

AGENDA



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
AUGUST 11, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

(III) APPOINTMENTS

- (1) Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

(IV) CONSENT AGENDA

- (2) Approval of Minutes for the July 28, 2020 Planning and Zoning Commission meeting.

(3) **SP2020-012 (DAVID GONZALES)**

Discuss and consider a request by Cody Johnson of Cody Johnson Studio, LLC on behalf of Jose Campos of Hines for the approval of a Site Plan for the *amenities center* for the Saddle Star Estates Subdivision being a 0.782-acre portion of a larger two (2) acre tract of land identified as Tract 1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 Bypass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

(4) **SP2020-017 (DAVID GONZALES)**

Discuss and consider a request by Jimmy McClintock of HWY 66 Properties, LP for the approval of a Site Plan for an *office building* on a 0.28-acre parcel of land identified as Lot 2-R, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 407 W. Washington Street, and take any action necessary.

(V) PUBLIC HEARING ITEMS

(5) **Z2020-030 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an *accessory building that exceeds the maximum square footage* on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and take any action necessary.

(6) **Z2020-031 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners C. D. T. Rockwall 2017, LLC for the approval of a Zoning Amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] for the purpose of amending the development standards contained in *Ordinance No. 16-39* for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 Bypass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and Featherstone Drive, and take any action necessary.

(7) **Z2020-032 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Erick Cruz Mendoza 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 0.165-acre parcel of land identified as Lot 873-A, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 481 Blanche Drive, and take any action necessary.

(VI) ACTION ITEMS

(8) **P2020-029 (DAVID GONZALES)**

Discuss and consider a request by DR Horton – Texas, LTD on behalf of DMDS Land Company, LLC for the approval of a Preliminary Plat for River Rock Trails, Phase 1A Addition being a 35.28-acre portion of a larger 1,225.721-acre tract of land

identified as Tract 11 of the F. Baugess Survey, Abstract No. 7, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally north of the intersection of FM-548 and High Plains Trail, and take any action necessary.

(9) **SP2020-013 (HENRY LEE)**

Discuss and consider a request by Lee Hoffman of Camp Constriction Services on behalf of Yao Wang of WDC Pebblebrook Apartments, LLC for the approval of a Site Plan for the amenities center for the Pebblebrook Apartment Complex being a 11.579-acre parcel of land identified as Lot 1, Block A, Pebblebrook Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1410 S. Goliad Street, and take any action necessary.

(10) **SP2020-015 (HENRY LEE)**

Discuss and consider a request by Nate Colbert on behalf of Proton PRC LTD for the approval of a Site Plan for incidental display in conjunction with retail store with gasoline sales on a 0.483-acre parcel of land identified as a portion of Lot 1 of the Stonebridge Center, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 715 W. Rusk Street, and take any action necessary.

(VII) DISCUSSION ITEMS

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

- P2020-028: Replat for Lot 9, Block A, Bodin Industrial Tract (**APPROVED**)
- Z2020-023: SUP for *Residential Infill Adjacent to an Established Subdivision* for 54 Shadydale Lane (**APPROVED; 2ND READING**)
- Z2020-024: Zoning Amendment to Planned Development District 78 (PD-78) (**APPROVED; 2ND READING**)
- Z2020-025: SUP for a *General Retail Store and Hair Salon and/or Manicurist* for 507 N. Goliad Street (**APPROVED; 2ND READING**)
- Z2020-027: SUP for a *General Retail Store and Banquet Facility/Event Hall* for 803 N. Goliad Street (**APPROVED; 2ND READING**)
- Z2020-028: Zoning Amendment to Planned Development District 10 (PD-10) (**APPROVED; 2ND READING**)
- Z2020-029: Zoning Change (AG to SFE-2.0) (**APPROVED; 2ND READING**)

(VIII) ADJOURNMENT

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

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on August 7, 2020 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
AUGUST 11, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

(II) ACTION ITEMS

(1) **SP2020-017 (DAVID GONZALES)**

Discuss and consider a request by Jimmy McClintock of HWY 66 Properties, LP for the approval of a Site Plan for an *office building* on a 0.28-acre parcel of land identified as Lot 2-R, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 407 W. Washington Street, and take any action necessary.

(III) ADJOURNMENT

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

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on August 7, 2020 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 28, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:01 PM. Commissioners present were John Womble, Tracey Logan, Mark Moeller, and Vice-Chairman Jerry Welch. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planner Henry Lee, Planning and Zoning Coordinator Angelica Gamez, and City Engineer Amy Williams.

II. OPEN FORUM

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

III. APPOINTMENTS

1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural Review Board meeting.

IV. CONSENT AGENDA

2. Approval of Minutes for the July 14, 2020 Planning and Zoning Commission meeting.

3. **P2020-028 (HENRY LEE)**

Consider a request by Hellen Byrd of Platinum Construction on behalf of Ron Valk of Saro Partners, LLC for the approval of a Replat for Lot 9, Block A, Bodin Industrial Tract being a 2.21-acre parcel of land identified as Lot 6, Block A, Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

Vice-Chairman Welch made a motion to approve the consent agenda. Commissioner Logan seconded the motion which passed by a vote of 5-0 with Commissioners Thomas and Fishman absent.

V. DISCUSSION ITEMS

4. **Z2020-030 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breezy Drive, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Mark Klecha
1748 Lake Breeze Drive
Rockwall, TX 75087

Mr. Klecha came forward and provided a brief summary in regards to the request. He explained that he was doing some remodeling and removed a shed and poured some concrete for a driveway. His goal was to place another shed on his property but, due to the layout, he was limited as to the placement. He worked with an Inspector who informed him of the requirements he would need to follow to add a shed. He started the process by wanting a detached garage but decided to present it as an accessory structure. The accessory structure is over the maximum square footage allowed which is why he is requesting the approval of a special use permit today.

Planning and Zoning Director Ryan Miller provided additional details in regards to the request. He explained that the applicant's structure is encroaching into the 6-foot side yard setback. Staff would need revised exhibits to clear that issue up or the applicant will need to go to Board of Adjustments first if he wants to proceed with that location. Mr. Miller added that that process would be a separate process that

58 would take place before the special use permit process. Currently, the applicant's structure exceeds the overall size but does meet the
59 height and other requirements in the Single-Family 10 (SF-10) District.
60

61 Commissioner Womble asked what the setbacks were and if the accessory structure would match the build of the house. Mr. Klecha stated
62 that he would have it match as much as he could but the rest would be hardie-board siding to match the color of his home.
63

64 Commissioner Logan asked if it would be a metal building to which Mr. Klecha answered that it would be a wooden structure with a metal
65 roof.
66

67 The applicant added that he does have future plans of insulating the structure, adding electricity and air conditioning, but no plumbing.
68

69 Chairman Chodun wanted further explanation in regards to the encroachment issue. Mr. Miller explained that the City requires a 6-foot
70 separation for the majority of accessory structures with the exception of small portable buildings which can be as close as 3-feet. Staff is
71 also requiring a structural engineer to review this project to ensure that the structure won't affect the retaining wall.
72

73 Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the
74 Commission for action at the next scheduled meeting on August 11, 2020.
75

76 5. Z2020-031 (RYAN MILLER)

77 Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners C. D. T.
78 Rockwall 2017, LLC for the approval of a Zoning Amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-39*]
79 for the purpose of amending the development standards contained in *Ordinance No. 16-39* for a 70.408-acre tract of land identified
80 as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned
81 Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass
82 Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard
83 and Featherstone Drive, and take any action necessary.
84

85 Chairman Chodun asked the applicant to come forward.
86

87 Pat Atkins
88 3076 Hays Lane
89 Rockwall, TX 75087
90

91 Mr. Atkins came forward and provided a brief summary in regards to the request. He is requesting the approval of a modification to the
92 garage requirements in the proposed Saddle Star Estates. Taylor Morrison would be the builder on Phase III of the project with the 80-foot
93 lots. Phase I and II already have the 70-foot products with the variation of 50% front and 50% swing. For Phase III, he is asking for 70%
94 swing and 30% front. Allowing them those percentages helps Taylor Morrison build the desired products.
95

96 Planning and Zoning Director Ryan Miller added additional details in regards to the request. Under the current ordinance, it allows for 50%
97 flat front entry and that's where the garage is even with the front façade 20-feet away from the street. Also, 50% are traditional or j-swing
98 where you come in at a hook and the garage faces the side property line. The yellow area shown calls for the 30% flat front entry and 70%
99 j-swing. Mr. Atkins is proposing to change it to allow 30% flat-front entry and then 70% j-swing or traditional swing. The change that the
100 applicant is bringing in would allow for, instead of the traditional j-swing that has a 2-car garage, he would allow for a 1-car garage and a
101 2-car garage facing the street. The reason it does not meet our current standards is because that garage would be setback ten (10) feet
102 which is less than twenty (20) feet from the front façade. Ultimately, the applicant is requesting to increase the number of non-conforming
103 garages allowed in the subdivision.
104

105 Vice-Chairman Welch asked if the 2-car garages would be on the swing or in the front. Mr. Miller answered that it allows for both due to
106 70% either being swing or have the new arrangement which is a modified swing.
107

108 Commissioner Womble wanted further elaboration as to why the applicant was requesting this. Mr. Atkins replied that it would give the
109 builder flexibility in providing a point of refinement and variation.
110

111 Commissioner Logan asked about the setback variations. She wanted to ensure that the City was still getting the 25-foot setback.
112

113 Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the
114 Commission for action at the next scheduled meeting on August 11, 2020.
115

116 6. Z2020-032 (RYAN MILLER)

117 Hold a public hearing to discuss and consider a request by Erick Cruz Mendoza for the approval of a Specific Use Permit (SUP) for
118 Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.165-acre parcel of land
119 identified as Lot 873-A, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development
120 District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 481 Blanche Drive, and take any action necessary.
121

122 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. Staff wanted to ensure that the proposed
123 home was in line with the remainder of the community. Staff would still provide a windshield study and RCAD information showing what's
124 in the area. The proposed home appears to match all the requirements for a Single-Family 7 (SF-7) District. The garage is just narrowly
125 behind the front façade of the house but this is not atypical of home in Lake Rockwall Estates. He then advised the Commission that this
126 case will come back before the Commission for action on August 11, 2020.
127

128 7. P2020-029 (DAVID GONZALES)

129 Discuss and consider a request by DR Horton – Texas, LTD on behalf of DMDS Land Company, LLC for the approval of a
130 Preliminary Plat for River Rock Trails, Phase 1A Addition being a 35.28-acre portion of a larger 1,225.721-acre tract of land identified
131 as Tract 11 of the F. Baugess Survey, Abstract No. 7, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial
132 Jurisdiction (ETJ), generally north of the intersection of FM-548 and High Plains Trail, and take any action necessary.
133

134 Chairman Chodun asked the applicant to come forward.

135
136 Jeff Miles
137 802 N. Kealy Ave.
138 Lewisville, TX 75057
139

140 Mr. Miles came forward representing DR Horton and provided a brief summary in regards to the request. He expressed that they had
141 **experienced challenges with the utilities for that land due to it being situated within the City of Rockwall's Extraterritorial Jurisdiction**
142 (ETJ). Mr. Miles has spoken with Blackland Water Supply, as they are the main water provider in the area, in regards to them working with
143 the City to increase the capacity of the water. They also explained to him that there are other sources available as well for their
144 development. They will also be providing a will-serve letter to the City from Blackland Water Supply. In regards to sewer, he mentioned
145 that this property is in a WCID, which is a sewer district, and it was created in 2012 due to there not being a closer provider for at least
146 five miles. This will allow Mr. Miles to service their land and other future land as well. There are various gas easements that run across this
147 **property along with a spine road that'll run thru the property.** Mr. Miles mentioned that there would be numerous parks, amenity centers,
148 and trails.
149

150 Planning and Zoning Director Ryan Miller asked if the TCQ had approved the WCID yet to which Mr. Miles answered that it had been in
151 place since 2012.
152

153 Chairman Chodun asked how many phases in total there would be and what the anticipated takedown schedule would be. Mr. Miles replied
154 that there would be about 25-30 phases and that they planned on being out here for the next twenty years.
155

156 Vice-Chairman Welch asked if they were still restricted to 60-foot lots and 12-foot space between homes. Planning and Zoning Manager
157 David Gonzales answered that those requirements for zoning within City limits and not in the ETJ.
158

159 Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the
160 Commission for action at the next scheduled meeting on August 11, 2020.
161

162 8. SP2020-012 (DAVID GONZALES)

163 Discuss and consider a request by Cody Johnson of Cody Johnson Studio, LLC on behalf of Jose Campos of Hines for the approval
164 of a Site Plan for the *amenities center* for the Saddle Star Estates Subdivision being a 0.782-acre portion of a larger two (2) acre
165 tract of land identified as Tract 1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned
166 Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass
167 Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action
168 necessary.
169

170 Chairman Chodun asked the applicant to come forward.

171
172 Cody Johnson
173 8720 Pine Valley Dr.
174 McKinney, TX 75070
175

176 Mr. Johnson came forward and provided a brief summary in regards to the request. The applicant explained that this amenity center is
177 **required in the PD and they're proposing a clubhouse, swimming pool, community garden, and playground.** There are plans under review
178 to extend the streets and utility services to the site.
179

180 City Engineer Amy Williams added that the City does not have the right to serve water so they cannot be tapping into the water line
181 until we get a right-to-serve from Mount Zion.
182

183 Planning and Zoning Manager David Gonzales added that since ARB recommended a motion for approval on this item then it would be
184 placed under Consent Agenda at the next meeting.
185

186 Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the
187 Commission for action at the next scheduled meeting on August 11, 2020.

188
189 9. SP2020-013 (HENRY LEE)

190 Discuss and consider a request by Lee Hoffman of Camp Constriction Services on behalf of Yao Wang of WDC Pebblebrook
191 Apartments, LLC for the approval of a Site Plan for the amenities center for the Pebblebrook Apartment Complex being a 11.579-
192 acre parcel of land identified as Lot 1, Block A, Pebblebrook Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family
193 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1410 S. Goliad Street, and take any
194 action necessary.
195

196 Chairman Chodun asked the applicant to come forward.

197
198 Lee Hoffman
199 5423 Bear Creek Court
200 Irving, TX 75061
201

202 Mr. Hoffman came forward and provided a brief summary in regards to the request. The applicant is adding to an existing amenity area at
203 the Pebblebrook Apartment Complex.

204
205 Planner Henry Lee identified that there was one exception with the property which would be for roof pitch. They will be providing canopy
206 trees which would serve as compensatory measures.

207
208 Commissioner Logan asked where the amenity center was going to be on the property.
209

210 Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the
211 Commission for action at the next scheduled meeting on August 11, 2020.
212

213 10. SP2020-015 (HENRY LEE)

214 Discuss and consider a request by Nate Colbert on behalf of Proton PRC LTD for the approval of a Site Plan for incidental display
215 in conjunction with retail store with gasoline sales on a 0.483-acre parcel of land identified as a portion of Lot 1 of the Stonebridge
216 Center Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-66 Overlay
217 (SH-66 OV) District, addressed as 715 W. Rusk Street, and take any action necessary.
218

219 Chairman Chodun asked the applicant to come forward.

220
221 Nate Colbert
222 402 Country Ridge Rd.
223 Rockwall, TX 75087
224

225 Mr. Colbert came forward and provided a brief history in regards to the request. Over the past four months, he has had 2 tables set up at
226 the current gas station selling fruits and vegetables. He was told he was not allowed to run the stand without a Special Events Permit so
227 he obtained one but it only allows him to sell and setup once a month. His goal is to have the corner store be an actual neighborhood
228 corner store. He explained that it would primarily be Saturdays outside by the gas pumps but would like to have the flexibility to do it other
229 days as well. He also mentioned that nothing is set up for permanent storage and it gets taken up every night.
230

231 Commissioner Womble asked if he was seeking approval for just the weekends or if he was looking to continue doing this at leisure. He
232 also asked about the placement of the tables and asked if right now they were set up next to a functioning pump. Mr. Miles added that they
233 would like the leisure to show the zones A or B shown by the pumps or use the space in a parking spot that is not required.
234

235 Planner Henry Lee explained a brief history to the Commission in regards to the Commission. This case was referred to Staff from Code
236 Enforcement and since this was a case of incidental display then he would need to submit a limited site plan. The Special Events Permit
237 that he obtained was only valid until July 15, 2020, and the applicant had his tables set up this weekend, making him in violation of this
238 and if it continues then action would have to be taken by the Code Enforcement department. In terms of the site plan, there have been
239 three (3) exemptions identified which would require six (6) compensatory measures and, if nothing else is changed, then there are two (2)
240 other exemptions making the total five (5) exemptions with ten (10) compensatory measures. Currently, the limited site plan also does not
241 meet any of our incidental display standards.
242

243 Planning and Zoning Director Ryan Miller added that the property is not zoned for what the applicant is requesting and does not meet any
244 of the requirements for incidental display. Effective, the Commission is being asked to waive all the requirements to allow the applicant to
245 operate incidental display in the parking area in vehicular zones and away from the building.
246

247 Vice-Chairman Welch asked about a BBQ truck located on the property. The applicant replied that it is operated by him and his brother
248 and they have been permitted by the City to sell at that location.
249

250 Commissioner Logan asked the applicant if he was able to sell the produce inside the store. Mr. Colbert replied that they do but they can't
251 stage it all inside. Commissioner Logan then asked if they were able to have a display outside of the store but due to the small square
252 footage, and the existing propane and ice machine, then they are very limited in space available for incidental display.
253

254 Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the
255 Commission for action at the next scheduled meeting on August 11, 2020.
256

257 11. **SP2020-017 (DAVID GONZALES)**

258 Discuss and consider a request by Jimmy McClintock of HWY 66 Properties, LP for the approval of a Site Plan for an *office building*
259 on a 0.28-acre parcel of land identified as Lot 2-R, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas,
260 zoned Downtown (DT) District, addressed as 407 W. Washington Street, and take any action necessary.
261

262 Chairman Chodun asked the applicant to come forward.
263

264 Ross Ramsey
265 2235 Ridge Road
266 Rockwall, TX 75032
267

268 Mr. Ramsey came forward and provided a brief summary in regards to the request. He explained that last December the Commission
269 approved the adjacent property which was for a 16,000 square foot building. They are now seeking approval of a 4,000 square foot, two
270 story office building similar in character but different in color to the previous one that was approved. They also will not be asking for any
271 variances and added that this building was already 50% leased.
272

273 Chairman Chodun asked if the ARB had any issues with the rendering items. Mr. Gonzales added that ARB had a few recommendations
274 that were forwarded to the applicant so there will be slight changes next time it comes before the Commission.
275

276 Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the
277 Commission for action at the next scheduled meeting on August 11, 2020.
278
279

280 12. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
281

- 282 • P2020-019: Final Plat for the North Gate Subdivision [APPROVED]
- 283 • P2020-020: Replat for Lot 33, Block A, Ridgecrest Addition [APPROVED]
- 284 • Z2020-023: SUP for *Residential Infill Adjacent to an Established Subdivision* for 54 Shadydale Lane [APPROVED; 1st READING]
- 285 • Z2020-024: Zoning Amendment to Planned Development District 78 (PD-78) [APPROVED; 1st READING]
- 286 • Z2020-025: SUP for a *General Retail Store and Hair Salon and/or Manicurist* for 507 N. Goliad Street [APPROVED; 1st
287 READING]
- 288 • Z2020-026: SUP for a *Restaurant with Drive-Through, Less Than 2,000 SF* at 150 Pecan Valley Drive [WITHDRAWN; 1st
289 READING]
- 290 • Z2020-027: SUP for a *General Retail Store and Banquet Facility/Event Hall* for 803 N. Goliad Street [APPROVED; 1st READING]
- 291 • Z2020-028: Zoning Amendment to Planned Development District 10 (PD-10) [APPROVED; 1st READING]
- 292 • Z2020-029: Zoning Change (AG to SFE-2.0) [APPROVED; 1st READING]

293 Planning and Zoning Director Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council
294 meeting.
295

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297 VI. ADJOURNMENT

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299 Chairman Chodun adjourned the meeting at 6:59 PM.
300

301 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this
302 _____ day of _____, 2020.
303

304 _____
305 Eric Chodun, Chairman
306

307 Attest:

308 _____
309 Angelica Gamez, Planning and Zoning Coordinator
310
311



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: David Gonzales, Planning and Zoning Manager
DATE: August 11, 2020
SUBJECT: SP2020-012; *Site Plan for the Amenity Center for the Saddle Star Estates Addition*

The applicant, Cody Johnson of Cody Johnson Studio, LLC, is requesting approval of a site plan for an amenity center for the Saddle Star Estates Subdivision. The subject property is a 0.782-acre portion of a larger two (2) acre tract of land that is within the Open Space/Common Area for the Saddle Star Estates Subdivision. It is generally located at the southwest corner of the intersection of Roy's Drive and Randa's Way. On March 12, 2019, the Planning and Zoning Commission approved a PD Site Plan (*i.e. Case No. SP2019-005*) for Saddle Star South Subdivision, which included the proposed location for the amenity center, which is to be constructed with Phase 2 of the development. The site plan currently under consideration is a detail layout of this amenity center showing the landscape plan and amenities package, which include a swimming pool, community garden, and playground facilities. The ~1,909 SF amenity center will be constructed of stone and brick, and will have a composition and standing seam metal roof. On July 28, 2020, the Architectural Review Board (ARB) reviewed the proposed building elevations for the amenity center and is forwarding a recommendation of approval. This recommendation passed by a vote of vote of 4-0, with Board Members Meyrat, Neill, and Johnson absent. The proposed site plan meets all of the applicable technical requirements of Planned Development District 79 (PD-79), and as a result is being placed on the consent agenda 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. SP2020-012

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address TBD

Subdivision Saddle Star Estates Phase IIA Lot CA-4 Block TBD

General Location Intersection of Roys Drive and Randas Way

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	<u>PD-79</u>	Current Use	<u>Open Space</u>
Proposed Zoning	<u>Same</u>	Proposed Use	<u>Open Space / Amenity Center</u>
Acreage	<u>0.782</u>	Lots [Current]	<u>1</u>
		Lots [Proposed]	<u>1</u>

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	<u>Hines</u>	<input checked="" type="checkbox"/> Applicant	<u>Cody Johnson Studio, LLC</u>
Contact Person	<u>Jose Campos</u>	Contact Person	<u>Cody Johnson</u>
Address	<u>2200 Ross Ave. Suite 4200</u>	Address	<u>9720 Coit Road Suite 220-333</u>
City, State & Zip	<u>Dallas, TX 75201</u>	City, State & Zip	<u>Plano, TX 75025</u>
Phone	<u>214-882-1750</u>	Phone	<u>903-570-0162</u>
E-Mail	<u>jose.campos@hines.com</u>	E-Mail	<u>cody@codyjohnsonstudio.com</u>

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Jay [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 9th day of JULY, 2020. 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 9th day of JULY, 2020.

Owner's Signature

Jay

Notary Public in and for the State of Texas

Lisset Cervantes



My Commission Expires

2/19/2024

0 250 500 Feet

SP2020-012 - SADDLE STAR EST. AMENITY CTR
SITE PLAN - LOCATION MAP = 



PD-79

JOHNNY KING

EMILY

ROCKINGH

RANDAS



City of Rockwall

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

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



LEGEND

- | | | | |
|------------|---------------------------------------|-----|--|
| ⊙ | PROPOSED PARKING COUNT | ⊠ | PROPOSED DOMESTIC WATER METER |
| BFR | BARRIER FREE RAMP | ⊠ | PROPOSED IRRIGATION WATER METER |
| H/C | HANDICAP PARKING SPACE VAN ACCESSIBLE | — | 6'-0" HT. ORNAMENTAL METAL FENCE AS POOL FACILITY ENCLOSURE |
| FH | EXISTING FIRE HYDRANT | --- | 6'-0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE |
| ⊙ | EXISTING SANITARY SEWER MANHOLE | WG | 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE |
| + | EXISTING WATER MAIN W/ VALVE | G | 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE |
| — | EXISTING SANITARY SEWER | L | 5x5 SIDEWALK PASSING LANE AND/OR RAMP LANDING |
| — | EXISTING STORM | H | HANDICAP PARKING SIGN |
| — | EXISTING CURB INLET | DB | 10x10 CEDAR DAYBED |
| — | RIGHT-OF-WAY | — | 6'-0" PARK BENCH |
| - - - | EXISTING CONTOUR INTERVAL | ⊙ | TRASH RECEPTACLE |
| FFE 540.20 | FINISHED FLOOR ELEVATION | | |

LOT CA-4 SITE INFORMATION

ZONING: PD-79
 PROPOSED USE: PRIVATE RECREATION CENTER
 LAND AREA: 34,078.00 S.F. OR 0.782 ACRES
 BUILDING AREA: 1,909.00 SF
 BUILDING HEIGHT: 21'-0" (1 STORY)
 FLOOR TO AREA: 0.00057:1 [1,909/34,078]
 LOT COVERAGE: 0.056%

PARKING REQUIRED: 10 SPACES

PARKING PROVIDED: 10 TOTAL (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

PROPOSED IMPERVIOUS COVERAGE: 11,515.50 SF
 PROPOSED IMPERVIOUS RATIO: 0.3379 OR 33.79%

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- FOR ALL BARRIER FREE RAMPS NOTED ON PLAN, REFERENCE THE CITY OF ROCKWALL STANDARD CONSTRUCTION DETAILS.
- ALL HANDICAP PARKING SPACES SHALL BE A MINIMUM OF 11'-0" WIDTH x 20'-0" LENGTH WITH A 5'-0" LOADING AISLE.
- STANDARD PARALLEL PARKING SPACES SHALL BE A MINIMUM OF 9'-0" WIDTH x 20'-0" LENGTH.
- ALL PARKING SPACES SHALL BE EXISTING AND ARE PROPOSED FOR CITY REVIEW UNDER THE PHASE TWO DEVELOPMENT PLANS.
- THE PERIMETER FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
⊠	1.5"	1.5"	X		6"
⊠	1.5"	1.5"		X	

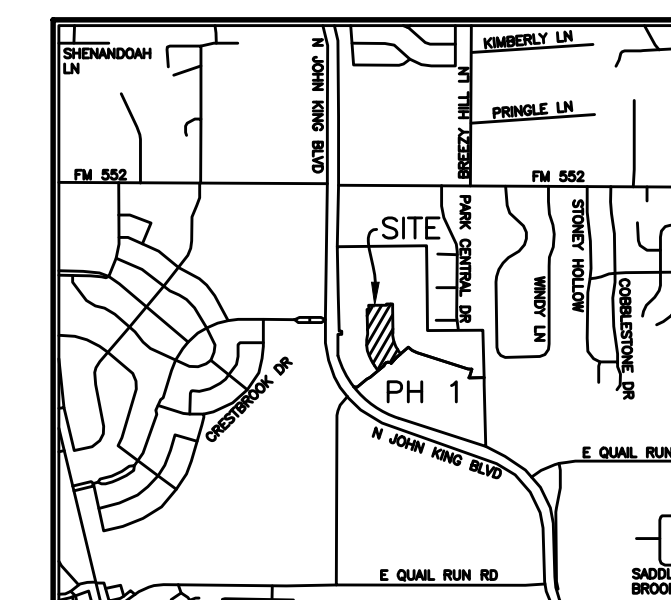
APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

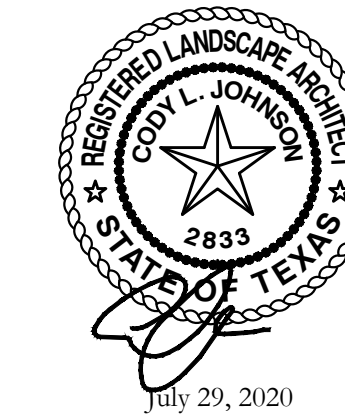
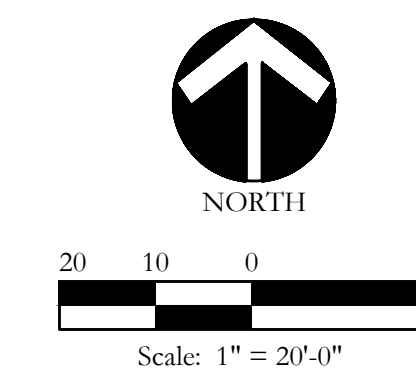
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning



LOCATION MAP
 NOT TO SCALE



SITE PLAN
SADDLE STAR ESTATES
SOUTH PHASE TWO A
LOT CA-4
~AMENITY CENTER~

BEING 0.782 ACERS SITUATED IN THE P.B. HARRISON SURVEY, A-97 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER / DEVELOPER:

HINES
 2200 ROSS AVENUE, SUITE 4200
 DALLAS, TEXAS 75201
 CONTACT: JOSE CAMPOS
 PH. (214) 882-1750

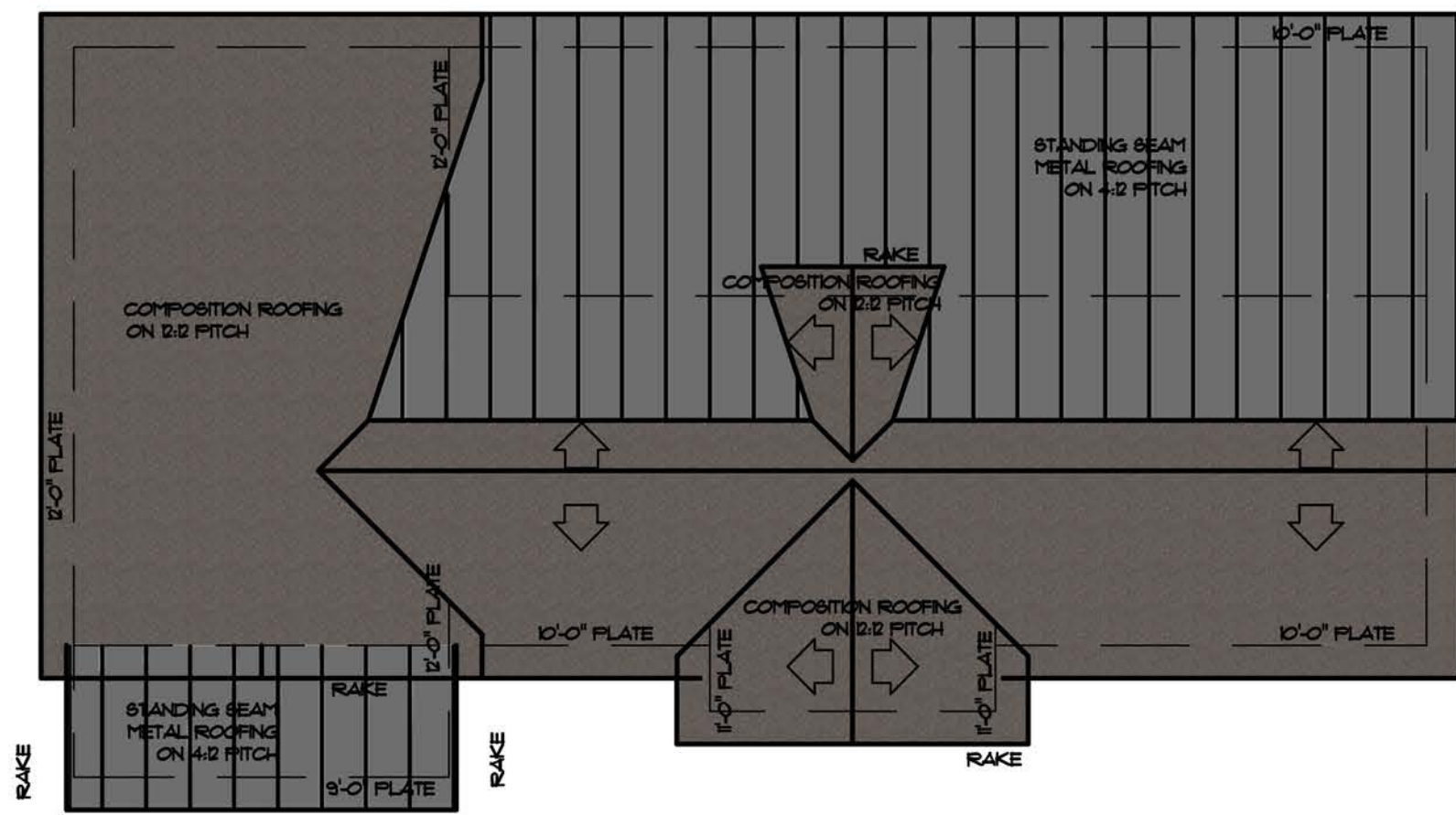
LANDSCAPE ARCHITECT:

CODY JOHNSON STUDIO, LLC
 9720 COIT ROAD, SUITE 220-333
 PLANO, TEXAS 75025
 PH. (903) 570-0162
 CONTACT: CODY JOHNSON, RLA, ASLA, LI
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

SUBMITTAL DATE: July 29, 2020

CITY PROJECT NO. SP2020-012

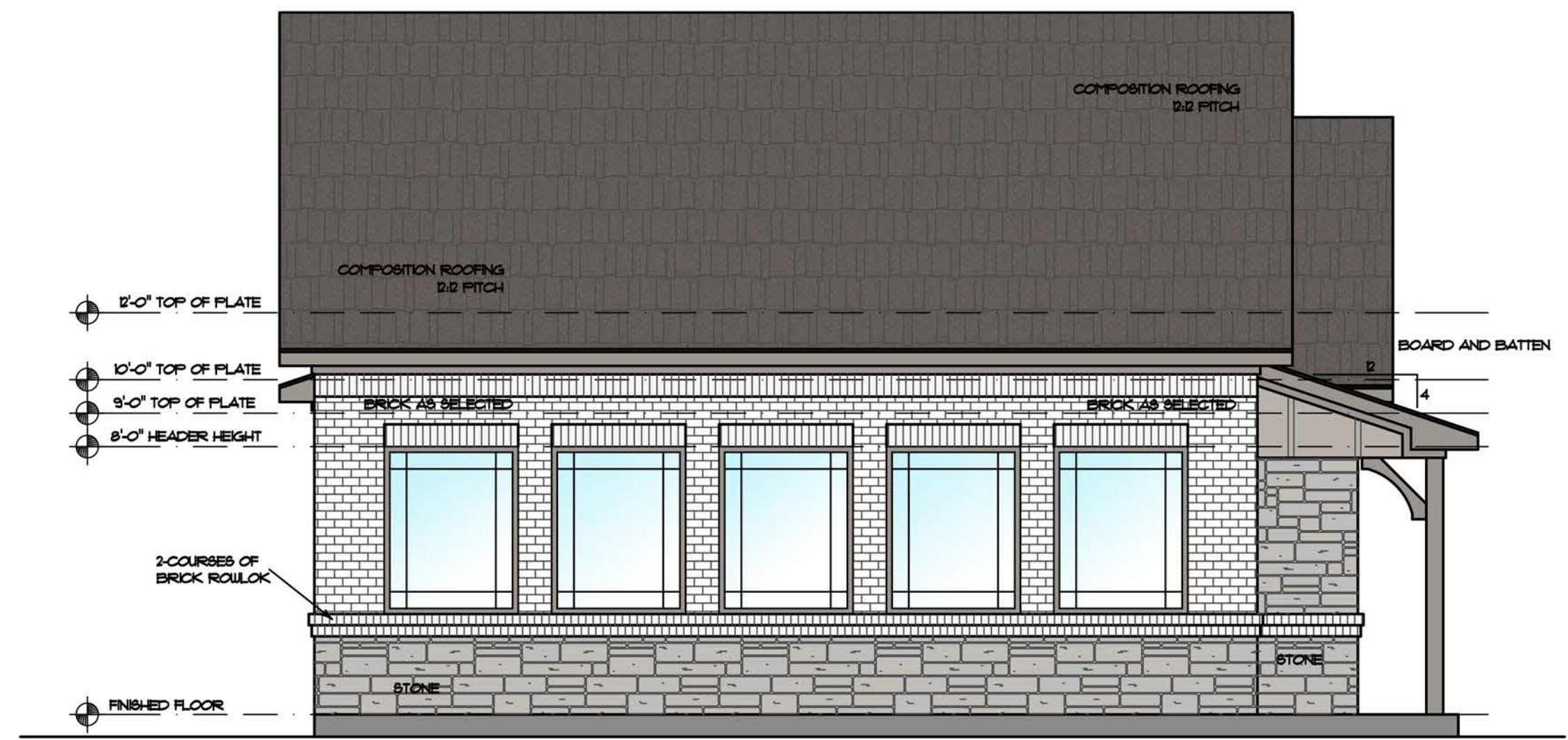
SP1



ROOF PLAN

ROOFING MATERIAL AS SPECIFIED
DOCS GUTTERED

SCALE 1/8"=1'0"



RIGHT ELEVATION

SCALE 1/4"=1'0"

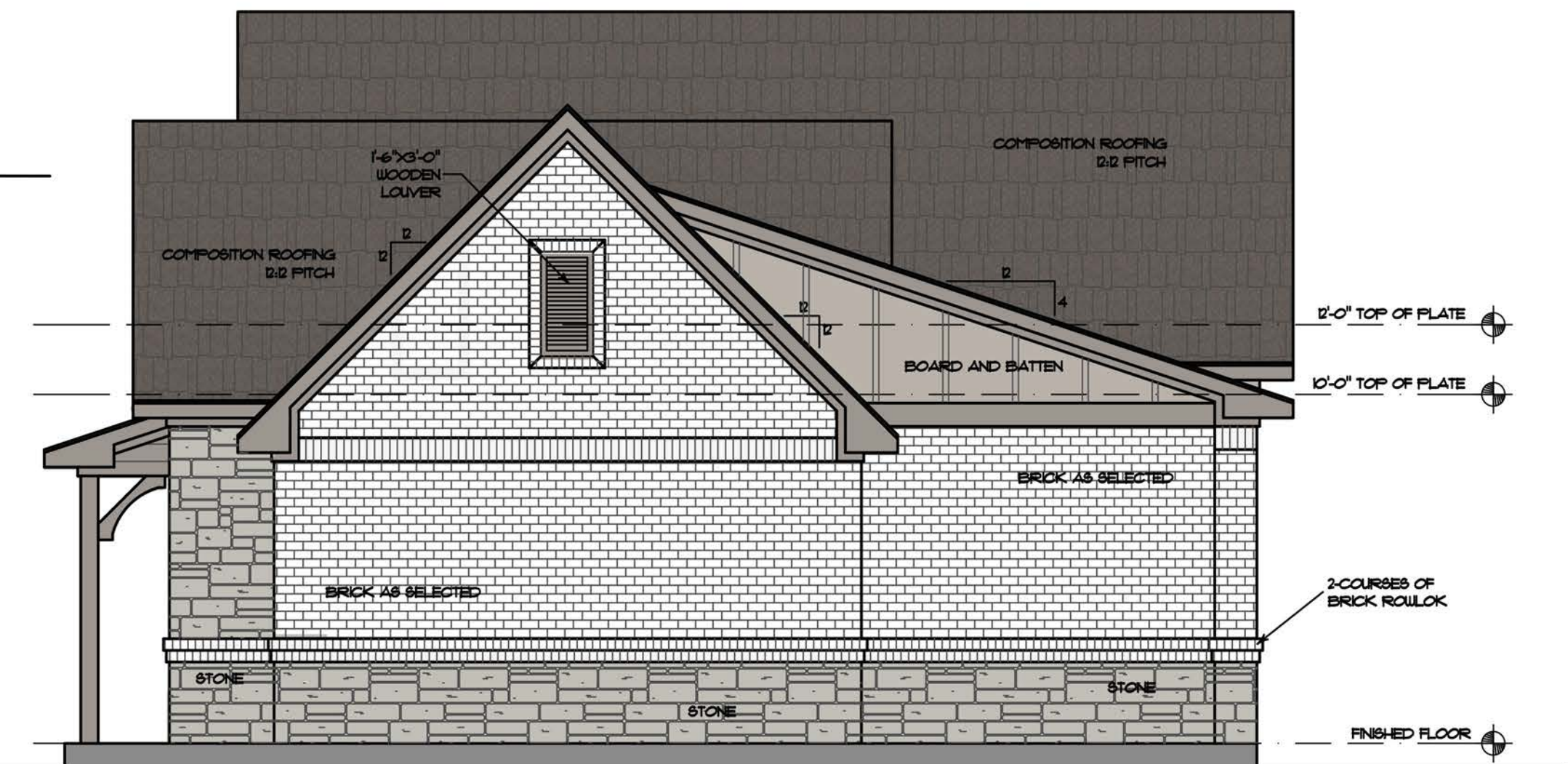
MATERIAL LIST	
BRICK	222 SQ. FT. 10.0%
STONE	87 SQ. FT. 21.5%
SIDING	8 SQ. FT. 2.5%
NET TOTAL	317 SQ. FT. 100%



REAR ELEVATION

SCALE 1/4"=1'0"

MATERIAL LIST	
BRICK	336 SQ. FT. 11.3%
STONE	90 SQ. FT. 20.6%
SIDING	9 SQ. FT. 2.1%
NET TOTAL	435 SQ. FT. 100%



LEFT ELEVATION

SCALE 1/4"=1'0"

MATERIAL LIST	
BRICK	263 SQ. FT. 67.5%
STONE	91 SQ. FT. 23.3%
SIDING	36 SQ. FT. 9.2%
NET TOTAL	390 SQ. FT. 100%



FRONT ELEVATION

SCALE 1/4"=1'0"

MATERIAL LIST	
BRICK	374 SQ. FT. 10.5%
STONE	87 SQ. FT. 23.5%
NET TOTAL	531 SQ. FT. 100%

OWNER / DEVELOPER:
HINES
2200 ROSS AVENUE, SUITE 4200
DALLAS, TEXAS 75201
CONTACT: JOSE CAMPOS
PH. (214) 882-1750

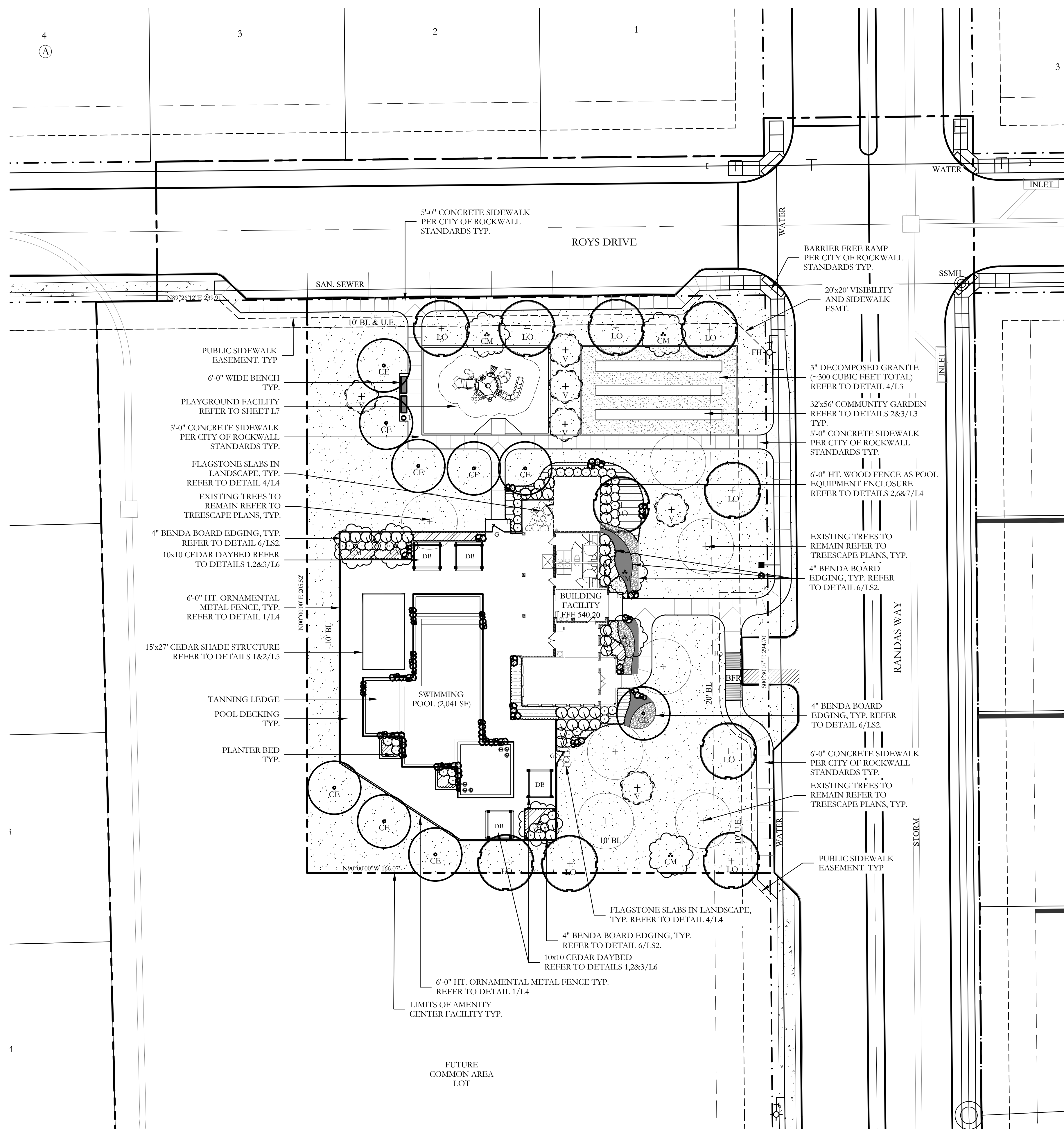
LANDSCAPE ARCHITECT:
CODY JOHNSON STUDIO, LLC
9720 COIT ROAD, SUITE 220-333
PLANO, TEXAS 75025
PH. (903) 570-0162
CONTACT: CODY JOHNSON, RLA, ASLA, LI
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

BUILDING ELEVATIONS
SADDLE STAR ESTATES
SOUTH PHASE TWO A
LOT CA-4
~AMENITY CENTER~

BEING 0.782 ACERS SITUATED IN THE P.B.
HARRISON SURVEY, A-97
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: April 17, 2020

PH1



LANDSCAPE PROVIDED

- ROYS DRIVE**
 A. MINIMUM TEN (10) FOOT LANDSCAPE EDGE PROVIDED
 B. 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE
 164 LF OF FRONTAGE / 50 LF = 4-4" CAL. TREES REQUIRED
 PROVIDED: 4-4" CALIPER CANOPY TREES PROVIDED
- RANDAS WAY**
 A. MINIMUM TEN (10) FOOT LANDSCAPE EDGE PROVIDED
 B. 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE
 207 LF OF FRONTAGE / 50 LF = 5-4" CAL. TREES REQUIRED
 PROVIDED: 4-4" CALIPER CANOPY TREES PROVIDED
 PLUS 3 EXISTING TREES REMAIN.
- NOTE:**
 A. IRRIGATION DESIGN WILL MEET REQUIREMENTS OF UDC.
 B. TREES SHALL BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER AND STORM SEWER LINES.

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	CM	CRAPE MYRTLE 'NATCHEZ'	LAGERSTROEMIA INDICA 'NATCHEZ'	2" CALIPER	AS SHOWN
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.
		SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	5 GALLON	36" O.C.
		DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.
		WEeping LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	3/4" DIAMETER
		TEXAS RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	1'-5" DIAMETER REFER TO DETAIL 1/LS2	TON	AS SHOWN

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

 Planning & Zoning Commission, Chairman

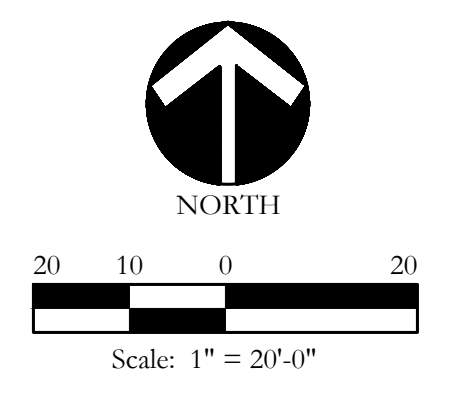
 Director of Planning and Zoning

LOT CA-4 SITE INFORMATION
 ZONING: PD-79
 PROPOSED USE: PRIVATE RECREATION CENTER
 LAND AREA: 34,078.00 S.F. OR 0.782 ACRES

BUILDING AREA: 1,909.00 SF
 BUILDING HEIGHT: 21'-0" (1 STORY)
 FLOOR TO AREA: 0.00057:1 [1,909/34,078]
 LOT COVERAGE: 0.056%

PARKING REQUIRED: 10 SPACES
 PARKING PROVIDED: 10 TOTAL (WITH 1 HANDICAP)
 HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

PROPOSED IMPERVIOUS COVERAGE: 11,515.50 SF
 PROPOSED IMPERVIOUS RATIO: 0.3379 OR 33.79%



July 29, 2020

**LANDSCAPE PLAN
 SADDLE STAR ESTATES
 SOUTH PHASE TWO A
 LOT CA-4
 ~AMENITY CENTER~**

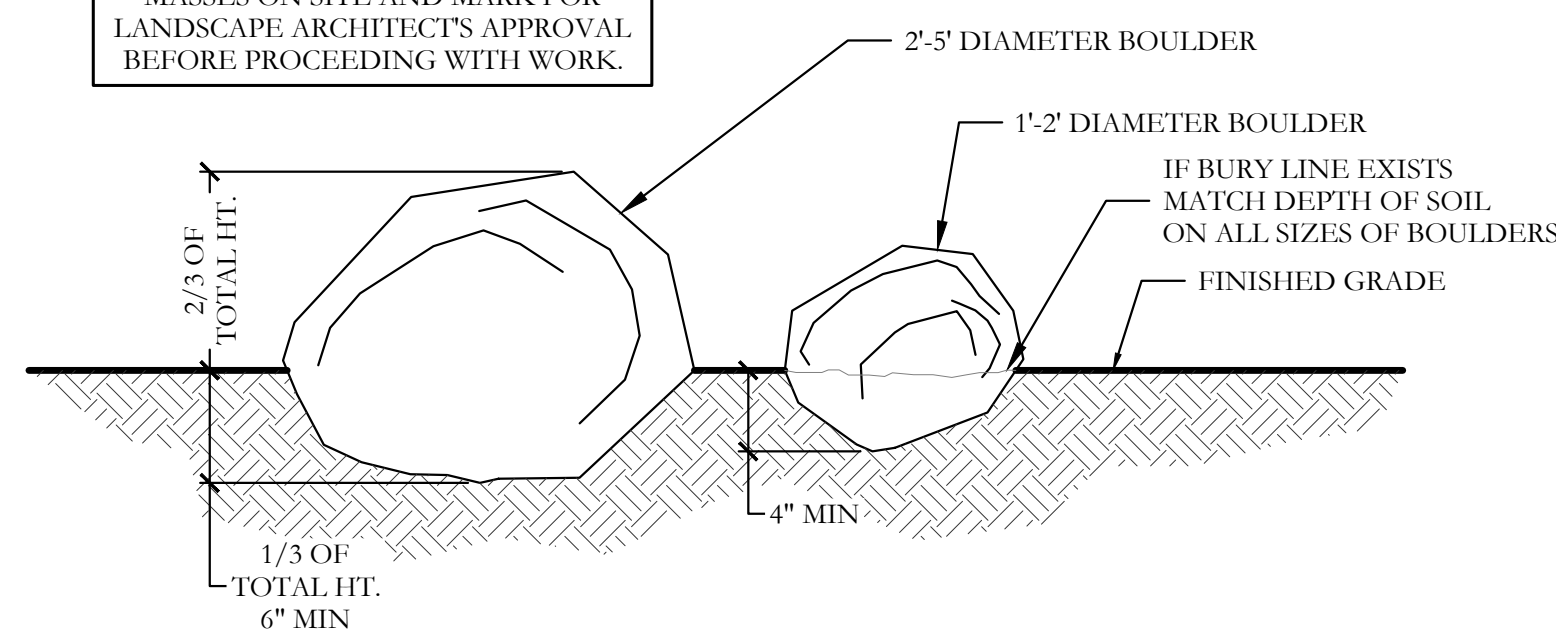
BEING 0.782 ACERS SITUATED IN THE P.B. HARRISON SURVEY, A-97 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER / DEVELOPER:
 HINES
 2200 ROSS AVENUE, SUITE 4200
 DALLAS, TEXAS 75201
 CONTACT: JOSE CAMPOS
 PH. (214) 882-1750

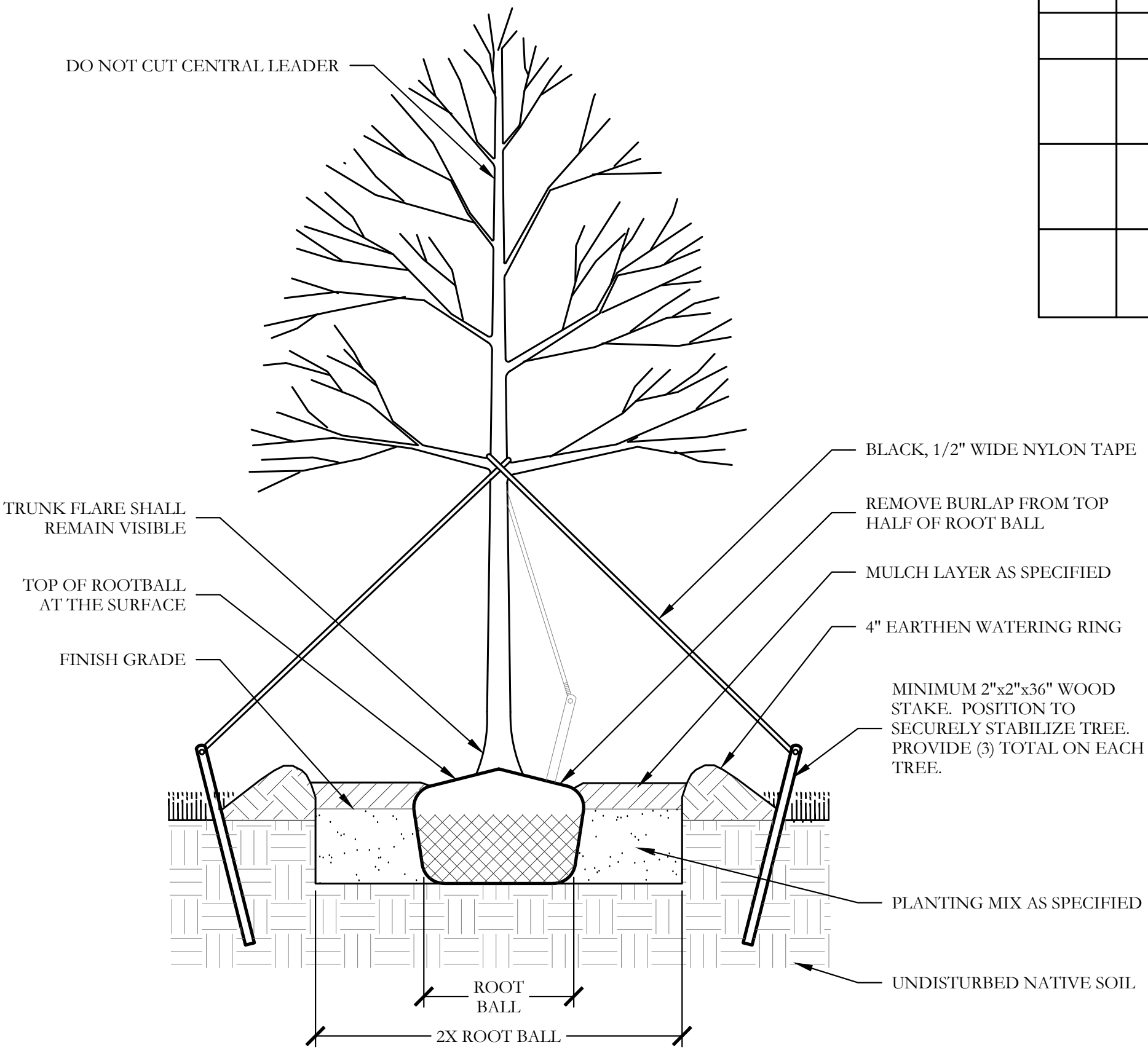
LANDSCAPE ARCHITECT:
 CODY JOHNSON STUDIO, LLC
 9720 COIT ROAD, SUITE 220-333
 PLANO, TEXAS 75025
 PH. (903) 570-0162
 CONTACT: CODY JOHNSON, RLA, ASLA, LI
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

CITY PROJECT NO. SP2020-012

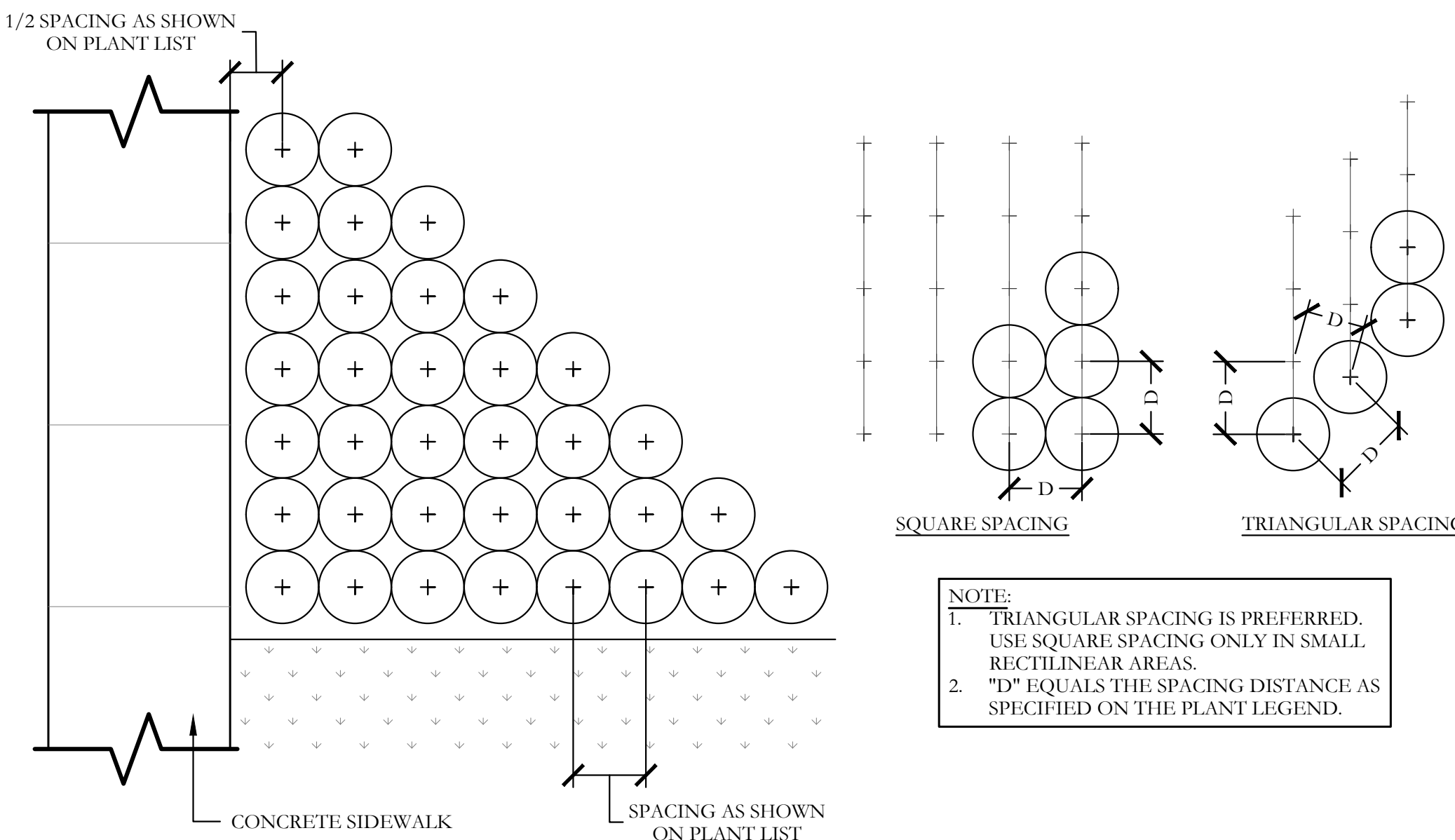
NOTE: FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.



1 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE



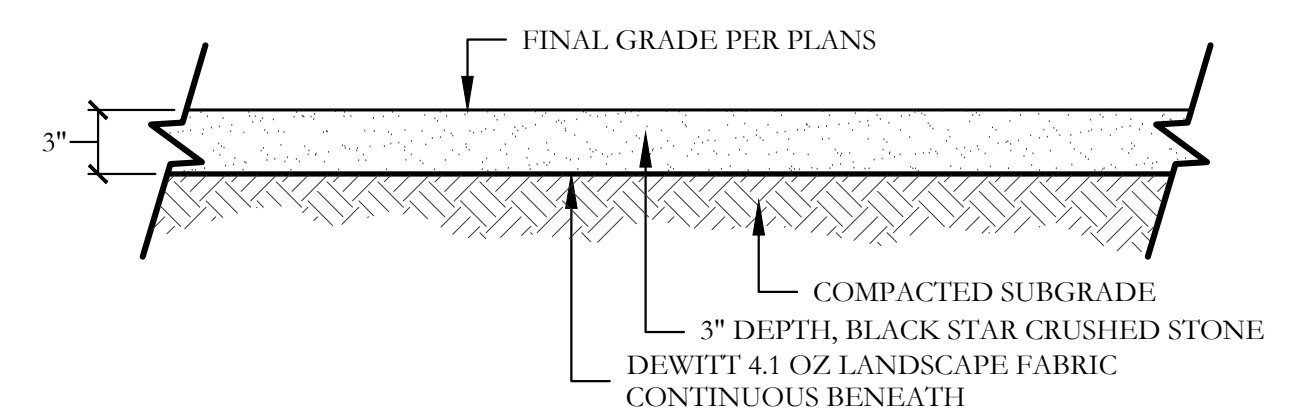
2 TYPICAL TREE PLANTING SECTION NOT TO SCALE



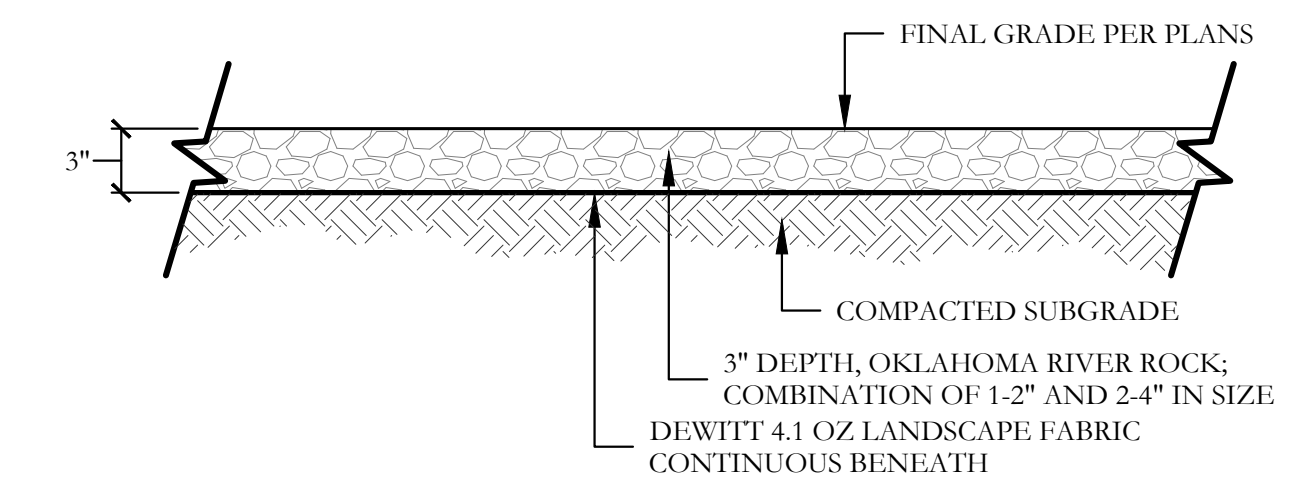
NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.

3 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION

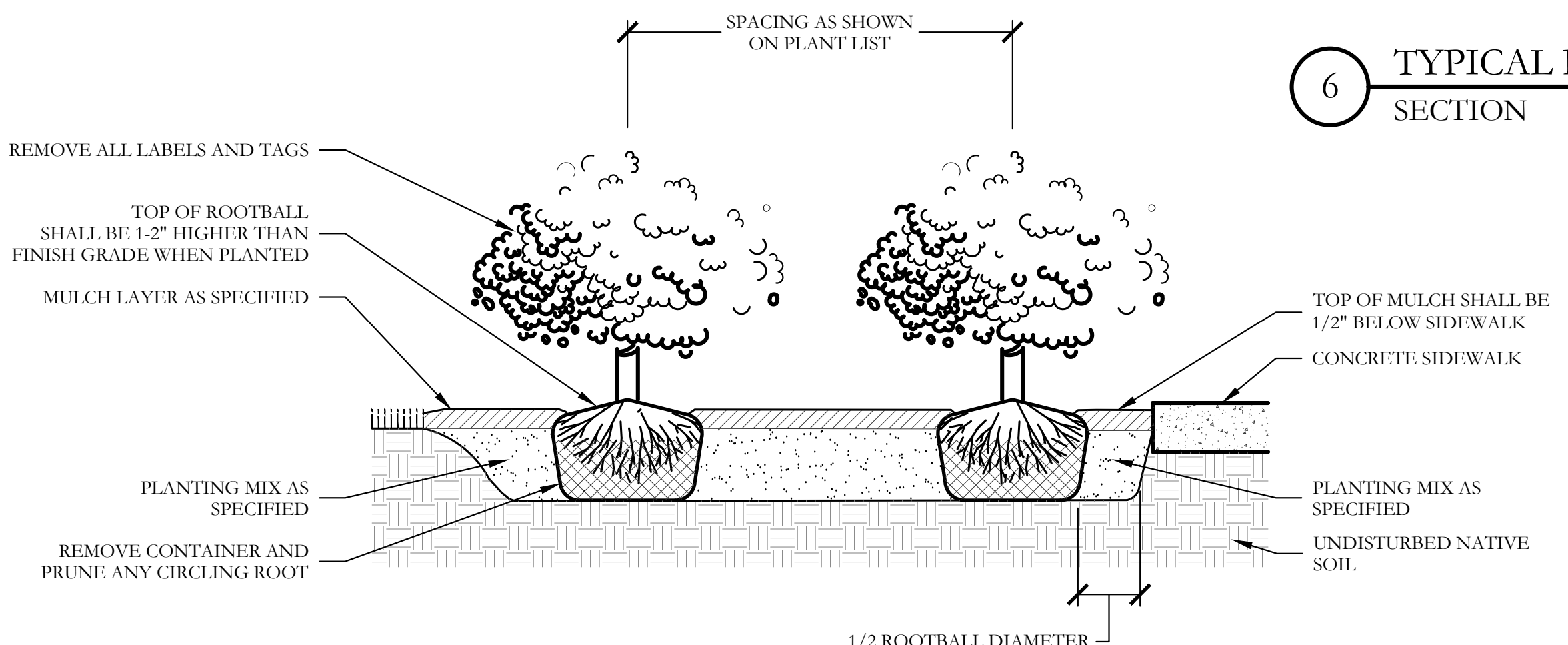
PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	10	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	9	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
V	6	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
CM	8	CRAPE MYRTLE 'NATCHEZ'	LAGERSTROEMIA INDICA 'NATCHEZ'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	38	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	44	SUNSHINE LIGISTRUM	LIGISTRUM SINENSE 'SUNSHINE'	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	85	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	240	WEeping LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	135	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	17,745	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	180	BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.0 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	3/4" DIAMETER	MINIMUM 100% COVERAGE ALL AREAS SHOWN. REFER TO DETAIL 4/L/2.
	220	TEXAS RIVER ROCK; MIXTURE OF	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.0 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4" DIAMETER	MINIMUM 100% COVERAGE ALL AREAS SHOWN. REFER TO DETAIL 5/L/2.
	5	OKLAHOMA MOSS ROCK BOULDERS	50 LB TO 250 LB MAX SIZE	TON	AS SHOWN	FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK. REFER TO DETAIL 1/L/2.



