

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 15, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *October 11, 2016* Planning and Zoning Commission meeting.
2. **Approval of Minutes** for the *October 25, 2016* Planning and Zoning Commission meeting.
3. **P2016-045 (Korey)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a final plat for the Ridgecrest Subdivision creating 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.
4. **P2016-046 (Korey)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a final plat for Breezy Hill, Phase VII creating 10 single-family residential lots on 6.802-acres of land identified as Tract 7-10 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of N. John King Boulevard and Cozy View Drive, and take any action necessary.
5. **P2016-047 (Korey)**
Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a preliminary plat for Phase 1 of the Somerset Park Subdivision, containing 144 single-family residential lots on a 56.276-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.
6. **P2016-048 (David)**
Discuss and consider a request by Eric Morff of Cole on behalf of the owner 2804 Ridge, LLC for the approval of a replat for Lot 3 of Road Runner Addition being a 0.93-acre parcel of land identified as Lot 2, Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 2804 S. Goliad Street, and take any action necessary.
7. **P2016-049 (Korey)**
Discuss and consider a request by Matt Moore, PE of Claymoore Engineering, Inc. on behalf of the owner Cindy Paris of Rockwall Regional Hospital, LLP for the approval of a replat for Lot 22, Block A, Presbyterian Hospital Addition being a 18.867-acre parcel of land identified as Lot 15, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway, and take any action necessary.

PUBLIC HEARING ITEMS

8. **Z2016-033 (Korey)**
Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

9. Z2016-034 (David)

Hold a public hearing to discuss and consider a request by David Palmer of Cencor Acquisition Co., Inc on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of FM-549 and S. Goliad Street [SH-205], and take any action necessary.

10. Z2016-035 (David)

Hold a public hearing to discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for the purpose of allowing a *Public School* in an Agricultural (AG) District for a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

11. Z2016-036 (David)

Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-07] for the purpose of amending the development standards to allow front entry garages on a 55.413-acre tract of land identified as Tracts 1, 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.

12. Z2016-037 (David)

Hold a public hearing to discuss and consider a request by Douglas F. DeMarco on behalf of John G. Robertson for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No. 128, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2922 S. Goliad Street [SH-205], and take any action necessary.

ACTION ITEMS

13. SP2016-024 (Korey)

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a site plan for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

DISCUSSION ITEMS

14. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).

- ✓ SP2016-023: Variance for Lakeshore Commons [Approved]
- ✓ Z2016-030: SUP for 1910 Copper Ridge Circle (2nd Reading) [Approved]
- ✓ Z2016-031: Amendment to PD-1 for a Brewery (1st Reading) [Approved]
- ✓ Z2016-032: Amendment to PD-74 (2nd Reading) [Approved]

ADJOURNMENT

TRAINING SESSION

15. Planning and Zoning Commission Training Session

A work session with the GIS Department will be held in the City Council meeting room immediately following the adjournment of the November 15, 2016 Planning and Zoning Commission work session meeting.

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, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 11th day of November, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 11, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Craig Renfro called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Johnny Lyons, Patrick Trowbridge, Annie Fishman, Mark Moeller, Sandra Whitley, and Tracey Logan. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant City Engineer, Amy Williams, Civil Engineer, Jeremy White and Fire Marshall, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the September 27, 2016 Planning and Zoning Commission meeting.

2. P2016-043

Discuss and consider a request by Jay Webb of Dalrock Homes, LLC for the approval of a final plat for Lots 1-10, Block A, Estates on the Ridge Subdivision, containing ten (10) single-family residential lots on an 18.84-acre tract of land identified as Tract 7-04 & 23 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located at the northwest corner of the intersection of FM-3549 and Cornelius Road, and take any action necessary.

Commissioner Lyons made a motion to approve the consent agenda. Commissioner Trowbridge seconded the motion which passed by a vote of 7-0.

III. APPOINTMENTS

3. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Chairman Renfro stated the item would be discussed at the time site plans that were reviewed by the Architectural Review Board come up on the agenda.

IV. PUBLIC HEARING ITEMS

4. Z2016-030

Hold a public hearing to discuss and consider a request by James Shaw for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4692-acre parcel of land identified as Lot 14, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1910 Copper Ridge Circle, and take any action necessary.

Planner, Korey Brooks, gave brief explanation of request stating the applicant is requesting the approval of a Specific Use Permit to allow for an accessory building that does not meet the minimum requirements as stipulated by the UDC. The applicant is proposing to construct a metal building that that will be 30-feet by 40-feet or approximately 1,200 sq. ft. According to the UDC, in an SFE/1.5 District, a single accessory building no larger than 1,250 sq. ft. and 15-feet in height or less, provided the exterior materials contains the same materials as found on the main structure is allowed; in this case the main structure is clad in brick. The proposed accessory building conforms to the size requirement, however, the applicant is requesting an exception to the height requirement to allow for an accessory building that is 20-feet in height, approximately 5-feet taller than the allowed maximum height in an SFE/1.5 District, as well as the masonry requirement to construct an accessory building out of a steel building system with a standing

63 seam metal roof. Additionally, the accessory building will be located behind the main structure
64 and not visible from the street.

65
66 Mr. Brooks went on to state that staff mailed 33 notices to property owners and occupants within
67 500-feet of the subject property as well as the Lofland Farms and Timber Creek Estates HOA's.
68 Staff received one notice in favor of the request.

69
70 Chairman Renfro asked the applicant if he had anything additional to add or wished to speak,
71 the applicant indicated he did not.

72
73 Chairman Renfro opened up the public hearing and asked if anyone who wished to speak to
74 come forward and do so, there being no one indicating such, Chairman Renfro closed the public
75 hearing and brought the item back to the Commission for discussion.

76
77 Commissioner Lyons made a motion to approve the item with staff recommendations.
78 Commissioner Fishman seconded the motion which passed by a vote of 7-0.

79
80
81 5. Z2016-031

82 Hold a public hearing to discuss and consider a request by Kasey Weadon of New Craft Brewing, LLC
83 on behalf of the owner Benbrooke Ridge Partners, LP for the approval of an amendment to Planned
84 Development District 1 (PD-1) for the purpose of allowing the *Brewery or Distillery (Excluding Brew Pub)*
85 land use in the Planned Development District, being identified as ~39.5249-acre tract of land situated in
86 the B. J. T. Lewis Survey, Abstract No. 255 and the D. Atkins Survey, Abstract No. 1, City of Rockwall,
87 Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, located on the eastside of
88 Ridge Road south of the intersection of Ridge Road [FM-740] and SH-205, and take any action
89 necessary.

90
91 Planning Director, Ryan Miller, gave brief description of request stating that the Planned
92 Development District 1, which is south of the intersection of Ridge Road and South Goliad, has
93 been around since 1971 and was originally approved for General Retail District Land Uses,
94 however it wasn't adopted to the Unified Development Code until January 3, 1972. Since then it
95 had updates in 1983, 2002 and 2012 and as of today it allows for a mixed commercial and
96 residential uses. It is broken into three pieces and the piece that is being discussed is called
97 Area 1 and includes the old Brookshire's it is the Ridge Road Shopping Center. Kasey Weadon
98 of New Craft Brewing is requesting to amend this area of Planned Development District 1,
99 specifically to add the brewery or distillery land use but does exclude brew pubs. That is the
100 only change that is being considered. They are proposing to allow this by a Specific Use Permit
101 and currently the use is only allowed by right in the Light Industrial and Heavy Industrial
102 Districts and this is pretty typical of the use, until recently it was considered to be more of a
103 manufacturing type of use however with changes from the Texas Alcohol Beverage Commission
104 over the last couple of years, the use has somewhat changed. What is being considered is to
105 add this use into the General Retail District. It will not allow any other uses or will it be making
106 any other changes to the Code it would only be allowing this use to be included into Planned
107 Development District 1.

108
109 Mr. Miller went on to explain that changes that the TABC put forward allow craft breweries the
110 ability to open up a tasting room or tap room which is essentially used in the same manner that
111 a vineyard would use a tasting room. It also set up limitations to the hours of operation. It allows
112 these businesses to operate between 8 am and 12am Monday thru Saturday and 10am to 12 am
113 on Sundays which does match the City's current ordinance for alcohol related businesses. In
114 addition by allowing it by a Specific Use Permit, it gives the Planning and Zoning Commission
115 and City Council the ability to review these requests on a case by case basis. What that means
116 for the applicant is that if the City Council approves the request, he will be required to submit a
117 Specific Use Permit for his specific use on this property.

118
119 Mr. Miller added that on September 30, 2016, staff mailed 176 notices to property owners and
120 residents within 500-feet of Planned Development District 1 and also emailed notices to the
121 Turtle Cove and Waterstone Estates Homeowner's Associations and the Southside Residential
122 Neighborhood Organization, which are the only neighborhood groups located within 1,500 feet
123 of the subject property. Of the 176 notices sent, staff has received 2 responses in favor of the
124 request.

125 Chairman Renfro asked for questions from the Commission for staff.

126

127 Commissioner Fishman asked if there was going to be a time limit determined on the Specific
128 Use Permit, or would that come at a later time. Mr. Miller stated that the Specific Use Permit will
129 allow the Commission to set operational conditions for the specific use, at this time the only
130 thing that is being decided is whether to allow the use in Planned Development District 1 by
131 Specific Use Permit.

132

133 Chairman Renfro asked if regulating hours would be something the Commission would do at
134 this time. Mr. Miller stated it would not, that would be done during the Specific Use Permit
135 request.

136

137 Chairman Renfro asked the applicant to come forward.

138

139 Kasey Weadon
140 1201 Ridge Road
141 Rockwall, TX

142

143 Commissioner Lyons asked if they would be manufacturing and distributing the product. Mr.
144 Weadon stated they would be manufacturing and distributing. They have a loading dock in the
145 back. In the tasting room is where people would be able to sample what they are seeing
146 manufactured.

147

148 Commission Lyons asked what the reason behind choosing the location since it would be
149 between a fitness gym and an MMA Dojo. Mr. Weadon stated the footprint fits to what they are
150 looking to use it for.

151

152 Commissioner Trowbridge asked how much retail versus wholesale. Mr. Weadon stated it would
153 not be much retail, as they are mainly manufacturing the product.

154

155 Commissioner Lyons asked concerning safety would there be any risk of anything being
156 combustible. Mr. Weadon stated there are safety measures in place with their equipment to
157 avoid that.

158

159 Commissioner Whitley asked about their market plan since they are not selling the product there
160 how does it impact the community in terms of sales. Mr. Weadon stated their product will be in
161 restaurants in Rockwall where beer on tap is sold.

162

163 Chairman Renfro opened the public hearing and asked if anyone wished to speak to come
164 forward and do so. There being no one indicating such, Chairman Renfro closed the public
165 hearing and brought the item back for discussion.

166

167 Commissioner Lyons expressed concern of allowing this use at this location.

168

169 Commissioner Trowbridge made a motion to approve the item with staff recommendations.
170 Commissioner Fishman seconded the motion, which passed by a vote of 6-1 with Commissioner
171 Lyons dissenting.

172

173

174 6. Z2016-032

175 Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorborg Company on
176 behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District
177 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the
178 purpose of incorporating changes to the development standards contained in Exhibit 'C' of *Ordinance*
179 *No. 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within
180 the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north
181 of FM-552 and west of Breezy Hill Road, and take any action necessary.

182

183 Planning Director, Ryan Miller, provided a slide summary of location and gave brief explanation
184 of request stating this is an amendment to PD-74 which is identified as the Breezy Hill
185 Subdivision located on the northeast corner of John King and FM552. Currently the Planned
186 Development District allows for 33.7 acres of retail, the applicant has submitted an application

187 requesting to amend Planned Development District 74 to approve an alternate concept plan and
188 development standards. Specifically, the applicant is requesting to reduce the number of acres
189 designated for retail land uses from 33.7-acres to 19.44-acres for the purpose incorporating an
190 additional residential phase that will be composed of 60' x 120' lots. The applicant did propose
191 50 foot lots earlier this year and that did go through the process with Planning and Zoning's
192 recommendation of 60 foot lots and it did go up to City Council but the applicant requested to
193 withdraw the case. They have now brought the request back with 60 foot lots the proposed new
194 lot type and the proposed changes to the lot mix, the total number of single-family lots will be
195 increased from 742 to 776. That will have a net effect on the overall lot types. Mr. Miller
196 referenced page two of the Commission's packet that shows the proposed lot mixes. Lot type A
197 which is the 60 foot lots will be decreased by 20. Those 20 lots are moving to Lot type E and
198 increased by another 20. The applicant is also proposing to increase lot type B which is the
199 7x120 by 5 lots and Lot type D which is the larger lot 100x200 by 9 lots. This has an added effect
200 on the overall density increasing it from 2.0 units per acre to 2.02 units per acre.

201
202 Mr. Miller went on to state that in looking at the Comprehensive Plan, should the Commission
203 chose to send this forward, the Commission would also be sending forward a recommendation
204 to change the Comprehensive Plan designation from a Commercial Designation to a Low
205 Density Residential and that has been added as a condition of approval.

206
207 Mr. Miller added that staff mailed 363 notices to property owners and residents within 500-feet of
208 the subject property and also emailed a notice to the Stoney Hollow and Breezy Hill
209 Homeowner's Associations, which are the only HOA's located within 1,500 feet of the subject
210 property. At the time this case memo was drafted staff received five responses against the
211 request.

212
213 Mr. Miller stated the applicant was present and staff was available for questions.

214
215 Chairman Renfro asked for questions from the Commission for staff.

216
217 Commissioner Trowbridge asked concerning PD80 that is depicted on the map, if that is a Single
218 Family development or a Commercial Development. Mr. Miller stated that is a Single Family
219 Development.

220
221 Mr. Miller further added that the applicant is requesting a front entry product and at the previous
222 work session the Commission asked the applicant to come back at this meeting with a certain
223 percentage of front entry and j-swing. The applicant is proposing a 50/50 split that would be 20
224 lots with the ability to have j-swing and 20 lots with the ability to have front entry.

225
226 Chairman Renfro made mention of a comment on one of the letters that were received in
227 opposition of the request that expressed concern of a meeting that took place with the developer
228 and builder. Mr. Miller referred that question to the applicant to answer and or explain.

229
230 Chairman Renfro asked the applicant to come forward and speak.

231
232 Noah Flabiano
233 Skorburg Company
234 8214 Westchester Suite 710
235 Dallas, TX

236
237 Mr. Flabiano came forward and gave a brief summary of the request and provided a power point
238 that gave a brief history of the subdivision and the development. In 2007 there was the 212
239 Agreement in place that had some entitlement power the same 2.0 units per acre, 20% open
240 zoned Single Family for this particular subject property which per the agreement allowed for 810
241 units. In 2009 the 55 acres, per Councils direction was for commercial. In 2012 the school site
242 was removed and the zoning was changed to Single Family where the school was set to be. In
243 2014 26 acres on the east side of the commercial tract was rezoned leaving 33.7 acres which is
244 what they are looking to reduce to 19.44 acres to incorporate the additional residential phase for
245 forty 60x120 foot lots. They feel they have owned this commercial tract for quite some time and
246 are looking to sell. He went on to show slides of product types and lot mixes. They are
247 requesting for up to 50% of the lots to be front entry only. At this time it is not decided the
248 amount that would be front entry it is just up to 50% it may be less than that. They also have put

249 in a prevision after a neighborhood meeting last week that no two houses on the same side of
250 the street can have front entry. They feel the commercial squared off will be more efficient.

251
252 Chairman Renfro asked the Commission for questions or discussion.

253
254 Commissioner Logan asked for better understanding concerning the amount of lots that were
255 allowed per the 212 agreement and how that number has changed.

256
257 Adam Buzcek
258 Skorburg Company
259 8214 Westchester Suite 710
260 Dallas, TX

261
262 Mr. Buzcek came forward and stated he could better answer since he was here during that time.
263 He stated the 212 agreement established 2 units per acre density on the overall tract. He added
264 that at Council's direction the 55 acres were zoned commercial with the understanding that if the
265 market did not end up warranting that much commercial it could be rezoned to decrease the size
266 of the commercial. It would be 10 acres in the back which is an off piece and would square off
267 what would be left of the commercial.

268
269 Commissioner Trowbridge asked if Skorborg Company develops commercial property or do will
270 it be sold. Mr. Buzcek stated they have developed some over the years, but have not done any
271 vertical commercial in the last 14 years that he has been with the company; essentially they are
272 a single family development company and will be selling to a third party commercial developer.

273
274 Chairman Renfro opened the public hearing and asked anyone who wished to come forward to
275 speak to come forward.

276
277 Bruce Clark
278 313 Shenandoah Lane
279 Rockwall, TX

280
281 Mr. Clark came forward and stated details concerning his career, which he stated he was a
282 planner for close to 50 years and therefore feels he is familiar with the planning process. He
283 stated that his property abuts part of the Skorburg property further down on John King Blvd.
284 He feels that most of the commercial development has occurred near FM 552 and SH-205 and
285 therefore there is not really a need for a big commercial at this location. He added that he is in
286 favor of the request and feels it is a good move to reduce the commercial in favor of more
287 residential lots and they produce a good product and will be an added asset for the area.

288
289 Stan Parks
290 998 Calm Crest
291 Rockwall, TX

292
293 Mr. Parks came forward and stated there was HOA meeting that took place with the developer
294 last week and in his opinion as well as others that attended that meeting there was a support for
295 the effort to switch from commercial to single family homes. The opposition from mainly all in
296 attendance at the meeting was specific to the front entry drive. He feels it will take up most of the
297 front yard and won't allow for much of a yard. That type entry depicts more of a townhome
298 development rather than a single family home. And although there will be the provision of not
299 having two homes on the same side of the street with front entry still feels the final product will
300 be ending up with one side of the development completely different than the other. He is in
301 opposition of the three front entry drives, although he is in support of the reduction in
302 commercial to add the additional residential.

303
304 Bob Wacker
305 806 Mira Mar Drive
306 Rockwall, TX

307
308 Mr. Wacker came forward and stated he is in favor of the request. He feels the market is calling
309 for the 60 foot lot product and feels there is already enough commercial in that area. Although
310 he questions if 3 front entry can be built on 60 foot lots.

311 Chairman Renfro asked the applicant to come forward for rebuttal and any additional comments
312 they wish to make.

313
314 Mr. Buzcek came forward and added that they will be able to build the 3 front entry on the 60 foot
315 lots.

316
317 Commissioner Lyons asked how big the front yards will be on the 60 foot lots with the 3 front
318 entry garages. Mr. Buzcek stated it will be the same setback the building will be the same as at
319 they are building now with a 20 foot front setback, the only difference will be instead of it having
320 to be the side of the garage it can be a/c square footage area. The actual streetscape in terms of
321 where the building will be will be the same setback.

322
323 Commissioner Whitley asked for clarification if only 50% are front access, would the other 50%
324 be j-swing and would that mean they all will have the driveway in the front. Mr. Buzcek stated the
325 50% that's not only front entry will be identical to category A. Mr. Miller added that in addition to
326 j-swing they're allowed to have a garage that's recessed 20 feet behind the front façade of the
327 house. They can have a forward facing garage, it just has to be recessed and the reason that is
328 required is to require an additional 20 feet of setback between the garage and the street.

329
330 Commissioner Logan asked would there be any 3 bay wide in the combination of j-swing and
331 front entry. Mr. Buzcek stated they have plans where there could be 3 or a 2 and 1 with 2 doors
332 facing the garage and provided slide pictures showing the different options.

333
334 Chairman Renfro closed the public hearing and brought the item back to the Commission for
335 discussion.

336
337 Commissioner Trowbridge expressed concern of the economic impact of the land use.

338
339 Commissioner Moeller expressed concern with changing the land use map.

340
341 General discussion took place concerning if it would be a good fit to the area and pros and cons.

342
343 Commissioner Moeller made motion to approve with staff recommendations. Commissioner
344 Fishman seconded the motion, which passed by a vote of 7-0.

345
346
347 7. P2016-040
348 Hold a public hearing to discuss and consider a request by Chad & Lindsay Hudson for the approval of
349 a replat for Lots 7 & 8, Block A, Independence Pass Addition being a replat of a 1.4-acre parcel of land
350 identified as Lot 5, Block A, Independence Pass Addition, City of Rockwall, Rockwall County, Texas,
351 zoned Planned Development District 8 (PD-8) for single family land uses, addressed as 107
352 Independence Place, and take any action necessary.

353
354 Planner, Korey Brooks, advised the Commission that they were given an amended case memo, a
355 letter from the applicant and photos of the property. He stated that the applicant is requesting to
356 replat one 1.4-acre lot into two 0.70-acre lots for the purpose of subdividing one lot into two lots
357 to build a single family home on each lot. The applicant currently has a play set as a standalone
358 structure on one of the lots and has provided a letter indicating that on March 21, 2016 the
359 property was granted a variance by the Chandlers Landing Community Association to allow for
360 the play set as a stand-alone structure on a lot with the condition that the foundation slab for the
361 residence must be in place within one year of the Board Meeting. Additionally the applicant is
362 proposing a front yard fence and according to the UDC it states that no fence shall be
363 constructed in the required front yard of a residentially zoned area without first being granted a
364 special permit by the City Council. The City Council approved a request on April 2, 2012 for a
365 48-inch, wrought iron fence to be constructed in the front yard of the property located at 107
366 Independence Place. However, at time of approval, the subject property contained all 1.42-acres.
367 Should the Planning and Zoning Commission and City Council approve the replat as submitted,
368 this would essentially approve a front yard fence on two properties, 107 Independence Place and
369 108 Independence Place therefore this issue makes the approval of this replat a discretionary
370 decision for the Planning and Zoning Commission and City Council.

371

372 Mr. Brooks added that on October 1, 2016, staff mailed one notice to property owners and
373 occupants within 200 feet of the subject property and located within the Independence Pass
374 Subdivision. Staff did not receive any notices returned.
375

376 Chairman Renfro asked the applicant to come forward.

377
378 Chad Hudson
379 422 Colombia Drive
380 Rockwall, TX
381

382 Mr. Hudson came forward and stated he has been a resident of Rockwall since 2000 and has
383 lived in Chandlers Landing since 2003 and has owned the subject property since 2006. He and
384 his wife planned on building on it, and initially subdivided it into three lots. The private security
385 fence goes around the entire project and they tied into Chandlers Landing existing fence. The
386 front yard fence was installed in 2012 and a shared access is in place. After designing the house
387 Mr. Hudson and his wife decided they will live at 107, there are already three water meters in
388 place, and they want to take up two of the lots. It is 1.4 acres and they would like to keep the
389 shared driveway, have .7 for their house and .7 for an additional house at some point. He is
390 asking for a variance for the front yard fence.
391

392 Mr. Miller added that all front yard fences in the City of Rockwall are required to go to the City
393 Council for approval. City Council did approve a front yard fence in 2012 for this property as one
394 lot, one property. However, now that the applicant is replatting the property, and although the
395 plat meets the technical requirements, what makes it discretionary to the Planning and Zoning
396 Commission and City Council is that he would be subdividing it creating two lots with two front
397 yard fences.

398 Chairman Renfro asked what the pros/cons would be for them to consider the variance, is it
399 visual appeal or a safety issue. Mr. Miller stated that the reason the ordinance is in place is to
400 review front yard fences on a case by case basis based on the area they're in, adjacent
401 properties, visual appeal and those are discretionary to the City Council.
402

403 Commissioner Lyons asked what is changing from going from one lot to two since the fence is
404 already in place and wouldn't look any different whether it would be on one or two lots. Mr.
405 Hudson stated the fence would not look any different even if three houses were built on the lot.
406

407 Mr. Hudson added that the accessory building, play set, was put there for their two daughters to
408 play while he and his wife worked on the property. Initially Chandlers did have a problem with it,
409 but after appealing to them the Board just asked that they put a slab in place and they will have a
410 foundation within a year.
411

412 Chairman Renfro asked staff if that would be part of the request. Mr. Miller stated that is between
413 the HOA and the applicant and is not part of the replat request.
414

415 Chairman Renfro opened up the public hearing and asked if anyone who wished to speak to
416 come forward and do so, there being no one indicating such, Chairman Renfro closed the public
417 hearing and brought the item back to the Commission for discussion.
418

419 Commissioner Lyons made a motion to approve the item with staff recommendations.
420 Commissioner Logan seconded the item by a vote of 7-0.
421

422
423 V. ACTION ITEMS
424

425 8. P2016-044
426 Discuss and consider a request by Chris Cuny, P.E. of FC Cuny Corporation for the approval of a
427 reinstatement request for the preliminary plat for the Fontanna Ranch Addition in accordance with
428 *Section 38-8(f)* of the Subdivision Ordinance contained in the Municipal Code of Ordinances, and being
429 an 27.89-acre tract of land, zoned Planned Development District 67 (PD-67),
430 take any action necessary.
431

432 Senior planner David Gonzales gave brief explanation of request stating that this was approved
433 by City Council in 2006 as a preliminary plat, and generally what happens after that is the

434 developer submits a final plat or engineering plans for any portion of the overall tract, and
435 continues to submit subsequent plans for additional phases of the development and they have
436 one year to get that done. However, in this case that did not happen and that is the reason for
437 the request. Phase III of the Fontanna Ranch represents the final phase for the Fontanna Ranch
438 Subdivision and essentially they have not changed anything as far as the general layout of the
439 preliminary plat and because of that and the concept plan that was approved with the PD, staff
440 would recommend the approval of the reinstatement for the one year to allow them to submit
441 engineering and final plat for the property and begin development.

442
443 Mr. Gonzales advised the Commission the applicant was not present but staff was available for
444 questions.

445
446 Chairman Renfro asked for questions or discussion from the Commission.

447
448 Commissioner Moeller made a motion to approve the item with staff recommendations.
449 Commissioner Lyons seconded the motion which passed by a vote of 7-0.

450
451
452 9. SP2016-019

453 Discuss and consider a request by Kevin Patel, P. E. on behalf of William Shaddock of Master
454 Developers-SNB, LLC for the approval of a site plan for a daycare facility on a 2.960-acre tract of land
455 identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [1.4376-acres], A. Hanna Survey,
456 Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41
457 (PD-41) and Single Family 10 (SF-10) District, addressed as 1292 East Fork Drive, and take any action
458 necessary.

459
460 Planner, Korey Brooks, gave brief explanation of request stating that in 2008, the City Council
461 approved a Specific Use Permit to allow for a Daycare on the subject property. The applicant is
462 requesting approval of a Site Plan to construct a 13,342 sq. ft. daycare facility. The proposed
463 daycare is situated on two tracts of land. One tract is 1.511-acres and is zoned Planned
464 Development District 41 and the other tract of land is 1.4376-acres and is zoned Single Family 10
465 District. The submitted site plan, landscape plan, photometric plan, and building elevations do
466 conform to the technical requirements contained within the approved SUP as well as the UDC.

467
468 Mr. Brooks went on to state that the ARB met with the applicant at the last Planning and Zoning
469 Commission meeting and they did approved the site plan as submitted and there were no
470 additional requirements from the ARB. Mr. Brooks provided the Commission slide pictures
471 showing the approved elevations as well as pictures northeast and west view of the site.

472
473 Mr. Brooks advised the Commission that staff as well as the applicant were available for
474 questions.

475
476 Chairman Renfro brought the item back for discussion/questions.

477
478 Commissioner Trowbridge asked if PD41 incorporated mostly single family or is it split between
479 commercial and single family and would this use align with the PD. Mr. Brooks stated it is a mix-
480 use, General Retail as well as Single Family.

481
482 Commissioner Trowbridge made a motion to approve the item with staff recommendations.
483 Commissioner Lyons seconded the motion, which passed by a vote of 7-0.

484
485
486 10. SP2016-020

487 Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Cindy Paris
488 of Rockwall Regional Hospital, LLC for the approval of a site plan for a medical office building on a 5.75-
489 acre portion of a larger 17.8321-acre parcel of land being identified as Lot 15, Block A, Presbyterian
490 Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development
491 District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer
492 Lee Drive and Rockwall Parkway, and take any action necessary.

