down unanimously for the good of the residents who already live there and who are trusting Rockwall P&Z to have their best interest in mind they realize this proposed development is not in harmony with the surrounding area, it will create more of a traffic problem than already exist. I urge each of you voting on this to take it to consideration how you would feel if you lived in that area.

### Respondent Information

Please provide your information.



First Name \*

Nicole

Last Name \*

McNatt

Address \*

2475 wincrest dr

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

972-489-6868

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:

I have to pass through that area on 205 daily. It already causes me an additional 30 minutes of my drive.

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

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

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Z2022-028

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.

Our roads can't support this type of dense housing building. We already have traffic jams at the intersection of 205 and 548. I want my granddaughter to be able to drive to my house and feel she is safe with all the traffic jams that will happen. What about being able to handle the sewage from this. I moved out here to get away from city life and enjoy the beautiful area.

### Respondent Information

Please provide your information.

### First Name \*

Olga

Last Name \*

Helton

Address \*

2245 Lake Estates Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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## Miller, Ryan

---

**From:** [REDACTED]  
**Sent:** Thursday, June 9, 2022 8:52 AM  
**To:** Miller, Ryan  
**Subject:** Z2022-028 opposition

I am the homeowner at 2002 Chisholm Trail Rockwall, TX 75032 in the Longbranch neighborhood.

I OPPOSE the new development located in Z2022-028 due to the size of the development.

This area of SH 205 and FM 549 can't handle the daily traffic as it now stands. There are huge developments going in south of this that will add additional traffic to this area.

There will be no quality of life in South Rockwall county if all of this mass density continues to be approved!

Thank you for your consideration in hearing from those that will be directly impacted.

Pamela Jane Bruning  
2002 Chisholm Trail  
Rockwall, Texas 75032

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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).

Z2022-028

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 \*

Pamela

Last Name \*

Linton

Address \*

1409 Pullen

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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

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- ☐ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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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).

Z2022-028

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.

Infrastructure will not support development. Traffic is already extremely congested. RCH water can't support any additional demands. Rockwall keeps adding developments with no new roads. Citizens bear the consequences.

### Respondent Information

Please provide your information.

### First Name \*

Robby

Last Name \*

Clower

Address \*

1440 Wheelers Way

City \*

Rockwall

State \*

Texss

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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## Zoning & Specific Use Permit Input Form

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Z2022-028

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 takes away the beauty of Rockwall. Too many homes in that area would also create more traffic on the roads, the schools are already overcrowded

### Respondent Information

Please provide your information.

### First Name \*

Robyn

Last Name \*

Ratton

Address \*

1264 Wales Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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.

Traffic is already very problematic in that area of 205. This will not be a good move for Rockwall.

### Respondent Information

Please provide your information.

First Name \*

Russell

Last Name \*

English

Address \*

500 Antler Circle

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

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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## 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).

Z2022-028

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 do not support.!!

### Respondent Information

Please provide your information.

### First Name \*

Ryan

Last Name \*

Coursey

Address \*

2175 Hodges Lake Dr

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

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: The roads can't handle the traffic

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022 028

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.

Tragic and water supply is not ready for this. Update our infrastructure first.

### Respondent Information

Please provide your information.

### First Name \*

Ryan

Last Name \*

Hilgendorf

Address \*

4075 Bridgecreek dr

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



Please check all that apply: \*

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

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

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- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Z2022-028

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 \*

Ryleigh

Last Name \*

Valladarez

Address \*

1405 Windpointe Dr

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

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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## 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).

Z2022-028

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 WAY can you add this many homes crammed into this small of acreage especially with 205 being 1 lane each way!!! It's time to start caring about the citizens of Rockwall and not the money coming in!!!! No more homes on 205 until you take care of the traffic nightmare on 205!!! It's ridiculous how the richest county in Texas has the most underdeveloped roadways throughout the city.

### Respondent Information

Please provide your information.

### First Name \*

Sara



Last Name \*

Chakmakjian

Address \*

1118 Newcastle

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

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? \*

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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## Zoning & Specific Use Permit Input Form

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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).

Z2022-028

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.

Traffic on 205 is already out of control. I will not support any further development in southern Rockwall County until 205 is widened.

### Respondent Information

Please provide your information.

### First Name \*

Spencer

Last Name \*

Stooksberry

Address \*

1507 Barrolo Dr

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The traffic on 205 is already unmanageable. It often takes us 30 minutes to go from 548 to Rockwall.

### Respondent Information

Please provide your information.

### First Name \*

Stacey



Last Name \*

Keeling

Address \*

1405 Ashley Court

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

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

Z2022-028

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.

Rockwall cannot handle the traffic.

### Respondent Information

Please provide your information.

### First Name \*

Stacy

Last Name \*

Kelly

Address \*

540 Serenity Cv

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*



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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### 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).

Z2022-028

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.

Roads cannot support this increase in traffic. Traffic at this intersection is already terrible. Infrastructure money needs to be spent on the roads south of 30 before you can approve any more developments like this. It is already beyond frustrating for those of us who live in south Rockwall county.

### Respondent Information

Please provide your information.

### First Name \*

Tara



Last Name \*

Edwards

Address \*

500 Hideaway Ct

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

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: I am required to drive by the new proposed zoning and do not need it to take longer.

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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.

Our infrastructure cannot keep up with this kind of growth. The 205/549 intersections are already a nightmare during peak hours - this will create an even bigger backup.

**Respondent Information**

Please provide your information.

**First Name \***

Tayler

**Last Name \***

Tate

**Address \***

12968 S FM 548

**City \***

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

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: I frequently travel nearby the proposed Zoning of SUP request. ....

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

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

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## Zoning & Specific Use Permit Input Form

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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).

Z2022-028

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.

We live in Longbranch, right across the street. There is traffic everyday. Most of the time. The roads cannot handle this neighborhood. Also, we should not add a neighborhood that is different than the surrounding neighborhoods. Most neighborhoods around are 1+ acre lots. This is not a good place to add 500+ homes without any additional work to 205.

### Respondent Information

Please provide your information.

### First Name \*

Taylor

Last Name \*

Kannady

Address \*

2109 Chisholm trail

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

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? \*

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

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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).

Z2022-028

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.

We moved here last summer from Frisco (after 15 years there) and saw first hand what letting these type developments (smaller lot size, many homes ) come in will do. More crowded roads and crowded schools. 205 is bad already so it will only be worse. Please oppose this development.

### Respondent Information

Please provide your information.

### First Name \*

Tiffany

Last Name \*

Winkler

Address \*

1008 Timberline Drive

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



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

Z2022-028

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.

Rockwall county is a disaster with zero infrastructure to handle any of this additional traffic. You are attempting to put the cart well before the horse. County greed needs to take a break. No more high density development.

### Respondent Information

Please provide your information.

### First Name \*

Todd

Last Name \*

Ahrens

Address \*

1520 Sterling Ridge Ct

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

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? \*

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

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Z2022-028

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 \*

Toni

Last Name \*

Mcquay

Address \*

2585 Wincrest dr

City \*

Rockwall

State \*

Tx



Zip Code \*

75032

Email Address \*

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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Z2022-028

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.

Its already overly populated as it is. Difficult to get anywhere due to this.

### Respondent Information

Please provide your information.

### First Name \*

Trevre

Last Name \*

Williams

Address \*

1520 Andrew Cove

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

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? \*

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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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).

Z2022-028

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 \*

Vicki



Last Name \*

Roberts

Address \*

1730 Amalfi Drive

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Z2022-028

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 \*

Wes

Last Name \*

Avery

Address \*

1500 Andrew Cove

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

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? \*

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- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: .....

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Z2022-028

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.

Unsupported infrastructure to be able to accommodate that much of an increase in traffic. 205 is already over congested and behind the needs of current traffic.

**Respondent Information**

Please provide your information.

**First Name \***

Windy

**Last Name \***

Busher

**Address \***

1415 Wheelers Way

**City \***

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

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? \*

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- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: .....

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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).

Z2022-028

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 is not the right area for this type of development. This is Rural Rockwall, not main city along I-30. All neighborhoods around this area have mostly 1.5 acer+ lots. This is what this area needs. Put this along I-30 or US80 and that is fine but not here.

### Respondent Information

Please provide your information.

### First Name \*

Blake



Last Name \*

Overton

Address \*

407 Chillington Court

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

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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## 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).

Z2022-028

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 area of town is beginning to be overcrowded and 205 is already backed up at that point in the road. We are losing any amount of quiet, country life in this area in favor of complete overdevelopment. We own a farm business about 10 minutes from this location, and as we become just another area of suburban sprawl, we lose our unique small town feel. The community needs to refocus efforts on green space and quality of life for the residents who are already here.

### Respondent Information

Please provide your information.

### First Name \*

Cameron

Last Name \*

Orrick

Address \*

230 Jones Rd.

City \*

Royse City (near 205)

State \*

TX

Zip Code \*

75189

Email Address \*

[REDACTED]

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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## 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).

Z2020 - 028

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 \*

Chris

Last Name \*

Shipley

Address \*

3278 Blackland Rd

City \*

Royse city

State \*

Tx

Zip Code \*

75189

Email Address \*

[REDACTED]

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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## Miller, Ryan

---

**From:** rusty wylie <[REDACTED]>  
**Sent:** Sunday, June 12, 2022 12:48 PM  
**To:** Miller, Ryan; JRW; Lisa Constant  
**Subject:** Case No. Z2022-028 Highgate Development

We are Rusty and Lisa Wylie. We have lived at 924 Wylie Lane for 38 years. Our home faces the Highgate Ranch, the area proposed for a zoning change from AG to PD, Case No. Z2022-028.

We are opposed to the zoning change request namely because of the density of the proposed development.

Other homes/subdivisions and individual properties in this area, like the Oaks of Buffalo Way, Longbranch, Willowcrest Estates, Cullins Road, Jeff Boyd Circle, Wallace Road and Wylie Lane are all much larger lots and homes. We understand that this property will someday be developed even though we have enjoyed it as AG for almost four decades but we would encourage any development of said property to be more in keeping with other properties in this area.

Additionally, there is not enough infrastructure, particularly in roads like the intersections of SH205 and FM549 or Wylie Lane and SH205 for this many more houses and the resulting traffic. Daily the FM549 and SH205 intersection backs up to Cullins Road, Northbound SH205 often backs up past Davis Lane, to exit Wylie Lane onto SH205 is difficult already, and Southbound SH205 backs up as far as SH276.

We would like to add that the view for Rockwall's development should consider the lifestyle for all of it's current residents that have already built their homes and maintained their AG lifestyle, this has made Rockwall such a truly special place to live. Please also consider the displacement of all of the unique wildlife that would be disrupted with this kind of development and traffic in this area and surrounding properties.

However, if the City of Rockwall supports the development on the neighboring property we recommend an ample amount of tree line be preserved, at a minimum of a 10 foot or more easement from our property line and along Wylie Lane in its entirety.

Respectfully submitted,

James "Rusty" Wylie and Lisa Wylie

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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).

Z2022-028

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.

Going to cause so much chaos on 205 this is the worst thing to come here. Build this somewhere else that can accommodate that much more people, electricity use and water use! So stupid!! The only thing that matters anymore is money in your pockets.

### Respondent Information

Please provide your information.

### First Name \*

Kayleigh

Last Name \*

Butcher

Address \*

425 Norbury dr

City \*

Mclendon Chisholm

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

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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## 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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The traffic on 205 is awful and improvements have been promised for years. We must invest in the infrastructure before even considering additional housing along 205 or anything that would increase traffic conditions

### Respondent Information

Please provide your information.

### First Name \*

Lisa

Last Name \*

Jeter

Address \*

2300 wincrest dr

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



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:  
Commute and frequent stores in Rockwall. 205 is the main entry point for most housing off of adjoining roads especially those who commute into the city

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-018

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.

Development should be denied until it fits the same surrounding areas. Acre lots or larger. Roads can't even keep up with the traffic as is.

### Respondent Information

Please provide your information.

### First Name \*

Cody

Last Name \*

Schramm

Address \*

260 Devonport Drive

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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.

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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).

Z2022-028

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.

Rockwall is already full as it is. There needs to be less homes with more land if residential area. It's so overpopulated at the moment and the roads cannot sustain. Traffic on that road towards Cain middle school and Rockwall Heath is already awful. I've lived in Rockwall since a little girl and grew up on that street.

I now live in royse city but have a lot of friends and family who will be directly affected.

### Respondent Information

Please provide your information.

### First Name \*

Ruby

Last Name \*

Aguirre

Address \*

265 cr 911

City \*

Royse City

State \*

Tx

Zip Code \*

75189

Email Address \*

[REDACTED]

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: Area I commute by and use to live by

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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.

Clogged traffic, huge influx of traffic in an already overcrowded town

### Respondent Information

Please provide your information.

### First Name \*

Tristana

Last Name \*

Looper

Address \*

1004 rennard street

City \*

Caddo mills

State \*

TX

Zip Code \*

75135

Email Address \*

[REDACTED]

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: My sons go to school near this construction area

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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 proposition would increase traffic exponentially.

### Respondent Information

Please provide your information.

### First Name \*

Alyssa

Last Name \*

Beirne

Address \*

325 Butternut Dr.

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

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: I travel 205 frequently.

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: A friend shared it

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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).

ZZ2022-028

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.

Allowing 500 new homes to be built in a town that does not have the infrastructure nor the space in our childrens school!! I am not in favor of this development

### Respondent Information

Please provide your information.

### First Name \*

Brigitte



Last Name \*

B

Address \*

520 Alice Lane

City \*

Fate

State \*

Texas

Zip Code \*

75189

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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: Facebook \_\_\_\_\_

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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).

Z2022-028 and Z2022-027

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.

Rockwall county and city don't have the infrastructure in place to handle all this growth. It appears people within the city council are not doing this for the people they were elected to serve. I'm sure some of not all on the city council are getting some kind of kickback for them to be allowing this to occur. Time to see which council members are for this and work to vote them out.

Respondent Information

Please provide your information.

First Name \*

Edward

Last Name \*

Tena

Address \*

507 La Grange Dr

City \*

Fate

State \*

Tx

Zip Code \*

75087

Email Address \*

[REDACTED]

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: People in the community

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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).

Z2022-28

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.

We need more high density housing here to support the community.

### Respondent Information

Please provide your information.