4 BLACK STAR CRUSHED STONE DETAIL SECTION SCALE: 1" = 1'-0"



5 OKLAHOMA RIVER ROCK BED SECTION SCALE: 1" = 1'-0"



6 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE

GENERAL LANDSCAPE NOTES

- INSPECTIONS:**
- EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT- CONTACT THE PUBLIC WORKS DEPARTMENT.
 - THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 - THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.
- LANDSCAPE STANDARDS:**
- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
 - UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
 - A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
 - STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (5') MINIMUM FROM THE WATER METER.
 - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
 - TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 - A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
 - TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 - ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL FILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
 - ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
 - NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.
- IRRIGATION STANDARDS:**
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
 - CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
 - IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
 - MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
 - ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
 - VALVES SHALL BE LOCATED A MINIMUM OF (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 - THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
 - IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 - NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.
- MAINTENANCE STANDARDS:**
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 - NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
 - TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
 - TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).
- TREE PROTECTION NOTES:**
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
 - ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
 - PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
 - NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
 - NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
 - VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
 - GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
 - NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
 - ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULLED OFF-SITE.
 - ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman
Director of Planning and Zoning

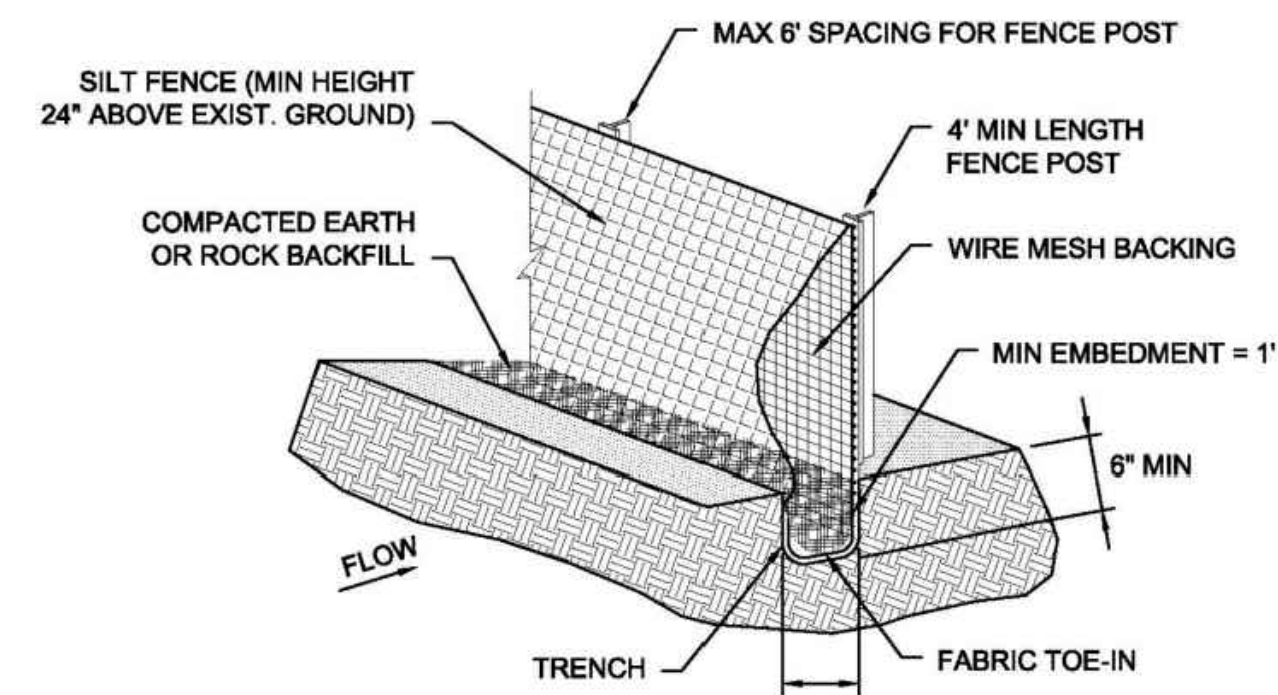
LANDSCAPE DETAIL
SADDLE STAR ESTATES
SOUTH PHASE TWO A
LOT CA-4
~AMENITY CENTER~

BEING 0.782 ACERS SITUATED IN THE P.B. HARRISON SURVEY, A-97 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

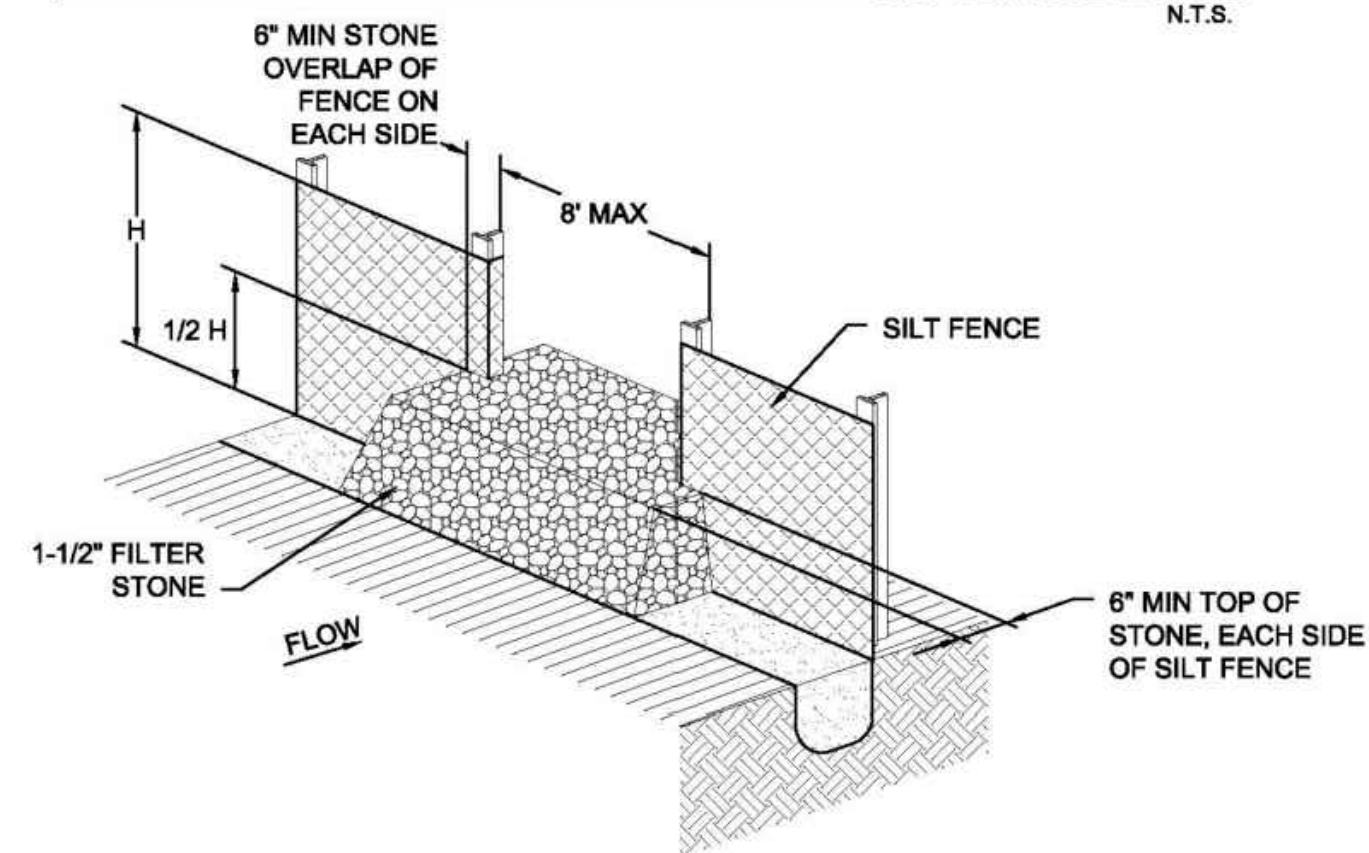
OWNER / DEVELOPER:
HINES
2200 ROSS AVENUE, SUITE 4200
DALLAS, TEXAS 75201
CONTACT: JOSE CAMPOS
PH. (214) 882-1750

LANDSCAPE ARCHITECT:
CODY JOHNSON STUDIO, LLC
9720 COIT ROAD, SUITE 220-333
PLANO, TEXAS 75025
PH. (903) 570-0162
CONTACT: CODY JOHNSON, RLA, ASLA, LI
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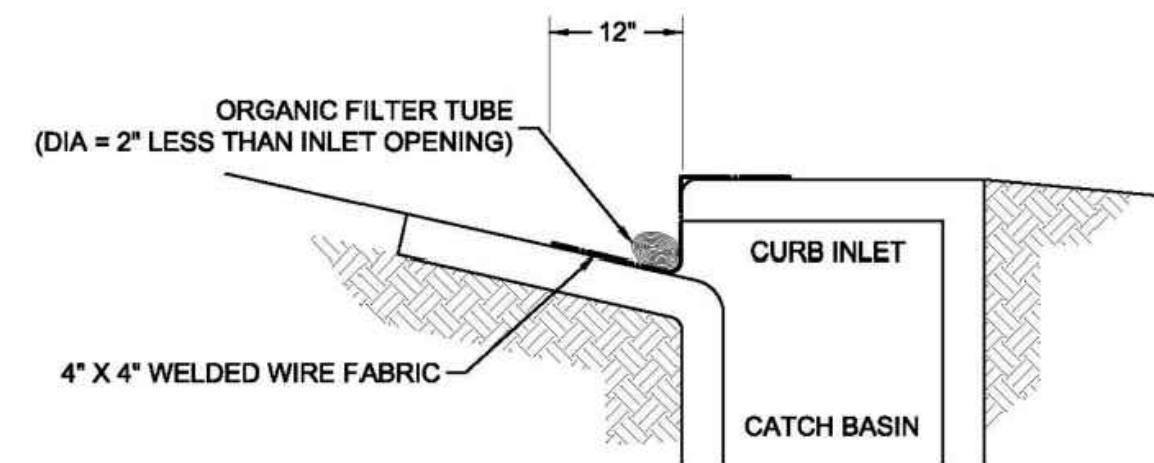


SILT FENCE EXAMPLE
N.T.S.

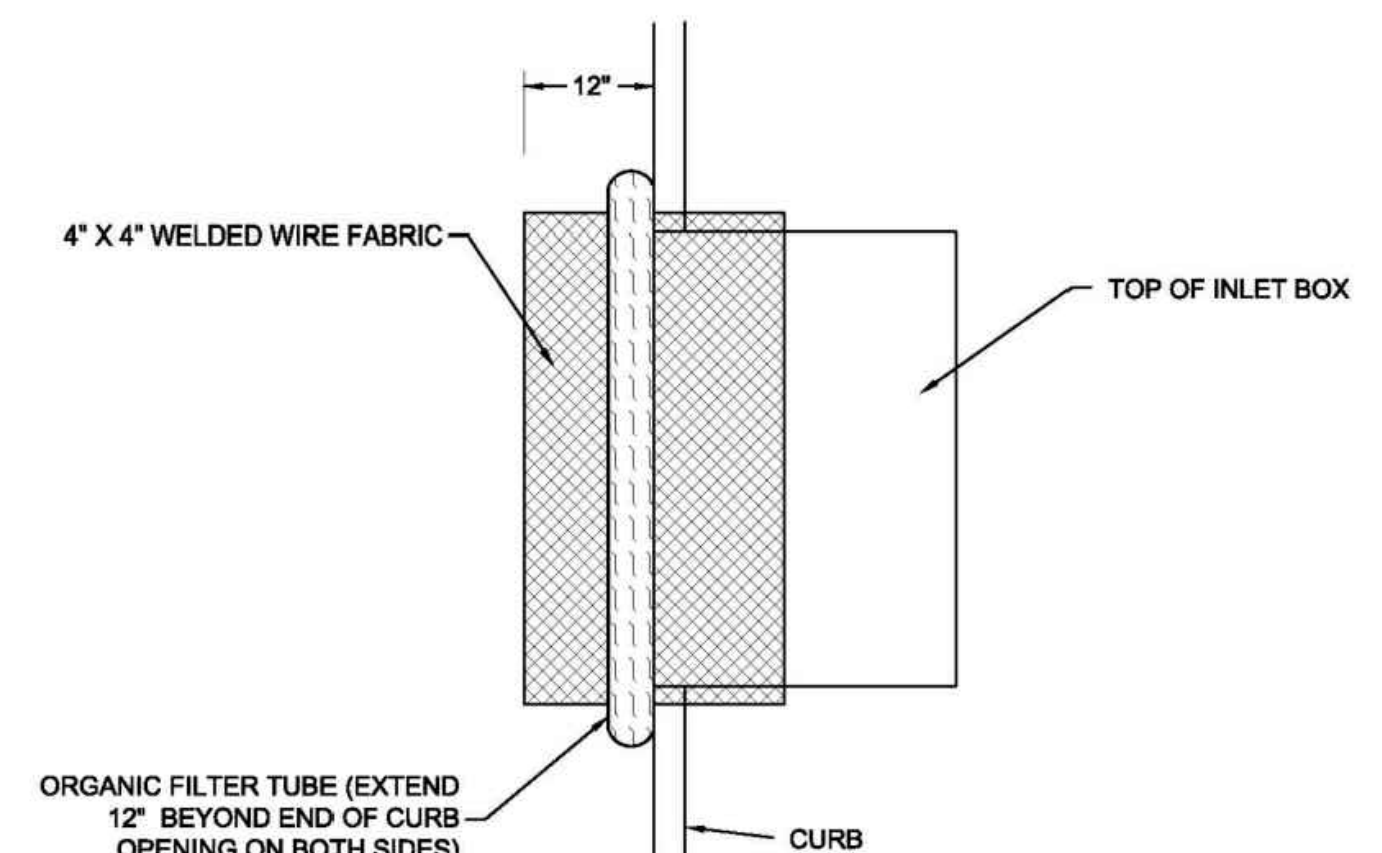


STONE OVERFLOW STRUCTURE EXAMPLE
N.T.S.

NOTES: 1. DESIGN SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE OVERFLOW STRUCTURES SHALL BE INSTALLED. OVERFLOW STRUCTURES ARE REQUIRED AT ALL LOW POINTS AND AT A SPACING OF APPROXIMATELY 300 FT WHERE NO LOW POINT IS APPARENT.
2. DESIGNER SHALL ON THE DRAWINGS THE LOCATIONS WHERE SILT FENCE IS TO BE TURNED UPSLOPE. UPSLOPE LENGTHS SHALL BE A MINIMUM OF 10 FEET.

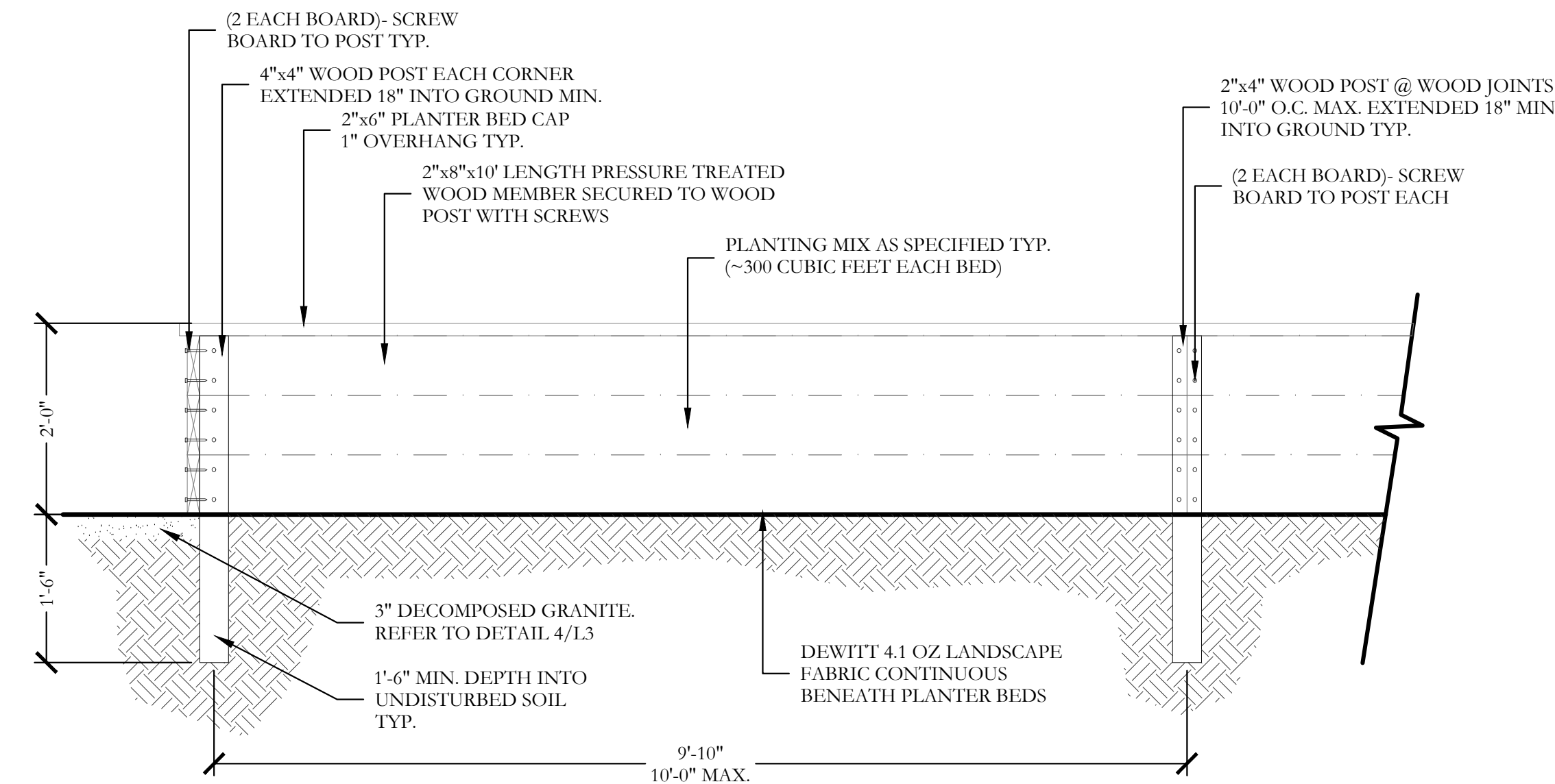


ORGANIC FILTER TUBE CURB INLET PROTECTION CROSS SECTION
N.T.S.

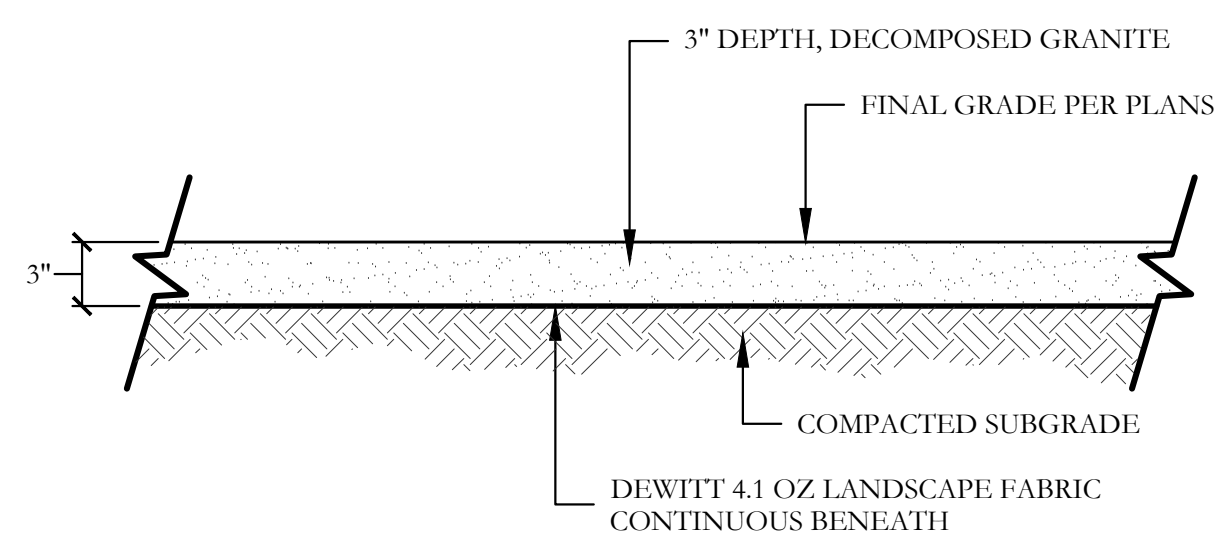


ORGANIC FILTER TUBE CURB INLET PROTECTION PLAN VIEW
N.T.S.

NOTE: THIS CONTROL WILL DECREASE THE CAPACITY OF THE INLET. IT SHALL ONLY BE USED WHEN AN ENGINEER HAS DETERMINED THERE IS ADEQUATE STORAGE OR POSITIVE OVERFLOW.



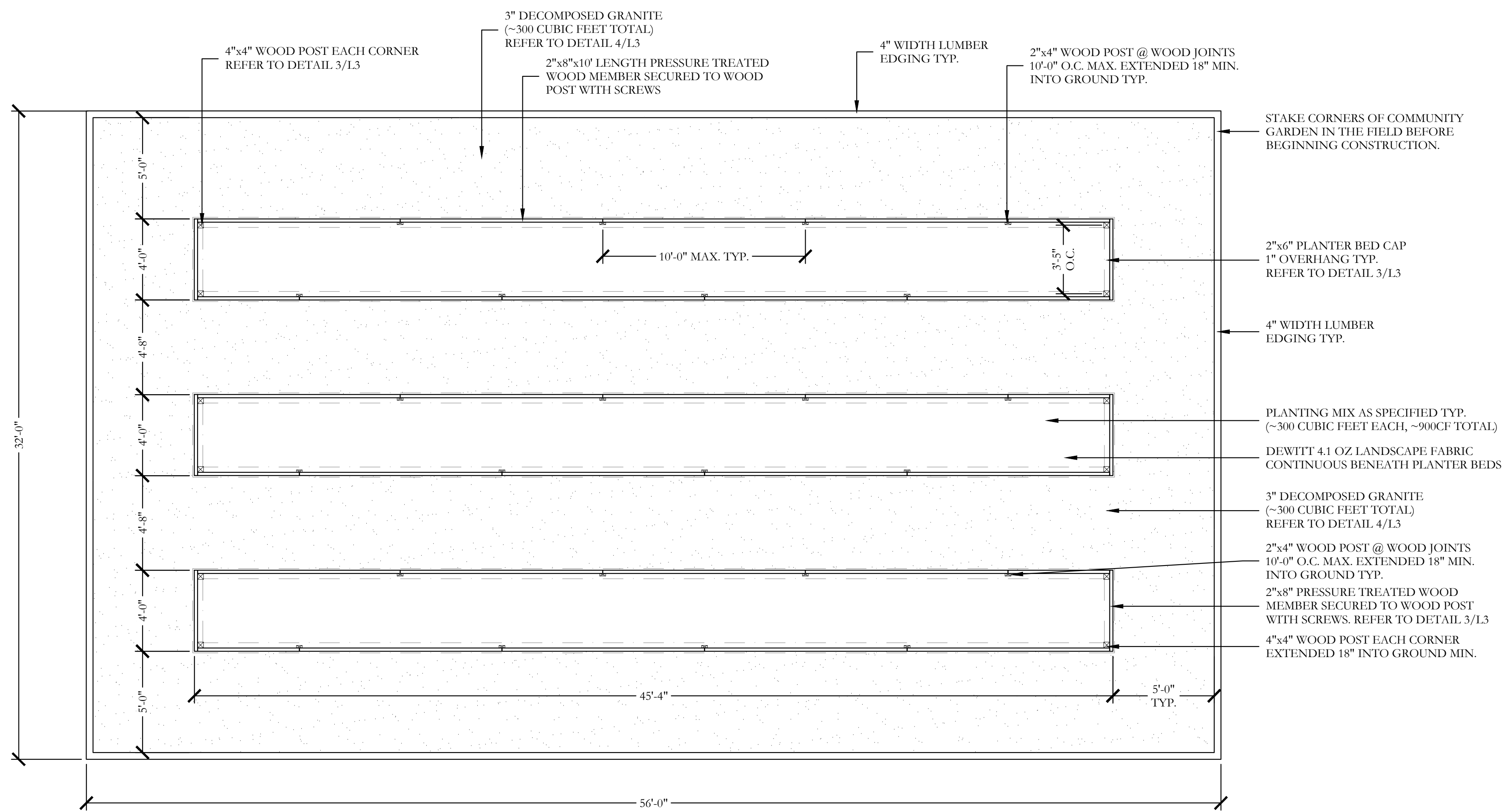
3 COMMUNITY GARDEN ENLARGEMENT SECTION
SCALE: 3/4" = 1'-0"



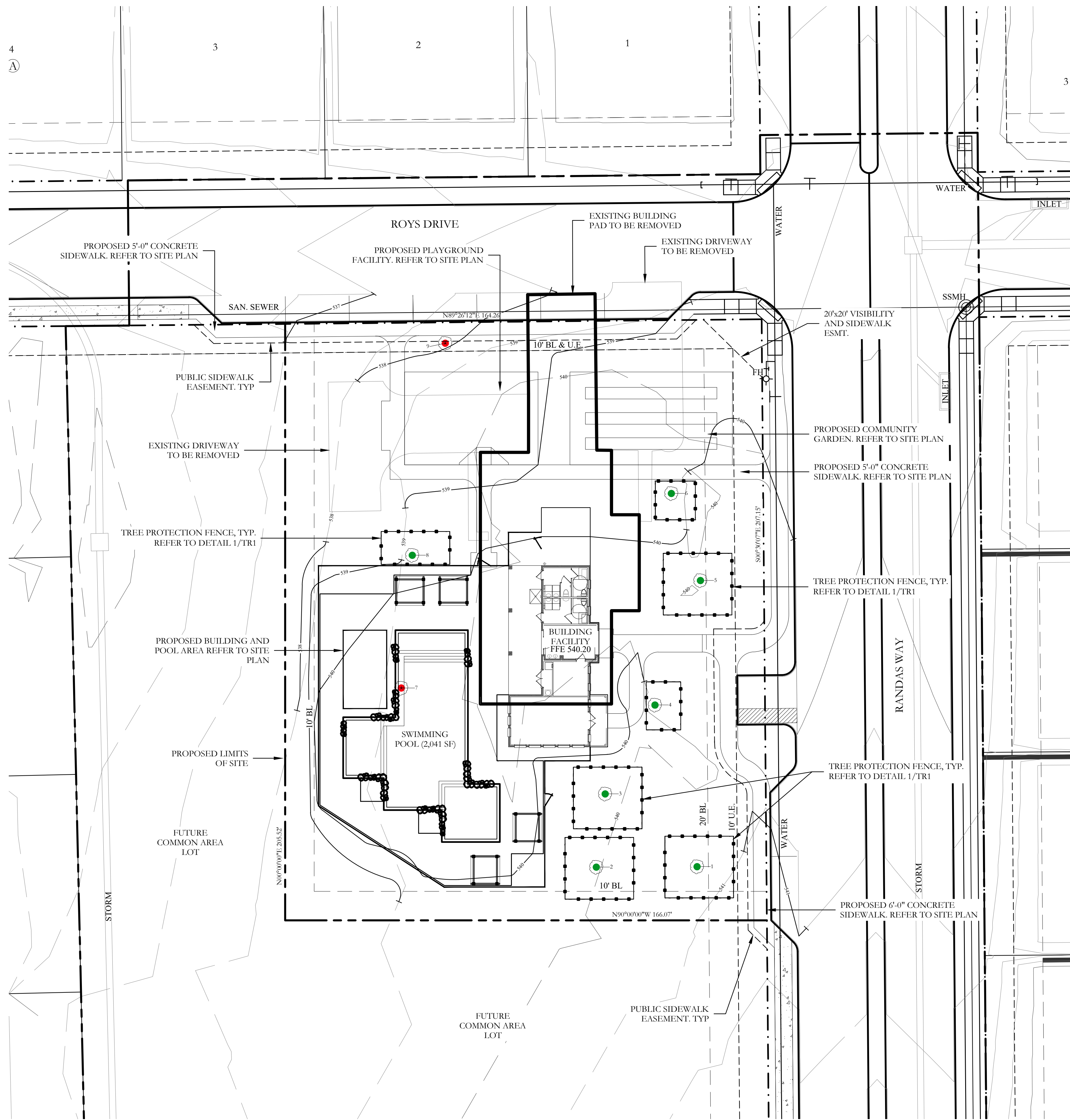
4 DECOMPOSED GRANITE DETAIL SECTION
SCALE: 1" = 1'-0"

1 EROSION CONTROL DETAILS

N.T.S.



2 COMMUNITY GARDEN ENLARGEMENT PLAN
SCALE: 1/4" = 1'-0"



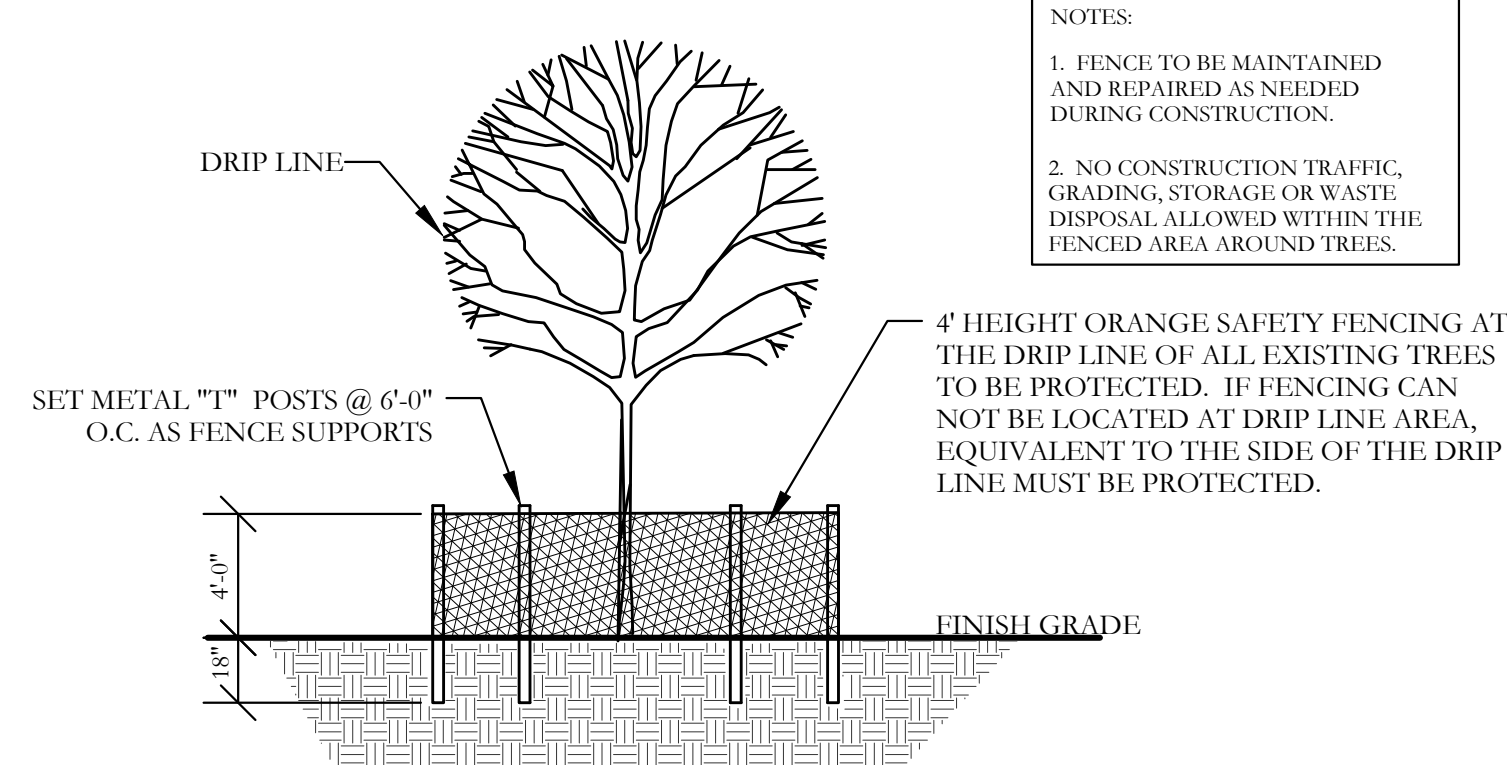
LEGEND

- - 2 EXISTING TREE TO BE REMOVED
- - 2 EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

Tree ID Number	Tree Size DBH	Common Name	Scientific Name	Condition of Tree	Remove or Remain	Tree Location	Credit Ratio	Negative Mitigation Credit	Positive Mitigation Credit
1	15.0	Pecan	Carya illinoensis	Healthy	Remain	Lot	1	0.00	15.00
2	12.0	Pear	Pyrus calleryana	Healthy	Remain	Lot	1	0.00	12.00
3	10.0	Pin Oak	Quercus palustris	Healthy	Remain	Lot	1	0.00	10.00
4	18.0	Chinese Tallow	Triadica sebifera	Healthy	Remain	Lot	1	0.00	18.00
5	20.0	Live Oak	Quercus virginiana	Healthy	Remain	Lot	1	0.00	20.00
6	12.0	Magnolia	Magnolia grandiflora	Healthy	Remain	Lot	1	0.00	12.00
7	18.0	Unknown	Unknown	Damaged	Remove	Lot	1	18.00	0.0
8	18.0	Pin Oak	Quercus palustris	Healthy	Remain	Lot	1	0.00	18.00
9	24.0	Pin Oak	Quercus palustris	Damaged	Remove	Easement	1	24.00	0.0
Total Tree Population								42.00	105.00
								Total Negative Mitigation Credits, caliper inches	Total Positive Mitigation Credits, caliper inches
								42.00	63.00

- TREE PROTECTION NOTES**
- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
 - DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL, SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
 - NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
 - NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
 - NO MATERIALS SHALL BE STORED WITHIN THE DRIP LINE AREA OF A TREE TO BE PRESERVED.



1 TREE PROTECTION DETAIL NOT TO SCALE

LOT CA-4 SITE INFORMATION

ZONING: PD-79
 PROPOSED USE: PRIVATE RECREATION CENTER
 LAND AREA: 34,078.00 S.F. OR 0.782 ACRES

BUILDING AREA: 1,909.00 SF
 BUILDING HEIGHT: 21'-0" (1 STORY)
 FLOOR TO AREA: 0.000571 [1,909/34,078]
 LOT COVERAGE: 0.056%

PARKING REQUIRED: 10 SPACES
 PARKING PROVIDED: 10 TOTAL (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

PROPOSED IMPERVIOUS COVERAGE: 11,515.50 SF
 PROPOSED IMPERVIOUS RATIO: 0.3379 OR 33.79%

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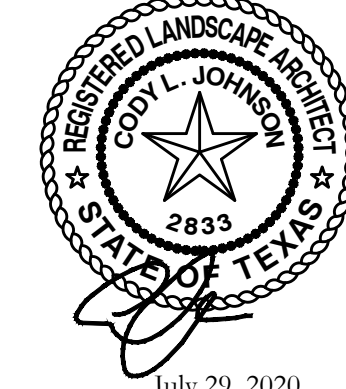
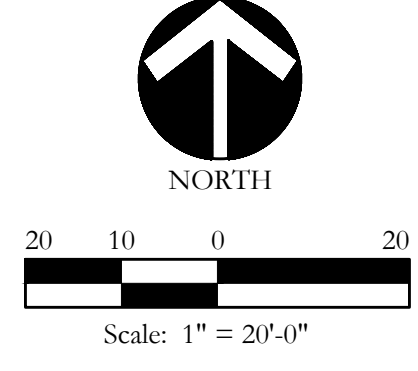
Planning & Zoning Commission, Chairman
 Director of Planning and Zoning

TREESCAPE PLAN
SADDLE STAR ESTATES
SOUTH PHASE TWO A
LOT CA-4
~AMENITY CENTER~

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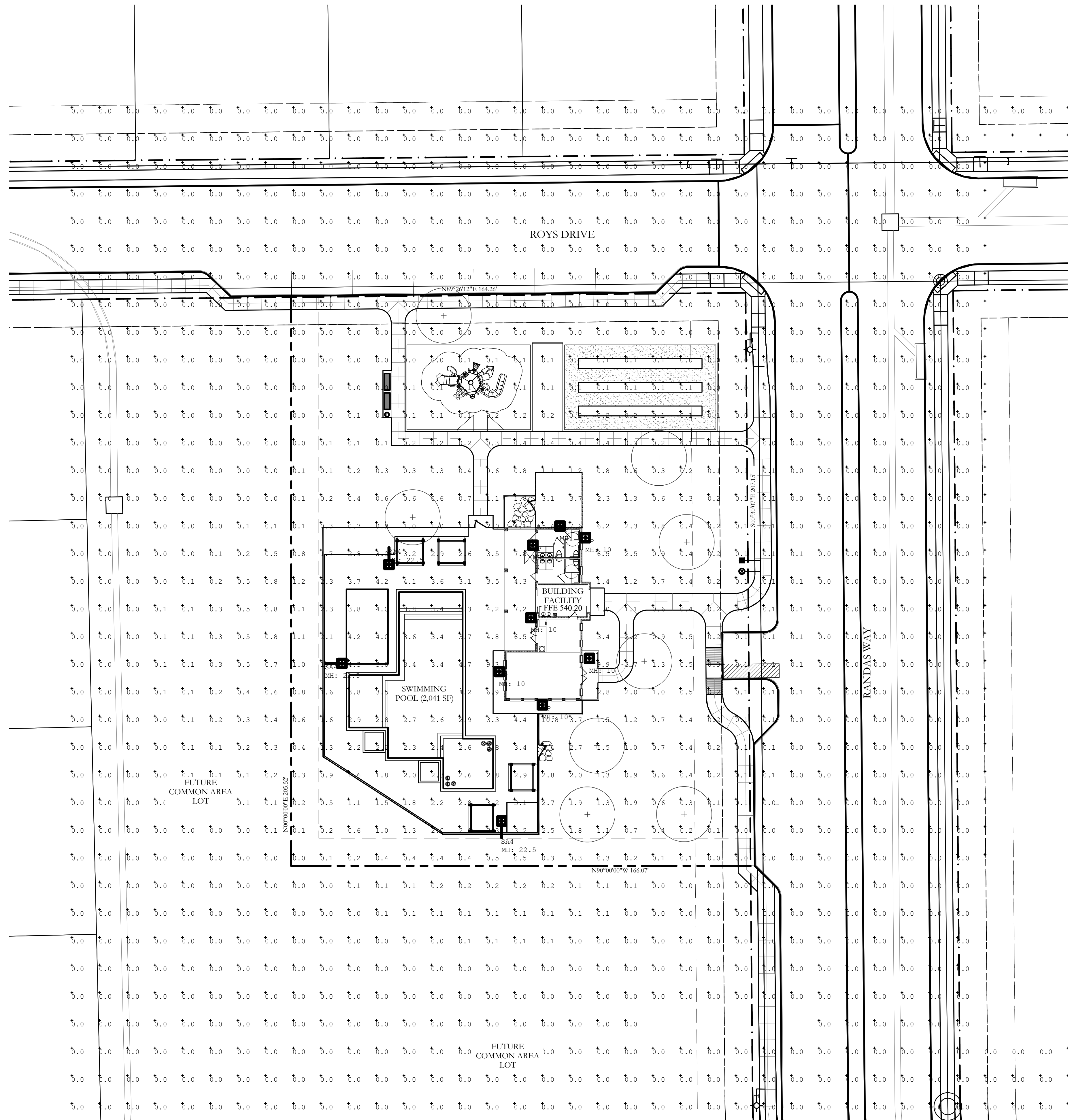
OWNER / DEVELOPER:
 HINES
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 DALLAS, TEXAS 75201
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 PLANO, TEXAS 75025
 PH. (903) 570-0162
 CONTACT: CODY JOHNSON, RLA, ASLA, LI
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM



July 29, 2020

SUBMITTAL DATE: July 29, 2020



Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lumens/Lamp	Lum. Lumens
SA4	3	SA4	0.900	Gardco - ECF-S-32L-1A-NW-G2-4-HIS	105.6	N.A.	10003
WP	7	WP	0.900	Komee - KMWP-45-40-FC	46.2	4520.8	4523

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall	Illuminance	Fc	0.34	10.8	0.0	N.A.	N.A.
Lap Pool	Illuminance	Fc	0.14	0.4	0.0	N.A.	N.A.
Pool	Illuminance	Fc	3.43	10.8	1.3	2.64	8.31

- NOTES
1. Calc at grade level
 2. Mounting
Type SA = on a 16' pole on a 2.5' base

LOT CA-4 SITE INFORMATION

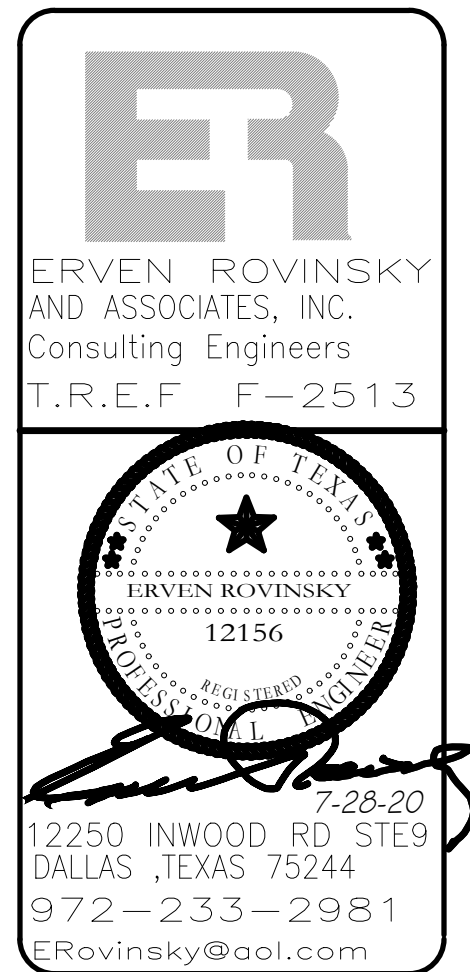
ZONING: PD-79
 PROPOSED USE: PRIVATE RECREATION CENTER
 LAND AREA: 34,078.00 S.F. OR 0.782 ACRES

BUILDING AREA: 1,909.00 SF
 BUILDING HEIGHT: 21'-0" (1 STORY)
 FLOOR TO AREA: 0.00057:1 [1,909/34,078]
 LOT COVERAGE: 0.056%

PARKING REQUIRED: 10 SPACES
 PARKING PROVIDED: 10 TOTAL (WITH 1 HANDICAP)

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

PROPOSED IMPERVIOUS COVERAGE: 11,515.50 SF
 PROPOSED IMPERVIOUS RATIO: 0.3379 OR 33.79%

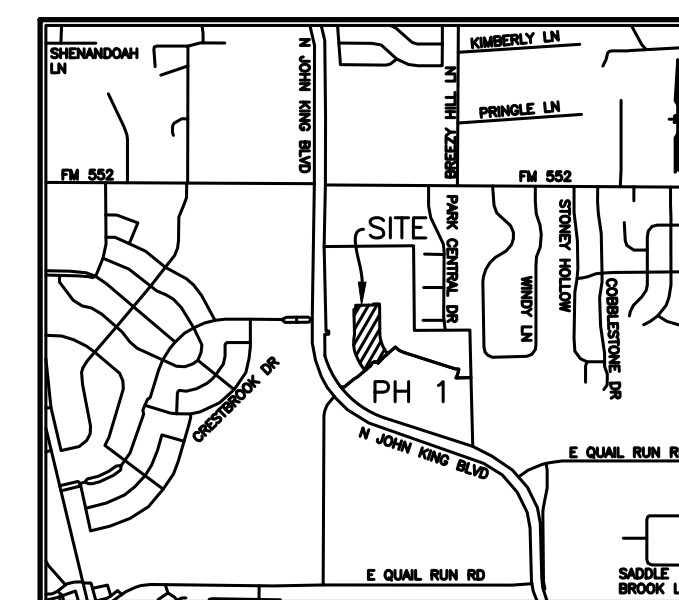


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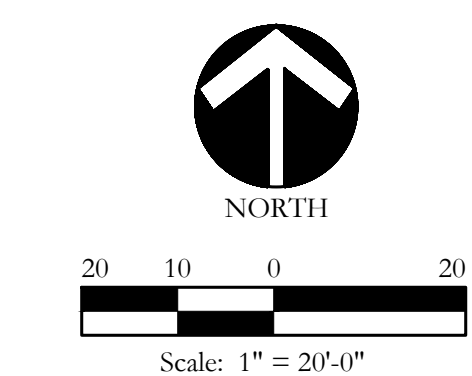
WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning



LOCATION MAP
 NOT TO SCALE



**PHOTOMETRIC PLAN
 SADDLE STAR ESTATES
 SOUTH PHASE TWO A
 LOT CA-4
 ~AMENITY CENTER~**

BEING 0.782 ACERS SITUATED IN THE
 P.B. HARRISON SURVEY, A-97
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

OWNER / DEVELOPER:
 HINES
 2200 ROSS AVENUE, SUITE 4200
 DALLAS, TEXAS 75201
 CONTACT: JOSE CAMPOS
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LANDSCAPE ARCHITECT:
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 PLANO, TEXAS 75025
 PH. (903) 570-0162
 CONTACT: CODY JOHNSON, RLA, ASLA, LI
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

SUBMITTAL DATE: July 28, 2020



Site & Area

EcoForm

ECF-S small area light



Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Lamp: _____ City: _____
 Notes: _____

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,400 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Ordering guide example: ECF-S-64L-90W-NW-G2-AR-5-120-HIS-MGY

Profile	Number of LEDs	Drive Current	LED Color-Temperature	Mounting	Distribution	Voltage	Options						
ECF-S							Dimming control	Motion sensing lens	Photo-sensing	Electrical	Lumens	Finish	
ECF-S EcoForm site and area, small	32L (3 modules) 32 LEDs	330mA 3000K, 70°C	WW-G2 Warm White Generation 2	AR Arm Mount (standard)	Type 1 2-90° Rotated left 90°	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNW 120-277V HVV 347-480V (50/60Hz)	0-10V External dimming (by others) ¹ DCC Dual Circuit Control ¹⁵ FANFS Field Adjustable Wattage Selector ¹⁵ SW Interface module for SitWage ¹⁶ MMS3 Integral with #1 lens ¹⁷ MMS7 Integral with #7 lens ¹⁷	PCB Photocell Button ¹¹ TLR05 Twist Lock Receptacle 5 Pin ¹¹ TLR07 Twist Lock Receptacle 7 Pin ¹¹ TLR0C Canadian Double Pull (208, 240, 480VAC) ¹¹ TLR0S Twist Lock Receptacle w/ Photocell ¹¹	FP1 Single (120, 277, 347VAC) FP2 Double (208, 240, 480VAC) FP3 Pole Mount Fixing FP4 Round Pole Adapter (95 to 3-1/2" O.D. pole) ¹¹ FP5 Internal Housing Side Shield ¹¹	Square Pole Adapter Included in product DB ¹⁸ Dark Bronze MG ¹⁸ Medium Gray RAL Specify optional color or RAL (see RAL2000 color chip. Custom color (Must supply color chip for required factory quote)	Tested BK Black WH White DB ¹⁸ Dark Bronze MG ¹⁸ Medium Gray Customer specified		
	48L (4 modules) 48 LEDs	500mA 3000K, 70°C	CW-G2 Cool White Generation 2	SF Slip Filter Mount ¹ (fits to 2 1/2" O.D. truss)	Type 2 2-270° Rotated right 270°		Dynal-Dimmer: Automatic Profile Dimming CS50 Safety 50% Dimming, 7 hours ¹⁴ CS30 Safety 30% Dimming, 7 hours ¹⁴ CS10 Safety 10% Dimming, 8 hours ¹⁴						
	64L (6 modules) 64 LEDs	500mA 3000K, 70°C	WW-G2 Warm White Generation 2	WS Wall mount with surface conduit (near entry permitted)	Type 3 3-90° Rotated left 90° Type 4 4-90° Rotated left 90° Type 5 5-90° Rotated left 90°								
				RAM Retrofit arm mount kit									

- BL-IMBS/7 equipped with cast-boarded sensor housing when voltage is HVV (347-480V)
- Mounts to a 4" round pole with adaptor included for square poles.
- Limited to a maximum of 45 degrees aiming above horizontal.
- Not available with other dimming control options.
- Not available with motion sensor.
- Not available with photocell.
- Available only in 120 or 277V.
- Not available in 347 or 480V
- Must specify input voltage.
- Dimming will not be connected to NEMA receptacle if ordering with other control options.
- Not available in 480V. Order photocell separately with TLR05/7.
- Not available with DCC.
- Not available with SF and WS. RPA provided with black finish standard.
- HIS not available with Type 5 and SW optics.
- Not available with DO, DCC, and FANFS dimming control options.
- Not available with DO, DCC, FANFS and LLC dimming control options.
- Must specify a motion sensor lens.

ECF-S_EcoForm_area_small 03/20 page 1 of 8

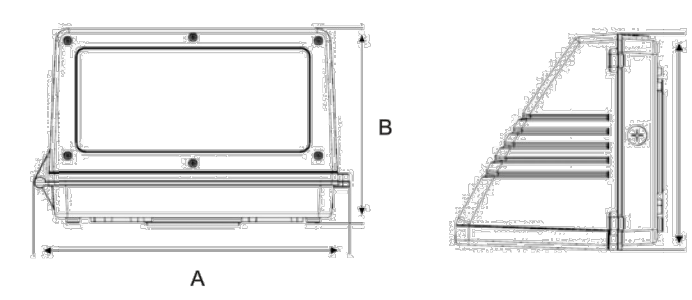


- Product Features**
- The energy saving, long life and easy-to-install design of the WP makes it the smart choice for doorway, pathway illumination for nearly any application
 - UV-stabilized polycarbonate front provides impact-resistance and efficient lateral spread coverage
 - Full Cutoff and compliant to Dark Sky requirement
 - Rugged cast aluminum back housing for rigid mounting; 2 sides with 1/2" conduit knockout for surface conduit wiring
 - Single driver 50/60 Hz, 110-277V
 - Optional photocell
 - Optional emergency battery, 90 min @ 8W
 - 10kV in-line surge protector available as option
 - IP 65 Rated suitable for outdoor / wet application
 - UL / cUL Listed



Full-Cutoff

- Application**
- Entryway, Perimeter Security Lighting, Commercial Buildings, Shopping Centers, Schools, Apartment Complexes



Dimensions

Power	A	B	C
45W	362mm (14.25")	225mm (8.88")	232mm (9.13")
70W	362mm (14.25")	225mm (8.88")	232mm (9.13")
90W	464mm (18.25")	276mm (10.88")	251mm (9.88")
135W	464mm (18.25")	276mm (10.88")	251mm (9.88")

Order Code (Example: KMWP-13550FC-DBU-P)

Part #	Wattage	CCT	Distribution	Finish	Input
KMWP	45 - 45W (4900 lm)	50 - 5000K	FC - Full-Cutoff	DB - Dark Bronze	U - 110-277V H - 347V, 480V
	70 - 70W (7500 lm)	40 - 4000K			
	90 - 90W (8450 lm)	30 - 3000K			

Option

Part #	Description
A-PH-PB-U	Button Photocell 110-277V
A-EMB-SW	Fulham 8W Emergency Pack*
A-SG10	10kV Surge Protection

*Refer to EM Manufacturer Spec sheets for detail. Specifications are subject to change without notice. Rev. 050918
 www.komeeusa.com - TEL: (909) 598-7788 - FAX: (909) 598-9368 - info@komeeusa.com
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ERVEN ROVINSKY AND ASSOCIATES, INC.
 Consulting Engineers
 T.R.E.F F-2513

7-28-20
 12250 INWOOD RD STE 9
 DALLAS, TEXAS 75244
 972-233-2981
 ERovinsky@aol.com

PHOTOMETRIC PLAN
 SADDLE STAR ESTATES
 SOUTH PHASE TWO A
 LOT CA-4
 ~AMENITY CENTER~

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WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

 Planning & Zoning Commission, Chairman Director of Planning and Zoning

SUBMITTAL DATE: July 28, 2020

CITY PROJECT NO. SP2020-012



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: August 11, 2020
APPLICANT: Jimmy McClintock; *Hwy 66 Properties, LP*
CASE NUMBER: SP2020-017; *Site Plan for an Office Building at 407 W. Washington Street*

SUMMARY

Discuss and consider a request by Jimmy McClintock of HWY 66 Properties, LP for the approval of a Site Plan for an *office building* on a 0.28-acre parcel of land identified as Lot 2-R, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 407 W. Washington Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1959, is zoned Downtown (DT) District, is situated within the SH-66 Overlay (SH-66 OV) District, and is considered to be a part of one of the original areas of the City of Rockwall. As a note, on January 14, 2020, the Planning and Zoning Commission approved a site plan [*i.e. SP2019-044*] for the adjacent property at 409 W. Washington Street for the applicant that proposed a ~16,502 SF office building. The applicants' intent is to provide a building that will stylistically compliment this adjacent office building when constructed.

PURPOSE

The applicant has submitted a request for approval of a site plan for an office building on the subject property. The proposed two (2) story office building will be a ~4,440 SF and will be clad with brick and cast stone accents, and will utilize a flat roof system, which is typical of the existing buildings within the Downtown (DT) District.

ADJACENT LAND USES AND ACCESS

The subject property is located at 407 W. Washington Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is W. Washington Street, which is identified as a *P3U (principle arterial, three [3]-lane, undivided roadway)* on the City's Master Thoroughfare Plan. Following this, there is a vacant tract of land and W. Rusk Street, which is identified as a *P3U (principle arterial, three [3]-lane, undivided roadway)* on the City's Master Thoroughfare Plan. Beyond this, there are several single-family homes. These areas are zoned Downtown (DT) and Single-Family 7 (SF-7) District.

South: Directly south of the subject property, there is a cemetery that is owned by the City of Rockwall. Following this, there are two (2) single-family residential subdivisions (*i.e. Stonebridge Meadows, Phases 4, 3, & 2; and Ridgeview Subdivisions*) and a condominium complex (*i.e. Bent Tree Condominiums*). These areas are zoned Cemetery (CEM), Single-Family 7 (SF-7) and Multi-Family 14 (MF-14) Districts.

East: Directly east of the subject property, there is a vacant tract of land, a real estate office (*i.e. Gold Key Realty*), and a daycare facility (*i.e. Marigold Learning Academy*). Following this, there several vacant tracts of land, a city-owned parking lot, and N. Goliad Street, which is identified as a *P3U (principle arterial, three [3]-lane, undivided roadway)* on the City's Master Thoroughfare Plan.

West: Directly west of the subject property, is 409 W Washington Street, which is has an approved site plan for an office building followed by a single-family home and a City-owned cemetery. Following this, there is a daycare facility

(i.e. *Children's Park Day Care*), a vacant tract of land, an office building, and a veterinary hospital (i.e. *Avery Veterinary Clinic*). Beyond this, there is a retail store with gasoline sales (i.e. *Shell*), a single-family residential subdivision (i.e. *Stonebridge Meadows, Phases 4 & 5*) and S. Lakeshore Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. These areas are zoned Downtown (DT), Cemetery (CEM), General Retail (GR), Single-Family 7 (SF-7), and Single-Family 10 (SF-10) Districts.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) the proposed office building is permitted by-right in the Downtown (DT) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within the Downtown (DT) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Building Height</i>	<i>Min. 2 Stories; Max. 4 Stories</i>	<i>x=2 Stories; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>24-Feet</i>	<i>x=24-Feet; In Conformance</i>
<i>Pedestrian Walkway Width</i>	<i>10-Feet</i>	<i>x=10-Feet; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>100% Brick</i>	<i>x=100%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>14 Spaces</i>	<i>x=14 Spaces; In Conformance</i>
<i>Bicycle Parking Spaces</i>	<i>2 Spaces</i>	<i>x=2 Spaces; In Conformance</i>

TREESCAPE PLAN

The treescape plan provided by the applicant indicates a total of 67-caliper inches to be removed from the site and the provision of one (1), six (6) inch caliper tree that counts towards the mitigation total with the proposed development. This will leave a mitigation balance due of 61-caliper inches. According to Section 05(F), of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), the applicant may satisfy the tree mitigation balance by: [1] paying into the tree fund, [2] planting trees on site, and/or [3] providing the trees to the Parks and Recreation Department. In this case, the applicant has indicated their intention is to provide 20% of the mitigation balance to the City's Tree Fund totaling \$1,340.00 (i.e. 67" x 20% = 13.4" x \$100 = \$1,340.00) and providing the remaining balance of 48-inches to satisfy the mitigation balance. This has been added as a condition of approval.

CONFORMANCE WITH THE CITY'S CODES

The proposed office building conforms to the requirements stipulated in Subsection 04.07, *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) as follows:

- (1) Function/Land Use. Retail, personal service, residential, and office uses shall be allowed throughout the district. In this case, the proposed use is an office building and conforms to this requirement.
- (2) Block Face. Building walls should be continuous along block faces to create a strong edge to the street and contribute to creating an attractive and active pedestrian environment. In this case, the building utilizes a design that will be complementary to the adjacent property which will have an appearance of two (2) buildings with a continuous block face. The proposed office building will also utilize contrasting brick patterns/colors that blend with the surrounding downtown theme.
- (3) Building Form. Buildings shall be designed and constructed in a tri-partite architecture so that they have a distinct base, middle, and top. The proposed building elevations appear to conform to this requirement.
- (4) External Facade Materials. Ground floor exterior walls, excluding windows and doors, shall be constructed of 100% brick. The applicant is proposing to utilize 100% brick.
- (5) Color. The dominant color of all buildings shall be muted shades of warm grey, red, green, beige, or brown. Black, gold, and stark white shall not be used except as an accent color. The submitted building elevations indicate that the brick will be brown and conform to the district standards.
- (6) Non-Residential at Grade. The ground floor entry must be located at the approximate elevation of the adjacent sidewalk. All of the proposed entryways conform to this requirement.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan, indicates that the subject property is located within the Downtown District and is designated for Downtown (DT) land uses. The Downtown District is considered to be the cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. It is expected that the Downtown District will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City to ensure that the district retains its small-town character. The Downtown (DT) land use designation should include a combination of land uses that are complementary to the existing development pattern and are intended to add the attractive, pedestrian-oriented environment of Rockwall's historic downtown. In addition, this area is the historic core of the City and should continue to be a symbol of community life in Rockwall. Primary land uses include office, retail restaurant, and residential land uses while secondary land uses include institutional and civic land uses. In this case, the proposed office building is considered to be a primary use within the Downtown District and appears to be in conformance with the policies and goals contained in the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB):

On July 28, 2020, the Architectural Review Board (ARB) reviewed the proposed building elevations and recommended that the applicant not incorporate a stone wainscot, rather use the white washed brick to meet the Downtown (DT) District's requirement of 100% brick. Additionally, the ARB recommended the columns on the front elevation be square and constructed with the white washed brick. They also recommended that the square ornamental emblems be changed to round emblems to provide more interest. The ARB will review the revisions at the August 11, 2020 meeting and forward a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve of the applicant's request for a site plan for an office building, then staff would propose the following conditions of approval:

- (1) All comments provided by the Planning, Engineering, and Fire Department must be addressed prior to the submittal of a building permit; and,
- (2) The applicant will be required to satisfy the outstanding balance of 48-inches of tree mitigation prior to the issuance of a building permit; and
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2020-017

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 407 Washington St

Subdivision Washington Place

Lot 2-R Block A

General Location On Washington St west of downtown on south side CAD ID 55229

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Downtown

Current Use land

Proposed Zoning Downtown

Proposed Use office / rretail

Acreage .28

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 Hwy 66 Properties LP

Applicant

Contact Person Jimmy McClintock

Contact Person

Address 3021 Ridge Road PMB 144

Address

City, State & Zip Rockwall TX 75032

City, State & Zip

Phone 972-983-2222

Phone

E-Mail imgc.rw@gmail.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

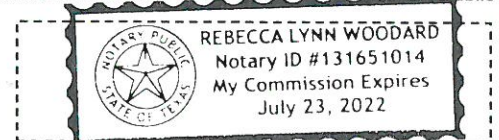
Before me, the undersigned authority, on this day personally appeared Jimmy McClintock [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 250, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of July, 20 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 16 day of July, 2020.


Owner's Signature [Signature]

Notary Public in and for the State of Texas [Signature]



My Commission Expires



SP2020-017- 409 W. WASHINGTON
 SITE PLAN - LOCATION MAP = 

0 20 40 80 120 160 Feet

SF-80

SECOND

WASHINGTON

DT

FIRST

CEM



City of Rockwall

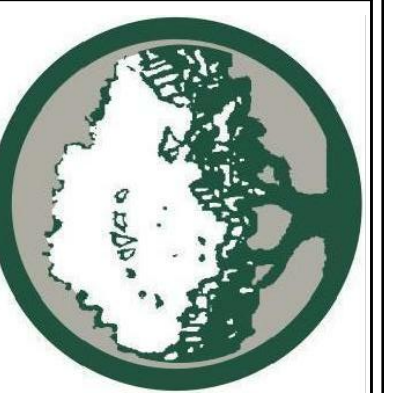
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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





ARCHITECTONICS TEXAS, LLC
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD., STE. 201
 ROCKWALL, TEXAS 75087



NO.	REVISIONS	DATE

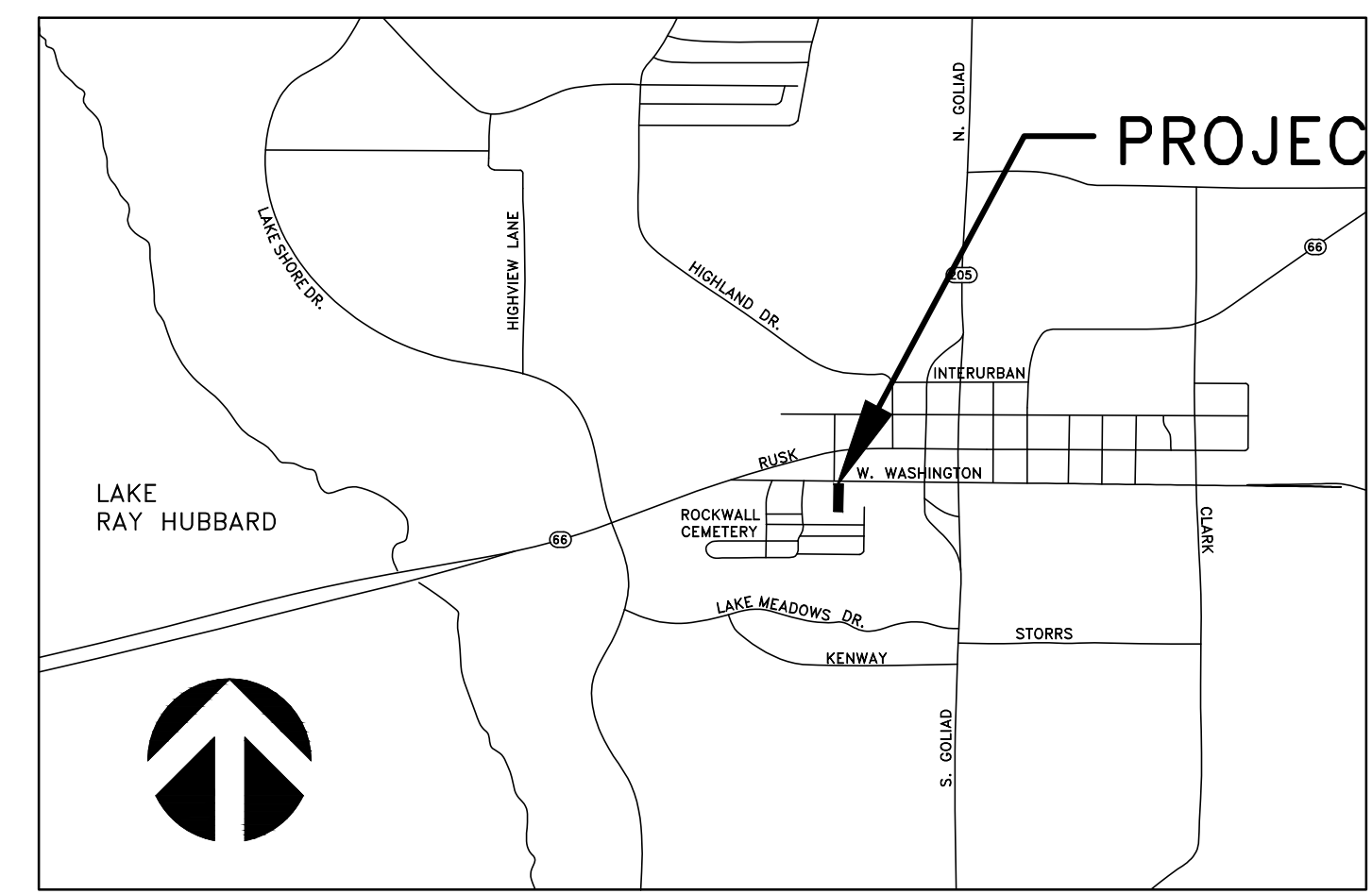
PROJECT NAME AND ADDRESS:
LMGC, LLC OFFICE
 407 W WASHINGTON
 ROCKWALL, TX 75087

PROJECT NO.	
DRAWN BY	
CHECKED BY	
DATE	08/04/2020
SCALE	1" = 10'
SHEET NO.	

DRAWING NAME:
SITE PLAN

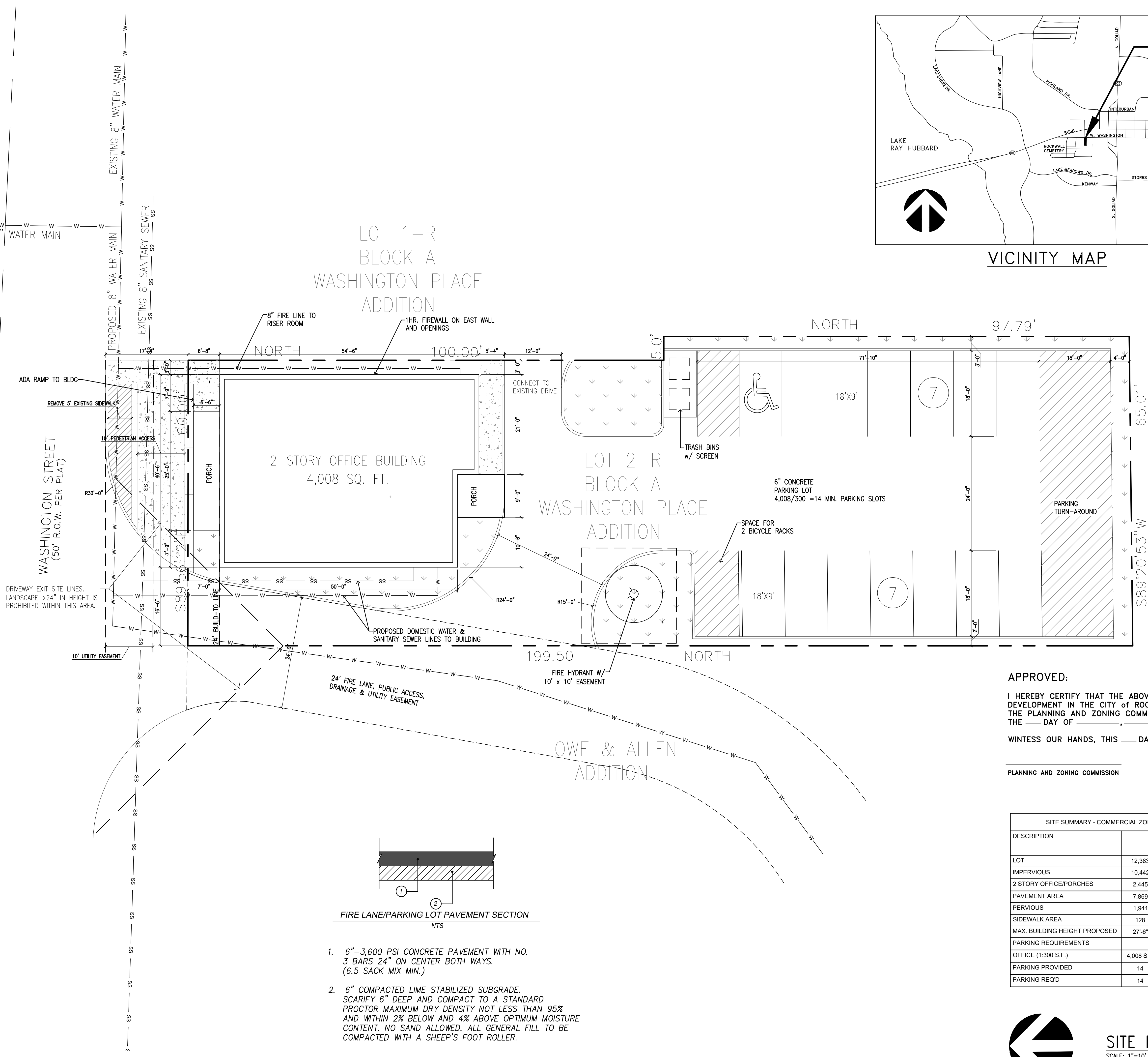
S1.0

SP2020-017



VICINITY MAP

PROJECT LOCATION



CITY CEMETARY
 LOWE & ALLEN
 BLOCK 6
 EXEMPT

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ___.

WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING

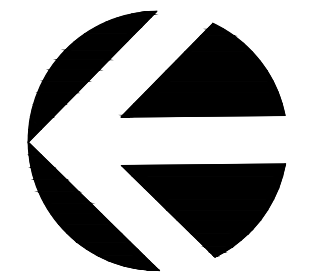
SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	12,383	100 %
IMPERVIOUS	10,442	84 %
2 STORY OFFICE/PORCHES	2,445	20 %
PAVEMENT AREA	7,869	64 %
PERVIOUS	1,941	16 %
SIDEWALK AREA	128	
MAX. BUILDING HEIGHT PROPOSED	27'-6"	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,008 S.F.	
PARKING PROVIDED	14	
PARKING REQ'D	14	

OWNER/DEVELOPER:
 LMG, LLC
 JIMMY McCLINTOCK
 (972)983-2222
 3021 RIDGE RD.
 ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
 ARCHITECTONICS TEXAS, LLC
 ROSS RAMSAY
 (214)536-5306
 2235 RIDGE RD., STE 201
 ROCKWALL, TEXAS 75087

SITE PLAN

SCALE: 1" = 10'

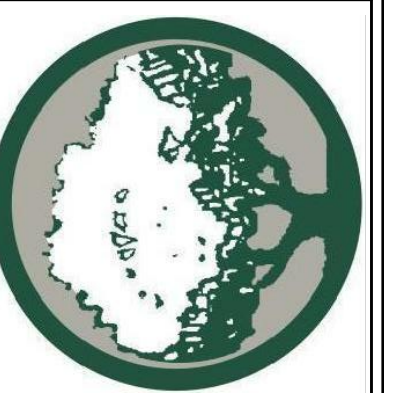


- 6"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

FIRE LANE/PARKING LOT PAVEMENT SECTION
 NTS



ARCHITECTONICS TEXAS, LLC
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD., STE. 200
 ROCKWALL, TEXAS 75087



DATE	REVISIONS	DESCRIPTIONS/ISSUE

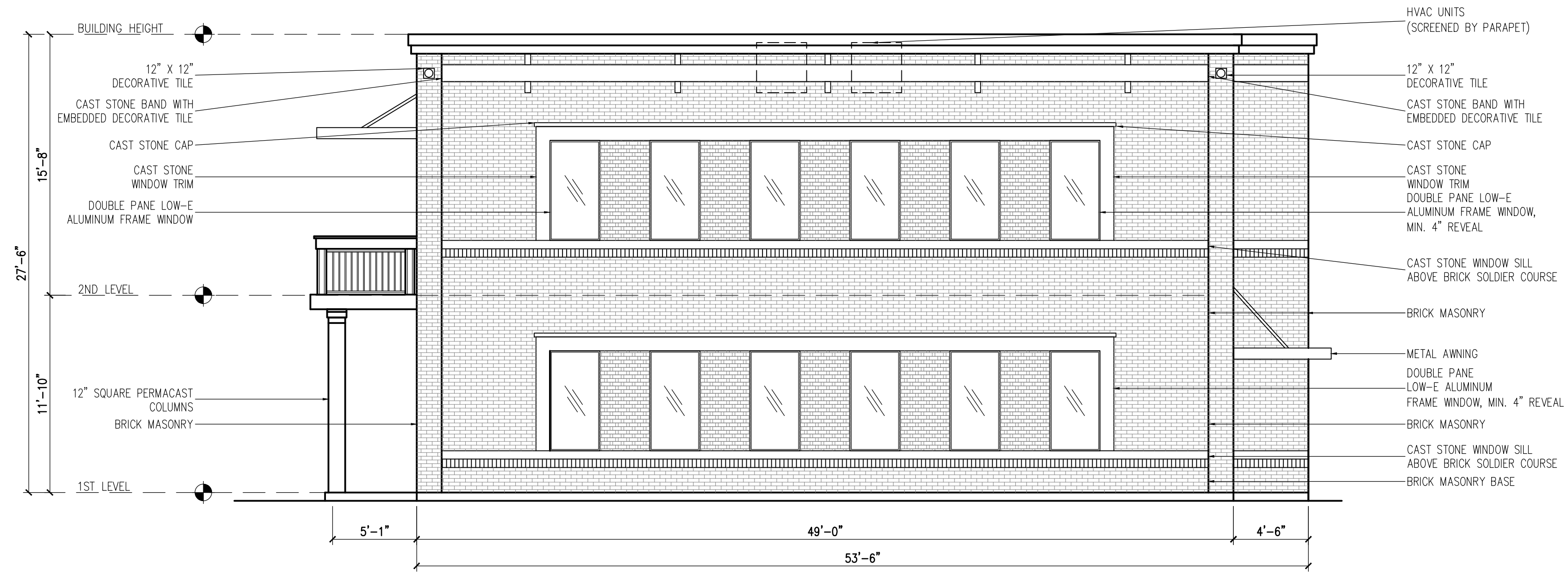
PROJECT NAME AND ADDRESS:
LMGCC, LLC OFFICE
 407 W WASHINGTON
 ROCKWALL, TX 75087

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	08/04/2020
SCALE	
SHEET NO.	of

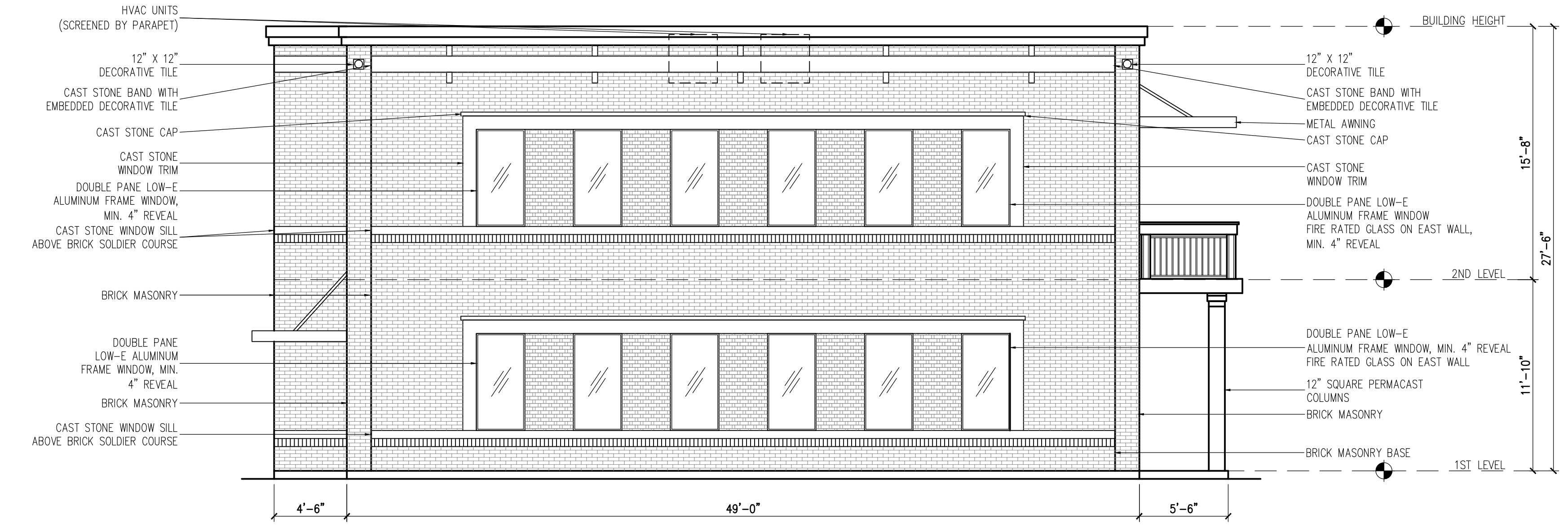
DRAWING NAME:
ELEVATIONS

A1.0

SP2020-017



WEST ELEVATION
 SCALE: 3/16" = 1"



EAST ELEVATION
 SCALE: 3/16" = 1"

MATERIAL USAGE (%) - WEST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,586	
DOORS & WINDOWS (DEDUCTED)		216	
ACCOUNTABLE AREA		1,370	100%
MASONRY - BRICK		1,176	86%
CAST STONE		194	14%

MATERIAL USAGE (%) - EAST

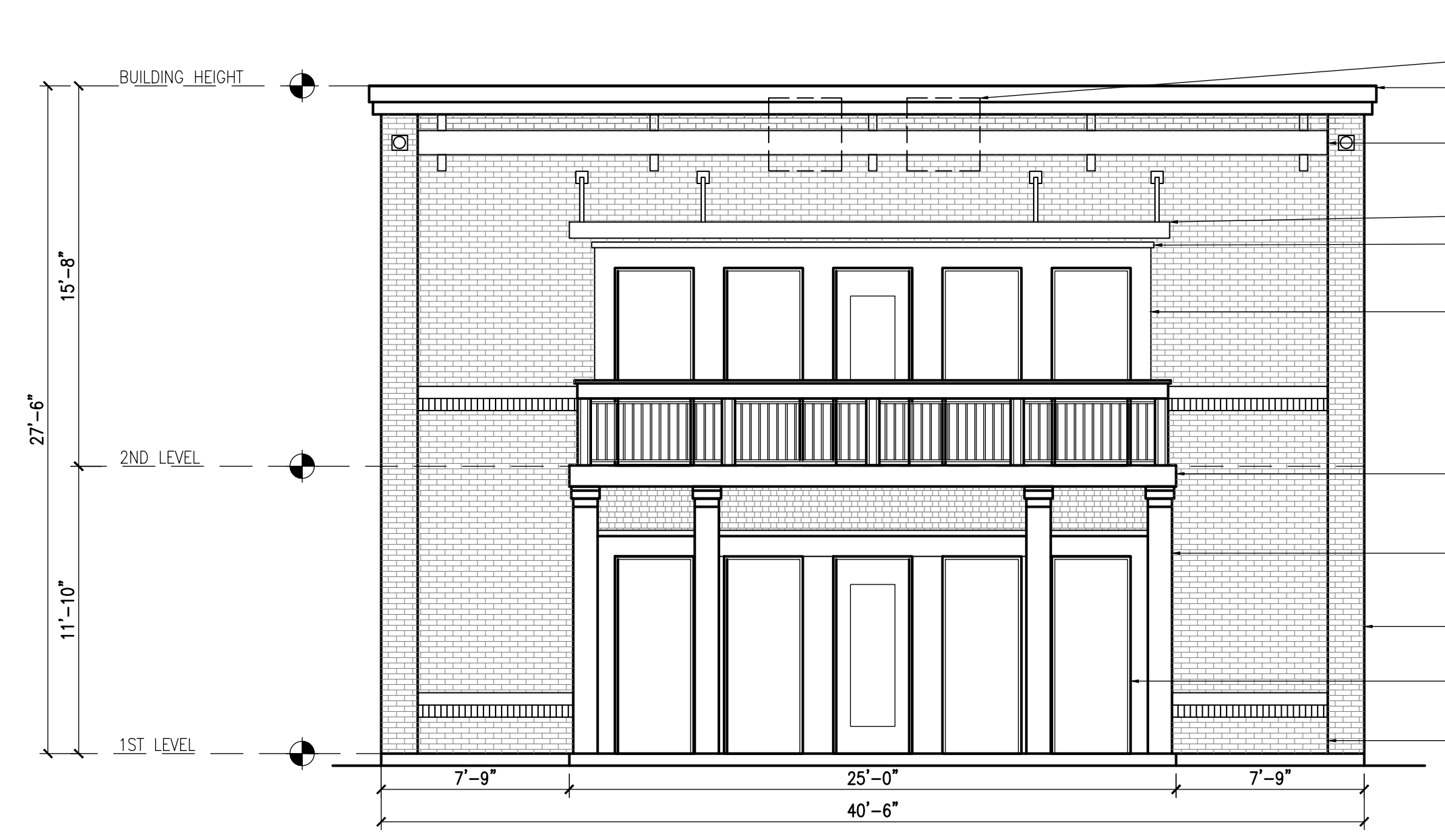
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,586	
DOORS & WINDOWS (DEDUCTED)		216	
ACCOUNTABLE AREA		1,370	100%
MASONRY - BRICK		1,176	86%
CAST STONE		194	14%

MATERIAL USAGE (%) - NORTH (FACING WASHINGTON)

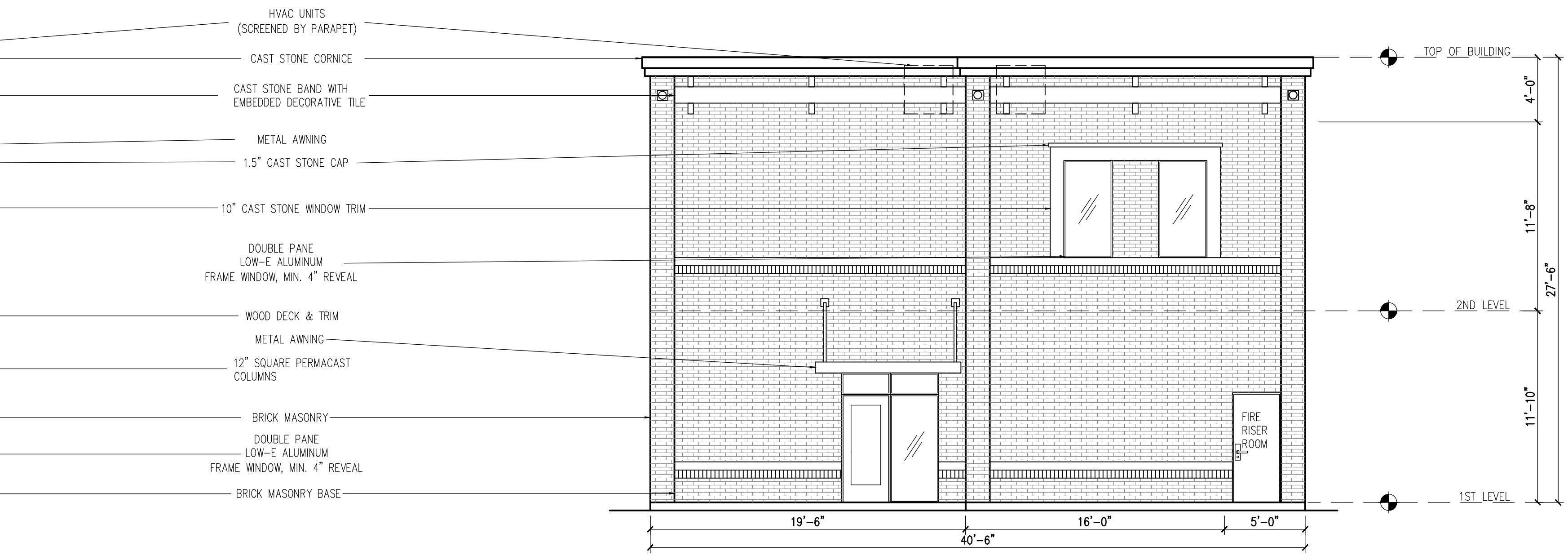
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,127	
DOORS & WINDOWS (DEDUCTED)		264	
ACCOUNTABLE AREA		863	100%
MASONRY - BRICK		621	72%
CAST STONE		242	28%

MATERIAL USAGE (%) - SOUTH

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,127	
DOORS & WINDOWS (DEDUCTED)		219	
ACCOUNTABLE AREA		908	100%
MASONRY - BRICK		780	86%
CAST STONE		128	14%



NORTH ELEVATION (FACING W. WASHINGTON)
 SCALE: 3/16" = 1"



SOUTH ELEVATION
 SCALE: 3/16" = 1"



REVISIONS	DATE	BY

PLANTING PLAN

JOB: LMGC, LLC OFFICE
407 W WASHINGTON ST
ROCKWALL, TX 75087

20-10-103
JOB#
AUGUST 5, 2020
DATE
L2.1
SHEET

A. Location of landscaping. No less than 50 percent of the total requirement shall be located in front of and along side buildings with street frontage in the following zoning districts: "MF-14," "RO," "NS," "GR," "C" and "RT." One hundred percent of the total requirement shall be located in front of and along side buildings with street frontage in the following zoning districts: "HC," "LI," "HI."

B. Detention basins. Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs and trees in all dry land areas. There shall be a minimum of one tree for each 750 square feet of dry land area.

SECTION 6. - LANDSCAPE CREDITS

Credits toward achieving landscape requirements may be achieved as follows.

Sec. 6.1. - Credit for required landscape buffer-strips between residential and nonresidential zoning.

The overall landscaping requirement may be reduced by 2.5 percent when the buffer-strip, whether required or not, has a minimum average width of 15 feet or greater and contains at least one large tree every 40 feet, or large shrubs at least every ten feet the entire length of the perimeter adjacent to property with residential zoning. This perimeter must equal at least 25 percent of the total perimeter of all adjacent private property. Sec. 6.2. - Credit for surface parking screening.

The overall landscaping requirement may be reduced by 2.5 percent when a surface parking lot located adjacent to a public street is screened as follows:

A. The screen must be voluntary, not required by this Unified Development Code.

B. The screening must be located along the entire length of street frontage of the parking lot, exclusive of driveways, accessways, and visibility triangles. Visibility triangles will be maintained at all driveway intersections.

C. The screening must be at least three feet in height utilizing only evergreen planting materials, berms, and/or masonry walls.

D. The adjacent street must be generally at the same grade level of the parking lot or below for such credit to qualify. Sec. 6.3. - Credit for right-of-way landscaping. ROCKWALL LANDSCAPE STANDARDS

The overall landscaping requirement may be reduced by 2.5 percent when the public right-of-way adjacent to a proposed development is landscaped meeting the following requirements:

A. All landscaping in the right-of-way shall be provided sufficient irrigation for maintenance.

B. Plants used in landscaping in the right-of-way shall only be varieties included on the approved plant list.

C. The plan for landscaping in right-of-way shall be submitted and approved by the city prior to any work being done in the right-of-way.

D. In certain cases, the city may determine that landscaping in the right-of-way may be infeasible and in such cases this credit shall not apply.

E. Landscaping shall include ground cover, shrubs, trees and/or other plant materials and must cover at least 50 percent of the adjacent right-of-way, exclusive of driveways, to qualify for this credit. Grass alone shall not qualify for this credit.

F. If the city has an adopted landscape plan for the street adjacent to the proposed project, any proposed improvements must be in compliance with said plan. Sec. 6.4. - Credit for xeriscaping.

The overall landscaping requirement may be reduced by 2.5 percent when the planning director or his/her designee determines that the standards stipulated by section 5.10, xeriscaping standards, of this article have been satisfied.

EXCERPTS FROM ROCKWALL LANDSCAPE STANDARDS:

Sec. 5.7. - Street landscaping.

A street landscape buffer-strip with a minimum width of ten feet, must be provided along the entire length of the property to be developed that is adjacent to a major arterial or collector street, as defined in the city's thoroughfare plan, exclusive of driveways and access-ways. Large trees, as herein defined, shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage.

Sec. 5.8. - Right-of-way landscaping requirements.

All street rights-of-way located adjacent to the proposed development shall be improved with grass or ground cover material and shall be maintained. It shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in the right-of-way is watered and maintained and to ensure that minimal water will enter the street itself. The designer of the irrigation system shall base the design on the ultimate proposed width of the street when designing the system. The plans for design of the irrigation system shall be approved by the city prior to installation.

Sec. 5.9. - Parking lot landscaping.

A. Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 square feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping.

B. If the parking and maneuvering space exceeds 20,000 square feet one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. No tree shall be planted closer than 2 1/2 feet to the pavement.

- No required parking space may be located more than 80 feet from the trunk of a large canopy tree.
- No tree may be planted closer than 2 1/2 feet to the pavement.
- All trees must be internal to the parking lot.

Sec. 5.11. - Dimensions of landscaping.

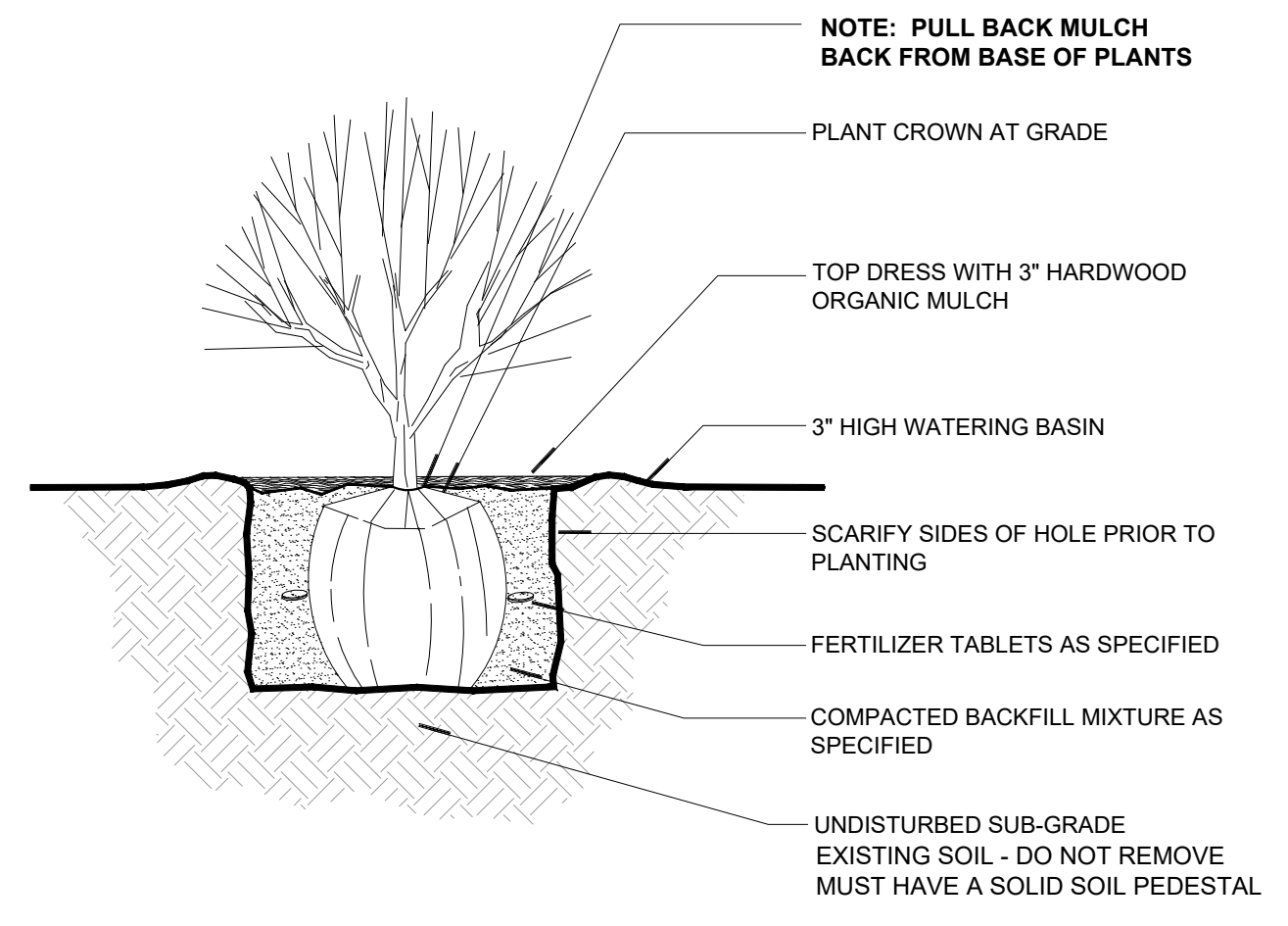
All required landscaping shall be no less than five feet wide and a minimum of 25 square feet in area unless it is within ten feet of the building. Sec. 5.12. - Required landscaping.

A. Amount of landscaping.

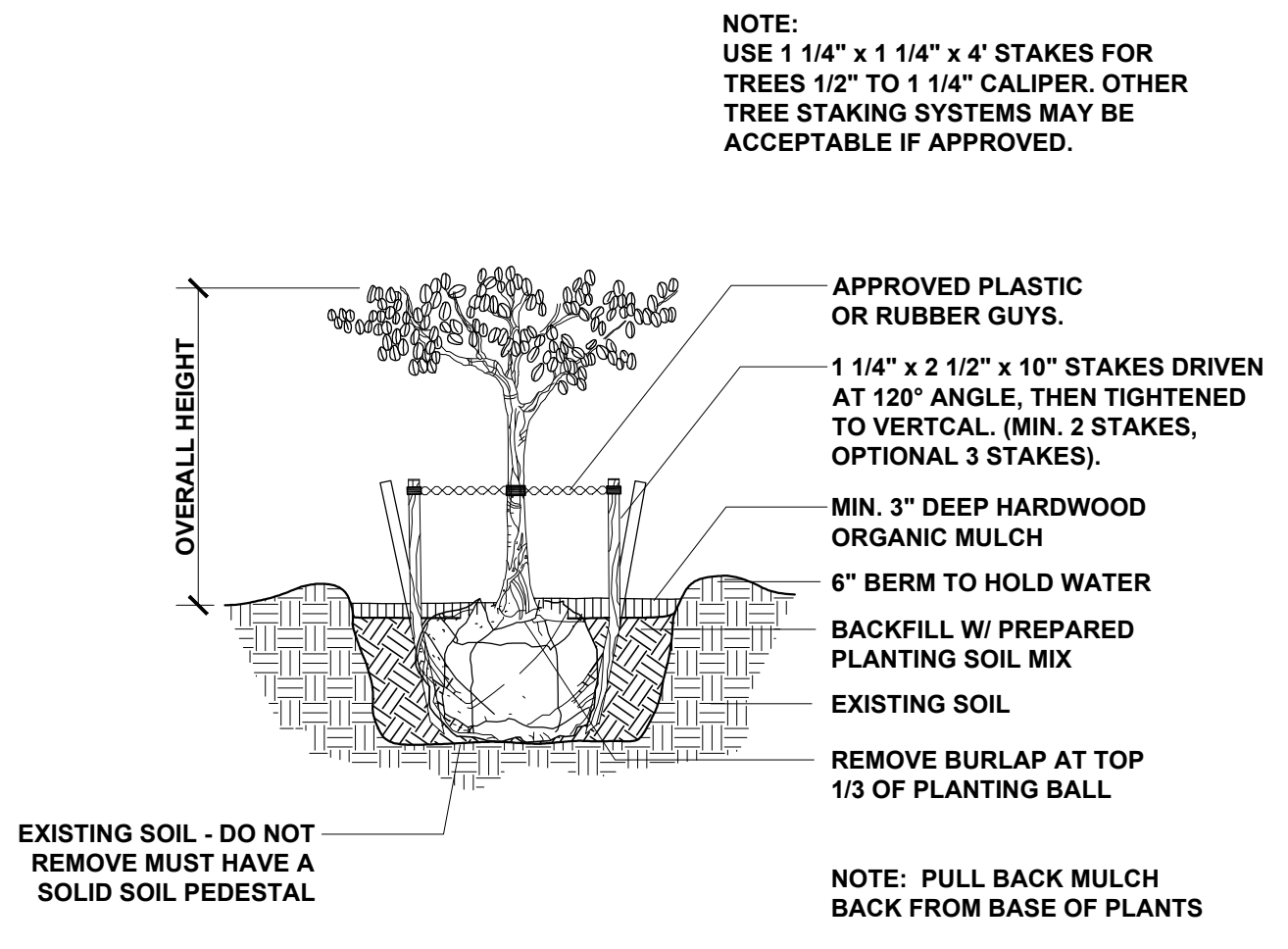
- Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts set forth as follows. The requirements shall be applied to the total site area to be developed.

Commercial	15	10
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The total site area required for landscaping may be reduced by no more than five percent in accordance with the provisions of section 6. For example, the required percentage of 15 percent for commercial zoning could be reduced to a total of ten percent under the terms of section 6.



D SHRUB PLANTING DETAIL



E TREE PLANTING DETAIL

SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION	AREA	LOT PERCENTAGE
LOT	12,383	100 %
IMPERVIOUS	10,442	84%
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PARKING REQ'D	14	

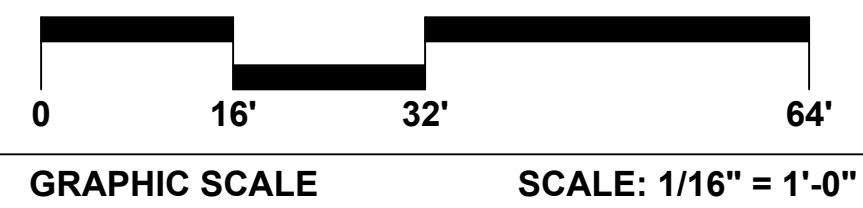
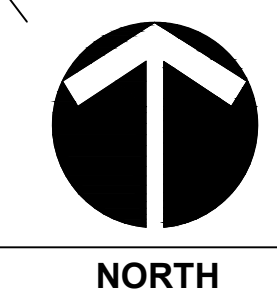
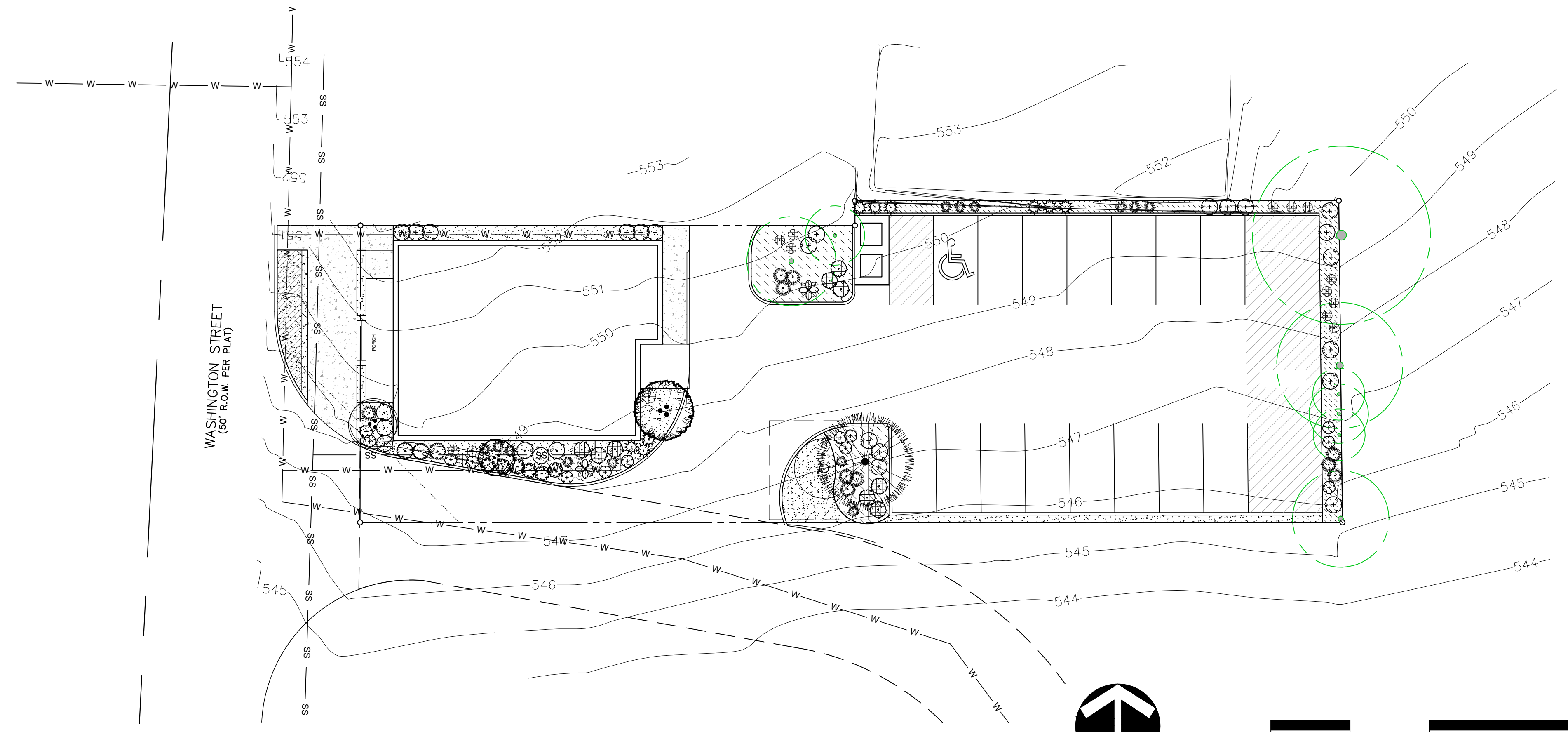
TREE DESIGNATION KEY		
SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED TREE	(1 : 1)
SP	SECONDARY PROTECTED TREE	(1 : 0.5)
F	FEATURE TREE	(1 : 2)
D	DISEASED TREE PER ARBORIST	(1 : 0)

REQUIRED PLANTINGS

A. STREET TREES:
1 TREE FOR EVERY 50 L.F. OF FRONTAGE W Washington Street - 60 / 50 = 1.2 (1) 3" TREE REQUIRED (1) 3" TREE PROVIDED

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 8 STATION SMART CONTROLLER WITH WI-FI CAPABILITIES AND A WIRELESS RAIN / FREEZE SENSOR. SHRUBS WILL BE IRRIGATED WITH IN-LINE DRIP TUBE FED FROM 1" DRIP ZONE VALVE ASSEMBLIES. LAWN AREAS TO BE IRRIGATED WITH LOW FLOW ROTARY NOZZLES ON 4" POP-UP BODIES. POINT OF CONNECTION, BACKFLOW, WYE STRAINER AND SHUT OFF VALVE TO BE INSTALLED PER CITY OF ROCKWALL STANDARD IRRIGATION REQUIREMENTS.

NOTE:
NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES



PLANT SCHEDULE				
TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Cl	Chilopsis l 'Lucretia Hamilton' / Desert Willow 3" cal. * ROCKWALL APPROVED TREE	B & B	1 3"
	Pe	Pinus eldarica / Afghan Pine 6" cal. * ROCKWALL APPROVED TREE	B & B	1 6"
	Ss	Sophora secundiflora / Texas Mountain Laurel 2" cal.	20" Box	1 2"
	Vc	Vitex agnus-castus / Chaste Tree 3" cal.	B & B	1 3"
				14"
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Hp	Hesperaloe parviflora / Red Yucca * ROCKWALL APPROVED PLANT	5 gal	10
	Lm	Lantana montevidensis 'New Gold' / Gold Lantana	1 gal	13
	Lg	Leucophyllum frutescens 'Green Cloud' / Texas Ranger * ROCKWALL APPROVED PLANT	5 gal	9
	Ls	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	5 gal	6
	Lp	Loropetalum chinense 'Purple Diamond' / Fringe Flower * ROCKWALL APPROVED PLANT	5 gal	3
	Msc	Mahonia 'Soft Caress' / Soft Caress Mahonia	3 gal	11
	Ma	Miscanthus sinensis 'Adagio' / Dwarf Maiden Grass * ROCKWALL APPROVED PLANT	5 gal	1
	Mr	Muhlenbergia capillaris / Muhly Grass * ROCKWALL APPROVED PLANT	5 gal	9
	Ph	Pennisetum a. 'Hamel' / Dwarf Fountain Grass * ROCKWALL APPROVED PLANT	5 gal	13
	Ptv	Pittosporum tobira 'Variegata' / Variegated Mock Orange	5 gal	20
	Rop	Rosmarinus officinalis 'Prostratus' / Trailing Rosemary * ROCKWALL APPROVED PLANT	1 gal	6
	Sg	Salvia greggii 'Pink' / Pink Autumn Sage	3 gal	3
CACTI	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Af	Agave ovatifolia 'Frosty Blue' / Whale's Tongue Agave	5 gal	2
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Ch	Cynodon dactylon '419 Hybrid' / Bermuda Grass * ROCKWALL APPROVED PLANT	sod	294 sf
	Hm	Hardwood / Mulch	2" deep	1,017 sf
	Tb	Tejas Black / 5/8"	2" deep	669 sf

C PLANT SCHEDULE

A PLANTING PLAN

SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	12,383	100 %
IMPERVIOUS	10,442	84%
2 STORY OFFICE/PORCHES	2,445	20%
PAVEMENT AREA	7,869	64%
PERVIOUS	1,941	16%
SIDEWALK AREA	128	
MAX. BUILDING HEIGHT PROPOSED	27'-6"	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,008 S.F.	
PARKING PROVIDED	14	
PARKING REQ'D	14	

TREES TO BE PRESERVED

TREE PROTECTION SCHEDULE

NO.	SCIENTIFIC NAME	COMMON NAME	TYPE	TRUNK	CALIPER	MITIGATION		RESULT
						RATIO	ADJUSTED	
01	Quercus sp	Oak	PROTECTED	STANDARD	12"	1:1	12"	PROTECT
02	Fraxinus texensis	Texas Ash	PROTECTED	STANDARD	8"	1:1	8"	PROTECT
03	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	24"	1:0.5	12"	PROTECT
04	Carya texana	Black Hickory	PROTECTED	STANDARD	17"	1:1	17"	PROTECT
05	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	7"	1:0.5	3.5"	PROTECT
06	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	8"	1:0.5	4"	PROTECT
07	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	7"	1:0.5	3.5"	PROTECT
08	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	13"	1:0.5	6.5"	PROTECT
TOTAL CALIPER INCHES OF TREES TO BE PRESERVED:							66.5"	

TREES TO BE REMOVED

TREE REMOVAL SCHEDULE

NO.	SCIENTIFIC NAME	COMMON NAME	TYPE	TRUNK	CALIPER	MITIGATION		RESULT
						RATIO	ADJUSTED	
A	Quercus sp	Oak	PROTECTED	STANDARD	12"	1:1	12"	REMOVE
B	Lagerstroemia indica	Crape Myrtle	PROTECTED	MULTI	7"	1:1	7"	REMOVE
C	Quercus sp	Oak	PROTECTED	STANDARD	9"	1:1	9"	REMOVE
D	Celtis occidentalis	Hackberry	DAMAGED	STANDARD	26"	1:0.0	0"	REMOVE
E	Ligustrum lucidum	Glossy Privet	PROTECTED	MULTI	12"	1:1	12"	REMOVE
F	Zanthoxylum clava-herculis	Tickle Tongue Tree	PROTECTED	STANDARD	7"	1:1	7"	REMOVE
G	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	16"	1:0.5	8"	REMOVE
H	Celtis occidentalis	Hackberry	SECONDARY	STANDARD	24"	1:0.5	12"	REMOVE
TOTAL CALIPER INCHES OF TREES TO BE REMOVED:							67"	

67" x 20% = 13.4 x \$100 = 1,340 \$1,340 to be paid to The City of Rockwall tree fund.

67" x 80% = 53.6 54" minimum to be planted as mitigation

Tree 'D' is diseased and should be removed to prevent property damage.

The intent of this drawing is to show existing trees to be preserved or removed in order to develop the proposed project. Property owner will be responsible for any fees or penalties owed at the discretion of The City of Rockwall. Demolition contractor is responsible for ensuring all required permits and paperwork from the City of Rockwall are in place before beginning demolition.

Refer to The City of Rockwall - Article IX - TREE PRESERVATION

also The City of Rockwall - Article VIII - LANDSCAPE STANDARDS

THERE IS ONE EXISTING FEATURE TREES ON THIS SITE (ie. 25" caliper or more of the protected species) THAT TREE IS TO BE REMOVED - THE TREE IS DAMAGED AND ROTTING.

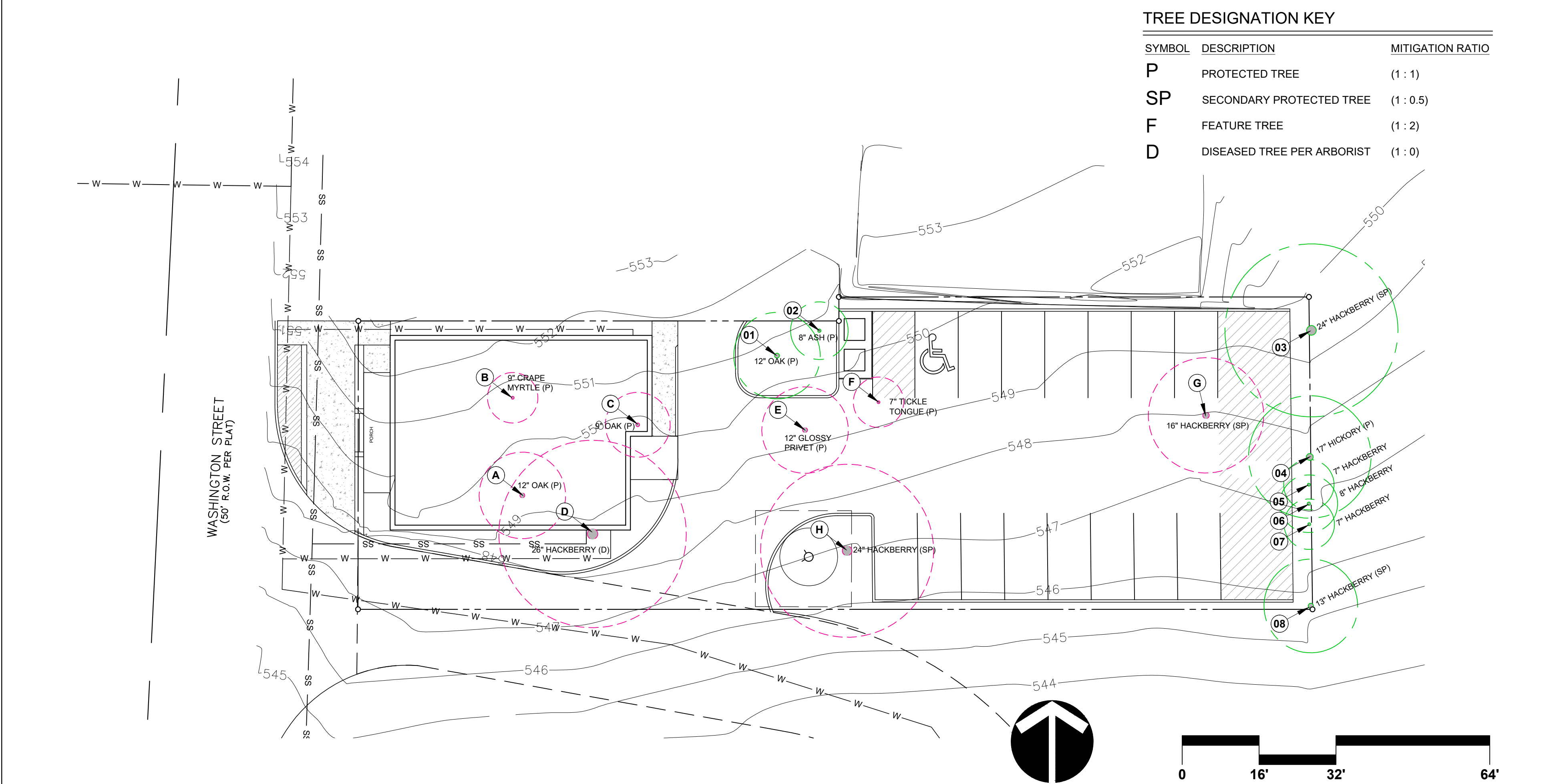
NOTE:
ALL BOUNDARY TREES ALONG THE SOUTH PROPERTY LINE ARE TO REMAIN. PROTECT ANY TREES THAT ARE CLOSE PROXIMITY TO GRADING OR CONSTRUCTION ACTIVITIES.

SECTION 5. - TREE MITIGATION REQUIREMENTS

The tree mitigation requirements shall apply for all properties that do not fall under the exemptions listed in section 1.3, Exemptions, of this article. In addition, if a treescape plan or tree removal permit allows for the removal of a protected or feature tree(s), the applicant and/or property owner shall account for the number of inches of tree being removed using the following criteria:

- Primary protected trees.** Primary protected trees measuring four inches through 25 inches DBH shall be replaced on an inch-for-inch basis (i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed).
- Secondary protected trees.** Hackberry and cedar trees measuring 11 inches through 25 inches DBH shall be replaced with a half-inch for every inch removed (i.e. the total number of caliper inches of tree required to be replaced shall be half (1/2) of the inches being removed).
- Featured trees.** Featured trees (i.e. all trees greater than 25 inches) shall be replaced with twice the number of inches being removed (i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed).
- Non-protected tree.** No mitigation will be required for the removal of any tree that is less than four inches DBH or less than 11 inches DBH for hackberry and cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, willow, cottonwood, locust and Chinaberry trees.
- Tree preservation credits.** For each saved oak, pecan or elm tree(s) 25 inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20 percent of the total mitigation balance (i.e. total mitigation balance x 20 percent = Total eligible tree preservation credit).
- Mitigation balance.** The total mitigation balance (i.e. mitigation balance - tree preservation credits = total mitigation balance) may be satisfied through one or a combination of the following:
 - The developer/property owner can provide the required number of trees—three-inch caliper DBH minimum—on the subject property to offset the total mitigation balance (e.g. if the total mitigation balance is nine inches then three three-inch caliper trees could satisfy the mitigation requirements).
 - The developer/property owner may petition the parks and recreation department to accept the required number of trees—three-inch caliper DBH minimum—to offset the total mitigation balance (e.g. if the total mitigation balance is nine inches then three three-inch caliper trees could be submitted to the parks and recreation department to satisfy the mitigation requirements). Depending on the number of trees being submitted the director of parks and recreation or his/her designee could require a facilities agreement be approved prior to accepting the trees.
 - Tree preservation credits may be purchased at a rate of \$200.00 per inch for up to 20 percent of the total replacement inches (e.g. if total mitigation required was 100 inches the developer/property owner could pay a total of \$4,000.00 (i.e. (20% x 100) x \$200.00 = \$4,000.00) into the city's tree fund; however, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80 inches). In addition, if the developer/property owner plants a tree on (i) the property for which the tree preservation credit was assessed or (ii) a location that is mutually agreed upon by the city and the developer/property owner, the developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50 percent. These funds will be deposited in the city's tree mitigation fund and will be used for planting trees in the city's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department.
 - Trees required by article VIII, landscape standards, of this Unified Development Code shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the required landscaping.
- Alternative tree mitigation settlement agreements.** In certain cases, the city council—upon recommendation from the planning and zoning commission—may consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the city's tree mitigation fund and will be used for planting trees in the city's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department.

B TREE SCHEDULES



A TREESCAPE PLAN

C TREE PRESERVATION NOTES

Landscape Architecture
TX #5629 NV #583

2617 Jasmine Lane
Plano, TX 75074
voice (702) 339-0825
mike@mayerdesignstudio.com

MAYER
Design Studio



REVISIONS	DATE	BY

TREESCAPE PLAN

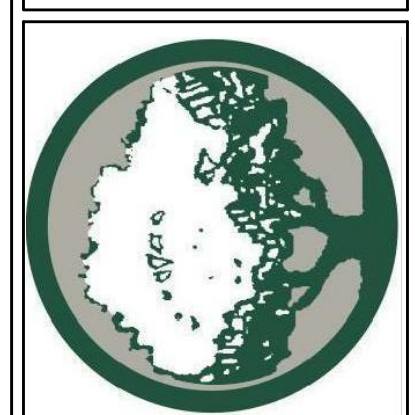
JOB:
LMGC, LLC OFFICE
407 W WASHINGTON ST
ROCKWALL, TX 75087

20-10-103
JOB#:
AUGUST 5, 2020
DATE:

L1.1
SHEET:



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD., STE. 200
ROCKWALL, TEXAS 75087



DATE

PROJECT NAME AND ADDRESS:
LMGC, LLC OFFICE
407 W WASHINGTON
ROCKWALL, TX 75087

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	08/04/2020
SCALE	
SHEET NO.	of

DRAWING NAME:
PHOTOMETRIC PLAN

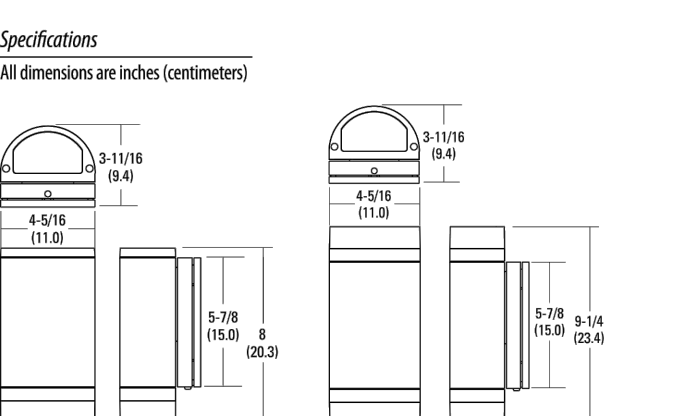
P1.0

SP2020-017



Catalog Number **LF-1**
Notes **COLOR - BLACK**
Type **DOWN LIGHT MODEL**

FEATURES & SPECIFICATIONS
INTENDED USE
Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.
CONSTRUCTION
Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.
ADA compliant.
OPTICS
4000K CCT LEDs.
Polycarbonate lens protects the LED from moisture, dirt and other contaminants.
LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.
ELECTRICAL
MVOLT driver operates on any line voltage from 120-277V
Operating temperature -30°C to 40°C.
1KV surge protection standard.
INSTALLATION
Surface mounts to universal junction box (provided by others).
LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations.
Tested to accordance with IESNA LM-79 and LM-80 standards.
WARRANTY - 5-year limited warranty. Complete warranty terms located at: www.acllightbrands.com/support/customer-support/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.



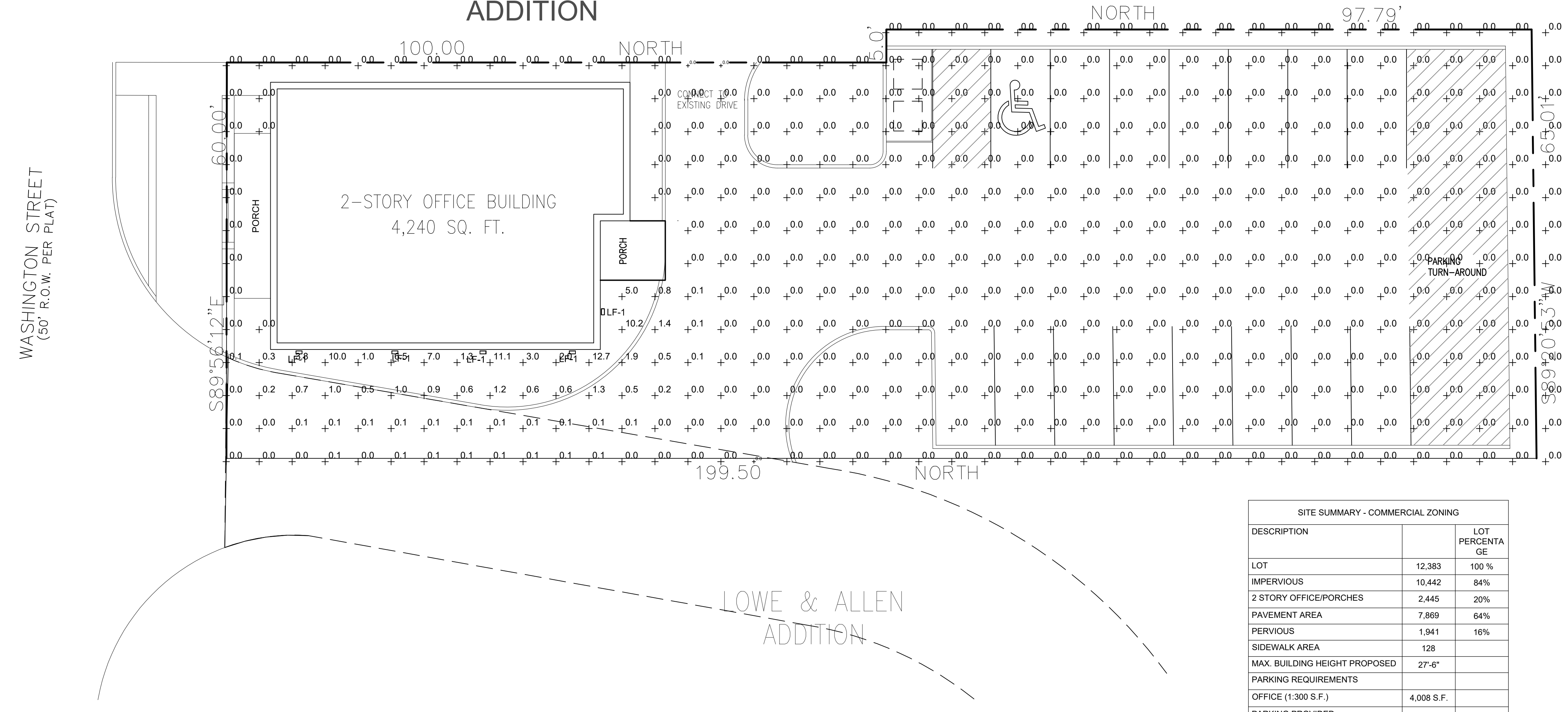
ORDERING INFORMATION For shortest lead times, configure products using **bolded options**. Example: **OLLWD LED P1 40K MVOLT DDB**

Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD LED Downlight	P1	40K 4000K	MVOLT 120V-277V	DDB Dark bronze
OLLWU LED Up & downlight			T20 120V	WH White

Notes
1. Only available with OLLWD and in DDB.
2. Only available with OLLWU.

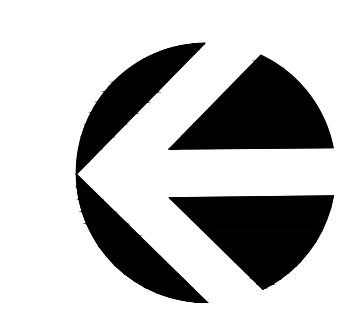
DECORATIVE INDOOR & OUTDOOR OLLWD-OLLWU

LOT 1-R BLOCK A WASHINGTON PLACE ADDITION



SITE SUMMARY - COMMERCIAL ZONING

DESCRIPTION		LOT PERCENTAGE
LOT	12,383	100 %
IMPERVIOUS	10,442	84%
2 STORY OFFICE/PORCHES	2,445	20%
PAVEMENT AREA	7,869	64%
PERVIOUS	1,941	16%
SIDEWALK AREA	128	
MAX. BUILDING HEIGHT PROPOSED	27'-6"	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,008 S.F.	
PARKING PROVIDED	14	
PARKING REQ'D	14	



PHOTOMETRIC PLAN
SCALE: 1"=10'
0 10' 20'



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: August 11, 2020
APPLICANT: Mark Klecha
CASE NUMBER: Z2020-030; *Specific Use Permit for an Accessory Building at 1748 Lake Breeze Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an *accessory building that exceeds the maximum square footage* on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and take any action necessary.

BACKGROUND

The subject property was originally annexed into the City of Rockwall on February 6, 1961 by *Ordinance No. 61-02*. According to the City's historic zoning maps the subject property was zoned Multi-Family 1 (MF-1) District as of January 3, 1972. By May 16, 1983, this designation had changed to Planned Development District 11 (PD-11) [*Ordinance No. 80-13*] for Single-Family 2 (SF-2) District land uses. On June 7, 1993, *Ordinance No. 93-11* change the designation of the subject property within Planned Development District 11 (PD-11) to an area designated for Single-Family 10 (SF-10) District land uses [*Case No. PZ1993-020-01*]. The subject property was platted as Lot 6, Block O, Hillcrest Shores Addition on August 12, 1993 by *Case No. PZ1993-030-01*. According to the Rockwall Central Appraisal District (RCAD), situated on the subject property is a 2,649 SF single-family home that was constructed in 1995.

PURPOSE

The property owner and applicant -- *Mark Klecha* -- is requesting the approval of a Specific Use Permit (SUP) to permit the construction of an accessory building that exceeds the maximum square footage permitted for accessory buildings as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1748 Lake Breeze Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an alleyway followed by the remainder of the Hillcrest Shores Subdivision, which consists of 67 single-family residential homes on 22.17-acres. Beyond this is Bayhill Drive, which is identified as a R2 (*i.e. residential, two [2] lane, roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown 2040 Vision Comprehensive Plan. North of this roadway is the Hillcrest Shores, Phase 2 Subdivision, which consists of 113 single-family residential homes on 53.24-acres. All of these properties are zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is Lake Breeze Drive, which is identified as a R2 (*i.e. residential, two [2] lane, roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the remainder of the Hillcrest Shores Subdivision. South of this is the Northshore, Phase 2B Subdivision, which consists of 76 single-family residential homes on 25.04-acres. This subdivision is zoned Single-Family 10 (SF-10) District.

East: Directly east of the subject property is the remainder of the Hillcrest Shores Subdivision followed by N. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This area is zoned Planned Development District 11 (PD-11) for Single Family 10 (SF-10) District land uses. Beyond this is the Preserve, Phase 2 Subdivision, which consists of 82 single-family residential lots on 33.02-acres. This property is zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is the remainder of the Hillcrest Shores Subdivision, which is zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District. Beyond this is the *Lake Ray Hubbard Takeline* followed by the corporate limits of the City of Rockwall. Beyond this is Lake Ray Hubbard.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, letter, and drawings requesting to permit a proposed 359 SF accessory building. Per the drawings provided by the applicant the accessory building will have a pitched roof with dormer windows, and stand a total of 15-feet in height. The exterior of the accessory building will be clad in a composite siding (*i.e. smart siding*), and the roof will be constructed with standing seam metal. The proposed building will be situated on the side of the property, adjacent to the western property line, behind an existing eight (8) foot board-on-board wood fence. In addition, the applicant has stated in the provided letter that there is a mature live oak tree situated in front of the fence further impairing the view of the structure.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 10 (SF-10) District allows a total of two (2) accessory buildings each being 144 SF in size or one (1) accessory building at 144 SF in size and one (1) detached garage at 625 SF in size. In addition, accessory buildings are limited to a maximum height of 15-feet and a minimum setback of three (3) feet from the rear property line and six (6) feet from the side property line. In addition, accessory buildings are required to have a minimum of six (6) feet of separation from any other primary or accessory structure. This section of the code goes on to state, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure ... [and] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)."

STAFF ANALYSIS

In this case, the applicant's request conforms with the setback and height requirements for accessory buildings; however, the proposed size of the accessory building exceeds the maximum permissible size by 215 SF. Staff did perform a review of the aerial imagery of all of the homes in the Hillcrest Shores Subdivision (*i.e. the 67 single-family homes in the same phase as the subject property*) and determined that there does not appear to be any accessory buildings in this area of a similar size as to what the applicant is proposing. With this being said, there are covered patios and carports that appear to be of a similar size (*i.e. ~400 SF*). With regard to the letter submitted by the applicant, staff should note that a residential garage is clearly defined by Subsection 02.02(7) of Article 13, *Definitions*, of the Unified Development Code (UDC) as:

Residential Garage. A residential accessory building used for the storage of motor vehicles. These structures are typically attached to the primary structure; however, they may also be a detached structure.

In the applicant's case, the roll up garage door will face toward the primary structure, and be six (6) feet away from the western wall of the primary structure. This would not make it possible to pull a standard size vehicle into the structure. In addition, the structure is completely enclosed behind an eight (8) foot fence and the applicant is not providing a driveway to the structure (*which is characteristic of a detached garage*). Based on this staff was required to designate this structure as an accessory building, and not as a detached garage as the applicant has requested.

Staff should note that the structure will only be slightly visible from Lake Breeze Drive and that an existing tree and eight (8) foot fence will impair the view of the structure from right-of-way. With this being said, approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On July 23, 2020, staff mailed 100 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hillcrest at the Shores and the Preserve Homeowner's Associations (HOA's), which are the only HOA/Neighborhood Organizations that are within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted staff had received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for an accessory building that exceeds the maximum permissible size, 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 *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of the Specific Use Permit (SUP) ordinance; and
 - (b) The *Accessory Building* shall not exceed a maximum size of 360 SF; and
 - (c) The subject property shall not have more than one (1) accessory building.
- (2) The applicant will need to submit a letter from a structural engineer certifying that the recently built retaining wall was built to hold the weight of the proposed accessory structure, and that the retaining wall poses no structural risk to the existing three (3) foot retaining wall on the adjacent property; and
- (3) The applicant will need to apply for a building permit from the Building Inspections Department; and
- (4) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING

CASE NO. 22020-030

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1748 LAKE BREEZE DR. ROCKWALL, TX 75087

Subdivision HILLCREST SHORES Lot 6 Block 0

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-11

Current Use RESIDENTIAL

Proposed Zoning PD-11

Proposed Use RESIDENTIAL

Acreage 0.23

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 MARK KLECHA

Applicant

Contact Person

Contact Person

Address 1748 LAKE BREEZE DR.

Address

City, State & Zip ROCKWALL, TX 75087

City, State & Zip

Phone 402-315-8387

Phone

E-Mail markklecha@hotmail.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared MARK KLECHA [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of July, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

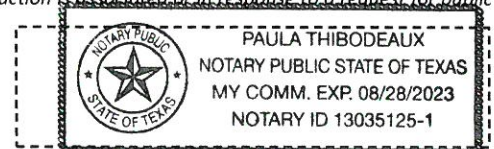
Given under my hand and seal of office on this the 16th day of July, 20 20.

Owner's Signature

Mark Klecha


Notary Public in and for the State of Texas

Paula Thibodeaux



My Commission Expires

0 15 30 60 90 120 Feet

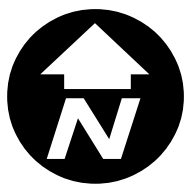
Z2020-030- SUP FOR 1748 LAKE BREEZE DRIVE
ZONING - LOCATION MAP = 



City of Rockwall

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

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

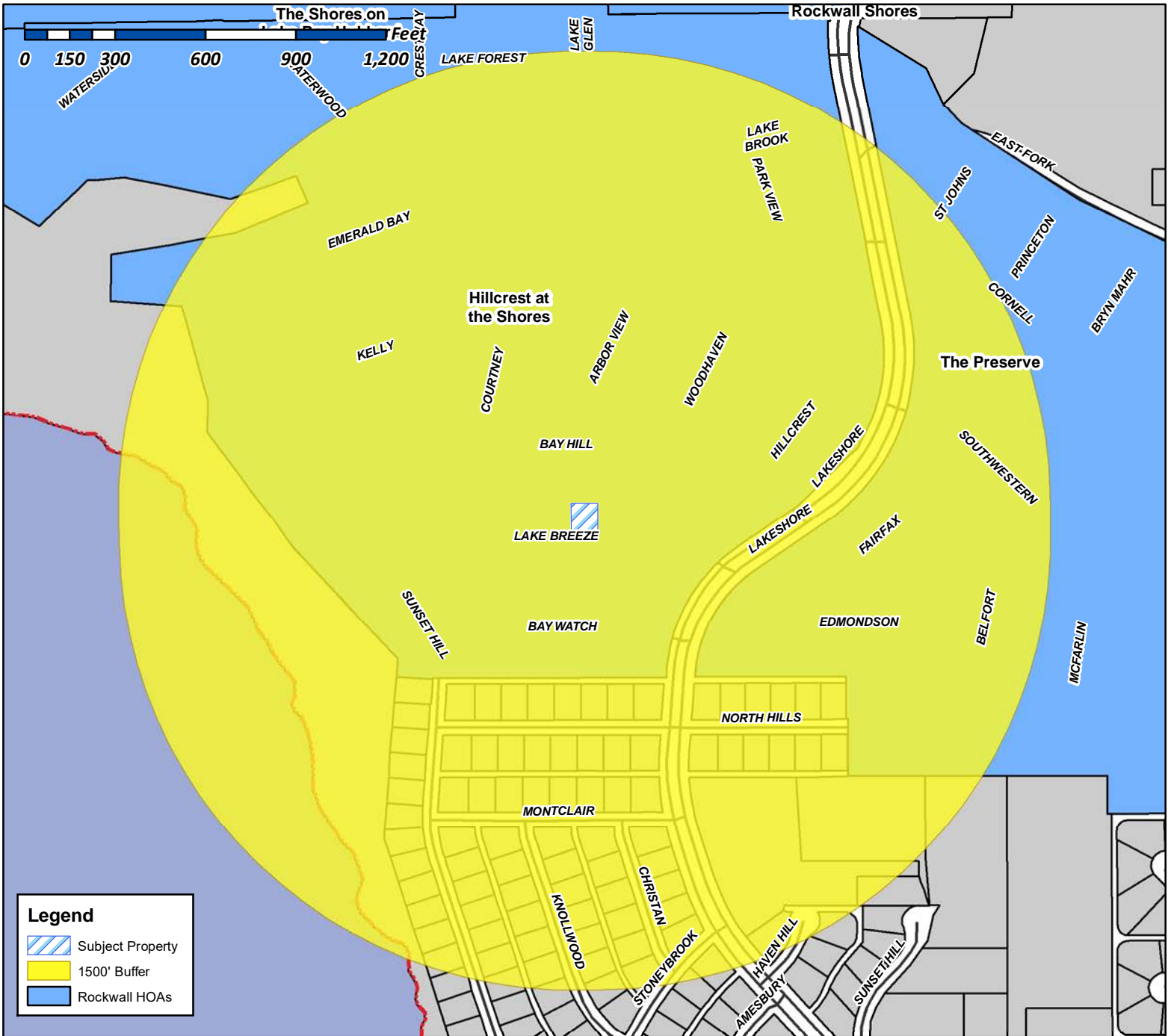




City of Rockwall

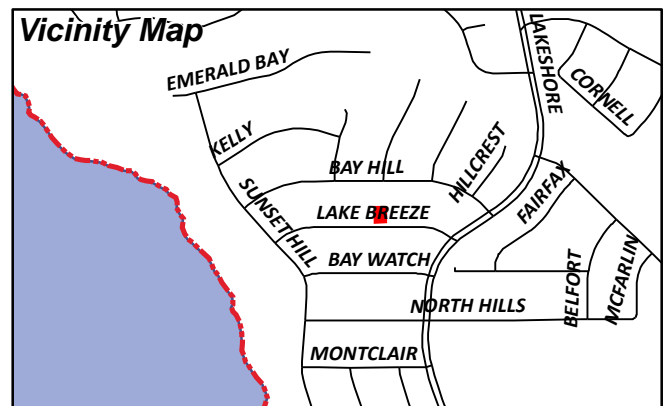
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2020-030
Case Name: SUP for 1748 Lake Breeze Drive
Case Type: Specific Use Permit
Zoning: Planned Development District 11 (PD-11)
Case Address: 1748 Lake Breeze Drive

Date Created: 7/17/2020
 For Questions on this Case Call (972) 771-7745



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Henry Lee](#)
Subject: Neighborhood Notification Program
Date: Tuesday, July 21, 2020 10:14:35 AM
Attachments: [HOA Map \(07.17.2020\).pdf](#)
[Public Notice \(07.20.2020\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, July 31, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, August 11, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, August 17, 2020 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive

Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a [Specific Use Permit \(SUP\)](#) for an accessory building that exceeds the maximum square footage on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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



City of Rockwall

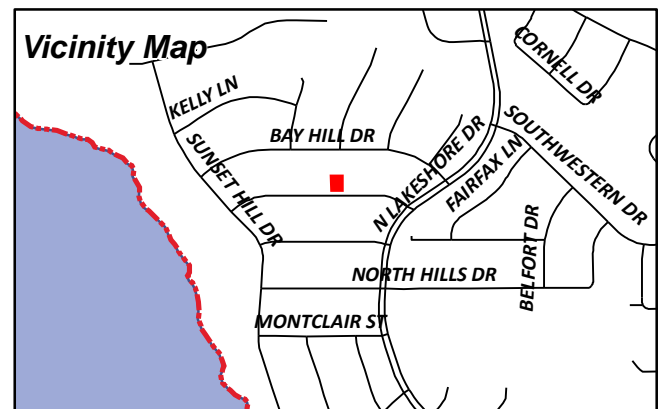
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2020-030
Case Name: SUP for 1748 Lake Breeze Drive
Case Type: Specific Use Permit
Zoning: Planned Development District 11 (PD-11)
Case Address: 1748 Lake Breeze Drive

Date Created: 7/22/2020
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
1011 HILLCREST
ROCKWALL, TX 75087

ANDERSON SALLY LESIL & STEVE
1017 COURTNEY CIRCLE
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 WOODHAVEN
ROCKWALL, TX 75087

DORN KEITH
1020 ARBOR VIEW PL
ROCKWALL, TX 75087

SANDMAN DAVID & VALERIE
1020 COURTNEY CIR
ROCKWALL, TX 75087

HAUER MELVIN C & VIRGINIA L
1020 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

LOGAN WINFRED BART & TRACEY
1021 ARBOR VIEW PL
ROCKWALL, TX 75087

MAURHOFF MARGARET L AND
MICHAEL J VEREB
1025 COURTNEY CIRCLE
ROCKWALL, TX 75087

WEBER MATTHEW J AND THERESA M
1027 ARBOR VIEW PL
ROCKWALL, TX 75087

BEUSELING JOHN MARTIN & GLORIA LYNN
1029 WOODHAVEN CIR
ROCKWALL, TX 75087

BENAVIDES RAPHAEL G & MARY A
1030 ARBOR VIEW PL
ROCKWALL, TX 75087

MULLINAX STEVE WAYNE & DEBBIE S
1030 COURTNEY CIR
ROCKWALL, TX 75087

CORRIGAN DERRICK & STEFANIE
1030 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

ABRAMSKY SAMUEL & CHRISTI
1033 ARBOR VIEW PL
ROCKWALL, TX 75087

FLEMING ERIC AND DEIDRE
1033 COURTNEY CIR
ROCKWALL, TX 75087

WARD PATRICK C
1037 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

BEATY SUSAN J
1038 COURTNEY CR
ROCKWALL, TX 75087

CURRENT RESIDENT
1039 ARBOR VIEW
ROCKWALL, TX 75087

MAY RICHARD A & LISA A
1040 ARBOR VIEW PL
ROCKWALL, TX 75087

SMETANA JOSEPH JR & ANGEL P
1046 COURTNEY CIR
ROCKWALL, TX 75087

RESTER J TREVER & MICHELLE
1047 ARBOR VIEW PL
ROCKWALL, TX 75087

PETTIT PAUL & PAMELA
1048 ARBOR VIEW PL
ROCKWALL, TX 75087

WRIGHT LARRY G & JENNIFER
1054 COURTNEY CIRCLE
ROCKWALL, TX 75087

MATHIAS ERIC J & ROBIN A
1514 MALLARD HVN
SAN ANTONIO, TX 78260

SUCHAND HAROLD A AND SUSAN W
1596 EDMONDSON TR
ROCKWALL, TX 75087

JONES LALANII
1597 EDMONDSON TRAIL
ROCKWALL, TX 75087

CURRENT RESIDENT
1602 NORTH HILLS
ROCKWALL, TX 75087

KLUTTS BEN A JR & JULIE C
1604 N HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1604 NORTH HILLS
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D
1606 NORTH HILLS DRIVE
ROCKWALL, TX 75087

CONNALLY DAVID & VICKIE
1608 N HILLS DR
ROCKWALL, TX 75087

CONFIDENTIAL
1610 NORTH HILLS DRIVE
ROCKWALL, TX 75087

BAUCHMAN NANCY
16631 MALCOLM LN
YORBA LINDA, CA 92886

JOHNSON CLARENCE R & CASANDRA L
1704 BAY WATCH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1704 LAKE BREEZE
ROCKWALL, TX 75087

LYNCH CHRISTOPHER J
1705 BAY WATCH DRIVE
ROCKWALL, TX 75087

RYAN JEFFREY & DARLA
1705 BAYHILL DR
ROCKWALL, TX 75087

CONFIDENTIAL
1707 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

PAULSEN LOGAN & BRANDI A
1712 BAY WATCH DRIVE
ROCKWALL, TX 75087

VAUGHN STEPHEN MICHAEL
1712 LAKE BREEZE DR
ROCKWALL, TX 75087

WHITAKER MARTIN & DORIS
1715 BAY WATCH DR
ROCKWALL, TX 75087

REPMAN MARK &
MICHELLE BASTIDAS
1715 BAYHILL DR
ROCKWALL, TX 75087

SIMPSON RODNEY KEITH
1717 LAKE BREEZE DR
ROCKWALL, TX 75087

PEDDIE STACIE
1720 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

KEETON KENNETH W & REBECCA
1722 BAY WATCH DR
ROCKWALL, TX 75087

HIETBRINK BERNARD D & MELISSA L
1725 BAY WATCH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1727 BAY HILL
ROCKWALL, TX 75087

KETON JAMES H & JEANNETTE S
1727 LAKE BREEZE DR
ROCKWALL, TX 75087

HIGGINS BRADLEY STEPHEN AND
AMANDA JO BURT HIGGINS
1730 LAKE BREEZE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1732 BAY WATCH
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B
1733 BAY WATCH DR
ROCKWALL, TX 75087

LOCKWOOD CHARLES DOUGLAS
1737 BAYHILL DR
ROCKWALL, TX 75087

BOWEN RONALD L & DEANNA K
1737 LAKE BREEZE DR
ROCKWALL, TX 75087

BYROM JOHNNY R & LYNETTE
1738 LAKE BREEZE DR
ROCKWALL, TX 75087

TUBBS LAJUAN C
1740 BAY WATCH DR
ROCKWALL, TX 75087

LANZONE FAMILY LIVING TRUST
CHRIS A LANZONE AND DIANE M LANZONE-
TRUSTEES
1741 BAY WATCH DRIVE
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

BRADLEY TAMMY JEAN
1747 BAY HILL DR
ROCKWALL, TX 75087

SISKA JAMES W & RITA F
1748 BAY WATCH DR
ROCKWALL, TX 75087

KLECHA MARK AND ANGELA
1748 LAKE BREEZE DR
ROCKWALL, TX 75087

AKARD ARTHUR F & DANA D
1751 BAY WATCH DR
ROCKWALL, TX 75087

THOMPSON RONALD G & CAROLYN E
1755 BAYHILL DR
ROCKWALL, TX 75087

BARKER MARK A
1755 LAKE BREEZE DR
ROCKWALL, TX 75087

BOONE WILLIAM R JR & KYOKO N
1756 LAKE BREEZE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1758 BAY WATCH
ROCKWALL, TX 75087

WITTIG MILTON G & CYNTHIA J
1759 BAY WATCH DR
ROCKWALL, TX 75087

LOWNDES ROBERT
1763 BAYHILL DR
ROCKWALL, TX 75087

LONDON REV TR
1763 LAKE BREEZE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1764 LAKE BREEZE
ROCKWALL, TX 75087

CURRENT RESIDENT
1766 BAY WATCH
ROCKWALL, TX 75087

JACOBSON BRUCE ALLEN & MARGARET
1769 BAY WATCH DR
ROCKWALL, TX 75087

SMITH JAMES & JULIE
1773 BAYHILL DR
ROCKWALL, TX 75087

MEYN RICHARD B & CATHERINE
MEYN FAMILY TRUST
1773 LAKE BREEZE DR
ROCKWALL, TX 75087

HAMILTON DOUGLAS C & JANET K
1774 BAY WATCH DR
ROCKWALL, TX 75087

GUZMAN PATRICIA MARGARITA & THANH
NGUYEN HOANG
1774 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

MOORE KERMIT T & GWENDOLYN R
1781 BAYHILL DR
ROCKWALL, TX 75087

PERALES LIVING TRUST
1781 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

HOLCOMB RICHARD & KATHY
1782 LAKE BREEZE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1790 LAKE BREEZE
ROCKWALL, TX 75087

BARBER TRUMAN JOSEPH & BARBARA
1791 BAYHILL DR
ROCKWALL, TX 75087

KING DOROTHY
1793 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

DAVENPORT JAMES & MARYBETH
1798 LAKE BREEZE DR
ROCKWALL, TX 75087

VESTAL JEANETTE & ALSON
1799 BAYHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1803 LAKE BREEZE
ROCKWALL, TX 75087

CURRENT RESIDENT
1807 BAY HILL
ROCKWALL, TX 75087

DAVIS JIMMY GOLAN AND TATIANA
KAPOUSTINA-DAVIS
1817 BAYHILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1822 BAY HILL
ROCKWALL, TX 75087

KHABAZ ALLEN BLEEDO
1827 BAYHILL DR
ROCKWALL, TX 75087

REED LARRY K
18333 ROE HAMPTON #323
DALLAS, TX 75252

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

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
30601 AGOURA ROAD SUITE 200
AGOURA HILLS, CA 91301

CUTLER ELDON GEORGE & THALIA LONE
40161 E 179TH STREET
KINGSVILLE, MO 64061

VILLARREAL GLORIA M & JOSE C
4914 W 106TH ST
OAK LAWN, IL 60453

OH SINEUI
5050 QUORUM DRIVE SUITE 610
DALLAS, TX 75254

MATSUMOTO SHINTARO
C/O OPEN HOUSE CO. LTD
5050 QUORUM DRIVE SUITE 610
DALLAS, TX 75254

OPEN HOUSE TEXAS REALTY & INVESTMENTS
LLC
5050 QUORUM DRIVE SUITE 120
DALLAS, TX 75254

CRETI DANIEL AND MARTHA TRUST
550 S SILVERADO WAY
ANAHEIM, CA 92807

WILLIS RUTH HAYNES
6168 PRESTONDELL DR
DALLAS, TX 75240

BREEN ROBERT AND LAURA
661 JUSTIN RD
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC
915 SUNSET HILL DRIVE
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive

Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breezy 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, August 11, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2020 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, August 17, 2020 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. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive

Please place a check mark on the appropriate line below:

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

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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).

Z2020_030

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



I am in 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 cause any problems in our neighborhood.

Respondent Information

Please provide your information.

First Name *

William and Kyoko

Last Name *

Boone

Address *

1756 Lake Breeze Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

wrboone@hotmail.com

Phone Number

214-641-2988

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

Mark Klecha
1748 Lake Breeze Drive
Rockwall, TX 75087

To the Committee Board,

Thank You for taking the time to consider my special use permit application. I wanted to write to the board to explain my situation in hopes that it will answer any questions you may have on my project.

A quick background on what I am trying to do. I have been completing multiple home improvement projects around my home while I have the down time with the current pandemic situation; a new fence and an added driveway to be exact. During a pre-pour concrete inspection, I asked the Rockwall City Inspector to take a look at a potential location in my yard for a detached garage/workshop to get his inputs on what the requirements would be to build it. Because my yard has a drastic slope to it, he said this location would require an addition of a retaining wall and a concrete slab. He explained the property line set backs and how far the structure would need to be from our home. As well as all the precautions for underground water, sewer, gas and electric, which I had the city come out and inspect before I began the project. The inspector also showed me where to find additional information for specific permit requirements on the Rockwall website, which is what I have used as a template to start my project.

Armed with this knowledge I pulled permits for the retaining wall and concrete slab, all of which were approved by the city. That work is now complete and can be seen in the attached photos. I am finishing up the stone veneer around my concrete retaining wall and plan to have the final inspection done upon completion of the stonework. The concrete slab is also complete and has been finalized by the city. I have been fully transparent about my intentions to build this structure and have asked many questions along the way to ensure I was doing it according to city requirements. It wasn't until now that anyone mentioned the square footage limitations I was going to run into.