493
494 Planner, Korey Brooks, advised the Commission he provided them with a revised case memo
495 and went on to state that the applicant is requesting approval of a Site Plan for the purpose of
496 constructing a 55,827 sq. ft. medical office building facility. The proposed medical office

497 building is situated on a 5.75-acre portion of a larger 17.8321-acre parcel of land that was
498 originally intended for two medical office buildings to be constructed. The first one was
499 approved on 2008 and this request is for the second of the two buildings. On January 22, 2008
500 the City Council approved variances to the stone requirements, rooftop screening of mechanical
501 equipment, and vertical articulation requirements. The submitted site plan is for MOB #2; and
502 therefore will not require additional variances pending conformance with the 2008 site plan case.
503

504 Mr. Brooks went on to state that the submitted site plan, landscape plan, photometric plan, and
505 building elevations conform to the technical requirements contained within the UDC. As with the
506 last case, ARB did recommend approval as long as this site plan conforms to the 2008 approved
507 MOB site plan.
508

509 Mr. Brooks advised the Commission that staff as well as the applicant were available for
510 questions.
511

512 Chairman Renfro made motion to approve with staff recommendations. Commissioner
513 Trowbridge seconded the motion which passed by a vote of 7-0.
514

515 11. SP2016-021

516 Discuss and consider a request by Vinod Sharma of Little Genius of Texas, LLC for the approval of a
517 site plan for a private pre-school facility on a 2.28-acre tract of land identified as Tract 2-3 of the W. T.
518 Dewese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned
519 Development District 70 (PD-70) for General Retail (GR) District land uses, located at the southeast
520 corner of the intersection of FM-552 and Stone Creek Drive, and take any action necessary.
521

522
523 Planner, Korey Brooks, gave brief explanation of request stating the applicant is requesting
524 approval of a Site Plan for the purpose of constructing an 11,834 sq. ft. private pre-school
525 facility. The proposed preschool is situated 2.28-acre tract of land and is zoned Planned
526 Development District 70 for General Retail District land uses. The submitted site plan, landscape
527 plan, photometric plan, and building elevations do conform to the technical requirements
528 contained within the UDC.
529

530 Mr. Brooks went on to state that at the previous meeting the applicant met with ARB and the
531 Board asked the applicant to make revisions to the symmetry of the building, add more detail to
532 the vertical elements on the West Elevation, to add landscaping to provide screening to the
533 North Elevation, and to widen the columns on the West Elevation. The applicant agreed to make
534 revisions and submitted those changes, and ARB did recommend approval at their earlier held
535 meeting.
536

537 Mr. Brooks advised the Commission that staff as well as the applicant were available for
538 questions.
539

540 Chairman Renfro asked for questions or discussion.
541

542 Commissioner Lyons made a motion to approve the item with staff recommendations.
543 Commissioner Fishman seconded the motion which passed by a vote of 7-0.
544

545 12. SP2016-022

546 Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Gerald
547 Houser of Colin-G Properties, LTD for the approval of a site plan for the expansion of an existing
548 industrial facility on a 6.19-acre parcel of land identified as Lot 1, Block A, Houser Addition, City of
549 Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276
550 Corridor Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.
551

552 Senior Planner, David Gonzales, gave brief explanation of request stating the applicant is
553 seeking approval for a site plan for the expansion of an existing industrial facility on a 6.19-acre
554 parcel of land. The subject property is zoned Heavy Commercial and the properties to the east
555 and south are zoned PD10 and Light Industrial; there are a couple properties in front that are
556 Commercial and one that is a Single Family Residential. The applicant is requesting approval of
557 a site plan for the purpose of expanding an existing heavy commercial operation by constructing
558 two additional buildings. The Architectural Review Board took into consideration when it
559 reviewed this particular request that this property has been here since 1984 it's a concrete

560 mixing facility. Mr. Gonzales provided pictures of the property and of the site plan that showed
561 the two building that the applicant is requesting to expand. The two buildings that are going on
562 the site exceed the 50% of the size of the existing buildings area and due to the nature of the
563 buildings there are some variances and exceptions that the applicant is requesting.
564

565 Mr. Gonzales went on to state that when ARB looked at the elevations, they considered the
566 location and the age of the property. Based on what is there now, the applicant is providing
567 buildings that are similar to what is currently there to keep in with what is on the ground. He is
568 building an office building that is going to be located right adjacent to behind the existing office
569 building as well as the other new facility which will be the lab which will be west of that. In
570 looking at the lab facility building elevations, when ARB met with the applicant at the previous
571 meeting the applicant showed that a building on site that has split face CMU, and new building
572 will be right next to the current building and would be split CMU as well. However the applicant
573 has since changed that and he is now proposing a brick that will be on the exterior of the
574 building and will match the office building and since the building will be up front it will be more
575 in line with what is present at the front of the property.
576

577 Mr. Gonzales further stated that the ARB in their deliberations, recommended the applicant plant
578 trees along the southern and eastern property boundary in order to screen the use from the
579 surrounding properties.
580

581 Mr. Gonzales also added that the existing site has a total of five parking spaces located adjacent
582 to the existing office building; however, based on the total square footage of the additional two
583 buildings, an additional 25 parking spaces are required. The applicant's proposed site plan
584 indicates the addition of 16 parking spaces and is requesting a variance to allow for less than
585 the required 25 spaces. This is due to the sites building #2 being used as a laboratory rather
586 than a traditional office use. This variance request has also been included as a condition of
587 approval. Aside from the exceptions and variances requested for the tow (2) building's exterior
588 facades, the variance to the parking standards, and the conditions listed in the
589 Recommendations section of this report, the submitted site plan and building elevations are in
590 substantial compliance with the technical requirements contained within the SH-276 OV and the
591 UDC. The ARB made a motion to recommend approval of the elevations for both buildings with
592 staff conditions. The motion also included the planting of trees along the southern and eastern
593 property lines for screening purposes.
594

595 Mr. Gonzales advised the Commission that staff as well as the applicant were available for
596 questions.
597

598 Chairman Renfro asked for clarification of what is being approved if it is for approval for a site
599 plan for the expansion of an existing industrial facility, simply the site plan. Mr. Gonzales state
600 the approval would be for the site plan; however the recommendation as well would be
601 forwarded to City Council for the variances and exceptions.
602

603 Chairman Renfro asked for questions or discussion.
604

605 Chairman Renfro made a motion to approve with staff recommendations. Commissioner Lyons
606 seconded the motion which passed by a vote of 7-0.
607

608
609 13. SP2016-023 **POSTPONED TO THE 10-25-2016 P&Z MEETING**
610 Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of
611 a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a
612 larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4,
613 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General
614 Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located
615 at the southwest corner of Quail Run Road and N. Goliad Street [SH-205], and take any action
616 necessary.
617

618 Senior Planner, David Gonzales, advised the applicant asked the item to be postponed.
619

620
621 14. MIS2016-009

622 Discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner
623 Lakeside Church of Christ of Rockwall for the approval of a *Tree Mitigation Plan* in conjunction with an
624 approved Planned Development (PD-81) for the Ridgecrest Subdivision being a 29.541-acre tract of
625 land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City
626 of Rockwall, Rockwall County, Texas, zoned Planned Development District No. 81 (PD-81) and located
627 on the north side of Airport Road, west of the intersection of Airport Road and FM3549, and take any
628 action necessary.
629

630 **Planner, Korey Brooks, gave brief explanation of request has submitted a Tree Mitigation Plan**
631 **for a planned subdivision (Ridgecrest Subdivision) being a 29.541-acre parcel of land being a**
632 **portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of**
633 **Rockwall, Rockwall County, Texas, zoned Planned Development District 81 and located on the**
634 **north side of Airport Road, west of the intersection of Airport Road and FM3549.**
635

636 **Mr. Brooks further explained that the applicant has provided a tree survey identifying a total of**
637 **51 trees, totaling 468.4-caliper inches that require removal in order to develop the property. All**
638 **of the trees identified are considered to be protected trees and require mitigation. Of the trees**
639 **being removed, 5 of the trees, totaling 32.65 caliper-inches, are Cedar trees. According to the**
640 **UDC Cedar trees that are 11 inches dbh or larger, shall be replaced at fifty 50 percent the total**
641 **caliper inches being removed; therefore, the applicant is only required to mitigate for 16.325-**
642 **caliper inches of Cedar trees. According to the UDC feature trees may not be removed without**
643 **the approval of the Planning and Zoning Commission and are to be replaced on inch-for-inch**
644 **bases. Feature trees are identified as any pecan, oak, or elm that has a dbh of 4 inches or**
645 **greater or any tree that has a dbh of 30 inches or greater. The submitted tree mitigation plan**
646 **identifies 3 feature trees, totaling 31.2-caliper inches that will be removed and require the**
647 **Planning and Zoning Commission's approval.**
648

649 **Mr. Brooks went on to state that the total required mitigation balance, totaling 435.75-caliper**
650 **inches or 142.25 3-inch caliper trees, will be satisfied at the time of development of the site. It**
651 **should be noted that the approval of the applicant's request is a discretionary decision for the**
652 **Planning and Zoning Commission.**
653

654 **Commissioner Trowbridge asked if the request complies with the mitigation plan. Mr. Brooks**
655 **stated it does.**
656

657 **Commissioner Trowbridge made a motion to approve the item with staff recommendations.**
658 **Commissioner Fishman seconded the motion which passed by a vote of 7-0.**
659

660 VI. DISCUSSION ITEMS

661
662 15. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
663

- 664 ✓ P2016-042: Amending Plat for the Preserve, Phase 1 Addition [Approved]
- 665 ✓ Z2016-023: SUP for 1970 Copper Ridge Circle (2nd Reading) [Approved]
- 666 ✓ Z2016-025: Harbor Urban Center Condominiums (2nd Reading) [Approved]
- 667 ✓ Z2016-028: Zoning Change AG to RO (2nd Reading) [Approved]
- 668 ✓ Z2016-029: SUP for a Gas Station (2nd Reading) [Approved]
- 669

670
671 **Planning Director, Ryan Miller, provided a brief update about the outcome of the above**
672 **referenced case at the City Council meeting. No discussion took place concerning this agenda**
673 **item.**
674

675
676 VII. ADJOURNMENT

677
678 **Meeting adjourned at 8:06 p.m.**
679

680
681
682
683 **PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,**
684 **Texas, this _____ day of _____, 2016.**

685
686
687
688
689
690
691
692
693
694

Attest:

Craig Renfro, Chairman

Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 25, 2016
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Johnny Lyons called the meeting to order at 6: p.m. The Commissioners present at the meeting were, Sandra Whitley, Tracey Logan, Annie Fishman, and Mark Moeller. Absent were Chairman Craig Renfro and Commissioner Patrick Trowbridge. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant City Engineer, Amy Williams, Civil Engineer, Jeremy White and Fire Marshall, Ariana Hargrove.

II. APPOINTMENTS

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

Architectural Review Board representative Jerry Welch gave brief explanation of agenda item that was discussed at the ARB meeting.

No further discussion took place concerning this agenda item.

III. ACTION ITEMS

2. SP2016-023

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of request stating the applicant the applicant is requesting approval of a Site Plan for the purpose of constructing a 9,862 sq. ft. retail facility that will house three uses, retail, restaurant, and medical office. The site will be comprised of a 1.56-acre tract of land being a portion of larger 6.1091-acre tract of land. The proposed retail facility is a use permitted by right on the subject property. A preliminary plat was approved in April of this year and indicates a total of four lots available for development for this intersection. The preliminary plat also indicates one primary drive that connects all four lots and has entrance/exit points along SH-205 and North Lakeshore Drive. The primary access for the subject property will be from North Lakeshore Drive. The subject property will incorporate a total of 57 parking spaces for the retail development.

Mr. Gonzales further stated that, the applicant provided a Tree Mitigation Plan earlier this year indicating a total mitigation balance due of 731 caliper inches. The Planning and Zoning Commission approved the mitigation plan that would allow the applicant to satisfy the mitigation balance at the time of development of the 6.1091-acre site. The landscape plan for the subject property indicates a total of 16 trees being added to the site with each tree being a minimum of 4 caliper inches for a total of 64 inches. The mitigation balance will be adjusted to indicate a total of 667 inches due at the time of future development.

Mr. Gonzales went on to state that concerning variances and exceptions for the request, the Architectural Review Board did consider the cultured stone and approved it. The cultured stone is something that has been incorporated into the Overlay District requirements that allows for the Planning Commission to be able to review the cultured stone product as long as meets a certain criteria. Also, part of the variance to the site plan on the north elevation the applicant is

65 requesting a variance to allow for a reduction in the amount that is required. The Overlay District
66 requires a minimum of 20% stone for all facades. They exceed that on the remaining facades;
67 however on the north elevation facing Lakeshore Blvd that is less than 20% stone, it is
68 approximately 16% on that elevation. They are seeking a variance for that and the Commission
69 would forward a recommendation to City Council for their next scheduled meeting. Other
70 comments are outlined in the staff report that was provided to the Commission.
71

72 Mr. Gonzales stated staff was available for questions and the applicant was present and
73 available for questions as well.
74

75 Vice-Chairman Lyons asked the Commission for any questions or discussion.
76

77 Commissioner Fishman asked concerning one of the requirements for cultured stone that is for
78 it to have a minimum warranty of 75 years and the requested cultured stone shows to be only 50
79 years, would that need to be looked at as an exception. Mr. Gonzales stated it would be
80 something the Commission would need to take a look at and consider. There have been two
81 other cases that have come before the Commission where the issue of warranty has been
82 discussed. When the ordinance was originally brought to the Commission, the 75 year warranty
83 is something that is hard to achieve, there are only a handful of companies that offer that
84 warranty therefore it limits the amount of cultured stone that a developer can go out and find for
85 their project.
86

87 Vice-Chairman Lyons asked the applicant to come forward.
88

89 Worth Williams
90 7700 Eastern Avenue
91 Dallas, TX
92

93 Mr. Williams came forward and stated that in looking for the stone they wanted a
94 product that would “pop” and create a lot of interest for the shopping center to compliment the
95 balance of what they have proposed for the three lots.
96

97 Vice-Chairman Lyons asked the Commission for any questions or discussion.
98

99 Commissioner Moeller made a motion to approve the agenda item with staff recommendations.
100 Commissioner Fishman seconded the motion which passed by a vote of 5-2, with Chairman
101 Renfro and Commissioner Trowbridge absent.
102

103 IV. DISCUSSION ITEMS 104

105 3. Z2016-033 106

107 Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on
108 behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose
109 of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic
110 Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites
111 Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)
112 District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700
113 E. IH-30, and take any action necessary.
114

115 Planner, Korey Brooks, advised the Commission the applicant was present.
116

117 Vice-Chairman Lyons asked the applicant to come forward.
118

119 Phillip Craddock
120 Craddock Architecture
121 750 E. IH-30 Suite 160
122 Rockwall, TX
123

124 Mr. Craddock came forward and gave a brief explanation of the request and provided a power
125 point showing different view of what it will look like overall inside and outside. It will be in a
126 highly visible site and the intention is to bring a high end hotel that will focus more on the
127 executive upscale community. It will have a nice look of the lake from the second thru the fifth

128 floor of the building. It will have 24 hour operation, full complimentary breakfast, a fitness center
129 and indoor pool. The mix of the hotel is going to be 50% studios and four mini suites that have
130 one bedroom. It will be modern and upscale and they will meet the ordinance with the beam and
131 stone. It will be a Best Western Plus/ Executive Residency. It will have a roof deck which will
132 provide a nice view of the lake. The rooms will not have a separate dining room or a full range.
133 They will be entered through a shared wall.
134

135 Mr. Brooks added that when the request originally came in the applicant was not proposing to
136 do a Residence Hotel but subsequently after speaking with him, it was decided it would probably
137 be best to allow for a Residence Hotel with the condition that no more than 50% of the rooms
138 would offer an extended stay option.
139

140 Mr. Miller further added that they reviewed that before the meeting, there are four suits that do
141 meet the definition of a Residency Hotel where they incorporate a full size fridge in a kitchenette
142 and allow for a longer stay.
143

144 Mr. Craddock further clarified by stating that there will only be four of the suits that would be
145 considered a residency type and they would be willing to put that on the ordinance. There will be
146 a total of 77 rooms. The suites will be located in the corners most likely in the upper floor. The
147 slide show he provided showed different views of the rooms what the suites would have in them
148 as well as the view of the lake from the upper floors. He went on to add that the intent is to
149 provide a nice upscale hotel experience for the guests. They will be asking for a variance for the
150 60 foot height.
151

152 Vice-Chairman Lyons asked what the allowed height was. Mr. Brooks stated that the current
153 SUP for this property allows for a building that is 58 feet in height the request is for 60 feet.
154

155 Commissioner Logan asked staff if the height variance is the only variance being requested and
156 if the residence hotel is allowed because it is zoned Commercial. Mr. Brooks stated it was the
157 only variance being requested and the use was allowed with a Specific Use Permit.
158

159 Commissioner Logan expressed concern with a residence hotel, and the Best Western not
160 typically what is considered upscale. Mr. Craddock responded that the Best Western brand is
161 changing and has changed significantly in the last few years than what it may have been
162 considered some years ago and also the location is going to be a key part.
163

164 Commissioner Whitley asked if the pool would be screened and will there be any meeting rooms.
165 Mr. Craddock stated the pool would be screened and the conference room would accommodate
166 approximately 40-50 people.
167

168 Commissioner Moeller expressed concern with the naming of residence hotels, asked staff if
169 there could be a different terminology that could be used such as what was mentioned executive
170 stay would be more appealing. Mr. Miller stated the brand is Executive Stay and the term
171 Executive Residence could be used.
172

173 Vice-Chairman asked what the signage would say. Mr. Craddock stated it would be Best Western
174 Plus/ Executive Residency.
175

176 Commissioner Fishman asked if the company retains long term ownership. Mr. Craddock stated
177 they would be maintaining it long term. To further explain the answer he asked his colleague to
178 add.
179

180 Clark Staggs
181 1601 Seascape
182 Rockwall, TX
183

184 Mr. Staggs came forward and stated that the Best Western that is currently in Rockwall has been
185 owned by the same owner for the last six years and within that time has made substantial
186 improvements every year and is currently making renovations to the lobby. He added that the
187 price range for the rooms will start at minimum \$100 a night; it is an expensive proposition as
188 opposed to what is sometimes thought of with an extended stay.
189

190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252

There being no further questions, Vice-Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

4. Z2016-034

Hold a public hearing to discuss and consider a request by David Palmer of Cencor Acquisition Co., Inc on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of FM-549 and S. Goliad Street [SH-205], and take any action necessary.

Senior Planner, David Gonzales, advised the Commission that the applicant was present.

Vice-Chairman Lyons asked the applicant to come forward.

David Palmer
3102 Maple Avenue Suite 500
Dallas, TX

Mr. Palmer came forward and stated he is a partner with Cencor Realty; Cencor Acquisition is their purchasing entity. They are purchasing this property and are seeking to have it zoned so they can determine what direction they will proceed with it in terms of marketing. They intend to develop it for a retail shopping center.

Vice-Chairman Lyons asked the Commission for any questions or discussions. There being no questions or discussion, Vice-Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

5. Z2016-035

Hold a public hearing to discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for the purpose of allowing a *Public School* in an Agricultural (AG) District for a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

Senior Planner, David Gonzales, advised the Commission that the applicant was present.

Vice-Chairman Lyons asked the applicant to come forward.

Jimmy Strohmeyer
2701 Sunset Ridge
Rockwall, TX

Mr. Strohmeyer came forward and stated that this is a tract of land that the school district owns and the request is for an SUP for the purpose of building a College and Career Academy.

Commissioner Moeller asked in looking at the layout of the school were the access points only showing to be off of John King with an alley way going through a side street. Mr. Strohmeyer stated that was correct. Commissioner Moeller expressed concern over peak times of drop off and pick up and the traffic issue it may cause. Mr. Strohmeyer clarified that it would be older kids and that would not pose a problem.

There being no further questions, Vice-Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

6. Z2016-036

Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance*

253 No. 16-07] for the purpose of amending the development standards to allow front entry garages on a
254 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97,
255 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-
256 Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)
257 District, located on the north side of John King Boulevard south of Featherstone Drive, and take any
258 action necessary.

259
260 **Senior Planner, David Gonzales, advised the Commission that the applicant was present.**

261
262 **Vice-Chairman Lyons asked the applicant to come forward.**

263
264 **Pat Atkins**
265 **3076 Hays Lane**
266 **Rockwall, TX**

267
268 **Mr. Atkins came forward and gave brief explanation of the request. This subject property has**
269 **come before the Commission in the past and during the zoning process they had not committed**
270 **to a builder team; however Highland Homes and David Weekly Homes, which are one of the best**
271 **builders in the metroplex, have committed to the building of this development Saddle Star**
272 **South. In the contract discussions and negotiations they have had with the builders the concern**
273 **with regard to garage orientation came up, and that poses an issue with the commitment they**
274 **will make. He is coming forward with the direction of these builders in asking to allow flexibility**
275 **with their design and how they accommodate to the market.**

276
277 **Vice-Chairman Lyons asked the Commission for any questions or discussion.**

278
279 **Vice-Chairman Lyons asked for clarification of request, is it to allow all of the development to be**
280 **front entry. Mr. Atkins stated the desire of both builders is to let the market tell them what they**
281 **need to provide. The non-monotony clause gives them the design element of mixing up product**
282 **and how it's constructed. The desire it to allow the builder the flexibility to allow to decide as the**
283 **market and the buyer calls.**

284
285 **Mr. Gonzales added that currently how the ordinance reads that for the 138 homes in that PD,**
286 **50% minimum must be j-swing drive with the remaining lots can be just 20 foot setback from the**
287 **property line where the entire façade would be a flat façade where you can have the front entry.**
288 **That is what is being considered, to see how many j-swing will be there and/or will it include**
289 **more of the other product type where there wouldn't have the recessed garage.**

290
291 **Mr. Miller clarified that it would allow for 100% flat front entry if that were to be their request.**

292
293 **Vice-Chairman Lyons asked if the builders expressed that the deal was dependent on this**
294 **condition. Mr. Atkins stated their contractual requirement is that they be allowed to do front**
295 **entry. Vice-Chairman Lyons stated he feels the Commissioners that are not present may also**
296 **have some concerns because typically what is preferred is to have some diversity, asked if they**
297 **would be open to asking for a different percentage instead of 100%. Mr. Atkins stated he will**
298 **discuss that with the builders.**

299
300 **Mr. Miller added that staff could also work with the applicant through the process before the**
301 **public hearing to touch on that question and address the Commissions concerns.**

302
303 **Commissioner Whitley expressed concern that both potential builders are seeking total**
304 **flexibility and are not willing to work with the City when other builders have. She stated concern**
305 **with the lack of diversity.**

306
307 **There being no further questions, Vice-Chairman Lyons indicated the case will return to the**
308 **Commission for action at the next scheduled meeting.**

309
310
311 **7. Z2016-037**

312 **Hold a public hearing to discuss and consider a request by Douglas F. DeMarco on behalf of John G.**
313 **Robertson for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C)**
314 **District for a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No.**
315 **128, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205**

316 Overlay (SH-205 OV) District, addressed as 2922 S. Goliad Street [SH-205], and take any action
317 necessary.
318

319 **Senior Planner, David Gonzales, gave brief explanation of request and stated that staff met with**
320 **the applicant a few weeks ago when they were looking into pulling a building permit for the RISE**
321 **which is an athletic complex that includes a baseball diamond. They have indicated to staff that**
322 **years ago it had lighting on the field and those were destroyed at some point due to a storm. The**
323 **lighting ordinance does not accommodate this; it accommodates commercial properties, retail**
324 **properties where there are lighting poles that go up 20 or maximum 30 feet in height. For a**
325 **sporting complex 30 feet would create blinding lights for those playing on the fields and that is**
326 **what the applicant pointed out to staff. What staff indicated to them in order to move forward it**
327 **would have to go through an SUP process. Since the property is zoned Agriculture District they**
328 **have to go through the zoning process first in order to rezone to a commercial use and if that**
329 **goes through it would then go through the SUP to establish the lighting standards within the**
330 **SUP.**

331
332 **Vice-Chairman asked if it would only be one ballfield. Mr. Gonzales stated they have only**
333 **indicated it would be one and when the SUP comes forward they would provide the lighting plan.**
334

335 **Commissioner Logan stated she was unaware that the building was in the City. Mr. Gonzales**
336 **stated it was an existing building at the time of annexation and because of that they have a non-**
337 **conforming use on the property.**
338

339 **Commissioner Logan asked if by requesting the SUP would they be required to be conforming.**
340 **Mr. Gonzales stated once the SUP goes through it establishes zoning on the property and**
341 **anything new that would come in would then have to meet the City's code standards.**
342

343 **Commissioner Whitley asked what the neighboring area to the north was. Mr. Gonzales stated it**
344 **is zoned Heavy Commercial.**
345

346 **Commissioner Moeller asked for clarification of how many ballfields there are because in the**
347 **packet they reviewed it showed two, he would like to know which one of the two will have the**
348 **lighting. Mr. Gonzales stated that at the time they met with the applicant they indicated it would**
349 **only be for one, but if they would want to put lighting on both it would be a request they can ask**
350 **for during the SUP process and it then would be a discretionary approval.**
351

352 **There being no further questions, Vice-Chairman Lyons indicated the case will return to the**
353 **Commission for action at the next scheduled meeting.**
354

355
356 **8. P2016-045**

357 **Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of**
358 **Ridgecrest SF, LTD. for the approval of a final plat for the Ridgecrest Subdivision creating 45 single-**
359 **family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A,**
360 **Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned**
361 **Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of**
362 **Airport Road and FM-3549, and take any action necessary.**
363

364 **Vice-Chairman Lyons stated agenda items #8 and #10 would be combined and discussed**
365 **together.**
366

367 **Planner, Korey Brooks, gave brief explanation of the request and stated that both the site plan**
368 **an final plat are for the purpose of creating 45 single family residential lots. The site plan and**
369 **final plat both meet the technical requirements and will be going to the Park Board on November**
370 **1st to have park fees accessed and will be on the consent agenda at the Commissions next**
371 **scheduled meeting.**
372

373 **Vice-Chairman Lyons asked the Commission for any questions or discussion.**
374

375 **Commissioner Moeller asked for clarification of the street layout of where street D would that**
376 **end up as it appears it dead ends to the church property. Mr. Brooks stated it will be a stub out**
377 **connecting the church property to the subject property.**
378

379 **There being no further questions, Vice-Chairman Lyons indicated the case will return to the**
380 **Commission for action at the next scheduled meeting.**

381
382 9. P2016-046

383 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of
384 BH Balance I LLC for the approval of a final plat for Breezy Hill, Phase VII creating 10 single-family
385 residential lots on 6.802-acres of land identified as Tract 7-10 of the J. Strickland Survey, Abstract No.
386 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for
387 Single Family 10 (SF-10) District land uses, situated within the 205 By-Pass Corridor Overlay (205 BY-
388 OV) District, located at the northeast corner of N. John King Boulevard and Cozy View Drive, and take
389 any action necessary.

390
391 **Planner, Korey Brooks gave brief explanation of request stating it is a request to final plat 10 lots**
392 **for single family residential homes. It does meet the technical requirements and will be going to**
393 **the Park Board on November 1st to have park fees accessed and will be on the consent agenda**
394 **at the Commissions next scheduled meeting.**

395
396 **Vice-Chairman Lyons asked the Commission for any questions or discussions. There being no**
397 **questions, Vice-Chairman Lyons indicated the case will return to the Commission for action at**
398 **the next scheduled meeting.**

399
400
401 10. SP2016-024

402 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of
403 Ridgecrest SF, LTD. for the approval of a site plan for the Ridgecrest Subdivision containing 45 single-
404 family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A,
405 Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned
406 Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of
407 Airport Road and FM-3549, and take any action necessary.

408
409 **Vice-Chairman Lyons stated agenda items #8 and #10 would be combined and discussed**
410 **together.**

411
412
413 11. Director's Report of post Council meeting outcomes of Planning & Zoning cases (**Ryan**).

414
415 ✓ P2016-043: Lots 1-10, Block A, Estates on the Ridge Subdivision [*Approved*]

416 ✓ P2016-040: Lots 7 & 8, Block A, Independence Pass Addition [*Approved*]

417 ✓ SP2016-022: Exceptions and Variances at 1611 SH-276 [*Approved*]

418 ✓ Z2016-030: SUP for 1910 Copper Ridge Circle (*1st Reading*) [*Approved*]

419 ✓ Z2016-031: Amendment to PD-1 for a Brewery (*1st Reading*) [*Tabled to the November 7th Meeting*]

420 ✓ Z2016-032: Amendment to PD-74 (*1st Reading*) [*Approved*]

421
422 **Planning Director, Ryan Miller, provided a brief update about the outcome of the above**
423 **referenced case at the City Council meeting. No discussion took place concerning this agenda**
424 **item.**

425
426
427 V. ADJOURNMENT

428
429 **The meeting adjourned at 7:12 p.m.**

430
431 VI. TRAINING SESSION

432
433 12. *Planning and Zoning Commission Training Session*

434 A work session with the GIS Department will be held in the City Council meeting room immediately
435 following the adjournment of the October 25, 2016 Planning and Zoning Commission work session
436 meeting.

437
438 **Mr. Miller advised noted that the training session would be postponed until the next scheduled**
439 **meeting.**

440
441

442 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
443 Texas, this _____ day of _____, 2016.

444
445
446
447 _____
448 Craig Renfro, Chairman

449 Attest:
450
451 _____
452 Laura Morales, Planning Coordinator

453
454
455
456
457
458
459
460
461
462

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

AGENDA DATE: 11/15/2016

APPLICANT: Chase Finch, *Corwin Engineering, Inc.*

AGENDA ITEM: **P2016-045**; *Ridgecrest Subdivision*

SUMMARY:

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a final plat for the Ridgecrest Subdivision creating 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

PLAT INFORMATION:

- The Ridgecrest Subdivision will consist of 45 single-family lots on 29.541-acres of land. The development will incorporate a rural street cross-section and larger front yard setback (i.e. 40-feet) to give the appearance of a rural neighborhood. The development will also incorporate 6-acres (i.e. 20%) of open space. The residential subdivision will be composed of 45 single-family lots on 29.541-acres of land. In conjunction with this final plat, the applicant has submitted a site plan [Case No. SP2016-024]. A summary of the proposed density and dimensional requirements is as follows:

<i>Minimum Lot Width/Frontage</i>	80'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	15,000 SF
<i>Minimum Front Yard Setback</i>	40'
<i>Minimum Side Yard Setback</i>	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i>	10'
<i>Minimum Length of Driveway Pavement</i>	20'
<i>Maximum Height</i>	36'
<i>Minimum Rear Yard Setback</i>	10'
<i>Minimum Area/Dwelling Unit (SF)</i>	1,800 SF
<i>Maximum Lot Coverage</i>	65%

- The proposed Final Plat conforms to the concept plan and development standards included in Planned Development 81 District (PD-81) approved by the City Council on May 16, 2016 under Case No. Z2016-014 [Ordinance No. 16-42] and to the Preliminary Plat approved by City Council on June 20, 2016 under Case No. P2016-029.
- On November 1, 2016 the Parks Board reviewed the *Final Plat* and made a recommendation to approve the plat with the following conditions:
- 1) The developer is to pay the pro-rata equipment fees required in the amount of \$54,180 [i.e. 45 Lots @ \$1,204.00 Per Lot].
 - 2) The developer is to pay the cash-in-lieu of land fees required in the amount of \$41,985 [i.e. 45 Lots @ \$933.00 Per Lot].

- 3) The shade structure presented in the plan be changed to a play structure.
- 4) The six (6)-acre open space and drainage easement shall remain as HOA maintained and not accepted as a public park.

NOTE: This condition has been added to the conditions of approval below.