### First Name \*

Matt

Last Name \*

Lamunion

Address \*

342 meredith dr

City \*

Fate

State \*

Tx

Zip Code \*

75087

Email Address \*

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: Facebook \_\_\_\_\_

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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).

Z2022-028

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.

205 is already way to crowded, and traffic is outbid control.

### Respondent Information

Please provide your information.

### First Name \*

Stacey

Last Name \*

Romo

Address \*

544 laurel lane

City \*

Fate

State \*

Tx

Zip Code \*

75087

Email Address \*

[REDACTED]

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: My kids and grandkids will be affected

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.

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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).

Z2022-028

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.

Traffic and congestion are already a significant problem for this area. Lot sizes are entirely too small altering the very beauty of why so many chose Rockwall as home. We should not allow continued development when our infrastructure cannot support: roads, water sources, schools, all pressured without sufficient plans for near term relief.

### Respondent Information

Please provide your information.

### First Name \*

Nicole

Last Name \*

Sauer

Address \*

11 Windsor Dr

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

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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## 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).

Z2022-028

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.

Adding additional homes in this area will increase already horrible traffic and bring more people to the community that is already busting at the seams.

### Respondent Information

Please provide your information.

### First Name \*

Adrienne

Last Name \*

Stokes

Address \*

15 Kerimore ct

City \*

Heath

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The roads are already too crowded in this area. It can not support another high density neighborhood.

### Respondent Information

Please provide your information.

### First Name \*

Amy

Last Name \*

Hilliard

Address \*

733 Wilford Way

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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.

To ensure the preservation of our town, we should halt the development of these types of permits for land. As history has proven, once a town is overpopulated, it decreases the value of the town. We are a stone's throw away from secer depreciation, in my opinion (and I am sure a great deal of Rockwall residents would agree). Please reconsider.

### Respondent Information

Please provide your information.

### First Name \*

Angie



Last Name \*

Busbee

Address \*

2512 Buckingham drive

City \*

Rockwall

State \*

TEXAS

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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.

Our infrastructure will not support this large development. Traffic is already out of control and it would strain our schools and make Rockwall County a less desirable place to live.

**Respondent Information**

Please provide your information.

**First Name \***

Annette

**Last Name \***

Steinfeldt

**Address \***

504 shadow wood lane

**City \***

Heath

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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.

Our roads can't handle the added homes and traffic it will cause

### Respondent Information

Please provide your information.

### First Name \*

Ashley

Last Name \*

Fain

Address \*

Heath

City \*

Heath

State \*

Tx

Zip Code \*

75032

Email Address \*



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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## 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).

Z2022-028

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 \*

Brian

Last Name \*

Steinfeldt

Address \*

504 Shadow Wood Ln

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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.

Our road infrastructure does not support this kind of development. Citizens of Heath don't want track home neighborhood with 400+ houses in a single neighborhood.



**Respondent Information**

Please provide your information.

**First Name \***

Brittany

**Last Name \***

Franza

**Address \***

442 keystone bend

**City \***

Heath

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

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.



## 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).

Z2022-028

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.

Schools in this area are already over crowded, effecting our children. The infrastructure does not support this type of growth, it is adding too much growth for the area, taking away from why people moved here, the quality of learning in over crowded classrooms in Rockwall ISD, over crowded streets. I am strongly opposed!

### Respondent Information

Please provide your information.

### First Name \*

Dawn

Last Name \*

Boggs

Address \*

1712 Morrish Lane

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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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).

Z2022-028

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.

Rockwall Does not have the capacity on the roads or the schools for this type of development to be added at this point. We need to make Rockwall better before we allow such a neighborhood.

**Respondent Information**

Please provide your information.

**First Name \***

Dawn

**Last Name \***

Mosher

**Address \***

408 Normandy Lane

**City \***

Heath

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

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: .....

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- ☐ Other: .....

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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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The current infrastructure (roads, water, etc) of Rockwall County is not able to support this. Also people moved to this area as a rural area with land. We do not want to see it turned into back to back to back houses. Please listen to your constituents.

### Respondent Information

Please provide your information.

### First Name \*

Deborah

Last Name \*

Goodner

Address \*

217 Stanford Ct

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number



Please check all that apply: \*

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

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Google Forms

## Zoning & Specific Use Permit Input Form

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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).

Z2022-028

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.

We as a city and county do not have the road infrastructure nor do we have enough schools. It is crowded as is and we moved here to be close to the city but in a smaller town. Don't Plano our small town Rockwall/Heath. Not only that, the more houses and people the more crime goes up. Say no to big developments cramming houses into smaller spaces. Please listen to your citizens. We all moved out to this great city for a reason.

### Respondent Information

Please provide your information.

First Name \*

Destiny

Last Name \*

Wanamaker

Address \*

708 Avalon Dr

City \*

Heath

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ Other: \_\_\_\_\_

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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).

Z2022-028

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.

Highway infrastructure should be significantly improved before anymore developments are approved (even if it is a TXDOT responsibility, it is our local government's responsibility not to overload the existing infrastructure). Additionally, the density in this proposed development is inconsistent with the neighboring areas.

### Respondent Information

Please provide your information.

### First Name \*

Douglas

Last Name \*

Barkley

Address \*

114 Luther Lane

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*



Phone Number

Please check all that apply: \*

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

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- ☐ I read about the request in the Rockwall Herald Banner.
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- ☐ Other: \_\_\_\_\_

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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).

Z2022-028

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 \*

Elaine

Last Name \*

Copeland

Address \*

409 Wyndemere Blvd

City \*

Heath

State \*

tX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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## Zoning & Specific Use Permit Input Form

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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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The infrastructure around this area can in no way support a development like this. This need to throw houses on every plot of land around here is completely out of control. There is not way the roads can support this kind of additional traffic. 205 is already a nightmare to travel a lot of the time this just adds to that congestion. Not to mention this proposal is much different than the one that was withdrawn in January. That one had larger homesites, especially behind the commercial development area. Now they are proposing much smaller lots in order to crowd in more housing thus adding more congestion and lower property values.

### Respondent Information

Please provide your information.

First Name \*

Erin

Last Name \*

Hill

Address \*

306 Renaissance Ln

City \*

Heath

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

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? \*

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

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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).

Z2022-28

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 \*

Erin



Last Name \*

Hunt

Address \*

152 Stoneleigh

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

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? \*

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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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## Zoning & Specific Use Permit Input Form

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Z2022-028

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.

Widen 205 to two lanes before considering new developments.

### Respondent Information

Please provide your information.

First Name \*

Jackie

Last Name \*

Baumgartner

Address \*

1646 Salvatore Ln

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

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? \*

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- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☒ Other: Facebook

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## Zoning & Specific Use Permit Input Form

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Z2022-028

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 is asinine for the desired growth in Rockwall/capability of roads being able to withstand the increase in traffic. Terribly squeezed in like sardines.

### Respondent Information

Please provide your information.

### First Name \*

Janie



Last Name \*

Page

Address \*

131 Lemley Drive

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*



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: \_\_\_\_\_

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- ☐ I saw a zoning sign on the property.
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- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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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).

Z2022-028

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.

205 and 549 can't handle the traffic this development will create. 205 is already a nightmare.

### Respondent Information

Please provide your information.

### First Name \*

Jeana

Last Name \*

Cunningham

Address \*

842 Faith Trail

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ 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: Facebook post \_\_\_\_\_

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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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The traffic is already bad enough, schools are overcrowded, our high school students already have to drive across town to the academy and are usually tardy because of all the traffic which will get much worse to mention that when you put it high density housing crime usually increases.

### Respondent Information

Please provide your information.

### First Name \*

Jill

Last Name \*

Adley

Address \*

433 Wyndemere

City \*

Heath

State \*

Texas

Zip Code \*

75032

Email Address \*

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: Someone's FB post \_\_\_\_\_

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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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The infrastructure is just not there to add yet another huge residential and commercial development. The traffic in that area is already a huge problem for current residents. Those roads cannot handle a development of this size!

### Respondent Information

Please provide your information.

### First Name \*

Kaci

Last Name \*

Mayo

Address \*

215 Stanford

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-0228

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.

Our infrastructure cannot support a new development of this size. It is not a benefit to the current community.

### Respondent Information

Please provide your information.

### First Name \*

Kate

Last Name \*

King

Address \*

511 Meadowlark Place

City \*

Heath

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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: I drive past frequently

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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 sit in traffic in this area in the middle of the day as it is, our infrastructure cannot support this growth. Our schools are bursting at the seams and can't take this many new students. This is not acceptable!

**Respondent Information**

Please provide your information.

**First Name \***

Keenan

**Last Name \***

Manzo

**Address \***

451 keystone bnd.

**City \***

Heath

State \*

Tx

Zip Code \*

75032

Email Address \*

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: .....

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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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## 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).

Z2022-028

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 proposal represents irresponsible growth at a time when the housing market is just beginning a correction. Mortgage brokers are getting fired at a rate that hasn't been seen since 2008. These entities are well aware that the negative market conditions will be lasting. What happens to the existing property values when a large amount of supply is added? These proposed developments were started in the midst of a historic bull market where there was no end in sight to how high the values could climb. We are unfortunately facing completely different circumstances today. This development cannot be approved as it presents a direct risk to every citizen's property values and wealth.

### Respondent Information

Please provide your information.

First Name \*

Kellen

Last Name \*

Ragsdale

Address \*

1919 galenda drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]



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: \_\_\_\_\_

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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.

Overdevelopment, traffic

### Respondent Information

Please provide your information.

### First Name \*

Kevin

Last Name \*

Puri

Address \*

109 Falcon Point Dr

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

- ☐ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2022-028

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.

Roads cant handle that nightmare traffic

### Respondent Information

Please provide your information.

### First Name \*

Kim

Last Name \*

Schmittinger

Address \*

1927 kings pass

City \*

Heath

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2022-028

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.

Every one in this city knows we are already over populated with not enough road or city development to handle additional housing. Stop ruining Rockwall!

### Respondent Information

Please provide your information.

### First Name \*

Kris

Last Name \*

Read

Address \*

624 dove hill circle

City \*

Heath

State \*

Tx

Zip Code \*

75032

Email Address \*

Phone Number

Please check all that apply: \*

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

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Z2022-028

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.

Traffic is already too bad and no infrastructure in place to support this. Ridiculous!

### Respondent Information

Please provide your information.

### First Name \*

Laurey

Last Name \*

West

Address \*

9 Kenton Court

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ Other: \_\_\_\_\_

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- ☐ Other: \_\_\_\_\_

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Z2022-028

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.

Residential density of proposed development is not consistent with the area and exceedingly high. Roads are not sufficient in this area to accommodate traffic that would be generated in addition to local residents, traffic from Terrell, and high school students traveling to and from the Gene Burton Academy.

### Respondent Information

Please provide your information.

### First Name \*

Loren



Last Name \*

McCutchen

Address \*

22 Kingsbury Trail

City \*

Heath

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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- ☐ 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: I have children who commute to school on the affected roadways

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- ☒ My neighbors told me about the request.
- ☐ Other:

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Z2022-028

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.

Traffic along 205. We do not need to keep building homes cheap ass homes around rockwall and heath. Causing a flood of Forney and mesquite people to move in and crime is going up. Keep this area small and classy.

### Respondent Information

Please provide your information.

### First Name \*

Luke

Last Name \*

Saenz

Address \*

Not giving you my address

City \*

Heath

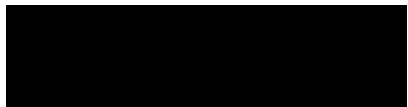
State \*

Texas

Zip Code \*

75032

Email Address \*



Phone Number

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- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Z2022-028

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.

You are ruining our community with track homes, horrible traffic and no infrastructure to support. We GREATLY oppose!

### Respondent Information

Please provide your information.

### First Name \*

Lynn

Last Name \*

West

Address \*

9 Kenton Court

City \*

Heath

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



Please check all that apply: \*

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- ☐ Other: \_\_\_\_\_

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Z2022-028

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.

Traffic is a nightmare, too many homes and not enough services in the area - nothing fun for kids please stop building these neighborhoods!

### Respondent Information

Please provide your information.

### First Name \*

Mary

Last Name \*

Demott

Address \*

207 Craig

City \*

Heath

State \*

TX

Zip Code \*

75033

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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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: Heath moms group \_\_\_\_\_

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Z2022-028

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.

against high density housing-don't have infrastructure to support.

### Respondent Information

Please provide your information.

### First Name \*

Melissa

Last Name \*

Hemker

Address \*

6 Raven Circle

City \*

Heath

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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Z2022-028

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 \*

Meredith

Last Name \*

Martin

Address \*

1022 Timberline dr

City \*

Heath

State \*

Texas

Zip Code \*

75032

Email Address \*

Phone Number

Please check all that apply: \*

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Z2022-028

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 high density housing will exacerbate an already horrendous traffic problem in this immediate area. Further, such high density housing detracts from house values and negatively impacts my investment, as well as every inhabitant of Rockwall County. Such developments result in higher taxes to support already overcrowded schools. This development should be stopped in its tracks!

### Respondent Information

Please provide your information.

### First Name \*

Michael

Last Name \*

Cazabon

Address \*

404 High Meadow Lane

City \*

HEATH

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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- ☐ Other: \_\_\_\_\_

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Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The proposed reasoning request is unreasonable for the road and school infrastructure. The traffic at Ridge and Horizon roads is untenable and the schools are overcrowded. Please deny this proposal.

Regards,

Michael Wanamaker

### Respondent Information

Please provide your information.

### First Name \*

Michael



Last Name \*

Wanamaker

Address \*

708 Avalon Dr

City \*

Heath

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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- ☐ Other: \_\_\_\_\_

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Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The density proposed is not sustainable and creates a burden on existing citizens for infrastructure including schools, water, sewer, police, fire, and traffic. This is not a positive development for the city, county, or community.

### Respondent Information

Please provide your information.

### First Name \*

Michael

Last Name \*

Zilinskas

Address \*

109 Berkshire Dr

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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- ☐ Other: \_\_\_\_\_

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Z2022-028

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.

Traffic. Green spaces needed. Traffic. Not enough city workers, infrastructure can't take anymore at this time. Sewer, water etc

### Respondent Information

Please provide your information.