Fast forward to now. I applied for the permit to begin building the structure and this is where things took a surprise turn for my project. This is technically a detached garage, which affords me up to a 625 sq/ft structure per the city permit requirements. However, I was told in order to permit it as a detached garage, I would need a 12' wide driveway poured to the garage door (which is not mentioned anywhere on the "City of Rockwall Permit Requirements for Residential Portable, Accessory Buildings, Detached Garages and Carports" page). Due to the location of the structure on my property (see attached site plot), it would not be feasible or aesthetically pleasing to pour that much concrete through my backyard. So because of that one requirement, I must permit this

structure as an accessory building, which now forces me to limit the size of the building to 144 sq/ft. My structure will be approximately 360 sq/ft (see attached plan drawings). So I find myself in a sort of play on words where one allows me to build the structure while also requiring a lot of concrete and the other limits the square footage of the structure. This is why my application is in front of you today. If I wanted to pour a driveway through my backyard, I could technically get a detached garage permit and be able to build the structure without a special use permit. However, that would be cost prohibitive and quite frankly, not at all appealing for my back yard. I would think we can all agree on that?

Having said all of that, please allow me to explain how this structure will be an improvement to my property and all of the precautions I have taken to ensure my neighbors and the location of the structure have been taken into account. I have spoken to my neighbor on that side of my property about my plans and what I am doing. They fully support it and are even willing to sign a letter, if needed, to help this process along. My property also has two large oak trees located in front of and behind where this structure will be built (see attached photos) and they will block the majority of the structure from both the street and alley view. I also have a brand new 8' fence to block it from view as much as it can. I designed the structure to tie in with the architectural elements of our home so that it will not be an eyesore to the neighborhood.

I am asking for your consideration and approval of this permit. I began this project based on the information given to me by the Rockwall City Inspector and the information presented on the Rockwall website for permit requirements. I made large financial decisions based on that information and now find myself in this conundrum of what appears to be, in my opinion, a technicality on words vaguely defining what a structure is and the subsequent surrounding requirements that aren't completely defined on the permit requirements page (i.e. detached garage vs accessory building). At this point I have invested over \$7,000 dollars to build the retaining wall and the concrete slab for this structure. To be denied this special use permit at this point would be very unfortunate and put me in a tough situation.

I am hopeful that you will see my due diligence in using the city professionals and resources prior to beginning this project. I am asking for your help to see this project to its completion.

Again, Thank You for your time and consideration on this matter. If you have any questions or need more information, please contact me at (402) 315-8387 or markklecha@hotmail.com.

Warm Regards,



CITY OF ROCKWALL PERMIT REQUIREMENTS FOR RESIDENTIAL PORTABLE, ACCESSORY BUILDINGS, DETACHED GARAGES & CARPORTS.

A permit is required to erect portable or accessory buildings, detached garages and carports. Requirements are as follows:

1. Permit application
2. Site plan or property Survey – showing the location, size of the building (length, width, height), and the setbacks (distance) from the property line(s) and other structures on the property.
3. Buildings with concrete slabs will require two inspections & should not be located over a gas line. Buildings with electrical, Plumbing or mechanical need to be inspected before covered, such as with sheet-rock.
4. The permit fee is based on the square footage . .

SUBSECTION 7.04: ACCESSORY STRUCTURE DEVELOPMENT STANDARDS

Accessory Structure Development Standards		Accessory Structures & Accessory Buildings ^{1 & 3}					Portable Accessory Building 0 SF – 120 SF ⁸	Detached Garage ^{6 & 9}	Carports ^{7 & 8}
		Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	All Other Single Family Zoning Districts (i.e. SF-7, SF-8.4, SF-10, SF-16 &)	Two Family (2F) District			
Zoning Districts or Accessory Structure Type <input type="checkbox"/>									
Development Standards <input type="checkbox"/>									
Number of Accessory Structures or Number of Specific Accessory Structure		2 ²	2 ²	2 ²	2	1	1	1	1
Maximum SF of Accessory Structure ⁵		1,000 ²	1,000 ²	1250 ²	144 ⁵	100	120	625	500
Minimum Setbacks	Rear (Feet)	10	10	10	3	3	3	10	10
	Rear w/ Alleyway (Feet)	20 ⁴	20 ⁴	20 ⁴	3	3	3	20 ⁵	20
	Side (Feet)	See Zoning District	See Zoning District	See Zoning District	See Zoning District	3	3	See Zoning District	See Zoning District
Between Buildings (Feet)		10	10	10	6	3	3	10	10
Building Height (Feet)		15	15	15	15	10	10	15	15

ADDITIONAL REQUIREMENTS:

- ★ 1: Accessory buildings and accessory structures shall be accessory to a residential use and located on the same lot. Unless stipulated above, only two (2) accessory structures are permitted per single-family lot; excluding carports that are integrated into the main accessory structure.
- 2: If more than one (1) accessory building is proposed or if an accessory building, 625 SF or less, is existing then the maximum accessory building that can be constructed is 400 SF. If there is an existing accessory building greater than 625 SF no additional accessory buildings or structures are permitted.
- ★ 3: Accessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure.
- ★ 4: If the accessory building does not have garage doors facing the alleyway the setback is the same as the base zoning district.
- ★ 5: Accessory buildings and structures not meeting the size requirements stipulated by the section shall require a Specific Use Permit (SUP).
- ★ 6: Each property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF.
- 7: In residential districts, carports must be open on at least two (2) sides, architecturally integrated into the primary structure, and be located 20-feet behind the corner of the front façade and meet the garage setback adjacent to an alley. Porte-cocheres are not considered carports, and are allowed, if they are attached and integral with the design of the house.
- 8: Two (2) story accessory buildings or structures shall be prohibited.
- 9: Shall include a minimum of one (1) garage bay door large enough to pull a standard size motor vehicle through.

★ NO MENTION OF REQUIRED 12 FOOT DRIVEWAY TO QUALIFY AS A "DETACHED GARAGE"

★ NOTE 5 IS SORT OF HIDDEN AND NOTE 6 MAKES IT APPEAR THAT I WAS MEETING THE INTENT WITH MY STRUCTURE.

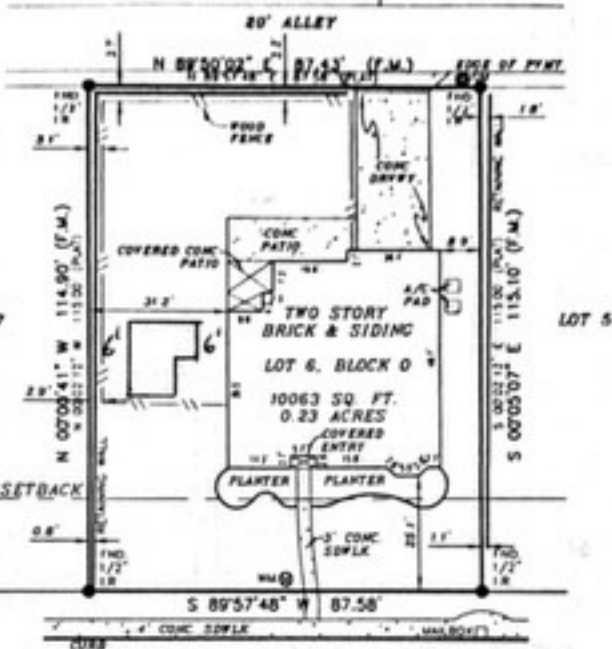
LOT 84

LOT 85

LEGEND

These standard symbols will be found in the drawing

- BOUNDARY LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - WOOD FENCE
- FOUND IRON ROD
- ⊙ GAS METER
- ⊙ WATER METER
- MANHOLE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED



LAKE BREEZE DRIVE
(50' R.O.W.)

LEGAL DESCRIPTION

BEING LOT 6, BLOCK 0 OF HILLCREST SHORES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, SLIDE 199, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

FLOOD INSURANCE NOTE: By graphic showing only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 18297C 0030-1, effective date of SEPTEMBER 26, 2008. Exact designations can only be determined by a Flood Certificate. Based on the above information, this property is NOT in a Special Flood Hazard Area.

SURVEYOR'S NOTE:
BASIS OF BEARING, RECORDED
PLAT UNLESS OTHERWISE NOTED.

GRAPHIC SCALE



I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to HEXTER-FAIR TITLE COMPANY and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown herein or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown herein and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way are of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 863.18).
Lot(s) 6, Block 0, N.C.B. ---, Survey No. ---, Abstract No. ---
Survey or Subdivision HILLCREST SHORES, AN ADDITION TO THE CITY OF ROCKWALL
Cabinet C, Side(s) 122-222 of the Map/Deed and Plat Records of ROCKWALL County, Texas
Borrower/Owner CHARLES N. HUSTON AND KENDALL HUSTON
Address 1748 LAKE BREEZE DRIVE of No. FALTBIRKIS

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 941, PAGE 176, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS VOLUME 1121, PAGE 25, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS

PROPERTY PHOTOGRAPH



FINAL "AS-BUILT" SURVEY

JOB NO.	NO.	REVISION	DATE
1105008387			
DATE:	03/27/11		
DRAWN BY:	ML/TH		
APPROVED BY:	RJR		



Roy John Ronnfeldt
ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

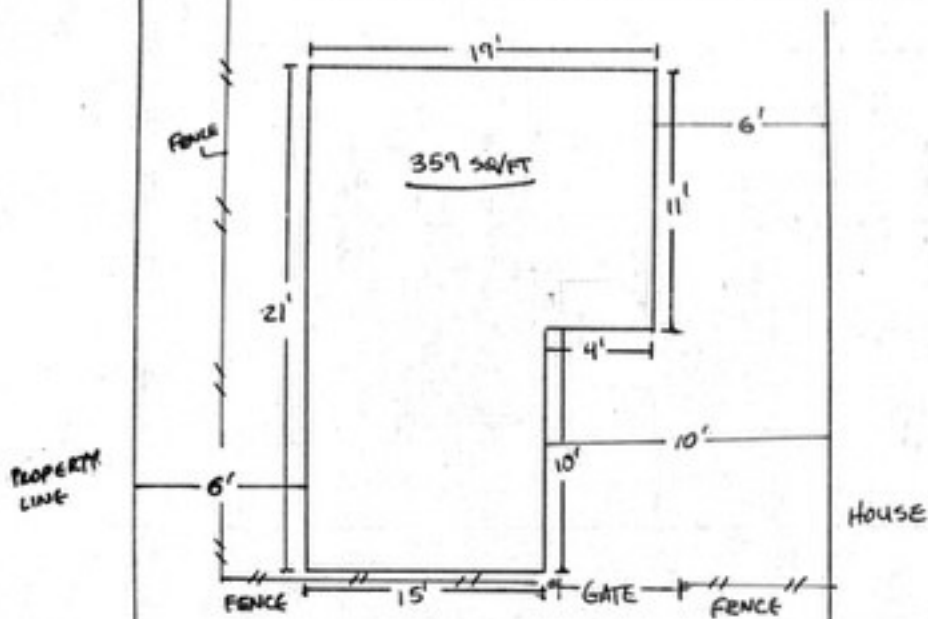


AMERISURVEYORS, L.L.C.
10751 Inwood Road - San Antonio, Texas 78201
Phone: (214) 479-9999 • FAX: (214) 479-9999

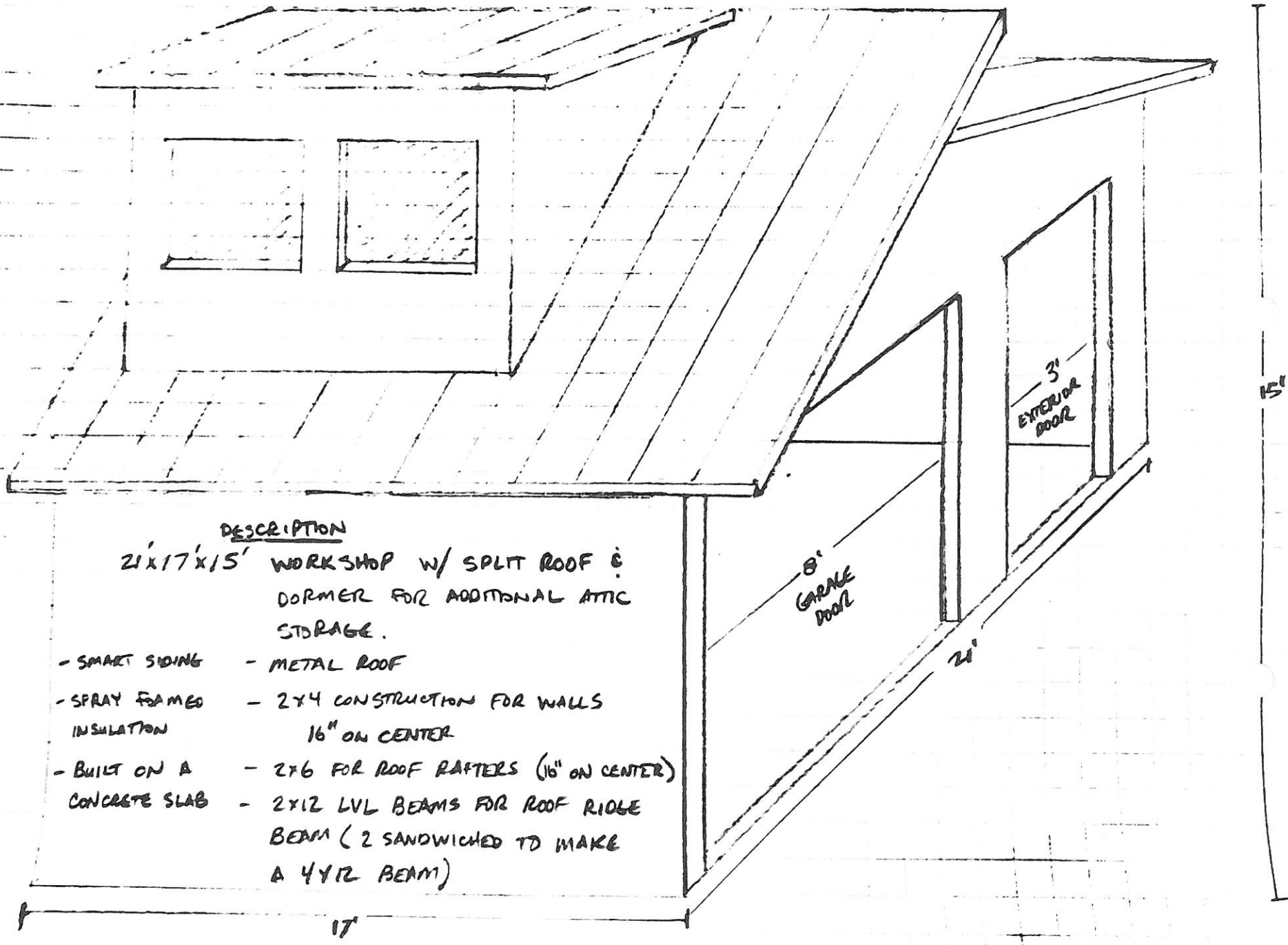
7-14-11

* NEW DESIGN DUE TO SET-BACK REQUIREMENTS.

* 6' SET-BACK ON PROPERTY LINE AND NEWLY ESTABLISHED SET-BACK FOR THE HOUSE - WHICH IS 6' INSTEAD OF 10' (SEE CRAIG FORGE EMAIL)



* HAD TO CHANGE THE BUILDING SHAPE DUE TO THE GATE LOCATION.



DESCRIPTION

21'x17'x15' WORKSHOP W/ SPLIT ROOF & DORMER FOR ADDITIONAL ATTIC STORAGE.

- SMART SIDING
- METAL ROOF
- SPRAY FOAMED INSULATION
- 2x4 CONSTRUCTION FOR WALLS 16" ON CENTER
- BUILT ON A CONCRETE SLAB
- 2x6 FOR ROOF RAFTERS (16" ON CENTER)
- 2x12 LVL BEAMS FOR ROOF RIDGE BEAM (2 SANDWICHED TO MAKE A 4x12 BEAM)

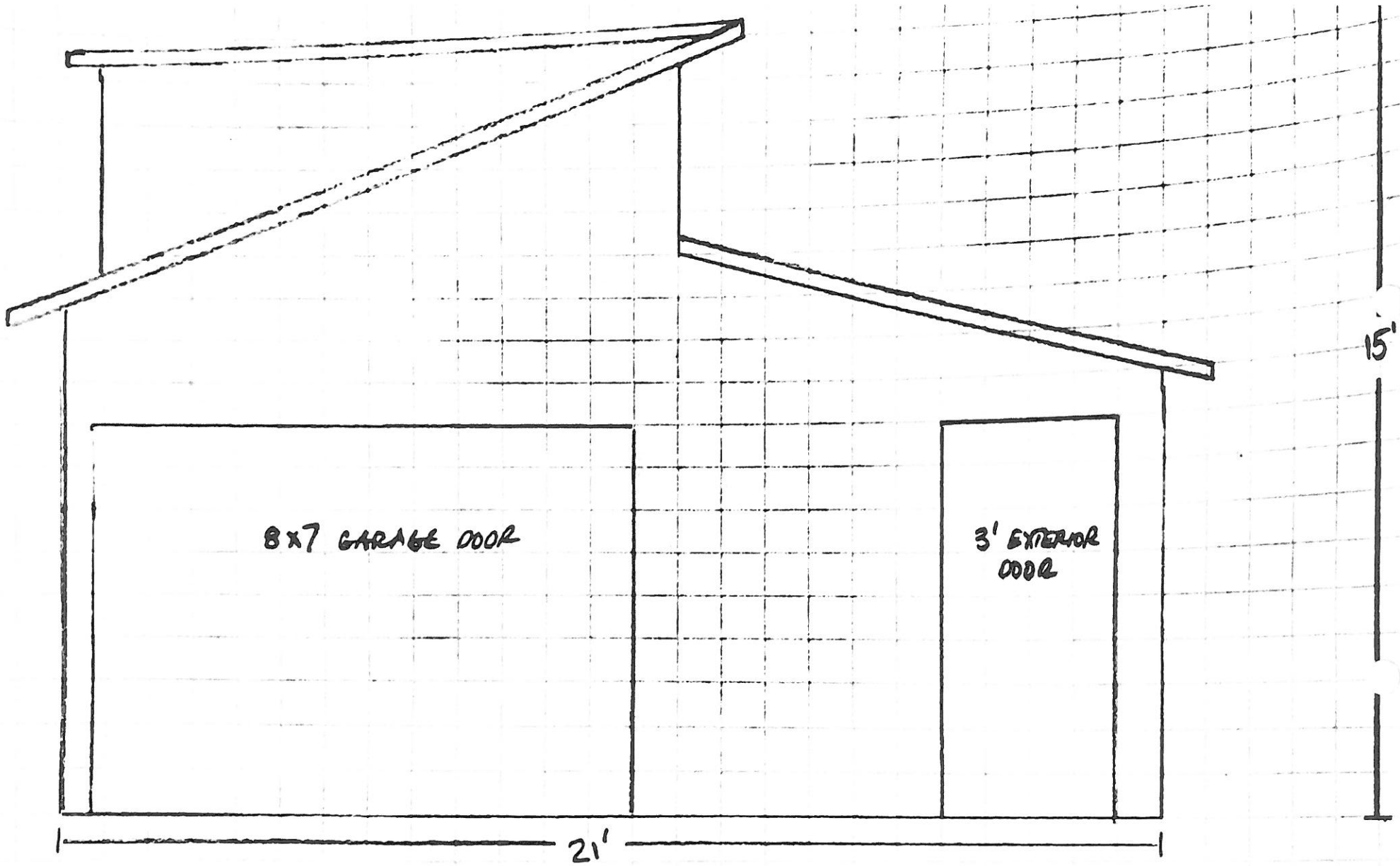
3'
EXTERIOR
DOOR

8'
GARAGE
DOOR

21'

17'

15'



8x7 GARAGE DOOR

3' EXTERIOR DOOR

21'

15'

PROPERTY LINE

RETAINING WALL

3' SET
BACK

FENCE

NOTES:

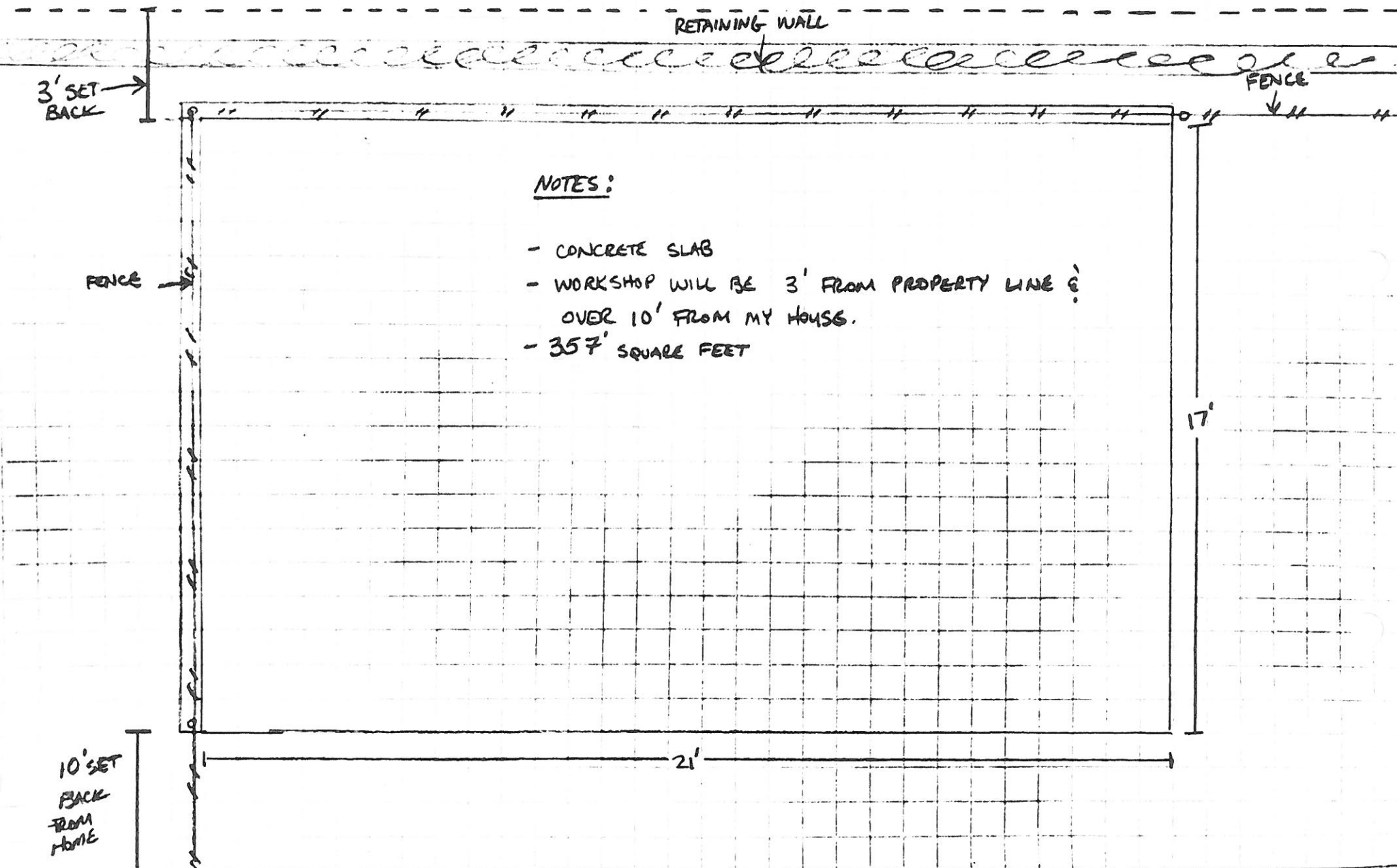
- CONCRETE SLAB
- WORKSHOP WILL BE 3' FROM PROPERTY LINE &
OVER 10' FROM MY HOUSE.
- 357' SQUARE FEET

FENCE

17'

21'

10' SET
BACK
FROM
HOME



* STRUCTURE WILL BE MOSTLY COVERED
WITH FENCE AND OAK TREES FROM THE
FRONT AND BACK





CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-XXX

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 AND PLANNED DEVELOPMENT DISTRICT 11 (PD 11), ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *ACCESSORY BUILDING* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.2297-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK O, HILLCREST SHORES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Mark Klecha for the approval of a Specific Use Permit (SUP) to allow an Accessory Building that exceeds the maximum allowable size on a 0.2297-acre parcel of land being described as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and being more specifically depicted and described 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 11 (PD-11) 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) allowing an *Accessory Building* as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, 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 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-20] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 360 SF.
- (3) The subject property shall not have more than two (2) accessory building.

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 compliance to the following:

- (1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 8TH DAY OF SEPTEMBER, 2020.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 17, 2020

2nd Reading: September 8, 2020

Exhibit 'A'
Zoning Exhibit

Address: 1748 Lake Breezy Drive

Legal Description: Lot 6, Block O, Hillcrest Shores Addition

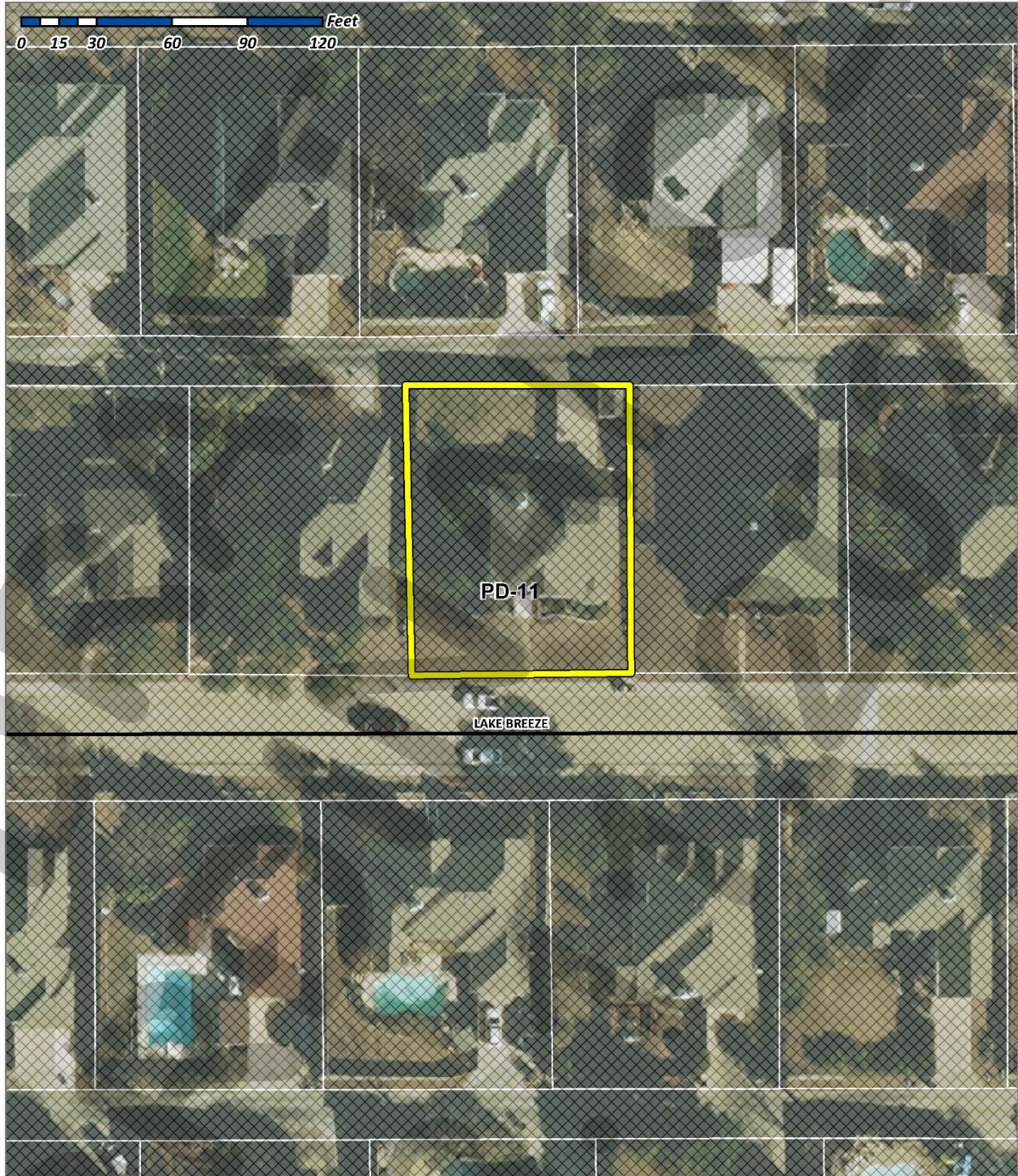


Exhibit 'B':
Site Plan

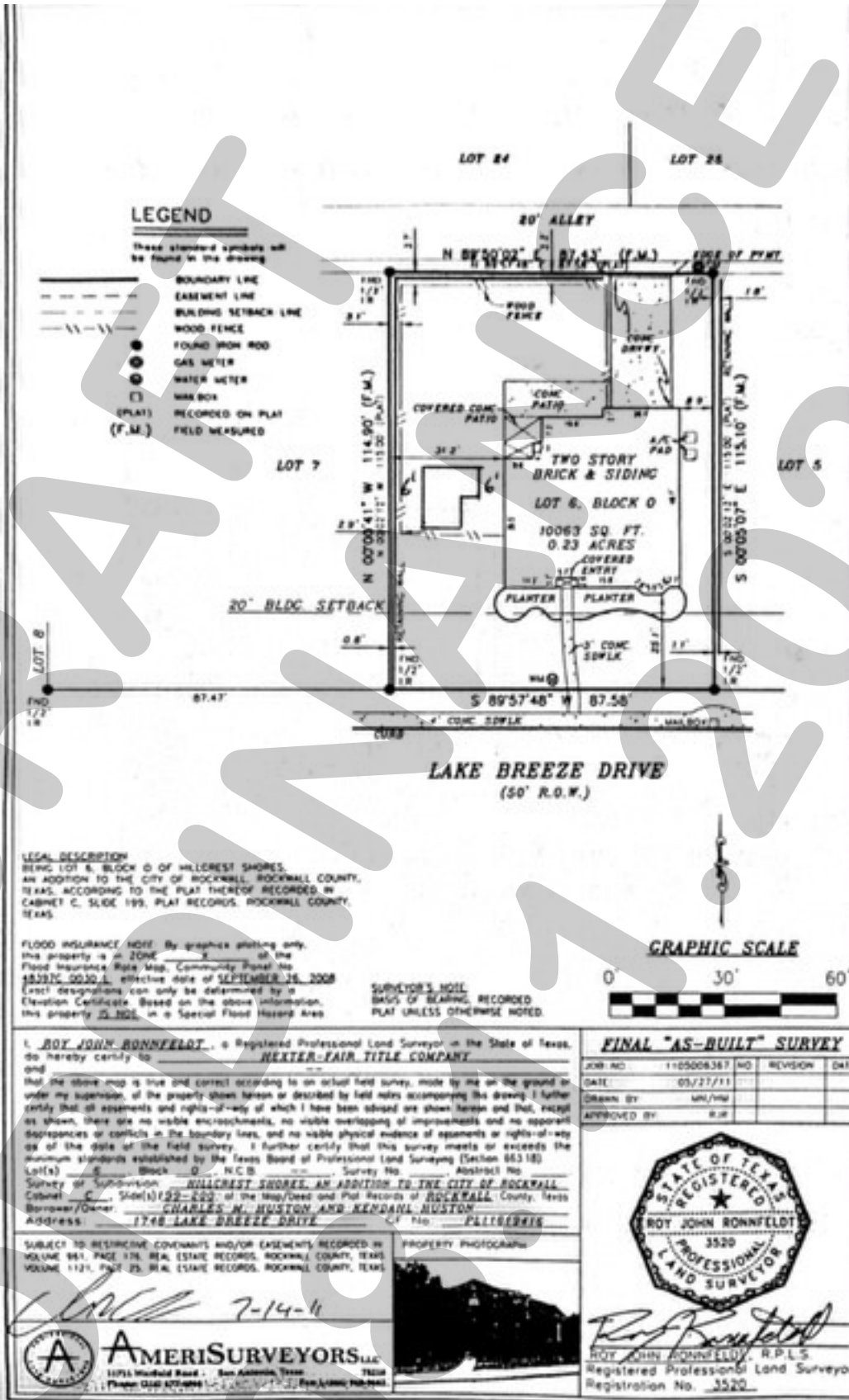


Exhibit 'B':
Site Plan

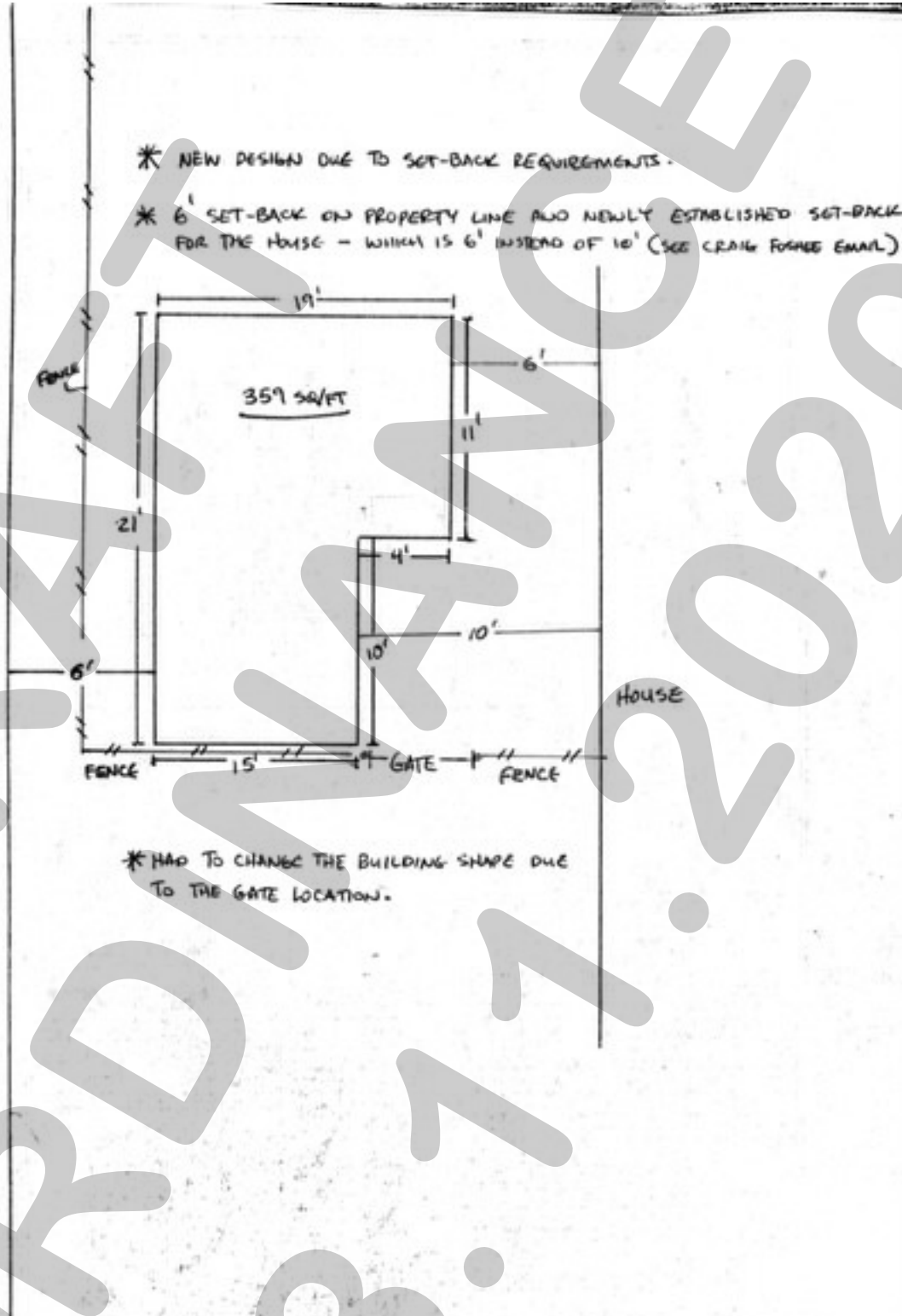


Exhibit 'C':
 Conceptual Building Elevations

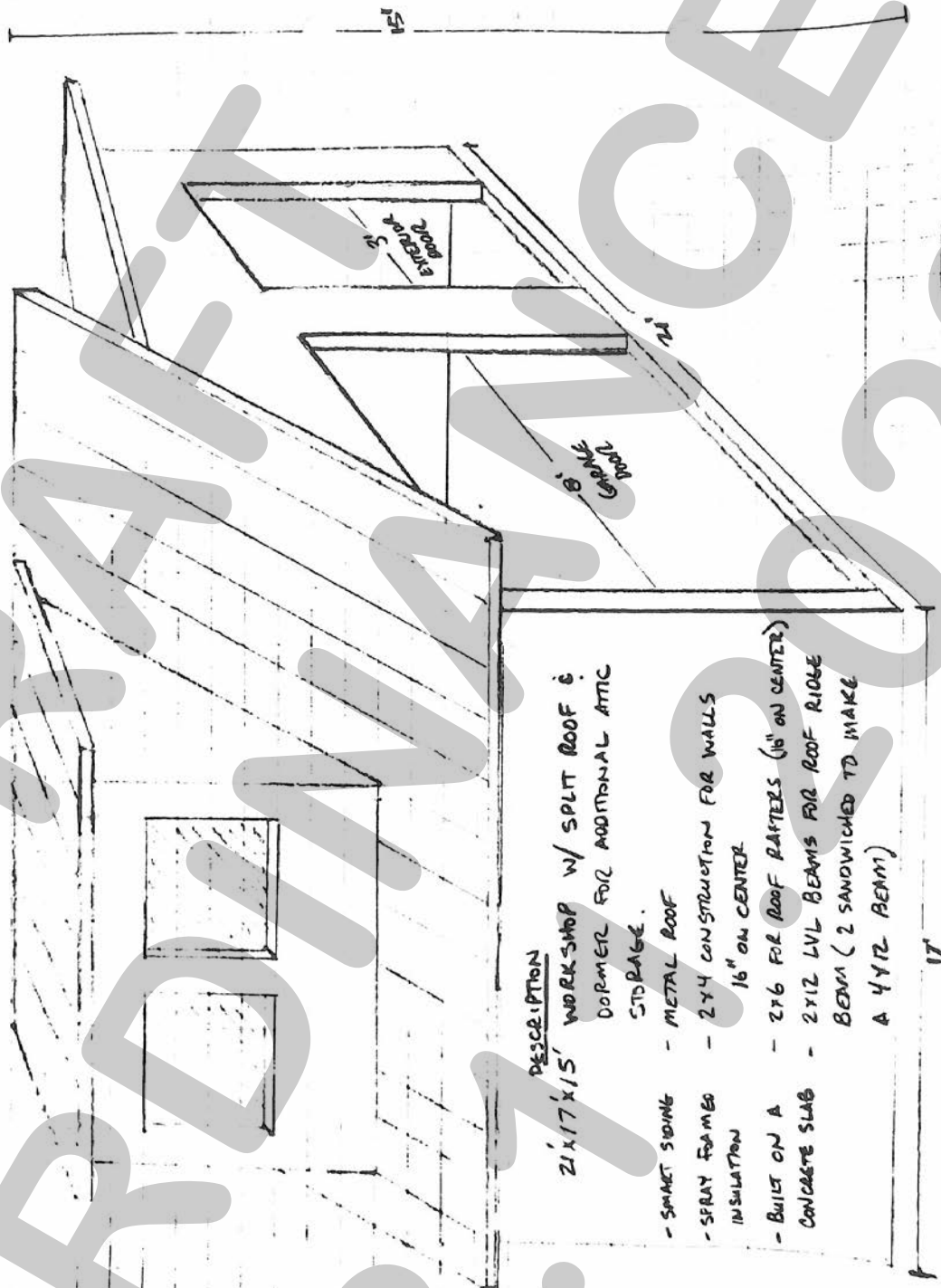
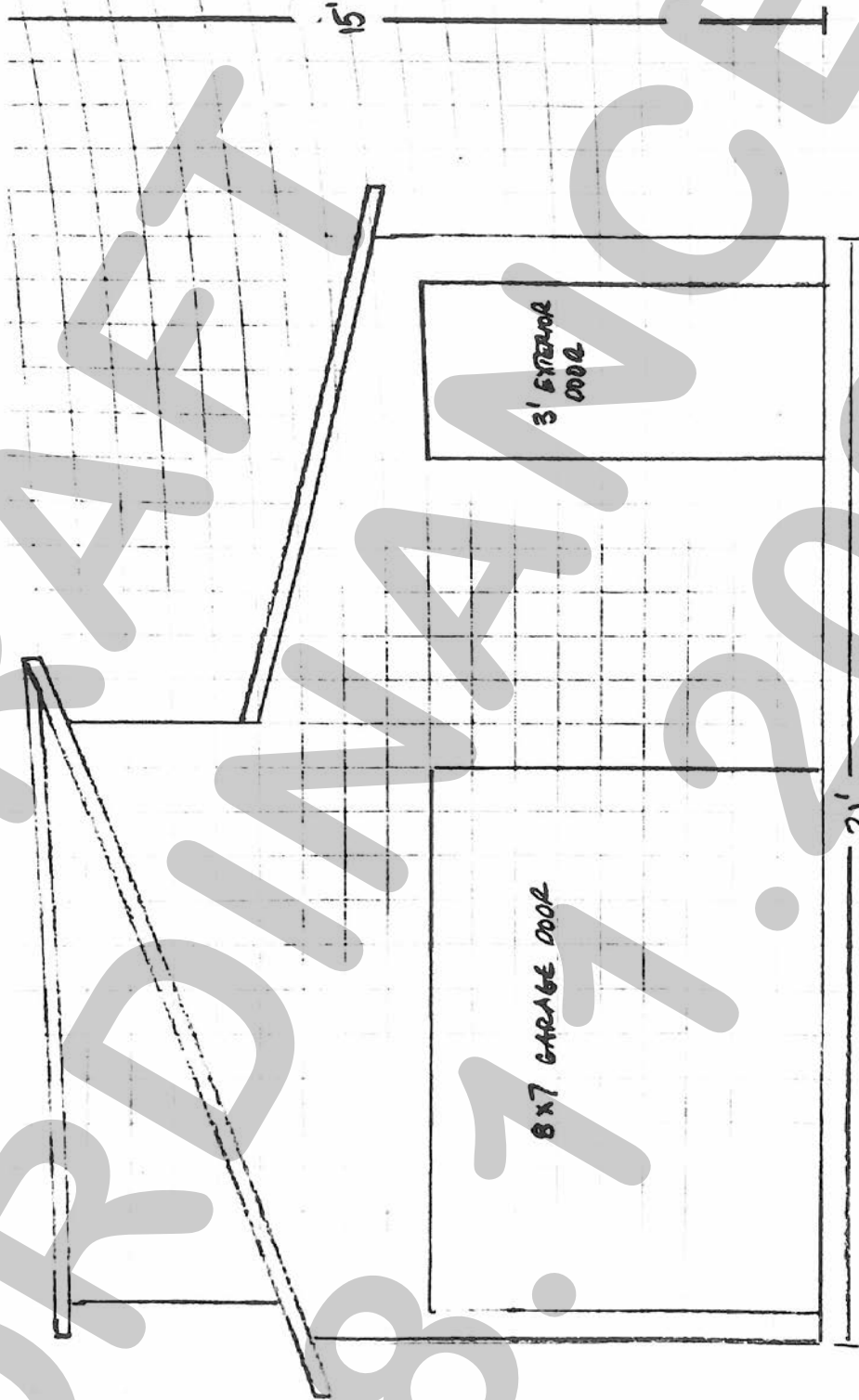


Exhibit 'C':
Conceptual Building Elevations





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

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

DATE: August 11, 2020

SUBJECT: Z2020-031; *Amendment to Planned Development District 79 (PD-79) [the Saddle Star South Subdivision]*

On January 4, 2016, the City Council adopted *Ordinance No. 16-07* establishing Planned Development District 79 (PD-79), which is also known as the Saddle Star South Subdivision [Case No. Z2016-015]. This subdivision is generally located east of the intersection of Hays Lane and John King Boulevard. At the time of approval, the Saddle Star South Subdivision allowed 113, 70' x 125' lots. The garage orientation for these lots was to be either a *traditional swing* (or *'j' swing*) or *recessed front entry* (i.e. 20-feet behind the front façade of the primary structure). Both of these garage configurations adhered to the requirements of the Unified Development Code (UDC).

On October 14, 2016, the applicant -- *Pat Atkins of KPA Consulting, Inc.* -- submitted a request to amend Planned Development District 79 (PD-79) [*Ordinance No. 16-07*] to add an additional 25, 70' x 125' lots, increasing the total number of lots to 138 lots [Case No. Z2016-036]. In addition, the applicant also requested to allow 80% of the lots to have a *flat front entry* (i.e. where the front of the garage is flush with the front of the house) garage orientation, with the remaining 20% of the lots retaining the *traditional swing* or *'j' swing* garage orientation. On June 6, 2016, the City Council approved *Ordinance No. 16-39*, which granted the additional lots; however, only allowed 50% of the lots the *flat front entry* garage orientation in lieu of the 80% that was requested. Staff should note that at the time this was approved (*and currently*), no other developments north of IH-30 have received approval for more than 20% *flat front entry* garage orientation.

On September 13, 2020, the applicant submitted a subsequent request to amend Planned Development District 79 (PD-79) to add an additional 38 lots (i.e. 33, 80' x 125' and five [5], 70' x 125'), increasing the total number of lots to 176 lots [Case No. Z2019-021]. All of the proposed 80' x 125' lots (i.e. the *Type 'B'*) were to have a *traditional swing* or *'j' swing* garage orientation. This request was approved by the City Council on November 4, 2019 by *Ordinance No. 19-40*.

On July 17, 2020, the applicant submitted another request to amend Planned Development District 79 (PD-79) for the purpose of changing the garage orientation of the *Type 'B'* lots. Specifically, the applicant would like the ability to have 30% of the lots in a *flat front entry* garage format and the remaining 70% to be in either a *traditional swing* or *modified swing* (i.e. where a one [1] car garage is situated in a *traditional swing* format and a two [2] car garage is setback behind the one [1] car garage). The *modified swing* currently is not a permitted garage orientation by the Unified Development Code (UDC), which only allows *traditional swing* (or *'j' swing*) or *recessed front entry* garages. The reason the *modified swing* is not permitted is that the garage doors are typically setback less than 20-feet behind the front façade of the single-family home. If this amendment is approved, the subdivision would have between 50% - 54% lots with garages that do not conform to the Unified Development Code (UDC). Staff should note that as a compensatory measure the applicant is proposing to set the front building line on lots with a *flat front entry* garage orientation back to 25-feet, which is in compliance with the OURHometown Vision 2040 Comprehensive Plan; however, the number lots with *flat front entry* garage orientations already exceeds the recommend 20% for residential subdivisions suggested by the Comprehensive Plan.

With this request, the applicant has submitted a letter outlining the request and provided examples of elevations and floorplans showing the proposed garage orientations. In addition, staff has prepared an amendment to the Planned Development District ordinance facilitating the applicant's request. On July 23, 2020, staff sent 32 notices to property owners and residents within 500-feet of the subject property (*note: staff should note that all but one [1] of the property owners within 500-feet are either builders, the City of Rockwall, or people associated with this request*). In addition, staff a notice to the Stone Creek Homeowner's Association, which is the only Homeowner's Association (HOA)/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At this time this memorandum was

drafted, staff had received two (2) notices from one (1) property owner in favor of the applicant's request; however, staff should note that the property owner is one (1) of the current owners of the subject property. As with all zoning cases, this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions, staff will be available at the meeting on August 11, 2020.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 2 2020-031

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 3076 Hays Ln.

Subdivision Saddle Star South Lot _____ Block _____

General Location East of John Kille and South of FM 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Planned Dev PD-79 Current Use Residential- PD-79

Proposed Zoning Planned Dev. District Proposed Use Residential- PD

Acreage 14.995 Lots [Current] 33 Lots [Proposed] 33

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	<u>C.D.T. Rockwall 2017</u>	<input type="checkbox"/> Applicant	<u>KPA CONSULTING INC.</u>
Contact Person	<u>PAT ATKINS</u>	Contact Person	<u>PAT ATKINS</u>
Address	<u>3076 Hays Ln.</u>	Address	<u>3076 Hays Ln.</u>
City, State & Zip	<u>Rockwall, Texas 75087</u>	City, State & Zip	<u>Rockwall TX 75087</u>
Phone	<u>972-388-6383</u>	Phone	<u>972-388-6383</u>
E-Mail	<u>KPATATKINS@YAHOO.COM</u>	E-Mail	<u>KPATATKINS@YAHOO.COM</u>

NOTARY VERIFICATION [REQUIRED]

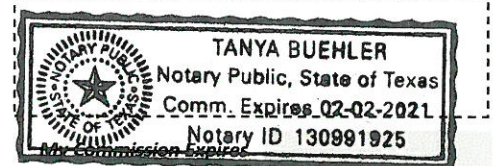
Before me, the undersigned authority, on this day personally appeared Pat Atkins [Owner] the undersigned, who stated the information on this application to be true and certified the following:

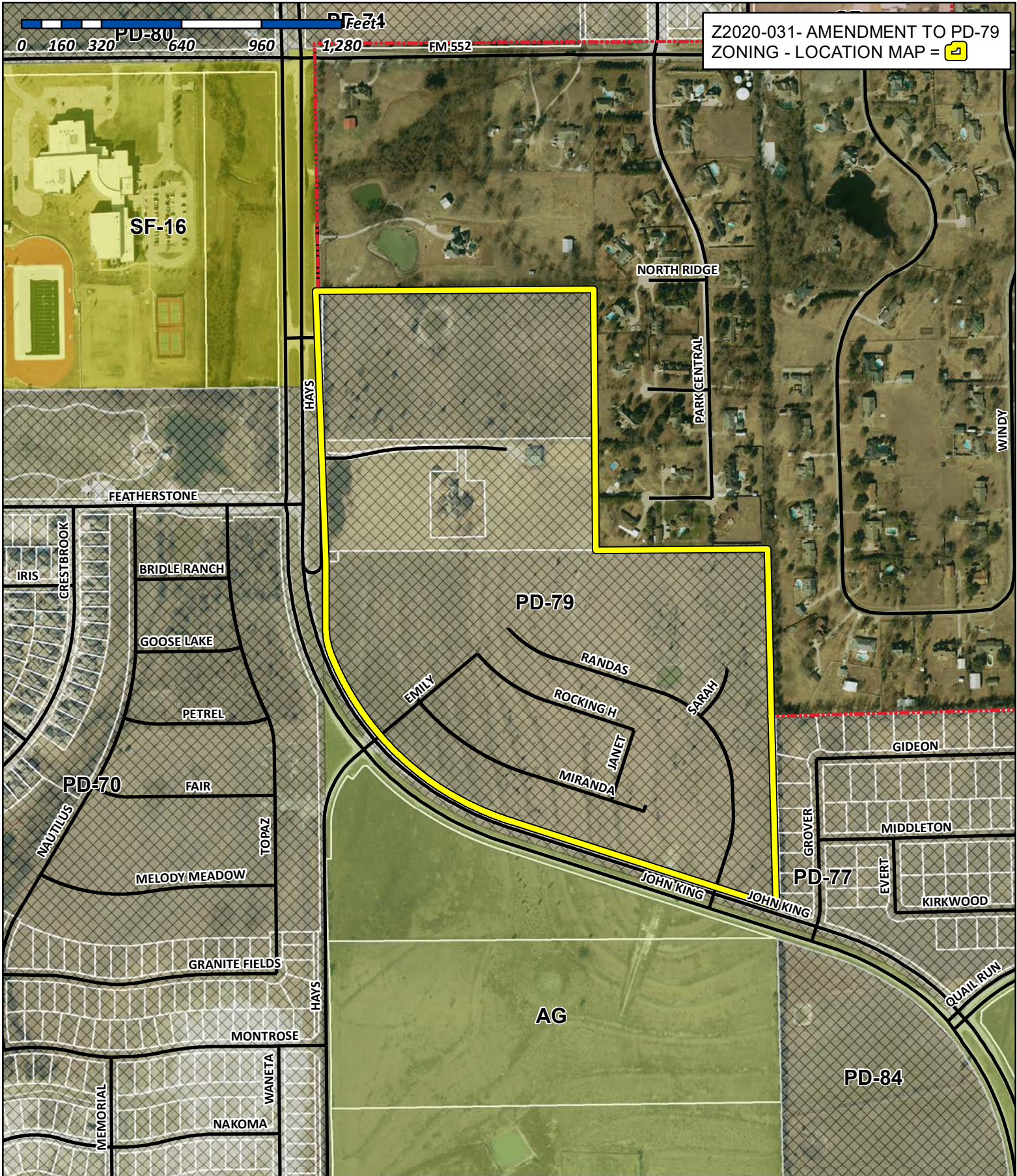
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 425⁰⁰, to cover the cost of this application, has been paid to the City of Rockwall on this the 17th day of July, 2020. By signing this application, 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 17th day of July, 2020.

Owner's Signature

Notary Public in and for the State of Texas





Z2020-031- AMENDMENT TO PD-79
 ZONING - LOCATION MAP = [icon]



City of Rockwall

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

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

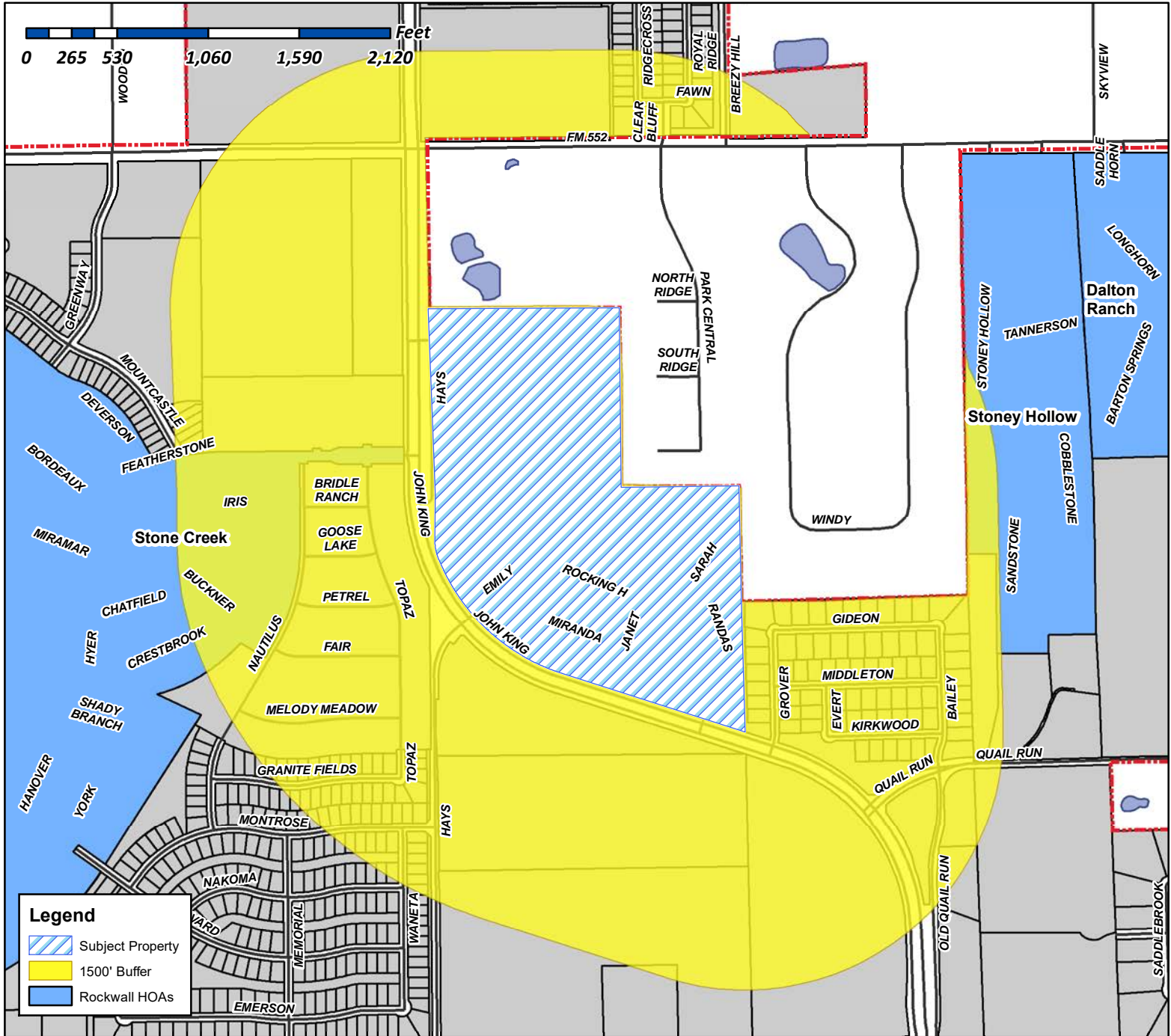




City of Rockwall

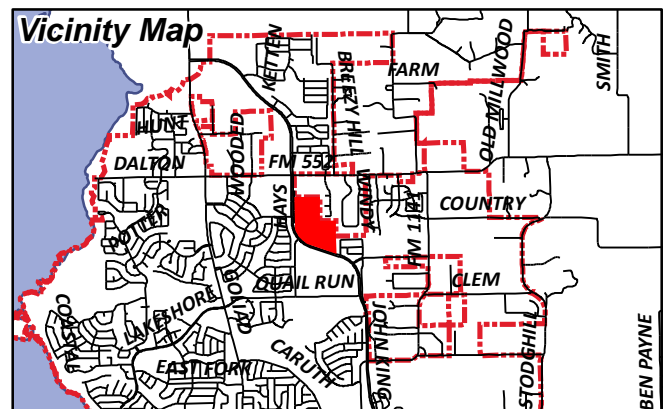
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2020-031
Case Name: PD Amendment to PD-79
Case Type: Zoning
Zoning: Planned Development District 79 (PD-79)
Case Location: John King Blvd. & Featherstone Dr.

Date Created: 7/29/2020
For Questions on this Case Call (972) 771-7745



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Henry Lee](#)
Subject: Neighborhood Notification Program
Date: Wednesday, July 29, 2020 10:54:39 AM
Attachments: [Public Notice \(07.29.2020\).pdf](#)
[HOA Map \(07.29.2020\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, July 31, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, August 11, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, August 17, 2020 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

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

Z2020-031: Zoning Amendment to Planned Development District 79 (PD-79)

Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners C. D. T. Rockwall 2017, LLC for the approval of a [Zoning Amendment](#) to Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] for the purpose of amending the development standards contained in *Ordinance No. 16-39* for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and Featherstone Drive, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

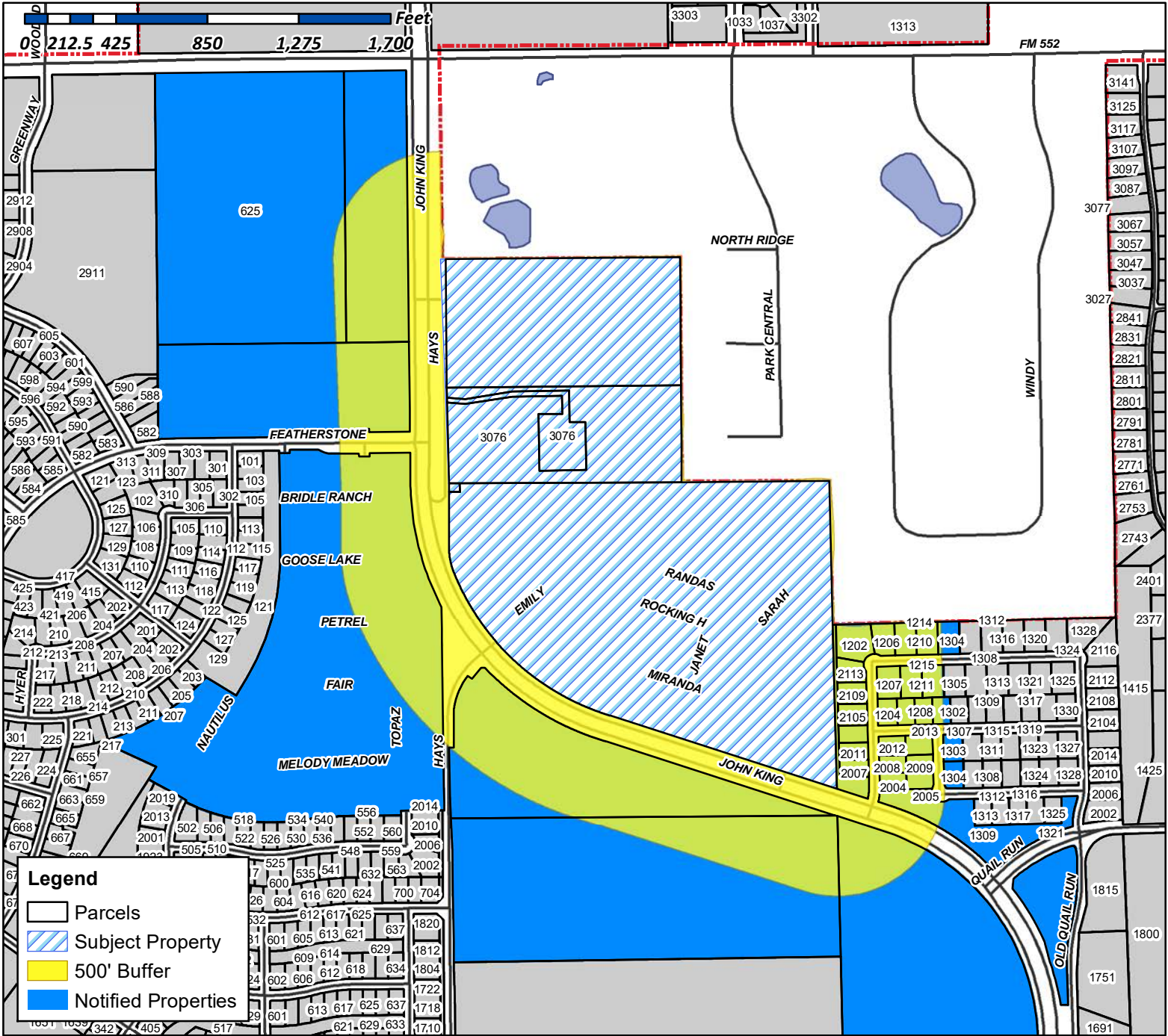
<http://www.rockwall.com/planning/>



City of Rockwall

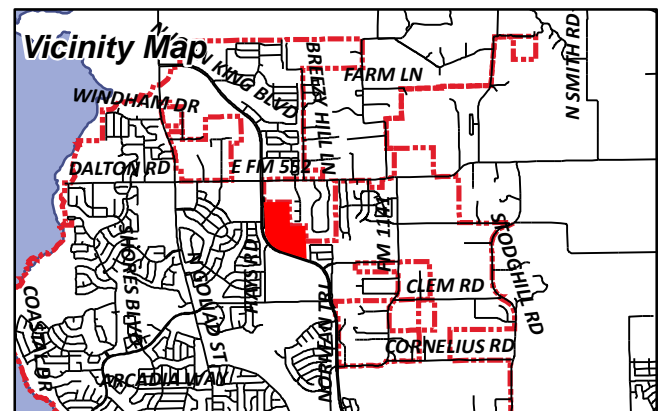
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2020-031
Case Name: PD Amendment to PD-79
Case Type: Zoning
Zoning: Planned Development District 79 (PD-79)
Case Location: John King Blvd. & Featherstone Dr.

Date Created: 7/29/2020
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
1202 GIDEONWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1204 MIDDLETONDRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1206 GIDEONWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1207 GIDEONWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1208 MIDDLETONDRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1210 GIDEONWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1211 GIDEONWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1212 MIDDLETONDRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1214 GIDEONWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1215 GIDEONWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1302 MIDDLETONDRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1303 MIDDLETONDRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1304 GIDEONWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1304 KIRKWOODROAD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
AUSTIN, TX 0

CURRENT RESIDENT
2004 GROVERLANE
ROCKWALL, TX 75087

CURRENT RESIDENT
2005 EVERTWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
2007 GROVERLANE
ROCKWALL, TX 75087

CURRENT RESIDENT
2008 GROVERLANE
ROCKWALL, TX 75087

CURRENT RESIDENT
2009 EVERTWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
2011 GROVERLANE
ROCKWALL, TX 75087

CURRENT RESIDENT
2012 GROVERLANE
ROCKWALL, TX 75087

CURRENT RESIDENT
2013 EVERTWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
2015 GROVERLANE
ROCKWALL, TX 75087

CURRENT RESIDENT
2105 GROVERLANE
ROCKWALL, TX 75087

CURRENT RESIDENT
2109 GROVERLANE
ROCKWALL, TX 75087

CURRENT RESIDENT
2113 GROVERLANE
ROCKWALL, TX 75087

REED GWENDOLYN
3076 HAYS LN
ROCKWALL, TX 0

CURRENT RESIDENT
625 FM552
ROCKWALL, TX 75087

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 0

GIDEON GROVE ADDITION 2 LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 0

R & R HANCE INVESTMENTS LP
963 W YELLOW JACKET LN
ROCKWALL, TX 0

PUBLIC NOTICE



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

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

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

Case No. Z2020-031: Zoning Amendment for Planned Development District 79 (PD-79)

Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners C. D. T. Rockwall 2017, LLC for the approval of a Zoning Amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-39] for the purpose of amending the development standards contained in Ordinance No. 16-39 for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone 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, August 11, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2020 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, August 17, 2020 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. Z2020-031: Zoning Amendment for Planned Development District 79 (PD-79)

Please place a check mark on the appropriate line below:

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

I am in full support of
 Taylor Manison's Project
 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

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
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EMAIL: PLANNING@ROCKWALL.COM

**** THIS IS AN UPDATED PUBLIC NOTICE. PLEASE DISREGARD ANY PAST MAILINGS REGARDING THIS CASE ****

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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.

Taylor Morrison / Darling GREAT PROJECT
IT'S GREAT TO HAVE THEM HOME ON SADDLEBUSH
AND IN ROCKWALL WE WELCOME THEM. gda
Name: Shawn Atkins
Address: 3074 Hays Ln.

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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.

[Redacted area]

Name: [Redacted]

Address: [Redacted]

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

K.P.A.CONSULTING INC.

3076 HAYS LN.-ROCKWALL,TEXAS 75087-PAT ATKINS-PRESIDENT

7-17-20

RYAN C. MILLER AICP , DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL,TEXAS 75087

LETTER OF EXPLANATION

RE: SADDLE STAR SOUTH-14.995 ACRES –OWNER - C.D.T-2017 L.L.C.

ROCKWALL , ROCKWALL COUNTY , TEXAS

DEAR MR. MILLER ,GONZALES

WE ARE THE SAID AUTHORIZED REPRESENTATIVES AND THE OWNER OF THE 14.995 ACRE TRACT IN ROCKWALL, ROCKWALL COUNTY.

WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS PRESIDENT K.P.A. CONSULTING INC., TO PURSUE APPROVAL OF OUR PLANNED DEVELOPMENT REQUEST . OUR REQUEST IS AMENDING THE ADDITIONAL 14.995 ACRES GARAGE ORIENTATION STANDARDS .

THIS ADDITION WILL REPRESENT THE 80'X125' PRODUCT ALL OTHER REQUIREMENTS WITHIN THE ORIGINAL PLANNED DEVELOPMENT WILL REMAIN THE SAME.

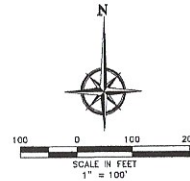
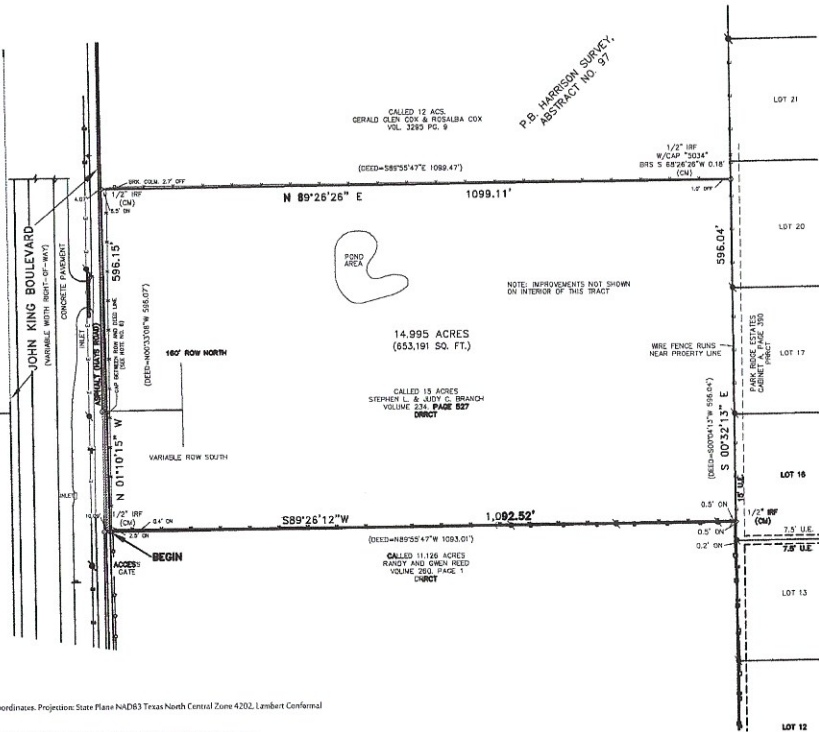
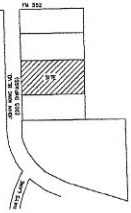
GARAGES IN PD-79 TRACT B -80'S, MINIMUM FRONT YARD SETBACK SHALL BE 25', A MINIMUM OF 30% OF THE GARAGES MAYBE CONFIGURED IN A FRONT ENTRY CONFIGURATION (i.e. allowing the garages to be flush with the front façade of the primary structure) . A MINIMUM OF 70% OF THE LOTS SHALL BE ORIENTED IN TRADITIONAL ONE(1)-CAR AND OR TWO(2) CAR ORIENTED IN A TRADITIONAL SWING(OR J-SWING) CONFIGURATION

SINCERELY

Pat Atkins

PAT ATKINS-PRESIDENT-KPA

MONITOR MAP
NOT TO SCALE



LEGAL DESCRIPTION

BEING 14.995 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Geneva Reed, recorded in Volume 351, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and with Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 586.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 325, Page 9, (DRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Calaver A, Page 390 of the Plat Records of Rockwall County, Texas (DRRCT), from which a 1/2" iron rod with a yellow cap stamped "5034" bears South 68°26'26" West, a distance of 0.18 feet;

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 595.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

I, Robert C. Myers, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications for a "Standard Land Survey" and that the plat herein is a true, correct, and accurate representation of the subject property as determined by me on the ground survey and by my representation. The lines and dimensions of said property being indicated by the plat, and there are no known encroachments, conflicts, or protrusions, except as shown on this survey.



LEGEND	
ORS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RCL 33935"
CRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
+	FIRE HYDRANT
+	GUY WIRE
+	POWER POLE
+	SIOS
+	TELEPHONE BOX
+	STORM SEWER MANHOLE
PRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
---	OVERHEAD ELECTRIC LINE
---	WIRE OR BARBED WIRE FENCE
---	CHAIN LINK FENCE
---	METAL PIPE FENCE

NOTES:

1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (NAD83-NGS).
2. This survey was prepared with the benefit of Title Commitment #F No. 15-267265-RW, effective date of July 07, 2016, issued on August 04, 2016. No research of record encumbrances has been performed on this tract since the effective date of the policy mentioned above.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C00001, dated September 26, 2008, the subject property lies within Flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or 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 statement shall not create liability on the part of the surveyor.
4. At the request of the client, only fences and other improvements were located along or near the property lines. All visible public utilities and parking were located as shown herein. Other improvements were not located.
5. Apparent gap exists between the west line of this property and the east line of the John King ROW as defined by parcel # 17 in a deed to the City of Rockwall recorded as Instrument no. 2007-00184711 and per City of Rockwall Plan and Profile Sheets 5-7. This gap appears to be within the original Hays road prescriptive ROW as used.
6. Flood location is approximate and was determined from a Google Earth aerial map.
7. Field work was completed on 8-10-16.