- The Surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *final plat* for *Ridgecrest Subdivision* staff would recommend the following conditions:

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

City of Rockwall Project Plan Review History



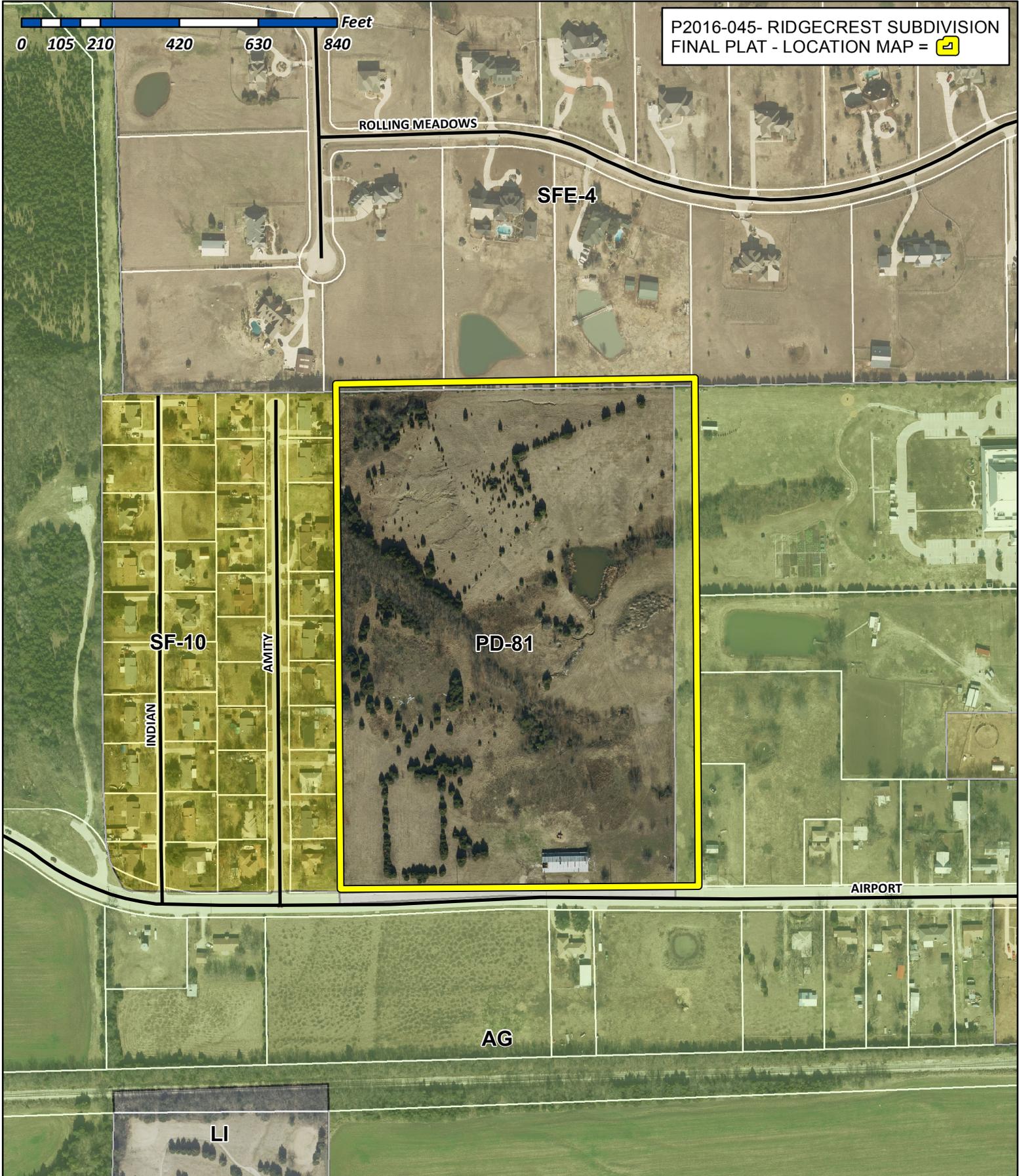
Project Number P2016-045	Owner RIDGECREST ST, LTD	Applied 10/14/2016 LM
Project Name Lot 1, & 2, Block A, Ridgcrest	Applicant Corwin Engineering, Inc	Approved
Type PLAT		Closed
Subtype FINAL		Expired
Status STAFF REVIEW		Status 10/14/2016 LM

Site Address AIRPORT RD	City, State Zip ROCKWALL, TX 75087	Zoning
-----------------------------------	--	---------------

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	2	A	2	4861-000A-0002-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	10/14/2016	10/21/2016	10/18/2016	4	APPROVED	
ENGINEERING (10/18/2016 8:55 AM AW) See markups Show all minimum finished floor elevations on all lot adjacent to the creeks. Show cross-section, elevations, and water surface on all creeks Label detention area as "detention/drainage easement" Show 15' sanitary sewer easement inside lot 32 block A Show 30' drainage easement between lots 5-6 block C Show 15' drainage easement along lots 1-8 block C Add verbiage to note #6: "The drainage easements shall be maintained, repaired, and replaced to approved plan conditions by the subdivision/HOA" Hatch area of sanitary sewer easement to be abandoned.	Amy Williams	10/14/2016	10/21/2016	10/18/2016	4	COMMENTS	See Comments
FIRE	Ariana Hargrove	10/14/2016	10/21/2016				
GIS (10/19/2016 9:09 AM LS) Approved street names are: 'a' - Prairie View Rd 'b' - Coyote Crossing 'c' - Fox Hollow Dr 'd' - Cypress Dr	Lance Singleton	10/14/2016	10/21/2016	10/19/2016	5	COMMENTS	See Comments
PLANNING	Korey Brooks	10/14/2016	10/21/2016	10/21/2016	7	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2016-045 Ridgecrest Subdivision Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1						Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a final plat for the Ridgecrest Subdivision creating 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.
I.2						For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3						For reference, include the case number (P2016-045) in the lower right hand corner of all pages on future submittals.
M.4						Please show the street centerline for Airport Road.
M.6						Will the deed to the property be filed before this goes to City Council? If not, the Church will have to sign the plat.
I.6						Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by November 1, 2016. The Park Board Meeting is November 1, 2016. The Planning & Zoning Worksession date for this case will be October 25, 2016. The Planning and Zoning Meeting for this case is November 15, 2016.
I.7						The City Council meeting date and subsequent approval for this plat is November 21, 2016.



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.



OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owners of the land shown on this plat, and designated herein as the RIDGECREST, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips;
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. The detention drainage system is to be maintained, repaired and owned by the subdivision.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

RIDGECREST, SF, LTD.
a Texas limited partnership
By: RIDGECREST SF, GP Corporation,
a Texas corporation, its General Partner

Richard M. Skorburg
President

STATE OF TEXAS
COUNTY OF
Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this ___ day of ___, 2016.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGAL DESCRIPTION

BEING, a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 2 Block A and a portion of Lot 1 Block A, out of Rockwall Lakeside Church of Christ Addition, an addition to the City of Rockwall, as described in Cabinet F, Slide 72-78, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of said Rockwall Lakeside Church of Christ Addition and being the southeast corner of Greenlee Addition, an addition to the City of Rockwall, as described in Cab. A, Slide 151, in said Plat Records;

THENCE, North 01° 05' 03" East, along the west line of said Rockwall Lakeside Church of Christ Addition and along the east line of said Greenlee Addition, for a distance of 1325.57 feet, to a 1/2 inch iron rod found at the northwest corner of said Rockwall Lakeside Church Addition;

THENCE, South 89° 18' 40" East, along the north line of said Rockwall Lakeside Church Addition, at 894.47 feet, passing the northeast corner of said Lot 2 Block A and the northwest corner of said Lot 1 Block A, for a total distance of 954.47 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 01° 09' 28" West, departing said north line, for a distance of 1328.97 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." being in the north line of Airport Road (75' R.O.W.);

THENCE, North 87° 46' 13" West, departing the east line of said Rockwall Lakeside Church and along the north line of Airport Road, for a distance of 482.31 feet, to a 1/2 inch iron rod found, at the point of curvature of a curve to the left, having a radius of 732.50 feet, a central angle of 03° 15' 38", and a tangent of 20.85 feet;

THENCE, along the north line of said Airport Road and with said curve to the left for an arc distance of 41.69 feet (Chord Bearing North 89° 24' 02" West - 41.68 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 88° 58' 08" West, continuing along said north line, for a distance of 341.01 feet, to a 1/2 inch iron rod found;

THENCE, North 88° 50' 39" West, continuing along said north line, for a distance of 88.07 feet, to the POINT OF BEGINNING and containing 28.941 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this ___ day of ___, 2016.

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

THE STATE OF TEXAS
COUNTY OF COLLIN

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

WITNESS MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2016.

Notary Public in and for the State of Texas

Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of ___, 2016.

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

WITNESS OUR HANDS, this ___ day of ___, 2016.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT OF RIDGECREST 45 LOTS, BEING 28.941 ACRES BEING A REPLAT LOT 1 & 2 BLOCK A OF ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION SITUATED IN THE E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 IN THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS PREPARED BY RIDGECREST SF, LTD. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-396-1200 APPLICANT SKORBURG COMPANY 8214 WESTCHESTER DRIVE, SUITE 710 DALLAS, TEXAS 75225 JUNE 2015 SCALE 1" = 100'

CASE *

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

AGENDA DATE: 11/15/2016

APPLICANT: Chase Finch; *Corwin Engineering, Inc.*

AGENDA ITEM: **P2016-046**; *Breezy Hill, Phase VII*

SUMMARY:

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a final plat for Breezy Hill, Phase VII creating 10 single-family residential lots on 6.802-acres of land identified as Tract 7-10 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of N. John King Boulevard and Cozy View Drive, and take any action necessary.

PLAT INFORMATION:

- The Breezy Hill Subdivision is a master planned community that will provide approximately 405-acres of residential and commercial development. The residential subdivision will be composed of 776 single-family lots on ~385-acres of land, and to be broken down per the lot mix indicated in Planned Development District 74 (PD-74). The lot mix in this Planned Development District is as follows.

<i>Lot Types</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>
<i>Typical Lot Frontage (Feet)</i>	60	70	80	100	60
<i>Typical Lot Depth (Feet)</i>	120	120	125	200	120
<i>Minimum Lot Size (Sq. Ft.)</i>	7,200	8,400	10,000	20,000	7,200
<i>Number of Units</i>	186	117	326	107	40
<i>Dwelling Unit %</i>	23.97%	15.08%	42.01%	13.79%	5.15%

- The purpose of this request is to *final plat* Phase VII of the Breezy Hill Subdivision for the purpose of laying out ten (10) of the 776 lots. The ten (10) proposed lots will be constructed to the Type "D" standards (*all standards are displayed in the above table*) and be situated on approximately 6.802 acres. All of the lots will be subject to PD-74 District and the 205 By-Pass Overlay (205 BY-OV) District Standards.
- The proposed *final plat* generally conforms to the revised concept plan approved by the City Council on July 7, 2014 under *Case No. Z2014-007* [Ordinance No 14-26].
- On November 1, 2016 the Parks Board reviewed the *Final Plat* and made a recommendation to approve the plat with the following conditions:
- 1) The developer is to pay the pro-rata equipment fees required in the amount of \$2,105 [i.e. 10 Lots @ \$215.00 Per Lot].
 - 2) The developer shall continue the ten (10)-foot concrete trail portion that is adjacent to John King Blvd. within Phase VII.

- ☑ The Surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for *Final Plats* as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this *final plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS

If the Planning & Zoning Commission and City Council choose to approve the Final Plat for Breezy Hill Phase VII, staff would recommend the following conditions of approval:

- 1) The Final Plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- 2) The development shall adhere to the recommendations of the Park Board as noted in this report;
- 3) The development will need to have an approved *site plan* before any building permits will be released; and,
- 4) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall
Project Plan Review History



Project Number	P2016-046	Owner	BH BALANCE I LLC	Applied	10/14/2016	LM
Project Name	Breezy Hill Phase VII	Applicant		Approved		
Type	PLAT			Closed		
Subtype	FINAL			Expired		
Status	STAFF REVIEW			Status	10/14/2016	LM

Site Address	City, State Zip	Zoning
BREEZY HILLS RD	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
BREEZY HILL PH 1	7-10	NULL	7-10	0187-0000-0007-10-OR	

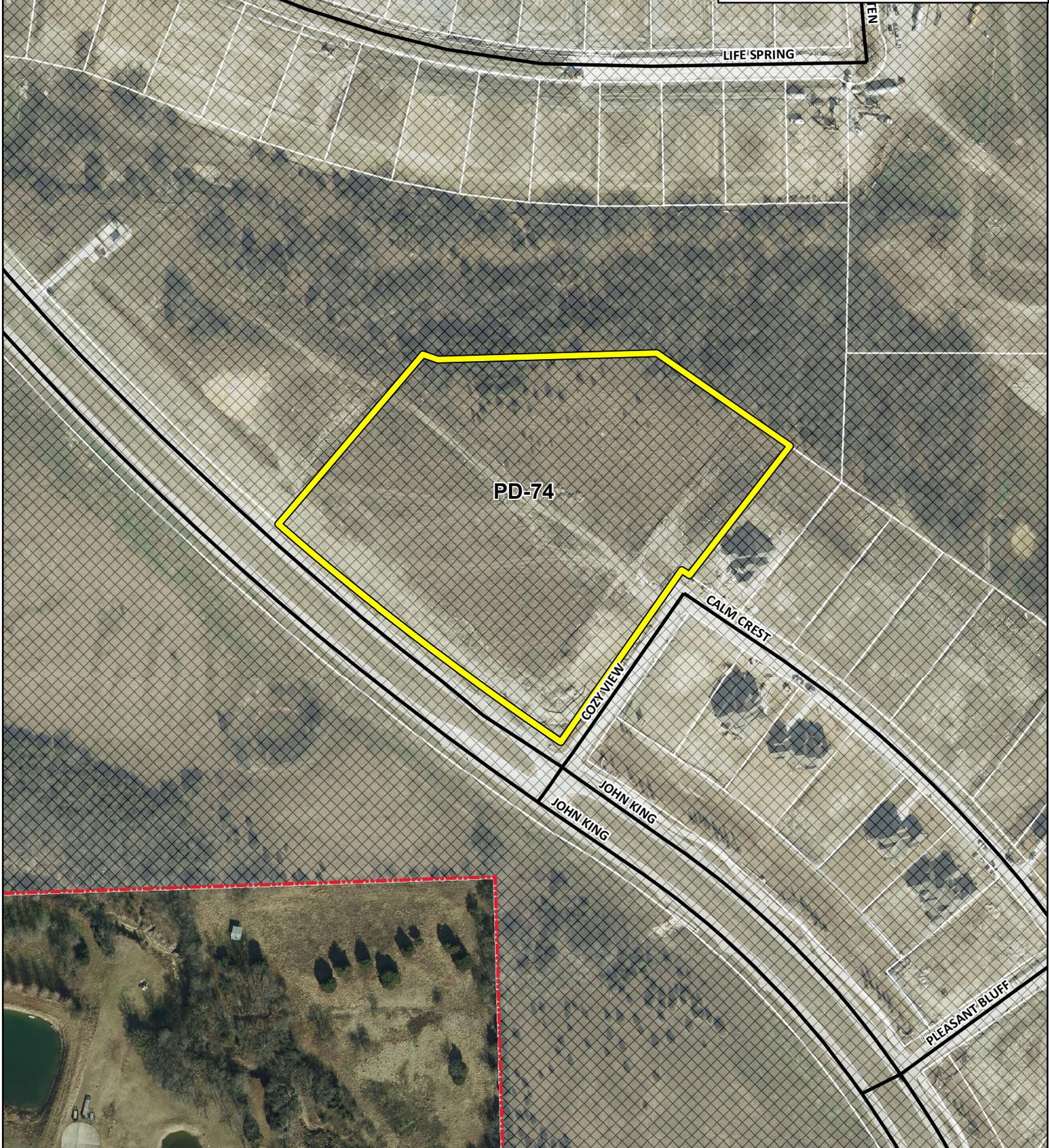
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	10/14/2016	10/21/2016	10/18/2016	4	APPROVED	
ENGINEERING (10/18/2016 10:31 AM AW) See markups Remove 15' utility easement between lots 4 and 5 Need to show flood plain line with label that matches the cross-sections that are on the plat.	Amy Williams	10/14/2016	10/21/2016	10/18/2016	4	COMMENTS	See Comments
FIRE	Ariana Hargrove	10/14/2016	10/21/2016				
GIS	Lance Singleton	10/14/2016	10/21/2016	10/19/2016	5	APPROVED	
PLANNING	Korey Brooks	10/14/2016	10/21/2016	10/21/2016	7	COMMENTS	Comments

PLANNING COMMENTS ON NEXT PAGE

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(10/21/2016 8:43 AM KB)						
P2016-046 Breezy Hill Phase VII Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a final plat for Breezy Hill, Phase VII creating 10 single-family residential lots on 6.802-acres of land identified as Tract 7-10 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of N. John King Boulevard and Cozy View Drive, and take any action necessary.						
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (P2016-046) in the lower right hand corner of all pages on future submittals.						
M.4 Please add note "John King is indicated as a Principle 6-lane divided highway on the City's Master Thoroughfare Plan."						
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by November 1, 2016. The Park Board Meeting is November 1, 2016. The Planning & Zoning Worksession date for this case will be October 25, 2016. The Planning and Zoning Meeting for this case is November 15, 2016.						
I.6 The City Council meeting date and subsequent approval for this plat is November 21, 2016.						



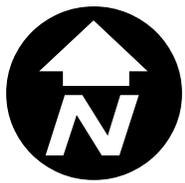
P2016-046- BREEZY HILL PHASE VII
FINAL PLAT - LOCATION MAP =



City of Rockwall

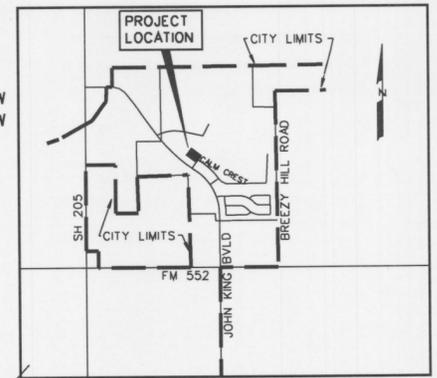
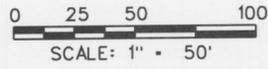
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	03° 38' 23"	4626.00'	293.86'	146.98'	293.81'	N52° 03' 03" W
2.	57° 04' 08"	60.00'	317.23'	---	57.32'	S09° 55' 31" W



LOCATION MAP
N.T.S.

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV.
2596044.292	7043840.108	490.5

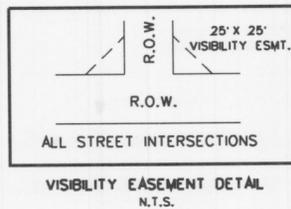
POINT OF BEGINNING

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV.
2594992.88	7043874.36	504.0

$\Delta = 06^\circ 38' 02''$
 $R = 4940.00'$
 $T = 286.31'$
 $L = 571.98'$
 $C = 571.66'$
 $B = N50^\circ 34' 40'' W$

NOTES

- Bearing are referenced to 21.857 acre tract, as described in Clerks File No. 2012-467951, in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
H.O.A. - Homeowners Association
- All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.
- No building permits will be issued until all public improvements are accepted by the City.



FINAL PLAT
 OF
**BREEZY HILL
 PHASE VII**
 10 LOTS, BEING 6.802 ACRES
 SITUATED IN THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
 IN THE
**CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS**
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 OWNER
BH PHASE VISF, LTD.
 8214 WESTCHESTER DRIVE, SUITE 710
 DALLAS, TEXAS 75225
 214-522-4945
 JUNE 2016 SCALE 1" = 50'
CASE #P2016-XXX SHEET 1 OF 2

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner/s of the land shown on this plot, and designated herein as the BREEZY HILL PHASE VII, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the BREEZY HILL PHASE VII, subdivision have been notified and signed this plot.

We understand and do hereby reserve the easement strips shown on this plot for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

BH PHASE VI, SF, LTD.
a Texas limited partnership
By: BH PHASE VI, GP Corporation,
a Texas corporation, its General Partner

Richard M. Skorburg
President

Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2016.

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2016.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plot by the City does not constitute any representation, assurance or guarantee that any building within such plot shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plot, as required under Ordinance 83-54.

Recommended for Final Approval:

Planning & Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2016.

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

WITNESS OUR HANDS, this _____ day of _____, 2016.

Mayor, City of Rockwall

City Secretary

City Engineer

LEGAL DESCRIPTION

BEING, a tract of land situated in the J. Strickland Survey, Abstract No. 187 in the City of Rockwall, Rockwall County, Texas, being out of Tract 2, as described in Clerks File No. 20130000498884 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner Breezy Hill Phase I, an addition to the City of Rockwall, as described in Cob. H, Pgs. 375-376 in the Plat Records of Rockwall County, Texas and being the most easterly corner of said Tract 2;

THENCE, South 38° 38' 15" West, along the west line of said Breezy Hill Phase I, for a distance of 264.75 feet, to a 1/2 inch iron rod found;

THENCE, North 54° 02' 00" West, continuing along said west line, for a distance of 15.83 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 35° 45' 14" West, continuing along said west line, for a distance of 339.01 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."; at the most westerly southwest corner of said Breezy Hill Phase I, being in the north line John King Boulevard (120' R.O.W.), being in a curve to the right, having a radius of 4940.00 feet, a central angle of 06° 38' 02", and a tangent of 286.31 feet;

THENCE, continuing along said north line and with said curve to the right for an arc distance of 571.98 feet (Chord Bearing North 50° 34' 40" West - 571.66 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."; at the most southerly southwest corner of Breezy Hill Phase 4, an addition to the City of Rockwall, as described in Cob. I, Pgs. 155-156 in said Plat Records;

THENCE, North 40° 25' 33" East, departing said north line and along the south line of said Breezy Hill Phase 4, for a distance of 348.46 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 75° 18' 52" East, continuing along said south line, for a distance of 29.78 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 29' 27" East, continuing along said south line, for a distance of 156.65 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 88° 32' 31" East, continuing along said south line, for a distance of 191.34 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 54° 20' 06" East, continuing along said south line, for a distance of 264.77 feet, to the POINT OF BEGINNING and containing 6.802 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this _____ day of _____, 2016.

THE STATE OF TEXAS
COUNTY OF COLLIN

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

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

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

Notary Public in and for the State of Texas

FINAL PLAT
OF
**BREEZY HILL
PHASE VII**
10 LOTS, BEING 6.802 ACRES
SITUATED IN THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
**CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
BH PHASE VI SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
JUNE 2016

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

AGENDA DATE: 11/15/2015

APPLICANT: Christopher Orr, *Arcadia Lakes of Somerset Holdings, LLC*

AGENDA ITEM: **P2016-047**; *Somerset Park Subdivision*

SUMMARY:

Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a preliminary plat for Phase 1 of the Somerset Park Subdivision, containing 144 single-family residential lots on a 56.276-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

PLAT INFORMATION:

- The Somerset Park Subdivision is a two (2) phase, master planned community that will be composed of 309 single-family, residential lots on approximately 139.354-acres land. The 309 single-family lots will be broken down into three (3) lot types with 93 lots being allocated to the 7,200 SF lot type, 135 lots being allocated to the 8,400 SF lot type, and 81 lots being allocated to the 10,400 SF lot type. Additionally, the plan will consist of 38.7-acres of open space (*or ~27.05% of total land area*). A summary of the proposed density and dimensional requirements is as follows:

Table 1: Density and Dimensional Requirements

	A	B	C
<i>Minimum Lot Width</i> ⁽¹⁾	60'	70'	80'
<i>Minimum Lot Depth</i>	120'	120'	130'
<i>Minimum Lot Area</i>	7,200 SF	8,400 SF	10,400 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	20'	20'	20'
<i>Minimum Side Yard Setback</i>	5'	5'	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'	10'	10'
<i>Minimum Length of Driveway Pavement</i>	25'	25'	25'
<i>Maximum Height</i> ⁽³⁾	30'	30'	30'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	20'	20'	20'
<i>Minimum Area/Dwelling Unit (SF)</i>	2,200 SF	2,700 SF	3,200 SF
<i>Maximum Lot Coverage</i>	65%	65%	65%
<i>Permitted Encroachment into Required Setbacks</i> ⁽⁵⁾	Allowed	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] (see *Exhibit 'F' of the Ordinance*).

- ☑ The purpose of this request is to *final plat* 144 of the 309 single-family, residential lots and 5.998-acres of private park and open space. The lot mix for the proposed 144 lots is as follows:

Table 2: Lot Composition

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
A	60' x 120'	7,200 SF	40	27.8%
B	70' x 120'	8,400 SF	58	40.3%
C	80' x 130'	10,400 SF	46	31.9%
<i>Total Lots:</i>			144	100.00%

- ☑ The *final plat* conforms to Planned Development District 63 (PD-63) [*Ordinance No. 14-49*], which was approved by the City Council on November 17, 2014 under *Case No. Z2014-025*.
- ☑ The Surveyor/Engineer has completed the majority of the technical revisions requested by staff, and this *final plat*, conforming to the requirements for *Final Plats* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

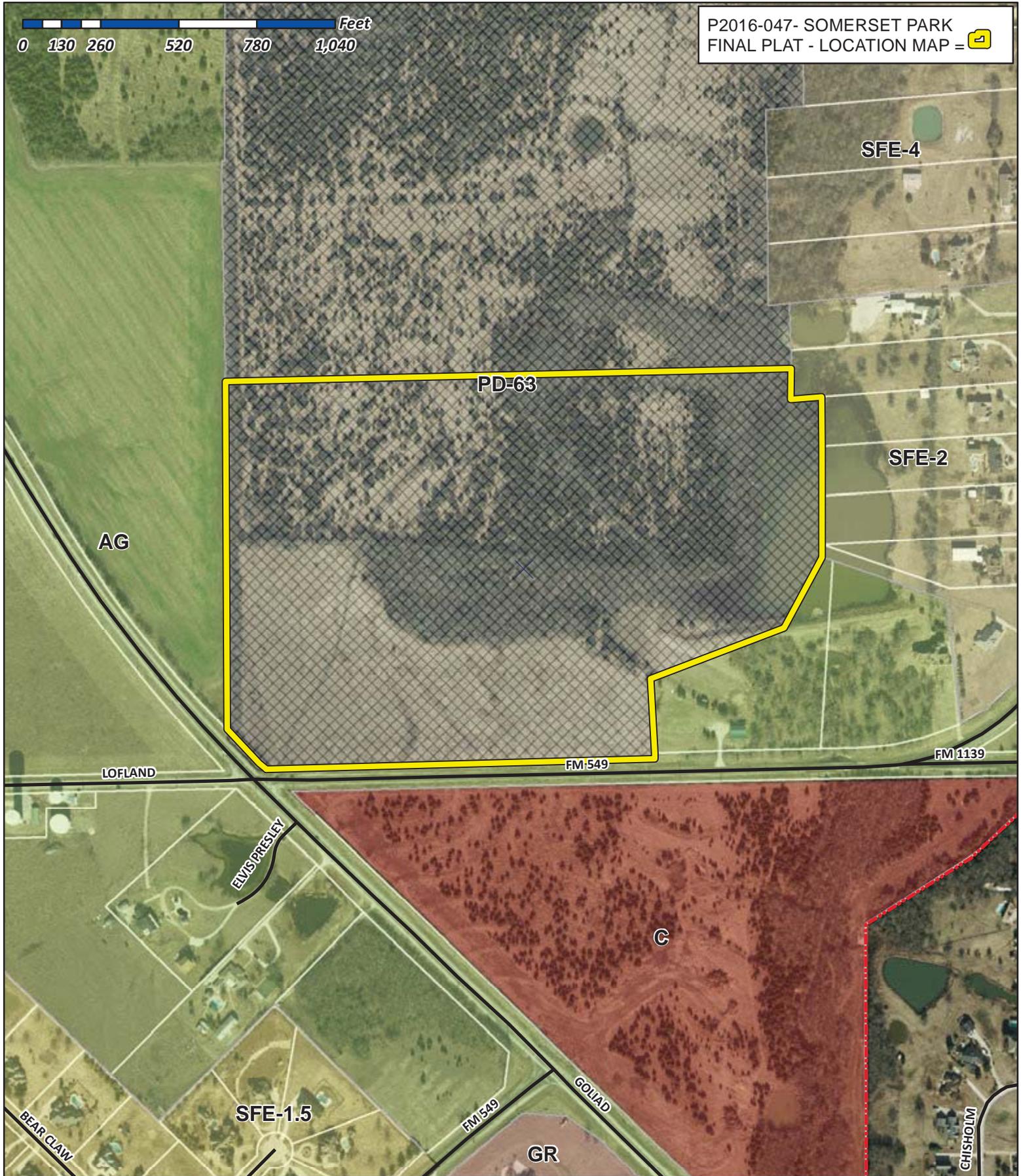
RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *final plat* for the *Somerset Park Subdivision* staff would recommend the following conditions of approval:

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

0 130 260 520 780 1,040 Feet

P2016-047- SOMERSET PARK
FINAL 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.



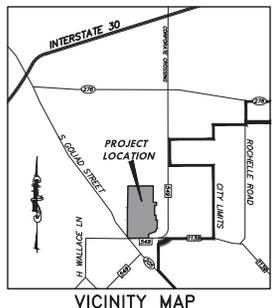


- LEGEND**
- IRF = Iron rod found
 - C.M. = Controlling monument
 - (TYP.) = Typical
 - W/ = With
 - B.L. = Building Line
 - H.O.A. = Homeowners Association
 - D.E. = Drainage Easement
 - U.E. = Utility Easement
 - S.S.E. = Sanitary Sewer Easement
 - MIN. = Minimum
 - FF = Finished Floor

N.L. LOFLAND &
ANNIE LOFLAND
VOL. 28, PG. 487
D.R.R.C.T.