### First Name \*

Monica

Last Name \*

Wooten

Address \*

2391 FM Rd 740

City \*

Heath

State \*

Texas

Zip Code \*

75032

Email Address \*

Phone Number



Please check all that apply: \*

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- ☐ Other: \_\_\_\_\_

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Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The current roads are completely inadequate to safely handle this many more residents plus business traffic. Please widen and improve FM549 and SH205 before you allow further development.

### Respondent Information

Please provide your information.

### First Name \*

Nichol

Last Name \*

Smithers

Address \*

413 Wyndemere Blvd

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2022-028

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 concerned that we are growing faster than our infrastructure can handle. It is so hard to get around Rockwall in the last few years. I already sit at the stop light at 205 and 549 for 15 minutes at peak time. This would become even worse with more high density housing. Please, stop the high density neighborhoods! Our infrastructure can't handle it!

### Respondent Information

Please provide your information.

### First Name \*

Nichole

Last Name \*

Satsky

Address \*

141 Brentwood Dr.

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

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- ☐ Other: \_\_\_\_\_

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- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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 intersection is already a hassle got anyone who lives or commutes to this area. Focusing on widening the roads ( in a logical manner) should come before adding more traffic. I have children I need to get to school as well as a business people come to by taking that route.

### Respondent Information

Please provide your information.

### First Name \*

Rebecca

Last Name \*

Brown

Address \*

4095 bridgecreek dr.

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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: Facebook \_\_\_\_\_

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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).

Z2022-028

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 is terrible for the city of Heath and our culture.

### Respondent Information

Please provide your information.

First Name \*

Rya

Last Name \*

Franza

Address \*

442 keystone Bend

City \*

Heath

State \*

Tx

Zip Code \*

75032

Email Address \*



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? \*

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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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Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The current infrastructure does not support this kind of growth. Traffic is a major concern with already crowded roads and the addition of the 9th grade center traffic, these roads will be impossible.

### Respondent Information

Please provide your information.

### First Name \*

Stacey

Last Name \*

Schulte

Address \*

228 Crystal Ct

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Z2022-028

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.

Traffic and too many homes in a small area. Will bring property values down

### Respondent Information

Please provide your information.

### First Name \*

Tami

Last Name \*

Hogan

Address \*

600 Liechty ct

City \*

Heath

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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

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

2022-028

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 is extremely high density on a two lane road. Let's keep some trees and make parks required for all new developments at 1 acre, 1 house.

### Respondent Information

Please provide your information.

### First Name \*

Tiki



Last Name \*

Sherman

Address \*

702 Laurence Drive

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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: I use this route frequently and the traffic is already burdened.

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

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- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☒ Other: Facebook friend

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Z2022-028

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.

Way to many houses for that area. Traffic will be a nightmare. The schools can't handle it. Kids driving from the Academy will be in danger and late. I would much rather look at horses than houses!

### Respondent Information

Please provide your information.

### First Name \*

Tonya

Last Name \*

Miller

Address \*

10 Kenton Ct

City \*

Heath

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Z2022-028

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.

Too dense of a development

### Respondent Information

Please provide your information.

### First Name \*

Tracy

Last Name \*

Enoch

Address \*

740 Avalon Drive

City \*

Heath

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Z2022-028

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.

Overcrowded city.

### Respondent Information

Please provide your information.

### First Name \*

Amy

Last Name \*

Prentice

Address \*

15 Michael Dr

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ My neighbors told me about the request.
- ☐ Other: .....

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Z2022-028

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 \*

Elizabeth

Last Name \*

Williamson

Address \*

405 Lago Circle

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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

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- ☐ Other: .....

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Z2022-028

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 \*

Gary



Last Name \*

Berning

Address \*

204 Falcon Point Dr

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ Other: .....

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Z2022-028

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.

Rockwall already has too many people in it, if we build houses and have more opportunities for work more people will come and it is already impossible to go through rockwall during lunch hours.

### Respondent Information

Please provide your information.

### First Name \*

Kenna

Last Name \*

Harding

Address \*

401 Las Lomas Dr

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ My neighbors told me about the request.
- ☐ Other: .....

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Z2022-028

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.

Over crowded schools

Road construction

Traffic

Crime

Just to name a few

### Respondent Information

Please provide your information.

### First Name \*

Kevin

Last Name \*

Adley

Address \*

433 Wyndemere

City \*

Heath

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2022-028

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 will cause too much traffic and disrupt the peaceful community in this area.

### Respondent Information

Please provide your information.

### First Name \*

Kristen

Last Name \*

Schweers

Address \*

152 Oxford dr

City \*

Heath

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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

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- ☐ Other: .....

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Z2022-028

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.

Development of this magnitude in that area is irresponsible on every level that matters to existing residents. Infrastructure, traffic, schools, etc will all be adversely affected by the planned growth. The fact that this is even being considered, is difficult to comprehend. As a 22 year resident of Rockwall County...it saddens and angers me to see this kind of negligence with regard to existing residents. I urge local representatives to act with integrity in a manner that is reasonable and thoughtful by NOT approving this zoning and use request.

### Respondent Information

Please provide your information.

First Name \*

Teresa

Last Name \*

Schucany

Address \*

27 Keswick Ct

City \*

Heath

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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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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Z2022-028

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 proposed level of housing density is not good for our community or its existing families and will likely lead to its demise. Any benefit this development may bring will undoubtedly be significantly outweighed by its cost to our town. Please do not allow a development of this nature and extent to encroach into our community.

### Respondent Information

Please provide your information.

### First Name \*

Troy

Last Name \*

Reimer

Address \*

23 Keswick Court

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



Please check all that apply: \*

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

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- ☐ I saw a zoning sign on the property.
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- ☒ My neighbors told me about the request.
- ☐ Other: .....

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Z2022-028.

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.

Infrastructure

### Respondent Information

Please provide your information.

### First Name \*

Alison

Last Name \*

Willits

Address \*

124 Manor Drive

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: .....

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Z2022-028

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.

High density home sites are not favorable in Heath

### Respondent Information

Please provide your information.

### First Name \*

Ashley

Last Name \*

Tremback

Address \*

125 Manor Dr

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

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: .....

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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).

Z2022-028

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 development will result in a substantial increase in traffic (which is already a problem) and fundamentally alter the small town feel and why we moved out here in 2007.

### Respondent Information

Please provide your information.

### First Name \*

Donald



Last Name \*

Kinsey

Address \*

2 Manor Court

City \*

Heath

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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

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Google Forms

## Zoning & Specific Use Permit Input Form

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Z2022-028

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.

Heavy density, traffic and not enough infrastructure to support

### Respondent Information

Please provide your information.

### First Name \*

Natalie

Last Name \*

Bunce

Address \*

157 Old Vineyard Land

City \*

Heath

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ Other: .....

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## Zoning & Specific Use Permit Input Form

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Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The proposed development is higher density and will create much more traffic problems. This proposal goes against the higher acreage requirements that is in the city plans for rockwall and Heath.

### Respondent Information

Please provide your information.

### First Name \*

Suellen

Last Name \*

Hogur

Address \*

148 Old Vineyard lane

City \*

Heath

State \*

Texas

Zip Code \*

75033

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ 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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Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

I am strongly opposed to the proposed development which adds numerous low quality/low lot line housing. If I wanted to live in a town such as Forney or Allen, I certainly would have elected to do so! I feel the quality of living, as well as safety of many will suffer to accommodate the greed of few! We already lack appropriate infrastructure to support the existing houses up and down SH 205. Housing such as this will only lend to the deterioration of the Rockwall / Heath lifestyle so many enjoy and moved here to experience!

### Respondent Information

Please provide your information.

### First Name \*

Amanda

Last Name \*

Jackson

Address \*

103 Lavender Pl

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

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? \*

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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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### 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).

Z2022-028

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.

549 S and N intersections are a nightmare now. It's ridiculous to continue to cram high density development without adequate infrastructure to support it.

### Respondent Information

Please provide your information.

### First Name \*

Brad

Last Name \*

Peters

Address \*

256 Pheasant Hill Drive

City \*

Rockwalk

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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

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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).

Z2022-027 & z2202-028

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 live 2.1 miles from Springer elementary. We have 3 sons. It takes over 20 minutes to get them to school with the current traffic. With this many houses and no infrastructure it's going to double if not triple the time it takes to drive down the road. Not only that but emergency vehicles can't get through this intersection in a timely manor due to traffic. Please reconsider this at least until we have a 4 or more lane highway with turn lanes etc.

## Respondent Information

Please provide your information.

First Name \*

Chelsea

Last Name \*

Acree

Address \*

772 Kensington drive

City \*

Mclendon chisholm

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

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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## 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).

Z2022-028

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.

Lot sizes are too small and crowded.

### Respondent Information

Please provide your information.

### First Name \*

Chris

Last Name \*

Ledbetter

Address \*

1193 Livorno Drive

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

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? \*

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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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## 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).

75032

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 infrastructure in place, roads are already over crowded.

### Respondent Information

Please provide your information.

First Name \*

Christopher

Last Name \*

Smith

Address \*

2 Dancing Waters

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

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? \*

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- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: .....

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## Zoning & Specific Use Permit Input Form

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Z2022-028

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.

Traffic is horrible now. I have totally against this!!

### Respondent Information

Please provide your information.

### First Name \*

Cindy

Last Name \*

Roberts

Address \*

2750 Roki-Dell

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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.

Our roads need to be fixed first in order to support additional growth.

### Respondent Information

Please provide your information.

### First Name \*

Dana

Last Name \*

Terry

Address \*

1312 Prato Avenue

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

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: Social Media \_\_\_\_\_

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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).

Z2022-028

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.

Tremendous amount of traffic that will just increase with new developments. These developments are PERMANENT decisions that will forever affect the future and traffic flow.

### Respondent Information

Please provide your information.

### First Name \*

Daniela



Last Name \*

Swindoll

Address \*

321 Herron Cir

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

Phone Number

Please check all that apply: \*

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

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-27 and Z2022-28

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The infrastructure in Rockwall can not support this many new homes. Traffic on 205 is already horrendous and the single grocery store in Rockwall (South of I30) can't handle the customers they have. It's a shame that I have to drive to Fate to find a good grocery store and Plano for decent restaurants build the infrastructure first! Get an HEB here and some non chain restaurants.

### Respondent Information

Please provide your information.

### First Name \*

Daryl

Last Name \*

Hersch

Address \*

905 Campton Court

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Z2022-028

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 \*

Emilee

Last Name \*

Simmons

Address \*

5 fireside dr

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

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: \_\_\_\_\_

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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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## 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).

Z2022-028

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.

Neither the infrastructure nor the community will benefit from this eyesore community. Near-zero lot borders will only lend to the deterioration of the Rockwall / Heath lifestyle so many enjoy and moved here to experience!

### Respondent Information

Please provide your information.

### First Name \*

Jay

Last Name \*

Jackson

Address \*

103 Lavender Pl

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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

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# Zoning & Specific Use Permit Input Form

## Case Number \*

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

Jenessia Cunningham

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.

We need infrastructure before anymore homes are considered. Traffic is horrendous and the schools can't be built quickly enough. We moved here for open spaces and education. Developers only care about lining their pockets not what impact they have on the community.

## Respondent Information

Please provide your information.

First Name \*

Jenessia

Last Name \*

Cunningham

Address \*

836 Abington Way

City \*

Mclendon-Chisolm

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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: Facebook

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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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

I am opposed to this development. There is little to no infrastructure to suppose all these homes. Living 2 miles from the school it already takes us over 20 minutes most days to take our children to school. Most homesites in this area are an acre plus. Emergency vehicles have a hard time accessing this area already with how horrific traffic is. Accidents are more common in this area already. Coming home from work in this area is difficult as they are all one lane roads, and a small turning area. Between the elementary schools and the middle school traffic and work traffic this road is congested and dangerous.

### Respondent Information

Please provide your information.



First Name \*

Josh

Last Name \*

Acree

Address \*

772 Kensington dr

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

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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## 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).

Z2022-028

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.

Congestion on 205 is horrible adding more homes will only make this safety issue worse

### Respondent Information

Please provide your information.

### First Name \*

Justin

Last Name \*

Clark

Address \*

402 Wagon Ct

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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 \*

Kaitie

Last Name \*

Dodson

Address \*

1657 San Donato Ln

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

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? \*

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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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## 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).

Z2022-028

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.

We already have enough traffic and the community would like to remain small with larger land areas.

### Respondent Information

Please provide your information.

First Name \*

Kiala

Last Name \*

Albright

Address \*

1524 Firenza Ct

City \*

Mclendon Chisholm

State \*

Texas

Zip Code \*

75032

Email Address \*



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? \*

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- ☒ I read about the request on the City's website.
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- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: .....

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-028

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.

Traffic on 205 is already nuts

### Respondent Information

Please provide your information.

### First Name \*

Kristi

Last Name \*

Brunette

Address \*

18 Dancing Waters

City \*

McClendon Chisholm

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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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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# 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).

Z2022-028

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.

Apartment tend to go section 8 and increased crime in the area. It will cause property values to go down. We don't have the roads to support all this additional traffic! I strongly oppose!!

## Respondent Information

Please provide your information.

First Name \*

Lourdes

Last Name \*

Kemp-Baker

Address \*

804 Abington Way

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

Z2022-028

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 \*

Macy

Last Name \*

Shanks

Address \*

111 Meadowpark

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*



Phone Number

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☒ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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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).

Z2022-028

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.

205 can already not sustain the traffic. This is a unsustainable way to use that space and add to the chaos of traffic that already exists.

### Respondent Information

Please provide your information.

### First Name \*

Maresa



Last Name \*

McClung

Address \*

1114 Oxford Court

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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- ☐ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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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).

Z2022-028

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.

Too high density, roads, utilities, schools cannot support. Already a nightmare lol. This area.

### Respondent Information

Please provide your information.

First Name \*

Matthew

Last Name \*

Cunningham

Address \*

836 Abington Way

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other: .....

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

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- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: .....

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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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

I am opposed to anymore huge residential developments in this area. The traffic is already horrible, 205 is a mess all day long.

### Respondent Information

Please provide your information.

### First Name \*

Mary

Last Name \*

Naish

Address \*

320 Herron Circle

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]



Please check all that apply: \*

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

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

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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).

Z2022-028

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.

You need to fix the roads to handle more people first!

### Respondent Information

Please provide your information.

### First Name \*

Melanie

Last Name \*

Hamilton

Address \*

1425 Siena Ln

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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- ☐ 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: I saw it on Facebook \_\_\_\_\_

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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).