R.C. MYERS SURVEYING, LLC

"Registered Professional Land Surveyors"

496 BLOSSOM COURT 2145 3362681886
 SUNNYVALE, TEXAS 75149 (972) 412-4875 Fax
 Robert C. Myers, RLS No. 33935 rcm@rcmysersurveying.com File No. 10192933

Client: Saddle Star Land Development, LLC & First National Title Inc. Co.
 Job No.: 3658 Drawn by: RCM Date: 08/20/2016 Revised:

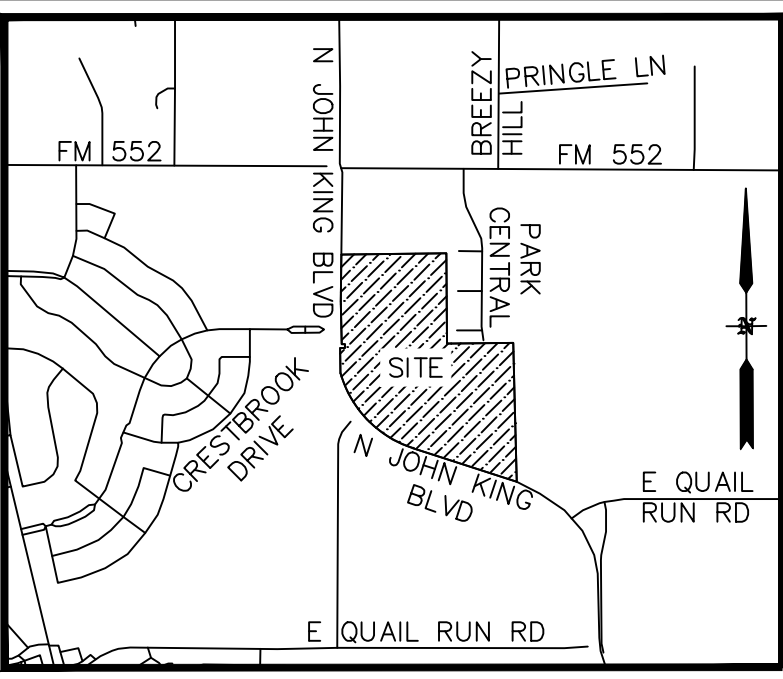
STANDARD LAND SURVEY
 OF
14.995 ACRES
 SITUATED IN THE
P.B. HARRISON SURVEY, ABST. NO. 97
CITY OF ROCKWALL, ROCKWALL COUNTY, TX

NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 0°38'27" W	40.00'
L3	S 89°38'05" W	34.29'

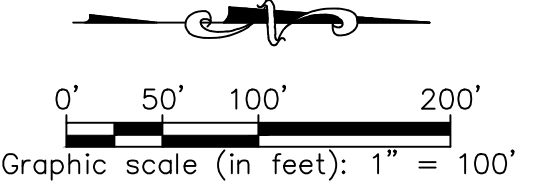
STONE CREEK SF, LTD
VOLUME 5011, PAGE 9

CITY OF ROCKWALL
STONE CREEK PHASE VI
CABINET I, PAGE 161

FEATHERSTONE
DRIVE
98' R.O.W.
CABINET H,
PAGE 35



VICINITY MAP
NOT TO SCALE



NOTE:
DETENTION TO BE PROVIDED PER CITY OF ROCKWALL
DRAINAGE SPECIFICATIONS AND STANDARDS

PHASING DATA

- PHASE ONE ~ 66 LOTS
- PHASE TWO ~ 77 LOTS
- PHASE THREE ~ 33 LOTS
- COMMON AREA/H.O.A. ~ 7 LOTS

**SADDLE STAR SOUTH STATEMENT OF SERVICE
MASTER PLAT
01/27/2020**

-THE SITE CURRENTLY DRAINS OVERLAND TO THE THOMPSON
BRANCH TO THE NORTH OF THE PROPOSED DEVELOPMENT NEAR
WHERE IT CROSSES UNDER JOHN KING BOULEVARD. DETENTION
AND/OR RETENTION WILL BE UTILIZED TO CONTROL THE FLOW.

LAND USE DATA

TOTAL AREA ~ 70.408 ACRES / 3,066,972 SQ. FT.
TOTAL OPEN SPACE ~ 14,220 ACRE / 619,436 SQ. FT.
LOT TYPE 'A' ~ 70' x 125'
LOT TYPE 'B' ~ 80' x 125'
TOTAL LOTS ~ 178
DENSITY ~ 2.49 DWELLING UNITS / ACRE
ZONED PLANNED DEVELOPMENT DISTRICT NO. 79

**14.995 ACRES PD APPLICATION AMENDMENT,
GARAGE MODIFICATION IN SUBJECT AREA**

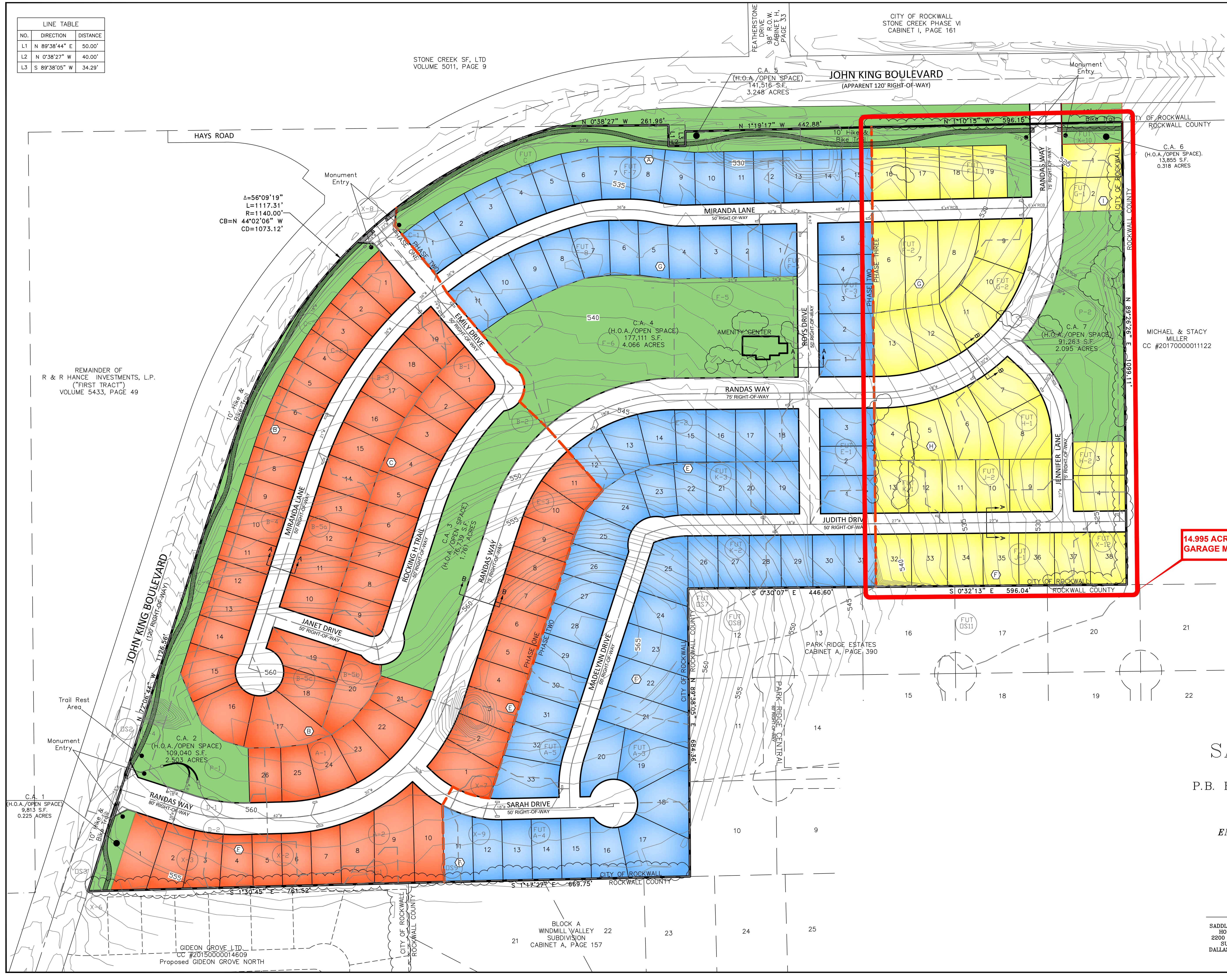
MASTER PLAT/OPEN SPACE PLAN
SADDLE STAR SOUTH
PLANNED DEVELOPMENT DISTRICT 79
70.408 ACRES SITUATED IN THE
P.B. HARRISON SURVEY, ABSTRACT No. 97
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN L.P.
ENGINEERING / SURVEYING / PROJECT MANAGEMENT
201 WINDCO CIRCLE, SUITE 200 WYLIE, TX 75098
(972) 941-8400

DEVELOPER
K P A CONSULTING, INC.
3076 HAYS LANE ROCKWALL, TEXAS 75087
PAT ATKINS: 972-388-6383

OWNERS

SADDLE STAR SOUTH HOLDINGS LLC, 2200 ROSS AVENUE, SUITE 4200W, DALLAS, TEXAS 75201
CDT ROCKWALL/2017 LLC, 3076 HAYS LANE, KAUFMAN, TEXAS 75142
GWENDOLYN REED, 3076 HAYS LANE, ROCKWALL, TEXAS 75087



$\Delta=56^{\circ}09'19''$
 $L=1117.31'$
 $R=1140.00'$
 $CB=N 44^{\circ}02'06'' W$
 $CD=1073.12'$

REMAINDER OF
R & R HANCE INVESTMENTS, L.P.
("FIRST TRACT")
VOLUME 5433, PAGE 49

C.A. 1
(H.O.A./OPEN SPACE)
9,813 S.F.
0.225 ACRES

GIDEON GROVE LTD.
CC #2015000014609
Proposed GIDEON GROVE NORTH

BLOCK A
WINDMILL VALLEY
SUBDIVISION
CABINET A, PAGE 157

PARK RIDGE ESTATES
CABINET A, PAGE 390

MICHAEL & STACY
MILLER
CC #201700001122

C.A. 6
(H.O.A./OPEN SPACE)
13,855 S.F.
0.318 ACRES

C.A. 4
(H.O.A./OPEN SPACE)
177,111 S.F.
4.066 ACRES

C.A. 7
(H.O.A./OPEN SPACE)
91,263 S.F.
2.095 ACRES



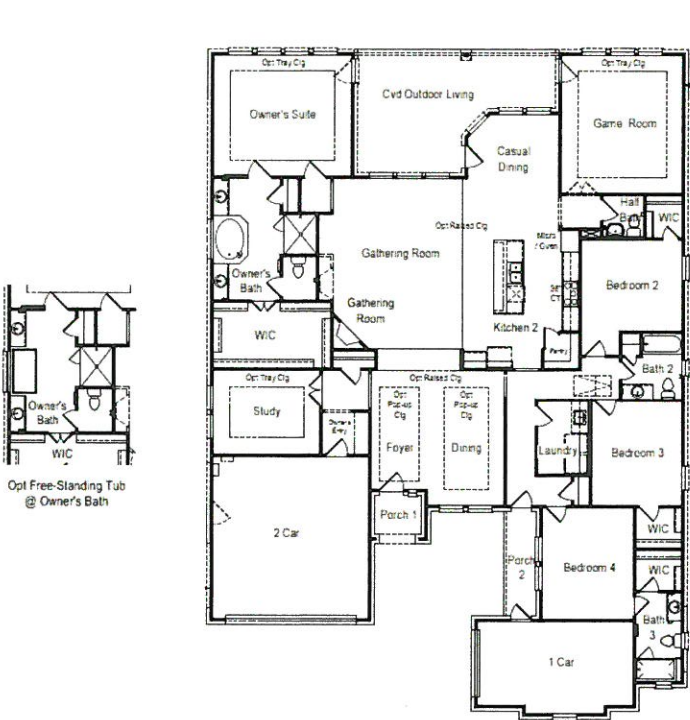
Example Elevations



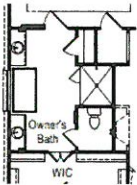
Example Elevations



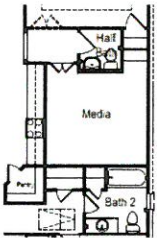
Example Floorplan (1 Car Swing w/ 2 Car Front Facing)



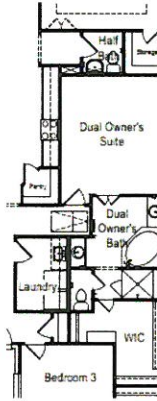
First Floor



Opt Free-Standing Tub @ Owner's Bath



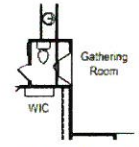
Opt Media to Bed 2



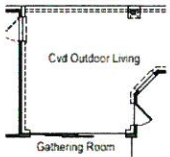
Opt Dual Owner's Suite to Bed 2 / Bath 2 / Bed 3



Opt Gourmet Kitchen 3

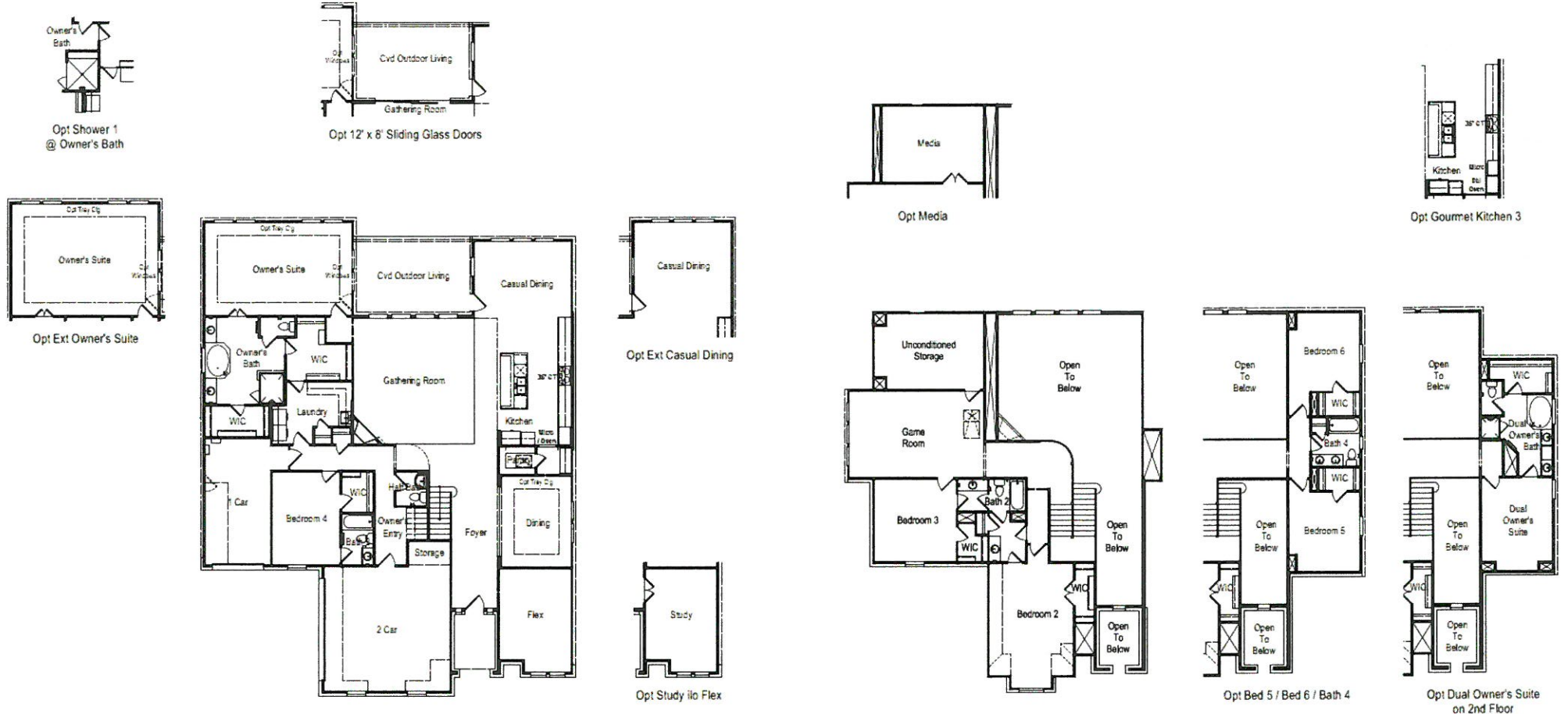


Opt Int Fireplace - Wall



Opt 12'x8' Sliding Glass Door

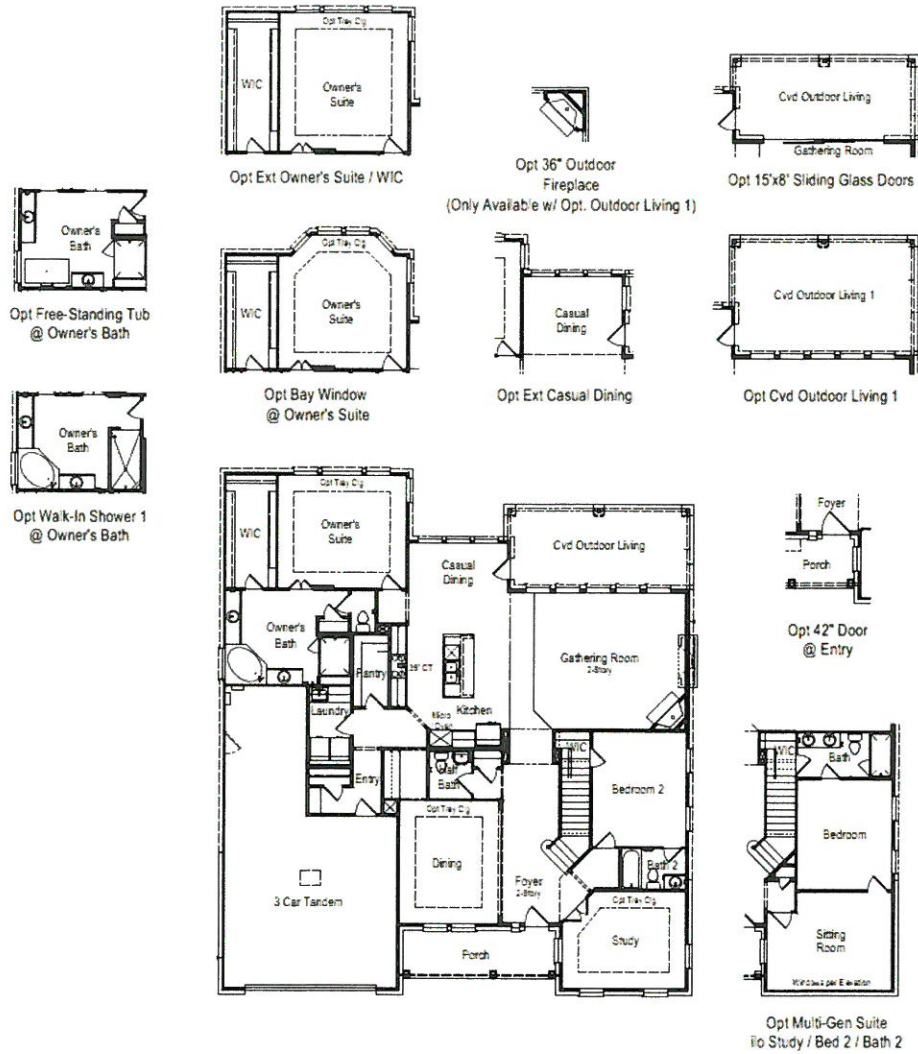
Example Floorplan (2 Car Swing w/ 1 Car Front Facing)



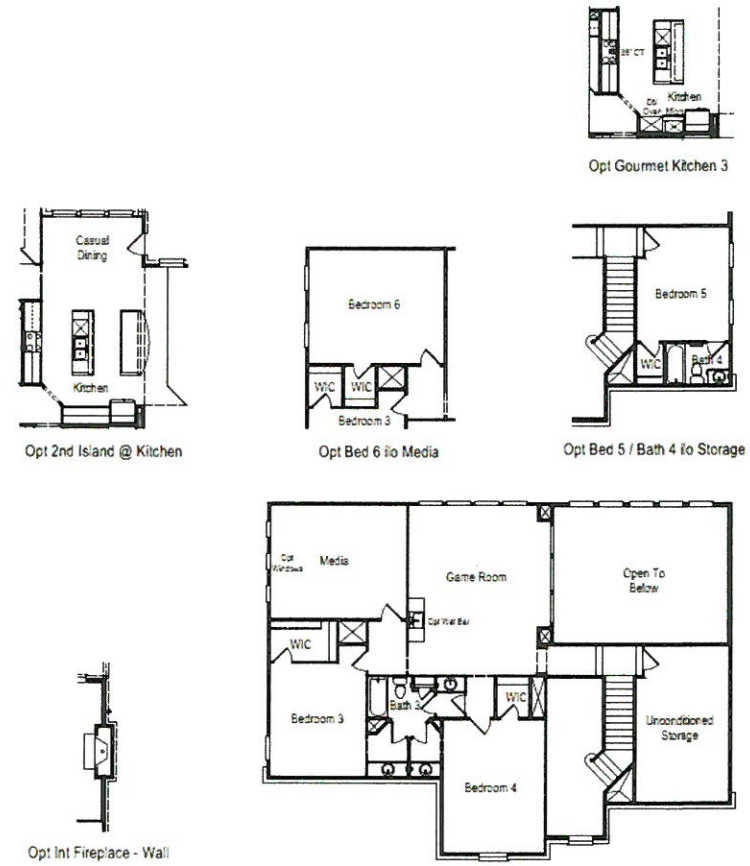
FIRST FLOOR/OPTIONS

SECOND FLOOR/OPTIONS

Example Floorplan (Flush 3 Car Tandem w/ Front Porch)

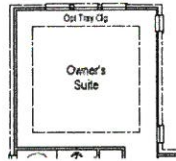


FIRST FLOOR/OPTIONS

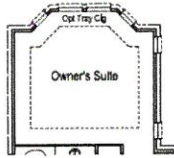


SECOND FLOOR/OPTIONS

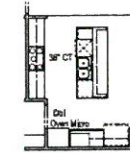
Example Floorplan (Slight Recess Front Facing 3-Car Tandem)



Opt Ext Owner's Suite



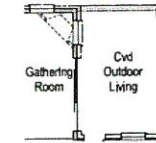
Opt Bay Window @ Owner's Suite



Opt Gourmet Kitchen 3



Opt 6'x8' Sliding Glass Door At Dining



Opt 9'x8' Sliding Glass Doors At Gathering Room



Opt 12'x8 Sliding Glass Doors At Gathering Room
-Not Available w/ mt. Fireplace - Corner



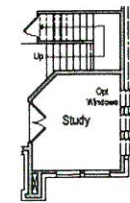
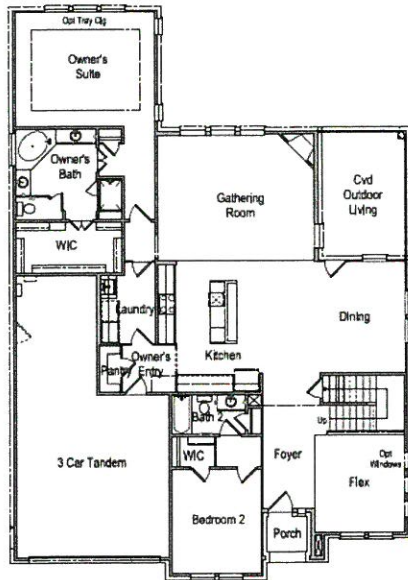
Opt Drop-in Corner Tub @ Owner's Suite



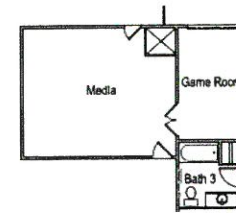
Opt Gourmet Kitchen 2



Opt Alt Laundry Layout Includes Cabinets



Opt Study I/O Flex

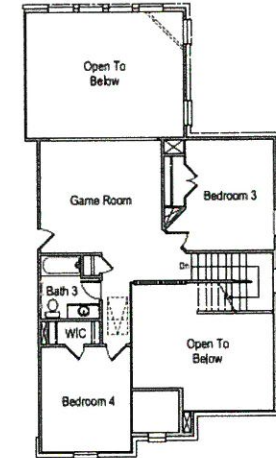


Opt Media



Opt Bed 5 / Bath 4

Not Available with Media Option



FIRST FLOOR/OPTIONS

SECOND FLOOR/OPTIONS

CITY OF ROCKWALL

ORDINANCE NO. 19-40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [ORDINANCE NO. 16-39] FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS AND CONCEPT PLAN ON A 70.408-ACRE TRACT OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-03, 1-5 & 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the purpose of amending Planned Development District 79 (PD-79) [Ordinance No. 16-39] in order to change the development standards and concept plan for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and John King Boulevard, and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 79 [Ordinance No. 16-39] and the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-39*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Open Space Master Plan
 - (2) Master Plat
 - (3) PD Site Plan
 - (4) Preliminary Plat
 - (5) Final Plat
- (c) *Open Space Master Plan*. An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, and 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* 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 *Open Space Master Plan* for the development.
- (e) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* 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 *Preliminary Plat* application for the development.
- (f) *Preliminary Plat*. A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.
- (g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

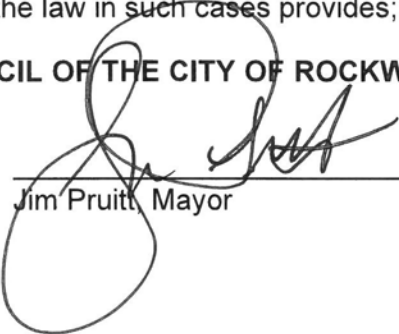
Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such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

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF NOVEMBER, 2019.



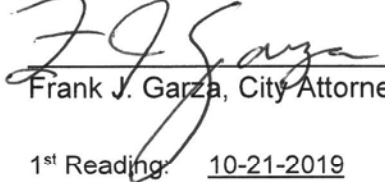
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: 10-21-2019

2nd Reading: 11-04-2019

Exhibit 'A':
Legal Description and Survey

TRACT 1:

BEING 44.292 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "*First Tract*" being a called 32.5 acres and the "*Second Tract*" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, LP., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Volume 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John King Boulevard (120' right-of-way) at the common north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John King Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44° 02' 06" West, a distance of 1,073.12-feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31-feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John King Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract common to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the common east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185-acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

Exhibit 'A':
Legal Description and Survey

TRACT 2:

BEING 11.121 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the edge of an asphalt surface in the east margin of Hays Road, said point being the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52-feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P., as "Second Tract," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19-feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east margin of said Hays Road;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Hays Road, a distance of 442.88-feet to the PLACE OF BEGINNING and Containing 11.121-acres, or 484,450 square feet, of land.

TRACT 3:

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and within Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 3295 Page 9, (DRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod with a yellow cap stamped "5034" bears South 68°26'26" West, a distance of 0.18 feet;

Exhibit 'A':
Legal Description and Survey

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

Exhibit 'B': Concept Plan

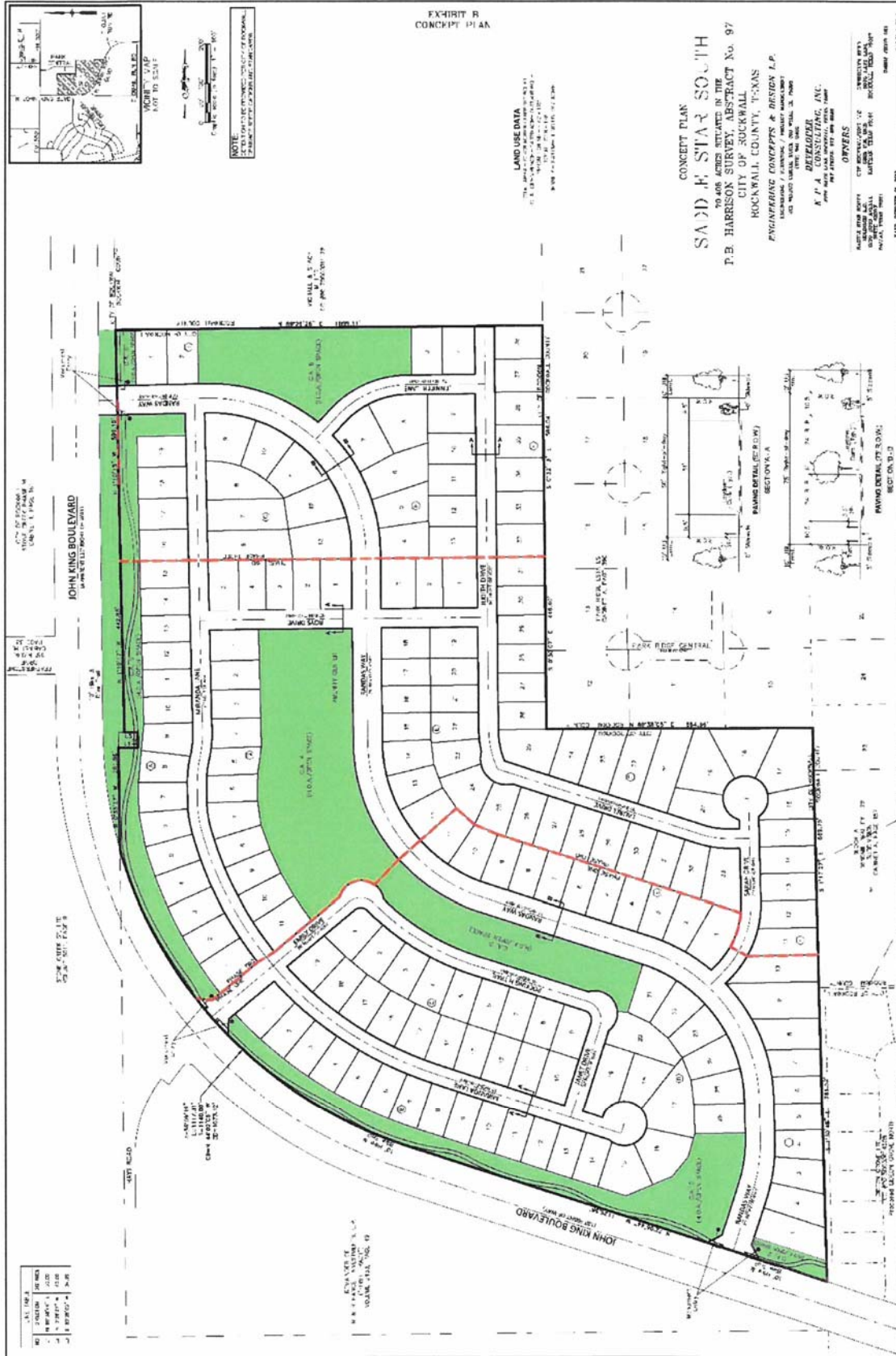


Exhibit 'C':
Development Standards

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	70' x 125'	8,750 SF	143	78.41%
B	80' x 125'	10,000 SF	33	21.59%
<i>Maximum Permitted Units:</i>			176	100.00%

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.50 dwelling units per gross acre of land; however, in no case should the proposed development exceed 176 units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

	<i>Lot Type ></i>	
	A	B
<i>Minimum Lot Width</i> ⁽¹⁾	70'	80'
<i>Minimum Lot Depth</i>	125'	125'
<i>Minimum Lot Area</i>	8,750 SF	10,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	20'	20'
<i>Minimum Side Yard Setback</i>	5'	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'	10'
<i>Minimum Length of Driveway Pavement</i>	25'	25'
<i>Maximum Height</i> ⁽³⁾	30'	30'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	20'	20'
<i>Minimum Area/Dwelling Unit (SF)</i>	2,700 SF	2,700 SF
<i>Maximum Lot Coverage</i>	65%	65%
<i>Permitted Encroachment into Required Setbacks</i> ⁽⁵⁾	Allowed	Allowed

General Notes:

1. The minimum lot width shall be measured at the *Front Yard Building Setback*.
2. The location of the *Front Yard Building Setback* as measured from the front property line.
3. The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.
4. As measured from the rear yard property line.
5. Sunrooms, porches, stoops, bay windows, balconies, masonry clad 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 (Adjacent to a Street)* and shall not encroach into public right-of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].

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

Exhibit 'C':
Development Standards

- (a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the masonry requirement; however, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted through a Specific Use Permit (SUP) only.
 - (b) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
 - (c) *Garage Orientation.* A minimum of 50% of the garages for the *Type A* lots and 100% of the *Type B* lots shall be oriented in a *traditional swing* (or *j-swing*) configuration. The remainder of garages maybe configured in a front entry configuration with a minimum setback of 20-feet (i.e. *allowing the garage to be flush with the front façade of the primary structure*). In this case the front façade of the primary structure does not include a permitted encroachment (e.g. *a porch, sunroom, etcetera*) allowed in *Table 2* above. All garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code.
5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (for spacing requirements see the illustration below).

Table 3 : Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	70' x 125'	(1), (2), (3), (4)
B	80' x 125'	(1), (2), (3), (4)

- (1) 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.
- (2) 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 or on John King Boulevard 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:
 - (a) Number of Stories
 - (b) Permitted Encroachment Type and Layout
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
- (3) Permitted encroachments (i.e. *porch 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.

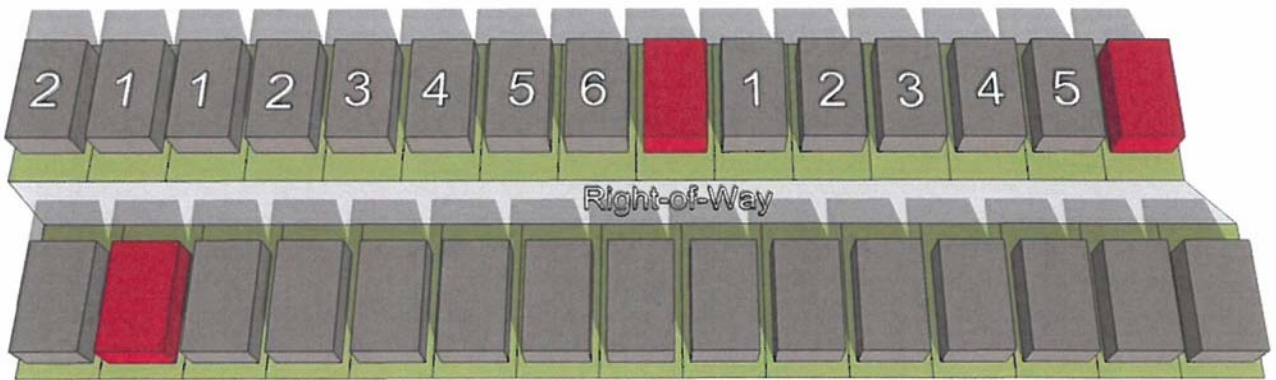
Exhibit 'C':
Development Standards

- (4) 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*).

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.



Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



6. **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) **Wood Fences.** All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
 - (b) **Wrought Iron/Tubular Steel.** Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (c) **Corner Lots.** Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot 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

Exhibit 'C':
Development Standards

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.

- (d) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. *Landscape and Hardscape Standards.*

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

(a) *Canopy/Shade Trees*. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.

(b) *Accent/Ornamental/Under-Story Trees*. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

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

(a) *Landscape Buffer and Sidewalks (John King Boulevard)*. A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*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 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot curvilinear sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.

- (3) *Streetscape Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:

(i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Exhibit 'C':
Development Standards

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

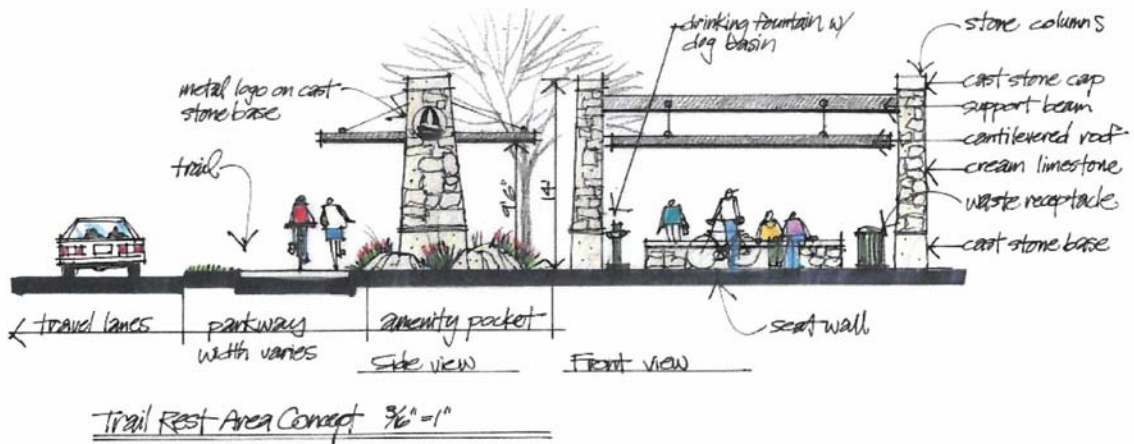
- (4) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.
- (5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- 8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- 9. *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.
- 10. *Sidewalks.* At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.
- 11. *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.
- 12. *Open Space.* The development shall consist of a minimum of 20% open space (*or 14.082-acres*), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

Continued on Next Page ...

- 13. *Trail Rest Area.* The developer shall be responsible for the construction of a *Trail Rest Area* that generally conforms to the rest area depicted in *Figure 1 (below)*.

Figure 1: *Trail Rest Area Concept*

Exhibit 'C':
Development Standards



14. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted 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*.
15. *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.
16. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

Exhibit 'C':
Development Standards

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

- a. *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the masonry requirement; however, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted through a Specific Use Permit (SUP) only.
- b. *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- c. *Garage Orientation.* ~~A minimum of 50% of the garages for the Type A lots and 100% of the Type B lots shall be oriented in a traditional swing (or j-swing) configuration. The remainder of garages maybe configured in a front entry configuration with a minimum setback of 20 feet (i.e. allowing the garage to be flush with the front façade of the primary structure). In this case the front façade of the primary structure does not include a permitted encroachment (e.g. a porch, sunroom, etcetera) allowed in Table 2 above. All garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code.~~ This development shall adhere to the following garage orientation requirements:
 1. *Type A Lots.* 50% of the Type A lots shall be oriented in a traditional swing or j-swing garage orientation (i.e. where the two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration). These garages will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20-feet from the front façade of the single-family home. The remaining 50% of the Type A lots may be configured in a flat front entry configuration with a minimum setback of 25-feet (i.e. allowing the garage to be flush with the front façade of the primary structure). In this case the front façade of the primary structure does not include the permitted encroachments outline in Table 2 above.
 2. *Type B Lots.* The Type B lots (i.e. the yellow lots depicted in Exhibit 'B') shall adhere to the following garage configurations:
 - a. 30% of the Type B lots may be oriented in a flat front entry configuration with a minimum setback of 25-feet (i.e. allowing the garage to be flush with the front façade of the primary structure).
 - b. 70% of the Type B lots may be configured in a traditional swing or modified swing (i.e. where a one [1] or two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration). On lots with a one (1) car garage configured in the modified swing a two (2) car garage will be required to be setback behind the one (1) car garage. Garages with a traditional swing will be permitted to have a one (1) car

Exhibit 'C':
Development Standards

garage facing the street if it is setback a minimum of 20-feet from the front façade of the single-family home.

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

Table 3: Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	70' x 125'	(1), (2), (3), (4)
B	80' x 125'	(1), (2), (3), (4)

1. 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.
2. 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 or on John King Boulevard 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:
 - (a) Number of Stories
 - (b) Permitted Encroachment Type and Layout
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
3. Permitted encroachments (*i.e. porch 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.
4. 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*).

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CITY OF ROCKWALL

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [ORDINANCE NO. 19-40] THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS ON A 70.408-ACRE TRACT OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-03, 1-5 & 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners CDT Rockwall/2017, LLC for the purpose of amending Planned Development District 79 (PD-79) [Ordinance No. 19-40] in order to change the development standards for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and John King Boulevard, and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 79 [Ordinance No. 19-40] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 19-40*;

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

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Open Space Master Plan
 - (2) Master Plat
 - (3) PD Site Plan
 - (4) Preliminary Plat
 - (5) Final Plat
- (c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, and 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* 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 *Open Space Master Plan* for the development.
- (e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* 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 *Preliminary Plat* application for the development.
- (f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.

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

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 8TH DAY OF SEPTEMBER, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 17, 2020

2nd Reading: September 8, 2020

Exhibit 'A':
Legal Description and Survey

TRACT 1:

BEING 44.292 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "First Tract" being a called 32.5 acres and the "Second Tract" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, LP., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Volume 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John King Boulevard (120' right-of-way) at the common north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John King Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44° 02' 06" West, a distance of 1,073.12-feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31-feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John King Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract common to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the common east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185-acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

Exhibit 'A':
Legal Description and Survey

TRACT 2:

BEING 11.121 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the edge of an asphalt surface in the east margin of Hays Road, said point being the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52-feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P., as "*Second Tract*," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19-feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east margin of said Hays Road;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Hays Road, a distance of 442.88-feet to the PLACE OF BEGINNING and Containing 11.121-acres, or 484,450 square feet, of land.

TRACT 3:

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and within Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 3295 Page 9, (DRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod with a yellow cap stamped "5034" bears South 68°26'26" West, a distance of 0.18 feet;

Exhibit 'A':
Legal Description and Survey

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last-mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

DRAFT
ORDINANCE
08.03.2020

**Exhibit 'B':
Concept Plans**

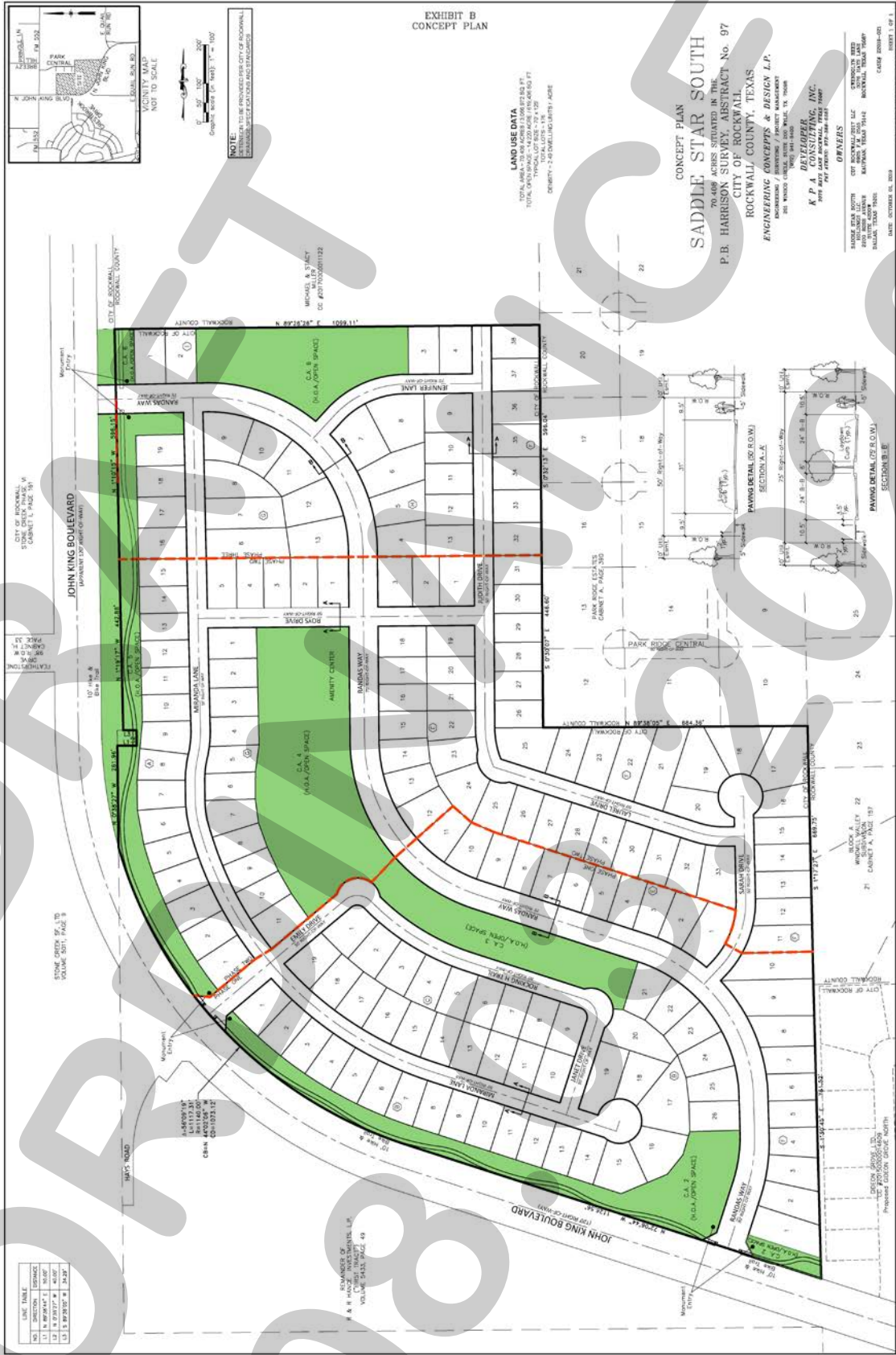


Exhibit 'B': Concept Plans

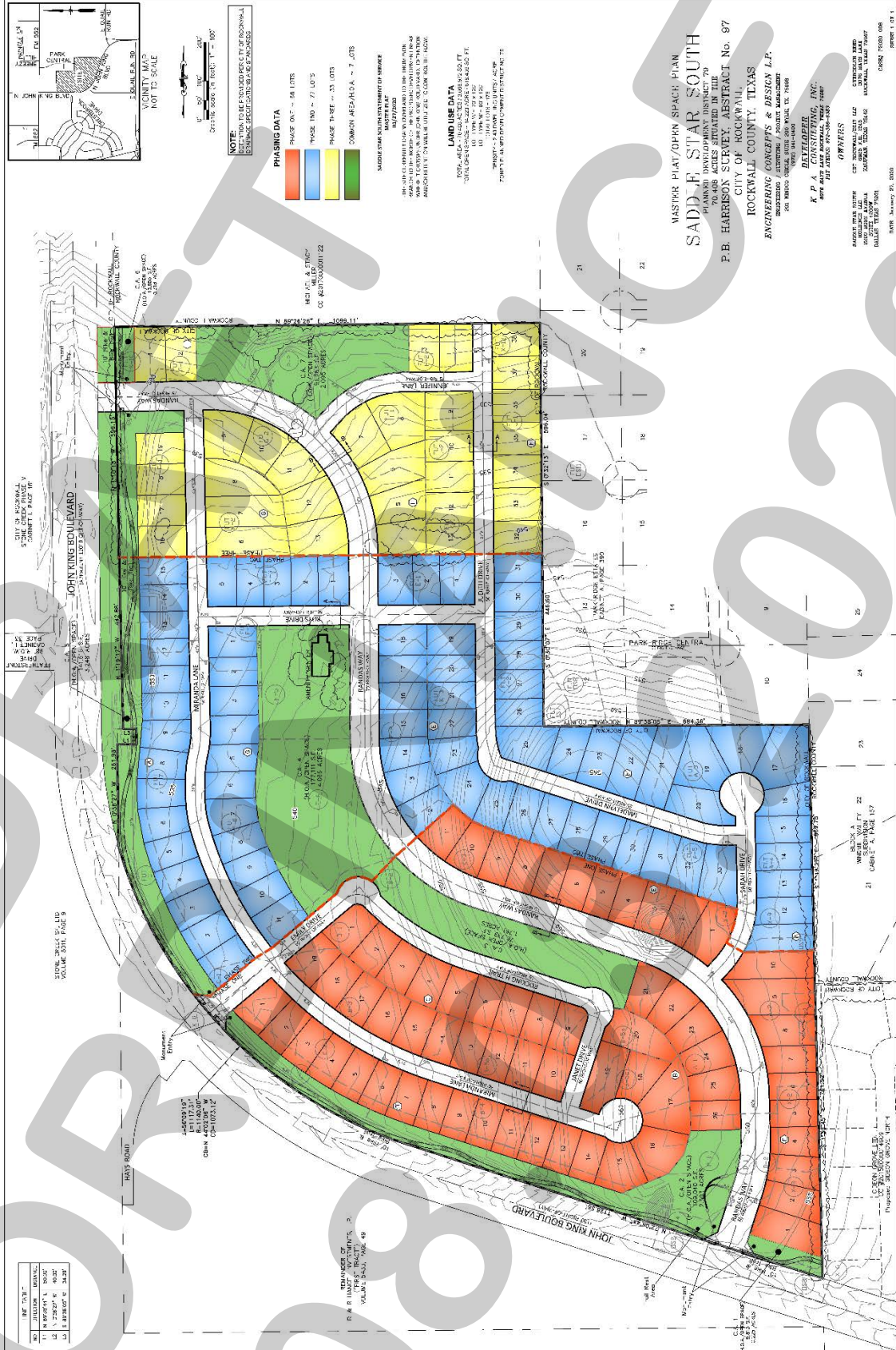


Exhibit 'C':
Development Standards

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	70' x 125'	8,750 SF	143	78.41%
B	80' x 125'	10,000 SF	33	21.59%
<i>Maximum Permitted Units:</i>			176	100.00%

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.50 dwelling units per gross acre of land; however, in no case should the proposed development exceed 176 units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

	Lot Type >	
	A	B
<i>Minimum Lot Width</i> ⁽¹⁾	70'	80'
<i>Minimum Lot Depth</i>	125'	125'
<i>Minimum Lot Area</i>	8,750 SF	10,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	20'	20'
<i>Minimum Side Yard Setback</i>	5'	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'	10'
<i>Minimum Length of Driveway Pavement</i>	25'	25'
<i>Maximum Height</i> ⁽³⁾	30'	30'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	20'	20'
<i>Minimum Area/Dwelling Unit (SF)</i>	2,700 SF	2,700 SF
<i>Maximum Lot Coverage</i>	65%	65%
<i>Permitted Encroachment into Required Setbacks</i> ⁽⁵⁾	Allowed	Allowed

General Notes:

1. The minimum lot width shall be measured at the *Front Yard Building Setback*.
2. The location of the *Front Yard Building Setback* as measured from the front property line.
3. The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.
4. As measured from the rear yard property line.
5. Sunrooms, porches, stoops, bay windows, balconies, masonry clad 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 (Adjacent to a Street)* and shall not encroach into public right-of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].

Exhibit 'C':
Development Standards

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

- a. *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the masonry requirement; however, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted through a Specific Use Permit (SUP) only.
- b. *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- c. *Garage Orientation.* This development shall adhere to the following garage orientation requirements:
 1. *Type A Lots.* 50% of the *Type A* lots shall be oriented in a *traditional swing* or *j-swing* garage orientation (i.e. where the two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration). These garages will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20-feet from the front façade of the single-family home. The remaining 50% of the *Type A* lots may be configured in a flat front entry configuration with a minimum setback of 25-feet (i.e. allowing the garage to be flush with the front façade of the primary structure). In this case the front façade of the primary structure does not include the permitted encroachments outline in *Table 2* above.
 2. *Type B Lots.* The *Type B* lots (i.e. the yellow lots depicted in *Exhibit 'B'*) shall adhere to the following garage configurations:
 - a. 30% of the *Type B* lots may be oriented in a flat front entry configuration with a minimum setback of 25-feet (i.e. allowing the garage to be flush with the front façade of the primary structure).
 - b. 70% of the *Type B* lots may be configured in a *traditional swing* or *modified swing* (i.e. where a one [1] or two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration). On lots with a one (1) car garage configured in the *modified swing* a two (2) car garage will be required to be setback behind the one (1) car garage. Garages with a *traditional swing* will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20-feet from the front façade of the single-family home.

Exhibit 'C':
Development Standards

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

Table 3: Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	70' x 125'	(1), (2), (3), (4)
B	80' x 125'	(1), (2), (3), (4)

1. 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.
2. 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 or on John King Boulevard 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:
 - (a) Number of Stories
 - (b) Permitted Encroachment Type and Layout
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
3. Permitted encroachments (*i.e. porch 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.
4. 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*).

Continued on Next Page ...

Exhibit 'C':
Development Standards

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.



Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



6. **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:
1. **Wood Fences.** All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
 2. **Wrought Iron/Tubular Steel.** Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 3. **Corner Lots.** Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot 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

Exhibit 'C':
Development Standards

line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

4. *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. *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. The following tree species are approved for planting within this subdivision:

1. *Canopy/Shade Trees*. Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
2. *Accent/Ornamental/Under-Story Trees*. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

- 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 (John King Boulevard)*. A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*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 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot curvilinear sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.

- c. *Streetscape Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:

1. Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
2. Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

Exhibit 'C':
Development Standards

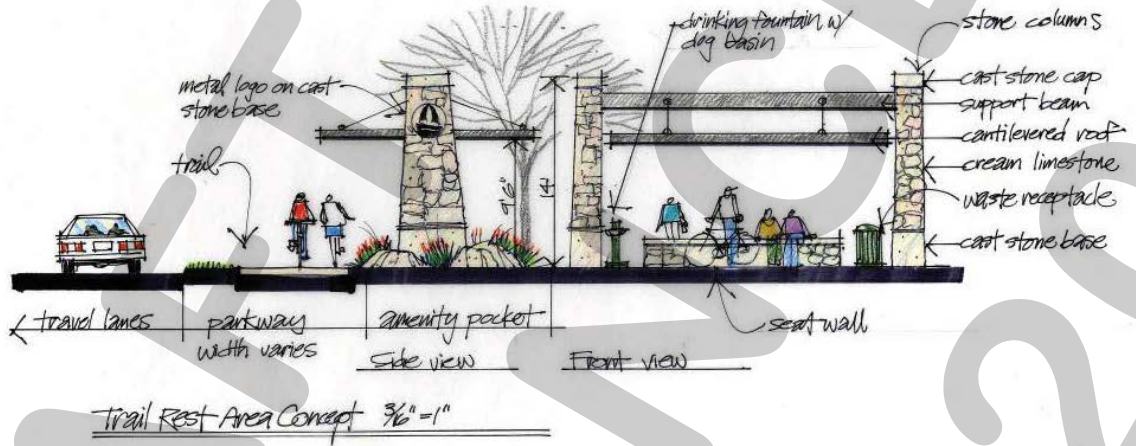
- d. *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.
- e. *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
9. *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.
10. *Sidewalks.* At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.
11. *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.
12. *Open Space.* The development shall consist of a minimum of 20% open space (*or 14.082-acres*), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

Continued on Next Page ...

Exhibit 'C':
Development Standards

13. *Trail Rest Area*. The developer shall be responsible for the construction of a *Trail Rest Area* that generally conforms to the rest area depicted in *Figure 1 (below)*.

Figure 1: *Trail Rest Area Concept*



14. *Neighborhood Signage*. Permanent subdivision identification signage shall be permitted 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*.
15. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.
16. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: August 11, 2020
APPLICANT: Erick Cruz Mendoza
CASE NUMBER: Z2020-032; *Specific Use Permit (SUP) for a Residential Infill for 481 Blanche Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Erick Cruz Mendoza 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 0.165-acre parcel of land identified as Lot 873-A, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 481 Blanche Drive, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 873-A of the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. At the time of annexation, two (2) manufactured homes were situated on the subject property. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. Based on aerial imagery, at some point between March 31, 2011 and April 4, 2012, the two (2) manufactured homes situated on the subject property were demolished. The subject property has remained vacant since this demolition.

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 located at 481 Blanche Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is Evans Road, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is County Line Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is Lynne Drive, which is classified as a R2 (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Blanche Drive, which is identified as a R2 (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan. Beyond this are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” The subject property is part of the Lake Rockwall Estates Subdivision, which has been in existence since before 1968 and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” The following is a summary of observations concerning the housing on Chris Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Blanche Drive Between Evans Road and the Subject Property	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes located along Blanche Drive are oriented toward Blanche Drive.	The front elevation of the home will face onto Blanche Drive.
Year Built	1975-2000	N/A
Building SF on Property	672 SF - 1,808 SF	2,192 SF (1,767 SF of Air-Conditioned Space)
Building Architecture	Various (<i>Majority Mobile/Manufactured Homes</i>)	Comparable Architecture to Newer Single-Family Homes
Building Setbacks:		
Front	Estimated Between 15-Feet and 20-Feet	X>20-Feet
Side	The side yard setbacks appear to be between zero (0) and greater than six (6) feet.	X>5-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	36.33-Feet
Building Materials	HardiBoard, Aluminum & Wood Siding, Modular Paneling, Masonite Siding, and Brick.	Combination of HardiBoard Siding, Brick, and Stone
Paint and Color	Yellow, Tan, Brown, White, Green, and Teal	<i>Undefined by the Applicant</i>
Roofs	Composite Shingles and Metal	Asphalt Composite Shingle
Driveways/Garages	Driveways are all in the front and visible from Blanche Drive; however, some are behind front yard fences. None of the homes have enclosed garages.	The garage will be a flat front entry garage with the driveway facing onto Blanche Drive.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ..." In this case, the applicant is proposing to put the garage less than one (1) foot behind the front façade of the single-family home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff should note that this waiver has been approved in the Lake Rockwall Estates Subdivision in the past, and that the single-family home directly west of the subject property appears to be in the same configuration as the proposed home. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements for the Single Family 7 (SF-7) 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 Blanche Drive and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On July 23, 2020, staff mailed 129 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received three (3) notices 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 Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit '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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-032

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 481 Blanche Dr. Rockwall, TX 75032
 Subdivision Rockwall Lake Properties #2 Lot 873A Block
 General Location 481 Blanche Dr. Rockwall, TX 75032

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Residential Current Use NONE
 Proposed Zoning Residential Proposed Use Single Family
 Acreage 0.1150 Lots [Current] 1 Lots [Proposed] 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner <u>Erick Cruz Mendoza</u>	<input type="checkbox"/> Applicant <u>Erick Cruz Mendoza</u>
Contact Person <u>Erick Cruz Mendoza</u>	Contact Person <u>Erick Cruz Mendoza</u>
Address <u>4100 Andys Ln Trlr 1</u>	Address <u>4100 Andys Ln Trlr 1</u>
City, State & Zip <u>Parker TX 75002</u>	City, State & Zip <u>Parker, TX 75002</u>
Phone <u>469 781 6380</u>	Phone <u>469 781 6380</u>
E-Mail <u>cruzerickmendoza@upho.com</u>	E-Mail <u>cruzerickmendoza@upho.com</u>

NOTARY VERIFICATION [REQUIRED]

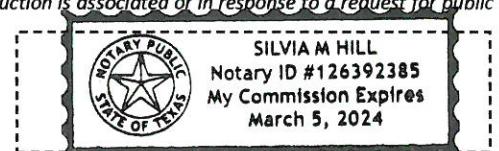
Before me, the undersigned authority, on this day personally appeared Erick Cruz [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$200.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 17 day of July, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16th day of July, 2020.


Owner's Signature

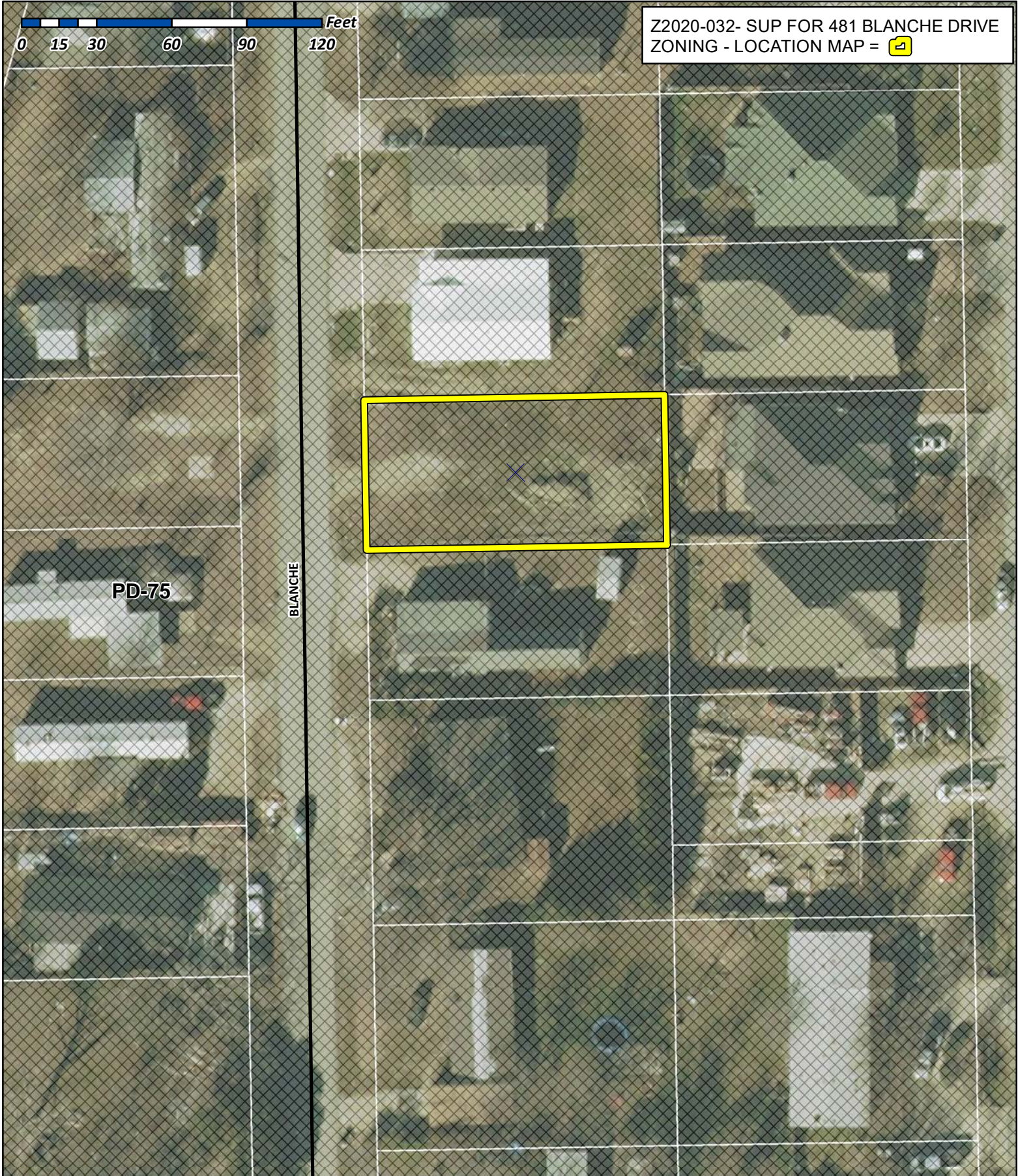
Notary Public in and for the State of Texas



My Commission Expires March 5, 2024

0 15 30 60 90 120 Feet

Z2020-032- SUP FOR 481 BLANCHE DRIVE
ZONING - LOCATION MAP = 



PD-75

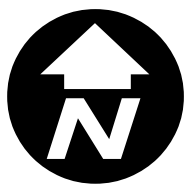
BLANCHE



City of Rockwall

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

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

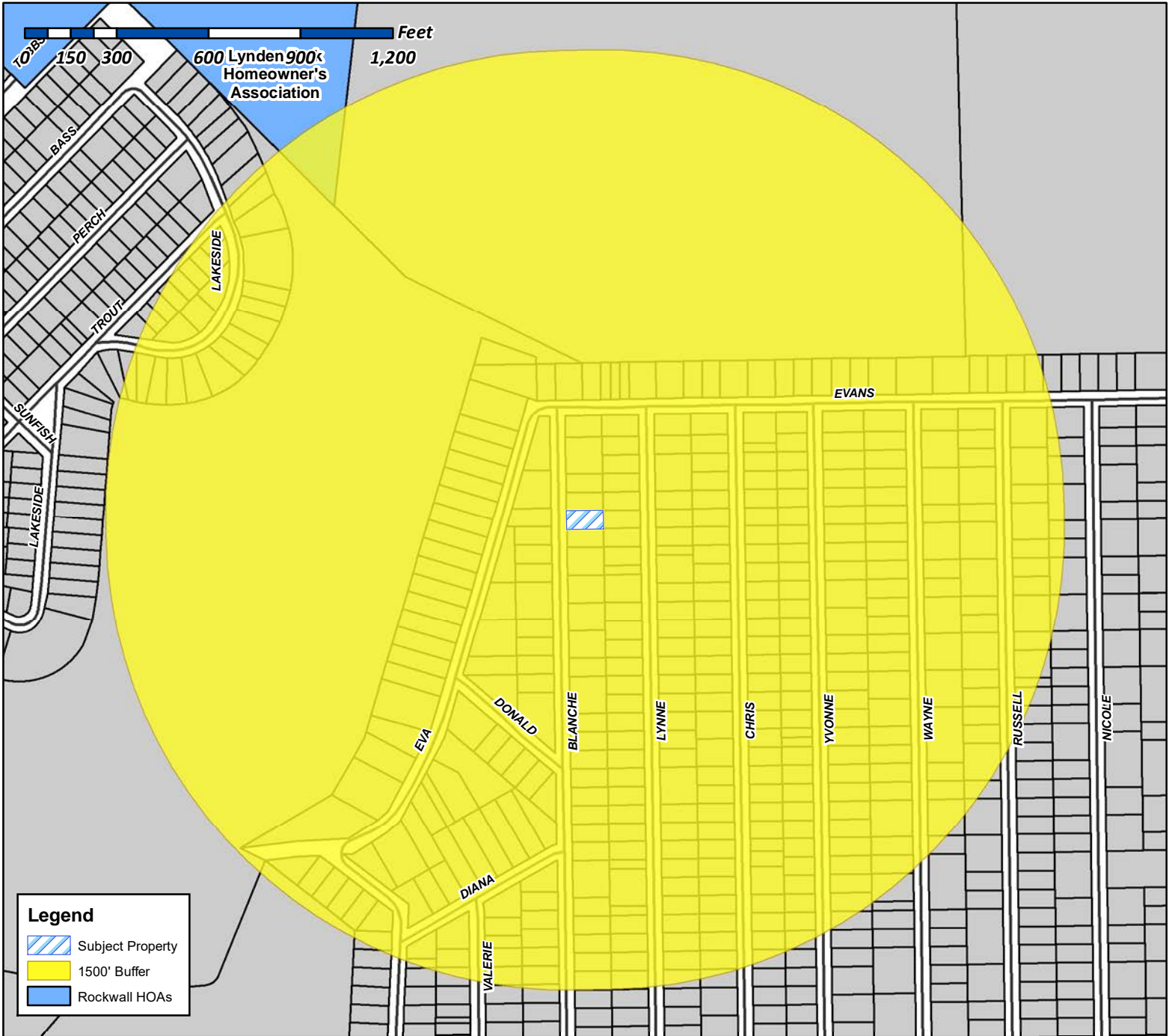
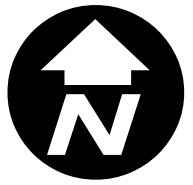




City of Rockwall

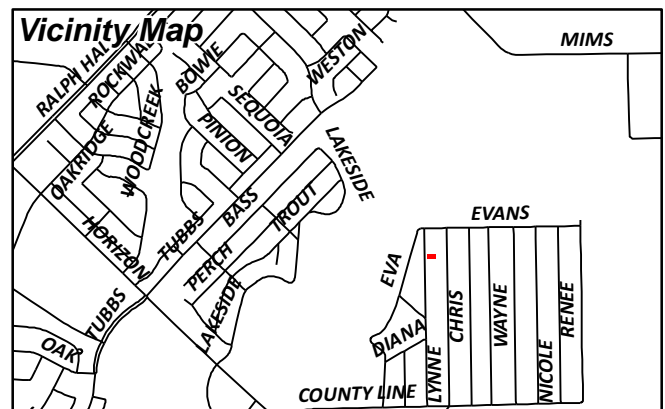
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Case Number: Z2020-032
Case Name: SUP for 481 Blanche Drive
Case Type: Specific Use Permit
Zoning: Planned Development District 75 (PD-75)
Case Address: 481 Blanche Drive

Date Created: 7/22/2020
For Questions on this Case Call (972) 771-7745



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Henry Lee](#)
Subject: Neighborhood Notification Program
Date: Tuesday, July 21, 2020 10:12:36 AM
Attachments: [Public Notice \(07.20.2020\).pdf](#)
[HOA Map \(07.20.2020\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, July 31, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, August 11, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, August 17, 2020 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2020-032: SUP for Residential Infill at 481 Blanche Drive

Hold a public hearing to discuss and consider a request by Erick Cruz Mendoza 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 0.165-acre parcel of land identified as Lot 873-A, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 481 Blanche Drive, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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



City of Rockwall

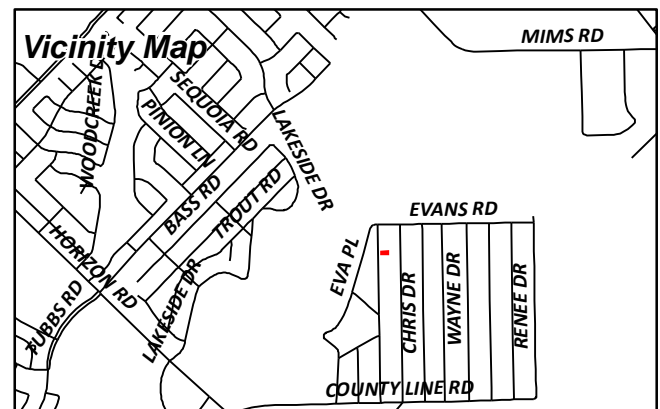
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2020-032
Case Name: SUP for 481 Blanche Drive
Case Type: Specific Use Permit
Zoning: Planned Development District 75 (PD-75)
Case Address: 481 Blanche Drive

Date Created: 7/22/2020
For Questions on this Case Call (972) 771-7745



PERDOMO WILFREDO
100 EVANS RD
ROCKWALL, TX 75032

THELWELL LINDA
1013 BLACKBERRY TRL
LANCASTER, TX 75134

SILVA BERTHA
1041 E FM 552
ROCKWALL, TX 75087

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
106 EVANS
ROCKWALL, TX 75032

YANEZ NANCY & JOSE ANTONIO
1091 SABINE CREEK RD
ROYSE CITY, TX 75189

CURRENT RESIDENT
114 EVANS
ROCKWALL, TX 75032

OLIVARES JAMES B & MARTINA
1209 QUAIL DR
GARLAND, TX 75040

FERNANDEZ URBANO ALVARADOO &
SON ARMADO FERNANDEZ
1235 VZ COUNTY ROAD 3425
WILLS POINT, TX 75169

CURRENT RESIDENT
126 DONALD
ROCKWALL, TX 75032

CURRENT RESIDENT
140 EVANS
ROCKWALL, TX 75032

GUEVARA JOSE E & MARIS
140 OVERBROOK DR
ROCKWALL, TX 75032

CASTILLO ARTURO & VICTORIA
151 PERCH RD
ROCKWALL, TX 75032

AYALA MA DEJESUS CONTRERAS
154 RUSSELL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
160 EVANS
ROCKWALL, TX 75032

CURRENT RESIDENT
170 EVANS
ROCKWALL, TX 75032

HERREROS BERTOLDO
180 EVANS RD
ROCKWALL, TX 75032

GONZALEZ JOSE CRESCENCIO
185 BLANCHE DR
ROCKWALL, TX 75032

HERREROS BERTOLDO
196 EVANS RD
ROCKWALL, TX 75032

ADAMS JAMES & DEBBIE
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

ORELLANA JUAN C & MARICELA
220 CRAWFORD LN
ROYSE CITY, TX 75189

RODRIGUEZ ROMAN
220 EVANS RD
ROCKWALL, TX 75032

YANES MARIA TERESA
230 CHRIS DR
ROCKWALL, TX 75032

CHAVEZ LAWRENCE A
2309 1/2 CHURCH ST
LAS VEGAS, NM 87701

ROJAS MARCOS
234 EVANS RD
ROCKWALL, TX 75032

MORENO RICARDO
275 CHRIS DR
ROCKWALL, TX 75032

NAVA LUZ A
2994 S FM 551
ROYSE CITY, TX 75189

POWELL CONNIE S
304 CARISSA COURT
MESQUITE, TX 75150

SILVA JORGE & ELIZABETH
3078 S FM 551
ROYSE CITY, TX 75189

QUEVEDO LUIS & FELIZA
3326 BURNING TREE LN
GARLAND, TX 75042

RODRIGUEZ HERMAN & APRIL
373 BLANCHE DR
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND
MARGARITA ESCOBAR
376 BLANCHE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
389 BLANCHE
ROCKWALL, TX 75032

CURRENT RESIDENT
390 BLANCHE
ROCKWALL, TX 75032

SANCHEZ JULIO & MARIA
400 CHRIS DR
ROCKWALL, TX 75032

CONTRERAS-AYALA JORGE
400 LYNNE
ROCKWALL, TX 75032

VARGAS FRANCISCO
401 LYNNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
405 BLANCHE
ROCKWALL, TX 75032

CURRENT RESIDENT
408 BLANCHE
ROCKWALL, TX 75032

CURRENT RESIDENT
411 LYNNE
ROCKWALL, TX 75032

OLGUIN CIRILO
412 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
412 LYNNE
ROCKWALL, TX 75032

CARRILLO OMAR
ROSALES MARIA M
416 BLANCHE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
419 BLANCHE
ROCKWALL, TX 75032

CARRILLO DIEGO
419 LYNNE DR
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR & DIANA
420 LYNNE DRIVE
ROCKWALL, TX 75032

CARDENAS RODOLFO
424 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
429 CHRIS
ROCKWALL, TX 75032

AVALOS EDUARDO & CARMEN
432 BLANCHE DR
ROCKWALL, TX 75032

HERNANDEZ GREGORIA HERNANDEZ
434 CHRIS
ROCKWALL, TX 75032

CURRENT RESIDENT
435 BLANCHE
ROCKWALL, TX 75032

CURRENT RESIDENT
438 LYNNE
ROCKWALL, TX 75032

ANAYA JUAN C & RAUL
439 PERCH RD
ROCKWALL, TX 75032

TORRES ALONSO
441 LYNNE DR
ROCKWALL, TX 75032

GOMEZ MIGUEL URBINA AND LILIA GARCIA
RANGEL
444 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
445 CHRIS
ROCKWALL, TX 75032

CURRENT RESIDENT
447 LYNNE
ROCKWALL, TX 75032

LICEA JOSE & LYTA
448 LYNNE DR
ROCKWALL, TX 75032

VAZQUEZ JUAN & MARIA BARBARA MURILLO
452 BLANCHE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
453 LYNNE
ROCKWALL, TX 75032

CURRENT RESIDENT
455 BLANCHE
ROCKWALL, TX 75032

CURRENT RESIDENT
457 CHRIS
ROCKWALL, TX 75032

CURRENT RESIDENT
458 LYNNE
ROCKWALL, TX 75032

CURRENT RESIDENT
462 CHRIS
ROCKWALL, TX 75032

CURRENT RESIDENT
463 EVA
ROCKWALL, TX 75032

CURRENT RESIDENT
464 BLANCHE
ROCKWALL, TX 75032

CURRENT RESIDENT
465 CHRIS
ROCKWALL, TX 75032

CURRENT RESIDENT
472 LYNNE
ROCKWALL, TX 75032

JARAMILLO GABRIELA
473 BLANCHE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
474 CHRIS
ROCKWALL, TX 75032

BENTLEY FRED W
476 BLANCHE DR
ROCKWALL, TX 75032

NEVAREZ LUIS E & ALMA
479 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
481 BLANCHE
ROCKWALL, TX 75032

CASTILLO IGNACIO
481 LYNNE DR
ROCKWALL, TX 75032

GARZA ISAI
482 EVA PL
ROCKWALL, TX 75032

CURRENT RESIDENT
485 EVA
ROCKWALL, TX 75032

SMITH HELEN A
486 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
488 BLANCHE
ROCKWALL, TX 75032

ZAYAS GABRIEL & JESSICA JO
490 LYNNE DR
ROCKWALL, TX 75032

CASTILLO SIXTO & MARIA
491 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
491 LYNNE
ROCKWALL, TX 75032

CURRENT RESIDENT
494 EVA
ROCKWALL, TX 75032

DIAZ JOSE LUIS & MARICELA
494 LYNNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
496 CHRIS
ROCKWALL, TX 75032

SUAREZ ERIKA & ALFREDO ESTRADA
497 BLANCHE
ROCKWALL, TX 75032

CURRENT RESIDENT
498 LYNNE
ROCKWALL, TX 75032

VELASQUEZ LORENA
501 CHRIS DRIVE
ROCKWALL, TX 75033

DIAZ MARIA L FLORES
503 LYNNE DR
ROCKWALL, TX 75032

MEDRANO JOSE & JUANA
505 EVA PL
ROCKWALL, TX 75032

CURRENT RESIDENT
506 CHRIS
ROCKWALL, TX 75032

CURRENT RESIDENT
506 EVA
ROCKWALL, TX 75032

AGUILAR ROSALINA
507 BLANCHE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
510 BLANCHE
ROCKWALL, TX 75032

CURRENT RESIDENT
513 CHRIS
ROCKWALL, TX 75032

TONG HALEY AND HANH BUU TONG
513 FALLEN LEAF LN
TEMPLE, TX 76502

SANCHEZ GERARDO RAFAEL AND LILIA
GALLEGOS
516 CHRIS DR
ROCKWALL, TX 75032

BARR CHRISTOPHER H JR
517 LYNNE DR
ROCKWALL, TX 75032

GARCIA JUAN
519 BLANCHE
ROCKWALL, TX 75087

OKC HOLDINGS LLC
519 E 1-30 #602
ROCKWALL, TX 75087

CURRENT RESIDENT
520 EVA
ROCKWALL, TX 75032

FLORES JAIME W &
MARLENE CASTRO
520 LYNNE DR
ROCKWALL, TX 75032

GONZALEZ JOSE & LAUREN
5245 COUNTY ROAD 2515
ROYSE CITY, TX 75189

CURRENT RESIDENT
528 CHRIS
ROCKWALL, TX 75032

CURRENT RESIDENT
529 EVA
ROCKWALL, TX 75032

CARMONA-SANCHEZ CARLOS FRANCISCO
532 BLANCHE DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
532 EVA
ROCKWALL, TX 75032

CURRENT RESIDENT
532 LYNNE
ROCKWALL, TX 75032

CURRENT RESIDENT
535 BLANCHE
ROCKWALL, TX 75032

RODRIGUEZ ROMAN
540 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
541 LYNNE
ROCKWALL, TX 75032

ALVARADO HERALD DAVID CORDOVA
544 YVONNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
548 EVA
ROCKWALL, TX 75032

CURRENT RESIDENT
551 LYNNE
ROCKWALL, TX 75032

CURRENT RESIDENT
552 LYNNE
ROCKWALL, TX 75032

RANGEL JUAN
554 WILLOW RIDGE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
558 EVA
ROCKWALL, TX 75032

MEDINA CESAR
570 EVA PL
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES
5713 SECREST CT
GOLDEN, CO 80403

GARCIA HUGO IVAN DEL AND
JUANA GUZMAN
582 EVA PLACE
ROCKWALL, TX 75032

ALVARES FLORINA GUTIERREZ &
ENRIQUE RENE ORTIZ GARCIA
594 EVA PL
ROCKWALL, TX 75032

CURRENT RESIDENT
602 EVA
ROCKWALL, TX 75032

LAY JAMES CURTIS
6048 W INTERSTATE 30
ROYSE CITY, TX 75189

DEJESUS SANTOS
616 EVA PL
ROCKWALL, TX 75032

RODRIGUEZ FLORENCIO GOMEZ
630 EVA
ROCKWALL, TX 75032

RAMIREZ ZACARIAS
703 T L TOWNSEND DR
ROCKWALL, TX 75087

ROBLES DONERY ALEXANDER & MAGDENLENA
AVARADO
8306 AMERICAS CUP
ROWLETT, TX 75089

RANGEL LUIS GERARDO AND
MARIA DEL ROCIO ZARATE
907 WILLOW RIDGE
ROCKWALL, TX 75032

DELGADO JUAN AND
ADELAIDA REYES REYES AND PABLE E STRADA
REYES AND
JUAN J ESTRADA REYES 558 EVA
ROCKWALL, TX 75087

RAOFPUR DAVID & SAADAT
CHILDREN'S EDUCATION TRUST
PO BOX 2051
DEL MAR, CA 92014

PUBLIC NOTICE



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

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

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

Case No. Z2020-032: SUP for Residential Infill at 481 Blanche Drive

Hold a public hearing to discuss and consider a request by Erick Cruz Mendoza 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 0.165-acre parcel of land identified as Lot 873-A, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 481 Blanche 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, August 11, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2020 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, August 17, 2020 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. Z2020-032: SUP for Residential Infill at 481 Blanche Drive

Please place a check mark on the appropriate line below:

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

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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



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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



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

Case No. Z2020-032: SUP for Residential Infill at 481 Blanche Drive

Please place a check mark on the appropriate line below:

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

Do unto others as I would wish for myself
I think it would be for the betterment of our neighborhood

Name: Connie Powell property owner 532 Eva Place - Rockwall 75032
Address: residing at: 304 Carissa Court Mesquite, TX 75150

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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PUBLIC NOTICE



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PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
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Ryan Miller
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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2020-032: SUP for Residential Infill at 481 Blanche Drive

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.