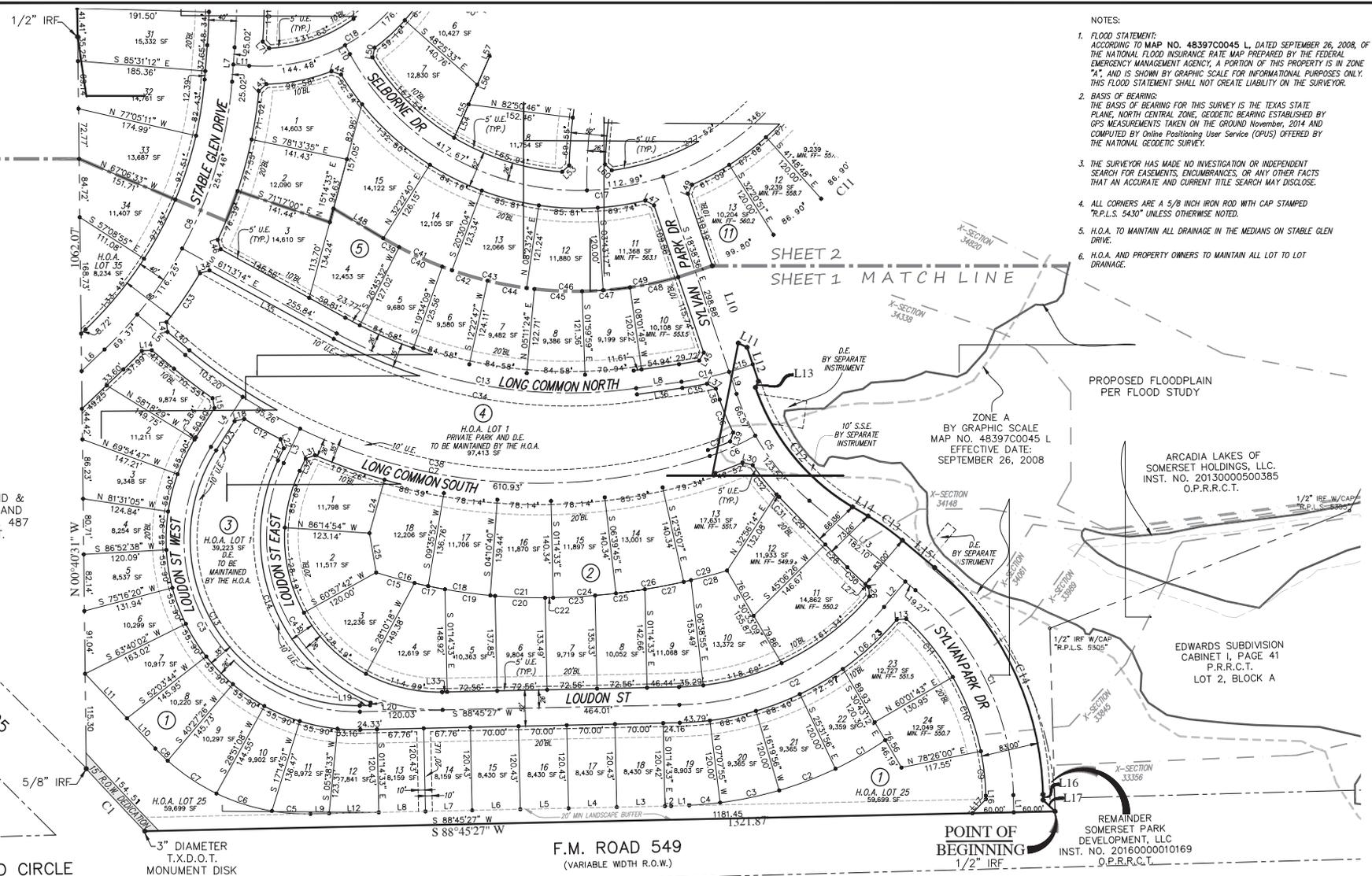
S.H. NO. 205
(100' R.O.W.)

LOFLAND CIRCLE



GROSS SECTION NUMBER	WATER SURFACE ELEVATION
33356	524.48
33945	537.40
33989	541.16
34061	541.84
34148	541.90
34338	541.94
34820	541.96
35001	541.96
35237	541.96
35586	541.96
35598	541.96
35775	541.97
35973	541.98
36275	541.99
36687	542.00
37190	542.36
37549	543.09
37791	544.75
38048	546.84

LAND USE SUMMARY	
144 RESIDENTIAL LOTS	35.633 ACRES
1 PRIVATE H.O.A. PARK	2.236 ACRES
7 H.O.A. LOTS (OPEN SPACE)	3.762 ACRES
RIGHT-OF-WAY	14.748 ACRES
RIGHT-OF-WAY DEDICATION	0.048 ACRES
TOTAL: 152 LOTS	56.427 ACRES



- NOTES:**
- FLOOD STATEMENT: ACCORDING TO MAP NO. 48397C0045 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE "A", AND IS SHOWN BY GRAPHIC SCALE FOR INFORMATIONAL PURPOSES ONLY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
 - BASIS OF BEARING: THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND November, 2014 AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
 - THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
 - H.O.A. TO MAINTAIN ALL DRAINAGE IN THE MEDIANS ON STABLE GLEN DRIVE.
 - H.O.A. AND PROPERTY OWNERS TO MAINTAIN ALL LOT TO LOT DRAINAGE.

PROPOSED FLOODPLAIN PER FLOOD STUDY

ZONE A
BY GRAPHIC SCALE
MAP NO. 48397C0045 L
EFFECTIVE DATE:
SEPTEMBER 26, 2008

ARCADIA LAKES OF
SOMERSET HOLDINGS, LLC.
INST. NO. 20130000500385
O.P.R.R.C.T.

EDWARDS SUBDIVISION
CABINET I, PAGE 41
P.R.R.C.T.
LOT 2, BLOCK A

POINT OF BEGINNING
1/2" IRF

REMAINDER SOMERSET PARK DEVELOPMENT, LLC
INST. NO. 20160000010169
O.P.R.R.C.T.

FINAL PLAT SOMERSET PARK

BLOCK 1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT 1, BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS 15-35, BLOCK 7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS 1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND BLOCK 12, LOT 1

BEING 56.427 ACRES SITUATED IN THE
A. JOHNSON SURVEY, ABSTRACT NUMBER 123
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

<p>SURVEYOR: MADDOX SURVEYING & MAPPING INC. P.O. BOX 2109 FORNEY, TEXAS 75126 (972) 564-4416 CONTACT: JAY MADDOX Firm Registration No. 10013200</p>	<p>OWNER: SOMERSET PARK DEVELOPMENT, LLC & ARCADIA LAKES OF SOMERSET HOLDINGS LLC 3500 MAPLE AVENUE, SUITE 1165 DALLAS, TEXAS 75219 (214) 724-9281 CONTACT: CHRISTOPHER ORR</p>	<p>ENGINEER: TEAGUE NALL AND PERKINS, INC. 5237 N. RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137 (817) 336-5773 CONTACT: SCOTT WILHELM, P.E. TBPE Registration No. F-230</p>	
			<p>1"=100'</p>
			<p>October 31, 2016</p>
			<p>Sheet 1 of 5</p>
			<p>Logo for tnp</p>



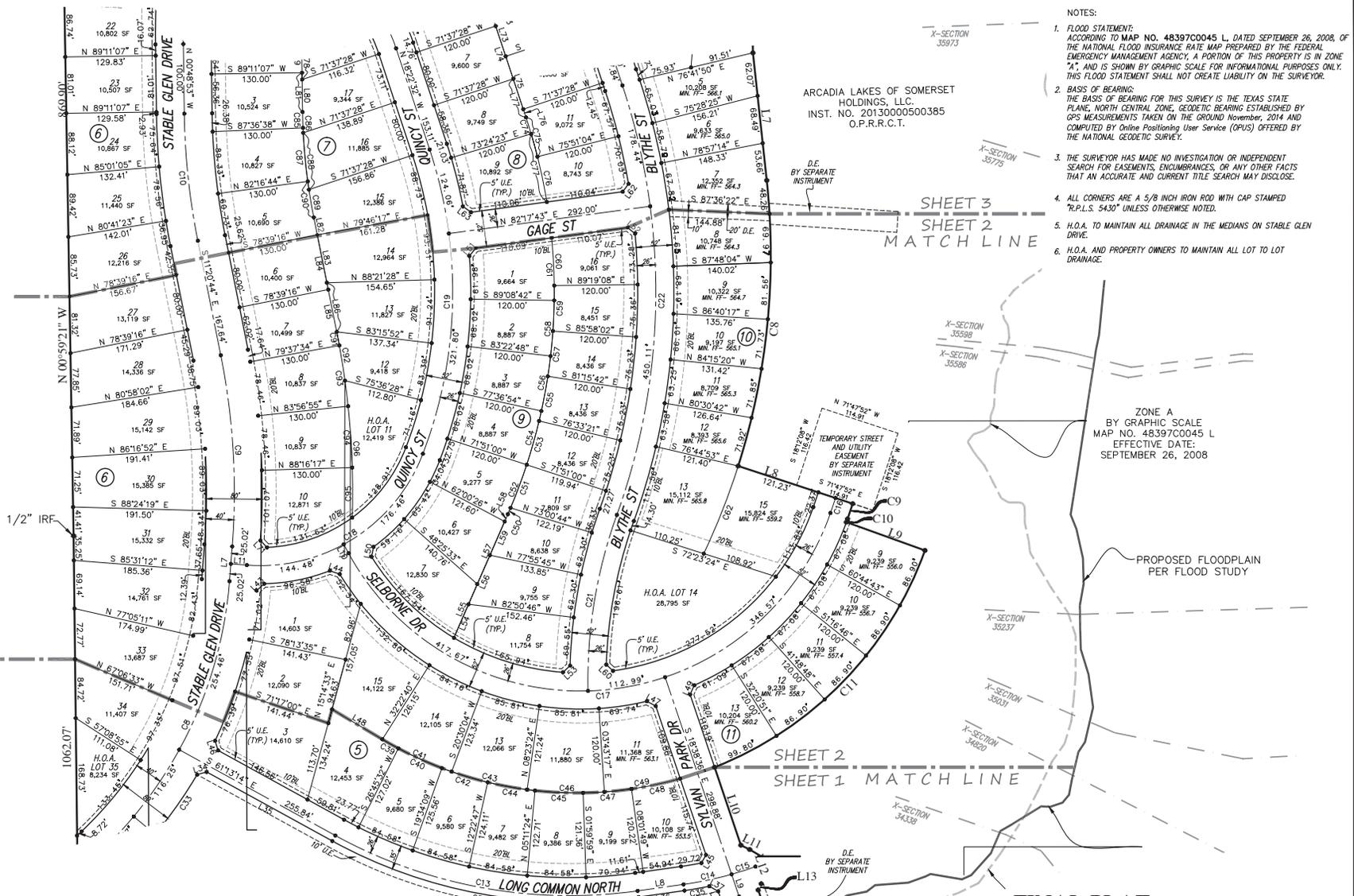
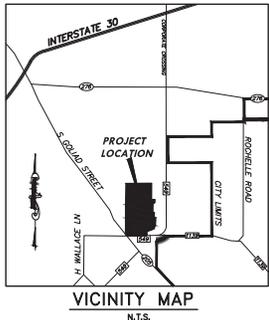
LEGEND
 IRF = Iron rod found
 C.M. = Controlling monument
 (TYP.) = Typical
 W/ = With
 B.L. = Building Line
 H.O.A. = Homeowners Association
 D.E. = Drainage Easement
 U.E. = Utility Easement
 S.S.E. = Sanitary Sewer Easement
 MIN. = Minimum
 FF = Finished Floor

N.L. LOFLAND &
 ANNIE LOFLAND
 VOL. 28, PG. 487
 D.R.R.C.T.

1/2" IRF

CROSS SECTION NUMBER	WATER SURFACE ELEVATION
33356	524.48
33645	537.40
33989	541.16
34061	541.84
34190	541.90
34338	541.94
34820	541.96
35001	541.96
35237	541.96
35586	541.96
35598	541.96
35775	541.97
35973	541.98
36275	541.99
36887	542.00
37190	542.36
37549	543.09
37791	544.75
38048	546.84

LAND USE SUMMARY		
144	RESIDENTIAL LOTS	35.633 ACRES
1	PRIVATE H.O.A. PARK	2.236 ACRES
7	H.O.A. LOTS (OPEN SPACE)	3.762 ACRES
	RIGHT-OF-WAY	14.748 ACRES
	RIGHT-OF-WAY DEDICATION	0.048 ACRES
	TOTAL: 152 LOTS	56.427 ACRES



- NOTES:**
- FLOOD STATEMENT: ACCORDING TO MAP NO. 48397C0045 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE "A", AND IS SHOWN BY GRAPHIC SCALE FOR INFORMATIONAL PURPOSES ONLY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
 - BASIS OF BEARING: THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND November, 2014 AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
 - THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
 - H.O.A. TO MAINTAIN ALL DRAINAGE IN THE MEDIANS ON STABLE GLEN DRIVE.
 - H.O.A. AND PROPERTY OWNERS TO MAINTAIN ALL LOT TO LOT DRAINAGE.

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC.
 INST. NO. 2013000500385
 O.P.R.R.C.T.

SHEET 3
 SHEET 2
 MATCH LINE

SHEET 2
 SHEET 1 MATCH LINE

ZONE A
 BY GRAPHIC SCALE
 MAP NO. 48397C0045 L
 EFFECTIVE DATE:
 SEPTEMBER 26, 2008

PROPOSED FLOODPLAIN
 PER FLOOD STUDY

FINAL PLAT SOMERSET PARK

BLOCK 1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT 1,
 BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS 15-35,
 BLOCK 7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS
 1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND
 BLOCK 12, LOT 1

BEING 56.427 ACRES SITUATED IN THE
 A. JOHNSON SURVEY, ABSTRACT NUMBER 123
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR: MADDOX SURVEYING & MAPPING INC. P.O. BOX 2109 FORNEY, TEXAS 75126 (972) 564-4416 CONTACT: JAY MADDOX Firm Registration No. 10013200	OWNER: SOMERSET PARK DEVELOPMENT, LLC & ARCADIA LAKES OF SOMERSET HOLDINGS LLC. 3500 MAPLE AVENUE, SUITE 1165 DALLAS, TEXAS 75219 (214) 724-9281 CONTACT: CHRISTOPHER ORR	ENGINEER: TEAGUE NALL AND PERKINS, INC. 5237 N. RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137 (817) 336-5773 CONTACT: SCOTT WILHELM, P.E. TBPE Registration No. F-230
--	---	---



LEGEND

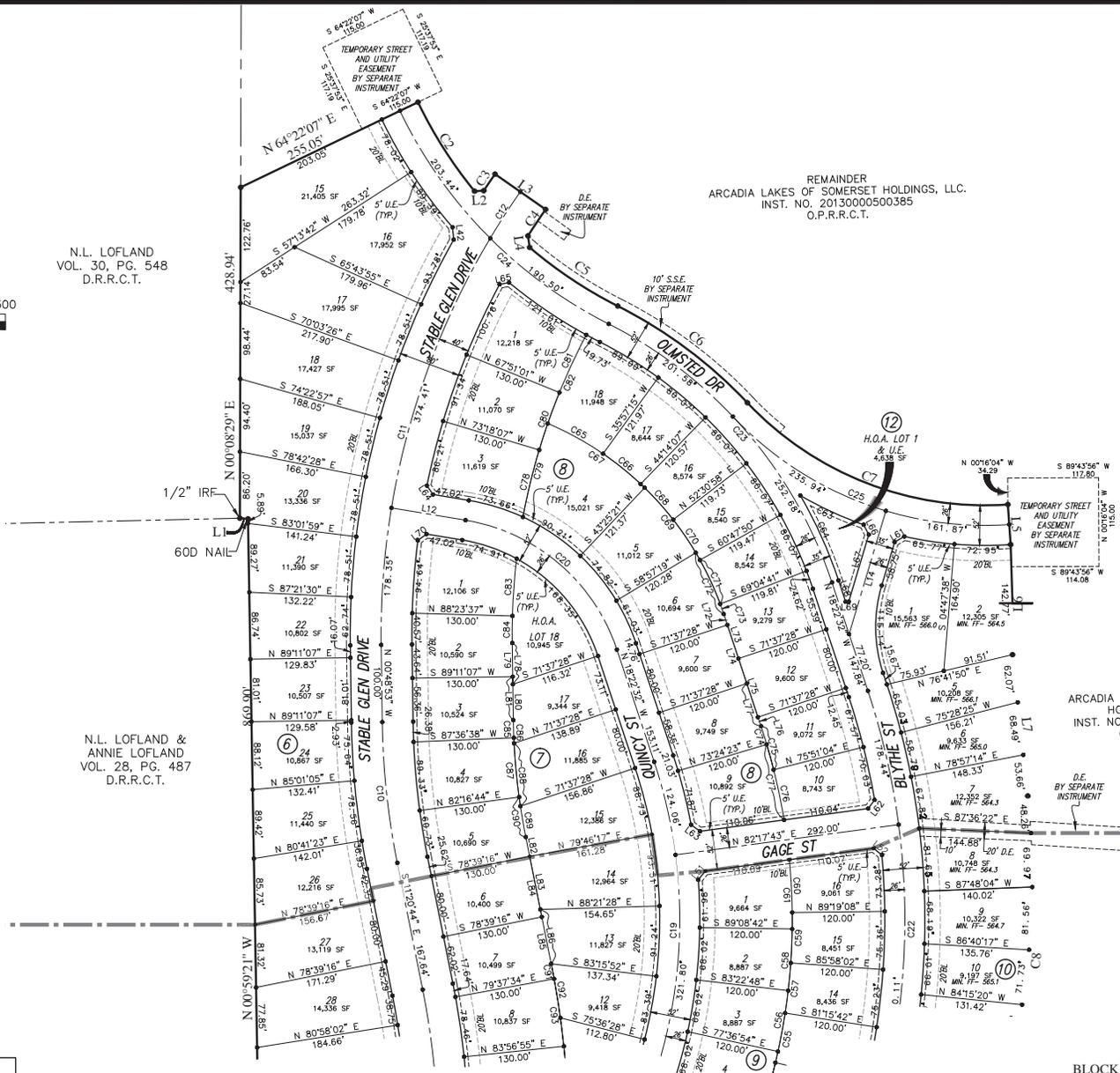
- IRF = Iron rod found
- C.M. = Controlling monument
- (TYP.) = Typical
- W/ = With
- B.L. = Building Line
- H.O.A. = Homeowners Association
- D.E. = Drainage Easement
- U.E. = Utility Easement
- S.S.E. = Sanitary Sewer Easement
- MIN. = Minimum
- FF = Finished Floor

N.L. LOFLAND
VOL. 30, PG. 548
D.R.R.C.T.

N.L. LOFLAND &
ANNIE LOFLAND
VOL. 28, PG. 487
D.R.R.C.T.

REMAINDER
ARCADIA LAKES OF SOMERSET HOLDINGS, LLC.
INST. NO. 20130000500385
O.P.R.R.C.T.

ARCADIA LAKES OF SOMERSET
HOLDINGS, LLC.
INST. NO. 20130000500385
O.P.R.R.C.T.



- NOTES:**
1. FLOOD STATEMENT:
ACCORDING TO MAP NO. 48397C0045 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE "A", AND IS SHOWN BY GRAPHIC SCALE FOR INFORMATIONAL PURPOSES ONLY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
 2. BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND November, 2014 AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
 3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 4. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
 5. H.O.A. TO MAINTAIN ALL DRAINAGE IN THE MEDIANS ON STABLE GLEN DRIVE.
 6. H.O.A. AND PROPERTY OWNERS TO MAINTAIN ALL LOT TO LOT DRAINAGE.

ZONE A
BY GRAPHIC SCALE
MAP NO. 48397C0045 L
EFFECTIVE DATE:
SEPTEMBER 26, 2008

PROPOSED
FLOODPLAIN
PER FLOOD
STUDY

SHEET 3
SHEET 2
MATCH LINE

**FINAL PLAT
SOMERSET PARK**

BLOCK 1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT 1,
BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS 15-35,
BLOCK 7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS
1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND
BLOCK 12, LOT 1

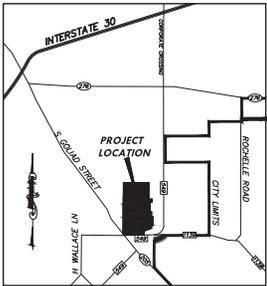
BEING 56.427 ACRES SITUATED IN THE
A. JOHNSON SURVEY, ABSTRACT NUMBER 123
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



SURVEYOR:
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
CONTACT: JAY MADDOX
Firm Registration No. 10013200

OWNER:
SOMERSET PARK DEVELOPMENT, LLC
& ARCADIA LAKES OF SOMERSET
HOLDINGS LLC
3500 MAPLE AVENUE, SUITE 1165
DALLAS, TEXAS 75219
(214) 724-9281
CONTACT: CHRISTOPHER ORR

ENGINEER:
TEAGUE NALL AND PERKINS, INC.
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
(817) 336-5773
CONTACT: SCOTT WILHELM, P.E.
TBPE Registration No. F-230



VICINITY MAP

N.T.S.

CROSS SECTION NUMBER	WATER SURFACE ELEVATION
33356	524.48
33845	537.40
33989	541.16
34061	541.84
34168	541.90
34338	541.94
34820	541.96
35031	541.96
35237	541.96
35586	541.96
35598	541.96
35775	541.97
35973	541.98
36275	541.99
36827	542.06
37192	542.36
37549	543.09
37791	544.75
38048	546.84

LAND USE SUMMARY	
144 RESIDENTIAL LOTS	35.633 ACRES
1 PRIVATE H.O.A. PARK	2.236 ACRES
7 H.O.A. LOTS (OPEN SPACE)	3.762 ACRES
RIGHT-OF-WAY	14.748 ACRES
RIGHT-OF-WAY DEDICATION	0.048 ACRES
TOTAL: 152 LOTS	56.427 ACRES

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	546.00	83.44	83.42	N 80°35'27" E	83.34
C2	546.00	91°20'00"	87.67	N 80°04'04" E	87.58
C3	546.00	91°20'00"	87.67	N 78°16'05" E	87.58
C4	546.00	44°32'11"	45.00	N 85°13'46" E	44.99
C5	300.00	10°44'00"	56.20	S 85°52'33" E	56.12
C6	300.00	16°12'41"	84.88	S 72°24'12" E	84.60
C7	300.00	16°19'12"	85.45	S 56°08'16" E	85.16
C8	300.00	10°19'27"	28.15	S 45°34'34" E	28.14
C9	360.00	10°19'27"	64.87	N 06°24'16" W	64.78
C10	360.00	18°24'18"	115.64	N 20°46'09" W	115.15
C11	360.00	17°14'59"	108.38	N 38°35'47" W	107.97
C12	826.00	4°11'12"	60.36	S 60°55'20" E	60.34
C13	241.00	12°34'53"	520.44	S 29°22'36" E	425.05
C14	259.00	9°30'47"	421.13	S 20°54'54" E	376.25
C15	800.10	4°08'14"	57.77	S 74°38'33" E	57.76
C16	800.10	5°35'20"	78.05	S 75°22'06" E	78.02
C17	800.10	3°14'45"	45.10	S 78°19'33" E	45.09
C18	800.10	6°32'06"	91.26	S 81°25'49" E	91.21
C19	800.10	5°15'29"	73.43	S 82°34'10" E	73.40
C20	800.10	5°12'26"	72.71	S 87°48'07" E	72.69
C21	800.10	6°32'40"	91.39	S 87°58'12" E	91.34
C22	800.10	5°05'12"	11.69	N 89°10'34" E	11.69
C23	966.34	3°36'42"	60.91	N 86°57'06" E	60.90
C24	966.34	5°25'12"	91.41	N 86°02'51" E	91.36
C25	966.34	4°19'30"	72.95	N 82°59'00" E	72.93
C26	966.34	5°52'23"	99.89	N 80°22'34" E	99.85
C27	966.34	4°02'50"	68.28	N 78°47'50" E	68.24
C28	966.34	3°12'29"	54.10	N 75°10'11" E	54.10
C29	966.34	3°50'57"	64.92	N 75°29'25" E	64.90
C30	361.00	5°40'15"	35.73	S 47°02'16" E	35.72
C31	376.00	0°50'50"	5.56	S 43°46'44" E	5.56
C32	376.00	8°19'27"	54.63	S 39°11'35" E	54.58
C33	640.00	7°41'55"	85.99	N 34°19'47" E	85.93
C34	709.00	36°48'34"	455.49	S 79°37'31" E	447.70
C35	535.00	3°52'43"	36.22	N 80°01'51" E	36.21
C36	376.00	7°52'51"	51.72	S 22°41'14" E	51.68
C37	341.00	5°50'06"	34.73	N 68°59'39" E	34.71
C38	791.00	9°28'07"	800.23	S 79°08'15" E	766.59
C39	547.21	2°45'36"	26.36	S 60°38'19" E	26.36
C40	547.21	7°11'53"	68.74	S 65°37'04" E	68.70
C41	547.21	11°31'21"	110.05	S 65°01'11" E	109.86
C42	547.21	7°13'01"	68.93	S 72°49'30" E	68.88
C43	547.21	11°41'31"	111.66	S 76°37'37" E	111.47
C44	547.21	7°41'09"	69.10	S 80°03'05" E	69.06
C45	547.21	7°15'13"	69.28	S 87°17'46" E	69.23
C46	547.21	11°39'13"	111.30	S 88°17'59" E	111.11
C47	547.21	7°18'47"	69.84	N 85°25'14" E	69.80
C48	547.21	7°30'19"	71.68	N 78°00'40" E	71.63
C49	547.21	11°36'54"	110.93	N 80°03'58" E	110.74
C50	796.00	2°41'56"	9.71	N 23°15'38" E	9.71
C51	796.00	4°45'40"	66.15	N 20°31'50" E	66.13
C52	796.00	5°27'36"	75.85	N 20°52'48" E	75.83
C53	796.00	4°42'21"	65.38	N 15°47'49" E	65.36
C54	796.00	5°45'54"	80.09	N 15°16'03" E	80.06
C55	796.00	4°42'21"	65.38	N 11°05'29" E	65.36
C56	796.00	3°45'04"	80.09	N 09°30'09" E	80.06
C57	796.00	4°42'21"	65.38	N 06°23'08" E	65.36
C58	796.00	5°45'54"	80.09	N 03°44'15" E	80.06
C59	796.00	4°42'50"	65.49	N 01°40'33" E	65.47
C60	796.00	4°56'08"	68.57	N 03°08'56" W	68.55
C61	796.00	8°28'19"	89.91	N 02°22'51" W	89.86
C62	1000.00	7°45'31"	135.41	N 21°29'22" E	135.31
C63	478.00	10°54'33"	90.63	S 65°12'50" E	90.49
C64	589.00	11°45'11"	120.82	N 24°15'08" W	120.61
C65	407.88	11°30'43"	81.95	N 61°20'23" W	81.82
C66	407.88	8°47'19"	62.56	N 51°11'22" W	62.50
C67	407.88	2°18'26"	151.68	N 56°26'32" W	150.81
C68	407.88	8°46'36"	62.72	N 42°23'25" W	62.66
C69	407.88	15°06'36"	107.47	N 38°14'01" W	107.26
C70	407.88	8°49'13"	62.79	N 33°34'30" W	62.73
C71	407.88	8°49'10"	62.79	N 24°45'18" W	62.72
C72	407.88	12°18'10"	87.58	N 24°31'37" W	87.41
C73	407.88	1°58'10"	14.02	N 19°21'38" W	14.02
C74	796.00	1°46'56"	24.76	N 17°29'04" W	24.76
C75	796.00	4°13'36"	58.72	N 05°18'04" W	58.70
C76	796.00	4°47'19"	66.53	N 11°45'17" W	66.51
C77	796.00	7°13'59"	100.49	N 12°58'37" W	100.42
C78	830.00	6°10'26"	89.44	S 13°36'40" W	89.39
C79	830.00	8°39'56"	125.53	S 14°51'25" W	125.41
C80	830.00	5°27'06"	78.97	S 19°25'26" W	78.94
C81	830.00	5°41'57"	82.56	S 24°59'58" W	82.45
C82	830.00	8°39'33"	125.44	S 23°31'10" W	125.32
C83	830.00	5°08'42"	74.53	S 04°10'44" W	74.51
C84	830.00	2°25'17"	35.08	S 00°23'45" W	35.07
C85	830.00	1°34'28"	22.81	S 01°36'07" W	22.81
C86	830.00	2°03'58"	29.93	S 01°50'52" E	29.93
C87	830.00	4°50'25"	70.12	S 05°18'04" E	70.10
C88	830.00	5°39'45"	82.03	S 05°42'44" E	81.99
C89	830.00	2°48'08"	40.59	S 09°56'40" E	40.59
C90	830.00	3°37'28"	52.50	S 09°32'00" E	52.50
C91	1170.00	0°58'18"	19.84	N 10°51'35" W	19.84
C92	1170.00	3°28'35"	70.99	N 09°36'26" W	70.98
C93	1170.00	4°19'21"	88.27	N 08°24'45" W	88.25
C94	1170.00	4°19'21"	88.27	N 03°53'24" W	88.25
C95	1170.00	3°31'18"	71.91	N 00°01'56" E	71.90
C96	1170.00	9°39'43"	197.30	N 03°02'17" W	197.07

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°35'26" E	26.42
L2	N 88°45'27" E	8.86
L3	N 88°45'27" E	70.00
L4	N 88°45'27" W	50.00
L5	N 88°45'27" E	70.00
L6	N 88°45'27" E	70.00
L7	N 88°45'27" E	67.76
L8	N 88°45'27" E	67.76
L9	N 88°45'27" E	27.07
L10	N 43°10'28" W	60.17
L11	N 43°10'28" W	88.68
L12	N 88°45'27" E	72.20
L13	N 85°51'55" E	13.86
L14	N 86°16'05" E	14.48
L15	N 11°28'09" W	14.41
L16	N 01°14'33" W	5.08
L17	N 43°45'27" E	28.28
L18	S 77°00'13" W	14.26
L19	S 88°45'27" W	14.95
L20	N 10°03'15" E	4.00
L21	S 25°39'59" W	19.24
L22	N 18°50'53" W	14.26
L23	S 32°29'21" W	50.14
L24	S 15°43'44" W	80.44
L25	S 09°39'33" E	57.90
L26	N 04°51'21" W	14.14
L27	N 49°52'23" W	5.88
L28	N 44°12'09" W	46.49
L29	N 44°12'09" W	95.94
L30	S 74°47'57" E	15.20
L31	N 69°35'28" E	14.41
L32	S 25°39'59" W	19.60
L33	S 88°45'27" W	7.30
L34	N 74°24'22" E	14.30
L35	S 61°31'14" E	205.90
L36	N 81°58'12" E	66.55
L37	N 60°32'37" W	14.89
L38	S 18°38'36" E	16.66
L39	N 10°55'24" E	13.61
L40	S 50°05'22" E	41.41
L41	N 05°44'48" W	14.30
L42	S 05°51'02" E	16.27
L43	N 47°26'22" E	14.75
L44	S 71°30'06" E	15.16
L45	N 29°40'27" E	13.30
L46	N 17°36'51" E	14.48
L47	S 61°27'16" E	14.67
L48	S 59°15'31" E	84.21
L49	N 24°10'05" E	14.67
L50	N 11°53'48" E	14.63
L51	N 38°41'27" E	14.49
L52	S 51°38'28" E	13.88
L53	N 47°17'18" E	13.89
L54	N 23°36'35" E	52.56
L55	N 23°36'35" E	84.08
L56	N 23°36'35" E	76.85
L57	N 23°36'35" E	98.15
L58	N 23°36'35" E	11.65
L59	N 23°36'35" E	64.48
L60	S 47°37'20" E	13.09
L61	N 59°58'03" E	14.54
L62	N 36°25'11" E	13.92
L63	N 53°55'29" W	14.43
L64	N 34°40'16" W	13.91
L65	N 79°16'32" E	12.64
L66	S 27°19'25" E	14.40
L67	S 16°37'23" W	90.81
L68	N 18°22'32" W	29.34
L69	N 89°07'25" E	4.00
L70	N 53°22'43" E	13.91
L71	N 43°31'05" W	13.48
L72	N 18°22'32" W	14.76
L73	N 18°22'32" W	60.66
L74	N 18°22'32" W	80.00
L75	N 18°22'32" W	80.00
L76	N 18°22'32" W	12.45
L77	N 18°22'32" W	58.35
L78	N 00°48'53" W	53.41
L79	N 00°48'53" W	43.64
L80	N 00°48'53" W	46.59
L81	N 00°48'53" W	56.36
L82	S 11°20'44" E	25.62
L83	S 11°20'44" E	70.09
L84	S 11°20'44" E	80.00
L85	S 11°20'44" E	62.02
L86	S 11°20'44" E	71.94