Z2022-028

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.

We do not have the infrastructure to support another massive community in McClendon-Chisholm. There's has been an incredible influx of traffic from the Sonoma Verde development.

### Respondent Information

Please provide your information.

### First Name \*

Michael

Last Name \*

Fox

Address \*

409 Herron Circle

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*



Phone Number

Please check all that apply: \*

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

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

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- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☒ Other: Social Media \_\_\_\_\_

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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).

Z2022-028

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.

205 cannot sustain the traffic it already has. Adding 500 houses adds approximately 1000 additional drivers to an already congested highway. It's pure greed or flat out ignorance from developers and city planners. There are residents that fight just to get off their streets because traffic is overwhelming.

### Respondent Information

Please provide your information.

### First Name \*

Michelle



Last Name \*

Powell

Address \*

223 Herron cir

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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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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## 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).

Z2022-028

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.

Please keep Rockwall safe and quiet and limit the building. The roads can not support the traffic with anymore large neighborhoods. Our community is safe and manageable if we keep it this way by being cautious and selective about what we build.

**Respondent Information**

Please provide your information.

**First Name \***

Mike

**Last Name \***

Reeves

**Address \***

27 Windsor Drivd

**City \***

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

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? \*

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- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: .....

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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).

Z2022 028

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.

There is already too much congestion at the intersection of 205 and 549. No new construction should be allowed until the widening of 205 is completed and 549 is one continuous road at 205 and not divided.  
Thank you.

### Respondent Information

Please provide your information.

### First Name \*

Nancy



Last Name \*

Jones

Address \*

47 Fireside Drive

City \*

McLendon-Chisholm

State \*

TX

Zip Code \*

75032

Email Address \*

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:  
I drive down 205 every day. Often there is a big backup, even on weekends but especially when school is in session and Heath students are going over to the Gene Burton school.

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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Z2022-028

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.

Rockwall road infrastructure does not support the growth that continues. Roads should be developed /expanded BEFORE more housing growth is allowed.

### Respondent Information

Please provide your information.

### First Name \*

Natay

Last Name \*

Peters

Address \*

256 Pheasant Hill

City \*

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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

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

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-28

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.

Traffic on 205 is RIDICULOUS! Adding this development without properly planning and accounting for the impact of traffic and getting round in this area would be complete irresponsible to the current residents and this town.

**Respondent Information**

Please provide your information.

**First Name \***

Nikki

**Last Name \***

Burns

**Address \***

105 Fairfield Drive

**City \***

Rockwall

State \*

Tx

Zip Code \*

75032

Email Address \*

[REDACTED]

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? \*

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- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: .....

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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).

Z2022-028

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.

As a resident of McLendon-Chisolm, HW205 and FM549 cannot support the traffic flow this development will bring. Also, the majority schools currently on the south side are over capacity with new buildout for secondary school currently 3 years away. Cain Middle School is over capacity and cannot physically handle growth. Heath and south of 549 have worked hard on ensuring developments that keeps the open-space appeal of country living. I believe this is part of the value of living on the south side of Rockwall County.

**Respondent Information**

Please provide your information.

**First Name \***

Rebecca

**Last Name \***

Allen

**Address \***

1513 Intessa Ct

**City \***

McLendon-Chisholm

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

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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## 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).

Z2022-028

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 \*

Ted

Last Name \*

Albright

Address \*

1524 Firenza ct

City \*

Mclendon-Chisholm

State \*

Texas

Zip Code \*

75032

Email Address \*

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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## 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).

Z2022-028

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.

205 is too busy now. Cannot get to work or home at a decent tome because of traffic congestion! Also very seldom a turn signal at 205 and 550! So dangerous already! Yea

### Respondent Information

Please provide your information.

### First Name \*

Teri

Last Name \*

Smith

Address \*

108 Paddock Lane

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2022-028

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.

Rockwall is too congested already. Infrastructure isn't adequate enough to support small lot size residents. It's not about quantity but Quality Rockwall should focus on. Please do not pass this until less homes and larger lots are in the plans. There's a fine line of desirable and destruction. Rockwall is still desirable, please don't destroy it with the wants of developers compared to the wants of your tax payers.

### Respondent Information

Please provide your information.

### First Name \*

Trudy

Last Name \*

Woessner

Address \*

43 Fireside Dr

City \*

Rockwall

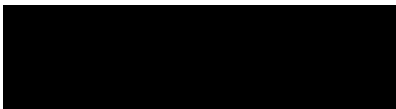
State \*

Texas

Zip Code \*

75032

Email Address \*



Phone Number



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Z2022-028

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.

Density must be controlled since there is not enough infrastructure to support this new community. How about requiring an acre per home? It is not up to the city to make developers money. The city is to do what is right for its citizens and neighbors.

Traffic at the intersection is already bad.

### Respondent Information

Please provide your information.

### First Name \*

Wayne

Last Name \*

Orchard

Address \*

15 Greenhollw

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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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).

Z2022-028

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.

Too many low budget homes crammed into such a small space. Too much traffic already. 205 is a nightmare in the afternoon already. Don't need that many more people congesting the area. It's awful. Water pressure is already terrible in the summer. Rockwall needs less homes on more land. Not these small trash neighborhoods.

### Respondent Information

Please provide your information.

### First Name \*

Janet

Last Name \*

Chaffin

Address \*

327 Partridge Drive

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ I read about the request in the Rockwall Herald Banner.
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Z2022-028

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.

Traffic is already a major issue in this area. This is the last thing we need.

### Respondent Information

Please provide your information.

### First Name \*

Jennifer



Last Name \*

Barker

Address \*

1 Winterhawk

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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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).

Z2022-028

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.

We do not have the infrastructure in place to support this development.

### Respondent Information

Please provide your information.

### First Name \*

Stacey

Last Name \*

Faulkner

Address \*

1306 Livorno Dr.

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ Other: .....

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- ☐ Other: .....

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Z2022-028

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 \*

Melisa

Last Name \*

Nymann

Address \*

919 Hamilton court

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ Other: .....

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Z2022-028

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.

Have you seen the traffic on 205 and 549? Have you seen the back up at the lights? This development should absolutely NOT be approved until TXDOT finishes the promised improvements to 205. Adding that much additional traffic is a horrible idea.

### Respondent Information

Please provide your information.

### First Name \*

Thomas

Last Name \*

Bland

Address \*

1163 Livorno Dr

City \*

McLendon-Chisholm

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

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- ☒ My neighbors told me about the request.
- ☐ Other: .....

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## Zoning & Specific Use Permit Input Form

### Case Number \*

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

Z2022-28

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 \*

Paul

Last Name \*

Husebo

Address \*

8817 Lakepointe Ave

City \*

Rowlett

State \*

Texas

Zip Code \*

75088

Email Address \*

[REDACTED]

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: \_\_\_\_\_

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- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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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).

Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The infrastructure as is cannot support another large development on 205.

### Respondent Information

Please provide your information.

### First Name \*

Adam

Last Name \*

Conway

Address \*

134 Blackhawk Ln

City \*

Royse City

State \*

TX

Zip Code \*

75189

Email Address \*

[REDACTED]

Phone Number



Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ Other: \_\_\_\_\_

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## Zoning & Specific Use Permit Input Form

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Z2022-028

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 will bring much traffic to an already overly congested intersection. With all of the building, are we increasing police presence and hiring more firefighters with this population explosion. The infrastructure cannot handle anymore high density building. Doctors appointments in Rockwall are months out. Schools are way overcrowded. Enough of the building already. Does anyone care how Rockwall is being destroyed by developing every single piece of land. How about more parks and green space since Harry Myers is no longer enjoyable due to how crowded it gets.

### Respondent Information

Please provide your information.

First Name \*

Cindy

Last Name \*

Wright

Address \*

178 Dove Landing

City \*

Royse City

State \*

Texas

Zip Code \*

75189

Email Address \*

[REDACTED]

Phone Number

Please check all that apply: \*

- ☐ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.

☒ Other:

I drive through this intersection multiple times a day. It shouldn't take me 15 minutes to get through that light on 549/205 during especially busy times.

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

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- ☐ Other: \_\_\_\_\_

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Z2022-028

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

☐

I am in favor of the request.



I am in opposition to the request.

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

The infrastructure is not in place to support this large a development. Traffic on 205 is horrible and needs to be address & resolved before any further large scale developments are approved!

### Respondent Information

Please provide your information.

### First Name \*

Leanne

Last Name \*

Conway

Address \*

134 Blackhawk Lane

City \*

Royse City

State \*

TX

Zip Code \*

75189

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

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- ☐ Other: \_\_\_\_\_

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Z2022-028

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.

Infrastructure can't handle more growth

### Respondent Information

Please provide your information.

### First Name \*

Lisa



Last Name \*

Mercado

Address \*

635 Highpoint Road

City \*

Royse City

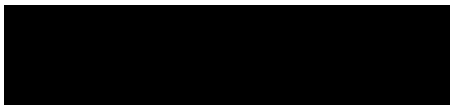
State \*

Texas

Zip Code \*

75189

Email Address \*



Phone Number

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- ☐ Other: \_\_\_\_\_

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Z2022-028

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.

Traffic on 205 and 549.

### Respondent Information

Please provide your information.

### First Name \*

Lucas

Last Name \*

Deutsch

Address \*

477 Horseshoe Bend

City \*

Royse City

State \*

Texas

Zip Code \*

75189

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ Other: \_\_\_\_\_

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Z2022-028

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.

We moved to this area for a country feel without cookie cutter homes on zero lot lines. This area is already a nightmare for traffic and roads cannot accommodate the number of residents it already has off of south 205.

### Respondent Information

Please provide your information.

### First Name \*

Melanie

Last Name \*

Fields

Address \*

1143 Eagle Pass

City \*

Royse City

State \*

TX

Zip Code \*

75189

Email Address \*

Phone Number

Please check all that apply: \*

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- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2022-028

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.

There is a high volume of cars causing backups on 205, north and south, at 549. The amount of time I sit waiting to go to and from home is ridiculous. Until 205 is widened, I can't support this request.

### Respondent Information

Please provide your information.

### First Name \*

Tai

Last Name \*

Preuninger

Address \*

101 Horseshoe Bend

City \*

Royse City

State \*

Texas

Zip Code \*

75189

Email Address \*

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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## 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).

Z2022-028

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 \*

Kallie

Last Name \*

Moore

Address \*

1008 Willow lane

City \*

Royse city

State \*

Tx

Zip Code \*

75189

Email Address \*

[REDACTED]

Phone Number

[REDACTED]

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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# JOHNSON VOLK CONSULTING

704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

May 20, 2022

City of Rockwall  
Planning Department  
385 South Goliad  
Rockwall, TX 75087

**RE: Southside Hills – Zoning Application**

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located at the south corner of FM 549 and SH 205. The subject development will consist of +/-485 single family lots and commercial uses along SH 205 located on a 264.5 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

**Johnson Volk, Inc.**

Tom Dayton, PE

**LEGAL DESCRIPTION**  
**264.5 ACRES**

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found; THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;



North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangent curve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said

Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

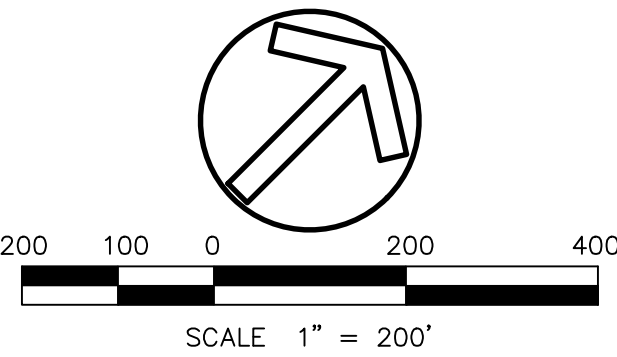
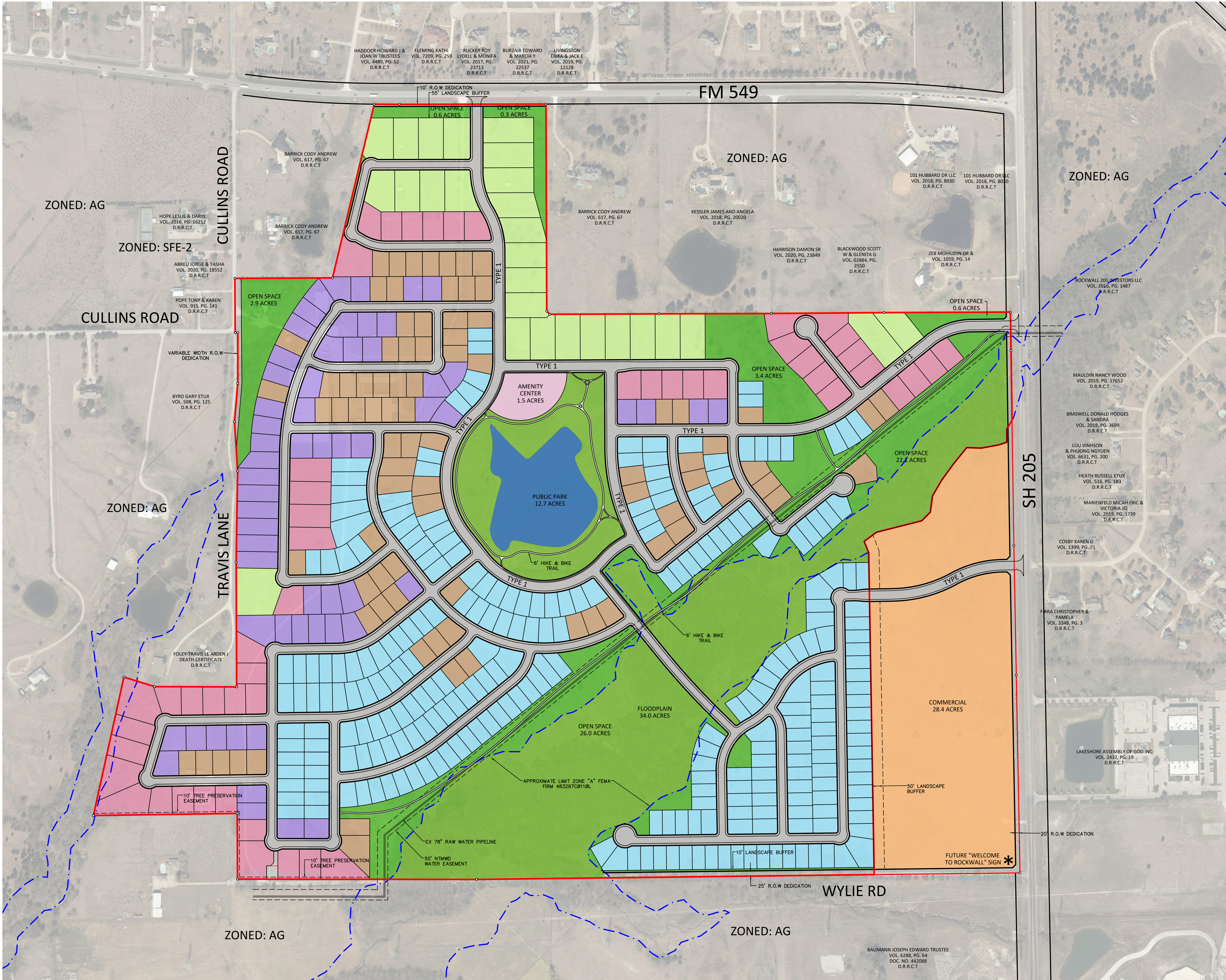
THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner; THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.