This is a single family dwelling everyone deserve a good home for themselves and their family.

Name: *Herman & April Rodriguez*

Address: *373 Blanche Drive Rockwall, TX 75032*

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

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PHONE: (972) 771-7745
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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

Case No. Z2020-032: SUP for Residential Infill at 481 Blanche Drive

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.

Because. I like the idea of a new building near my property. This will increase the area value.

Name: Maricela Mendiola Orellana
Address: 220 Crawford Ln, Royse City Tx 75189.

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



Know what's below.
Call before you dig.

TOPO SURVEY



WWW.RHODESSURVEYING.COM

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

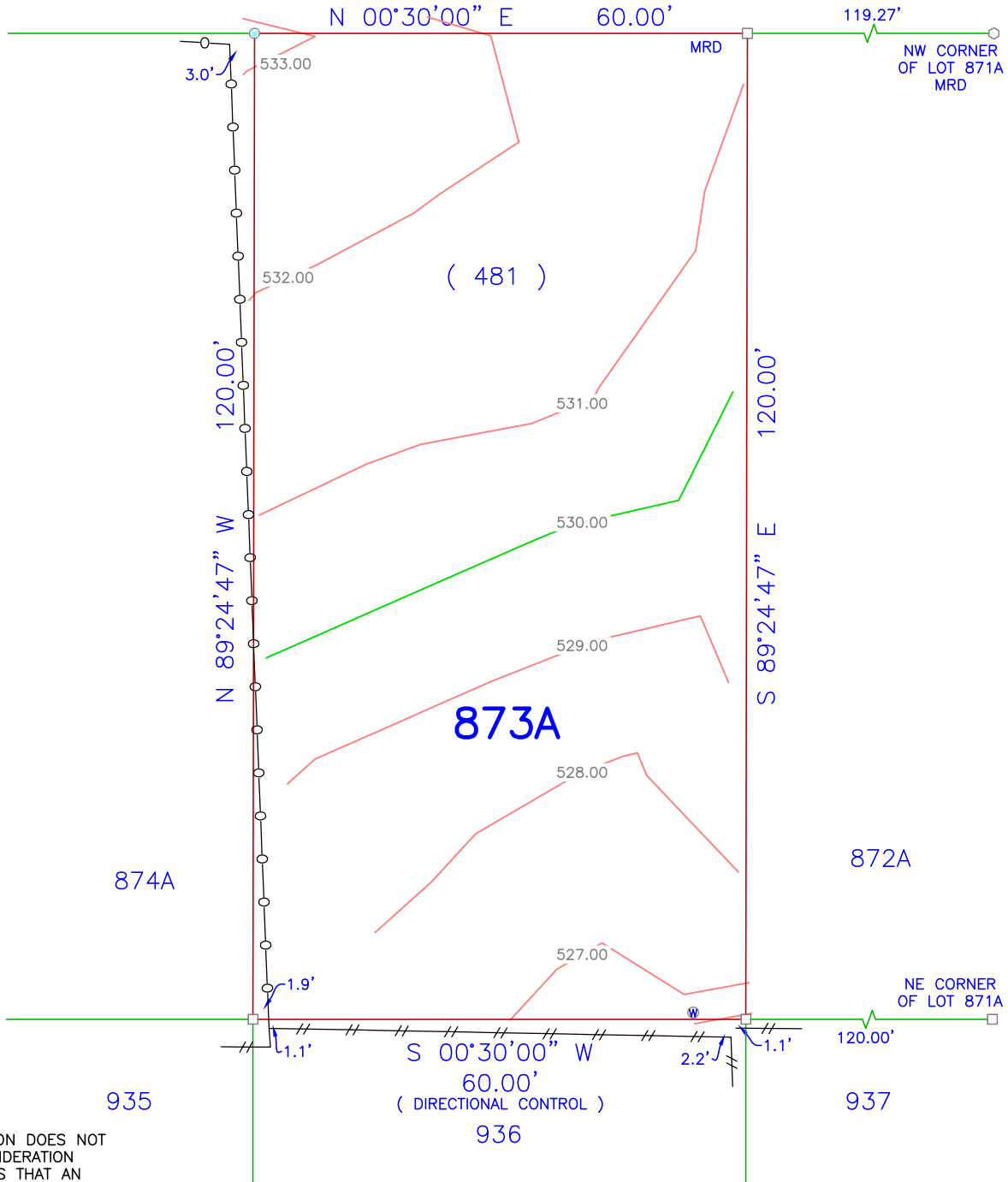
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 481 BLANCHE DRIVE, in the city of ROCKWALL Texas.

Lot No. 873-A, Block No. -
of ROCKWALL LAKE ESTATES, an addition in the city of ROCKWALL, ROCKWALL COUNTY Texas according to the PLAT THEREOF RECORDED in VOLUME A at PAGE 79 of the MAP records of ROCKWALL COUNTY, TEXAS.



BLANCHE DRIVE

ASPHALT



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

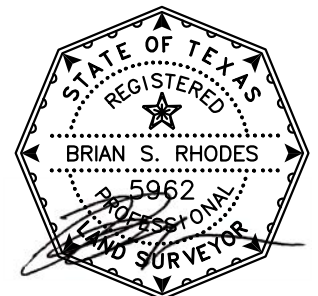
1529 E. I-30, STE. 106 - GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

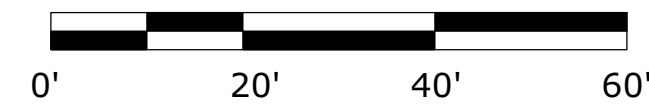
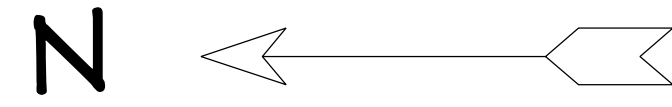
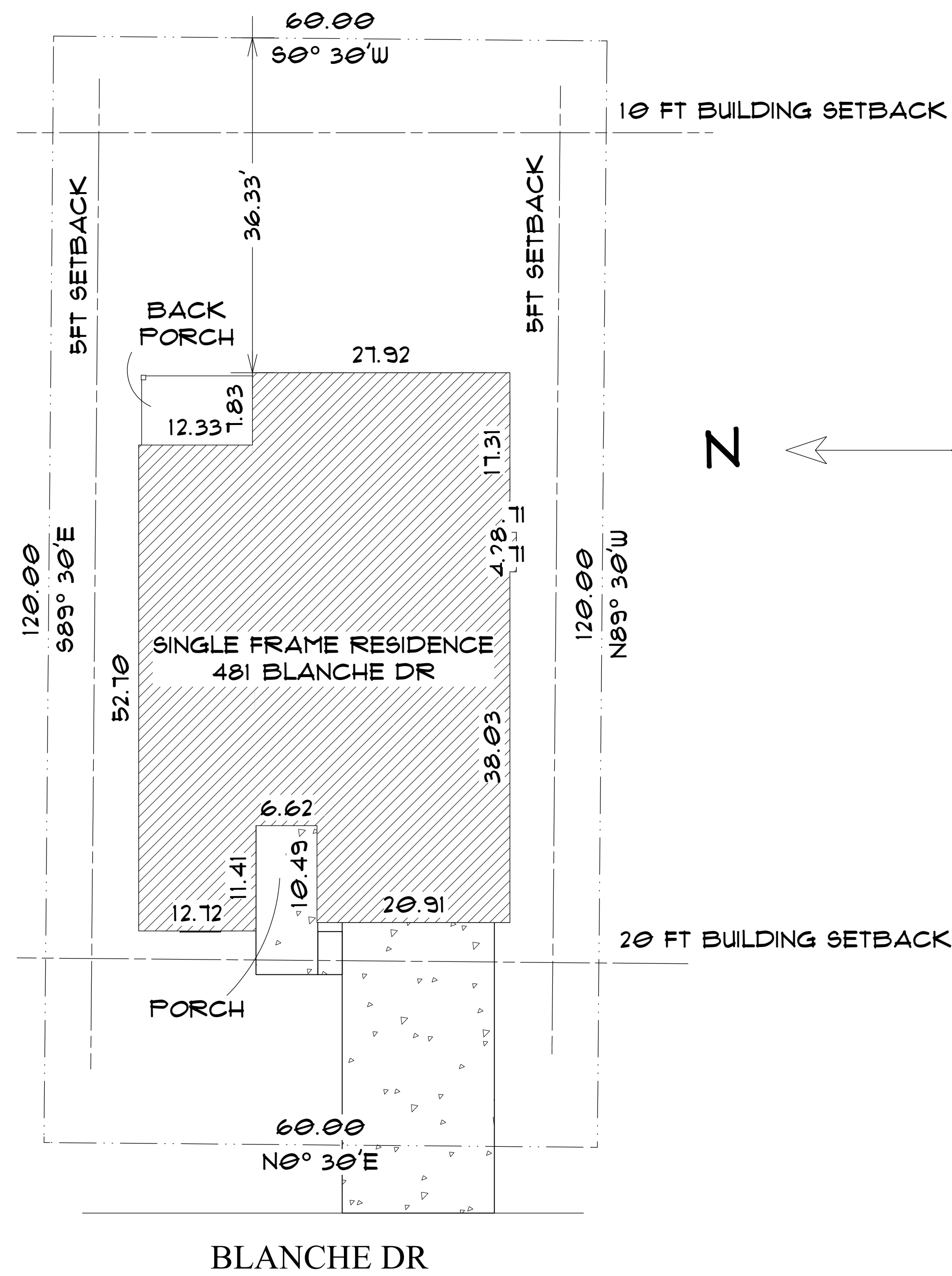
TITLE AND ABSTRACTING WORK FURNISHED BY TDG Services LLC
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'
Date: 01/14/2020
G. F. No.: -
Job no.: 106077
Drawn by: EK

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR TDG Services LLC

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
	RESIDENCE/BUILDING
MRD	MONUMENTS OF RECORD DIGNITY
○	1/2" IRON ROD FOUND
○	1/2" YELLOW-CAPPED IRON ROD SET
○	1/2" RED-CAPPED IRON ROD FOUND
○	1/2" YELLOW-CAPPED IRON ROD FOUND
○	PK NAIL FOUND
○	CABLE
○	CLEAN OUT
○	GAS METER
○	FIRE HYDRANT
○	LIGHT POLE
○	MANHOLE
○	GUY-WIRE
○	ELECTRIC
○	POWER POLE
○	TELEPHONE
○	WATER METER
○	WATER VALVE
(UNLESS OTHERWISE NOTED)	





1 SITE PLAN
SCALE: 1"=20'

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- PROPERTY SETBACK

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

TDG THE DRAFTER GUY
DRAFTING & DESIGN
8000 US 380, CROSSROADS, TX, ST#100
469-579-6130

Project:
**Proposed Single Story Residence at
481 Blanche st, Rockwall, Tx**

Client:
**Erick
Mendoza**

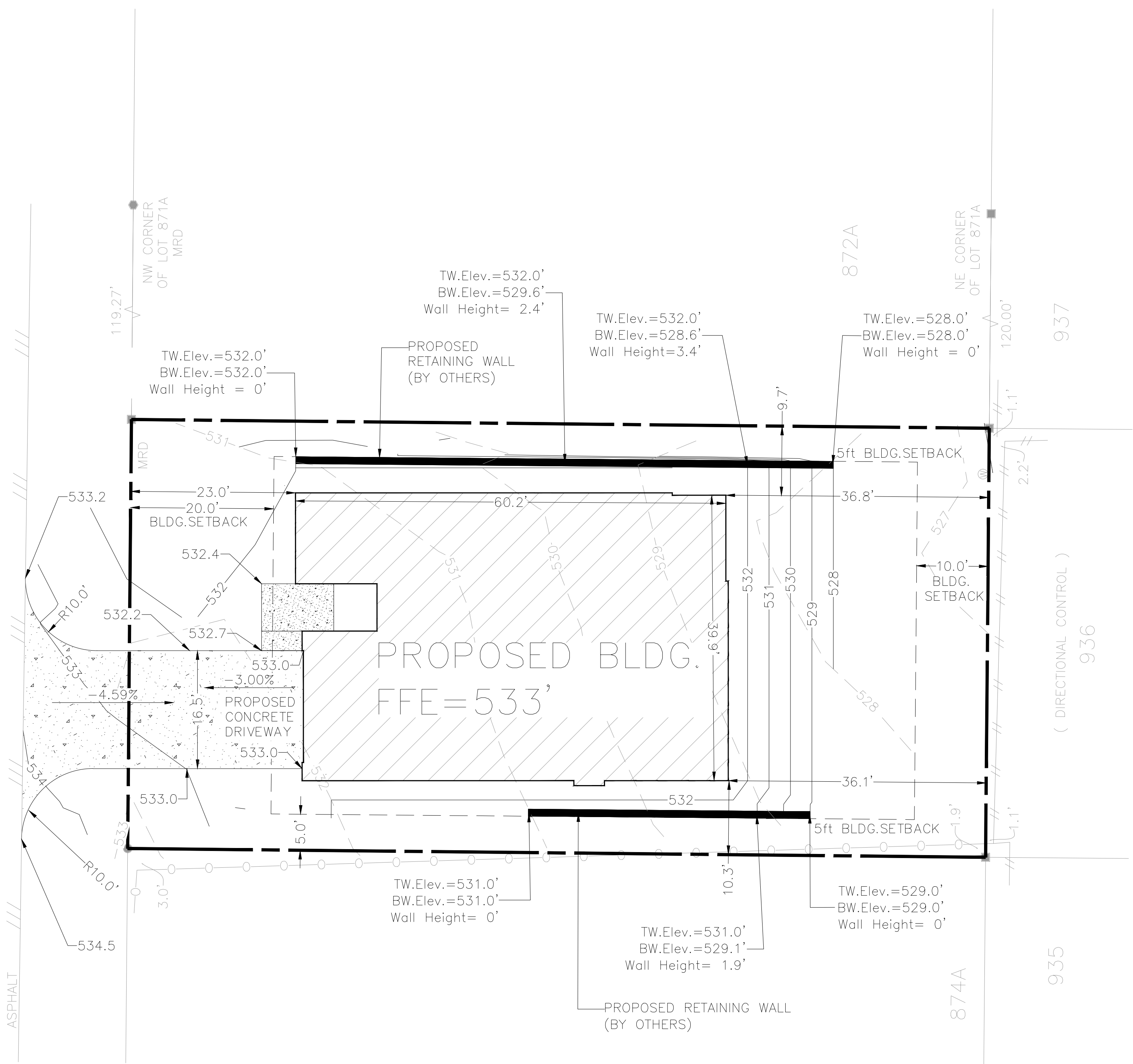
Description:
**Site Plan &
Erosion
Control Plan**

Date:
3/23/2020

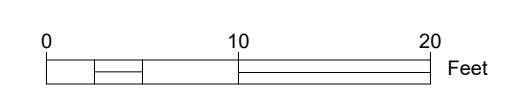
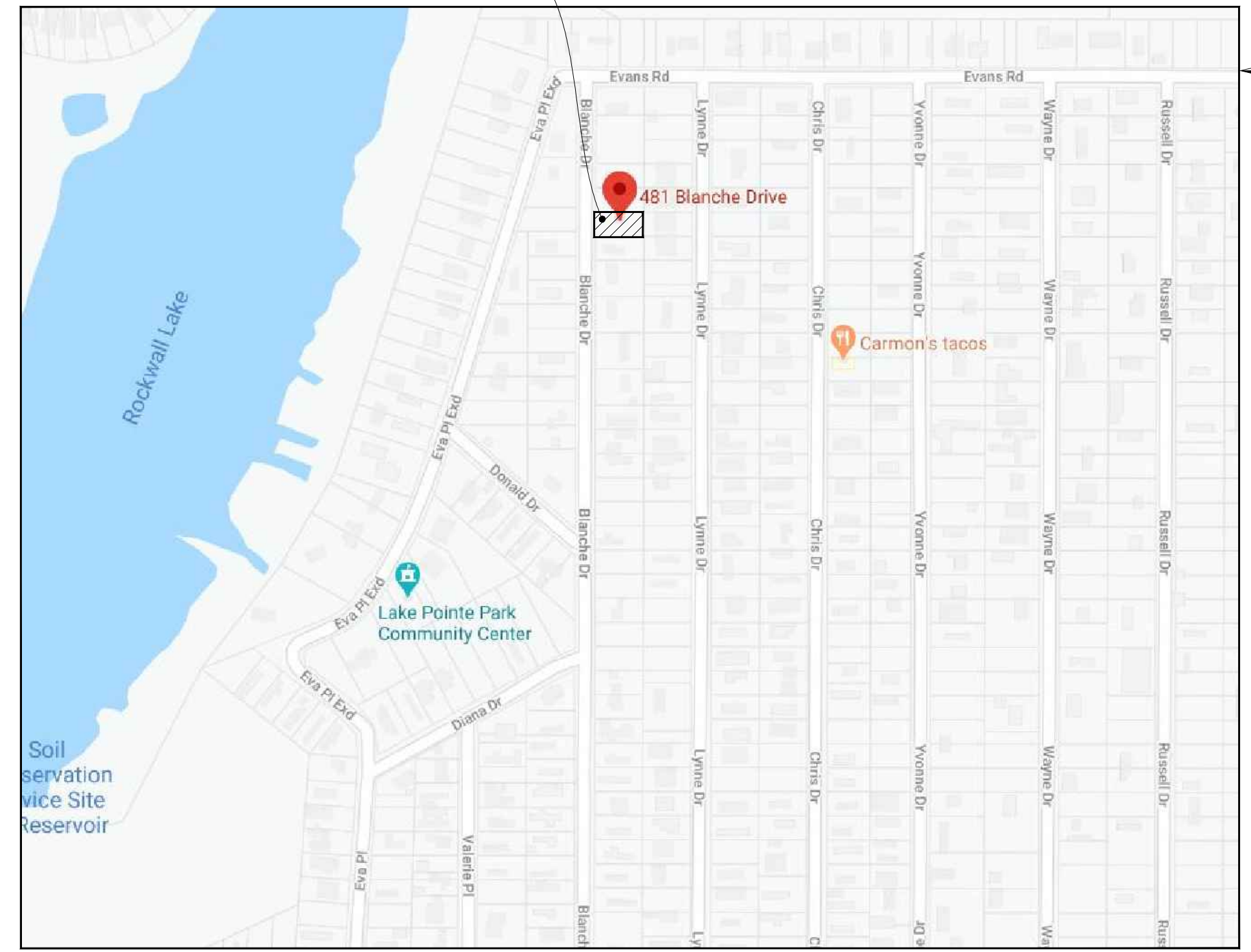
Scale:
1/4"=1'

Sheet:
A2.1

BLANCHE DRIVE



PROJECT LOCATION

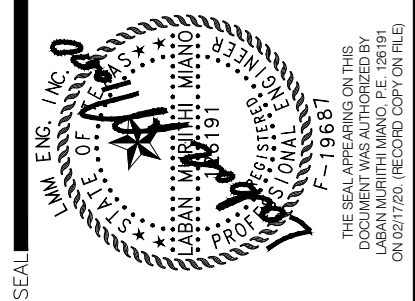


PROJECT LEGAL: PROJECT LOCATION: SHEET TITLE: SHEET NO: PROJECT NO: 2001001

GRADING PLAN

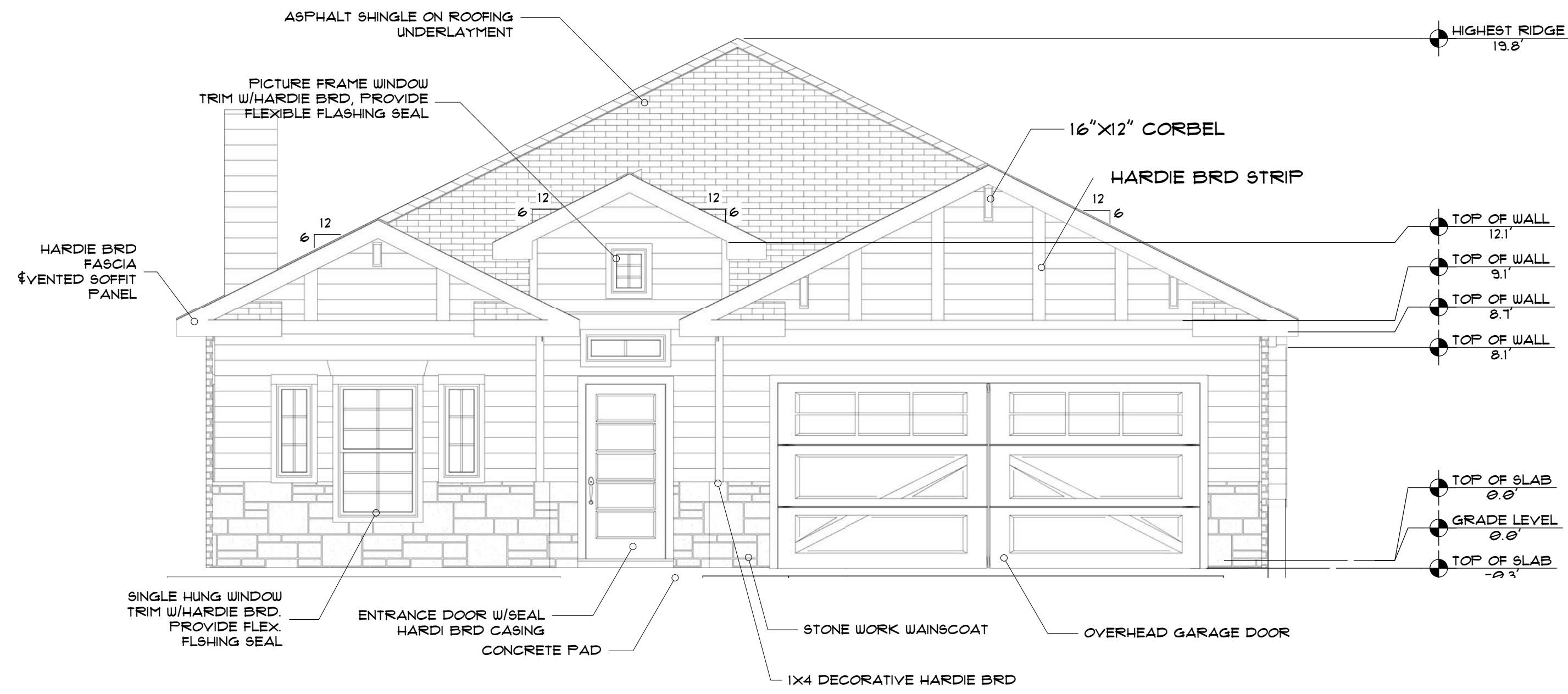
PROPOSED RESIDENCE
481 BLANCHE DRIVE, ROCKWALL
ROCKWALL COUNTY, TX

LMN
ENGINEERING
2355 N HWY 360
SUITE 100
GARLAND, TX 75042-4438
EMAIL: Lmlnno142@gmail.com

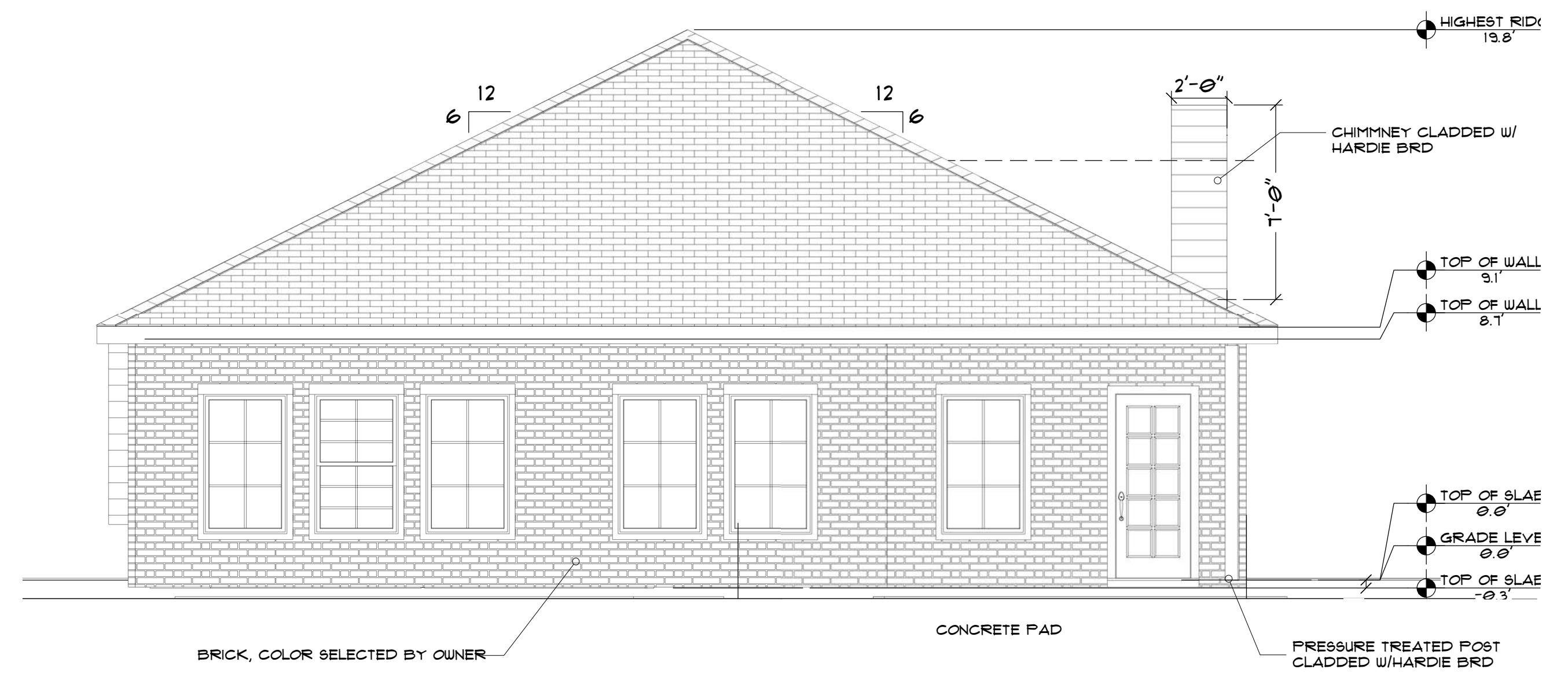


DESIGNED	DRAWN	CHECKED	DATE	SCALE

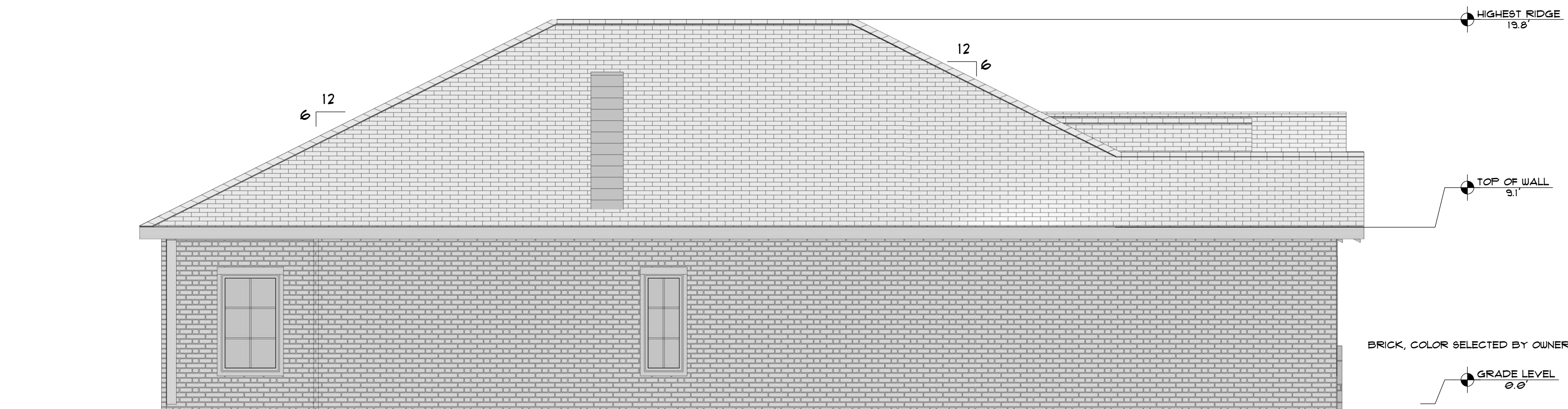
APPROVALS: REVISIONS: REVISION 1 -



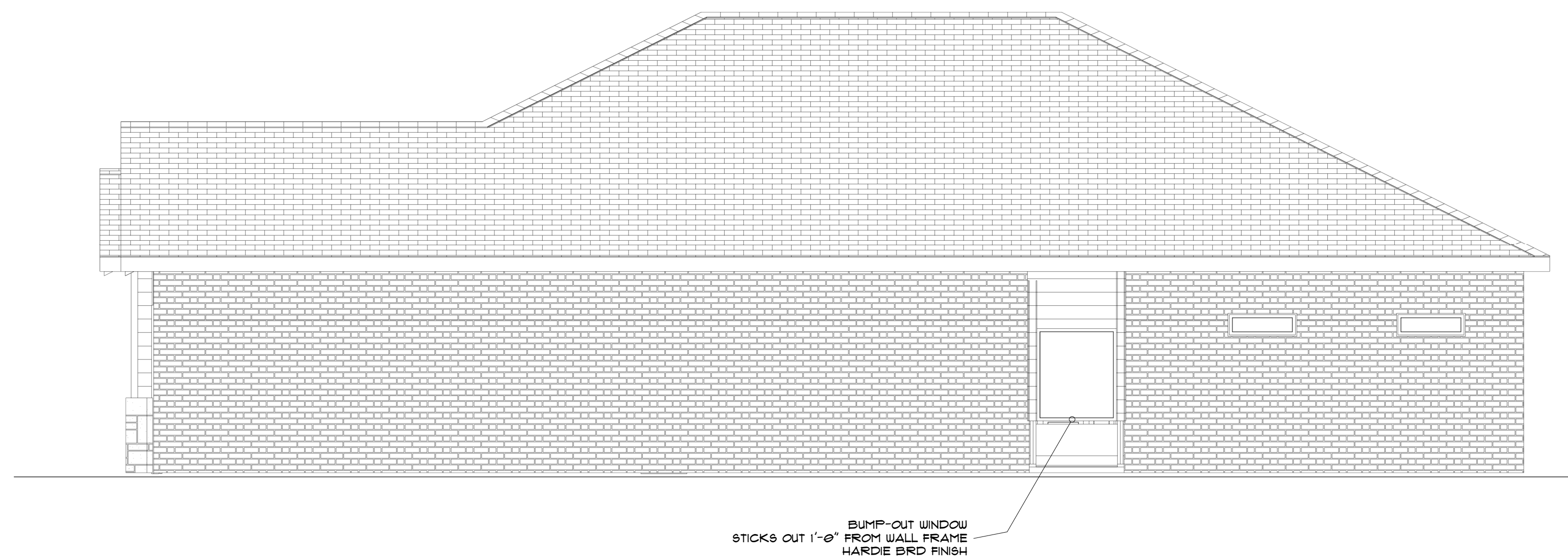
1 ELEVATION- FRONT VIEW
SCALE: 1/4"=1'



2 ELEVATION- REAR VIEW
SCALE: 1/4"=1'



3 ELEVATION- LEFT VIEW
SCALE: 1/4"=1'



4 ELEVATION- RIGHT VIEW
SCALE: 1/4"=1'

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

TDG THE DRAFTER GUY
DRAFTING & DESIGN
8000 US 380, CROSSROADS, TX, ST#100
469-879-6130

Project:
**Proposed Single Story Residence at
481 Blanche st, Rockwall, Tx**

Client:
**Erick
Mendoza**

Description:
Elevations

Date:
3/23/2020

Scale:
1/4"=1'

Sheet:
A3.2

DOOR AND WINDOW NOTES:

-EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT.

-EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

-ALL WALK-THRU DOORS SHALL BE SOLID CORE INTERIOR DOORS SHALL BE PAINTED. -ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING DOORS.

BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES.

DOOR SHALL BE SELF CLOSING EXTERIOR EXIT DOORS WILL BE 36" MIN.

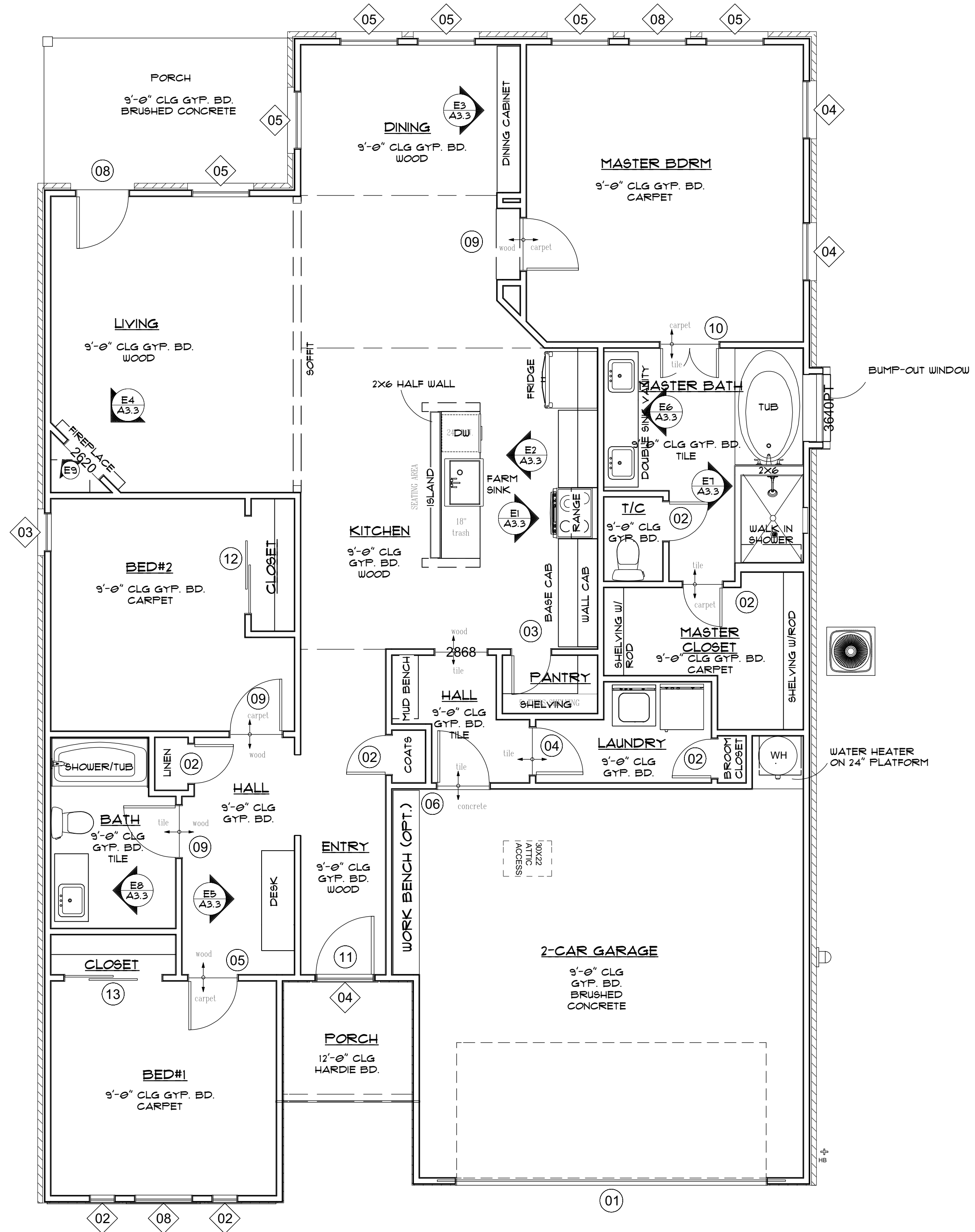
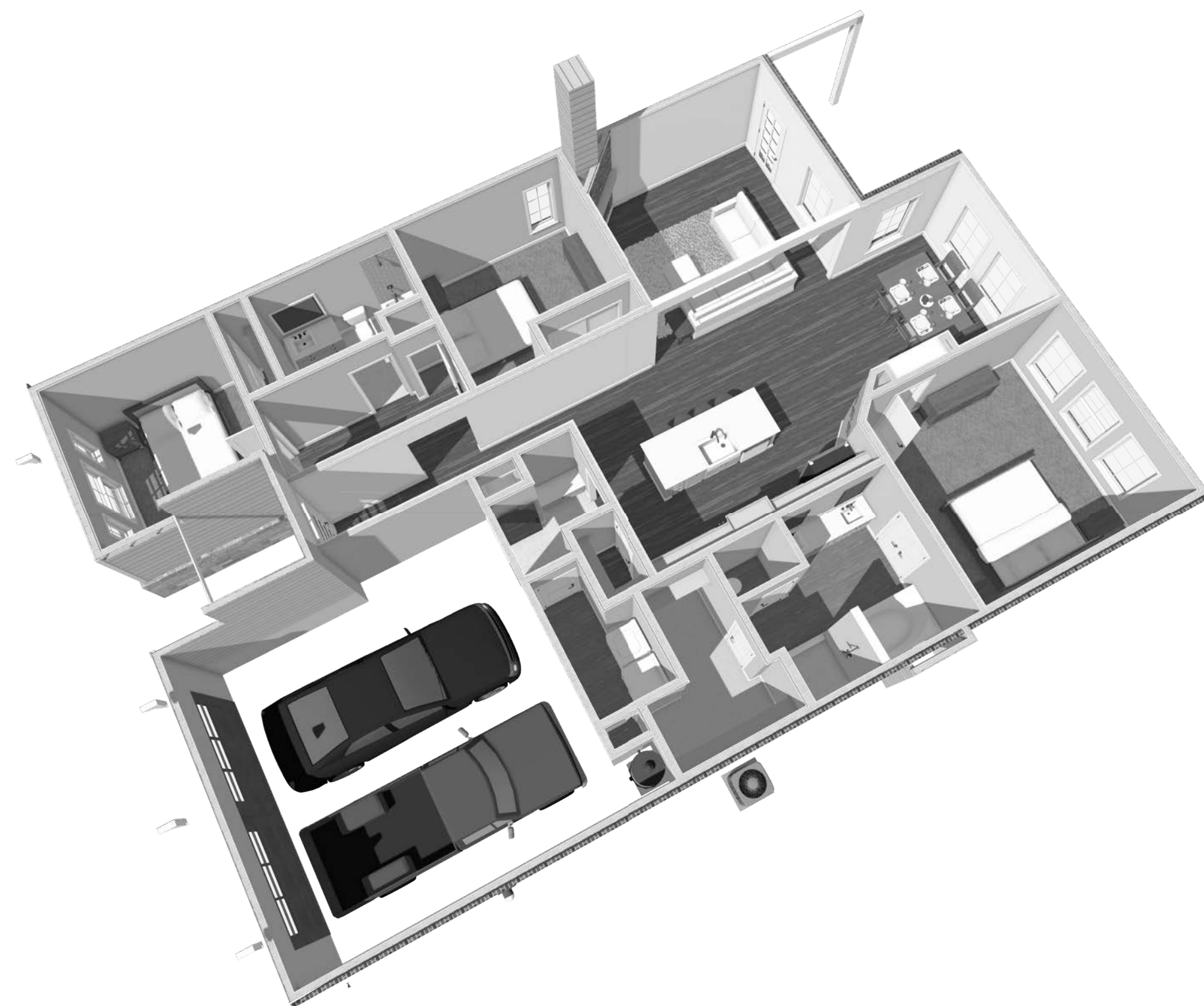
NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	COMMENTS
01	1418FX	1	2	1418FX	16"	20"	11"X21"		FIXED GLASS	2X6X20" (2)	
02	1436FX	2	1	1436FX	16"	42"	11"X43"		FIXED GLASS	2X6X20" (2)	
03	2050FX	1	1	2050FX	24"	60"	25"X61"	YES	FIXED GLASS	2X6X28" (2)	
04	3010FX	3	1	3010FX	36"	12"	31"X13"		FIXED GLASS	2X6X40" (2)	
05	3050FX	6	1	3050FX	36"	60"	31"X61"		FIXED GLASS	2X6X40" (2)	
06	3050SH	2	1	3050SH	36"	60"	31"X61"	YES	SINGLE HUNG	2X6X40" (2)	
09	3640FX	1	1	3640FX	41 1/2"	48"	42 1/2"X49"		FIXED GLASS	2X6X45 1/2" (2)	

DOOR SCHEDULE										
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	COMMENTS
01	16070	1	16070	192"	84"		GARAGE-GARAGE DOOR CHD11	2X12X200" (2)	1 3/4"	
02	2068	5	2068 L IN	24"	80"		HINGED-DOOR P03	2X6X29" (2)	1 3/8"	
03	2068	1	2068 R IN	24"	80"		HINGED-DOOR P03	2X6X29" (2)	1 3/8"	
04	2568	1	2568 R IN	29"	80"		HINGED-DOOR P03	2X6X34" (2)	1 3/4"	
05	2668	1	2668 R IN	30"	80"		HINGED-DOOR P03	2X6X35" (2)	1 3/8"	
06	2868	1	2868 L EX	32"	80"		EXT. HINGED-DOOR P03	2X6X37" (2)	1 3/8"	
08	2868	1	2868 R EX	32"	80"		EXT. HINGED-DOOR F05	2X6X37" (2)	1 3/4"	
09	2868	3	2868 R IN	32"	80"		HINGED-DOOR P03	2X6X37" (2)	1 3/8"	
10	3068	1	3068 L/R IN	36"	80"		DOUBLE HINGED-DOOR P03	2X6X41" (2)	1 3/8"	
11	3068	1	3068 R EX	36"	80"		EXT. HINGED-DOOR F04	2X6X41" (2)	1 3/4"	
12	5068	1	5068 L IN	60"	80"		SLIDER-DOOR P03	2X8X65" (2)	1 3/8"	
13	5068	1	5068 R IN	60"	80"		SLIDER-DOOR P03	2X8X65" (2)	1 3/8"	

BRICK CALCULATIONS					
	FRONT	LEFT	RIGHT	REAR	TOTAL
TOTAL WALL (S.F.)	315.8	493.7	486.7	210.9	1,507.1 S.F.
TOTAL MASONRY	58.0	493.7	486.7	210.9	1,249.3 S.F.
TOTAL SIDING	251.8	0	0	0	251.8 S.F.
BRICK %	18.4%	100.00%	100.00%	100.00%	
TOTAL MASONRY (% HOUSE)	22.9%				



1 MASTER FLOOR PLAN - 1ST FLOOR
SCALE: 1/4"=1'

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

TDG THE DRAFTER GUY
DRAFTING & DESIGN
8000 US 380, CROSSROADS, TX, 75110
469-879-6190

Project:
**Proposed Single Story Residence at
481 Blanche st, Rockwall, Tx**

Client:
**Erick
Mendoza**

Description:
**Master
Floorplan**

Date:
3/23/2020

Scale:
1/4"=1'

Sheet:
A1.3

Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
452 Blanche Drive	Single Family Home	1983	1,440	250	Wood Siding
455 Blanche Drive	Single Family Home	N/A	900	356	Wood Siding
464 Blanche Drive	Manufactured Home	1985	980	120	Composite Siding
473 Blanche Drive	Manufactured Home	1975	1,354	120	Composite Siding
476 Blanche Drive	Manufactured Home	1984	672	736	Composite Siding
481 Blanche Drive	<i>Vacant</i>		<i>Subject Property</i>		<i>N/A</i>
497 Blanche Drive	Manufactured Home	1975	1,344	168	Composite Siding
507 Blanche Drive	Manufactured Home	1985	1,456	120	Composite Siding
510 Blanche Drive	Manufactured Home	1980	1,352	592	Composite Siding
519 Blanche Drive	Manufactured Home	1983	1,064	612	Composite Siding
532 Blanche Drive	Manufactured Home	2007	1,808	140	Vinyl Siding
535 Blanche Drive	Manufactured Home	N/A	N/A	N/A	Composite Siding
Averages:		1984	1,237	321	



452 Blanche Drive



455 Blanche Drive



473 Blanche Drive



476 & 464 Blanche Drive



481 Blanche Drive



507 & 497 Blanche Drive



510 Blanche Drive



519 Blanche Drive



532 Blanche Drive



452 Blanche Drive

CITY OF ROCKWALL

ORDINANCE NO. 20-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 AND PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*], 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 0.165-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 873-A, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Erick Cruz Mendoza for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.165-acre parcel of land being described as Lot 873-A, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 481 Blanche Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] 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*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] 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 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 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] -- 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 8TH DAY OF SEPTEMBER, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 17, 2020

2nd Reading: September 8, 2020

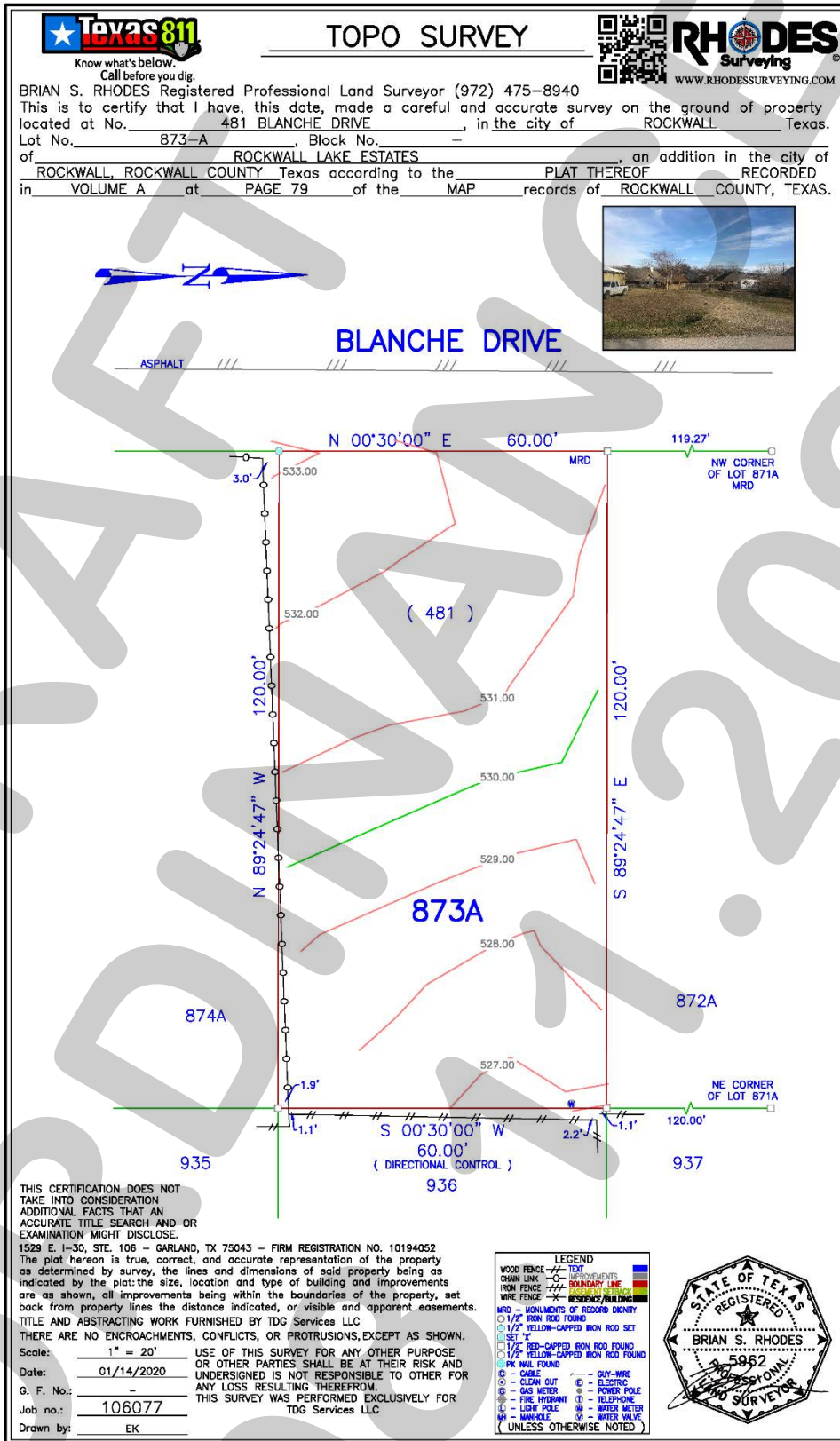
Exhibit 'A'
Location Map and Survey

Address: 481 Blanche Drive

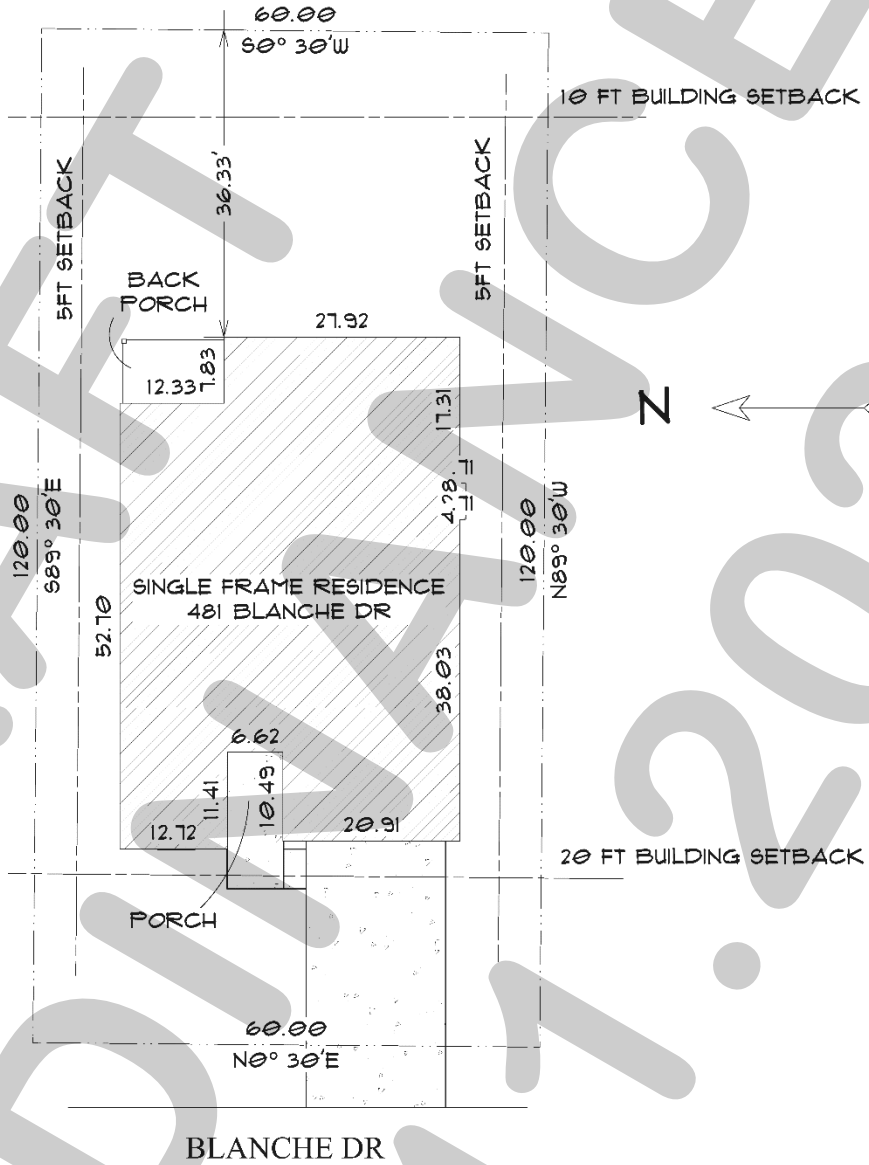
Legal Description: Lot 873-A, Rockwall Lake Estates #2 Addition



Exhibit 'A'
Location Map and Survey



**Exhibit 'B':
Residential Plot Plan**



1 SITE PLAN
SCALE: 1"=20'

- SITE PLAN LEGEND**
- — — — — PROPERTY BOUNDARY
 - - - - - PROPERTY SETBACK

Exhibit 'C': Building Elevations





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: August 11, 2020
APPLICANT: DR Horton - Texas; *DMDS Land Company, LLC*
CASE NUMBER: P2020-029.; *Preliminary Plat for Riverrock Trails, Phase 1A Addition - ETJ*

SUMMARY

Discuss and consider a request by DR Horton – Texas, LTD on behalf of DMDS Land Company, LLC for the approval of a Preliminary Plat for RiverRock Trails, Phase 1A Addition being a 35.28-acre portion of a larger 1,225.721-acre tract of land identified as Tract 11 of the F. Baugess Survey, Abstract No. 7, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally north of the intersection of FM-548 and High Plains Trail, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a preliminary plat for the first phase of a single-family residential subdivision (*i.e. RiverRock Trails*), which will be set on a 1,225.721-acre tract of land situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). According to the preliminary plat, the first phase will consist of 176 single-family residential lots on 35.28-acres.
- The preliminary plat is required to meet all of the requirements of the *Interim Interlocal Cooperation Agreement Between Rockwall County and the City of Rockwall*, the City of Rockwall's *Standards of Design and Construction Manual*, and Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.
- In addition to the preliminary plat, the applicant has submitted preliminary drainage and utility plans indicating how the development will be served. According to Section 38-5(d)(1), *Policy*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, "(l)and proposed for development in the city and in the city's extraterritorial jurisdiction must be served adequately by essential public facilities and services, including water facilities, wastewater facilities, roadway and pedestrian facilities, drainage facilities and park facilities Land shall not be approved for platting or development unless and until adequate public facilities necessary to serve the development exist or provision has been made for the facilities whether the facilities are to be located within the property being developed or offsite." The applicant's submission appears to be sufficient for all public facilities with the exception of water. Based on this deficiency staff requested that the applicant provide a letter from the Blackland Water Supply Corporation (WSC) proving that the service provider could provide this phase of the development with sufficient water facilities. The letter submitted by the applicant from Melissa Rich of the Blackland WSC indicates that "Blackland WSC is the CCN holder for water service for the subject property ... Blackland WSC is able to serve your development [*RiverRock Trials*] subject to some system improvements recommended by our engineer." With this being said, Blackland WSC is not a direct customer of the North Texas Municipal Water District (NTMWD) and currently receives its water through a contract with the City of Rockwall. This contract only allows Blackland WSC to receive water from the City of Rockwall and the NTMWD. It also only allots the Blackland WSC a certain number of connections to their water system (*i.e. 1,495 connections*), which they currently exceed this allotment by 75 connections. Blackland WSC and the City of Rockwall have been in talks to negotiate a new contract; however, this contract has not been finalized and there are still several outstanding issues that need to be discussed between the two (2) organizations. This means that since Blackland WSC exceeds their current allotment of connections, they do not have the capacity to serve this development with water, and with the contract to increase the number of connections not being finalized do not have the ability to provide the facilities requested by the applicant. As a result, staff is required to recommend that the Planning and Zoning Commission and City Council deny this request based on insufficient essential public facilities. Staff is recommending that this request be denied without prejudice to allow the

applicant the ability to resubmit once the Blackland WSC has either worked out the a contract with the City of Rockwall to receive the required capacity, or finds a way to become a direct customer of the NTMWD.

- ☑ The purpose of the *preliminary plat* is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interim Interlocal Agreement between Rockwall County and the City of Rockwall*. The proposed preliminary plat does not meet the intent and stated purpose for the proposed preliminary plat to be approved.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff; however, this preliminary plat as submitted to staff does not conform to the requirements for plats as stipulated by the Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances and *Exhibit 'A'* of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*, and is recommended for denial.
- ☑ Denial of this plat by the City Council should indicate a denial without prejudice to allow the applicant the ability to resubmit the plat in conformance to the technical requirements stipulated by the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*

CONDITIONS OF APPROVAL

Staff is recommending that the Planning and Zoning Commission recommend to the City Council that this preliminary plat be denied without prejudice; however, if the Planning and Zoning Commission chooses to recommend approval of a preliminary plat for the *RiverRock Trails, Phase 1A Addition*, staff would propose the following conditions to be met for the approval of the preliminary plat:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) and Rockwall County shall be addressed prior to submittal of civil engineering plans.
- (2) The applicant provide additional information from the Blackland WSC stating exactly where the water supply corporation will gain the capacity to serve the development.
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-029

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 (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address N/A

Subdivision RiverRock Trails (Phase 1A) Lot N/A Block N/A

General Location West Connection to FM548/ South of Poetry Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning N/A Current Use N/A

Proposed Zoning N/A Proposed Use Single Family/Residential

Acreage 35.28 Lots [Current] 0 Lots [Proposed] 176

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner DMDS Land Company LLC

Applicant DR Horton - Texas, LTD

Contact Person Ryan Horton

Contact Person David Booth

Address 1501 Alta Drive

Address 4306 Miller Road

City, State & Zip Fort Worth, TX 76107

City, State & Zip Rowlett, TX 75088

Phone 8179882050

Phone 2146074244

E-Mail ryanhorton@gmail.com

E-Mail dbooth@drhorton.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared David L. Booth [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 740.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 15th day of July, 20 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 production is associated or in response to a request for public information."

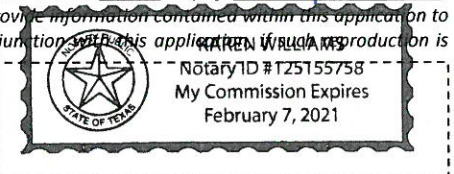
Given under my hand and seal of office on this the 15th day of July, 20 20

Owner's/Applicant's Signature

David L. Booth DR Horton - Texas, Ltd

Notary Public in and for the State of Texas

Karen Williams



My Commission Expires 2/7/21



CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- Minor/Amending Plat
- Final Plat
- Master Plat
- Replat
- Preliminary Plat
- Vacation Plat

Case Number

Reviewed By:

Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

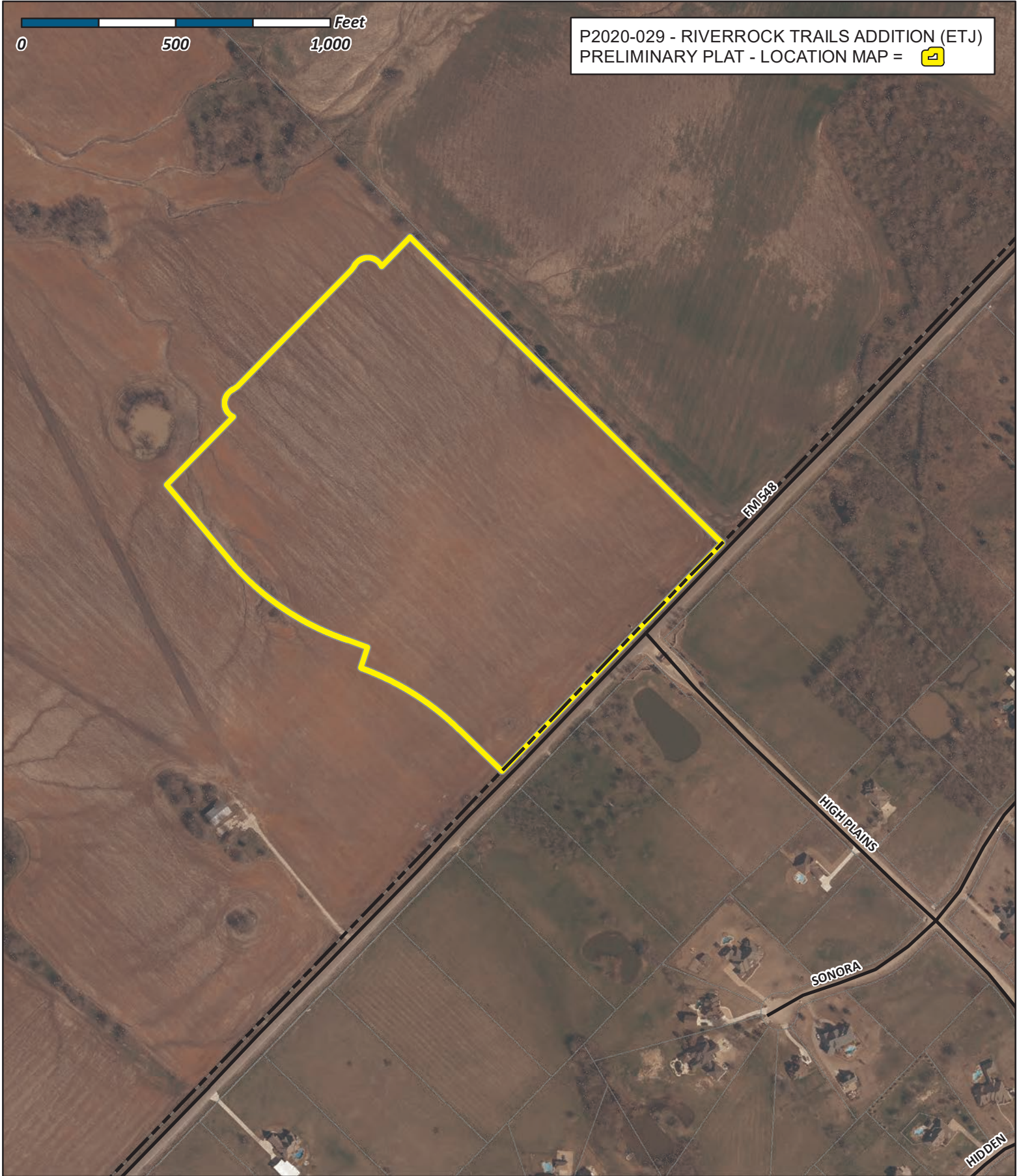
Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.

City Limits [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

Dedication Language <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat <i>[Final Plat]</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies <i>[Final Plat, Preliminary Plat & Master Plat]</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

0 500 1,000 Feet

P2020-029 - RIVERROCK TRAILS ADDITION (ETJ)
PRELIMINARY PLAT - LOCATION MAP = 



City of Rockwall

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

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



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 8/5/2020

PROJECT NUMBER: P2020-029
PROJECT NAME: River Rock Trails, Phase 1A
SITE ADDRESS/LOCATIONS:
CASE CAPTION:

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	08/05/2020	Needs Review

08/05/2020: Revision 1 Comments - P2020-029; Preliminary Plat for RiverRock Trails, Phase 1A Addition - ETJ
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

I.2 This project is subject to all requirements stipulated by the Chapter 38, Subdivisions of the Code of Ordinances of The City of Rockwall and the Interim Interlocal Cooperation Agreement for Subdivision Regulation between Rockwall County and the City of Rockwall (ILA). (§01.02(D), Art. 11, UDC)

M.3 Identify the dimensions, names and description of all open spaces, both existing and proposed. Provide labels for the three (3) common areas to indicate "Open Space." (Section 38-8(b)(6)e, Plat Contents, Municipal Code of Ordinances)

M.4 Please refer to the Checklist for Plat Submittals as found in the Interim Interlocal Cooperative Agreement for Subdivision Regulation (ILA) document and make the following corrections and/or provide a statement for each of the following items. Refer to the language in Exhibit 'A' of the ILA: (Exhibit 'A', ILA)

- a) Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development. (Exhibit 'C', ILA)
- b) Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade. (Section (5)(a)(b), Certification and Dedication Language, Exhibit 'A', ILA)
- c) Provide the instrument of dedication or adoption signed by the owners, which is provided in the agreement. (Section (5)(a)(b), Certification and Dedication Language, Exhibit 'A', ILA)
- d) Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat. (Section (5)(c), Surveyors Certification, Exhibit 'A', ILA)
- e) Provide a space for signatures attesting approval of the plat. (Section (5)(d), Signature Block, Exhibit 'A', ILA)

M.5 Adequate public facilities policy. "Adequate service for areas proposed for development. Land proposed for development in the city and in the city's extraterritorial

jurisdiction must be served adequately by essential public facilities and services, including water facilities, wastewater facilities, roadway and pedestrian facilities, drainage facilities and park facilities. Land shall not be approved for platting or development unless and until adequate public facilities necessary to serve the development exist or provision has been made for the facilities, whether the facilities are to be located within the property being developed or offsite.” (Section 38-5(d)(1), Policy, Municipal Code of Ordinances)

I.6 The Planning and Zoning Regular Meeting will be held on August 11, 2020.