STREET & LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°14'33" W	25.08
L2	N 40°07'37" E	47.88
L3	S 25°39'59" W	45.19
L4	S 32°29'21" W	86.09
L5	S 50°07'12" E	91.35
L6	S 46°30'18" W	45.78
L7	N 04°28'48" E	50.04
L8	N 81°58'12" E	66.55
L9	S 18°38'36" E	33.73
L10	S 28°37'54" E	14.51
L11	N 85°31'12" W	23.00
L12	N 80°35'46" W	97.37
L13	N 49°52'23" W	201.37
L14	S 16°37'23" W	166.84

BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5005.59	1°25'19"	124.23	N 43°10'28" W	124.23
C2	574.00	13°40'50"	137.05	S 32°28'18" E	136.73
C3	1040.00	1°26'00"	26.02	N 34°15'20" E	26.02
C4	960.00	2°27'29"	41.19	S 33°44'40" W	41.18
C5	574.00	13°44'06"	137.60	S 56°22'56" E	137.27
C6	606.00	19°54'48"	210.62	S 53°17'35" E	209.56
C7	424.00	50°39'01"	374.82	S 68°39'41" E	362.73
C8	1000.00	23°47'40"	415.29	S 05°42'46" W	412.31
C9	1476.00	0°54'00"	23.18	S 18°39'08" W	23.18
C10	406.00	0°41'12"	4.86	S 19°26'43" W	4.86
C11	526.00	48°44'05"	447.41	S 44°09'27" W	434.04
C12	321.00	40°44'09"	228.22	S 39°27'20" E	223.45
C13	364.00	9°37'01"	61.10	S 54°40'54" E	61.03
C14	443.00	48°37'50"	376.00	S 25°33'28" E	364.82

STREET & CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	400.00	48°37'50"	339.51	N 25°33'28" W	329.41
C2	400.00	48°37'51"	339.51	N	

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I, the undersigned owner of the land shown on this plat, and designated herein as the SOMERSET PARK to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

SOMERSET PARK DEVELOPMENT, LLC,

Representative:

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC,

Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, Somerset Park Development, LLC, and Arcadia Lakes of Somerset Holdings, LLC, are the owners of a tract of land in the Abney Johnson Survey, Abstract No. 123, situated in the City of Rockwall, in Rockwall County, Texas, being a portion of a tract of land to Somerset Park Development, LLC, as recorded in Instrument Number 201600001016169 of the Official Public Records of Rockwall County, Texas and a portion of a remainder of a tract of land to Arcadia Lakes of Somerset Holdings, LLC, recorded in Instrument Number 201300005003085 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Somerset Park tract, lying on the north Right of Way of Farm to Market (F.M.) 549, a variable width right-of-way;

THENCE South 88 degrees 45 minutes 27 seconds West along the south line of said Somerset Park tract and the north line of said F.M. 549, a distance of 1321.87 feet to a 3 inch T.X.D.O.T. right-of-way disk found for the southwest corner of said Somerset Park tract, said point also lying on the east line of State Highway (S.H.) 205 a called 100 feet wide right-of-way and at the beginning of a curve to the right;

THENCE with said curve to the right and along the east line of said S.H. 205, having a radius of 5005.59 feet, a central angle of 01 degrees 25 minutes 19 seconds, an arc length of 244.23 feet, a chord bearing of North 43 degrees 10 minutes 28 seconds West, a distance of, 124.23 feet to a 5/8 inch iron rod found for the most northerly southwest corner of said Somerset Park tract, same being the south corner of a tract of land to N.L. Lofland & Annie Lofland as recorded in Volume 28, Page 487 of the Deed Records of Rockwall County, Texas;

THENCE North 00 degrees 40 minutes 31 seconds West along the common line of said N.L. Lofland & Annie Lofland tract and said Somerset Park tract, a distance of 1062.07 feet to a 1/2 inch iron rod found at an angle point in same;

THENCE North 00 degrees 59 minutes 21 seconds West continuing along said N.L. Lofland & Annie Lofland tract and said Somerset Park tract common line, a distance of 869.00 feet to a 60-D nail found at the northerly base of a fence corner post for the northeast corner of said N.L. Lofland & Annie Lofland tract and at an inner ell corner of said Somerset Park tract;

THENCE North 85 degrees 28 minutes 38 seconds West continuing along said N.L. Lofland & Annie Lofland tract and said Somerset Park tract common line, a distance of 10.57 feet to a 1/2 inch iron rod found for the southeast corner of a tract of land to N.L. Lofland recorded in Volume 30, Page 548, of the Deed Records of Rockwall County, Texas, same point lying on the north line of said N.L. Lofland & Annie Lofland tract and on the west line of said Somerset Park tract;

THENCE North 00 degrees 08 minutes 29 seconds East along the common line of said N.L. Lofland tract and said Somerset Park tract, a distance of 428.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the northwest corner of said Somerset Park tract;

THENCE departing the east line of said N.L. Lofland tract, along the north/east lines of said Somerset Park tract and partially through the interior of said Arcadia tract the following courses and distances;

THENCE North 64 degrees 22 minutes 07 seconds East, a distance of 255.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 574.00 feet, a central angle of 13 degrees 40 minutes 50 seconds, an arc length of 137.05 feet, a chord bearing of South 32 degrees 28 minutes 18 seconds East, a distance of 136.73 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 86 degrees 43 minutes 34 seconds East, a distance of 11.91 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1040.00 feet, a central angle of 01 degrees 06 minutes 50 seconds, an arc length of 26.02 feet, a chord bearing of North 34 degrees 15 minutes 20 seconds East a distance of 26.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 55 degrees 02 minutes 34 seconds East a distance of 80.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 960.00 feet, a central angle of 02 degrees 27 minutes 29 seconds, an arc length of 41.19 feet, a chord bearing of South 33 degrees 44 minutes 40 seconds West a distance of 41.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 08 degrees 23 minutes 58 seconds East a distance of 15.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 574.00 feet, a central angle of 13 degrees 44 minutes 06 seconds, an arc length of 137.60 feet, a chord bearing of South 56 degrees 22 minutes 56 seconds East a distance of 137.27 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right having a radius of 606.00 feet, a central angle of 19 degrees 54 minutes 48 seconds, an arc

length of 210.62 feet, a chord bearing of South 53 degrees 17 minutes 35 seconds East, a distance of, 209.58 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 424.00 feet, a central angle of 50 degrees 39 minutes 01 seconds, an arc length of 374.82 feet, a chord bearing of South 68 degrees 39 minutes 41 seconds East, a distance of, 362.73 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 03 degrees 59 minutes 12 seconds East, a distance of 52.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 00 degrees 57 minutes 49 seconds East, a distance of 142.77 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 06 degrees 11 minutes 04 seconds East, a distance of 184.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1000.00 feet, a central angle of 23 degrees 47 minutes 40 seconds, an arc length of 415.29 feet, a chord bearing of South 05 degrees 42 minutes 46 seconds West, a distance of 412.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 71 degrees 47 minutes 52 seconds East, a distance of 173.23 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 1476.00 feet, a central angle of 00 degrees 54 minutes 00 seconds, an arc length of 23.18 feet, a chord bearing of South 18 degrees 39 minutes 08 seconds West, a distance of, 23.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a compound curve continuing to the right;

THENCE with said compound curve continuing to the right having a radius of 406.00 feet, a central angle of 00 degrees 41 minutes 12 seconds, an arc length of 4.86 feet, a chord bearing of South 19 degrees 26 minutes 43 seconds West, a distance of, 4.86 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 70 degrees 12 minutes 41 seconds East, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 526.00 feet, a central angle of 48 degrees 44 minutes 05 seconds, an arc length of 447.41 feet, a chord bearing of South 44 degrees 09 minutes 22 seconds West, a distance of 434.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 18 degrees 38 minutes 36 seconds East a distance of 118.21 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 63 degrees 53 minutes 02 seconds East a distance of 14.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 18 degrees 38 minutes 36 seconds East a distance of 52.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 26 degrees 04 minutes 50 seconds West a distance of 9.95 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 321.00 feet, a central angle of 40 degrees 44 minutes 09 seconds, an arc length of 228.22 feet, a chord bearing of South 39 degrees 07 minutes 20 seconds East a distance of 223.45 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 59 degrees 29 minutes 25 seconds East a distance of 26.18 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 364.00 feet, a central angle of 09 degrees 37 minutes 01 seconds, an arc length of 61.10 feet, a chord bearing of South 54 degrees 40 minutes 54 seconds East a distance of 61.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 49 degrees 52 minutes 23 seconds East a distance of 61.12 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 443.00 feet, a central angle of 48 degrees 37 minutes 50 seconds, an arc length of 376.00 feet, a chord bearing of South 25 degrees 33 minutes 28 seconds East a distance of 364.82 feet;

THENCE South 01 degrees 14 minutes 33 seconds East a distance of 8.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 46 degrees 14 minutes 32 seconds East a distance of 24.04 feet to the POINT OF BEGINNING containing 2,457,949 square Feet, or 56.427 acres of land.

APPROVED
I hereby certify that the above and foregoing plat of SOMERSET PARK to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the ____ day of _____, 2016.
This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.
Witness our hands this the ____ day of _____, 2016.
Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2016

BRIAN J. MADDOX, R.P.L.S. NO. 5430

FINAL PLAT
SOMERSET PARK

BLOCK 1, LOTS 1-25, BLOCK 2, LOTS 1-18, BLOCK 3, LOT 1, BLOCK 4, LOT 1, BLOCK 5, LOTS 1-15, BLOCK 6, LOTS 15-35, BLOCK 7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS 1-16, BLOCK 10, LOTS 1-2 & 5-15, BLOCK 11, LOTS 9-13, AND BLOCK 12, LOT 1

BEING 56.427 ACRES SITUATED IN THE A. JOHNSON SURVEY, ABSTRACT NUMBER 123 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR: MADDOX SURVEYING & MAPPING INC. SOMERSET PARK DEVELOPMENT, LLC & ARCADIA LAKES OF SOMERSET HOLDINGS LLC 3500 MAPLE AVENUE, SUITE 1165 DALLAS, TEXAS 75219 CONTACT: JAY MADDOX Firm Registration No. 10013200
OWNER: TEAGUE NALL AND PERKINS, INC. 5237 N. RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137 (817) 336-5773 CONTACT: SCOTT WILHELM, P.E. TBPE Registration No. F-230
1"=100'

SOMERSET PARK

Closure Report

Fri Aug 12 09:55:08 2016

Northing	Easting	Bearing	Distance
7010393.855	2606397.560	S 88°45'27" W	1321.870
7010365.192	2605076.001	Radius: 5005.590 Chord: 124.230 Degree: 1°08'41" Dir: Right Length: 124.233 Delta: 1°25'19" Tangent: 62.120 Chord BRG: N 43°10'28" W Rad-In: N 46°06'52" E Rad-Out: N 47°32'11" E Radius Point: 7013835.165,2608683.661	
7010455.789	2604991.000	N 00°40'31" W	1062.066
7011517.781	2604978.483	N 00°59'21" W	869.901
7012387.552	2604963.466	N 85°28'38" W	10.570
7012388.386	2604952.929	N 00°08'29" E	428.941
7012817.326	2604953.988	N 64°22'07" E	255.050
7012927.655	2605183.940	Radius: 574.000 Chord: 370.137 Degree: 9°58'55" Dir: Left Length: 376.870 Delta: 37°37'07" Tangent: 195.509 Chord BRG: S 44°26'26" E Rad-In: N 64°22'07" E Rad-Out: N 26°45'01" E Radius Point: 7013175.954,2605701.456	
7012663.385	2605443.098	Radius: 606.000 Chord: 209.560 Degree: 9°27'17" Dir: Right Length: 210.618 Delta: 19°54'48" Tangent: 106.382 Chord BRG: S 53°17'35" E Rad-In: S 26°45'01" W Rad-Out: S 46°39'49" W Radius Point: 7012122.240,2605170.337	
7012538.127	2605611.103	Radius: 424.000 Chord: 362.735 Degree: 13°30'47" Dir: Left Length: 374.821 Delta: 50°39'01" Tangent: 200.651 Chord BRG: S 68°39'41" E Rad-In: N 46°39'49" E Rad-Out: N 03°59'12" W Radius Point: 7012829.110,2605919.494	
7012406.136	2605948.971	S 03°59'12" E	52.000
7012354.262	2605952.586	S 00°57'49" E	142.774
7012211.508	2605954.987	S 06°11'04" E	184.218
7012028.362	2605974.833	Radius: 1000.000 Chord: 412.312 Degree: 5°43'46" Dir: Right Length: 415.290 Delta: 23°47'40" Tangent: 210.682 Chord BRG: S 05°42'46" W Rad-In: S 83°48'56" W Rad-Out: N 72°23'24" W Radius Point: 7011920.634,2604980.652	
7011618.098	2605933.790	S 71°47'52" E	173.233
7011563.985	2606098.354	Radius: 1476.000 Chord: 23.183 Degree: 3°52'55" Dir: Right	

Length: 23.183 Delta: 0°54'00" Tangent: 11.592
Chord BRG: S 18°39'08" W Rad-In: N 71°47'52" W Rad-Out: N 70°53'52" W
Radius Point: 7012025.044,2604696.213
7011542.020 2606090.940
Radius: 406.000 Chord: 4.865 Degree: 14°06'44" Dir: Right
Length: 4.865 Delta: 0°41'12" Tangent: 2.433
Chord BRG: S 19°26'43" W Rad-In: N 70°53'52" W Rad-Out: N 70°12'41" W
Radius Point: 7011674.884,2605707.295
7011537.432 2606089.320
S 70°12'41" E 120.000
7011496.806 2606202.234
Radius: 526.000 Chord: 434.041 Degree: 10°53'34" Dir: Right
Length: 447.407 Delta: 48°44'05" Tangent: 238.244
Chord BRG: S 44°09'22" W Rad-In: N 70°12'41" W Rad-Out: N 21°28'35" W
Radius Point: 7011674.884,2605707.295
7011185.405 2605899.874
S 18°38'36" E 186.573
7011008.622 2605959.517
Radius: 324.000 Chord: 226.124 Degree: 17°41'02" Dir: Left
Length: 230.985 Delta: 40°50'50" Tangent: 120.646
Chord BRG: S 39°04'00" E Rad-In: N 71°21'24" E Rad-Out: N 30°30'35" E
Radius Point: 7011112.197,2606266.516
7010833.057 2606102.026
S 59°29'25" E 26.177
7010819.767 2606124.578
Radius: 361.000 Chord: 60.523 Degree: 15°52'17" Dir: Right
Length: 60.594 Delta: 9°37'01" Tangent: 30.368
Chord BRG: S 54°40'54" E Rad-In: S 30°30'35" W Rad-Out: S 40°07'37" W
Radius Point: 7010508.750,2605941.304
7010784.778 2606173.962
S 49°52'23" E 61.122
7010745.386 2606220.697
Radius: 440.000 Chord: 362.347 Degree: 13°01'18" Dir: Right
Length: 373.456 Delta: 48°37'50" Tangent: 198.809
Chord BRG: S 25°33'28" E Rad-In: S 40°07'37" W Rad-Out: S 88°45'27" W
Radius Point: 7010408.954,2605937.125
7010418.495 2606377.021
S 01°14'33" E 5.079
7010413.417 2606377.131
S 46°14'32" E 28.284
7010393.855 2606397.560

Closure Error Distance> 0.00000
Total Distance> 7570.179
Polyline Area: 2451392 sq ft, 56.276 acres

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/15/2016

APPLICANT: Eric Morff of *Cole*

AGENDA ITEM: **P2016-048**; Lot 3 Road Runner Addition

SUMMARY:

Discuss and consider a request by Eric Morff of Cole on behalf of the owner 2804 Ridge, LLC for the approval of a replat for Lot 3 of Road Runner Addition being a 0.93-acre parcel of land identified as Lot 2, Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 2804 S. Goliad Street, and take any action necessary.

COMMENTS:

- ✓ The applicant is requesting approval of a replat for the purpose of constructing a 4,300 sq. ft. restaurant with a drive-through facility (*i.e. Panera Bread*). The 0.93-acre parcel of land is zoned Commercial (C) District, is within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, and is generally located on the southwest corner of IH-30 and Ridge Road and is addressed as 2804 S. Goliad Street.
- ✓ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.
- ✓ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the request for replat, staff would recommend the following conditions of approval:

- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,
- 2) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, 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.

City of Rockwall
Project Plan Review History



Project Number P2016-048	Owner 2804 RIDGE, LLC,	Applied 11/4/2016 LM
Project Name Panera Bread	Applicant COLE	Approved
Type PLAT		Closed
Subtype FINAL		Expired
Status P&Z HEARING		Status 11/11/2016 DG

Site Address 2804 RIDGE RD	City, State Zip ,	Zoning
--------------------------------------	-----------------------------	---------------

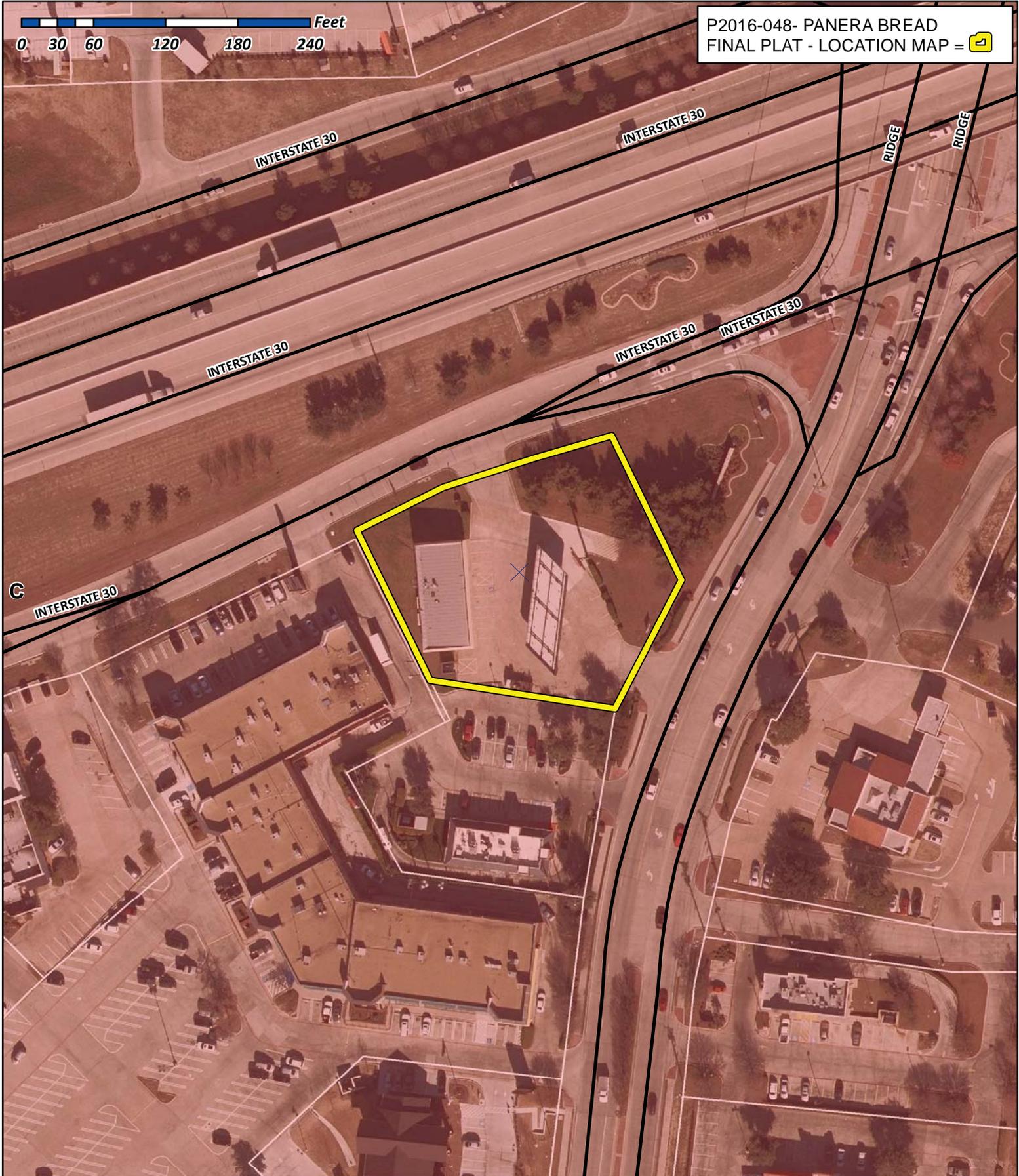
Subdivision CARLISLE PLAZA ADDN	Tract 1	Block	Lot No 1	Parcel No 4807-0000-0001-00-OR	General Plan
---	-------------------	--------------	--------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	11/4/2016	11/11/2016	11/4/2016		APPROVED	
ENGINEERING (11/7/2016 7:44 AM AW) Needs the off-site access easement along the southern property line on the plat with the recording information	Amy Williams	11/4/2016	11/11/2016	11/7/2016	3	COMMENTS	See Comment
FIRE	Ariana Hargrove	11/4/2016	11/11/2016	11/7/2016	3	APPROVED	
GIS	Lance Singleton	11/4/2016	11/11/2016				
PLANNING	David Gonzales	11/4/2016	11/11/2016	11/7/2016	3	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING COMMENTS - DAVID GONZALES - 11.07.2016						
<hr/> <p>Discuss and consider a request by Eric Morff of Cole on behalf of the owner 2804 Ridge, LLC for the approval of a replat for Lot 3 of Road Runner Addition being a 0.93-acre parcel of land identified as Lot 2, Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 2804 S. Goliad Street, and take any action necessary.</p> <hr/>						
<p>The following staff comments (including Rockwall County comments) are to be addressed and resubmitted no later than Tuesday, November 22, 2016. Please provide three large copies [18" X 24" FOLDED] and one PDF version for a subsequent review by staff:</p>						
<ol style="list-style-type: none"> 1. Adherence to all Engineering and Fire Department standards shall be required. 2. Provide a label indicating "Case No. P2016-048" on the lower right corner on all pages of the revised plat. 3. Provide City staff with a .dwg file. 4. Provide cross access easement and dimensions to/from Jack in the Box for south property line. 5. Change Title Block to read as follows: Final Plat Lot 3 Road Runner Addition being a replat of Lot 2 Road Runner Addition James Smith survey City of Rockwall, Rockwall County, Texas 6. Provide adjacent property owner information for the adjacent lot east of subdivision (TXDOT?). 7. Move Location Map from page two (2) to page one (1). 8. Correct Owners Certificate: <ol style="list-style-type: none"> a) 1st paragraph needs to read..."Whereas, 2804...the sole owner of one tract of land..."the the plat thereof recorded in "cabinet I,slide 157..." b) Now, thereof, know all men by these presents,...1st paragraph - does hereby adopt this plat..."change from Lot 2 to LOT 3" 						
<p>As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **</p>						
<p>Meeting Dates to Attend; Since this item is on the Consent Agenda you are not required to attend either meeting; however, staff recommends that a representative is present during both scheduled meetings as indicated below. The meetings will be held in the City's Council Chambers. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p>						
<p>Planning - Consent Agenda: November 17, 2016 (6:00 p.m.)</p>						
<p>City Council - Consent Agenda: November 21, 2016 (6:00 p.m.)</p> <hr/>						



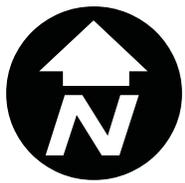
P2016-048- PANERA BREAD
FINAL PLAT - LOCATION MAP =



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.



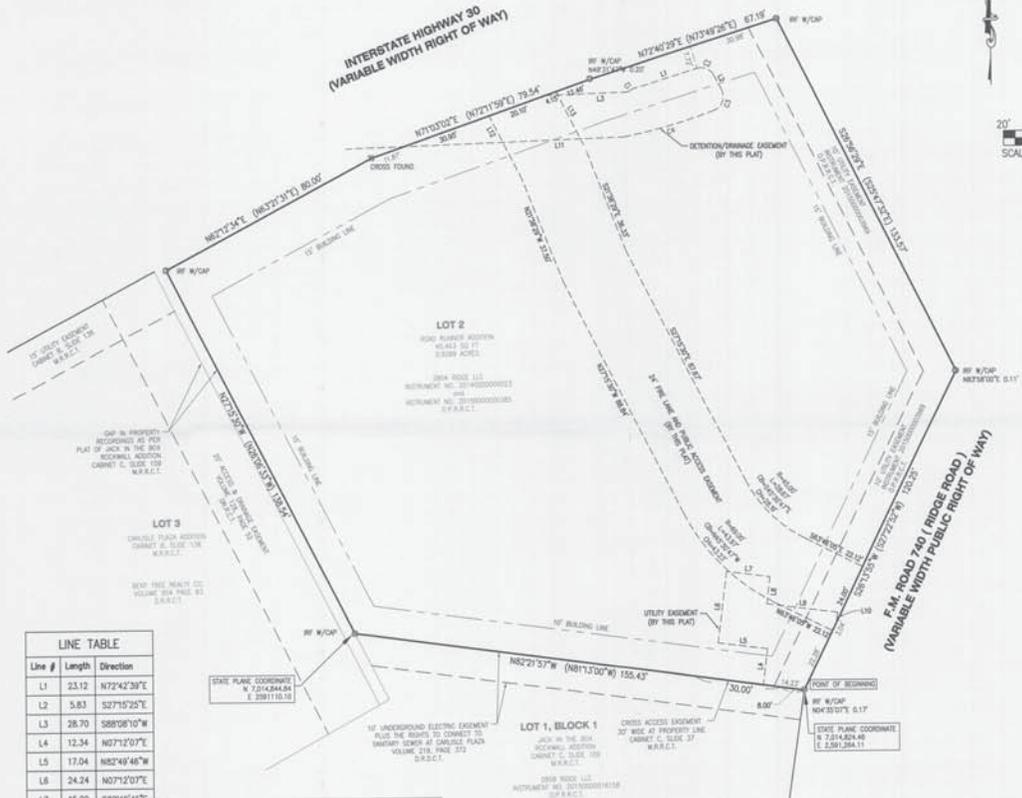
LEGEND

- SET RE-888 W/CAP COLE
- SET PERMANENT SURVEY MONUMENT
- FOUND RE-888
- ⊕ FOUND ANCHOR
- ⊕ FOUND CROSS
- FOUND IRON PIPE
- ⊕ FOUND IRON ROAD SPIKE
- FOUND CONCRETE MONUMENT



**INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT OF WAY)**

**F.M. ROAD 740 (HIDGE ROAD)
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)**



GAP IN PROPERTY RECORDS AS FOR PLAT OF JACK IN THE BOX RECORDING ADDRESS CABINET C, SLIDE 139 W&A.C.L.

LOT 3
UNFILED PLAT ADDRESS CABINET C, SLIDE 139 W&A.C.L.

NOV 1982 REALTY CO. VOLUME 219 PAGE 81 W&A.C.L.

LOT 2
ROAD PLANT ADDRESS HEARD 10 FT. 8389 ACRES
NOV 1982 REALTY CO. VOLUME 219 PAGE 81 W&A.C.L.

LOT 1, BLOCK 1
JACK IN THE BOX RECORDING ADDRESS CABINET C, SLIDE 37 W&A.C.L.
NOV 1982 REALTY CO. VOLUME 219 PAGE 81 W&A.C.L.

NO UNDERGROUND ELECTRIC EASEMENT PLUS THE RIGHTS TO CONDUIT TO HANGOVER STOPS AT CARLISLE PLAZA VOLUME 219 PAGE 373 W&A.C.L.

LINE TABLE

Line #	Length	Direction
L1	23.12	N72°42'39"E
L2	5.83	S27°15'25"E
L3	28.70	S88°08'10"W
L4	12.34	N67°12'07"E
L5	17.04	N82°49'48"W
L6	24.34	N67°12'07"E
L7	15.00	S82°49'46"E
L8	9.24	S07°12'07"W
L9	24.53	S82°49'46"E
L10	3.53	S07°10'14"W
L11	95.47	S88°08'10"W
L12	23.76	N27°15'30"W
L13	20.25	S27°15'30"E

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1.99	4.75	24°02'59"	N69°41'09"E	1.98
C2	6.63	4.75	80°01'56"	S67°18'23"E	6.11
C3	8.11	4.75	97°49'06"	S21°39'07"W	7.18
C4	32.29	180.31	101°51'58"	S74°17'32"W	32.25

P2016 048

PAVNEY, LLC
3830 SOUTH GEESE ROAD, SUITE 80
SUNSET HILLS, MO 63027
(314) 984-2623

4 DALLAS
3170 Main Street
Dallas, TX 75248
Phone: (214) 242-1100
Fax: (214) 242-1101
www.cole.com
Cadastral Registration No. 1 (Landmark) 441114111
Cadastral Registration No. 2 (Survey) 441114111



ISSUED BY: BSA
CHECKED BY: TSW
DRAWING SCALE: 1"=30'
DATE: 05/24/2016
JOB NUMBER: 15-0157
Sheet Number: 1 of 2

REPLAT
OF
LOT 2 ROAD RUNNER ADDITION
BEING A REPLAT OF LOT 2 ROAD
RUNNER ADDITION BEING A REPLAT
OF
LOT 1 ROAD RUNNER ADDITION
JAMES SMITH SURVEY
ABSTRACT NO. 200
IN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

AGENDA DATE: 11/15/2016

APPLICANT: Matt Moore, PE; *Claymoore Engineering, Inc.*

AGENDA ITEM: **P2016-049**; Presbyterian Hospital Addition

SUMMARY:

Discuss and consider a request by Matt Moore, PE of Claymoore Engineering, Inc. on behalf of the owner Cindy Paris of Rockwall Regional Hospital, LLP for the approval of a replat for Lot 22, Block A, Presbyterian Hospital Addition being a 18.867-acre parcel of land identified as Lot 15, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer Lee Drive and Rockwall Parkway, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat an 18.867-acre parcel of land [*Lot 15, Block A, Presbyterian Hospital of Rockwall Addition*] for the purpose of constructing a 55,827 sq. ft. medical office building.
- On October 11, 2016, the Planning and Zoning Commission approved a site plan [*SP2016-020*] for a medical office building to be located on the subject property. Currently, the subject property has a hospital (i.e. Presbyterian Hospital), an existing medical office building, and a future medical office building.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the Recommendation section below.
- With the exception of the items listed in the Recommendation section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the applicant's request, staff would recommend the following conditions of approval:

- 1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) Any construction or building necessary to complete this replat request must conform to the requirements set forth by the UDC, the International Building Code, 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.