- LEGEND**
- TYPE A LOT
  - TYPE B LOT
  - TYPE C LOT
  - TYPE D LOT
  - TYPE E LOT
  - AMENITY CENTER
  - COMMERCIAL

**LAND USE TABLE**

LAND USE	AREA (AC)	PERCENT OF TOTAL
COMMERCIAL	28.4	10.8%
RESIDENTIAL	161.4	61.2%
PERIMETER ROAD ROW	3.2	1.2%
OPEN SPACE		
Public Park	12.7	4.8%
Private Open Space	22.5	8.5%
Amenity Center	1.5	0.6%
Floodplain	34.0	12.9%
OPEN SPACE TOTAL	70.7	26.8%
<b>TOTAL</b>	<b>263.7</b>	<b>100.0%</b>

Open Space Required (20%) = 264.5 x 20% = 52.9 acres  
Open Space Provided (including park and 1/2 of floodplain) = 53.7 Ac.

**LOT DIMENSION STANDARDS**

LOT TYPE	A	B	C	D	E
LOT COUNT	27	51	60	84	268
MINIMUM LOT AREA (SF)	24,000	14,000	11,000	9,600	7,200
MINIMUM LOT WIDTH (FT)*	110	90	80	80	62
MINIMUM LOT DEPTH (FT)	190	120	115	110	110
FRONT BUILDING SETBACK (FT)	30	20	20	20	20
REAR BUILDING SETBACK (FT)	50	10	10	10	10
SIDE BUILDING SETBACK - INTERIOR (FT)	15	10	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	50	65	65	65	65

\*Measured at front building setback

**STREET DESIGNATIONS**

DESIGNATION	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH (B-B)
TYPE 1	MINOR COLLECTOR	60'	41'
TYPE 2	LOCAL RESIDENTIAL	50'	29'

NOTE: ALL INTERNAL STREETS SHALL BE TYPE 2 EXCEPT WHERE INDICATED

CONCEPT PLAN  
**SOUTHSIDE HILLS**  
264.5 Acres  
Rockwall, Texas



# 05 FUTURE LAND USE PLAN

## 01 LAND USE PLAN DESIGNATIONS

### 01.01 RESIDENTIAL

#### LOW DENSITY RESIDENTIAL (LDR)

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

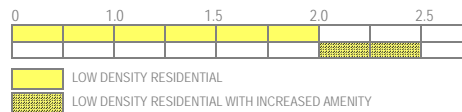
##### DESIGNATION CHARACTERISTICS

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

##### EXISTING LAND USE EXAMPLES

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

##### RESIDENTIAL DENSITY CHART



#### MEDIUM DENSITY RESIDENTIAL (MDR)

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

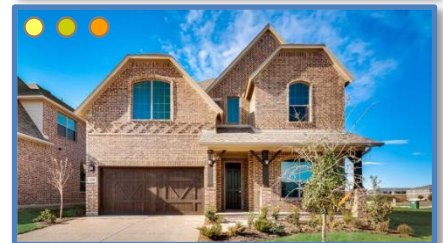
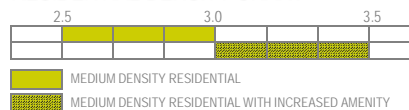
##### DESIGNATION CHARACTERISTICS

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

##### EXISTING LAND USE EXAMPLES

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

##### RESIDENTIAL DENSITY CHART



#### HIGH DENSITY RESIDENTIAL (HDR)

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

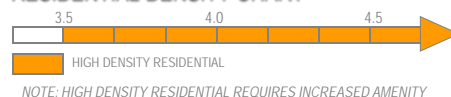
##### DESIGNATION CHARACTERISTICS

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

##### EXISTING LAND USE EXAMPLES

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

##### RESIDENTIAL DENSITY CHART



# 18 SOUTHWEST RESIDENTIAL DISTRICT

## DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

## DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

- 1 Suburban Residential.** This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

- 2 Commercial/Industrial Land Uses.** The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (i.e. *residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

- 3 Transitional Areas.** The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

- 4 Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street).** The intersection at Sids Road and S. Goliad Street [SH-205] -- also identified as the future intersection of SH-276 and S. Goliad Street -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [SH-205]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



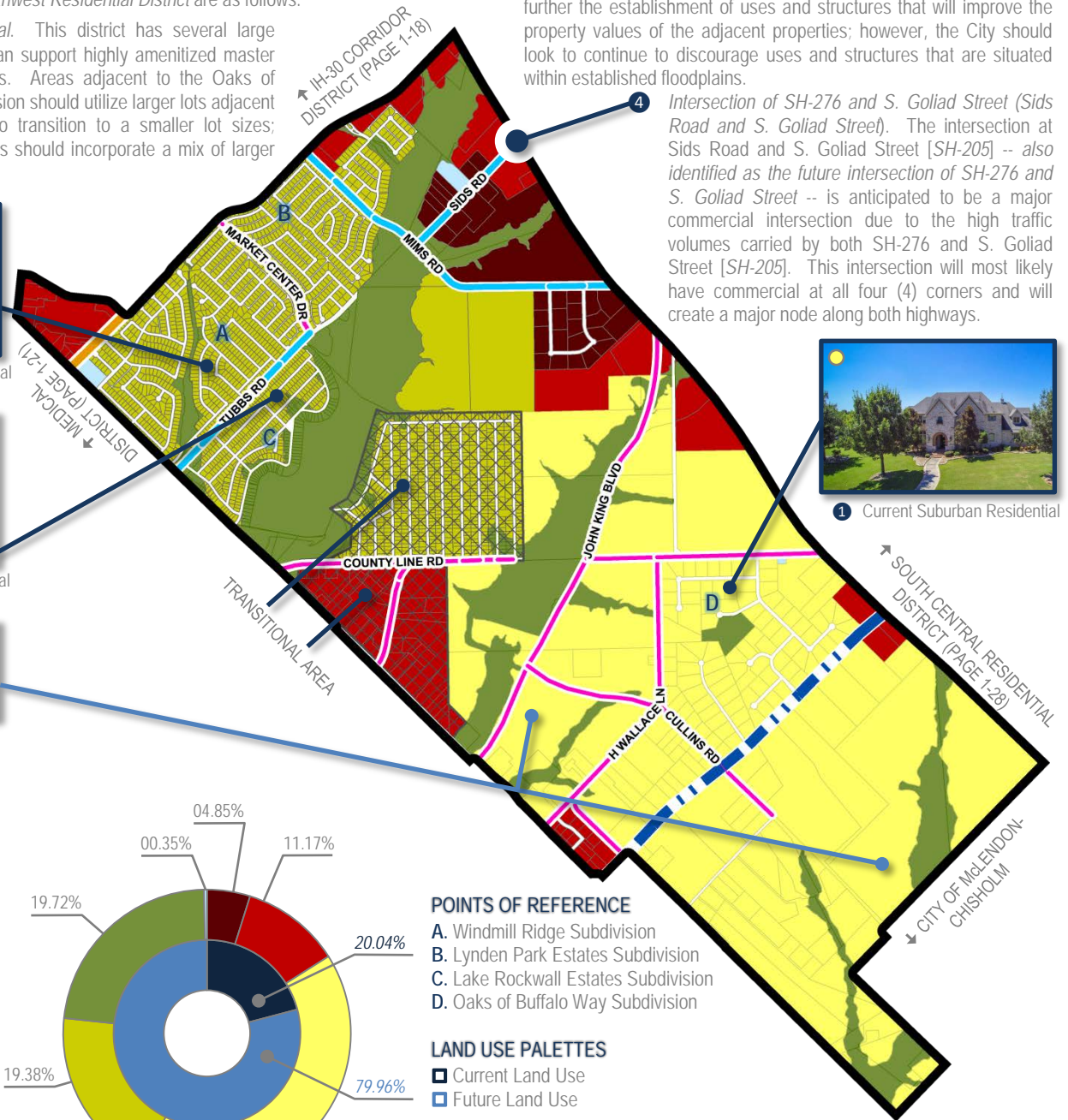
1 Current Suburban Residential



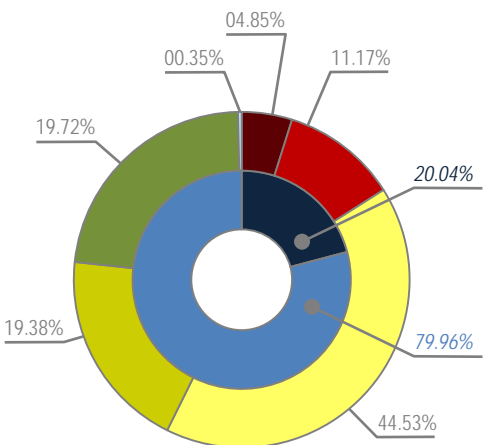
1 Current Suburban Residential



1 Future Suburban Residential



BUILD OUT	4,251
% OF ROCKWALL	10.95%
	10.34%
	12.49%
CURRENT	2,190
	188
	7,437



COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES



CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate, LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [50.00-Acres], 17-14 [26.452-Acres], 17-15 [134.33-Acres], 17-16 [43.60-Acres], & 40-8 [8.79-Acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit '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 development of the *Subject Property* shall generally be in accordance with

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

**SECTION 4.** That a *Master Parks and Open Space Plan* for the *Subject Property* -- prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* depicted in *Exhibit 'C'* of this ordinance -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

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

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

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

**SECTION 6.** That commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

**SECTION 7.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 8.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 9.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 10.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 5<sup>TH</sup> DAY OF JULY, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 20, 2022

2<sup>nd</sup> Reading: July 5, 2022



*BEING* a 264.61-acre tract of land situated in the W. M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30-acre tract of land (*Tract 1*) and a called 212.55-acre tract of land (*Tract 2*) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's *File Number 2007-375596*, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, LTD., recorded in County Clerk's *File Number 2008-404731*, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

*BEGINNING* at the Southeast corner of said called 212.55-acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;  
*THENCE* South 44 Degrees 31Minutes 24 Seconds West, along the northwest line of said Wylie Lane, a distance of 2609.49 feet, to a point for corner;

*THENCE* South 45 Degrees 18 Minutes 48 Seconds West, continuing along said northwest line, a distance of 1,147.99 feet, to the southwest corner of said called 43.30-acre tract;

*THENCE* North 45 Degrees 02 Minutes 31 Seconds West, departing said northwest line, and along the southwest line of said called 212.55-acre tract, a distance of 315.56-feet, to the easternmost corner of said called Rockwall Highgate tract;

*THENCE* South 44 Degrees 22 Minutes 37 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66-feet, to the southernmost corner of said Rockwall Highgate tract;

*THENCE* North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55-feet, to the northwest corner of said Rockwall Highgate tract;

*THENCE* North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73-feet;

*THENCE* North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88-feet;

*THENCE* North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74-feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30-acre tract and being on the northeast line of Travis Lane;

*THENCE* Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06-feet, to a point for corner;

North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95-feet, to a point for corner;  
North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14-feet, to a point for corner;  
North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23-feet, to a point for corner;  
North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69-feet, to a point for corner;  
South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69-feet, to a point for corner;

North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06-feet, to the lower northwest corner of said called 43.30-acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's *File Number 1998- 181246*, Deed Records, Rockwall County, Texas;

*THENCE* North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30-acre tract, being common with the South line of said Wilson tract, a distance of 467.61-feet, to the southeast corner of said Wilson tract;

North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30-acre tract, a distance of 857.52-feet, to the northwest corner of said called 43.30-acre tract, being on the South right-of-way line of FM Highway No. 549;

*THENCE* North 45 Degrees 31 Minutes 38 Seconds East, a long said South right-of-way line, a distance of 121.99-feet, to a point for corner;

North 45 Degrees 00 Minutes 31 Seconds East, continuing a long said South right-of-way line, a distance of 703.71-feet, to the upper northeast corner of said called 212.55-acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's *File Number 2010-436143*, Deed Records, Rockwall County, Texas;

*THENCE* South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 2 12.55-acre tract, being common with the West line of said Barrick tract, a distance of 995.00-feet, to a point for corner;

*THENCE* South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21-feet, to a point for corner;

*THENCE* North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Barrick tract, a distance of 524.11-feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's *File Number 2014-16421*, Deed Records, Rockwall County, Texas;

*THENCE* North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Enloe tract, a distance of 539.08-feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493-acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in *Volume 2884, Page 250*, Deed Records, Rockwall County, Texas;

*THENCE* North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said called 12.493-acre tract, a distance of 541.09-feet, to the southeast corner of said called 12.493-acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's *File Number 1995-156072*, Deed Records, Rockwall County, Texas;

*THENCE* North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Zeb tract, a distance of 606.32-feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