I.7 The City Council meeting for this case is scheduled to be held on August 17, 2020.

I.8 All meetings will be held in person and in the City’s Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. The City prefers that a representative(s) be present for these meetings to answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/05/2020	Approved

No Comments

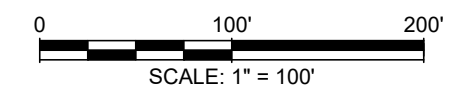
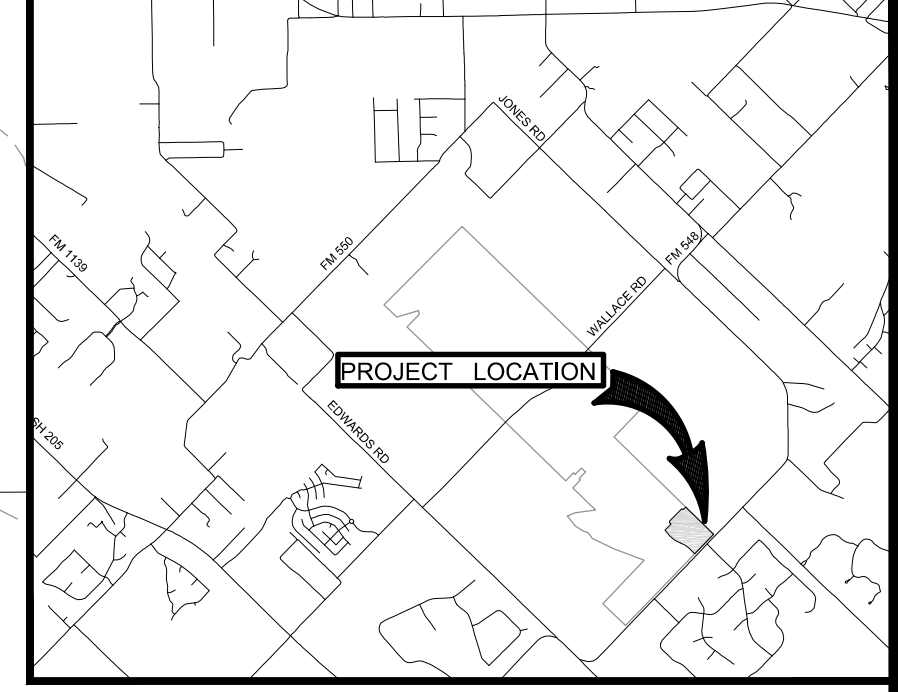
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	08/05/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	08/05/2020	N/A

No Comments

VICINITY MAP
N.T.S.

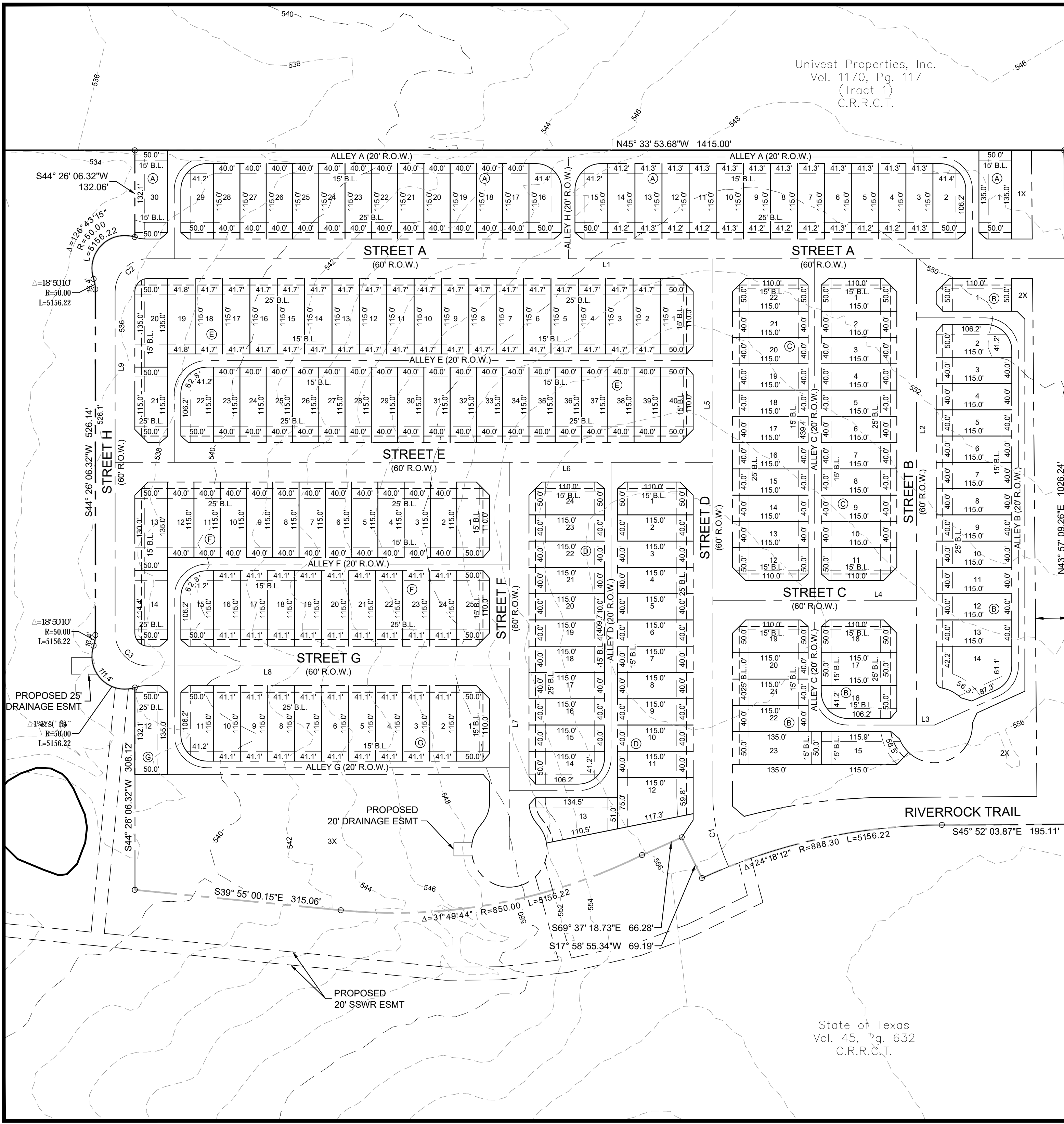


LEGEND

- PROPERTY LINE
- PHASE BOUNDARY
- EXISTING CONTOUR

NOTES:

1. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
2. ALL CORNER CLIPS TO BE 20'x20', EXCEPT ALONG RIVERROCK TRAILS AND COUNTY ROAD 548 WHERE THEY WILL BE 30'x30', AND ALLEYS WHERE THEY WILL BE 10'x10'.
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A PRELIMINARY PLAT FOR
RIVERROCK TRAILS, PHASE 1A

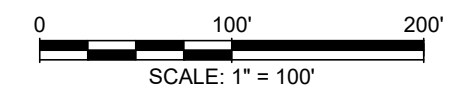
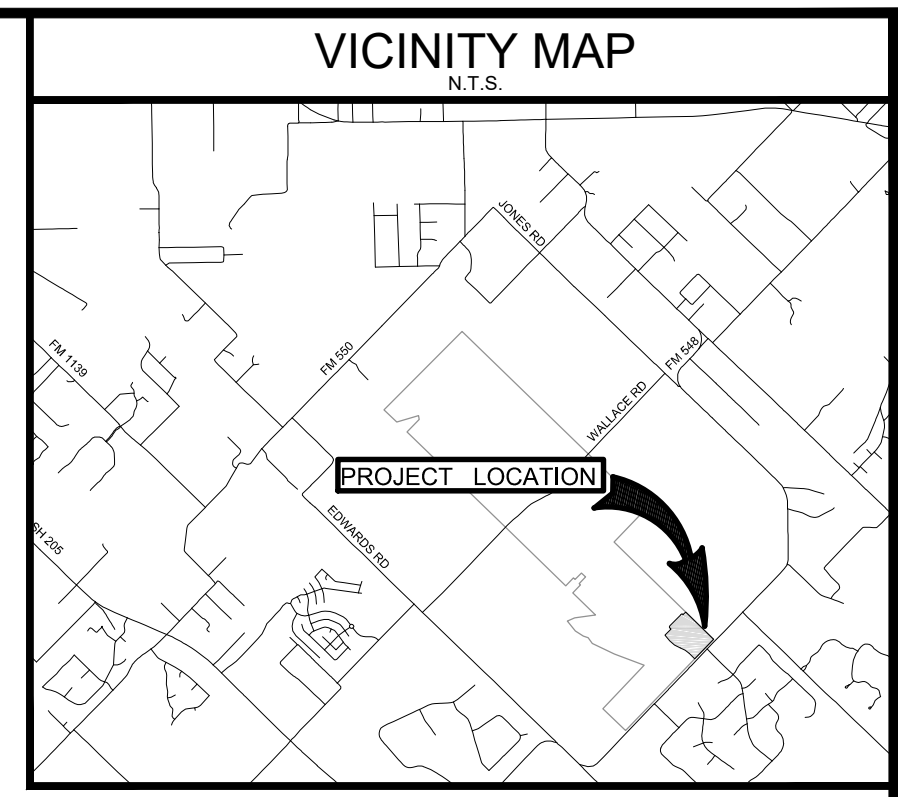
CONTAINING LOTS 1-30, 1X, BLK A; LOTS 1-23, 2X, BLK B; LOTS 1-22, BLK C; LOTS 1-24, BLK D; LOTS 1-40, BLK E; LOTS 1-25, BLK F; LOTS 1-12, 3X, BLK G; FOR A TOTAL OF 176 RESIDENTIAL LOTS AND 3 COMMON LOTS

BEING A 35.276 ACRE TRACT OF LAND SITUATED IN THE FRANKLIN BAUGEISS SURVEY, ABSTRACT No. 7 LOCATED IN ROCKWALL COUNTY, TEXAS

OWNER NAME: DMDS LAND COMPANY, LLC ADDRESS: 1501 ALTA DRIVE, FT. WORTH, TEXAS 76107	PLANNER / ENGINEER / SURVEYOR NAME: D.R. HORTON - DFW EAST DIVISION ADDRESS: 4306 MILLER ROAD, ROWLETT, TX 75088 CONTACT: DAVID L. BOOTH, CPA PHONE: 214-607-4244	
DEVELOPER NAME: D.R. HORTON - DFW EAST DIVISION ADDRESS: 4306 MILLER ROAD, ROWLETT, TX 75088 CONTACT: DAVID L. BOOTH, CPA PHONE: 214-607-4244	TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033 FRISCO OFFICE PHONE: (469) 213-1600	
DATE: JULY 2020	DESIGNED: DK	SHEET
PELTON PROJECT #: DRH18008	DRAWN: MCM	1 OF 9
CITY CASE #: P2020-029	REVIEWER: TRS	

State of Texas
Vol. 45, Pg. 632
C.R.R.C.T.

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Last Saved by: Whitman
Last Saved: 8/2/2020 10:39 AM
Plot Date/Time: 8/2/2020 10:40 AM



LEGEND

- — — — — PROPERTY LINE
- - - - - PHASE BOUNDARY
- - - - - 540 - - - - - EXISTING CONTOUR

LINE TABLE		
LINE	LENGTH	BEARING
L1	1395.00'	N45° 33' 54"W
L2	710.00'	S44° 26' 06"W
L3	27.50'	S45° 33' 54"E
L4	310.00'	S45° 33' 54"E
L5	818.89'	N44° 26' 06"E
L6	910.00'	N45° 33' 54"W
L7	589.43'	S44° 26' 06"W
L8	550.00'	N45° 33' 54"W
L9	520.00'	S44° 26' 06"W

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	025° 18' 12"	250.00'	56.12'	110.41'	109.51'	N31° 47' 01"E
C2	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S89° 26' 06"W
C3	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S00° 33' 54"E

BLOCK LENGTHS		
BLOCK	LOTS	LENGTH (FT)
A	1-30	1335.0
B	1-14	585.0
B	15-18	226.55
B	19-23	220.0
C	1-11	460.0
C	12-22	460.0
D	1-12	509.75
D	13-24	551.50
E	1-20	850.0
E	20-40	850.0
F	1-13	540.0
F	14-25	540.0
G	1-12	540.0

CUL-DE-SAC LENGTHS		
BLOCK	LOTS	LENGTH (FT)
B	12-18	190
D	13-18	375

LAND USE SUMMARY			
USES	+/- ACRES	LOTS	DENSITY (UNITS/AC)
PUBLIC RIGHT-OF-WAY	12.233		
SINGLE FAMILY (A5)	19.347	176	9.09
PRIVATE OPEN SPACE	3.696		
TOTALS	35.276	176	

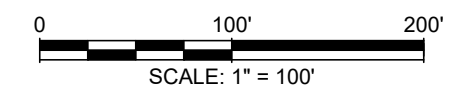
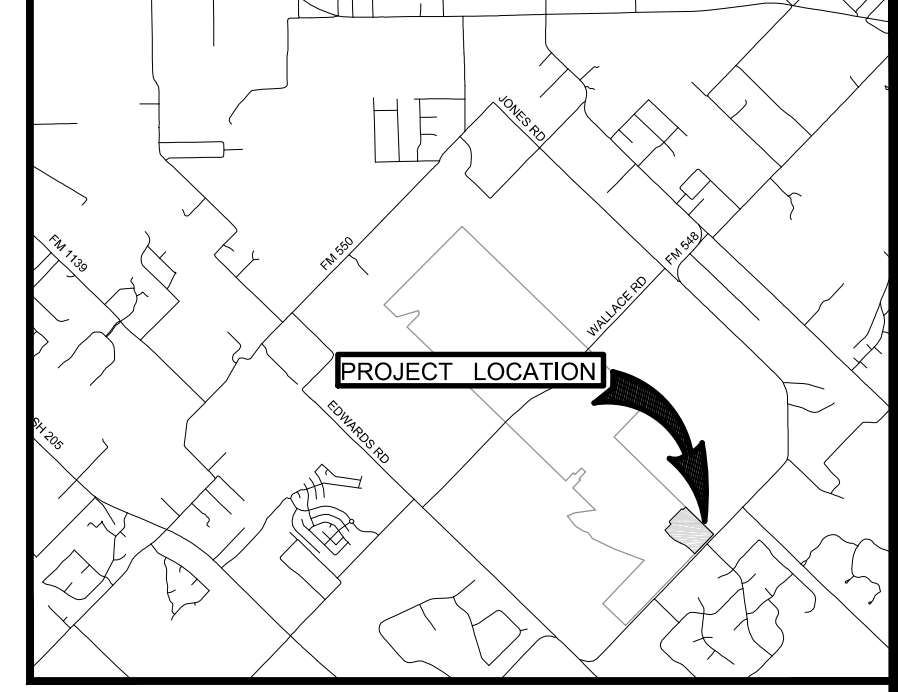
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DATE: JULY 2020	DESIGNED: DK	SHEET
PELTON PROJECT #: DRH18008	DRAWN: MCM	2 OF 9
CITY CASE #: P2020-029	REVIEWER: TRS	

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 Last Saved: 8/2/2020 10:39 AM
 Plot Date/Time: 8/2/2020 10:40 AM

VICINITY MAP
N.T.S.

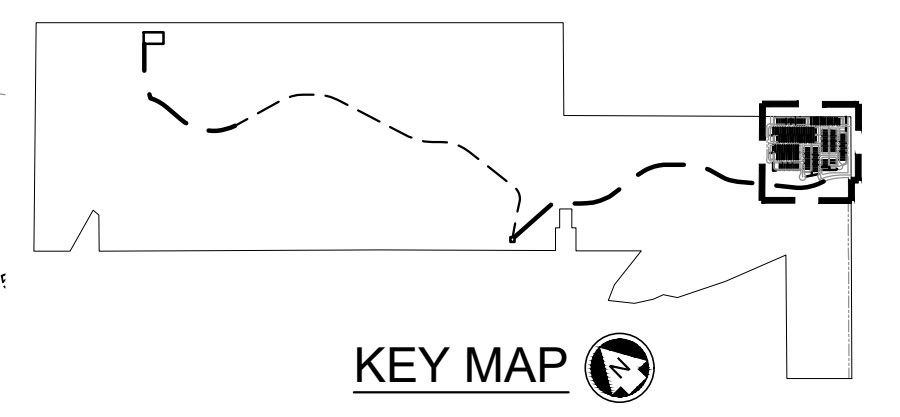


LEGEND

- PROPERTY LINE
- PHASE BOUNDARY
- EXISTING CONTOUR
- 8" WATER LINE WITH FIRE HYDRANT & 8" GATE VALVE
- SSWR GRAVITY LINE WITH 4" MH
- SSWR FORCE MAIN

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KEY MAP



MATCHLINE SHEET 4

FM 548

50' ROW DEDICATION

Univest Properties, Inc.
Vol. 1170, Pg. 117
(Tract 1)
C.R.R.C.T.

State of Texas
Vol. 45, Pg. 632
C.R.R.C.T.

A PRELIMINARY PLAT FOR
RIVERROCK TRAILS, PHASE 1A

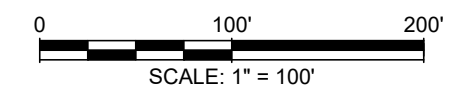
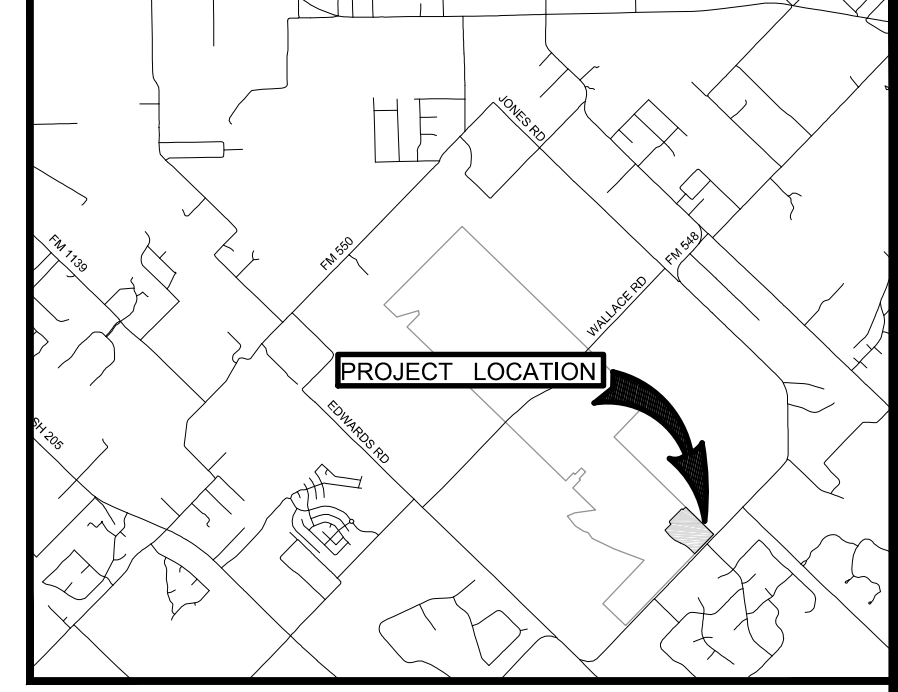
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BEING A 35.276 ACRE TRACT OF LAND SITUATED IN THE FRANKLIN BAUGESS SURVEY, ABSTRACT No. 7 LOCATED IN ROCKWALL COUNTY, TEXAS

OWNER NAME: DMDS LAND COMPANY, LLC ADDRESS: 1501 ALTA DRIVE, FT. WORTH, TEXAS 76107	PLANNER / ENGINEER / SURVEYOR PELTON LAND SOLUTIONS TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033 FRISCO OFFICE PHONE: (469) 213-1800
DEVELOPER NAME: D.R. HORTON - DFW EAST DIVISION ADDRESS: 4306 MILLER ROAD, ROWLETT, TX 75088 CONTACT: DAVID L. BOOTH, CPA PHONE: 214-607-4244	DATE: JULY 2020 DESIGNED: DK SHEET
CITY CASE #: P2020-029	REVIEWER: TRS
PELTON PROJECT #: DRH18008	DRAWN: MCM
	3 OF 9

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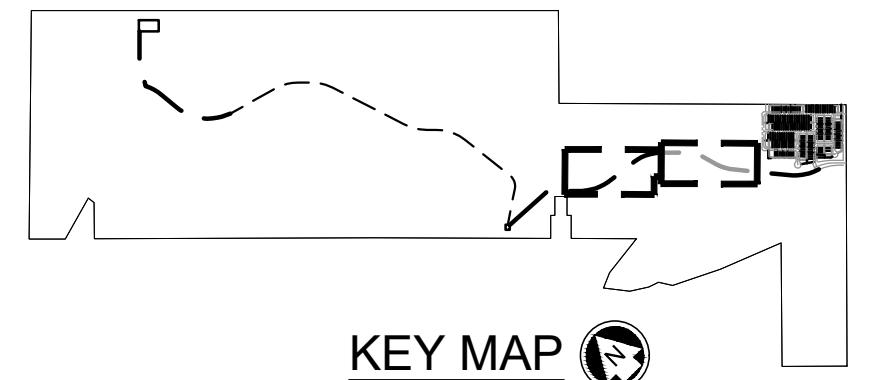
VICINITY MAP
N.T.S.



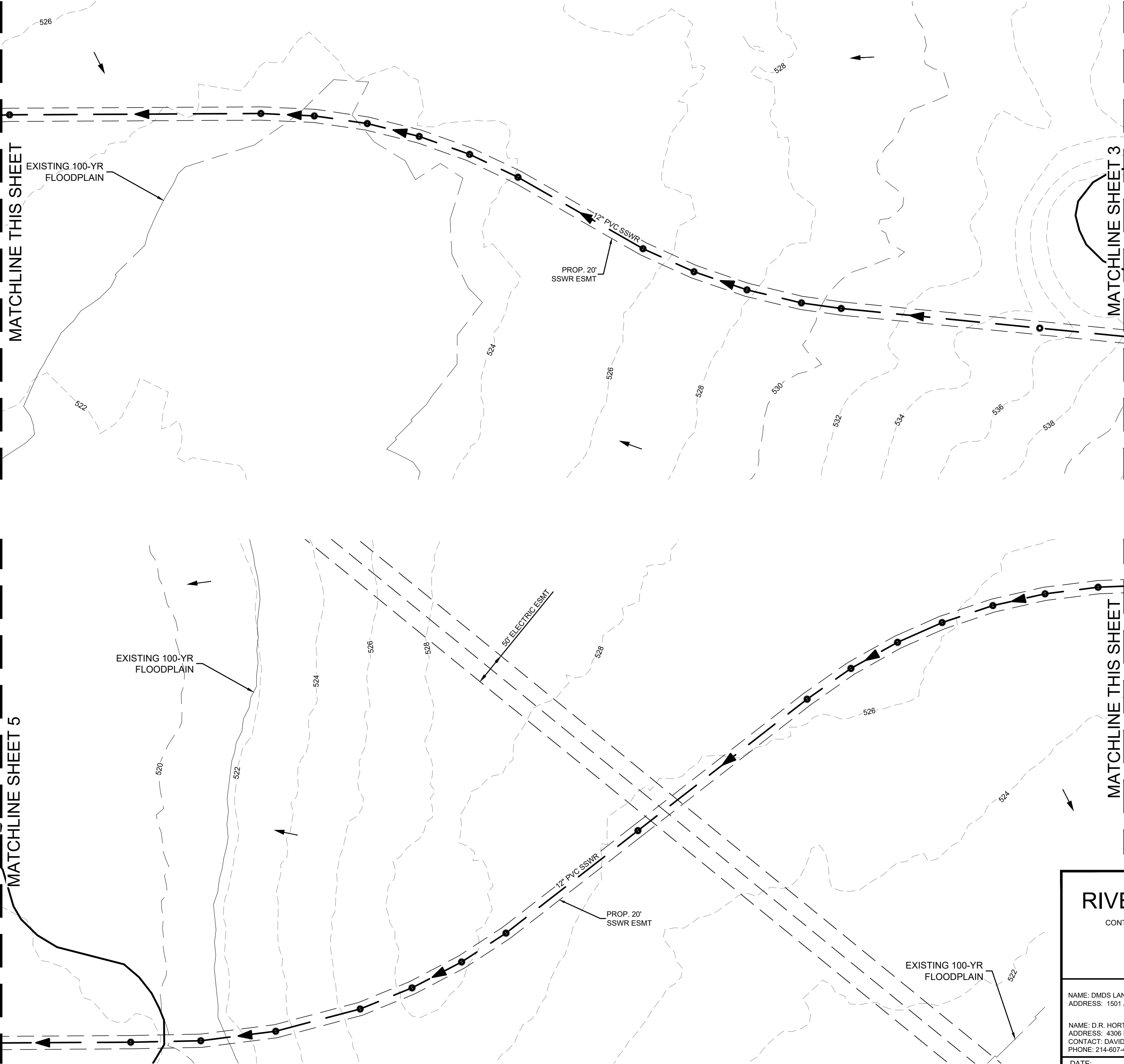
LEGEND

- PROPERTY LINE
- PHASE BOUNDARY
- EXISTING CONTOUR
- 8" WATER LINE WITH FIRE HYDRANT & 8" GATE VALVE
- SSWR GRAVITY LINE WITH 4" MH SSWR FORCE MAIN

- NOTES:
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KEY MAP



A PRELIMINARY PLAT FOR
RIVERROCK TRAILS, PHASE 1A

CONTAINING LOTS 1-30, 1X, BLK A; LOTS 1-23, 2X, BLK B; LOTS 1-22, BLK C; LOTS 1-24, BLK D; LOTS 1-40, BLK E; LOTS 1-25, BLK F; LOTS 1-12, 3X, BLK G; FOR A TOTAL OF 176 RESIDENTIAL LOTS AND 3 COMMON LOTS

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 PHONE: 214-607-4244

PLANNER / ENGINEER / SURVEYOR

 TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
 11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
 FRISCO OFFICE PHONE: (469) 213-1800

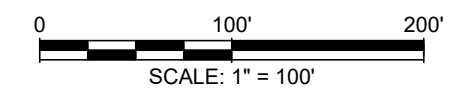
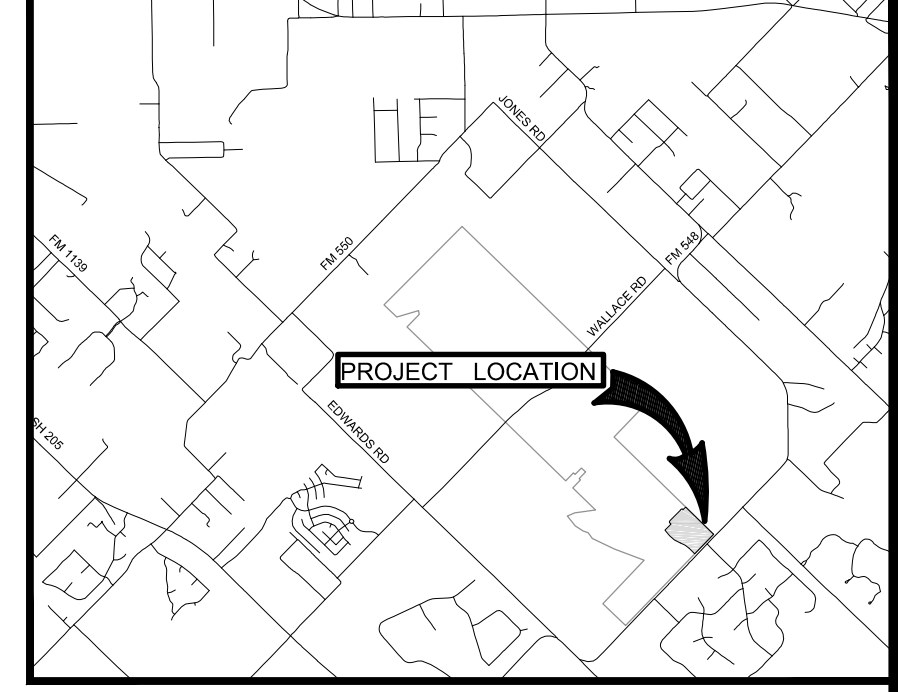
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 PELOTON PROJECT #: DRH18008
 CITY CASE #: P2020-029

DESIGNED: DK
 DRAWN: MCM
 REVIEWER: TRS

SHEET
 4 OF 9

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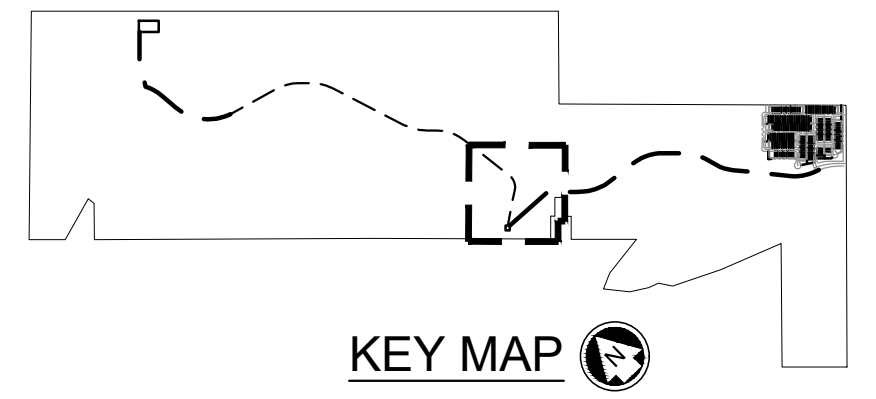


LEGEND

- PROPERTY LINE
- PHASE BOUNDARY
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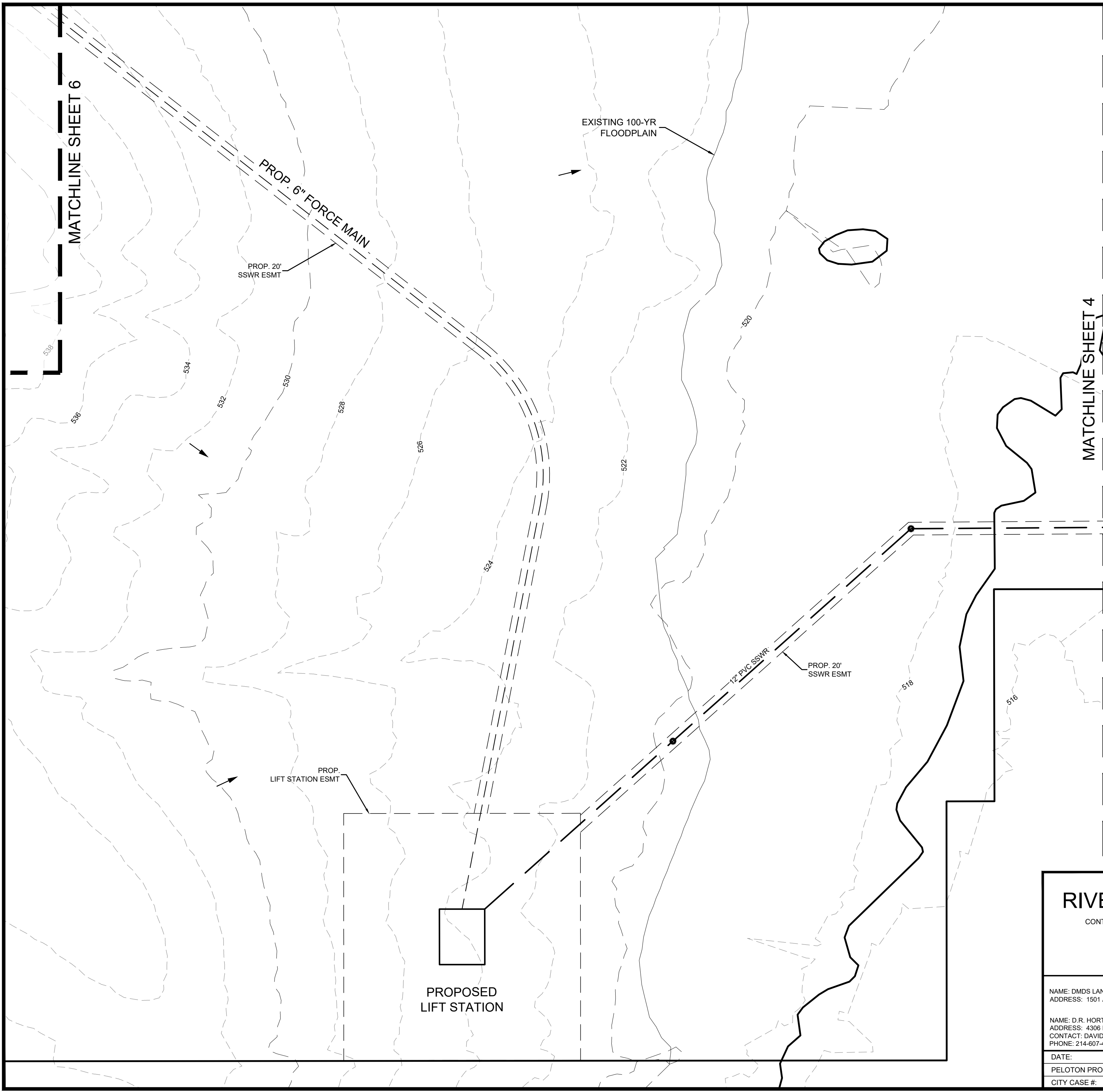
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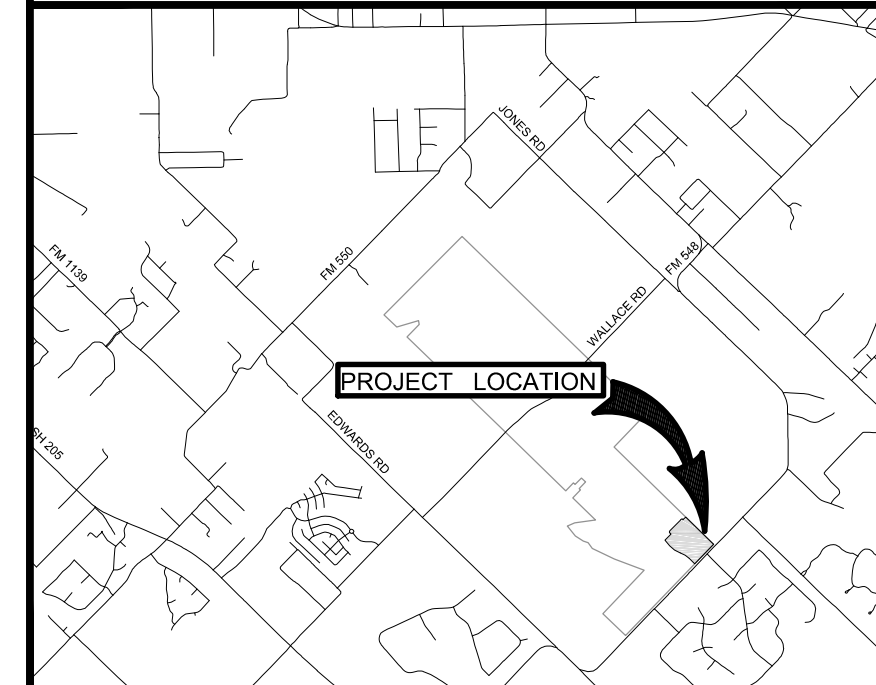
PELTON
LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DATE:	JULY 2020	DESIGNED:	DK	SHEET
PELTON PROJECT #:	DRH18008	DRAWN:	MCM	5 OF 9
CITY CASE #:	P2020-029	REVIEWER:	TRS	



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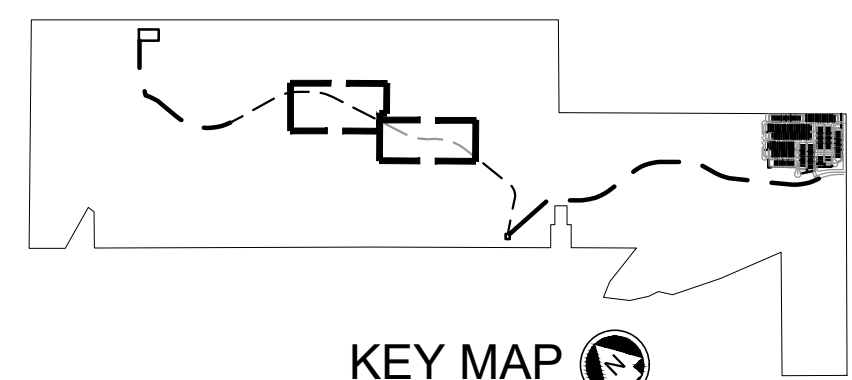


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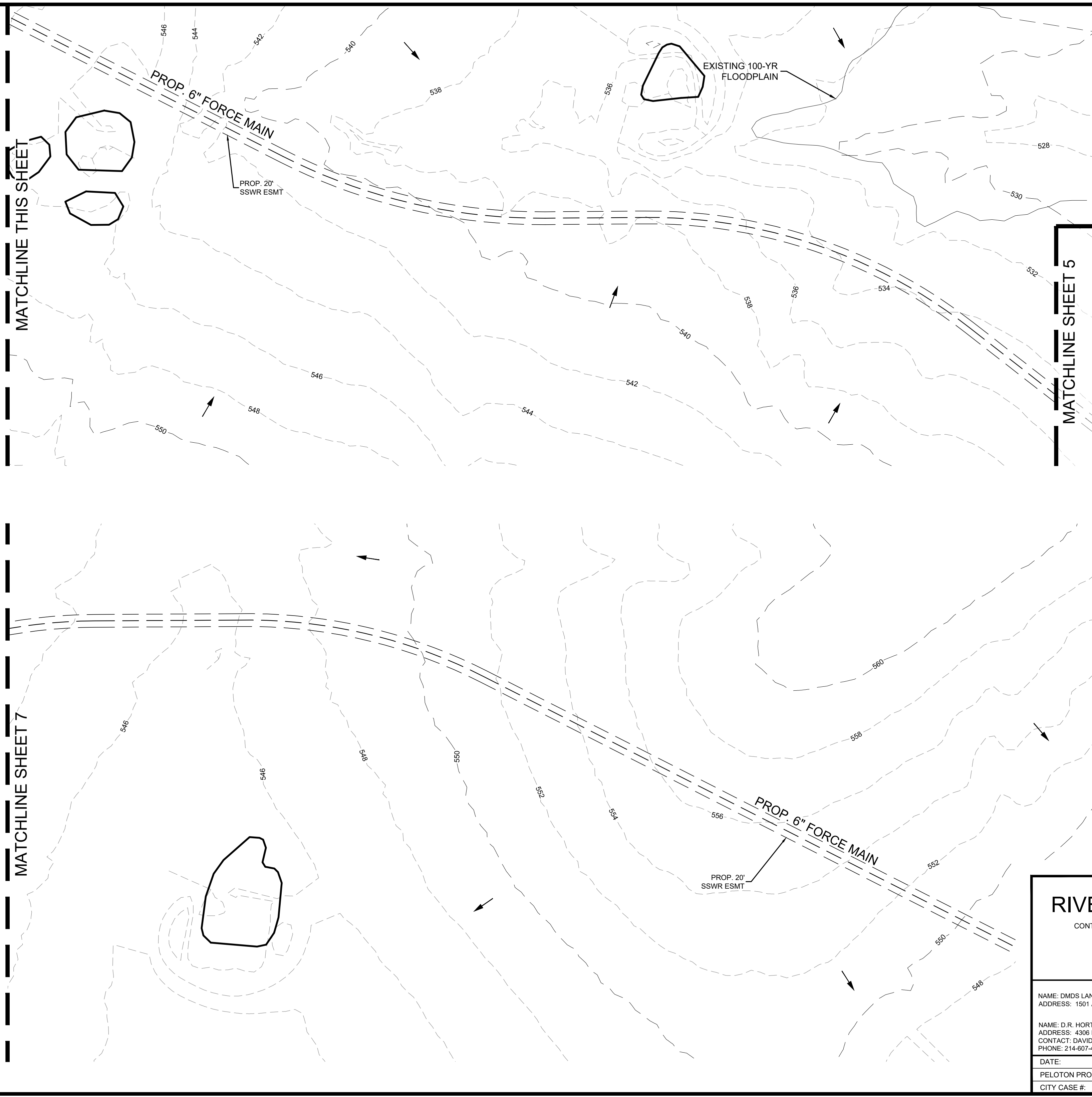
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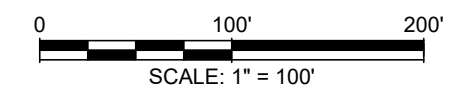
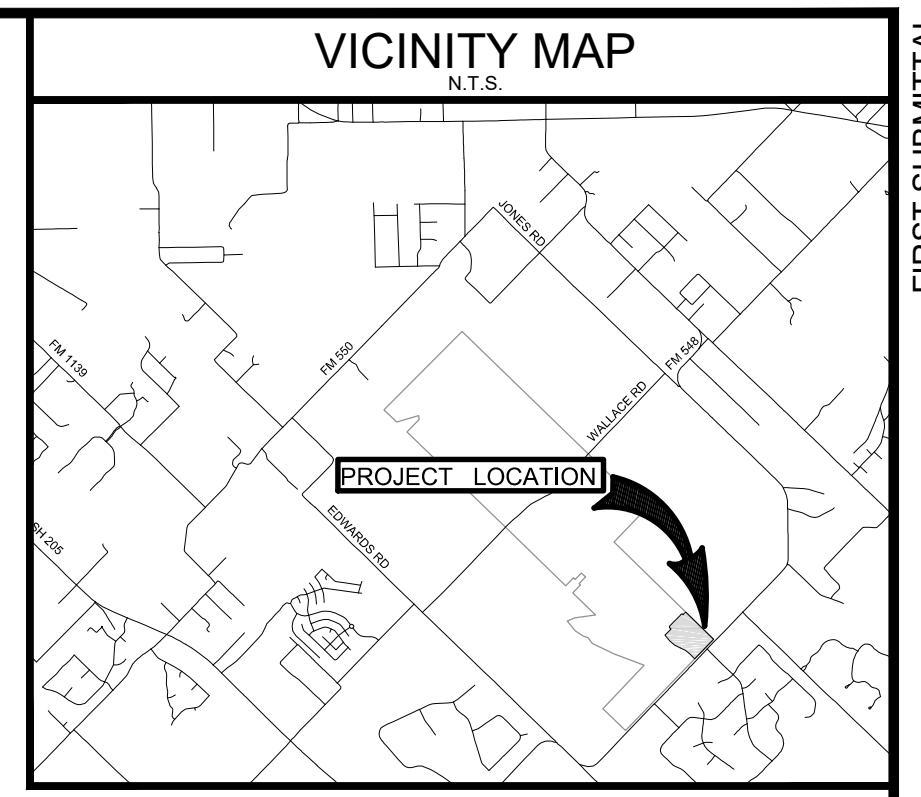
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 FRISCO OFFICE PHONE: (469) 213-1800

DATE:	JULY 2020	DESIGNED:	DK	SHEET
PELTON PROJECT #:	DRH18008	DRAWN:	MCM	6 OF 9
CITY CASE #:	P2020-029	REVIEWER:	TRS	

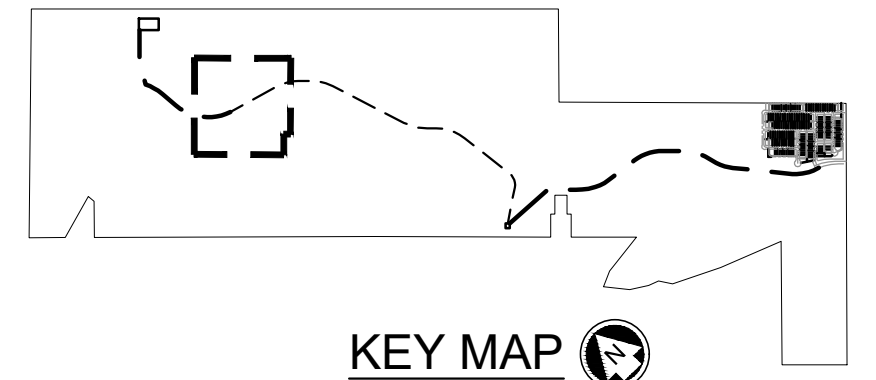
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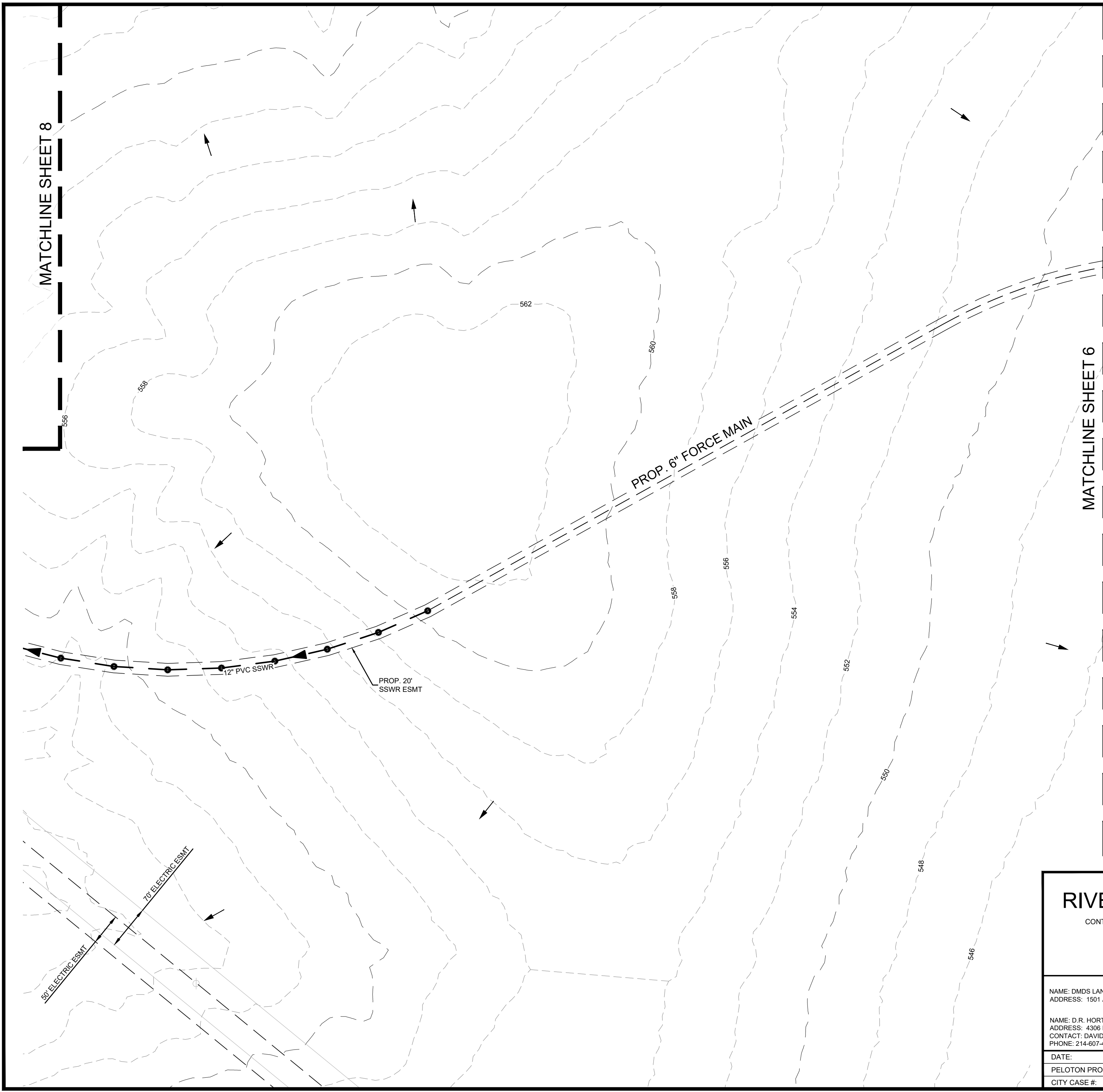
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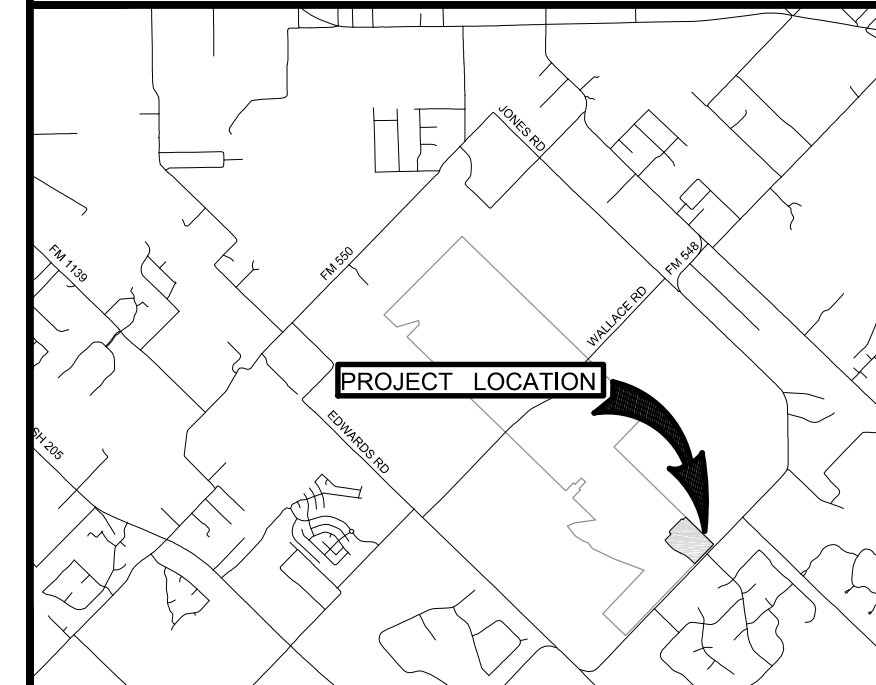
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VICINITY MAP
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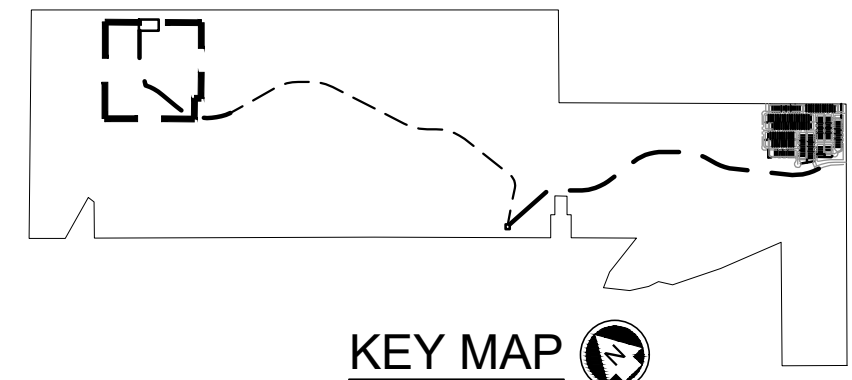


LEGEND

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KEY MAP

MATCHLINE SHEET 7

PROPOSED WASTEWATER TREATMENT PLANT

PROP. WASTEWATER TREATMENT PLANT ESMT

EXISTING 100-YR FLOODPLAIN

EXISTING 100-YR FLOODPLAIN

NRCS LAKE LIMITS

12" PVC SSWR

PROP. 20" SSWR ESMT

30" ELECTRIC ESMT

70" ELECTRIC ESMT

12" PVC SSWR

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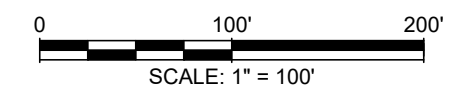
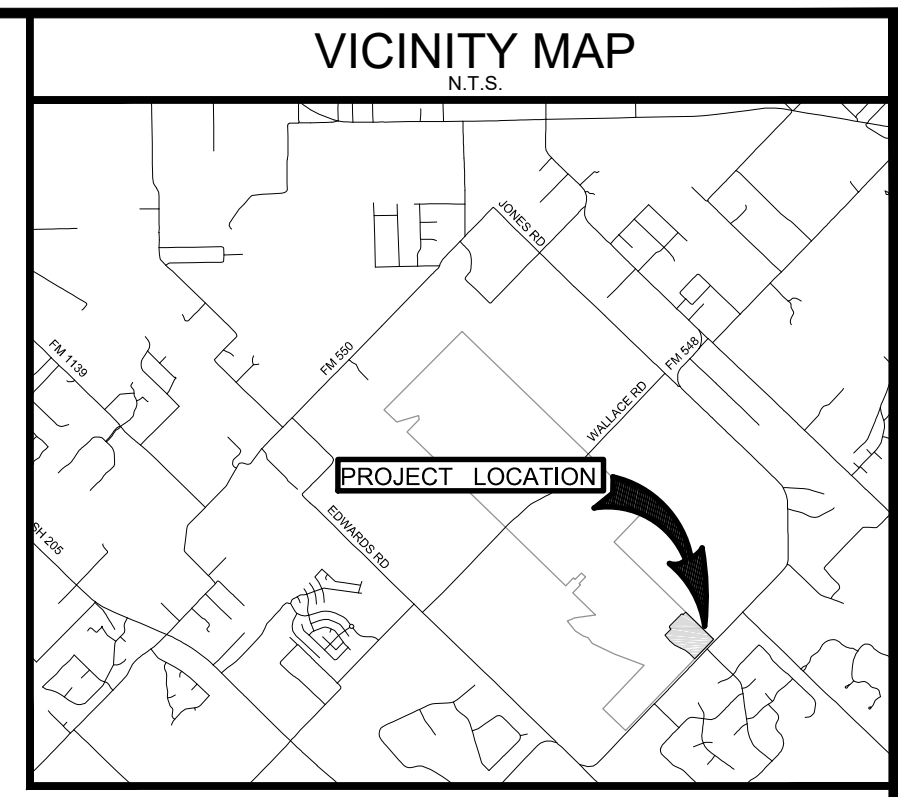
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PELTON
LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
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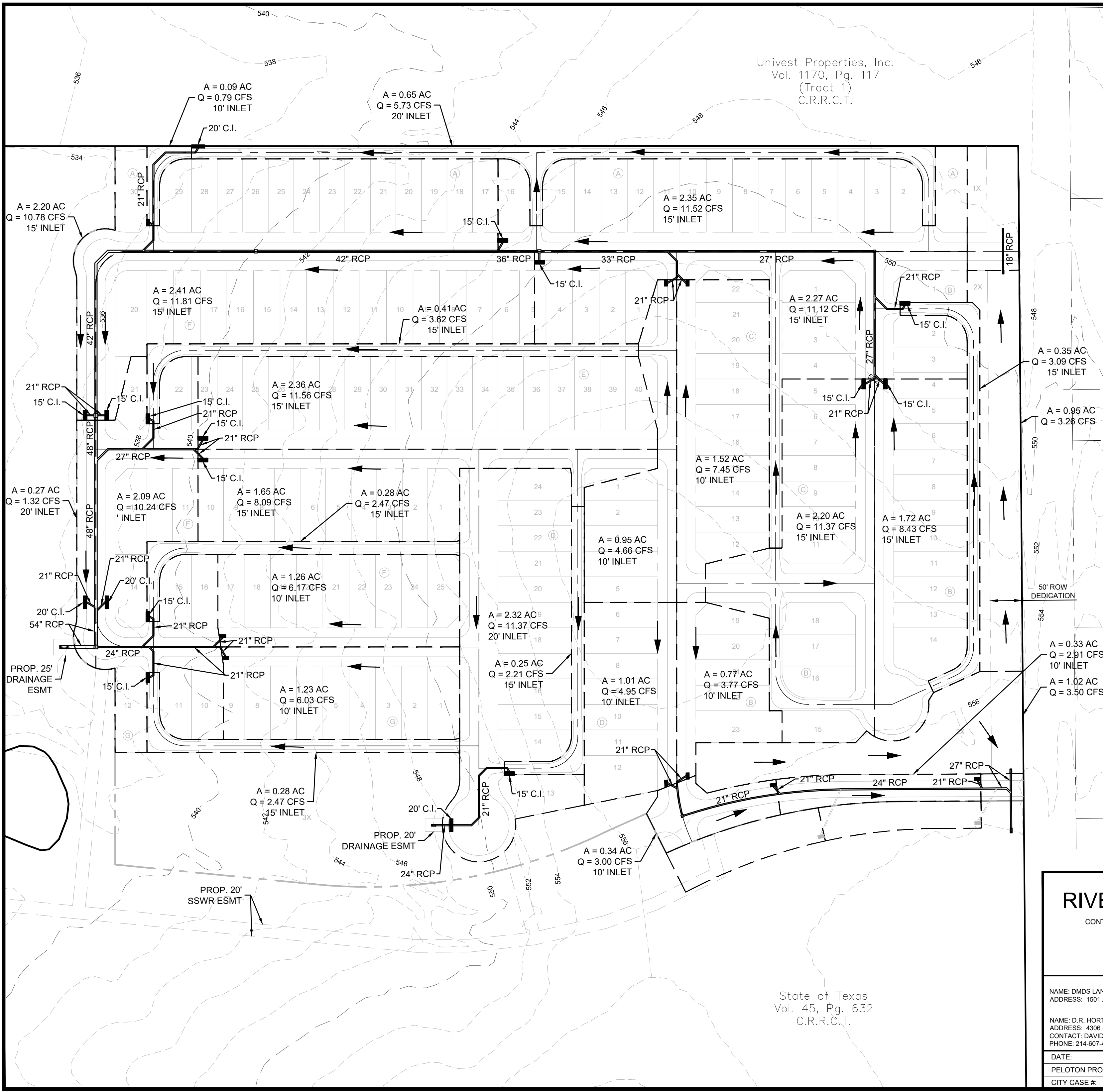
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Last Saved: 8/2/2020 10:39 AM
Plot Date/Time: 8/2/2020 10:41 AM



LEGEND

- PROPERTY LINE
- PHASE BOUNDARY
- EXISTING CONTOUR
- DRAINAGE AREA DIVIDE
- PROPOSED STORM LINE WITH CURB INLET
- FUTURE STORM LINE WITH CURB INLET

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Univest Properties, Inc.
Vol. 1170, Pg. 117
(Tract 1)
C.R.R.C.T.

State of Texas
Vol. 45, Pg. 632
C.R.R.C.T.

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		SHEET	
		9 OF 9	

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August 3, 2020

David Gonzalez
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: Rockwall County Water Control and Improvement Districts No. 1 and 2
RiverRock Trails Development

David,

Peloton Land Solutions, Inc. has been retained by Rockwall County Water Control and Improvement District No. 1 ("WCID 1") and Rockwall County Water Control and Improvement District No. 2 ("WCID 2") (collectively WCID 1 and WCID 2 are referred to as the "Districts"). The Districts were formed via administrative decision of the TCEQ in 2012, in part for the purpose of providing wastewater service to the area contained within the boundaries of the Districts.

The RiverRock Trails Development is wholly contained within the boundaries of the Districts. DR Horton submitted a preliminary plat for Phase 1A to the City of Rockwall for review. Phase 1A is wholly contained within the boundary of WCID 1.

WCID 2 has submitted an application for a wastewater discharge permit to the TCEQ for review, which was declared administratively complete on July 28, 2020. The service area in the permit included both the boundary of WCID 1 and WCID 2, and the permit anticipated providing adequate wastewater service for Phase 1A. There are no other wastewater facilities capable of providing service to the Districts within a 3 mile radius of the proposed plant site. The current schedule for completion of a package plant after the issuance of the permit will coincide with the completion of Phase 1A.

The other functions of the Districts will be to provide for the construction of the internal water distribution system, and for the construction and maintenance of the storm drainage system within the boundaries of the Districts. In addition, an application has been made to the TCEQ to convert the Districts from WCIDs to Municipal Utility Districts; the purpose of this conversion is to provide for the construction and maintenance of the roadways within the boundaries of the Districts.

If you have any questions or further comments, please feel free to contact me at 469-213-1800.

Sincerely,



Nathan Thompson, PE
Principal
Engineer for the Districts



P.O. Box 215
Fate, TX 75132
972-771-6375 Phone
972-771-3276 Fax

July 25, 2020

Mr. David Booth
D.R. Horton – Texas, Ltd.
4306 Miller Road
Rowlett, TX 75088

Re: Will Serve Letter
RiverRock Trails (aka Koch Tract)
1237 Acres
Rockwall County, TX

Dear Mr. Booth.

The letter confirms Blackland WSC is the CCN holder for water service for the subject property. Blackland WSC is able to serve your development subject to some system improvements recommended by our engineer.

We look forward to working with you on your project.

Sincerely,

A handwritten signature in cursive script that reads "Melissa Rich".

Melissa Rich
General Manager

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 28, 2020

Mr. Nathan Thompson, P.E.
Associate Principal
Peloton Land Solutions
11000 Frisco Street, Suite 400
Frisco, Texas 75033

RE: Declaration of Administrative Completeness
Applicant Name: Rockwall County Water Control Improvement District No. 2
(CN605778075)
Permit No.: WQ0015882001 (EPA I.D. No. TX0140287)
Site Name: RiverRock Trial WWTP (RN111037602)
Type of Application: New

Dear Mr. Thompson:

The executive director has declared the above referenced application, received on May 7, 2020 administratively complete on July 28, 2020.

You are now required to publish notice of your proposed activity and make a copy of the application available for public review. The following items are included to help you meet the regulatory requirements associated with this notice:

- Instructions for Public Notice
- Notice for Newspaper Publication
- Public Notice Verification Form
- Publisher's Affidavits

You must follow all the directions in the enclosed instructions. The most common mistakes are the unauthorized changing of notice, wording, or font. If you fail to follow these instructions, you may be required to republish the notices.

The following requirements are also described in the enclosed instructions. However, due to their importance, they are highlighted here as well.

1. Publish the enclosed notice within **30 calendar days** after your application is declared administratively complete. (See this letter's first paragraph for the declaration date.) **You may be required to publish the notice in more than one newspaper, including a newspaper published in an alternative language, to satisfy all of the notice requirements.**

Declaration of Administrative Completeness

Page 2

July 28, 2020

2. On or before the date you publish notice, place a copy of your permit application in a public place in the county where the facility is or will be located. This copy must be accessible to the public for review and copying, must be updated to reflect changes to the application, and must remain in place throughout the comment period.
3. For each publication, submit proof of publication of the notice that shows the publication date and newspaper name to the Office of the Chief Clerk within **30 calendar days** after notice is published in the newspaper.
4. Return the original enclosed Public Notice Verification and the Publisher's Affidavits to the Office of the Chief Clerk within **30 calendar days** after the notice is published in the newspaper.

If you do not comply with all the requirements described in the instructions, further processing of your application may be suspended or the agency may take other actions.

If you have any questions regarding publication requirements, please contact the Office of Legal Services at (512) 239-0600. If you have any questions regarding the content of the notice, please contact Abesha H. Michael at (512) 239-4912.

Sincerely,



Deirdre Shepphard, Manager
Applications Review and Processing Team (MC-148)
Water Quality Division

DS/ahm

Enclosures

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF RECEIPT OF APPLICATION AND INTENT TO OBTAIN WATER QUALITY PERMIT

PROPOSED PERMIT NO. WQ0015882001

APPLICATION. Rockwall County Water Control Improvement District No. 2, 14755 Preston Road, Suite 600, Dallas, Texas 75242, has applied to the Texas Commission on Environmental Quality (TCEQ) for proposed Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0015882001 (EPA I.D. No. TX0140287) to authorize the discharge of treated wastewater at a volume not to exceed a daily average flow of 750,000 gallons per day. The domestic wastewater treatment facility will be located approximately 400 feet southeast of the intersection of Farm-to-Market Road 550 and Jones Road, in Rockwall County, Texas 75254. The discharge route will be from the plant site to unnamed tributary of Big Brushy Creek; thence to Cedar Creek Reservoir. TCEQ received this application on May 7, 2020. The permit application is available for viewing and copying at Rockwall County Library, 1215 East Yellow Jacket Lane, Rockwall, Texas. This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For the exact location, refer to the application.

<https://tceq.maps.arcgis.com/apps/webappviewer/index.html?id=db5bac44afbc468bbddd360f8168250f&marker=-96.34597%2C32.876358&level=12>

ADDITIONAL NOTICE. **TCEQ's Executive Director** has determined the application is administratively complete and will conduct a technical review of the application. After technical review of the application is complete, the Executive Director may prepare a draft permit and will issue a preliminary decision on the application. Notice of the Application and Preliminary Decision will be published and mailed to those who are on the county-wide mailing list and to those who are on the mailing list for this application. That notice will contain the deadline for submitting public comments.

PUBLIC COMMENT / PUBLIC MEETING. You may submit public comments or request a public meeting on this application. The purpose of a public meeting is to provide the opportunity to submit comments or to ask questions about the application. TCEQ will hold a public meeting if the Executive Director determines that there is a significant degree of public interest in the application or if requested by a local legislator. A public meeting is not a contested case hearing.

OPPORTUNITY FOR A CONTESTED CASE HEARING. After the deadline for submitting public comments, the Executive Director will consider all timely comments and prepare a response to all relevant and material, or significant public comments. Unless the application is directly referred for a contested case hearing, the response to comments, and **the Executive Director's decision on the application, will be mailed to everyone** who submitted public comments and to those persons who are on the mailing list

for this application. If comments are received, the mailing will also provide **instructions for requesting reconsideration of the Executive Director's decision** and for requesting a contested case hearing. A contested case hearing is a legal proceeding similar to a civil trial in state district court.

TO REQUEST A CONTESTED CASE HEARING, YOU MUST INCLUDE THE FOLLOWING ITEMS IN YOUR REQUEST: your name, address, phone number; applicant's name and proposed permit number; the location and distance of your property/activities relative to the proposed facility; a specific description of how you would be adversely affected by the facility in a way not common to the general public; a list of all disputed issues of fact that you submit during the comment period and, the statement "[I/we] request a contested case hearing." If the request for contested case hearing is filed on behalf of a group or association, the request **must designate the group's representative for receiving future correspondence;** identify by name and physical address an individual member of the group who would be adversely affected by the proposed facility or activity; provide the **information discussed above regarding the affected member's location and distance from the facility or activity;** explain how and why the member would be affected; and explain how the interests the group seeks to protect are relevant to **the group's purpose.**

Following the close of all applicable comment and request periods, the Executive Director will forward the application and any requests for reconsideration or for a contested case hearing to the TCEQ Commissioners for their consideration at a scheduled Commission meeting.

The Commission may only grant a request for a contested case hearing on issues the requestor submitted in their timely comments that were not subsequently withdrawn. If a hearing is granted, the subject of a hearing will be limited to disputed issues of fact or mixed questions of fact and law relating to relevant and material water quality concerns submitted during the comment period.

MAILING LIST. If you submit public comments, a request for a contested case hearing or a **reconsideration of the Executive Director's decision, you will be added to the mailing list for this** specific application to receive future public notices mailed by the Office of the Chief Clerk. In addition, you may request to be placed on: (1) the permanent mailing list for a specific applicant name and permit number; and/or (2) the mailing list for a specific county. If you wish to be placed on the permanent and/or the county mailing list, clearly specify which list(s) and send your request to TCEQ Office of the Chief Clerk at the address below.

INFORMATION AVAILABLE ONLINE. For details about the status of the application, visit **the Commissioners' Integrated Database at www.tceq.texas.gov/goto/cid.** Search the database using the permit number for this application, which is provided at the top of this notice.

AGENCY CONTACTS AND INFORMATION. Public comments and requests must be submitted either electronically at <https://www14.tceq.texas.gov/epic/eComment/>, or in writing to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC-105, P.O. Box 13087, Austin, Texas 78711-3087. Please be aware that any contact information you provide, including your name, phone number, email address, and physical address will become part of the agency's public record. For more information about this permit application or the permitting process, please call the TCEQ Public Education Program, Toll Free, at 1-800-687-4040 or visit their website at www.tceq.texas.gov/goto/pep. Si desea información en Español, puede llamar al 1-800-687-4040.

Further information may also be obtained from Rockwall County Water Control Improvement District No. 2 at the address stated above or by calling Mr. Nathan Thompson, P.E., Associate Principal, Peloton Land Solutions, at 469-213-1800.

Issuance Date: July 28, 2020

Tyler N. Hendrickson, P.E.
W. Wayne Weeks, P.E.
Neal E. Velvin, P.E.



930 E. Corsicana Street
P.O. Box 1007
Athens, Texas 75751

June 13, 2020

Blackland WSC
6715 State Highway 279
Royse City, TX 75189

RE: Koch Development

Melissa,

As you know DR Horton, has requested service of 175 lots for the first phase of the Koch development starting off of 548. This development would also need fire protection.

The proposed first phase is shown on the attached plate 1. Service of this development with fire protection is not available from the existing system. The pending improvements for the South Ridge development on Poetry Road could be upgraded for the service of the first phase. The 12" line would need to be extended down FM 548 in order to provide fire flows. A sketch of the recommended line improvements are shown on the attached plate 2, and a revised Jones, FM 548 and Poetry Road line improvements opinion of probable project cost is shown on the attached table 1.

The original study on the South Ridge development is also attached for reference.

I recommend that the request for service for the first phase be granted. If the developer has not proceeded with their development in 6 weeks, I recommend that this study be voided, and the developer be required to request the service again.

Respectfully,

VELVIN & WEEKS CONSULTING ENGINEERS, INC.

A handwritten signature in black ink, appearing to read 'TH', followed by a horizontal line extending to the right.

Tyler N. Hendrickson, P.E.