0 62.5 125 250 375 500 Feet

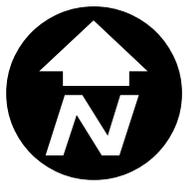
P2016-049 - LOT 22, BLOCK A, PREBYTERIAN HOSPITAL ROCKWALL ADDITION REPLAT - LOCATION MAP = 

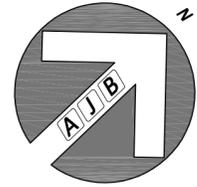


City of Rockwall

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

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





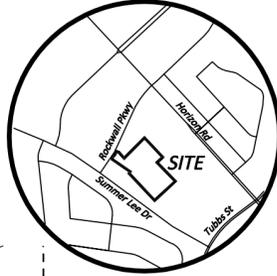
0' 30' 60' 120'
Scale: 1" = 60'

$\Delta = 6^{\circ}58'50''$
 $R = 915.00'$
 $A = 111.48'$
 $CB = N 27^{\circ}49'52'' E$

LEGEND

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

Vicinity Map
(Not to Scale)



GENERAL NOTES:

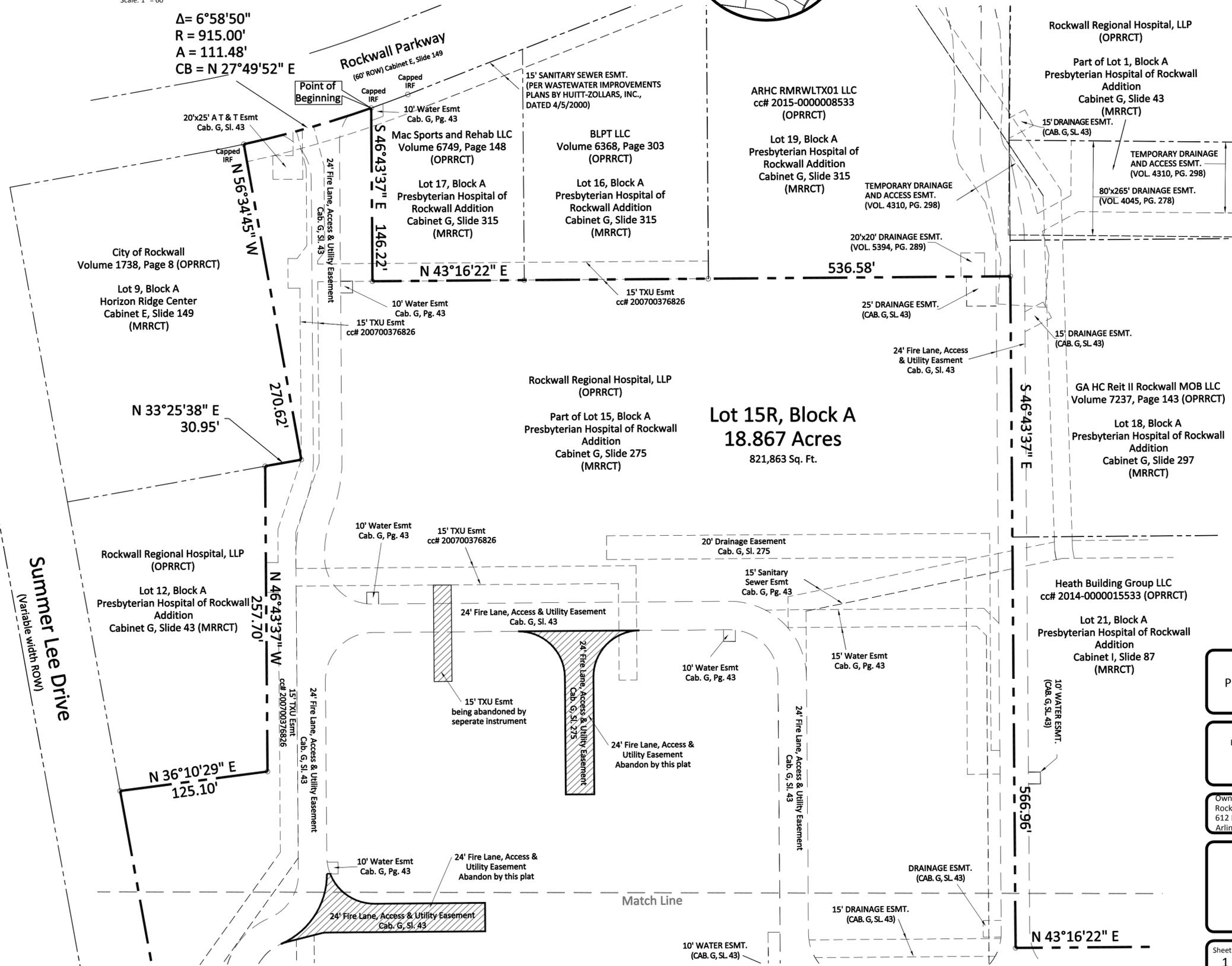
The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on those cited on plat of Presbyterian Hospital of Rockwall Addition recorded in Cabinet G, Slide 275, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

UTILITY NOTE:

The location of utilities shown hereon are from observed evidence of above ground appurtenances and/or surface ground markings provided by others only. The surveyor has not been provided with underground plans to determine the location of any subterranean uses. No excavation has been performed to determine depth or size of any underground utility shown hereon.



REPLAT
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
LOT 15R, BLOCK A

1 LOT TOTALING 18.867 ACRES
BEING A REPLAT OF A LOT 15, BLOCK A OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION 18.867 ACRES (821,863 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: Rockwall Regional Hospital LLP 612 E. Lamar Blvd., Suite 100 Arlington, Texas 76011	Engineer: ClayMoore Engineering 1903 Central Drive, Suite 406 Bedford, Texas 76021
---	---

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: October 10, 2016	P.C.: Cryer/Spradling
Technician: Spradling/Elam	File: Rockwall Hospital RP 10-10-16
Drawn By: Spradling/Elam	Job No. 552-114
	GF No.

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

Sheet:
1
Of: 3



TBPLS REG#10118200

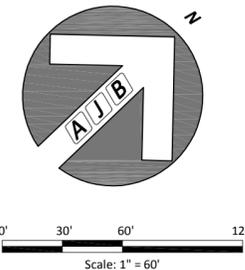
N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\MOB-PRESBYTERIAN\ROCKWALL_HOSPITAL_RP_10-10-16.dwg, 10/21/2016 12:54:44 PM

Lot 15R, Block A
18.867 Acres
 821,863 Sq. Ft.

Rockwall Regional Hospital, LLP
 (OPRRCT)

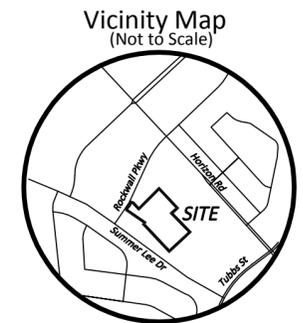
Part of Lot 15, Block A
 Presbyterian Hospital of Rockwall
 Addition
 Cabinet G, Slide 275
 (MRRCT)

Horizon Road (FM 3097)
 (Variable width ROW)



LEGEND

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



$\Delta = 6^{\circ}10'17''$
 $R = 825.00'$
 $A = 88.86'$
 $CB = N 59^{\circ}39'54'' W$

$\Delta = 15^{\circ}40'34''$
 $R = 1411.52'$
 $A = 386.19'$
 $CB = S 35^{\circ}33'50'' W$

$\Delta = 3^{\circ}44'34''$
 $R = 1042.50'$
 $A = 68.10'$
 $CB = S 46^{\circ}08'05'' W$

GENERAL NOTES:

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on those cited on plat of Presbyterian Hospital of Rockwall Addition recorded in Cabinet G, Slide 275, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor

UTILITY NOTE:

The location of utilities shown hereon are from observed evidence of above ground appurtenances and/or surface ground markings provided by others only. The surveyor has not been provided with underground plans to determine the location of any subterranean uses. No excavation has been performed to determine depth or size of any underground utility shown hereon.

REPLAT
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
LOT 15R, BLOCK A

1 LOT TOTALING 18.867 ACRES
 BEING A REPLAT OF A LOT 15, BLOCK A OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION 18.867 ACRES (821,863 SQUARE FEET)
 EDWARD TEAL SURVEY, ABSTRACT NO. 207
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: Rockwall Regional Hospital, LLP
 612 E. Lamar Blvd., Suite 100
 Arlington, Texas 76011

Engineer: ClayMoore Engineering
 1903 Central Drive, Suite 406
 Bedford, Texas 76021

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: October 10, 2016	P.C.: Cryer/Spradling
Technician: Spradling/Elam	File: Rockwall Hospital RP 10-10-16
Drawn By: Spradling/Elam	Job No. 552-114
	GF No.

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

Sheet: 2
 Of: 3

AJ Bedford Group, Inc.
 Registered Professional Land Surveyors

TBPLS REG#10118200

N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\MOB-PRESBYTERIAN\ROCKWALL_HOSPITAL_RP_10-10-16.dwg, 10/21/2016 12:55:51 PM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL REGIONAL HOSPITAL, LLP, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEGINNING an 18.867 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being a portion of Lot 15, Block A of Presbyterian Hospital of Rockwall Addition an addition to the City of Rockwall according to the plat recorded in Cabinet G, Slide 275, Map Records, Rockwall County, Texas (MRRCT) and being more particularly described as follows:

BEGINNING at a capped iron rod found for corner in the easterly line of Rockwall Parkway a 60 feet wide right of way as dedicated in Cabinet E, Slide 149 (MRRCT), and being the westerly corner of Lot 17, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 315 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 17, SOUTH 46°43'37" EAST a distance of 146.22 feet to a capped iron rod found for corner;

THENCE continuing along said common line, NORTH 43°16'22" EAST a distance of 536.58 feet to a capped iron rod found for corner in the southwest line of lot 18, Block A of Presbyterian Hospital of Rockwall Addition as recorded in Cabinet G, Slide 297 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 18, SOUTH 46°43'37" EAST a distance of 566.96 feet to a capped iron rod found for corner at the southerly corner of Lot 21, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet I, Slide 87 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 21, NORTH 43°16'22" EAST a distance of 233.23 feet to a capped iron rod found for corner in the southwest line of Horizon Road (FM 3097) a variable width right of way as dedicated to the State of Texas by deed recorded in County Clerk's File No. 2014000002244, Official Public Records, Rockwall County, Texas (OPRRCT);

THENCE along the south line of said Horizon Road (FM 3097), SOUTH 45°47'15" EAST a distance of 112.01 feet to a capped iron rod found for corner at the northerly corner of Lot 20, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet H, Slide 63 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 20, SOUTH 43°16'22" WEST a distance of 231.39 feet to a capped iron rod found for corner;

THENCE continuing along said common line, SOUTH 46°43'37" EAST a distance of 444.69 feet to a point for corner at an ell corner of Lot 6, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 43 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 6 as follows:

SOUTH 01°40'00" EAST a distance of 29.38 feet to a capped iron rod found for corner;

SOUTH 43°16'22" WEST a distance of 55.03 feet to a capped iron rod found for corner;

SOUTH 01°43'35" EAST a distance of 23.89 feet to a capped iron rod found for corner;

SOUTH 46°43'37" EAST a distance of 213.68 feet to a capped iron rod found for corner in the northwesterly line of Tubbs Road an 85 feet wide right of way dedicated by Cabinet G, Slide 11 (MRRCT) and being the beginning of a non-tangent curve to the left having a radius of 1042.50 feet and a chord bearing of SOUTH 46°08'05" WEST;

THENCE along the northwesterly line of said Tubbs Road and along said non-tangent curve to the left through a central angle of 03°44'34" for an arc length of 68.10 feet to a capped iron rod found for corner at the easterly corner of Lot 7, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 43 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 7 as follows:

NORTH 46°43'37" WEST a distance of 210.30 feet to a capped iron rod found for corner;

SOUTH 88°16'25" WEST a distance of 28.49 feet to a capped iron rod found for corner and being the beginning of a non-tangent curve to the left having a radius of 1411.52 feet and a chord bearing of SOUTH 35°33'50" WEST;

Along said non-tangent curve to the left through a central angle of 15°40'34" for an arc length of 386.19 feet to a capped iron rod found for corner in the northwest line of Lot 9, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 43 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 9, SOUTH 27°14'58" WEST a distance of 32.73 feet to a capped iron rod found for corner in the northeasterly line of Summer Lee Drive a variable width right of way;

THENCE along said Summer Lee drive as follows:

NORTH 62°45'02" WEST a distance of 177.12 feet to a capped iron rod found for corner and being the beginning of a curve to the right having a radius of 825.00 feet and a chord bearing of NORTH 59°39'54" WEST;

Along said curve to the right through a central angle of 06°10'17" for an arc length of 88.86 feet to a capped iron rod found for corner;

NORTH 56°34'45" WEST a distance of 524.21 feet to a capped iron rod found for corner at the southerly corner of Lot 12, Block A of Presbyterian Hospital of Rockwall Addition according to the plat recorded in Cabinet G, Slide 43 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 12, NORTH 36°10'29" EAST a distance of 125.10 feet to a capped iron rod found for corner;

THENCE continuing along said common line, NORTH 46°43'37" WEST a distance of 257.70 feet to a capped iron rod found for corner in the southeast line of Lot 9, Block A of Horizon Ridge Center an addition to the City of Rockwall according to the plat recorded in Cabinet E, Slide 149 (MRRCT);

THENCE along the common line of said Lot 15 and Lot 9, NORTH 33°25'38" EAST a distance of 30.95 feet to a capped iron rod found for corner;

THENCE continuing along said common line, NORTH 56°34'45" WEST a distance of 270.62 feet to a capped iron rod found for corner in the southeast line of said Rockwall Parkway and being the beginning of a non-tangent curve to the left having a radius of 915.00 feet and a chord bearing of NORTH 27°49'52" EAST;

THENCE along the southeast line of said Rockwall Parkway and along said non-tangent curve to the left through a central angle of 06°58'50" for an arc length of 111.48 feet to the POINT OF BEGINNING;

CONTAINING 18.867 acres or 821,863 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, **ROCKWALL REGIONAL HOSPITAL, LLP**, the undersigned owner of the land shown on this plat, and designated herein as the **PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

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

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

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

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

ROCKWALL REGIONAL HOSPITAL, LLP

Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2016

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2016.

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

WITNESS OUR HANDS, this ____ day of _____, 2016.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

REPLAT
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
LOT 15R, BLOCK A

1 LOT TOTALING 18.867 ACRES
BEING A REPLAT OF A LOT 15, BLOCK A OF PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION 18.867 ACRES (821,863 SQUARE FEET)
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: Rockwall Regional Hospital, LLP
612 E. Lamar Blvd., Suite 100
Arlington, Texas 76011
Engineer: ClayMoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: October 10, 2016	P.C.: Cryer/Spradling
Technician: Spradling/Elam	File: Rockwall Hospital RP 10-10-16
Drawn By: Spradling/Elam	Job No. 552-114
	GF No.

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



Sheet: 3
Of: 3

TBPLS REG#10118200

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

AGENDA DATE: 11/15/2016

APPLICANT: Phillip Craddock; *Craddock Architecture, PLLC*

AGENDA ITEM: **Z2016-033**; Hotel on Vigor Way

SUMMARY:

Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow a residence hotel on a 1.74-acre parcel of land located north of IH-30 on Vigor Way. This property is currently zoned Commercial (C) District. According to the Section 1, *Land Use Table*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) a *hotel, residence* requires an SUP in a Commercial (C) District.

On August 4, 2008, the City Council approved an SUP [*Ordinance No. 08-37*] to allow for a hotel in a Commercial (C) District. At that time, the ordinance restricted *hotel, residence* on the subject property. Additionally, the ordinance required that the building elevations *strictly adhere* to the elevations contained in the ordinance. Also, the ordinance required that the building be limited to a maximum of 58-feet in height. Since this original approval, the applicant has requested to change the SUP to allow a *residence hotel* with the provision that four (4) of the suites be residence suites. In addition, the applicant is proposing new building elevations, which would be required to generally conform to the building elevations in the attached ordinance at the time of site plan. The hotel will also be limited 65-feet in height.

With the exception of the proposed residence suites, the applicant's request conforms to all applicable requirements; however, granting a Specific Use Permit (SUP) is a discretionary act to the City Council. If approved, the applicant will be required to submit a site plan and replat conforming to all applicable requirements. Additionally, this SUP shall supersede all requirements stipulated in Ordinance No. 08-37. Contained in the attached packet is a copy of the applicant's letter, a concept plan, and draft ordinance.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are all follows:

North: Directly north of the subject property there are two restaurants (i.e. Popeyes and Culvers). Beyond that is Ridge Road which is identified as an *M4D (major collector,*

four [4] lane divided highway) in the City's *Master Thoroughfare Plan*. This area is zoned Commercial (C) District.

South: Directly south of the subject property is a restaurant (*i.e. Denny's*), an automotive shop (*i.e. Valvoline Oil Change*), and a tire shop (*i.e. Goodyear*). Beyond this is IH-30. This area is zoned Commercial (C) District.

East: Directly east of the subject property is Vigor Way, which is a private road. Beyond this street is a shopping center (*i.e. Rockwall Towne Centre*), which is zoned Commercial (C) District.

West: Directly west of the subject property there are two (2) restaurants (*i.e. Wendy's and McDonalds*), a shopping center (*i.e. Rockwall Towne Centre*), and a gas station (*i.e. Chevron*). Beyond this is Ridge Road which is identified as an M4D (major collector, four [4] lane, divided highway] on the City's *Master Thoroughfare Plan*. This area is zoned Commercial (C) District.

NOTIFICATION:

On October, 27, 2016, staff sent 35 notices to property owners/residents within 500-feet of the subject property. Staff also mailed notices to the Lakeside Village and Turtle Cove HOA's, which are the only HOA's/Neighborhood associations that are within 1,500-feet and participating in the notification program. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice in opposition of the request.

RECOMMENDATIONS:

Should the Planning and Zoning Commission and City Council choose to approve the SUP request, staff would offer the following conditions of approval:

- 1) The building shall generally conform to the site plan and building elevations, depicted in Exhibit 'A' and Exhibit 'B' of the attached ordinance.
- 2) The hotel shall be limited to four (4) residence suites. The remaining rooms shall be typical hotel rooms (*i.e. not contain kitchen facilities*).
- 3) The building shall be no more than 65-feet in height.
- 4) Freestanding signage associated with this development shall be limited to a monument sign (*i.e. no pole sign shall be allowed*).
- 5) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, 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.

City of Rockwall Project Plan Review History



Project Number Z2016-033	Owner PASTEM, CORP	Applied 10/14/2016 LM
Project Name Rockwall Hotel on Vigor Way	Applicant CRADDOCK ARCHITECTURE, PLLC	Approved
Type ZONING		Closed
Subtype SUP		Expired
Status STAFF REVIEW		Status 10/14/2016 LM

Site Address VIGOR WAY	City, State Zip ROCKWALL, TX 75087	Zoning
----------------------------------	--	---------------

Subdivision ROCKWALL TOWNE CENTER PH 2 & 3	Tract 1	Block A	Lot No 1	Parcel No 3411-000A-0001-00-OR	General Plan
--	-------------------	-------------------	--------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	10/14/2016	10/21/2016	10/18/2016	4	APPROVED	
ENGINEERING (10/18/2016 8:21 AM AW) Must meet all engineering standards and requirements	Amy Williams	10/14/2016	10/21/2016	10/18/2016	4	APPROVED W/ CONDITIONS	Condition
FIRE	Ariana Hargrove	10/14/2016	10/21/2016				
PLANNING Z2016-033 SUP: Hotel on Vigor Way Please address the following comments (M= Mandatory Comments; I = Informational Comments).	Korey Brooks	10/14/2016	10/21/2016	10/21/2016	7	COMMENTS	Comments
<p>I.1 Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (Z2016-033) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please provide North, East, South, and West Elevations</p> <p>M.5 The original SUP states that a "Residence Hotel" is prohibited. Please provide a unit mix of suites vs. non suites.</p> <p>I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, The Planning & Zoning Worksession date for this case will be October 25, 2016. The Planning and Zoning Meeting for this case is November 15, 2016.</p> <p>I.7 The City Council meeting date and subsequent approval for this SUP is November 21, 2016 [1st Reading] and December 5, 2016 [2nd Reading].</p>							



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.

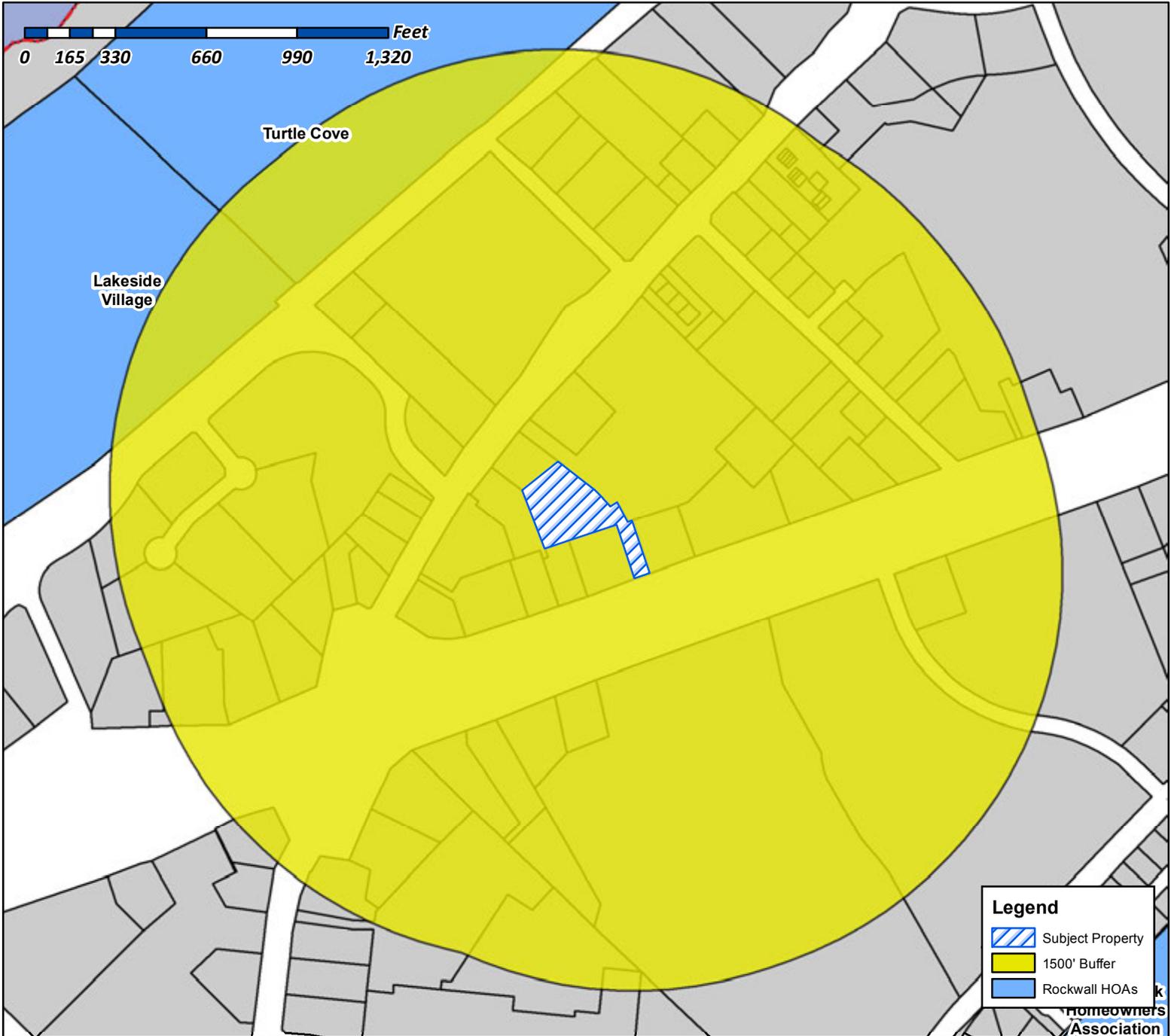




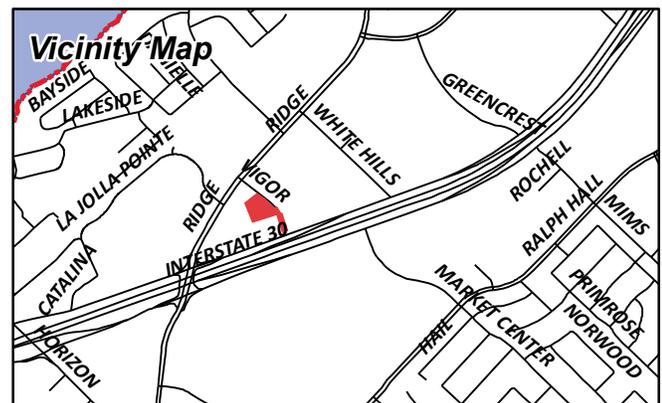
City of Rockwall

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

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: Z2016-033
Case Name: SUP for Hotel on Vigor Way
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 700 Vigor Way



Date Created: 10/16/2016

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

From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Brooks, Korey](#); [Gonzales, David](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Wednesday, October 26, 2016 4:03:30 PM
Attachments: [Z2016-033_HOA_Map.pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on **November 4, 2016**. The Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/15/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below.

Additional information can also be found at

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

Z2016-033- Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

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

Sincerely,

Laura Morales

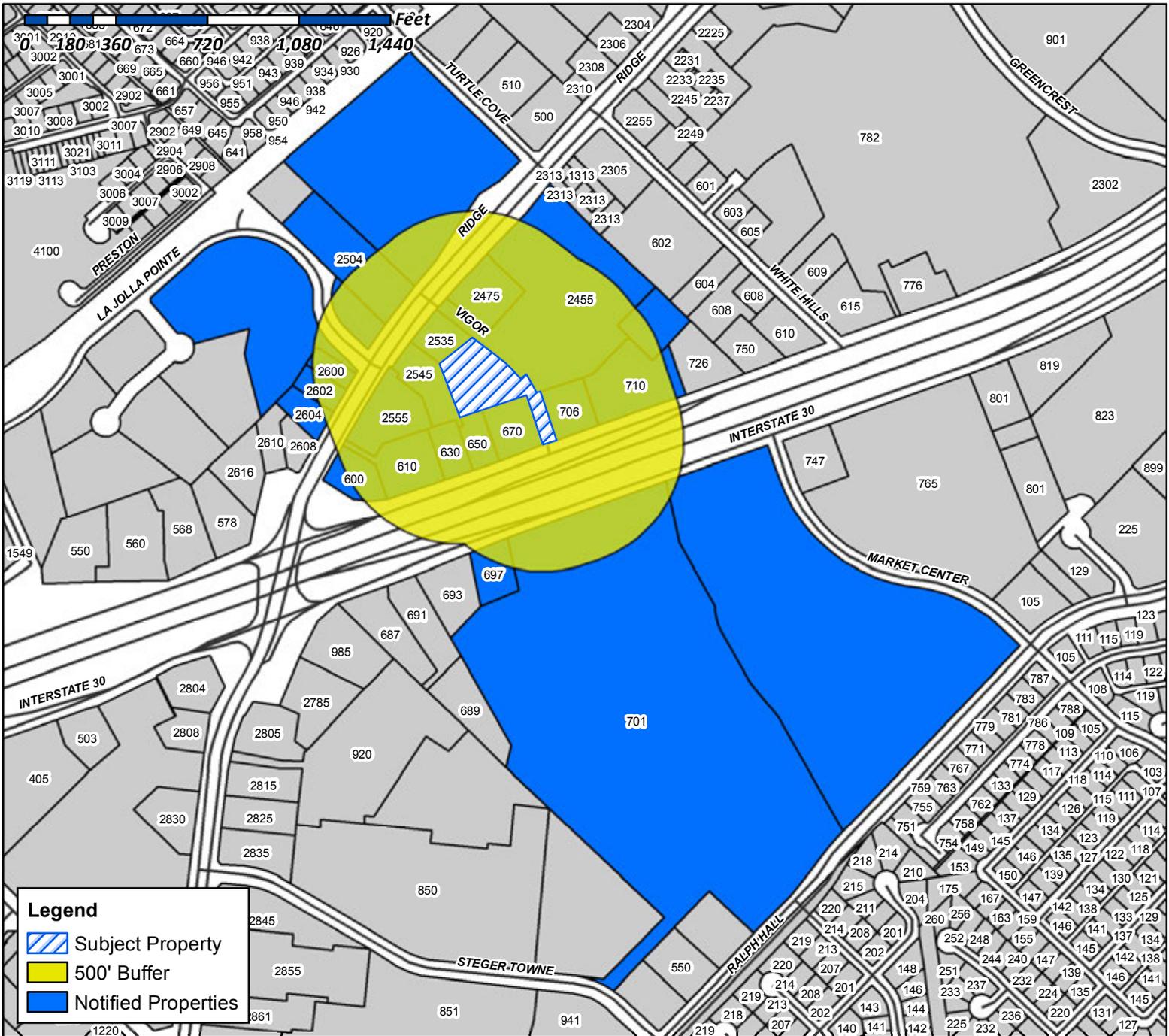
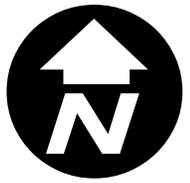
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
lmorales@rockwall.com | <http://www.rockwall.com>



City of Rockwall

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

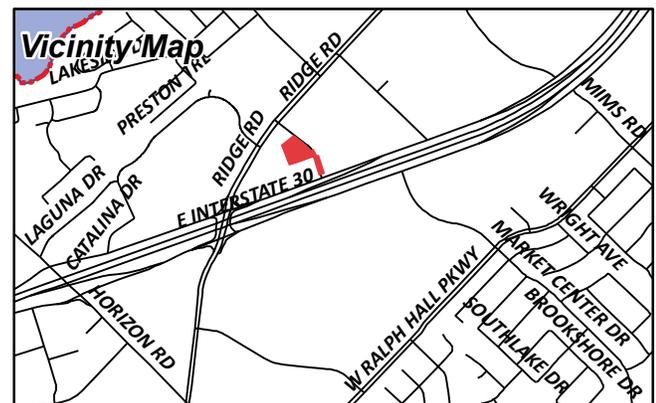
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2016-033
Case Name: SUP for Hotel on Vigor Way
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 700 Vigor Way

Date Created: 10/14/2016

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



WENDY'S INTERNATIONAL INC
ATTN:PROPERTY TAX
1 DAVE THOMAS BLVD
DUBLIN, OH 43017

BOLD LLC
121 WYLER DR
DAKOTA, IL 61018

HP ROCKWALL III 30, LTD
12720 HILLCREST RD STE 1080
DALLAS, TX 75230

SUNFLOWER DELI INC
1345 MEANDERING WAY
ROCKWALL, TX 75087

ROCKWALL OCEANHILL LLC
C/O GEORGE RAUST
200 GLENWOOD CIR BOX 316
MONTEREY, CA 92940

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2475 RIDGE RD
ROCKWALL, TX 75087

BROOKS RICHARD L MD
2504 RIDGE RD STE 101
ROCKWALL, TX 75087

CURRENT RESIDENT
2535 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2545 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2555 RIDGE RD
ROCKWALL, TX 75087

BELAC PROPERTIES LLC
2600 RIDGE RD STE 102
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

ROCKWALL AREA CHAMBER OF COMMERCE
2850 SHORELINE TRL
ROCKWALL, TX 75032

ROCKWALL DUNHILL LLC
3100 MONTICELLO AVENUE SUITE 300
DALLAS, TX 75205

MUZNA REAL ESTATE INC
3405 SPECTRUM BOULEVARD
RICHARDSON, TX 75082

CBAX PROPERTIES LLC
465 W PRESIDENT GEORGE BUSH HWY
RICHARDSON, TX 75080

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

CURRENT RESIDENT
610 I30
ROCKWALL, TX 75087

CURRENT RESIDENT
630 I 30
ROCKWALL, TX 75087

PAUL'S KWIK KAR INC
650 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
670 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
697 I30
ROCKWALL, TX 75087

LAKE POINTE BAPTIST CHURCH
701 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
706 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
710 E I30
ROCKWALL, TX 75087

POP HOLDINGS LP
7750 N MACARTHUR BLVD STE 120-121
IRVING, TX 75063

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75089

MCDONALDS CORP (398/42)
C/O KEVA CHILDRESS
935 W RALPH HALL PKWY #101
ROCKWALL, TX 75032

PASTEM CORP
PO BOX 600433
DALLAS, TX 75360

ROCKWALL II PROPERTIES LLC
PO BOX 630768
HOUSTON, TX 77263



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

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

To Whom It May Concern:

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

Case No. Z2016-033: Residence Hotel on Vigor Way

Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, 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, 11/15/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **11/21/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

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

Case No. Z2016-033: Residence Hotel on Vigor Way

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.