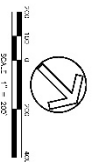
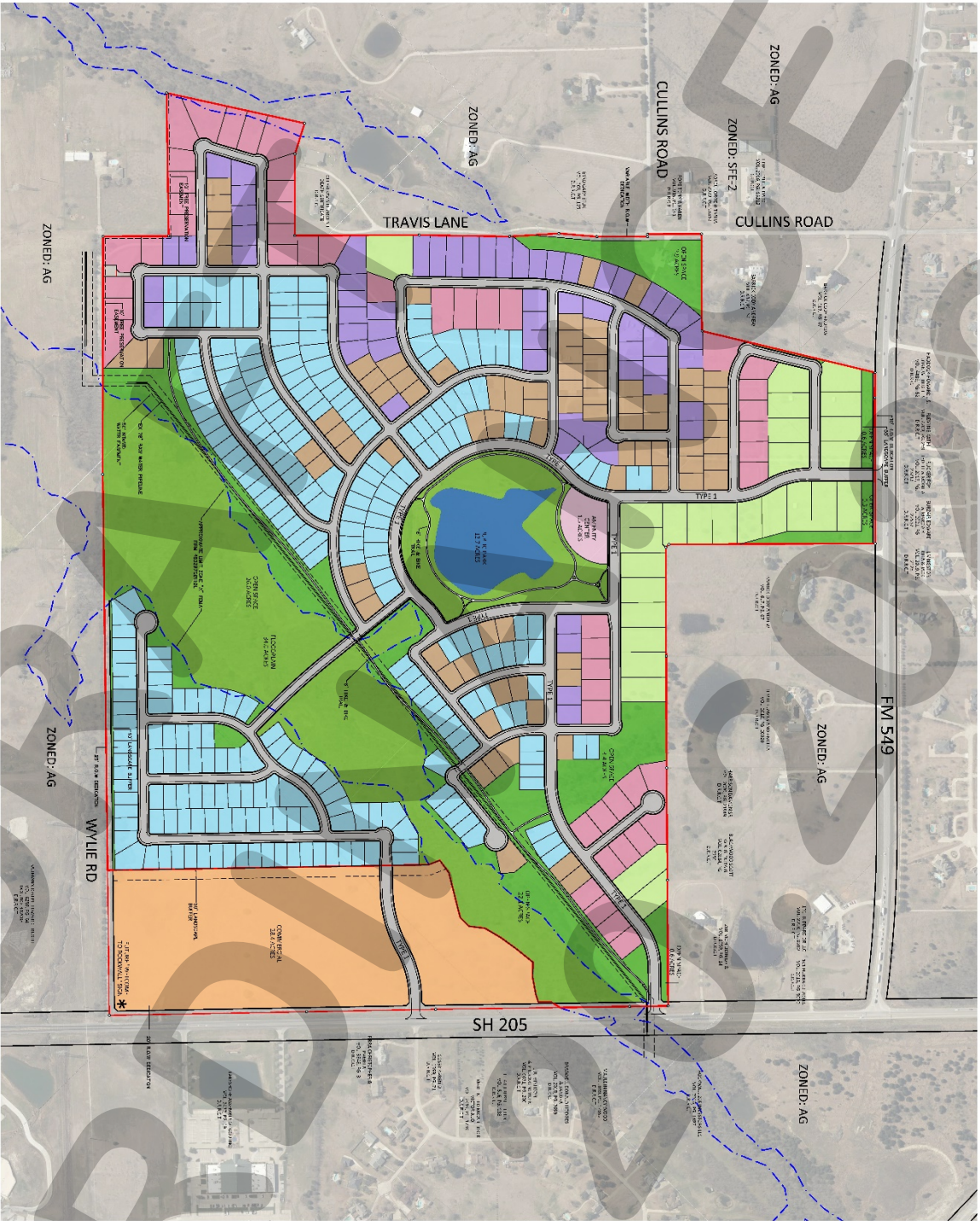
*THENCE* South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1,121.18-feet, to a point for corner;

*THENCE* South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15-feet, to a point for corner;

*THENCE* South 45 Degrees 50 Minutes 42 Seconds East, continuing a long said East right-of-way line, a distance of 951.25-feet, to the *POINT OF BEGINNING*, and containing 264.61-acres of land, more or less.







#### LEGEND

- TYPE A LOT
- TYPE B LOT
- TYPE C LOT
- TYPE D LOT
- TYPE E LOT
- AMENITY CENTER
- COMMERCIAL

#### LAND USE TABLE

LAND USE	AREA (AC)	PERCENT OF TOTAL
COMMERCIAL	7.7	18.9%
AMENITY CENTER	3.4	8.2%
TYPE A LOT	3.2	7.2%
TYPE B LOT	1.7	4.8%
TYPE C LOT	7.2	8.3%
TYPE D LOT	1.2	6.5%
TYPE E LOT	2.8	17.9%
TOTAL	27.2	100.0%

#### LOT DIMENSION STANDARDS

LOT TYPE	A	B	C	D	E
TYPE A LOT	100'	100'	100'	100'	100'
TYPE B LOT	100'	100'	100'	100'	100'
TYPE C LOT	100'	100'	100'	100'	100'
TYPE D LOT	100'	100'	100'	100'	100'
TYPE E LOT	100'	100'	100'	100'	100'

#### STREET DISCONTINUITY

STREET	DISCONTINUITY	PERCENT OF TOTAL
TYPE A LOT	100'	18.9%
TYPE B LOT	100'	8.2%
TYPE C LOT	100'	7.2%
TYPE D LOT	100'	4.8%
TYPE E LOT	100'	17.9%

## CONCEPT PLAN SOUTHSIDE HILLS

264.5 Acres  
Rockwall, Texas



ZONING CASE #2022-0228

### ***Density and Development Standards.***

(1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) Residential Land Uses. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) Non-Residential Land Uses. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ☒ Animal Boarding/Kennel without Outside Pens
- ☒ Animal Hospital or Clinic
- ☒ Convent, Monastery, or Temple
- ☒ Commercial Parking Garage
- ☒ Residence Hotel
- ☒ Motel
- ☒ Cemetery/Mausoleum
- ☒ Congregate Care Facility/Elderly Housing
- ☒ Emergency Ground Ambulance Services
- ☒ Hospital
- ☒ Mortuary or Funeral Chapel
- ☒ Temporary Carnival, Circus, or Amusement
- ☒ Private Sports Arena, Stadium, and or Track
- ☒ Portable Beverage Service Facility
- ☒ Temporary Christmas Tree Sales Lot and/or Similar Uses
- ☒ Copy Center
- ☒ Garden Supply/Plant Nursery
- ☒ Self Service Laundromat
- ☒ Night Club, Discotheque, or Dance Hall
- ☒ Pawn Shop
- ☒ Rental Store without Outside Storage and/or Display
- ☒ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☒ Bail Bond Service
- ☒ Building and Landscape Material with Limited Outside Storage
- ☒ Building Maintenance, Service, and Sales without Outside Storage
- ☒ Furniture Upholstery/Refinishing and Resale
- ☒ Rental, Sales, and Service of Heavy Machinery and Equipment
- ☒ Research and Technology or Light Assembly

- ☒ Trade School
- ☒ Minor Auto Repair Garage
- ☒ New or Used Boat and Trailer Dealership
- ☒ Self Service Car Wash
- ☒ New and/or Use Indoor Motor Vehicle Dealership/Showroom
- ☒ New Motor Vehicle Dealership-for Cars and Light Trucks
- ☒ Used Motor Vehicle Dealership-for Cars and Light Trucks
- ☒ Commercial Parking
- ☒ Non-Commercial Parking Lot
- ☒ Recreational Vehicle (RV) Sales and Service
- ☒ Service Station
- ☒ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☒ Commercial Freestanding Antenna
- ☒ Helipad
- ☒ Railroad Yard or Shop
- ☒ Transit Passenger Facility

- (2) *Residential Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

*Table 1: Lot Composition*

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
<i>A</i>	110' x 190'	24,000 SF	27	5.51%
<i>B</i>	90' x 120'	14,000 SF	51	10.41%
<i>C</i>	80' x 115'	11, 000 SF	60	12.24%
<i>D</i>	80' x 110'	9,600 SF	84	17.14%
<i>E</i>	62' x 110'	7,200 SF	268	54.69%
<i>Maximum Permitted Units:</i>			<i>490</i>	<i>100.00%</i>

- (3) *Variation in Residential Lot Composition.* The allocation of single-family residential lot types may deviate from that in Subsection (2), *Residential Lot Composition and Layout*, provided that the maximum allowed total dwelling units does not exceed 490 units provided [1] a minimum of 45.50% of the total lot count be comprised of *Lot Types 'A', 'B', 'C' & 'D'*, [2] a minimum of 27 *Lot Type 'A'* lots and 51 *Lot Type 'B'* lots are provided, and [3] a maximum of 54.69% *Lot Type 'E'* lots can be provided.
- (4) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:
- (a) *Residential.* Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed 1.85 dwelling units per gross acre of land; however, in no case should the proposed development exceed 490 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:



Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	A	B	C	D	E
Minimum Lot Width <sup>(1)</sup>	110'	90'	80'	80'	62'
Minimum Lot Depth	190'	120'	115'	110'	110'
Minimum Lot Area (SF)	24,000	14,000	11,000	9,600	7,200
Minimum Front Yard Setback <sup>(2), (5) &amp; (6)</sup>	30'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2) &amp; (5)</sup>	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height <sup>(3)</sup>	35'	35'	35'	35'	35'
Minimum Rear Yard Setback <sup>(4) &amp; (7)</sup>	50'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,500	2,500	2,400	2,200	2,200
Maximum Lot Coverage	50%	65%	65%	65%	65%

General Notes:

- <sup>1</sup>: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- <sup>6</sup>: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.
- <sup>7</sup>: Deck may encroach the required rear yard building setback on a *Type 'A' Lot* by up to 25-feet.

- (b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

- (5) *Building Standards for Residential*. All residential development shall adhere to the following building standards:

- (a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width

brick, natural stone, and cast stone. Cementitious fiberboard (e.g. *HardiBoard* or *Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (see *examples below*) may be used for up to 80% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

**FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD**



**FIGURE 2: EXAMPLES OF BOARD AND BATTEN**



**FIGURE 3: EXAMPLES OF HORIZONTAL LAP**



- (b) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.



- (c) *Garage Orientation and Garage Doors*. A total of 19.80% or 97 of 490 of all garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 80.20% or 393 of all garages shall be oriented in a *J-Swing (or Traditional Swing)* configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, the following architectural elements must be incorporated into all garage configurations: [1] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [2] carriage style hardware and lighting, [3] decorative wood doors or wood overlays on insulated metal doors, and [4] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 4*.

*Figure 4. Examples of Enhanced Wood Garage Door*



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

*Table 3: Anti-Monotony Matrix*

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	120' x 190'	(1), (2), (3), (4)
B	90' x 125'	(1), (2), (3), (4)
C	80' x 115'	(1), (2), (3), (4)
D	80' x 110'	(1), (2), (3), (4)
E	62' x 110'	(1), (2), (3), (4)

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-549 or Wylie Road shall not

repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

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

Figure 5: Properties line up on the opposite side of the street. Where **RED** is the subject property.



Figure 6: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



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

- (a) Front Yard Fences. Front yard fences shall be prohibited.

- (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
- (c) Wrought Iron/Tubular Steel. Type 'A' Lots shall incorporate wrought iron/tubular steel fencing exclusively; however, Type 'B', 'C', 'D', and 'E' lots located along perimeter roadways (*i.e. FM-549 and Wylie Road*), abutting open spaces, greenbelts and parks shall be required to install wrought iron/tubular steel fence along the rear and side property lines and shall be allowed to install solid wood fence along the front fence line to allow for screening of condenser units and to reduce visibility of the backyard from the front of the home. Wrought iron / tubular steel fences can be a maximum of six (6) feet in height.
- (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (f) Fence in Easements. No fencing shall be constructed in or across North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.
- (8) Landscape and Hardscape Standards.
- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
- (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).



- (1) Landscape Buffer and Sidewalks (FM-549). A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.
  - (2) Landscape Buffer and Sidewalks (SH-205). A minimum of a 30-foot landscape buffer shall be provided along SH-205 for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.
  - (3) Landscape Buffer and Sidewalks (SH-205). A minimum of a 20-foot landscape buffer shall be provided for the *Commercial* property along SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 20-foot landscape buffer.
  - (4) Commercial Landscape Buffer (Adjacent to Residential Properties). A minimum of a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.
  - (5) Landscape Buffer in the Open Space Adjacent to the Approach Road off of FM-549. The open space area adjacent to the rear yard of the *Type A Lots* situated on the approach road off of FM-549 shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of open space. In addition, one (1) row of canopy trees on 20-foot centers shall be planted along the entire length of the open space.
  - (6) Tree Preservation Easement Along Wylie Lane. A minimum of a ten (10) foot tree preservation easement shall be provided along Wylie Lane as depicted in *Exhibit 'C'* of this ordinance. This area shall be established to preserve the natural tree line along the southern property boundary for the benefit of the property directly south of the subject property (*i.e. 924 Wylie Lane*).
- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees

shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

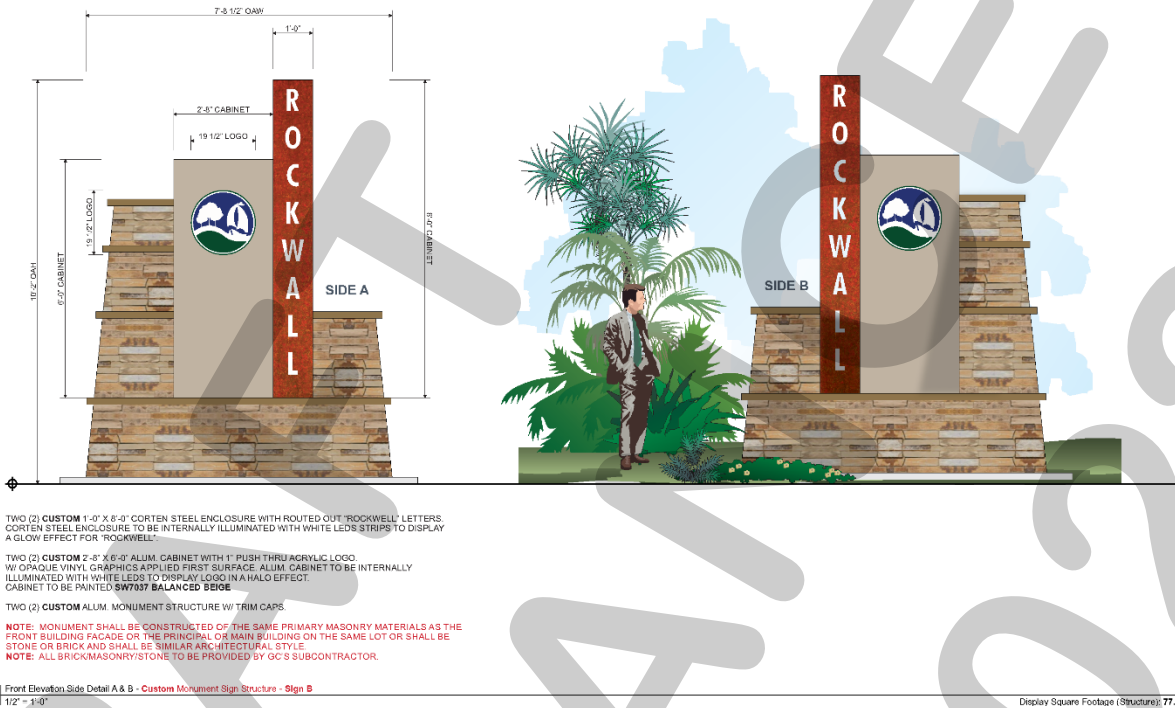
- (d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (10) *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.
- (11) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.
- (12) *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.
- (13) *Park Improvements*. All park improvements within this development -- *including all features outlined below* -- shall be maintained by the Homeowner's Association (HOA). The development of the 12.70-acre public park -- *as depicted in Exhibit 'C' of this ordinance* -- shall be developed with the first phase of the proposed subdivision and shall have fully established natural turf (*e.g. seeding process*) and be irrigated in accordance with the requirements of the Parks and Recreation Department of the City of Rockwall. This area shall also incorporate the following improvements:
  - (a) A Eight (8) Foot Concrete *Hike & Bike Trail*.
  - (b) A Playground.
  - (c) A Plaza Area.