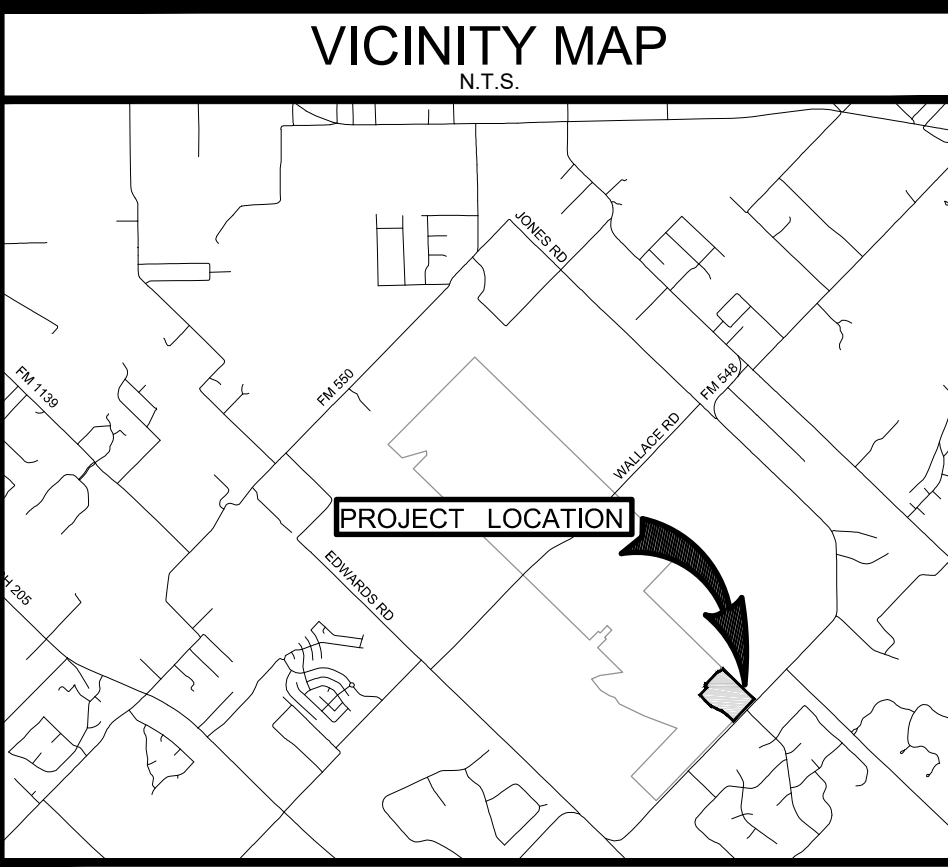
TABLE 1 – OPINION OF PROBABLE COST OF RECOMMENDED OFF-SITE IMPROVEMENTS WITH UPGRADE TO 12” AND EXTENDED LENGTH FOR THE KOCH DEVELOPMENT

Jones and FM 548 distribution line improvements	estimated quantities		estimated price	estimated total
12” C900 distribution line –	20,000	LF	\$50	\$1,000,000
8” C900 distribution line –	700	LF	\$20	\$14,000
Driveway bores for 8” water line –	0	LF	\$60	\$0
bore & steel encasement for 12” water line – 2 @ 80' each –	160	LF	\$200	\$32,000
bore & steel encasement for 8” water line – 1 @ 80' each –	80	LF	\$125	\$10,000
Open-cut steel encasement for creek crossing for 12” water line -	500	LF	\$100	\$50,000
Open-cut steel encasement for creek crossing for 8” water line -	100	LF	\$60	\$6,000
12” gate valves -	10	EA	\$3,500	\$35,000
8” gate valves -	1	EA	\$1,500	\$1,500
Air-release valves & vaults -	5	EA	\$5,000	\$25,000
Tie-ins -	4	EA	\$4,000	\$16,000
fire hydrant & isolation valve -	10	EA	\$4,500	\$45,000
total estimated construction cost -				\$1,234,500

Poetry Road distribution line improvements	estimated quantities		estimated price	estimated total
6” C900 distribution line –	3,600	LF	\$15	\$54,000
Driveway bores for 6” water line –	125	LF	\$50	\$6,250
bore & steel encasement for 6” water line – 1 @ 80' each –	80	LF	\$120	\$9,600
Open-cut steel encasement for road crossing for 6” water line -	160	LF	\$60	\$9,600
Open-cut steel encasement for creek crossing for 6” water line -	100	EA	\$60	\$6,000
6” gate valves -	5	EA	\$1,000	\$5,000
Air-release valves & vaults -	2	EA	\$5,000	\$10,000
Tie-ins -	4	EA	\$4,000	\$16,000
fire hydrant & isolation valve -	5	EA	\$4,500	\$22,500
total estimated construction cost -				\$138,950

total estimated construction cost -	\$1,373,450
estimated engineering -	\$137,345
Observation -	\$54,938
Contingency -	\$137,345

preliminary estimated total project cost - \$1,703,078



Univest Properties, Inc.
Vol. 1170, Pg. 117
(Tract 1)
C.R.R.C.T.

High Point Ranch, Section 1
Cab. E, Slide 99
Block 3, Lot 3
C.R.R.C.T.

High Point Ranch, Section 1
Cab. E, Slide 99
Block 3, Lot 2
C.R.R.C.T.

High Point Ranch, Section 1
Cab. E, Slide 99
Block 3, Lot 1
C.R.R.C.T.

High Point Ranch, Section 1
Cab. E, Slide 99
Block 2, Lot 9
C.R.R.C.T.

High Point Ranch, Section 1
Cab. E, Slide 99
Block 2, Lot 8
C.R.R.C.T.

High Point Ranch, Section 1
Cab. E, Slide 99
Block 2, Lot 7
C.R.R.C.T.

State of Texas
Vol. 45, Pg. 632
C.R.R.C.T.



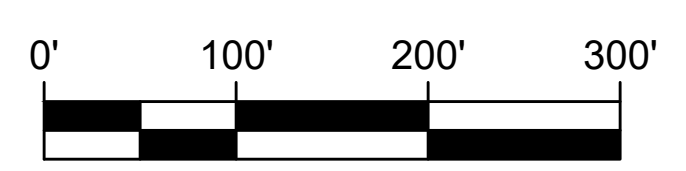
FM 548

RIVERROCK TRAIL

RIVERROCK TRAILS
PHASE 1 LAYOUT EXHIBIT

ROCKWALL, TEXAS
JUNE 2020

PLATE 1



Pdf Date/Time: 6/12/2020 3:33 PM

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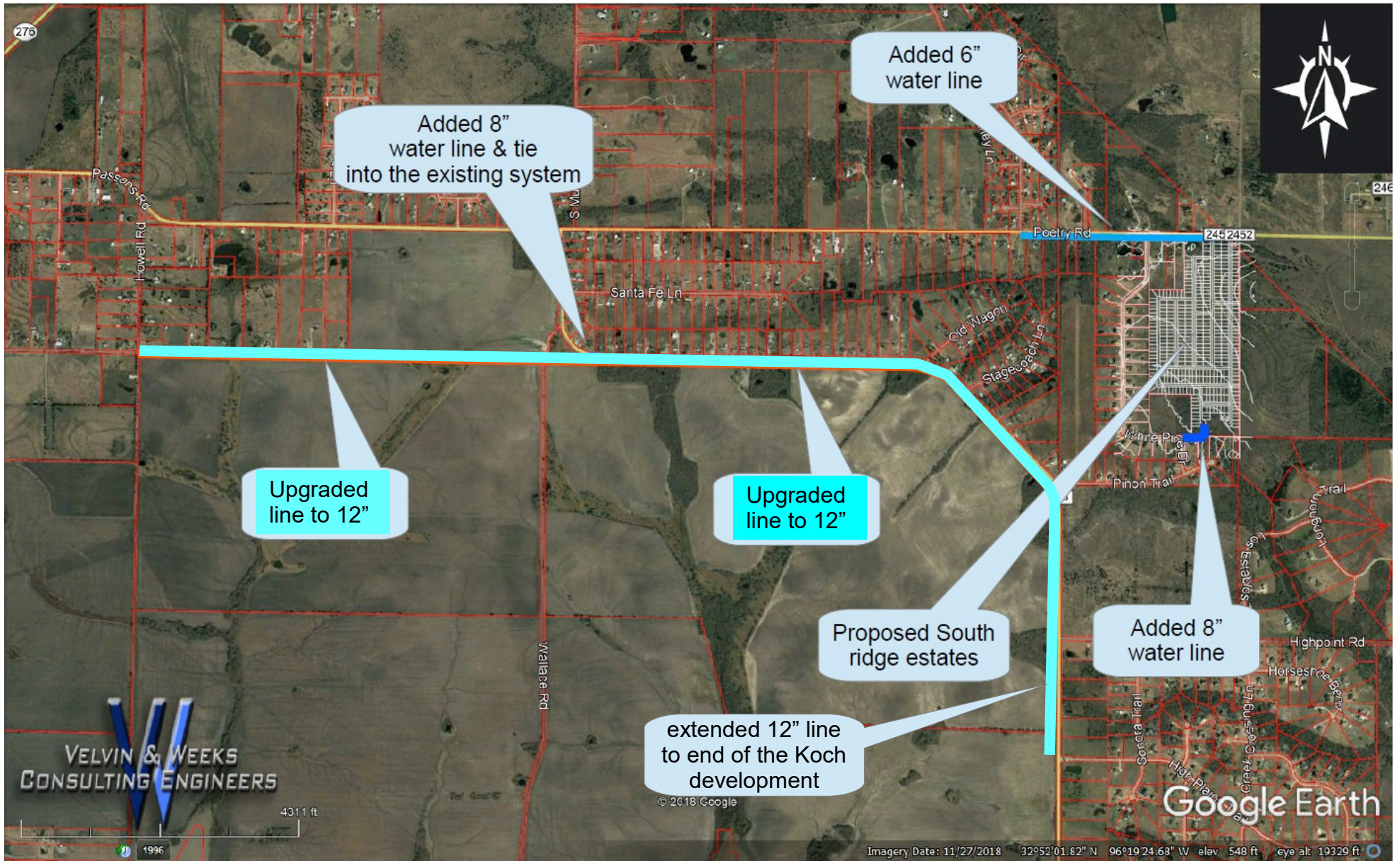


PLATE 2 – Recommended water line improvements to service the first phase of the Koch development starting on the FM 548 side

Tyler N. Hendrickson, P.E.
W. Wayne Weeks, P.E.
Neal E. Velvin, P.E.



PHONE 903 675 3903 VWCE@VELVIN-WEEKS.COM FAX 903 675 8345

930 E. Corsicana Street
P.O. Box 1007
Athens, Texas 75751

September 25, 2019

Melissa Rich
General Manager

RE: Poetry Road Development (South Ridge Estates)

Dear Ms. Rich:

As you know Steve Selinger has requested service for roughly 385 connection for a development off of Poetry road as shown on the attached plates 1 & 2. This development will also require some level of fire flow. The existing distribution system is not sufficient for service of the development. The recommended distribution improvements are shown on plate 3, and an opinion of probable cost is shown on table 1.

The static pressures in the development (residual pressures without any demand in the system) are expected to be about 100 psi. Blackland may want to consider installing individual pressure relief valves on each meter to reduce the available pressure to each house.

This development will also have wastewater services. Typically, when one entity owns the wastewater system, and another entity owns the water system, the wastewater water system will have the water system entity collect the bills for the wastewater service. If a customer doesn't pay the sewer bill the only recourse it to shut off the water service. Blackland could also operate the wastewater system as well. The wastewater plant will also need some water service. I recommend that the wastewater plant have an RPZ on the meter.

The available fire flow is projected to range from 800 to 1,000 gpm at roughly 20 psi @ static system conditions. Available flow will be less with increased system usage and lower tower levels.

The available facility capacities are shown on table 2 along with the existing connections. Adequacy for service of full development of the Poetry Subdivision with the existing facility capacities are shown on table 3. As you see there is adequate facility capacities for the existing connections and the full development of the proposed development at this time for all of the facilities except the supply capacity. An alternate capacity requirement (ACR) could be achieved to lower the supply criteria, or the supply capacity can be increased by adding a second source of water. According to the developer they don't expect the development to start before 2021. Considering the pending project with Royce City it is anticipated that the supply capacity will be increased prior to the start of the development.

If the developer has not proceeded with the development in six months, I recommend that this service study be voided, and the developer be required to request service again.

Sincerely,

A handwritten signature in black ink, appearing to read 'TH', followed by a long horizontal line extending to the right.

Tyler N. Hendrickson, P.E.

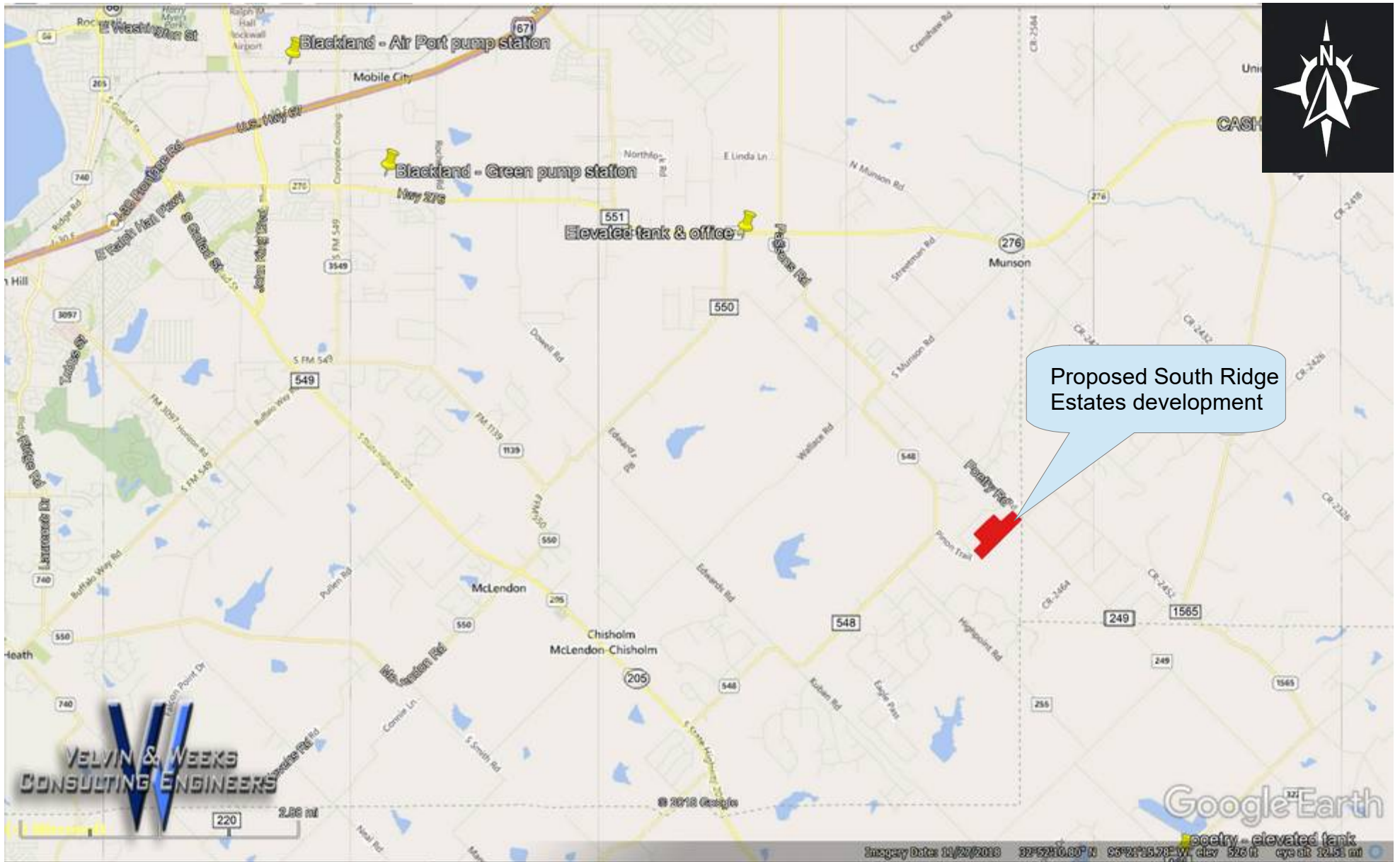


Plate 1 – vicinity map

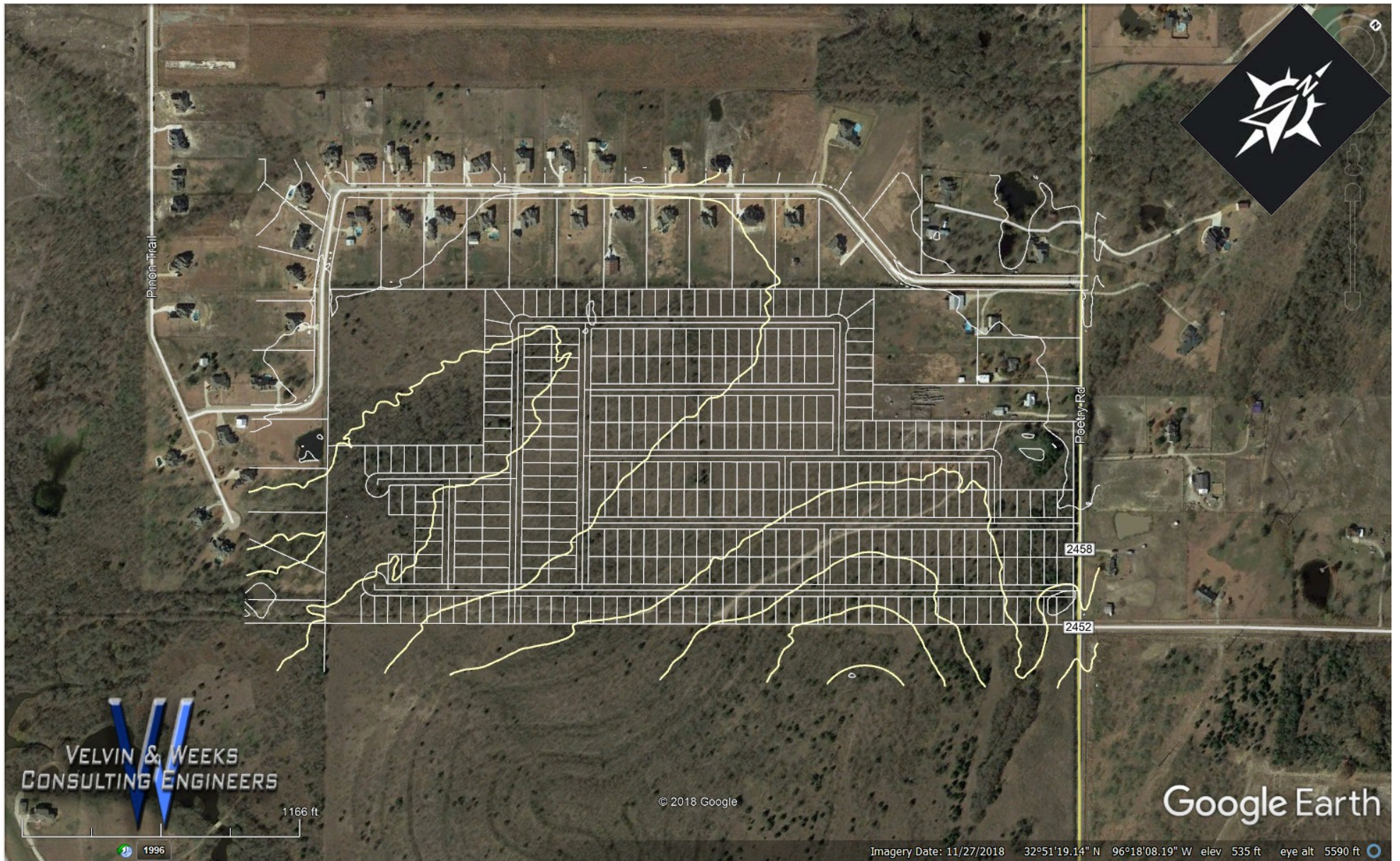


Plate 2 – vicinity map

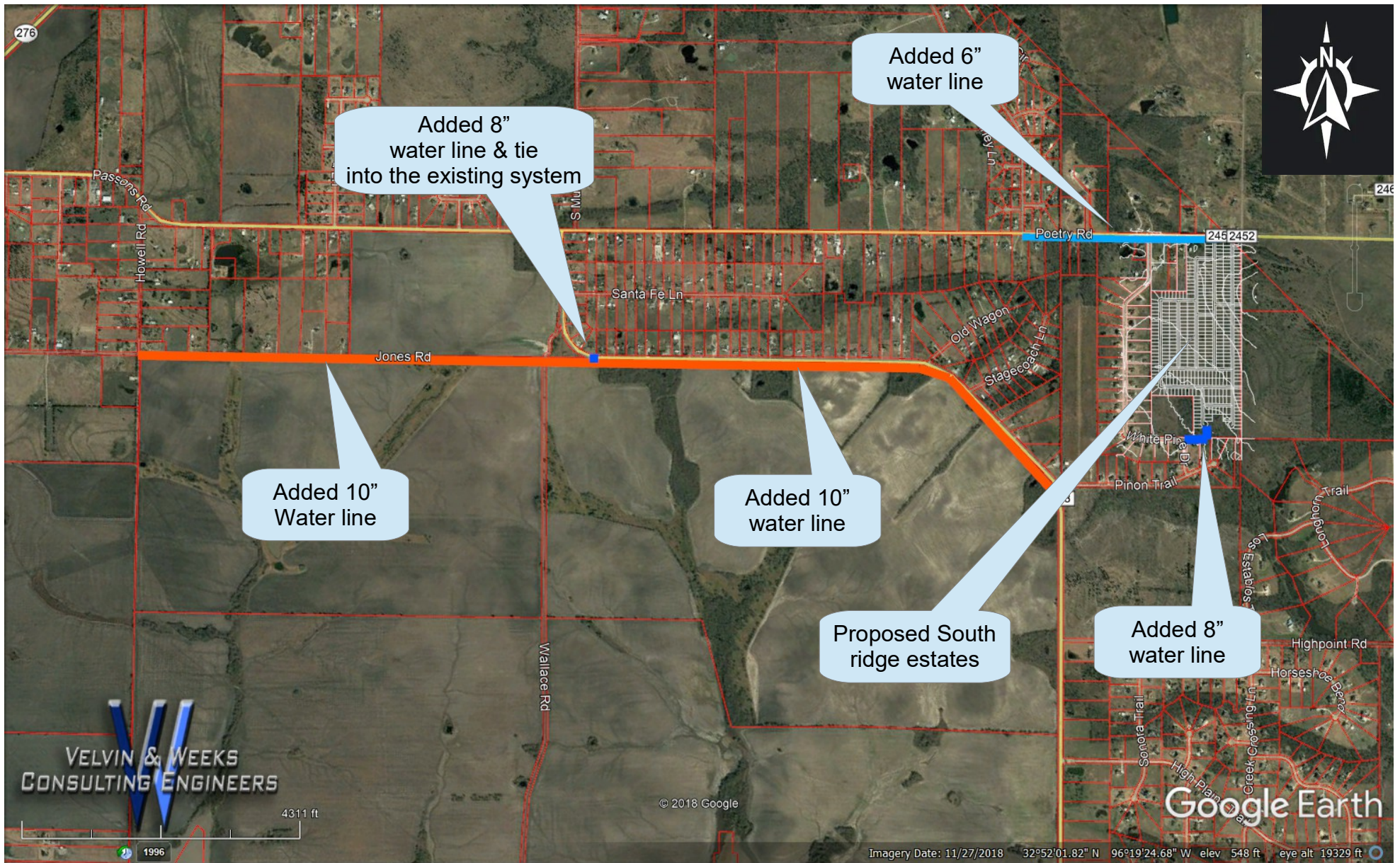


Plate 3 – Recommended water line improvements

TABLE 1 – OPINION OF PROBABLE COST OF RECOMMENDED OFF-SITE IMPROVEMENTS

Jones and FM 548 distribution line improvements	estimated quantities		estimated price	estimated total
10" C900 distribution line –	16,800	LF	\$30	\$504,000
8" C900 distribution line –	700	LF	\$15	\$10,500
Driveway bores for 8" water line –	0	LF	\$60	\$0
bore & steel encasement for 10" water line – 2 @ 80' each –	160	LF	\$150	\$24,000
bore & steel encasement for 8" water line – 1 @ 80' each –	80	LF	\$100	\$8,000
Open-cut steel encasement for creek crossing for 10" water line -	350	LF	\$80	\$28,000
Open-cut steel encasement for creek crossing for 8" water line -	100	LF	\$60	\$6,000
10" gate valves -	5	EA	\$2,500	\$12,500
8" gate valves -	1	EA	\$1,000	\$1,000
Air-release valves & vaults -	5	EA	\$5,000	\$25,000
Tie-ins -	4	EA	\$4,000	\$16,000
fire hydrant & isolation valve -	10	EA	\$4,500	\$45,000
total estimated construction cost -				\$680,000

Poetry Road distribution line improvements	estimated quantities		estimated price	estimated total
6" C900 distribution line –	3,600	LF	\$15	\$54,000
Driveway bores for 6" water line –	125	LF	\$50	\$6,250
bore & steel encasement for 6" water line – 1 @ 80' each –	80	LF	\$120	\$9,600
Open-cut steel encasement for road crossing for 6" water line -	160	LF	\$60	\$9,600
Open-cut steel encasement for creek crossing for 6" water line -	100	EA	\$60	\$6,000
6" gate valves -	5	EA	\$1,000	\$5,000
Air-release valves & vaults -	2	EA	\$5,000	\$10,000
Tie-ins -	4	EA	\$4,000	\$16,000
fire hydrant & isolation valve -	5	EA	\$4,500	\$22,500
total estimated construction cost -				\$138,950
total estimated construction cost -				\$818,950
estimated engineering -				\$81,895
Observation -				\$32,758
Contingency -				\$81,895
preliminary estimated total project cost -				\$1,015,498

TABLE 2 - BLACKLAND WSC, EQUIVALENT FACILITY CAPACITIES

EXISTING CONNECTIONS = 130
Air Port Pressure Plane

	<u>actual capacity</u>	<u>TCEQ criteria</u>	<u>maximum equivalent capacity</u>	<u>threshold planning equivalent capacity</u>	<u>required minimum facility capacity based on existing connections</u>	<u>percentage of used capacity</u>	<u>allowable additional connections</u>
Supply capacity - current	139 Gpm (5)	0.6 gpm/conn (1)	231	197	78 gpm	56%	101
Booster pump capacity	400 Gpm (6)	2 gpm/conn (2)	200	170	260 gpm	65%	70
Pressure tank capacity	3,000 gals (7)	20 gals/conn (3)	150	128	2,600 gals	87%	20
Total storage capacity	45,000 gals (8)	200 gals/conn (4)	225	191	26,000 gals	58%	95

Note #1 - This is a standard TCEQ capacity requirement, based on 0.6 gpm per connection.

Note #2 - This is a standard TCEQ capacity requirement when the total pumping capacity is less than 1,000 gpm.

Note #3 - This is a standard TCEQ capacity requirement, based on 20 gallons of pressure tank capacity.

Note #4 - This is a standard TCEQ capacity requirement, based on 200 gallons of total ground storage tank capacity.

Note #5 – Supply capacity is based on the current Rockwall contract. For the Air Port pump station the maximum instantaneous flow rate is 0.2 MGD, which is equivalent to 139 gallons per minute. The agreement also limits the number of connections to 124 on the Air Port pressure plane.

Note #6 – There are two 400 gpm booster pumps at the Air Port pump station. Since the total capacity is less than 1,000 gpm the both booster pump are counted and the criteria is 2 gpm per connection.

Note #7 - The pressure tank capacity is based on the 3,000 gallon tank size.

Note #8 - The total storage capacity is the ground storage capacity of one 45,000 gallon ground storage tank.

EXISTING CONNECTIONS = 1,515
Green Pressure Plane

	<u>actual capacity</u>	<u>TCEQ criteria</u>	<u>maximum equivalent capacity</u>	<u>threshold planning equivalent capacity</u>	<u>required minimum facility capacity based on existing connections</u>	<u>percentage of used capacity</u>	<u>allowable additional connections</u>
Supply capacity - current	1,111 gpm (4)	0.6 gpm/conn (1)	1,852	1,574	909 gpm	82%	337
Booster pump capacity	2,080 gpm (5)	0.75 gpm/conn (2)	2,773	2,357	1,136 gpm	55%	1,258
Elevated storage capacity	500,000 gals (6)	100 gals/conn (3)	5,000	4,250	151,500 gals	30%	3,485
Ground storage capacity	780,000 gals (7)	100 gals/conn (3)	7,800	6,630	151,500 gals	19%	6,285
Total storage capacity	1,280,000 gals (8)	200 gals/conn (3)	6,400	5,440	303,000 gals	24%	4,885

Note #1 - This is a standard TCEQ capacity requirement, based on 0.6 gpm per connection.

Note #2 - This is a standard TCEQ capacity requirement, based on 125% of the peak daily requirement, with the largest pump out of service.

Note #3 - This is a standard TCEQ capacity requirement, based on 100 gallons of elevated storage, or 200 gallons of total storage.

Note #4 – Supply capacity is based on the current Rockwall contract. For the Green pump station the maximum instantaneous flow rate is 1.6 MGD, which is equivalent to 1,111 gallons per minute. The agreement also limits the number of connections to 1,495 on the Green pressure plane.

Note #5 – There are three 1,040 gpm booster pumps at the Green pump station. The second pump at each of these sites is not counted toward the TCEQ capacity.

Note #6 - The elevated storage capacity is based on the total of the 500,000 gallon tank located at the office.

Note #7 - The ground storage capacity is based on the total of the capacities of the 500,000 and 280,000 gallon tank located at the Green pump station.

Note #8 - The total storage capacity is a total of the total ground storage and the total elevated storage capacities.

TABLE 3 – EQUIVALENT FACILITY CAPACITIES WITH EXISTING CONNECTIONS AND FULL DEVELOPMENT OF THE POETRY ROAD SUBDIVISION

EXISTING CONNECTIONS plus 385 connections for the Poetry Road development = 1,900

Green Pressure Plane

	actual capacity	TCEQ criteria	maximum equivalent capacity	threshold planning equivalent capacity	required minimum facility capacity based on existing connections	percentage of used capacity	allowable additional connections
Supply capacity - current	1,111 gpm (4)	0.6 gpm/conn (1)	1,852	1,574	1,140 gpm	103%	-48
Booster pump capacity	2,080 gpm (5)	0.75 gpm/conn (2)	2,773	2,357	1,425 gpm	69%	873
Elevated storage capacity	500,000 gals (6)	100 gals/conn (3)	5,000	4,250	190,000 gals	38%	3,100
Ground storage capacity	780,000 gals (7)	100 gals/conn (3)	7,800	6,630	190,000 gals	24%	5,900
Total storage capacity	1,280,000 gals (8)	200 gals/conn (3)	6,400	5,440	380,000 gals	30%	4,500

Note #1 - This is a standard TCEQ capacity requirement, based on 0.6 gpm per connection.

Note #2 - This is a standard TCEQ capacity requirement, based on 125% of the peak daily requirement, with the largest pump out of service.

Note #3 - This is a standard TCEQ capacity requirement, based on 100 gallons of elevated storage, or 200 gallons of total storage.

Note #4 – Supply capacity is based on the current Rockwall contract. For the Green pump station the maximum instantaneous flow rate is 1.6 MGD, which is equivalent to 1,111 gallons per minute. The agreement also limits the number of connections to 1,495 on the Green pressure plane.

Note #5 – There are three 1,040 gpm booster pumps at the Green pump station. The second pump at each of these sites is not counted toward the TCEQ capacity.

Note #6 - The elevated storage capacity is based on the total of the 500,000 gallon tank located at the office.

Note #7 - The ground storage capacity is based on the total of the capacities of the 500,000 and 280,000 gallon tank located at the Green pump station.

Note #8 - The total storage capacity is a total of the total ground storage and the total elevated storage capacities.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Henry Lee, *Planner*
DATE: August 11, 2020
SUBJECT: SP2020-013; *Amended Building Elevations for 1410 S. Goliad Street*

The applicant, Lee Hoffman of Camp Constriction Services, is requesting approval of an amended site plan for the purpose of expanding and remodeling the exterior of the existing amenity center for the Pebblebrook Apartment Complex. The Pebblebrook Apartment Complex is a 164-unit apartment complex that was constructed in 1980, and is situated on an 11.579-acre parcel of land identified as Lot 1, Block A, Pebblebrook Addition. The subject property is also situated within the SH-205 Overlay (SH-205 OV) District, and is addressed as 1410 S. Goliad Street.

Specifically, the applicant is proposing to paint the brick on the existing building grey (*i.e. Uncertain Gray*). The existing entryway will be replaced with a window surrounded with six (6) inch *Iron Gray* HardieBoard horizontal siding. The proposed addition to the building will be faced in Lueder Limestone. This addition will include a single pitch roof, at a 3:12 roof pitch, and be constructed using a standing seam metal colored *Charcoal Gray*. The addition will also incorporate a custom steal canopy in the same charcoal gray, and have a chimney clad in Lueder Limestone finished with a standing seam metal cap matching the single pitch roof. A switch back ADA ramp will be provided in the front of the structure leading up to the new entrance. This ramp will utilize brick painted in the same *Uncertain Gray* as what is proposed for the existing building.

The applicant's proposed scope of work is mostly in compliance with the Unified Development Code (UDC) -- *meeting both the general requirements set forth by the UDC and the SH-205 Overlay District (SH-205 OV) --*; however, staff has identified one (1) exception to the requirements of the UDC, which will require an exception:

- (1) *Roof Design Standards*. The proposed roof indicates a roof pitch of 3:12. The minimum roof pitch required by the *General Commercial District Standards* contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC) is 6:12. This will require the approval of an exception by the Planning and Zoning Commission [*Subsection 04.01. (A)(1); Art. 05, UDC*].

According to Subsection 09.01, *Exceptions to the General Standards*, "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC) where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In this case, the applicant appears to be trying to tie the architecture of the existing building into a more modern architecture. To request an exception, the UDC goes on to require that a minimum of two (2) compensatory measures be provided for each exception requested. The purpose of the compensatory measures is to try to directly off-set the impact of requested exception. In response to this requirement, the applicant is proposing to [1] upgrade the existing building's materials to bring it better into conformance with the SH-205 Overlay (SH-205 OV) District requirements, and [2] add three (3), four (4) inch caliper Cedar Elm trees on the site. Based on the scale of the proposed project, these compensatory measures do appear to off-set the requested exception to the minimum roof pitch requirements; however, the approval of exceptions are a discretionary decision for the Planning and Zoning Commission. On July 28, 2020, the Architectural Review Board (ARB) reviewed the proposed changes to the existing amenities center and voted 4-0 to recommend approval of the proposed changes, with Board Members Meyrat, Neill, and Johnson absent. Should the Planning and Zoning Commission have any questions concerning this request, staff will be available at the August 11, 2020 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address: 1410 S. GOLZAD ST. ROCKWALL, TX 75087
 Subdivision: PEBBLE BROOK Lot 1 Block A
 General Location: ON S. GOLZAD BETWEEN E. YELLOW JACKET LN AND DAMASCUS RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: RESIDENTIAL Current Use: MULTI-FAMILY
 Proposed Zoning: RESIDENTIAL Proposed Use: _____
 Acreage: 12 Lots [Current]: 20773 Lots [Proposed]: 20773

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	<u>WDC PEBBLE BROOK APARTMENTS</u>	<input type="checkbox"/> Applicant	<u>CAMP CONSTRUCTION SERVICES</u>
Contact Person	<u>YAO WANG</u>	Contact Person	<u>LEE HOFFMAN</u>
Address	<u>8750 N. CENTRAL EXPRESSWAY</u> <u>SUITE 1010</u>	Address	<u>5243 BEAR CREEK CT.</u>
City, State & Zip	<u>DALLAS, TX 75231</u>	City, State & Zip	<u>IRVING, TX 75061</u>
Phone	<u>214-522-1310</u>	Phone	<u>972-790-8800</u>
E-Mail	<u>YWANG@Valiantenterprises.com</u>	E-Mail	<u>LHOFFMAN@CAMPCONSTRUCTION.COM</u>

NOTARY VERIFICATION [REQUIRED]

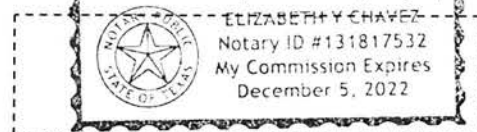
Before me, the undersigned authority, on this day personally appeared LEE HOFFMAN [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of JULY, 2020. 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."

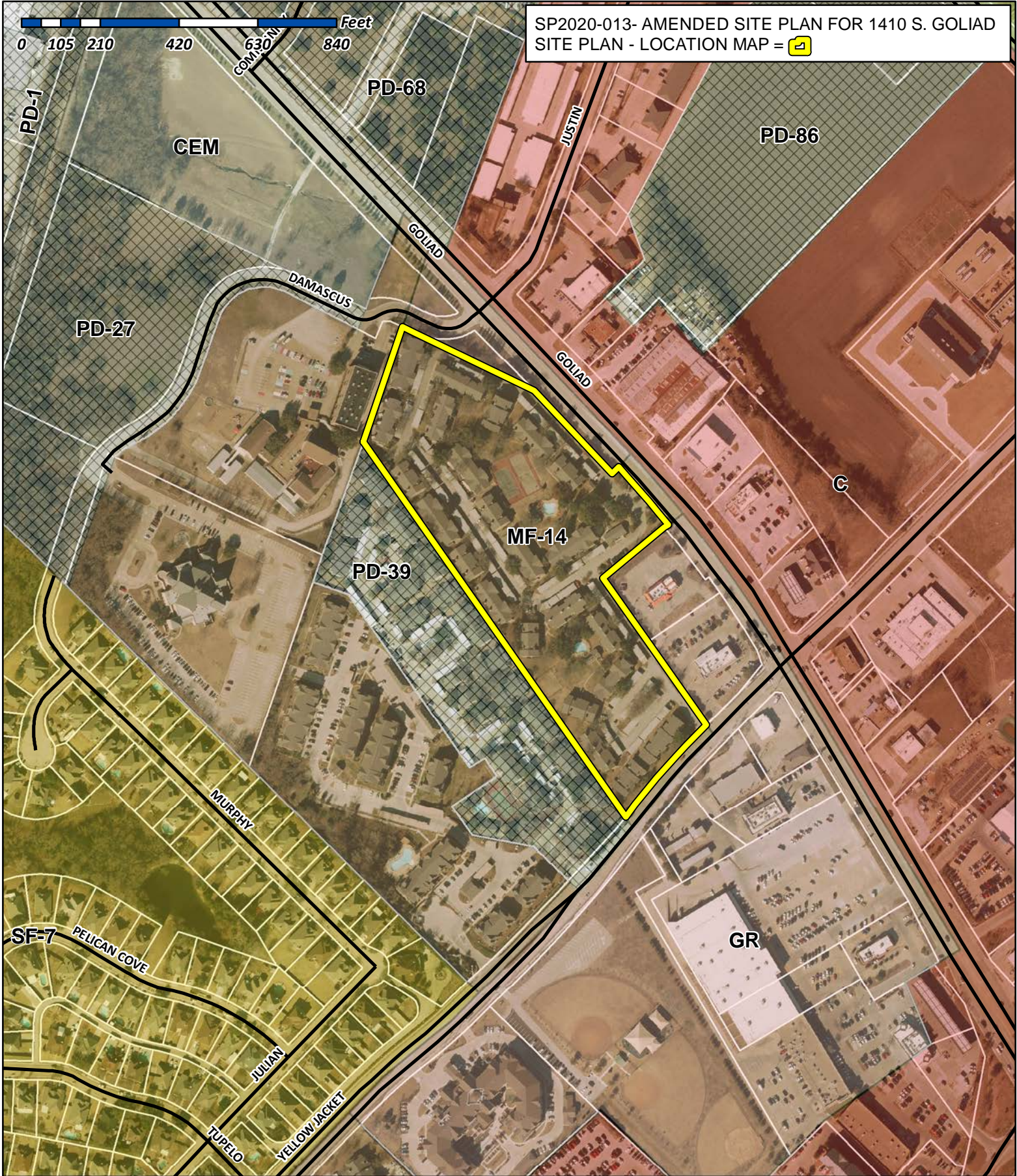
Given under my hand and seal of office on this the 16 day of JULY, 2020.

Owner's Signature _____

Notary Public in and for the State of Texas _____



My Commission Expires 12-05-2022



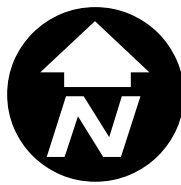
SP2020-013- AMENDED SITE PLAN FOR 1410 S. GOLIAD
 SITE PLAN - LOCATION MAP = 



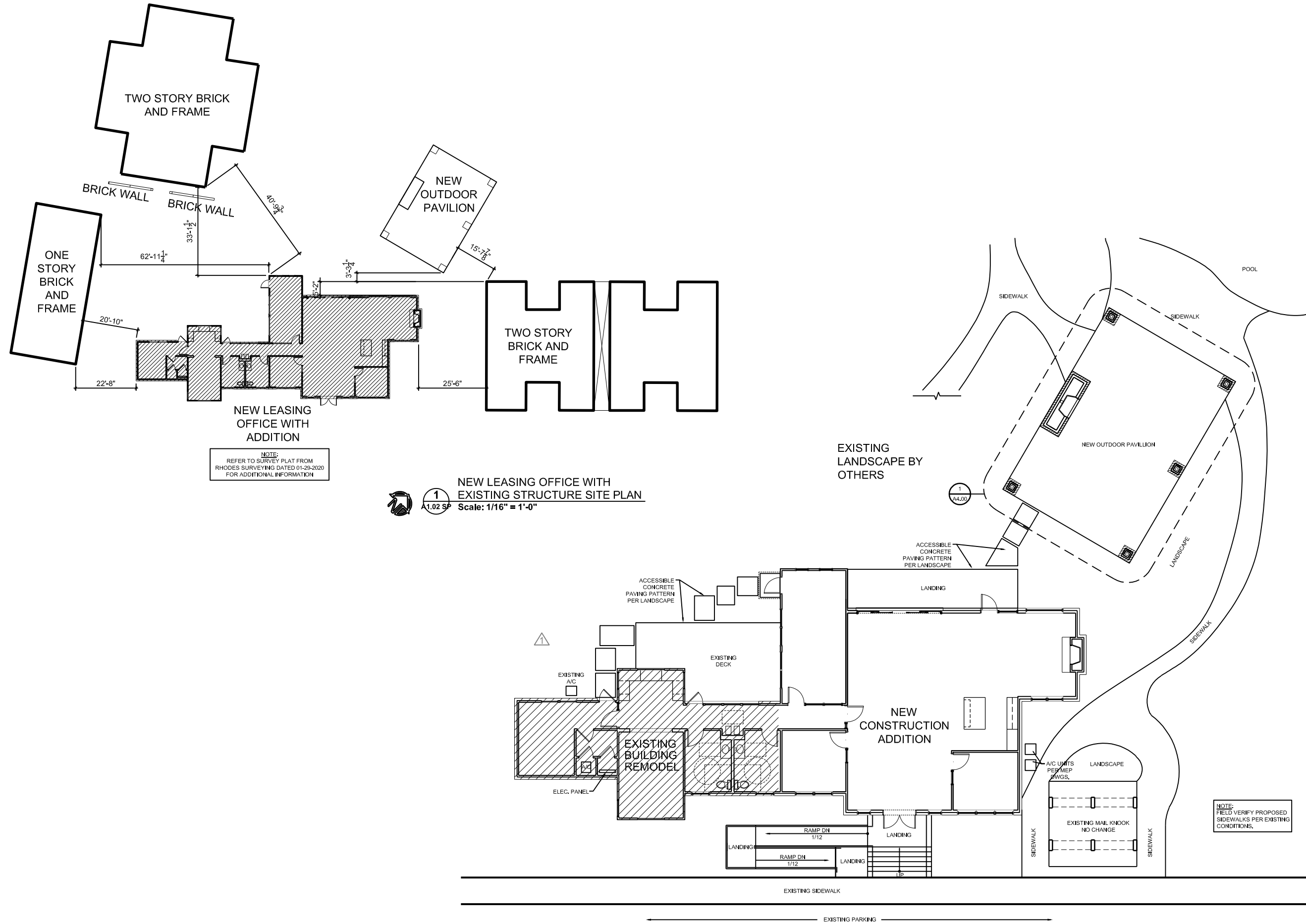
City of Rockwall

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

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



CD FOR PERMIT & CONSTRUCTION : R02 / 06-16-2020



NOTE:
REFER TO SURVEY PLAT FROM
RHODES SURVEYING DATED 01-29-2020
FOR ADDITIONAL INFORMATION

1
A1.02 SP **NEW LEASING OFFICE WITH
EXISTING STRUCTURE SITE PLAN**
Scale: 1/16" = 1'-0"

NOTE:
FIELD VERIFY PROPOSED
SIDEWALKS PER EXISTING
CONDITIONS.

1701 North Collins Blvd.
Suite 3000
Richardson, TX 75080
Office: 214-451-6630
Fax: 214-451-6631
Inspections: 214-451-6632
www.cajdigital.com

CHILDRESS
ARCHITECTURAL GROUP



PEBBLEBROOK APARTMENTS
LEASING OFFICE REMODEL
ROCKWALL, TEXAS 75088

ARCHITECTURAL SITE PLAN

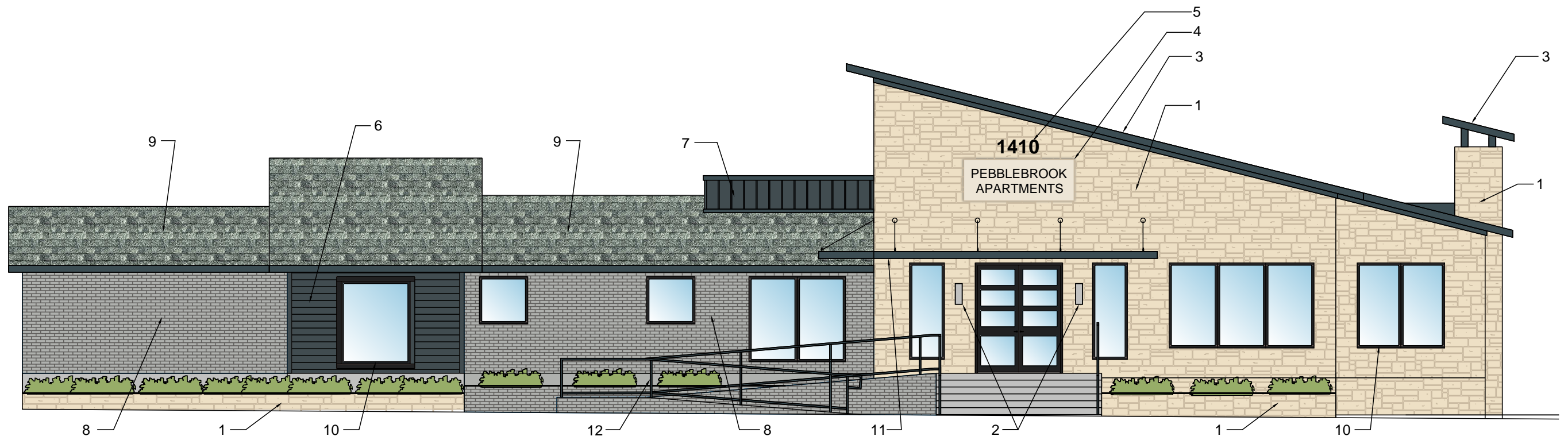
PROJECT ADDRESS: 1410 S GOLIAD ST, ROCKWALL, TX 75088

PROJECT NUMBER:	
PERMIT DATE:	
REVISIONS:	
DATE	
02-20-20	
PER CITY COMMENTS R01	06-16-20
PER CITY COMMENTS R02	

PROJECT MANAGER:	C. CAMPOS
DRAWN BY:	L.J.L.
CHECKED BY:	C. CAMPOS
DATE:	05/14/2019
SCALE:	AS NOTED

1
A1.02 SP **ARCHITECTURAL SITE PLAN**
Scale: 1/8" = 1'-0"

SHEET NUMBER:
A1.02 SP



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



1
LUEDER LIMESTONE SONOMA WHITE



4
SIGN: MODERN HOUSE NUMBERS 8" AUSTIN MATTE BLACK LETTERS ON 3'x8' LIMESTONE SLAB



8
EXISTING AND NEW PAINTED BRICK, SW 6234 UNCERTAIN GRAY (FIELD VERIFY COLOR)

11
CUSTOM STEEL CANOPY, ALL PAINTED CHARCOAL GRAY COLOR SAME AS STANDING SEAM METAL ROOF



2
OUTDOOR WALL SCENCE
20033LEDMG-SAT/FST BAYSIDE

5
SIGN: MODERN HOUSE NUMBERS 12" AUSTIN MATTE BLACK OFF SET NUMBER ON LIMESTONE WALL



6
JAMES HARDIE 6" HARDIE PLANK CEDARMILL HORIZONTAL SIDING, IRON GRAY



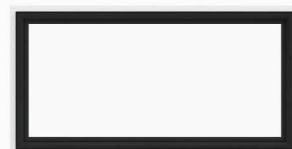
9
EXISTING COMPOSITE SHINGLE, GRAY



3
STANDING SEAM METAL ROOF
MBCI SIGNATURE 200 CHARCOAL GRAY COLOR



7
JAMES HARDIE BOARD AND BATTEN @ 12" VERTICAL SIDING, IRON GRAY (ALL VERTICAL SIDING)



10
ALUMINUM THERMALLY BROKEN INSULATED GLASS W/ LOW-E WINDOWS, DARK BRONZE ANODIZED, REFER TO ENERGY REPORT FOR U-VALUE

APPLICANT INFORMATION

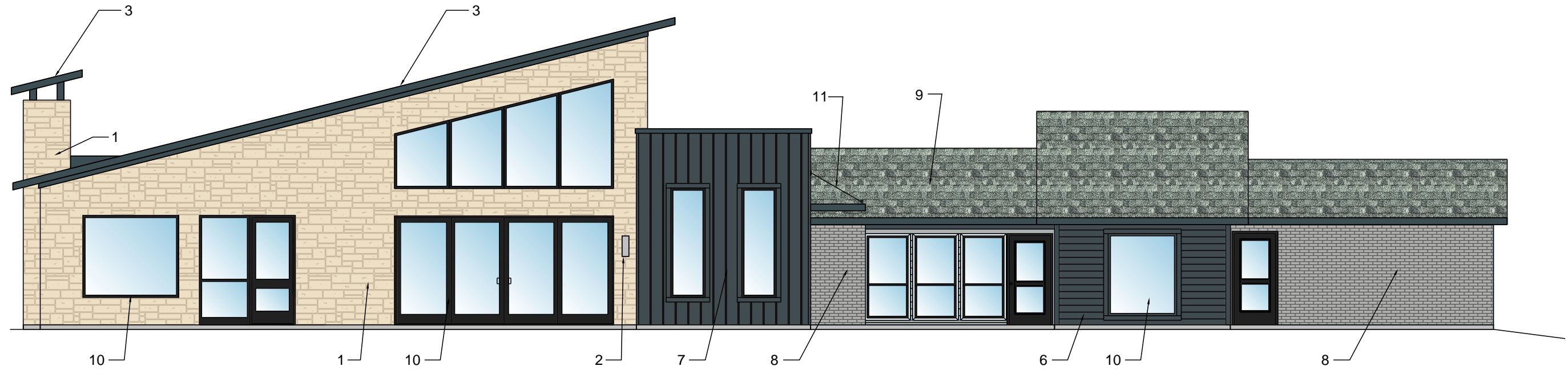
LEE HOFFMAN
CAMP CONSTRUCTION SERVICES
5243 BEAR CREEK COURT
IRVING, TX 75061
#214-535-5845
LHOFFMAN@CAMPCONSTRUCTION.COM

OWNER REP. INFORMATION

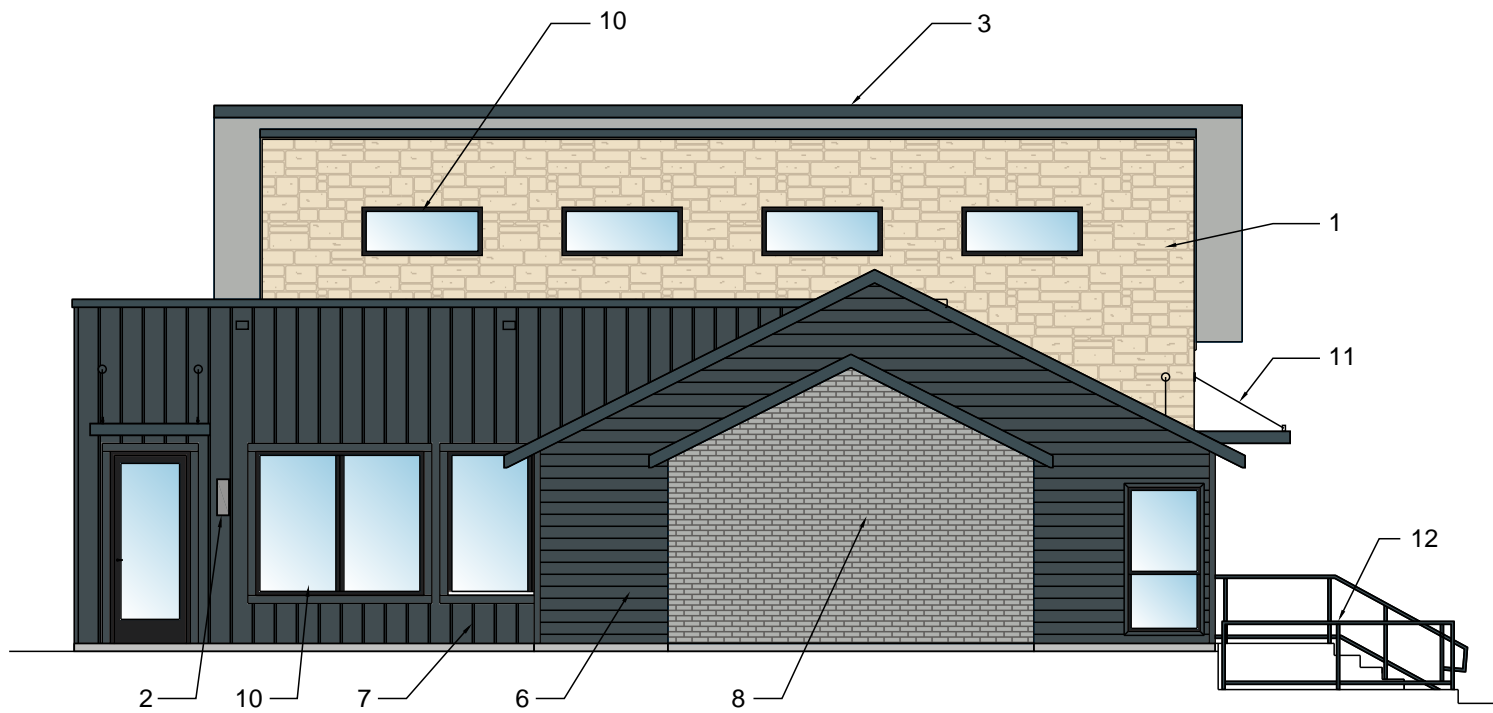
YAO WANG
VALIANT ENTERPRISES
8750 N CENTRAL EXPY. SUITE 1010
DALLAS, TX 75231
#214-522-1310
YWANG@VALIANTENTERPRISES.COM

**PEBBLEBROOK APARTMENTS
LEASING OFFICE REMODEL**

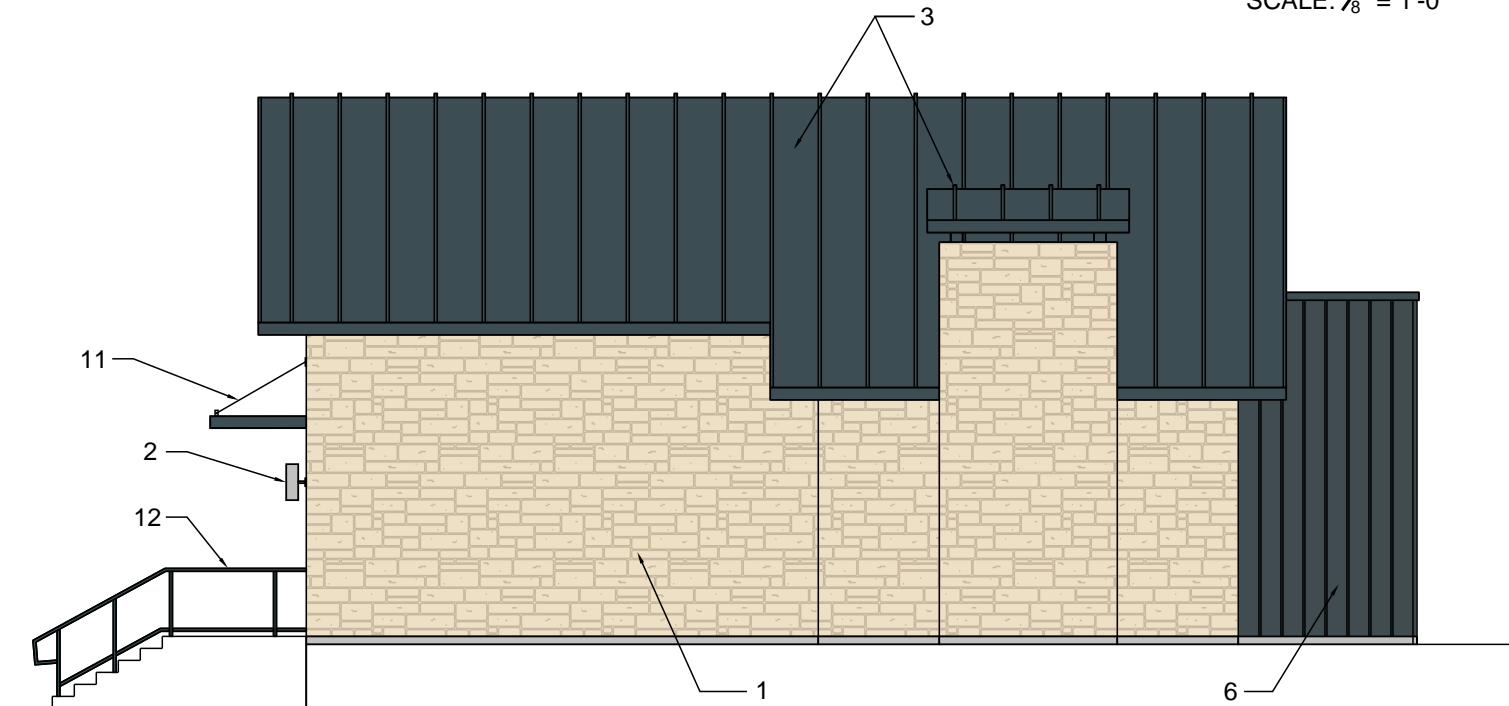
BLD2019-2886



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



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



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

APPLICANT INFORMATION
 LEE HOFFMAN
 CAMP CONSTRUCTION SERVICES
 5243 BEAR CREEK COURT
 IRVING, TX 75061
 #214-535-5845
 LHOFFMAN@CAMPCONSTRUCTION.COM

OWNER REP. INFORMATION
 YAO WANG
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 DALLAS, TX 75231
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 YWANG@VALIANTENTERPRISES.COM

**PEBBLEBROOK APARTMENTS
 LEASING OFFICE REMODEL**

BLD2019-2886



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Henry Lee, *Planner*
DATE: August 11, 2020
SUBJECT: SP2020-015; *Incidental Display for One-Stop*

The applicant, Nate Colbert on behalf of Proton PRC LTD, is requesting approval of an amended site plan to incorporate incidental display in conjunction with an existing retail store with gasoline sales. The One-Stop is located on a 0.483-acre parcel of land identified as a portion of Lot 1 of the Stonebridge Center, Phase 1 Addition. The property is zoned General Retail (GR) District, and is situated within the SH-66 Overlay (SH-66 OV) District. The site currently includes ~10,375.00 SF of parking, ~1,824.00 SF gas canopy, and a ~ 2,187.50 SF convenience store.

Staff was referred this case through the Neighborhood Improvement Services (NIS) Department after it was discovered that the applicant had been doing outside sales and display without seeking the proper approvals. Based on this, Planning and Zoning Department staff informed the applicant that the approved site plan would need to be updated to delineate the outside sales and display area. Staff also indicated to the applicant what the requirements for outside sales and display land use were per the Unified Development Code (UDC). The applicant then asked if they could continue the outside sales and display while the amended site plan was being reviewed. Staff informed the applicant that they could apply for a special event permit, which would be valid for two (2) weeks. The applicant applied for this permit on July 2, 2020, and was issued a special event permit starting on July 2, 2020 and expiring on July 15, 2020. After the special event permit expired, it was brought to staff's attention that the applicant continued the outside sales and display in violation of the UDC.

According to the site plan submitted by the applicant, two (2), 24-foot by 12-foot display areas for home/garden, seasonal plants, and fruits and vegetables will be located under the north side of the gas canopy. Also indicated on this site plan are three (3), four (4) foot by four (4) foot display areas located at each support under the gas canopy intended for water, ice, drinks, and snacks. The site plan also depicts three (3) display areas for home/garden, seasonal plants, and fruits and vegetables along the exterior of the existing building totaling 85-feet by two (2) feet. The total area of the proposed incidental display shown on the site plan is 792 SF.

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the *incidental display* land use is permitted by right in a General Retail (GR) District; however, *incidental display* is subject to the following conditional land use standards:

- (1) Outdoor sales and displays are permitted only in areas designated on the site plan filed with the City.
- (2) Outdoor sales and display may not exceed five (5) percent of the adjacent building floor area (building area is defined as the entirely enclosed portion of the primary building).
- (3) Outdoor sales and display may occupy up to 30% of a covered sidewalk that is located within 20-feet of the building. Such display shall not impede pedestrian use of the sidewalk and at least a five (5) foot passable distance shall be maintained.
- (4) Any outside sales and display not located on a covered sidewalk must be screened from view of adjacent roadways, public areas and adjacent properties.
- (5) Any outside sales and display not located on a covered sidewalk must be located immediately adjacent to or connected to the primary structure.
- (6) No outdoor sales and display may be located in any portion of a parking lot.

In addition, outdoor sales and displays are permitted only in areas designated on a site plan. Based on the site plan submitted by the applicant, staff has identified the following exceptions to the Unified Development Code (UDC):

- (1) The proposed display exceeds five (5) percent of the adjacent building floor area. By right the applicant is allowed 109.4 SF of incidental display; however, the applicant's request exceeds this by 682.5 SF (i.e. a total of 792 SF is proposed). This will require approval of an exception by the Planning and Zoning Commission [Subsection 02.03. F(4)(b), Art. 04, UDC].
- (2) The proposed display does not allow five (5) feet of passible distance on the sidewalk adjacent to the building. The area occupied by Section F on the site plan prohibits five (5) feet of passible distance on the sidewalk. This will require approval of an exception by the Planning and Zoning Commission [Subsection 02.03. F(4)(c), Art. 04, UDC].
- (3) The proposed display is not located under a covered walkway and must be screened from view of adjacent roadways, public areas, and adjacent properties. Sections A, B, G, and portions of F are not located under a covered walkway with no indication of screening. This will require approval of an exception by the Planning and Zoning Commission [Subsection 02.03. F(4)(d), Art. 04, UDC].
- (4) The proposed display is not located under a covered walkway and is not adjacent to the building. Sections A, B, and G are not located adjacent to the building and Sections A, B, G, and portions of F are not located under a covered sidewalk. This will require approval of an exception by the Planning and Zoning Commission [Subsection 02.03. F(4)(e), Art. 04, UDC].
- (5) The proposed display is located on a portion of the parking lot. Sections A, B, and G are located in the parking lot. This will require approval of an exception by the Planning and Zoning Commission [Subsection 02.03. F(4)(f), Art. 04, UDC].

Based on this submittal there are five (5) identified exceptions from the UDC. According to Subsection 09.01, *Exceptions to the General Standards*, "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC) where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In this case the applicant's request does not meet any of the Unified Development Code's incidental display standards. To request an exception, the UDC goes on to require that a minimum of two (2) compensatory measures be provided for each exception requested. The purpose of the compensatory measures is to try to directly off-set the impact of requested exception. The applicant's request *does not* meet the conditional use standards nor are any compensatory measures being provided to facilitate the requested variances. Staff made these comments to the applicant; however, the applicant did not respond with any changes to staff's comments. With this being said the request of the exceptions are a discretionary matter for the Planning and Zoning Commission. Staff should note that all of the exceptions will require a ¾-majority vote for approval. Should the Planning and Zoning Commission have any questions concerning this request, staff will be available at the August 11, 2020 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2020-015

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
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- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 715 W DUSK ST. ROCKWALL TX 75087

Subdivision STONEBRIDGE CENTER PH I, LOT PART OF 1 Lot _____ Block _____

General Location CORNER OF LAKESHORE DR / HWY 66

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning GENERAL RETAIL Current Use F1 - CONVENIENCE STORE

Proposed Zoning GENERAL RETAIL Proposed Use F1 - CONVENIENCE STORE

Acreage .483 Lots [Current] _____ Lots [Proposed] _____

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input checked="" type="checkbox"/> Owner	<u>NATE COLBERT</u>	<input type="checkbox"/> Applicant	
Contact Person	<u>NATE COLBERT</u>	Contact Person	
Address	<u>715 W DUSK</u>	Address	
City, State & Zip	<u>ROCKWALL TX 75087</u>	City, State & Zip	
Phone	<u>214-304-0623</u>	Phone	
E-Mail	<u>COLBERTICE@GMAIL.COM</u>	E-Mail	

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared NATE COLBERT [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 intended to request for public information."

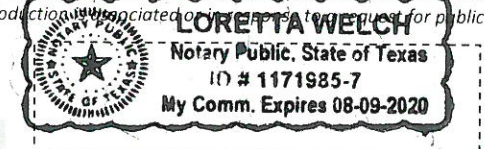
Given under my hand and seal of office on this the 24th day of JUNE, 2020.

Owner's Signature

N. Colbert

Notary Public in and for the State of Texas

LORETTA WELCH



My Commission Expires

08-09-2020



SP2020-015- INCIDENTAL DISPLAY FOR ONE STOP SITE PLAN - LOCATION MAP = [icon]



City of Rockwall

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

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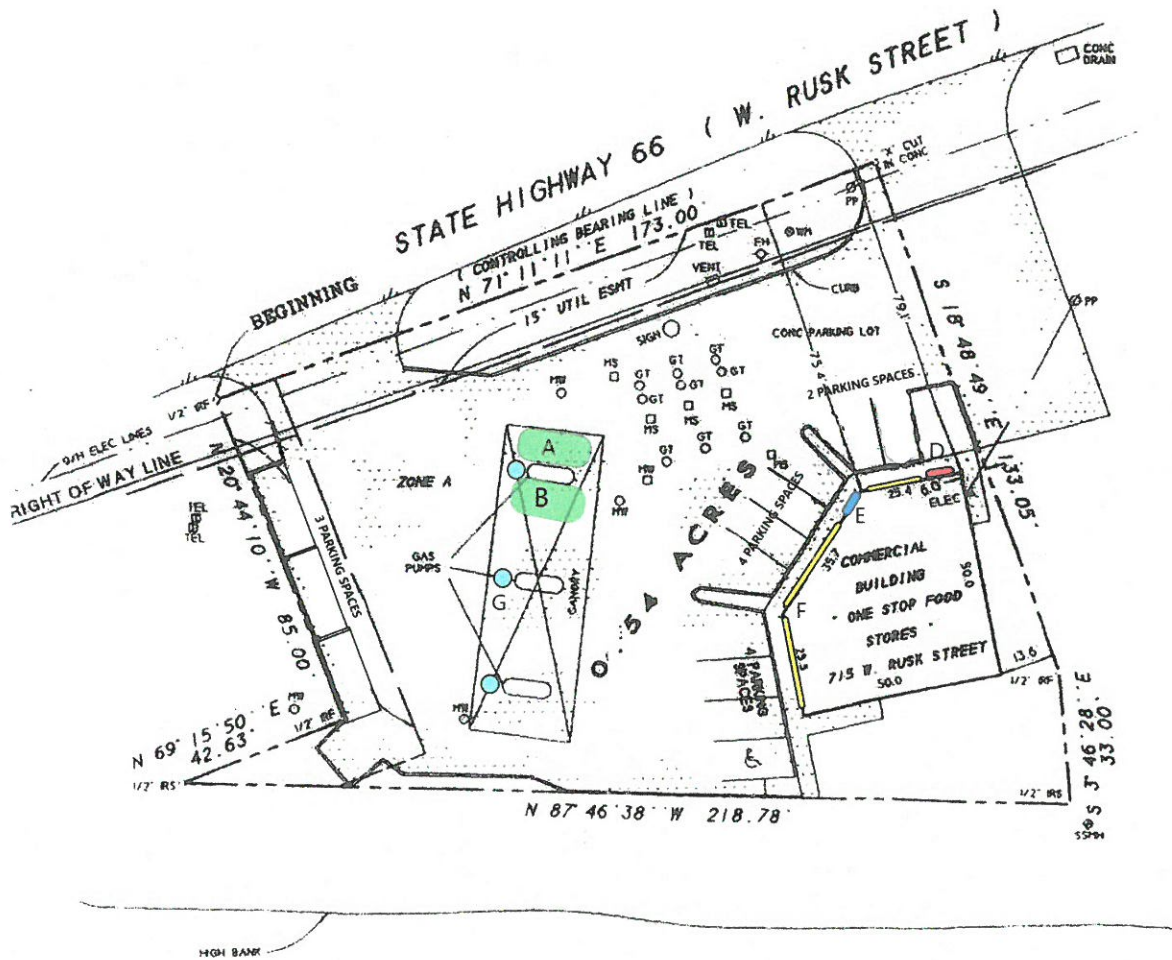


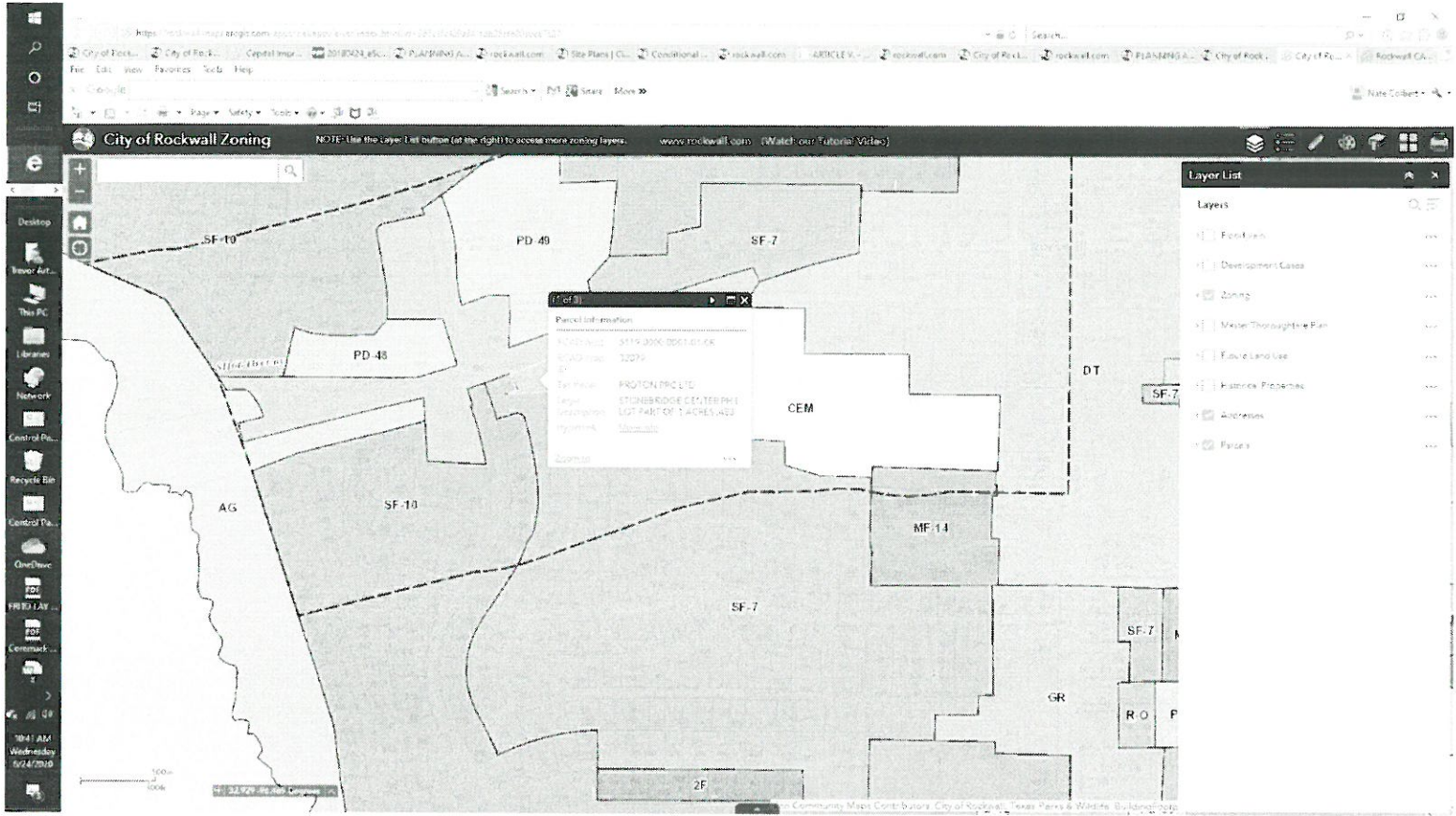
715 W RUSK, ROCKWALL TX
AMENDED SITE PLAN



- A 24'X12'FT HOME/GARDEN, SEASONAL, PLANTS, FRUITS AND VEGETABLES
- B 24'X12'FT HOME/GARDEN, SEASONAL, PLANTS, FRUITS AND VEGETABLES
- D 4'X3'FT PROPANE STORAGE
- E 6'X3'FT ICE VENDING
- F 85'X2'FT HOME/GARDEN, SEASONAL, PLANTS, FRUITS AND VEGETABLES
- G 4'X4'FT WATER, ICE, AUTO, DRINKS AND SNACKS

*NO FIRELANES WILL BE IMPEDED OR BLOCKED
 **NO REQUIRED PARKING WILL BE USED





715 W BUSK ROCKWALL TX 75087
BCAD 3119-0000-0001-01-OR
BCAC PROP 32079