Opposed to Residence Facilities. We already have that type of facility and don't need to encourage hotels as long term housing solutions. Not opposed to hotel without residence facility

Name: *John Wendell / Lake Pointe*
Address: *701 Interstate 30, Rockwall, TX*

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

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



SITE LOCATION

**CONCEPT SITE PLAN
NEW HOTEL**

**ROCKWALL TOWNE CENTRE
LOT 1, BLOCK A**

**BEING A REPLAT OF LOT 8, BLOCK "A"
ROCKWALL TOWNE CENTRE PHASE 4**

**E.P.G. CHISUM SURVAY, A-64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF ROCKWALL

All that certain lot, tract or parcel of land situated in the E.P. GARNES CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being Lot 8, Block A, of REPLAT LOT 8 & 9, ROCKWALL TOWNE CENTRE, PHASE 4, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet G, Slide 35 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the West most Southwest corner of said Lot 8, Block A, and being at the East Southwest corner of Lot 8, Block A of SECOND REPLAT ROCKWALL TOWNE CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 299 of the Plat Records of Rockwall County, Texas;

THENCE N. 18 deg. 31 min. 06 sec. W. along the Southwest line of Lot 8, Block A, a distance of 225.07 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at an angle point in the Southwest line of said Lot 8, Block A;

THENCE N. 53 deg. 19 min. 09 sec. E. a distance of 162.49 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the Southwest line of a 15' access easement per plat recorded in Cabinet C, Slide 274;

THENCE S. 52 deg. 10 min. 10 sec. E. along the Southwest line of said 15' access easement, a distance of 168.12 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE in a Southeastery direction along a curve to the right having a central angle of 16 deg. 24 min. 46 sec., a radius of 286.00 feet, a tangent of 41.10 feet, a chord of S. 43 deg. 57 min. 45 sec. E. 81.36 feet, along said 15' access easement, an arc distance of 81.94 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 54 deg. 14 min. 35 sec. E. a distance of 30.00 feet to an "X" chisled in concrete for corner;

THENCE in a Southeastery direction along a curve to the right having a central angle of 14 deg. 57 min. 35 sec., a radius of 315.00 feet, a tangent of 41.36 feet, a chord of S. 28 deg. 16 min. 34 sec. E. 82.01 feet, along said 15' access easement, an arc distance of 82.25 feet to an "X" chisled in concrete for corner;

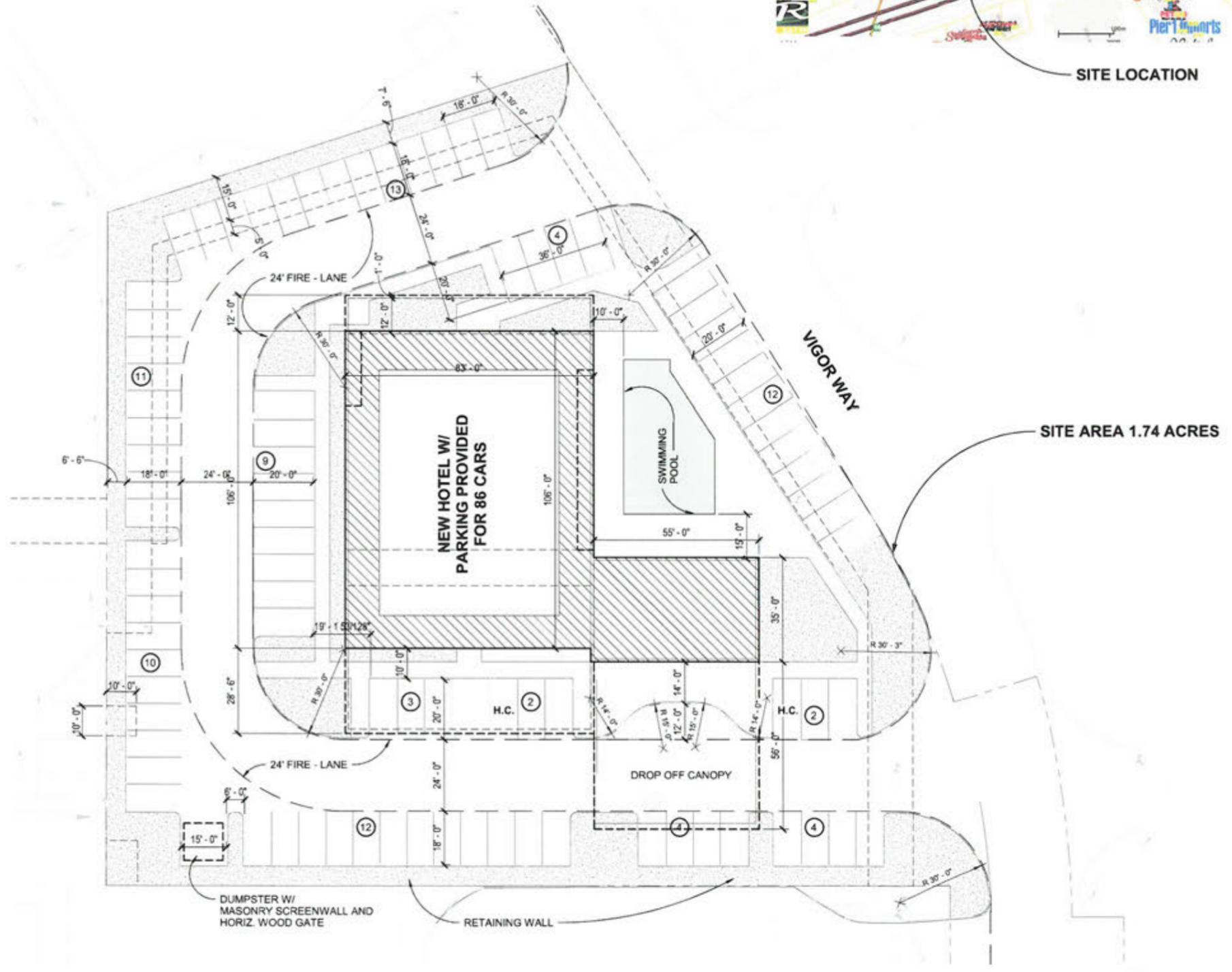
THENCE N. 71 deg. 21 min. 19 sec. E. a distance of 14.36 feet to a 1/2" iron rod found for corner;

THENCE S. 18 deg. 35 min. 57 sec. E. a distance of 291.58 feet to a P-K nail found in concrete for corner in the Northwest right-of-way line of Interstate Highway 30;

THENCE S. 71 deg. 21 min. 22 sec. W. along said right-of-way line, a distance of 58.00 feet to an "X" found in concrete for corner;

THENCE N. 18 deg. 35 min. 57 sec. W. a distance of 212.44 feet to a "X" found in concrete for corner;

THENCE S. 71 deg. 21 min. 19 sec. W. at 13.12 feet pass a 1/2" iron rod found for corner at an inner corner of said Lot 8, Block A, and continuing along the Southeast line of said Lot 8, a total distance of 261.28 feet to the POINT OF BEGINNING and containing 1.74 acres or 75,987 square feet of land.



SITE AREA 1.74 ACRES

1 CONCEPT SITE PLAN
1" = 20'-0"

PROPOSED MAX. HT = 60'-0"



1/11/2016 9:34:15 AM

① ELEVATION FRONT
1/8" = 1'-0"



② ELEVATION BACK
1/8" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL



COPYRIGHT 2016 - CRADDOCK ARCHITECTURE PLLC, FOR USE ONLY ON A SPECIFIC SITE.

CRADDOCK ARCHITECTURE
 750 E. Interstate 30 Ste. 160 Rockwall, TX 75087 214-952-0527

ROCKWALL HOTEL
 VIGOR WAY
 ROCKWALL TEXAS 75087

REVISION		
#	Revision Date	Revision Description

ROCKWALL HOTEL
 VIGOR WAY
 ROCKWALL TEXAS 75087

Project number 2016-140 Date 10/14/2016

ELEVATIONS

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

1/11/2016 9:34:22 AM



② ELEVATION RIGHT
1/8" = 1'-0"



① ELEVATION LEFT
1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL



COPYRIGHT 2016 - CRADDOCK ARCHITECTURE PLLC, FOR USE ONLY ON A SPECIFIC SITE.

CRADDOCK ARCHITECTURE

750 E. Interstate 30 Ste. 160 Rockwall, TX 75087 214-952-0527

ROCKWALL HOTEL

VIGOR WAY
ROCKWALL TEXAS 75087

REVISION		
#	Revision Date	Revision Description

ROCKWALL HOTEL
VIGOR WAY
ROCKWALL TEXAS 75087

Project number 2016-140 Date 10/14/2016

ELEVATIONS

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

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A HOTEL IN A COMMERCIAL (C) DISTRICT AND TO ALLOW FOR A STRUCTURE THAT EXCEEDS 36-FEET IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, ON A 1.783-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 8, BLOCK A, ROCKWALL TOWNE CENTER, PHASE 4, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City has received a request from Phillip Craddock of Craddock Architecture, PLLC on behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) to allow for a *Hotel* in a Commercial (C) District and to allow for a structure that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 1.783-acre parcel of land being described as Lot 8, Block A, Rockwall Towne Center, Phase 4, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and the IH-30 Overlay (IH-30 OV) Districts, addressed as 700 E. IH-30, which herein after shall be referred to as the *Subject Property* and incorporated 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 [*Ordinance No. 04-38*] and Specific Use Permit (SUP) No. S-55 [*Ordinance No. 08-37*] 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 08-37*;

Section 2. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *hotel* within a Commercial (C) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] and to allow for a structure that exceeds 36-feet in height within the Scenic Overlay (SOV) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*], on the *Subject Property*; and

Section 3. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial District; Section 6.6, IH-30 Overlay (IH-30 OV) District; and Section 6.8,*

Scenic Overlay (SOV) District, of Article V, District Development Standards, Unified Development Code [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

- 1) The building shall generally conform to the site plan and building elevations, depicted in Exhibit 'A' and Exhibit 'B' of the attached ordinance.
- 2) The hotel shall be limited to four (4) residence suites. The remaining rooms shall be typical hotel rooms (i.e. not contain kitchen facilities).
- 3) The building shall be no more than 65-feet in height.
- 4) Freestanding signage associated with this development shall be limited to a monument sign (i.e. no pole sign shall be allowed).
- 5) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, 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.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. 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 6. 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 7. 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 8. 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 5TH DAY OF DECEMBER, 2016.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 21, 2016

2nd Reading: December 5, 2016

DRAFT
ORDINANCE
12.05.2016

**Exhibit 'B':
Building Elevations**



CITY OF ROCKWALL PLANNING AND ZONING MEMO

AGENDA DATE: 11/15/2016

APPLICANT: David Palmer of *Cencor Acquisition Co., Inc.*

AGENDA ITEM: Z2016-034; N.W. Corner FM-549 & SH-205 (AG to C)

SUMMARY:

Hold a public hearing to discuss and consider a request by David Palmer of Cencor Acquisition Co., Inc on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of FM-549 and S. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The subject property is a 7.1692-acre tract of land generally located on the northwest corner of FM-549 and SH-205 and is adjacent to the Oaks of Buffalo Way Subdivision. The *subject property* was annexed into the City on May 19, 1986 (*Ordinance No. 86-37*) and zoned Agricultural (AG) District. The applicant is requesting to change the zoning of the *subject property* from an Agricultural (AG) District to a Commercial (C) District. The subject property is within the SH-205 Overlay (*SH-205 OV*) District and if approved, is subject to the development standards of such district.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a single-family residence situated on a 4.99-acre tract of land zoned Agricultural (AG) District.

South: Directly south of the subject property is a 7.32-acre tract of land zoned General Retail (*GR*) District that currently has an office facility and two (2) practice baseball in-fields. A portion of the property has been granted an SUP for a retail store with gasoline sales.

East: Directly east of the subject property is a 45.4871-acre vacant tract of land zoned Commercial (C) District.

West: Directly west of the subject property is the Oaks of Buffalo Way Subdivision zoned Single-Family Estate (SFE-1.5) District.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for Commercial land uses, which is in conformance with the Comprehensive Plan and the applicants request for the zoning change to Commercial (C) District.

NOTIFICATION:

On October 27, 2016, staff mailed 17 notices to property owners and residents within 500-feet of the subject property. Staff also sent a notice to the Oaks of Buffalo Way Homeowner's Associations (*HOA*), which is the only HOA located within 1,500 feet of the subject property and participating in the notification program. Additionally, staff posted a sign along SH-205, adjacent to the *subject property* as required by the Unified Development Code (UDC). At the time this case memo was drafted staff has received two (2) notices against the zoning change request.

City of Rockwall Project Plan Review History



Project Number	Z2016-034	Owner	HOME, BOY ENTERPRISES INC	Applied	10/14/2016	LM
Project Name	Home Boy Enterprise SWC SH-205 FM549	Applicant	CENCOR ACQUISITION CO., INC	Approved		
Type	ZONING			Closed		
Subtype	REZONE			Expired		
Status	STAFF REVIEW			Status	10/14/2016	LM

Site Address	City, State Zip	Zoning
FM205 & FM549	ROCKWALL, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
OAKS OF BUFFALO WAY	10-1	NULL	10-1	0080-0000-0010-01-OR	

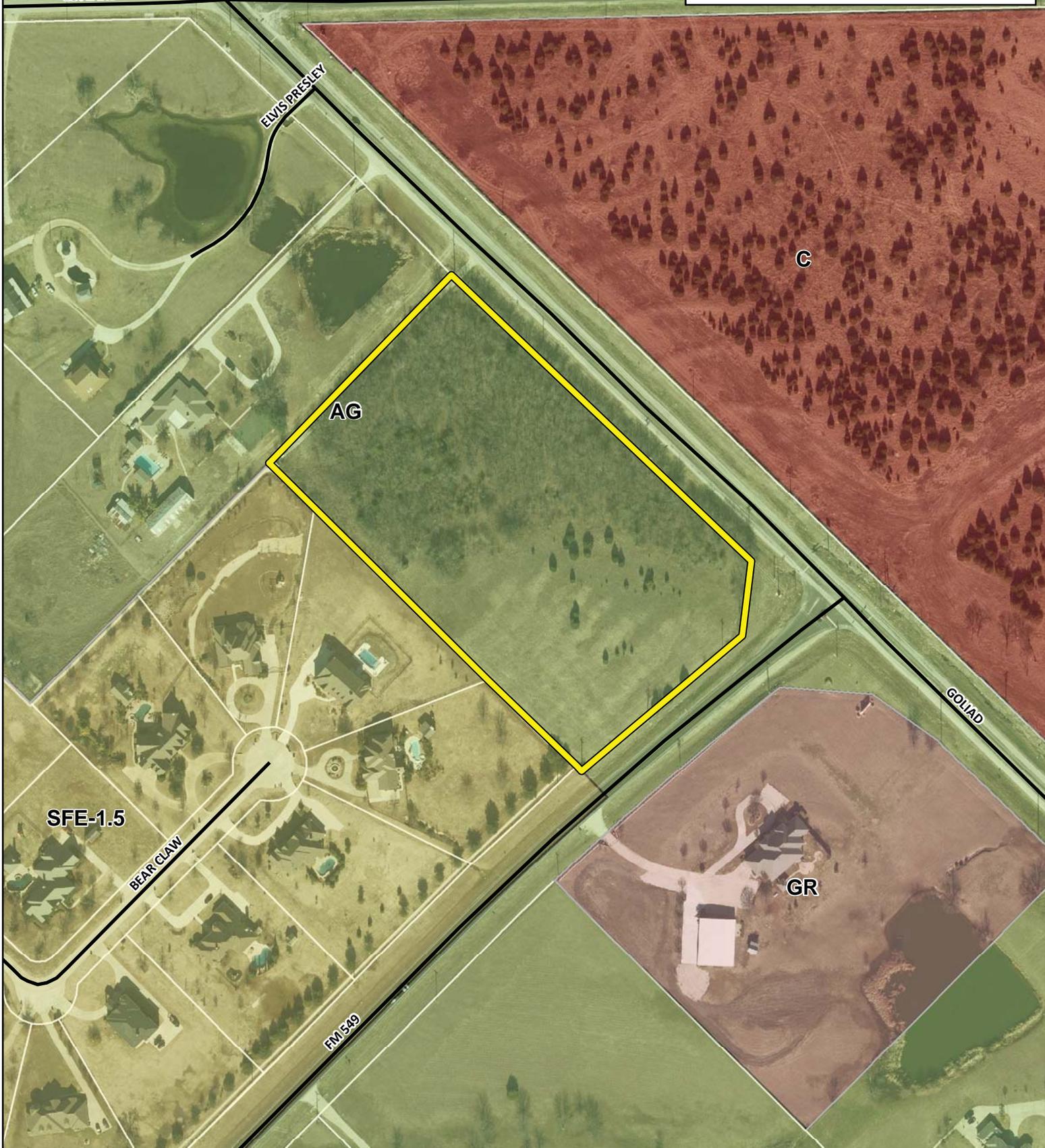
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING (10/18/2016 8:22 AM AW) Must meet all engineering standards and requirements	Amy Williams	10/14/2016	10/21/2016	10/19/2016	5	APPROVED	With Conditions
FIRE	Ariana Hargrove	10/14/2016	10/21/2016	10/24/2016	10	APPROVED	
PLANNING	David Gonzales	10/14/2016	10/21/2016	10/19/2016	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Hold a public hearing to discuss and consider a request by David Palmer of Cencor Acquisition Co., Inc on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of FM-549 and S. Goliad Street [SH-205], and take any action necessary.</p>						
<p>General Planning Comments to be addressed:</p>						
<p>1. On all revised plan submittals please include the Case Number (Z2016-034) in the lower right hand corner.</p>						
<p>The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the zoning change request. Most importantly, be sure tha you and/or your representative(s) are present for both Public Hearings as per the scheduled dates below. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p>						
<p>Meeting Dates to Attend:</p>						
<p>Planning - Work Session: October 25, 2016 (6:00 p.m.)</p>						
<p>Planning - Public Hearing: November 15, 2016 (6:00 p.m.)</p>						
<p>City Council - Public Hearing: November 21, 2016 (1st Reading of Ordinance) [6:00 p.m.]</p>						
<p>City Council - December 5, 2016 (2nd Reading of Ordinance) [6:00 p.m.]</p>						



PD-63

Z2016-034- ZONING CHANGE (AG to C)
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.

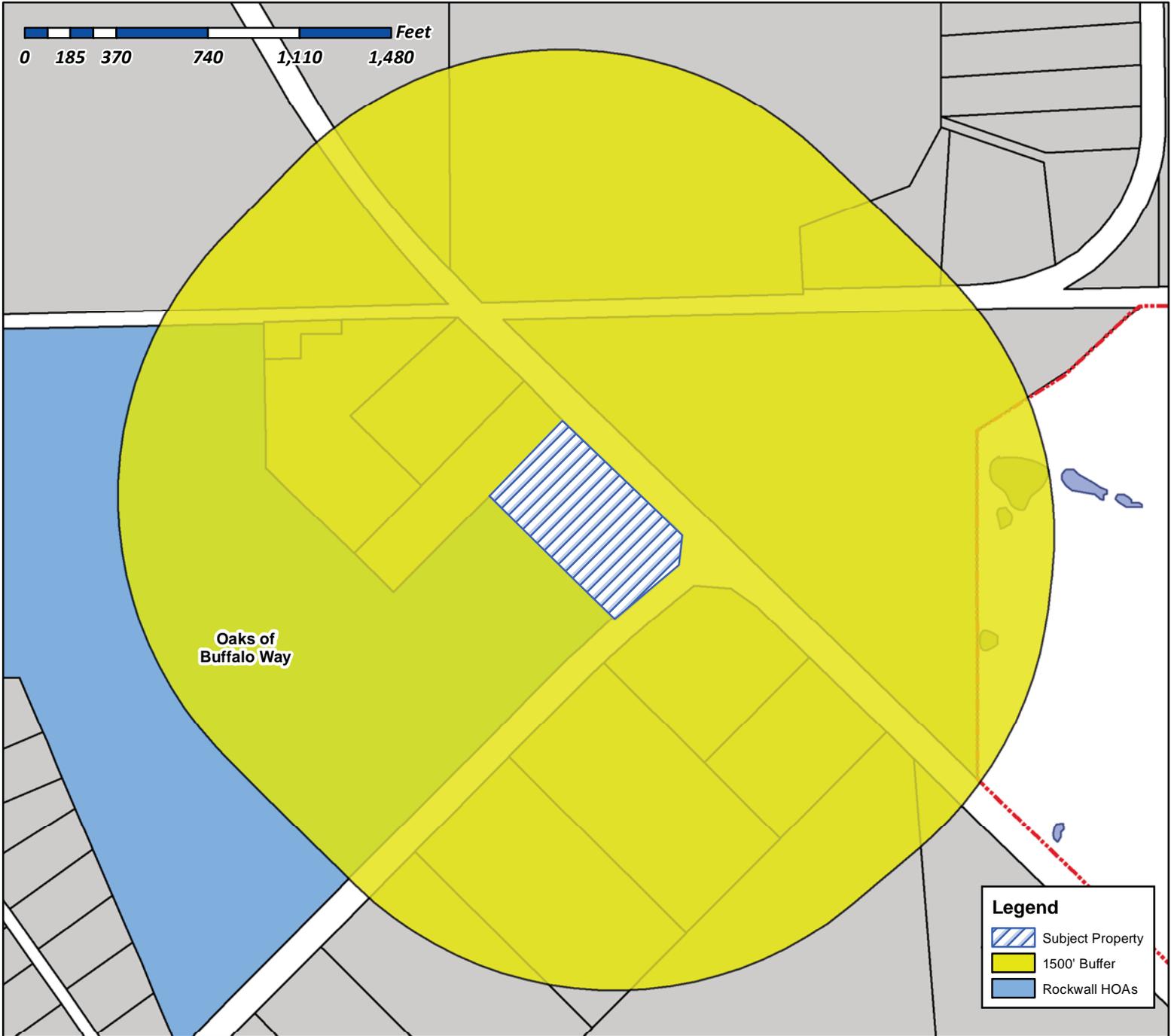




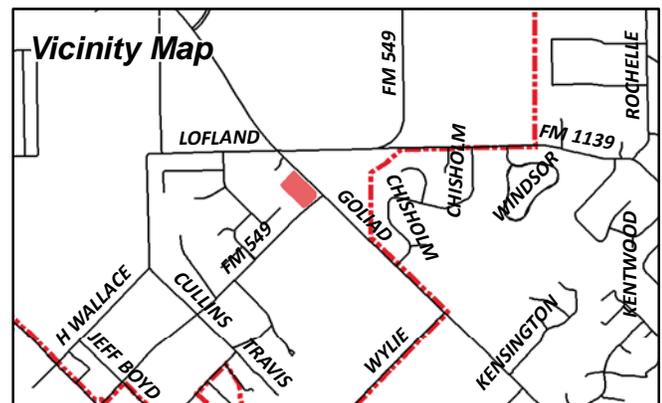
City of Rockwall

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

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: Z2016-034
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: SWC of SH-205 & FM549



Date Created: 10/16/2016

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

From: [Morales, Laura](#)
To: ["oaksofbwpres@gmail.com"](mailto:~oaksofbwpres@gmail.com)
Cc: [Miller, Ryan](#); [Brooks, Korey](#); [Gonzales, David](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Wednesday, October 26, 2016 4:07:19 PM
Attachments: [Z2016-034 HOA Map.pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on **November 4, 2016**. The Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/15/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

Z2016-034-Hold a public hearing to discuss and consider a request by David Palmer of Cencor Acquisition Co., Inc on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of FM-549 and S. Goliad Street [SH-205], and take any action necessary.

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

Sincerely,

Laura Morales

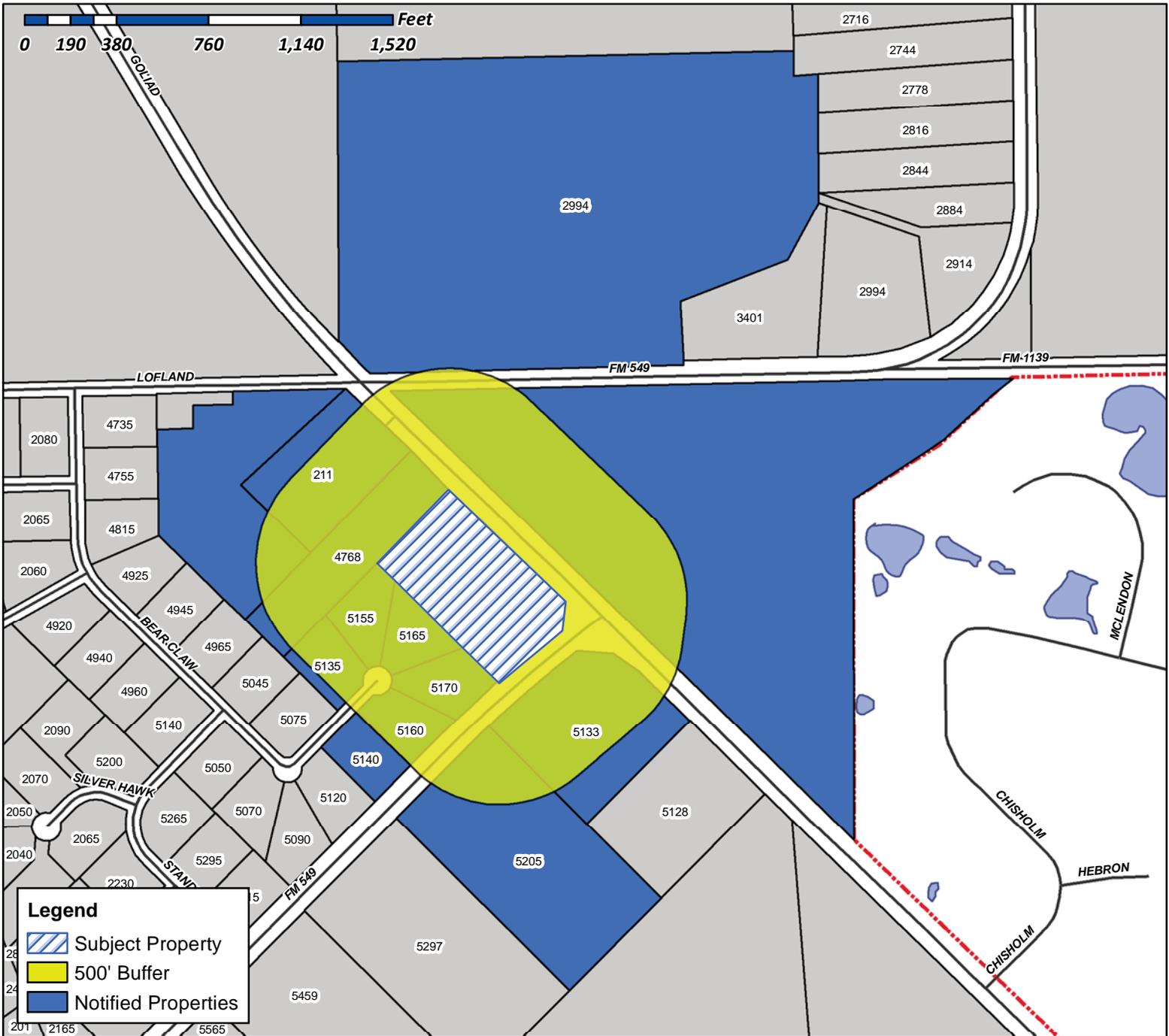
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com>



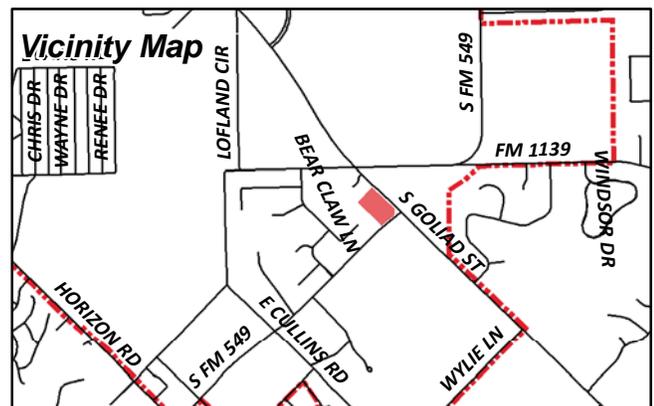
City of Rockwall

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: Z2016-034
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: NWC of SH-205 & FM549



Date Created: 10/16/2016

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

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LANE
ROCKWALL, TX 75032

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

ROCKWALL RETAIL INVESTORS LLC
2701 SUNSET RIDGE DR #607
ROCKWALL, TX 75032

CURRENT RESIDENT
2994 S FM549
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

HOME BOY ENTERPRISES INC
460 LAWRENCE DR
HEATH, TX 75032

HOUSER WILLIAM D & STACEY B
4768 S STATE HIGHWAY 205
ROCKWALL, TX 75032

CURRENT RESIDENT
5133 S FM549
ROCKWALL, TX 75032

BALEY ROBIN E
5135 BEAR CLAW LANE
ROCKWALL, TX 75032

USMAN ASIM & HUMA RASHID
5140 BEAR CLAW LN
ROCKWALL, TX 75032

CURRENT RESIDENT
5155 BEAR CLAW LN
ROCKWALL, TX 75032

PHILIP LIVING TRUST
5160 BEAR CLAW LN
ROCKWALL, TX 75032

YOUNG BRIAN E & PATTI D
5165 BEAR CLAW LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
5170 BEAR CLAW LN
ROCKWALL, TX 75032

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

THURMOND KATHRYN ESTATE
5606 POLO RD
COLLEGE STATION, TX 77845

GROOM ROGER
PO BOX 1150
MABANK, TX 75147



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2016-034: Zoning Change (AG to C)

Hold a public hearing to discuss and consider a request by David Palmer of Cencor Acquisition Co., Inc on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of FM-549 and S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/15/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by **11/21/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2016-034: Zoning Change (AG to C)

Please place a check mark on the appropriate line below:

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

Four horizontal grey bars for providing reasons for support or opposition.