- (d) A Covered Pavilion.
- (e) A Picnic Area.
- (f) Benches.
- (g) Landscape Features (*e.g. Trees and Other Vegetation*).

All improvement will need to be approved and accepted by the Parks and Recreation Board after being reviewed and recommended by the Director of Parks and Recreation. The dedication of the proposed public park shall satisfy all cash-in-lieu of land fees associated with this proposed development. In addition, if the above stated improvements are greater than or equal to the required pro-rata equipment fees, then this fee shall be considered to be satisfied as well. The costs/receipts for the improvements will need to be reviewed and compared to the cost of the pro-rata equipment fees -- *and ultimately accepted* -- by the Parks and Recreation Board in order to be considered to be satisfied.

- (14) Open Space/Public Park. The development shall consist of a minimum of 20% open space (*or a minimum of 52.902-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (15) Amenity Center. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*.
- (16) Trails. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed *Public Park*.
- (17) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (18) Homeowner's Association (HOA). A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* 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*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (19) Gateway Signage. The City of Rockwall's standard *Gateway Signage* shall be incorporated into the design of the commercial property at the southwest corner of the intersection of Wylie Lane and SH-205. The signage shall be situated in a visible location as generally depicted on the *Concept Plan* contained in *Exhibit 'C'* of this ordinance and shall generally conform to *Figures 7 & 8* below.

**FIGURE 7: STANDARD GATEWAY SIGNAGE FOR THE CITY OF ROCKWALL**



**FIGURE 8: STANDARD GATEWAY SIGNAGE FOR THE CITY OF ROCKWALL (NIGHT VIEW)**



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





City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Rockwall Mayor and City Council

**FROM:** Jeffrey Widmer, Building Official

**DATE:** 6/20/22

**SUBJECT:** Show Cause Hearing for 333 Yacht Club Drive

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The owner of the property located at 333 Yacht Club Drive (Roy Kuipers) has been ordered to appear before the Rockwall City Council to show cause, if any, why the structure at this address should not be repaired, removed, or demolished.

A major fire occurred in January, which caused extensive damage to the structure. Once notified by the Fire Department, Our Building Inspections Department took action to contact the property owner. The Owner told staff that he intended to relocate to another home in Chandlers Landing, work to remove some valuables from the home and then take action to have the structure demolished. Staff had additional contact with the owner and offered our assistance to secure an appropriate demo contractor and even to perform all necessary related effort to see that the structure was demolished, by entering into an agreement to abate with the owner. Staff's plan was to accomplish the demolition, provide an invoice to the property owner and if the owner failed to reimburse the City for costs incurred, to file a lien against the property.

When it became evident that the property owner was not moving forward with demolishing the structure in a timely manner and stopped communicating with staff, the dangerous building notification process began. The Owner was notified to repair, remove or demolish the structure. Following the deadline on that notice, staff mailed the required order to appear before the City Council, to show cause why the structure should not be demolished. Since that notice was mailed, the property owner has not contacted the City to update us on his progress or his intentions.

The structure is considered a dangerous structure and staff is requesting City Council to order the demolition. If Council proceeds to order the structure demolished, staff will prepare and deliver the order to Mr. Kuipers. State law requires a municipality to wait 30 days following such order, to commence with demolition efforts.

Staff obtained demolition proposals from contractors, with the low qualified proposal coming in just below funding currently available in the NIS Department budget for this expenditure.





City of Rockwall  
*The New Horizon*

## Notice delivered by certified mail

5/25/22

KUIPERS ROY & KATHY SALFEN  
333 YACHT CLUB DR  
ROCKWALL, TX 75032

### NEIGHBORHOOD IMPROVEMENT SERVICES DEPARTMENT

RE: Notice to appear at show Cause Hearing  
Case Number: CE2022-2869  
Legal Description: CHANDLERS LANDING #9, LOT 8  
Location: 333 YACHT CLUB DR, ROCKWALL, 75032

You are hereby ordered to appear before the Rockwall City Council to show cause if any, why structures existing on your property located at 333 YACHT CLUB, ROCKWALL, TX 75032 should not be repaired, demolished or removed. The hearing is scheduled for June 20, 2022 at 6:00pm.

If I can be of any assistance, please contact me at 972-772-6452

Sincerely,

Gabe Pallares  
Neighborhood Improvement Services Supervisor  
Email: [gpallares@rockwall.com](mailto:gpallares@rockwall.com)

## ARTICLE XIII. - DANGEROUS BUILDINGS

## Sec. 10-536. - Notice to repair, demolish or remove.

Whenever the fire marshal, fire chief or building official shall find any building or other structure, or any portion thereof, which, for want of repair or by reason of age or dilapidated condition or by abandonment, or by destruction or partial destruction by fire or other cause, is liable to endanger persons or property or which renders such building or structure liable to fire or fire hazard, or which building or structure is so situated or occupied or is in such condition, either from the exterior or interior, as to endanger other buildings or property or human life from a fire in such building or from the collapse thereof, the fire marshal, fire chief or building official shall cause to be served upon the owner or other person responsible therefor a written notice by certified mail, return receipt requested, ordering such person to repair, demolish or remove the dangerous building or other structure or such portion thereof to remedy such condition.

(Ord. No. 04-05, § 1(6-168), 1-20-2004)

## Sec. 10-537. - Procedure when owner fails to comply.

If the owner or responsible person fails or refuses to repair, demolish or remove a building or structure within ten days after receipt of the notice provided for in section 10-536, the fire marshal, fire chief or building official may cause an appropriate citation to be issued notifying such person to appear before the municipal court to answer a complaint against him for violation of this article, or the fire marshal, fire chief or building official may give further notice in writing by certified mail, return receipt requested, or in the event the owner is a nonresident, and his address is unknown, by publishing notice one time in the official newspaper of the city and by posting a copy thereof on the building or structure, ordering such person to appear before the city council at a time and date specified in the notice, to show cause, if he has any, why the building or structure, or any part thereof, should not be repaired, demolished or removed. **At the time of the hearing before the city council, the appropriate official of the city shall present such evidence as he may have concerning the condition of the building or structure and make such recommendations, as he may feel proper to the city council. The owner or other person ordered to appear may offer such evidence concerning the condition of the building or structure, as he may desire. At the conclusion of the hearing, the city council may order the building or structure repaired, demolished or removed, as the council may deem necessary.** In no event, however, shall the time fixed for such repair, demolition, or removal be less than 30 days from the date of the council order.

(Ord. No. 04-05, § 1(6-169), 1-20-2004; Ord. No. 14-08, § 1, 2-3-2014)

























**City of Rockwall**  
*The New Horizon*

## **MEMORANDUM**

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**TO:** City Council

**FROM:** Joey Boyd, Assistant City Manager

**DATE:** June 16, 2022

**SUBJECT:** Flagpole Project – Bid Award

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### **Background**

In January 2019, a small planning committee consisting of City Council members Bennie Daniels and Trace Johannesen, Rockwall residents David Cutcomb and John Adams, and city staff began discussing potential sites to place a flagpole on Interstate 30 at the western boundary of the City. The planning group evaluated 5 separate sites and multiple heights.

After consideration of all the sites, the planning group selected and the City Council concurred with the site located between Laguna Drive and the I-30 service road, which is TXDOT right-of-way. This site was selected as the preferred site due to its proximity to Interstate 30, elevation, and that this location in State right-of-way is not shown to be involved in the reconstruction plans for Interstate 30.

### **FAA Approval**

The FAA has issued a Determination of No Hazard To Air Navigation for the preferred site for a height of up to 198' above ground level. Based on the elevation, marking and lighting are not necessary for aviation safety, meaning no strobe will be needed at the top of the pole.

### **State Approval**

The City Council approved a Multiple Use Agreement between the City and TXDOT on June 7, 2021. During the approval process with TXDOT, there was a requirement that the flag cannot extend over the right-of-way that holds vehicle traffic, so the proposed flag is 50x80 ft to provide a clear zone over the I-30 service road. The flagpole is proposed to be

a height of 190 feet above ground level. Exhibits showing the conceptual layout of the site and an artistic rendering of the flagpole in relationship to the skyline are included.

### **Project Budget / Timeline**

The City Council previously approved a project budget of up to \$250,000 for all materials, labor, electrical, lighting, and equipment for the project. This proposal does not include any landscaping, irrigation, or other site amenities. If additional features are to be added, it is recommended to do those items after the I-30 expansion project is completed.

Once approved, lead time for production of the flagpole is six weeks. Once power is brought to the site and the pole is fabricated, it is anticipated to take up to five days to install the foundation, pole, and lighting system.

### **Requested City Council Action**

The City requested proposals and received bids from two separate flagpole companies: US Flag & Flag Pole Supply in the amount of \$174,732 and Symonds Flags and Poles, Inc. in the amount of \$376,500. Provided for your review and consideration is the proposal from US Flag & Flagpole Supply, which includes the foundation, pole, winch, two flags, three lights, delivery and installation. The City will extend power to the site using its own contractor, NEMA 3 Electric, Inc. The bid for this portion of the project is \$14,000, leaving more than \$60,000 for any contingencies that arise during the project.

City Council is asked to accept proposals from US Flag & Flag Pole Supply in the amount of \$174,732 and Nema 3 Electric in the amount of \$14,000; and authorize the City Manager to negotiate and execute a contract for the flagpole project.



US Flag & Flagpole Supply  
3913 Cross Bend Rd.  
Plano, TX 75023

1 June 2022

City Of Rockwall  
385 S. Goliad  
Rockwall, TX 75087

To Whom it May Concern:

The proposal presented for the 190' flagpole project for the City of Rockwall submitted June 1, 2022 shall remain effective for a period of 60 calendar days.

Sincerely,

A handwritten signature in blue ink that reads "Ginger Kean". The signature is written in a cursive, flowing style.

Ginger Kean  
President of US Flag & Flagpole Supply  
512-202-7270  
ginger@usflag.com



**PROPOSAL No:** 1202022GK

**U.S. Flag & Flagpole Supply**  
**P.O. Box 262018**  
**Plano, TX 75026**  
**1-800-710-9892**

**TO:** City of Rockwall  
**ATTN:** Lea Ann Ewing, Purchasing Agent  
 385 S. Goliad Street,  
 Rockwall, TX 75087

**Phone No:** **Date:** 5/31/2022

**Job Name and Location**  
 Rockwall Flagpole Project  
 NE corner of Village Drive and  
 I-30 Frontage Road  
 Rockwall, TX 75087

**Job Number:** **Fax No:**

We Hereby submit specifications and estimates for:

**1 each 190' Ground Set Diminishing Section Steel Flagpole (Per Engineering) with Electric Winch** **\$97,800.00**

**\*\*Power to Pole & Electrician By Others for lights & Winch\*\***

**If Access to site is Hindered for the Crane Additional Fees Will Apply.**

**Material:** Carbon Steel A-36

**Specifications:**

Exposed Height : 190.0'

Overall Height : 210.0'

Butt Diameter : 42.0"

Top Diameter : 8.625"

Wall Thickness : 0.375

Shipping Sections : 6

Required Field Welds : 5

Pole Weight (Apprx.) : 28,000 Lbs.

Color : Optional

Wind Load : 130MPH Unflagged & 90MPH w/50X80 Nylon Flag' FLAG TO BE REMOVED WHEN WIND SPEEDS EXCEED 90MPH

Fittings & Hardware : Heavy Duty Truck Ball Assembly, 1.25" SS Spindle, 420' 1/4" 7x19 Braided SS Aircraft Cable, Beaded Retainer Rings, SS Snaphooks, SS QuikLinks, Electric Winch SS Swivel, Locking Access Door, Steel Corrugated Ground Sleeve W/ Lightning Spike

**Lead Time is Approximately 5 Weeks After 50% Deposit Has Been Received.**

Flag (2) 50X80 US Nylon \$7,280.00 \$14,560.00

Flag Service, Repair and Rotation as needed; Rehem & Repair Flag \$400.00 ea & Trip Charge & Rotation Fee \$375.00 each trip

3' Light Pedestals Powder Coated Color of the Flagpole \$425.00 \$1,275.00

3 LUX-400 LED lights; \*\*\*Electrician Supplied by Others \$1,399.00 \$4,197.00

Installation Complete Installation of Flagpole and foundation in one trip; Must Have Access to Site or Additional Fees May Apply. \$55,000.00

Freight Two Truck dedicated loads to Rockwall \$1,900.00

**We Propose** hereby to furnish material complete in accordance with the above specifications, for the sum of:

dollars (\$ **174,732.00** )\*

Payment to be made as follows: **\*Sales tax to be added to final invoice if applicable.**

**50% of payment is due upon order, remaining balance is due upon installation of product**

Thank you for considering U.S. Flag & Flagpole Supply Inc.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Drilling based upon natural earth. Rocks, concrete, and other debris that hinders drilling will be at additional cost.

Authorized  
Signature

Ginger Kean

Note: This proposal may be

withdrawn by us if not accepted within 10 days.

**Acceptance of Proposal:** By signature of this written agreement customer accepts there are no warranties or guarantees for any and/or all products outside of the terms stated herein. The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Deposit is non-refundable.

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_

**1282**





# NEMA 3 Electric, Inc.

4181 Old Hwy 67, Midlothian, TX 76065 • 972-723-1180 • Fax 972-723-1181 Contractors

June 15, 2022

## Proposal

City of Rockwall

Attn: Travis

RE: FlagPole Power

**Quote \$ 14,000.00** to provide power to the flagpole at the corner of Laguna and Village includes the following:

- Bore under the road
- Meter base and panel to feed lights (provided by others) and winch (provided by others)
- Trench to each LED light and to the flagpole
- Wire and controls
- Labor

**Terms: Net 30 – (no retainage withheld)**

### EXCLUDED FROM THE QUOTE:

- Ø Engineering
- Ø Supplying the LED lights and post, Hook up only
- Ø Supplying the winch, Hook up only
- Ø Permit and fees
- Ø Onco Charges
- Ø Withholding of retainage
- Ø Haul-off of spoils
- Ø Establishing pole locations
- Ø Making pole locations accessible
- Ø Additional electrical work
- Ø Traffic control
- Ø Temporary fencing
- Ø Additionally insured
- Ø Allowances, bonding, permit fees, and sales tax

Upon payment we will transfer manufacturers' warranties to the Owner. EXCEPT FOR TRANSFERABLE MANUFACTURER'S WARRANTIES WE ARE NOT RESPONSIBLE FOR INJURIES OR LOSSES DUE TO DESIGN, MANUFACTURING OR OTHER DEFECTS IN THE MATERIALS DESIGNATED OR SPECIFIED BY CONTRACTOR, OWNER OR THEIR AGENTS. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.  
Note: We may withdraw this proposal if not accepted within seven days.

**Acceptance of Proposal** – The above prices, specifications and conditions are satisfactory and are hereby accepted, you are authorized to do the work as specified, payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Total Amount Accepted: \_\_\_\_\_

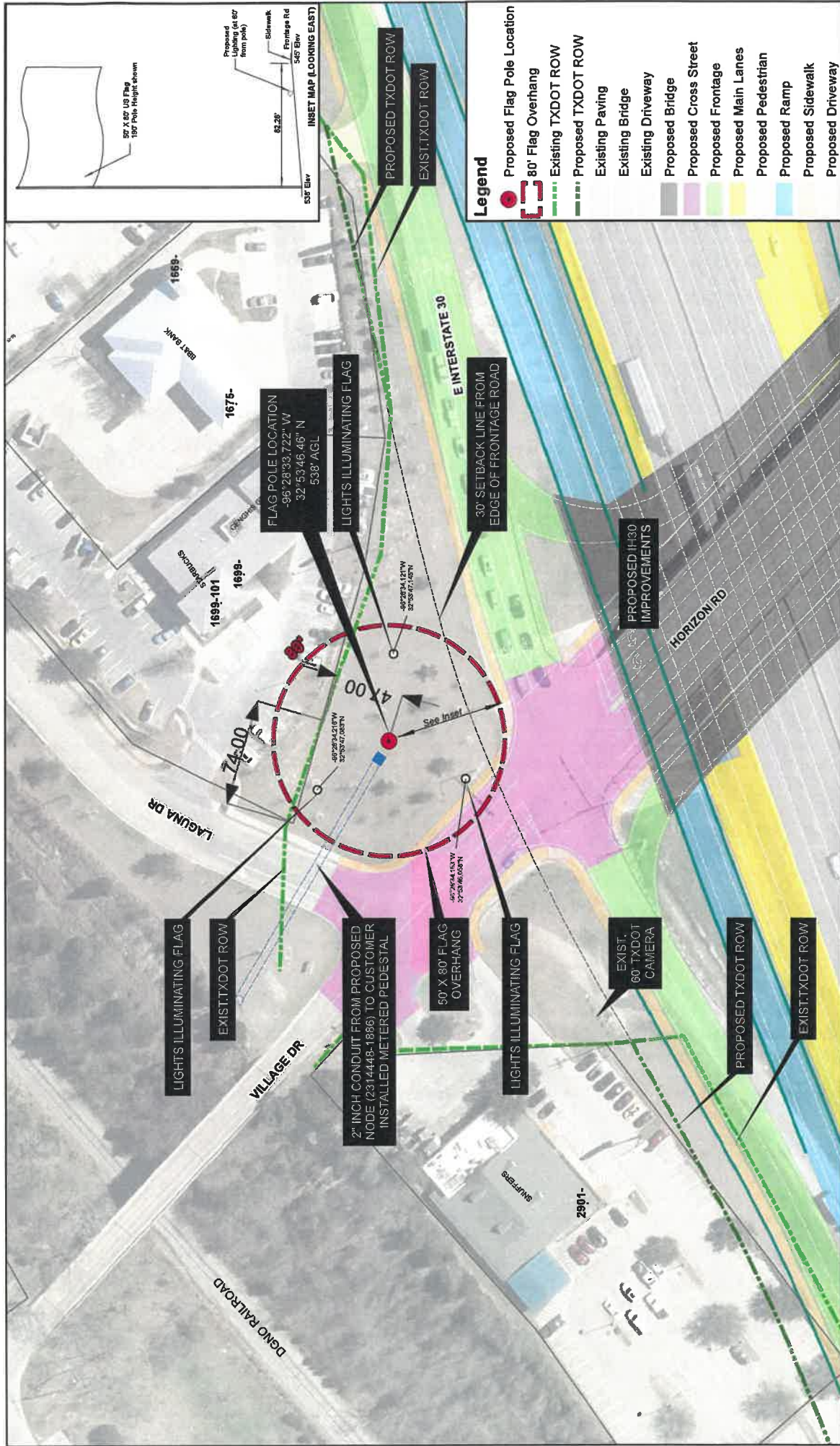


# NEMA 3 Electric, Inc.

4181 Old Hwy 67, Midlothian, TX 76065 • 972-723-1180 • Fax 972-723-1181 Contractors

Signature

Printed Name & Title



# IH30 @ VILLAGE DR - FLAG POLE SITE (50' X 80' FLAG SIZE)

The data represented on this map was obtained with the best available information. Data is subject to change without notice. The City of Rockwall is not responsible for any errors or omissions. The City of Rockwall is not responsible for any errors or omissions. The City of Rockwall is not responsible for any errors or omissions.

Scale: 1 inch = 60 feet  
 Date: 2/12/2023  
 City of Rockwall, TX





190'

FLAG POLE HT  
BASE ELEV: 538'

50'X80' US FLAG



IH30 AT  
HORIZON RD

RAILROAD

TREND TOWER  
HT: 116'-9"  
BASE ELEV: 536'



View 1

STARBUCKS

GENGHIS GRILL

PROPOSED FLAG POLE SITE

TREND TOWER AND  
PARKING GARAGE

IH30 AT  
HORIZON RD

RAILROAD

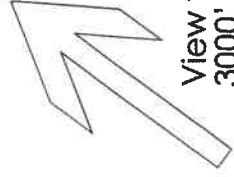
APRIL 27, 2021



ROCKWALL GIS

## FLAG POLE SITE AND TREND TOWER COMPARISON INTERSTATE 30 (LOOKING EAST)

View from approx.  
3000' west on IH30

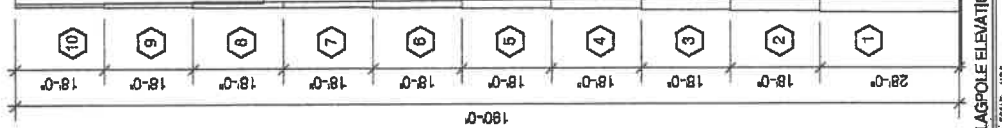


# **SPECIFICATIONS:**

1. Refer to Manufacturer's drawing(s) for more details.
2. All designs, detailing, fabrication and construction shall conform to:  
2015 IBC/NAAMM FP 1001-07  
ACI 301  
AWS

50 X 100 POLYESTER FLAG

NOTE:  
FLAG TO BE REMOVED DURING ANTICIPATED  
WIND EVENTS IN WHICH THE WIND VELOCITY  
IS EXPECTED TO EXCEED 90 MPH.



## **POLE SIZE SCHEDULE**

SYM.	SIZE
①	42"Ø X 0.375" WALL
②	36"Ø X 0.375" WALL
③	30"Ø X 0.375" WALL
④	24"Ø X 0.375" WALL
⑤	20"Ø X 0.375" WALL
⑥	16"Ø X 0.500" WALL
⑦	14"Ø X 0.375" WALL
⑧	12.75"Ø X 0.375" WALL
⑨	10.75"Ø X 0.365" WALL
⑩	8.625"Ø X 0.322" WALL

# **SPECIAL INSPECTION NOTES:**

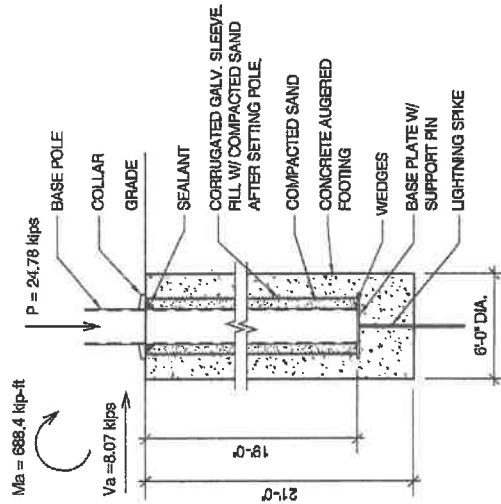
1. A special inspections program shall be employed and administered per the requirements of Chapter 17 of the 2018 IBC.
2. The following welds must be inspected as part of the special inspections program:

TYPE OF WELD	CONTINUOUS	PERIODIC	STANDARD
Complete and partial penetration groove welds	X	—	—
Multiple pass fillet welds	X	—	AWS D1.1
Single-pass fillet welds > 5/16"	X	—	—
Single-pass fillet welds ≤ 5/16"	—	X	—

- \* MANUFACTURER - U.S. FLAG & FLAGPOLE SUPPLY, INC.
- \* 2015 IBC/NAAMM FP 1001-07
- \* 130 MPH (3 SEC) NOMINAL WIND SPEED (FLAGGED)
- \* 90 MPH (3 SEC) NOMINAL WIND SPEED (UNFLAGGED)

## **NOTES**

- 1.) FOUNDATION DESIGNED PER SOIL REPORT BY TERRACON DATED AUGUST 11, 2021.



NOTE:  
REACTIONS SHOWN ARE  
BASED ON NOMINAL WIND  
PRESSURES

FOOTING DETAIL  
SCALE: N.T.S.

FLAGPOLE ELEVATION  
SCALE: N.T.S.

**MBE COMPANY, INC.**  
288 N. WESCAMBER RD.  
KNOXVILLE, TN 37918  
PHONE: (615) 584-0980  
SIGN-ENGINEER.COM

**MBI**

1287

PROJECT:  
E. INTERSTATE 30 & LAGUNA DR., ROCKWALL, TX  
DRAWING TITLE:  
CITY OF ROCKWALL

DRAWN BY:  
DSA

CHECKED BY:  
EFS

COMAL NO.  
220010.001

DATE:  
01/13/22

REV #  
DATE  
DRAWN BY

DRAWING NO.  
DWG.  
1





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/12/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> VGW INSURANCE 192 S Main Drive P.O. Box 969 Van Alstyne TX 75495		<b>CONTACT NAME:</b> Amy Greene <b>PHONE (A/C, No, Ext):</b> (972) 727-8949 <b>FAX (A/C, No):</b> (972) 727-0714 <b>E-MAIL ADDRESS:</b> Amy.Greene@bbrown.com	
<b>INSURED</b> KEAN ENTERPRISES, LLC, DBA: US FLAG & FLAG POLE SUPPLY 3913 CROSS BEND RD. PLANO TX 75023		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> EVANSTON INS CO <b>NAIC #</b> 35378 <b>INSURER B:</b> CRC Insurance <b>INSURER C:</b> CHUBB INDEMNITY INS CO <b>12777</b> <b>INSURER D:</b> MSIG Specialty Insurance USA Inc. <b>INSURER E:</b> <b>INSURER F:</b>	

**COVERAGES** **CERTIFICATE NUMBER:** 2022-23 MASTER CERT **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			2AA355925	01/05/2022	01/05/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			HNO1000093-00	03/10/2022	03/10/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> EXCESS LIAB DED RETENTION \$			XBS0153518	01/05/2022	01/05/2023	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	71800503	12/22/2021	12/22/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

All policy terms, conditions and exclusions apply.

## CERTIFICATE HOLDER

SouthStar Bank, SSB-ISAOA P.O. Box 37 Calvert TX 77837
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## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE 

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## Boards & Commissions

### NAME & ADDRESS

Hailee Handy-Alberti  
1285 Highland Dr Rockwall, TX 75087

### VOTER REGISTRATION

**Registered Voter:** No

**Voter Registration Number:** N/A

### PHONE NUMBER & EMAIL

**Phone:**

**Email:**

### PERSONAL DETAILS

Hello! My name is Hailee, I own Enchanting Aesthetics on the square, I also have been appointed 2nd VP on the Downtown Rockwall Association. I am big into community events and a visionary on a daily basis always exploring and reaching for growth and improve menus within my self and my community.

My background is in PR marketing and Aesthetics. I am mother and wife, with that my family and I like to be active. We're apart of a bowling league as a family, my son is on RHS wrestling, and my daughter is starting 1st grade and goes to Rockwall Gymnastics.

My visions of a community are Family values brought into a community as one. I like to be a problem solver with an open mind. Most people describe me as creative, passionate, and dedicated. I put my efforts in 110% on projects

### BOARDS & COMMISSIONS

**Interested in Special Committee or Projects?** Yes

### ART COMMISSION

### MAIN STREET BOARD