Name: _____
Address: _____

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

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

Gonzales, David

From: Planning
Sent: Wednesday, November 02, 2016 8:34 AM
To: Gonzales, David; Miller, Ryan
Subject: FW: Case no. 22016-034 (Zoning Change)

From: Greg Shockley [REDACTED]
Sent: Tuesday, November 01, 2016 5:39 PM
To: Planning
Subject: Case no. 22016-034 (Zoning Change)

David,

I just bought the house at 5155 Bear Claw Lane, so, I did not know about the zoning issue, and my submittal will therefore be late.

Needless to say, I would not have purchased the house, had I known that the city was planning on putting a gas station in my backyard, and, I am OPPOSED to the request to change the zoning.

I have 3 small children, so having a gas station in my backyard will endanger my children, as transients will be loitering around the station.

The station will cause noise pollution, and harm my family.

The station will cause air pollution and harm my family.

The construction and station will disrupt the school bus routes.

It is my intent to hire a lawyer to represent my family in opposition to this zoning change.

Please be advised.

Greg Shockley

Gonzales, David

From: Gonzales, David
Sent: Tuesday, November 01, 2016 3:54 PM
To: 'From Burzair'; Miller, Ryan; Brooks, Korey; Morales, Laura
Subject: RE: ZONING CHANGE REQUEST

Ms. Burzair,

Thank you for taking time to write this e-mail and participating in the zoning process. Your e-mail will be forwarded to the Planning and Zoning Commission and City Council in their information packets for consideration of the request (*during the public hearing process*). You are also welcome to express your concerns during the public participation process of one or both meeting(s).

Please let me know if you have any additional questions or concerns.

Thank you,



DAVID GONZALES, AICP

SENIOR PLANNER • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

From: From Burzair [REDACTED]
Sent: Monday, October 31, 2016 1:54 PM
To: Miller, Ryan; Gonzales, David; Brooks, Korey; Morales, Laura
Subject: Re: ZONING CHANGE REQUEST

To: Ryan Miller, David Gonzales, Korey Brooks, Laura Morales:

In regards to the zoning change request (as listed below) that lies within 1500 feet of the boundaries of the neighborhood in which we live, Oaks of Buffalo Way, we wanted to reach out to you formally via email to express our concern and opposition. As involved, supportive, and invested residents of the community of Rockwall, we think it is imperative for the benefit of all Rockwall residents, that well-established and well-regarded neighborhoods be protected from commercial zoning within such close proximity.

Not only is there concern that a commercial venue within such close proximity will lessen the value of our individual properties, we are also concerned that this change would bring an increase in traffic, noise, activity level, light pollution and safety issues to our neighborhood. The traffic at the intersection in question, (205 & 549) during prime hours of travel, is already a problem... adding a commercial venue at that intersection, located right next door to our neighborhood, will increase the traffic issues, devalue the worth of our homes, and negatively impact the quality of our lives and the welfare of our families.

We value your time and consideration regarding this matter and would appreciate a confirmation that this email has been received and will be formally noted in regards to the upcoming hearings scheduled for November 15th and 21st.

Best Regards,

Marcia Carroll Burzair and Edward Burzair
Oaks of Buffalo Way residents for 15 years

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on **November 4, 2016**. The Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/15/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>



Current Development Cases - Planning and Zoning Department

sites.google.com

The following are the current development cases for the City of Rockwall. Included are the dates of the public meetings as well as links to location maps, property ...

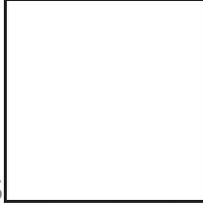
Z2016-034-Hold a public hearing to discuss and consider a request by David Palmer of Cencor Acquisition Co., Inc on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of FM-549 and S. Goliad Street [SH-205], and take any action necessary.

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

City of Rockwall

www.rockwall.com

Location: City of Rockwall 385 S. Goliad Street Rockwall , Texas 75087 : Business Hours: Monday – Friday



8:00 a.m. to 5:00 p.m. Phone: (972) 771-7745

Sincerely,

Laura Morales
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
[972-771-7745](tel:972-771-7745) | 972-772-6438

David C. Palmer
Executive Vice President

dpalmer@cencorrealty.com

October 12, 2016

Ryan Miller
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

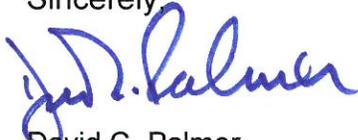
**Re: NWC 205 & 549 - Rockwall, TX
Zoning Change**

Dear Mr. Miller:

The applicant desires to change the zoning on the referenced seven acre tract from Agricultural to Commercial. With property frontage on 205, and the planned extension of 549, the site is most suited to commercial development. The Future Land Use Map designates the site as Commercial.

Specific uses and a site plan have not yet been determined. Having the proper zoning in place is necessary to effectively market the property to potential users.

Sincerely,



David C. Palmer.
Executive Vice President

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [~~ORDINANCE NO. 04-38~~] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT ON A 7.1692-ACRE TRACT OF LAND IDENTIFIED AS TRACT 10-1 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by David Palmer of Cencor Acquisition Co., Inc. on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for a change in zoning from an Agricultural (AG) District to a Commercial (C) District on a 7.1692-acre tract of land identified as Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'*, of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

Section 1. That the Unified Development Code [~~Ordinance No. 04-38~~] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District; and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Commercial (C) District* in *Section 1.1, "Use of Land and Buildings," of Article IV, "Permissible Uses," Section 4.5, "Commercial (C) District," and Section 6.7, "SH-205 Overlay (SH-205 OV) District"* of *Article V, "District Development Standards," of the Unified Development Code* of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall

be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage 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 5th DAY OF DECEMBER, 2016.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 21, 2016

2nd Reading: December 5, 2016

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 11/15/2016

APPLICANT: Robert Howman of *Glenn Engineering Corp.*

AGENDA ITEM: Z2016-035; RISD - CCA (*SUP*)

SUMMARY:

Hold a public hearing to discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (*RISD*) for the approval of a Specific Use Permit (*SUP*) for the purpose of allowing a *Public School* in an Agricultural (*AG*) District for a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (*AG*) District, situated within the SH-205 Bypass Corridor Overlay (*205 BY-OV*) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

BACKGROUND INFORMATION:

The applicant is requesting approval of a Specific Use Permit (*SUP*) for the purpose of allowing a *Public School* in an Agricultural (*AG*) District. The property is located east of the intersection of John King Boulevard and Trial View Drive, and is adjacent to and south of the Lofland Farms Addition. The proposed public school facility will be located on a 24.209-acre portion of a larger 173.0-acre tract of land that is situated within the SH-205 By-Pass Corridor Overlay (*205 BY-OV*) District.

As part of the Specific Use Permit (*SUP*) submittal, the applicant has submitted a conceptual site plan indicating the proposed layout (*building footprint, parking, access, etc.*) of the Rockwall - CCA [*College and Career Academy*]. The site will provide two (2) primary points of access along John King Boulevard and one (1) secondary access point from Sugar Valley Drive (*Lofland Farms Addition*). If approved, the applicant will be required to submit a site plan and replat the property.

Included in your packet is the applicant's concept plan indicating the location of the proposed site in relation to the overall boundary of the property. As a note, a request for an *SUP* is a discretionary decision for the Planning and Zoning Commission and the City Council.

NOTIFICATION:

Staff mailed 102 notices to property owners and residents within 500-feet of the subject property. Staff also notified four (4) HOA/Neighborhood Organization's (*Lofland Farms, Meadow Creek Estates, Hickory Ridge, and Hickory Ridge East*) that are within 1,500 feet of the *subject property* and participating in the notification program. Additionally, staff posted a sign on the property as required by the Unified Development Code (*UDC*). At the time this report was drafted, staff has not received any notices for or against the zoning change request.

RECOMMENDATIONS:

Should the Specific Use Permit be approved, staff would offer the following conditions:

1. The development must meet all Fire Department, Building Inspections, and Engineering standards.
2. Submittal and approval of a site plan and final plat are required prior to the issuance of a building permit.
3. Expansion of the approximately 173-acre site will require a Specific Use Permit for each additional phase of the development.
4. The City Council reserves the right to review the Specific Use Permit granted herein upon the expiration of one (1) year from the date hereof.
5. Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, 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.

City of Rockwall Project Plan Review History



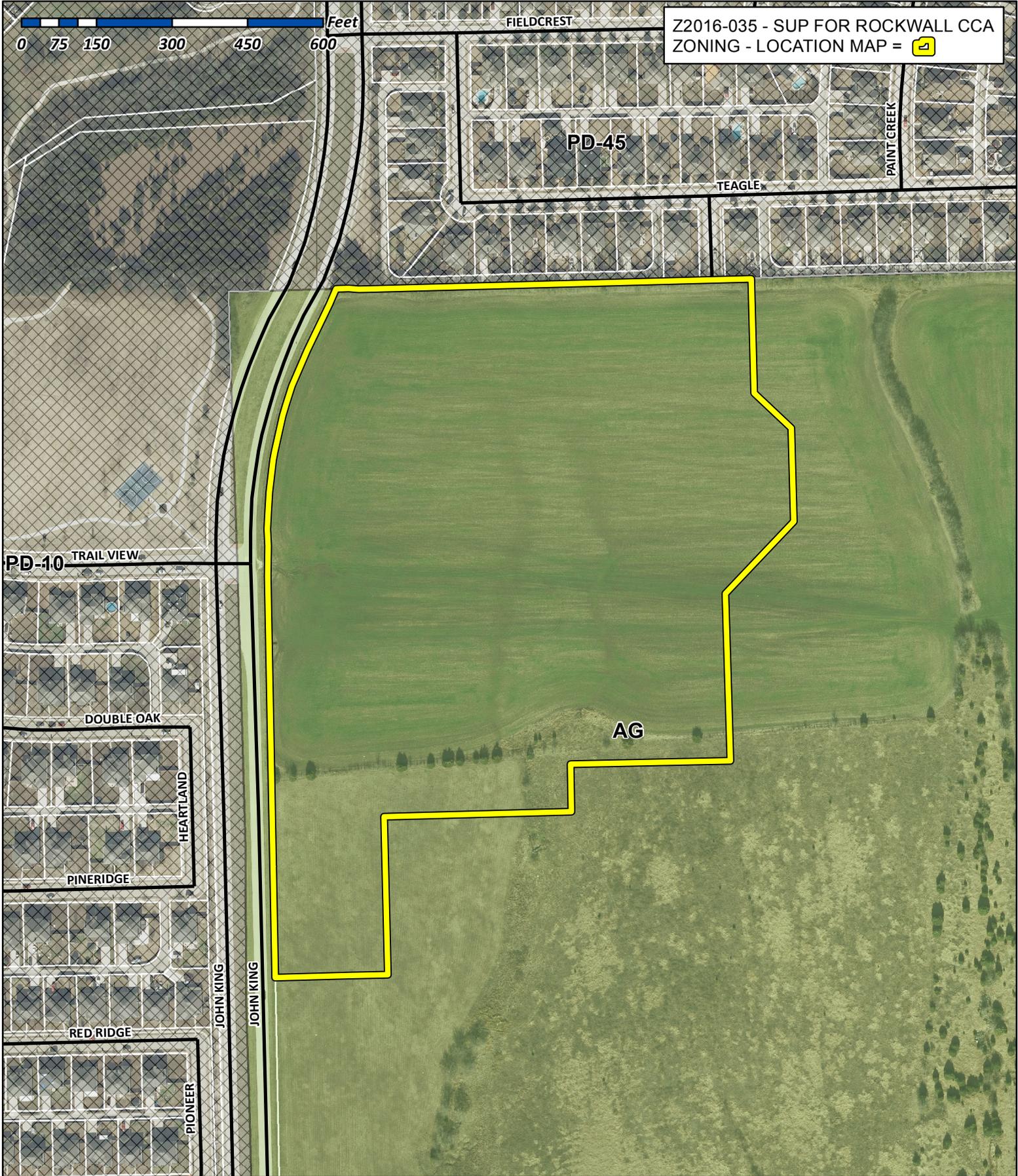
Project Number Z2016-035	Owner ROCKWALL, INDEPENDENT SCHOOL DISTRICT	Applied 10/14/2016 LM
Project Name Rockwall CCA-RISD	Applicant GLENN ENGINEERING CORP.	Approved
Type ZONING		Closed
Subtype SUP		Expired
Status P&Z HEARING		Status 11/11/2016 DG

Site Address JOHN KING BLVD	City, State Zip ROCKWALL, TX 75032	
		Zoning

Subdivision HICKORY RIDGE PH 4	Tract 7-1	Block NULL	Lot No 7-1	Parcel No 0025-0000-0007-01-OR	General Plan
--	---------------------	----------------------	----------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	10/14/2016	10/21/2016	10/18/2016	4	APPROVED	
ENGINEERING (10/18/2016 8:23 AM AW) Must meet all engineering standards and requirements Pay all pro-ratas	Amy Williams	10/14/2016	10/21/2016	10/19/2016	5	APPROVED	With Conditions
FIRE	Ariana Hargrove	10/14/2016	10/21/2016	10/24/2016	10	APPROVED	
PLANNING	David Gonzales	10/14/2016	10/21/2016	10/19/2016	5	COMMENTS	See comments

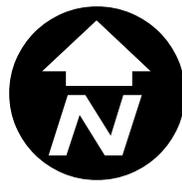
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Hold a public hearing to discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for the purpose of allowing a Public School in an Agricultural (AG) District for a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.</p>						
<p>The following staff comments are to be addressed and resubmitted no later than Tuesday, November 1, 2016. Please provide three (3) large copies [24" X 36" FOLDED] of the Conceptual Site Plan and one PDF version for a subsequent review by staff:</p>						
<ul style="list-style-type: none"> • On all future plan submittals please include the Case Number (Z2016-035) in the lower right hand corner. 						
<p>Planning Staff General Comments/Conditions of SUP:</p>						
<ol style="list-style-type: none"> 1. The development must meet all Fire Department, Building Inspections, and Engineering standards. 2. Submittal and approval of a site plan and final plat (mylars in house for filing purposes) are required prior to the issuance of a building permit. 3. Future expansion of the approximately 173 acre site requires a Specific Use Permit (SUP) [or amendment] for each additional phase of the development. 4. Relabel document title to read: Zoning Exhibit - Conceptual Site Plan. 5. The City Council reserves the right to review the Specific Use Permit granted herein upon the expiration of one (1) year from the date hereof. 6. Any construction or building allowed by this request must conform to the requirements set forth by the Unified Development Code, the International Building Code, 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. 						
<p>The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the zoning matter. Most importantly, be sure that you and/or your representative(s) are present for both Public Hearings as per the scheduled dates below. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p>						
<p>Meeting Dates to Attend:</p>						
<p>Planning - Work Session: October 25, 2016 (6:00 p.m.)</p>						
<p>Planning - Public Hearing: November 15, 2016 (6:00 p.m.)</p>						
<p>City Council - Public Hearing: November 21, 2016 (1st Reading of Ordinance) [6:00 p.m.]</p>						
<p>City Council - December 5, 2016 (2nd Reading of Ordinance) [6:00 p.m.]</p>						



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.

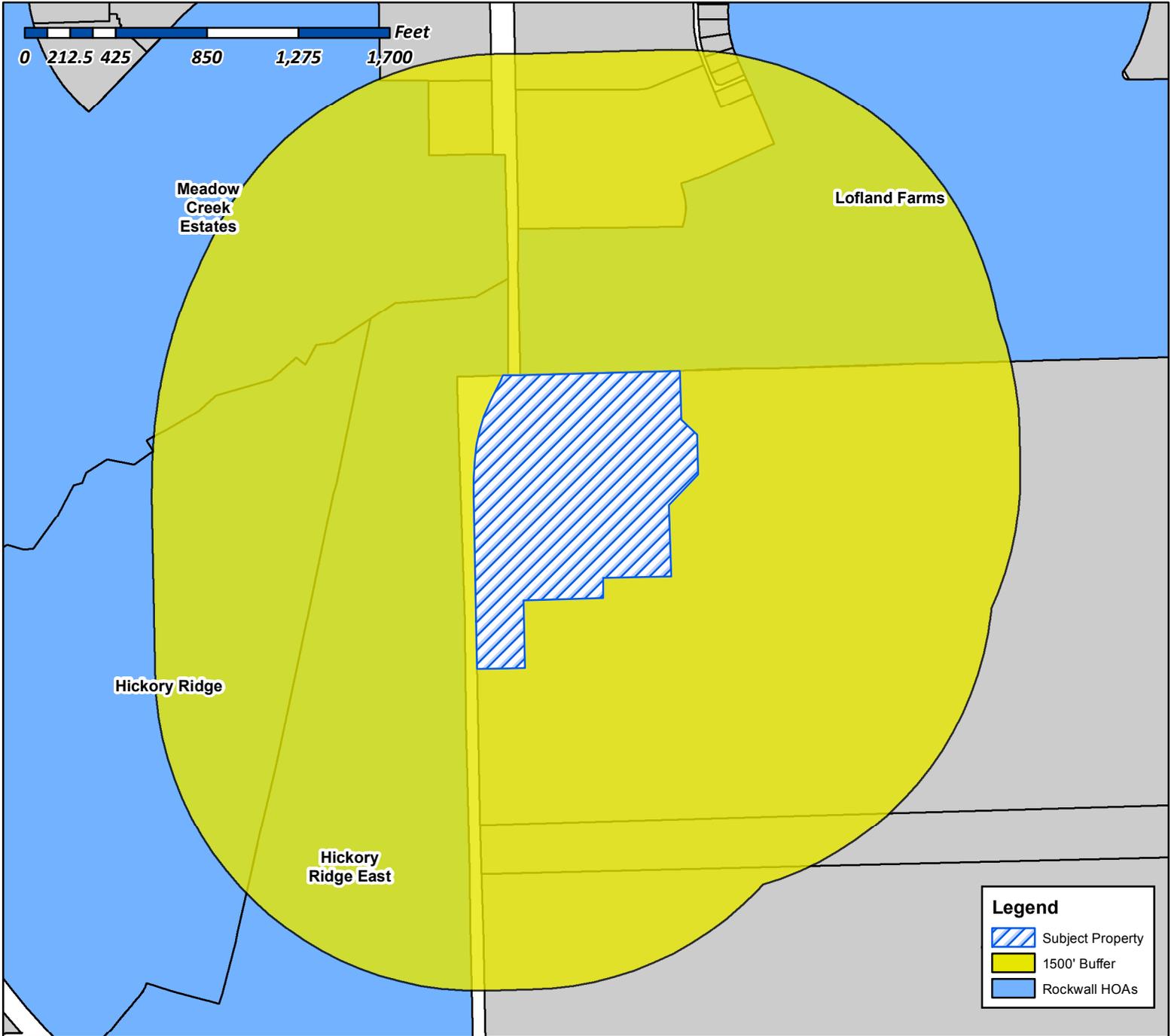




City of Rockwall

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

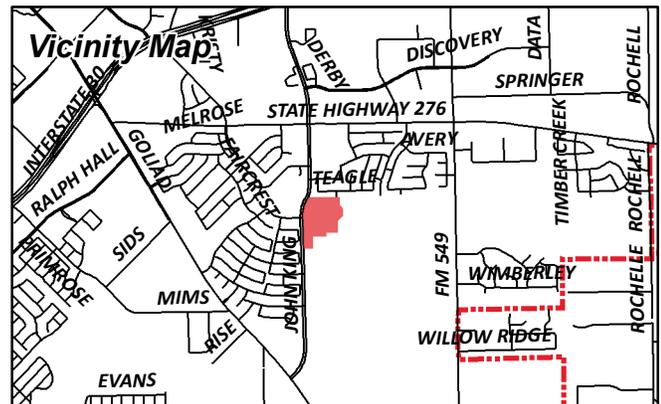
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2016-035
Case Name: SUP for Public School in AG District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: East of the Intersection of John King Blvd and Trail View Drive

Date Created: 10/25/2016

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



From: [Morales, Laura](#)
To: "hromatka@hotmail.com"; "s.gantt@sbbmanagement.com"; "dbmeyer@cmamanagement.com"; "Justini@ymail.com"; "dbmeyer@cmamanagement.com"; "mdoemeny@principal-mgmt.com"; "jcomerford@principal-mgmt.com"
Cc: [Miller, Ryan](#); [Brooks, Korey](#); [Gonzales, David](#)
Subject: Neighborhood Noification Program: Notice of zoning request
Date: Wednesday, October 26, 2016 4:13:02 PM
Attachments: [Z2016-035 HOA Map.pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on **November 4, 2016**. The Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/15/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

Z2016-035-Hold a public hearing to discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for the purpose of allowing a *Public School* in an Agricultural (AG) District for a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

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

Sincerely,

Laura Morales

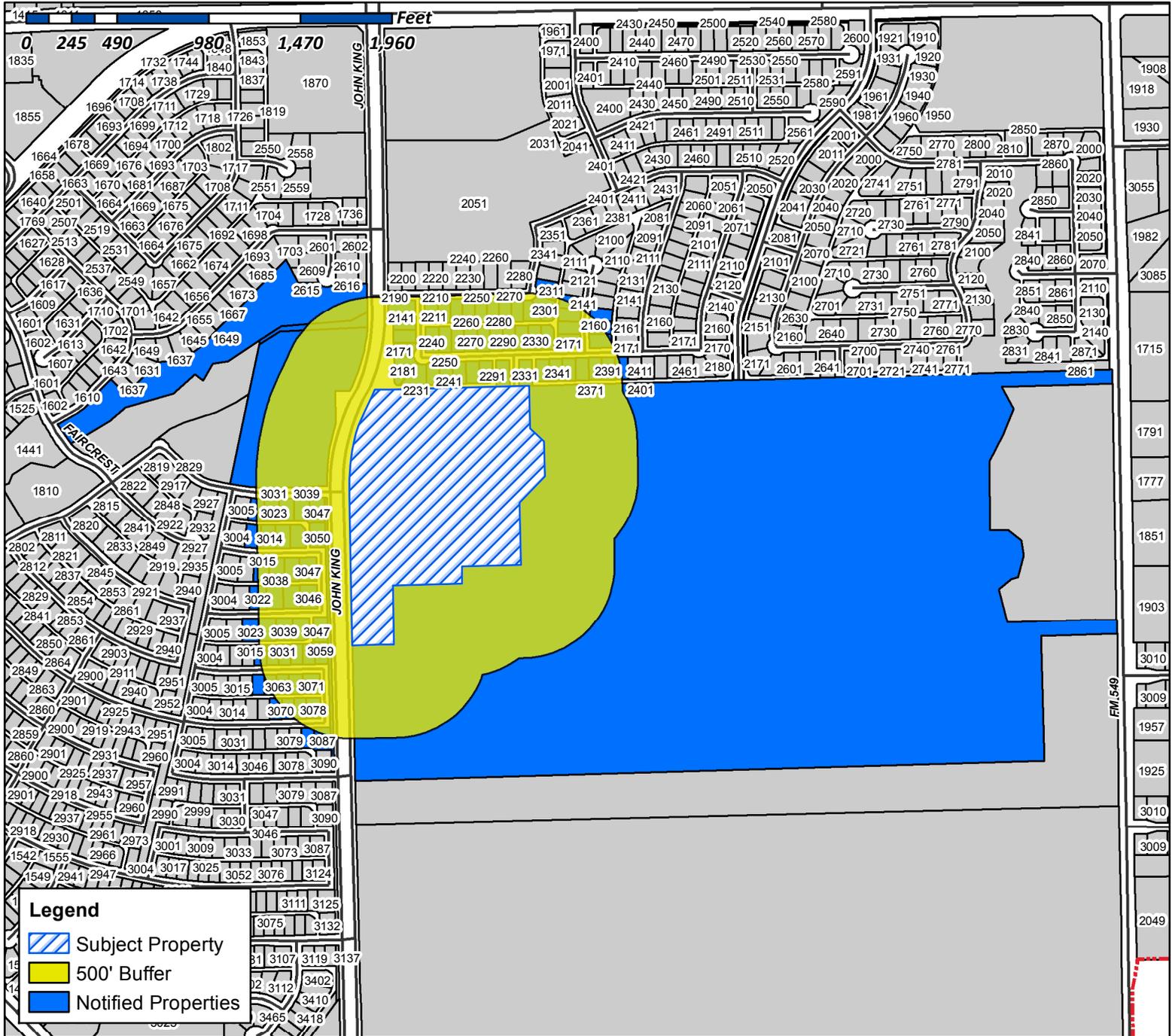
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
lmorales@rockwall.com | <http://www.rockwall.com>



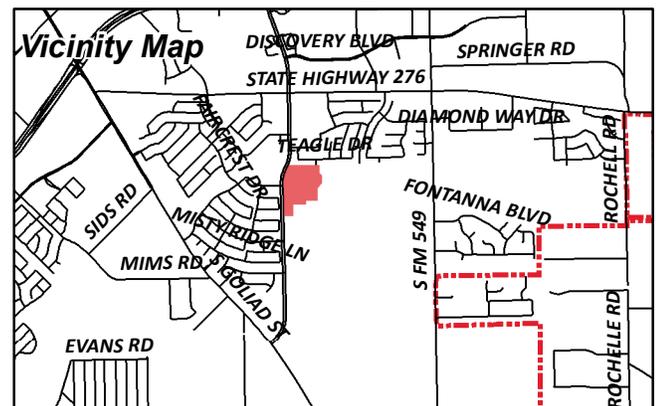
City of Rockwall

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: Z2016-035
Case Name: SUP for a Public School in AG District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: East of the intersection of John King Blvd and Trail View Drive



Date Created: 10/25/2016

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

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

HOLMES NILES & LINDA
122 JAMES DR
ROCKWALL, TX 75032

DRUMMOND LYNNE B
16 EASTVIEW RD
HIGHLAND MILLS, NY 10930

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

BOWERS JOHN WALTER
2141 PAINT CREEK CT
ROCKWALL, TX 75032

WHEELOCK DEAN I & IDA P
2141 TEAGLE DR
ROCKWALL, TX 75032

HANDS TOM & SUSAN
2150 PAINT CREEK
ROCKWALL, TX 75032

HALL DEREK R
2151 PAINT CREEK CT
ROCKWALL, TX 75032

GASKILL RODNEY A & REBECCA J
2151 TEAGLE DR
ROCKWALL, TX 75032

DENTON JOSHUA & ASHLEY
2160 PAINT CREEK COURT
ROCKWALL, TX 75032

MYERS JAMES R & KARLA SUE
2161 PAINT CREEK CT
ROCKWALL, TX 75032

GLAZE STEVE LOUIS
2161 TEAGLE DR
ROCKWALL, TX 75032

KELLEY RUSSELL D &
2170 PAINT CREEK CT
ROCKWALL, TX 75032

CURRENT RESIDENT
2171 PAINT CREEK CT
ROCKWALL, TX 75032

QUEEN RONALD RENARD &
2171 TEAGLE DR
ROCKWALL, TX 75032

SMITH ALLISON L & DANIEL J
2181 TEAGLE DR
ROCKWALL, TX 75032

ERICKSON STEPHEN R & KRISTIN L
2211 FIELDCREST DR
ROCKWALL, TX 75032

TRUJILLO SIMON AND NALLELY
2221 FIELDCREST DR
ROCKWALL, TX 75032

SHIVERS ROBERT & LETRIS
2231 FIELDCREST DR
ROCKWALL, TX 75032

NEWBERRY RANDY F
2231 TEAGLE DR
ROCKWALL, TX 75032

VO LIEN THI
2240 TEAGLE DRIVE
ROCKWALL, TX 75032

GOLDSMITH MATTHEW R/COURTNEY
2241 FIELDCREST DR
ROCKWALL, TX 75032

KING RYAN G & AMBER S
2241 TEAGLE DR
ROCKWALL, TX 75032

LEWIS MARCUS & BELICIA
2250 TEAGLE DR
ROCKWALL, TX 75032

DIETZ CHRISTINE M
2251 FIELDCREST DRIVE
ROCKWALL, TX 75032

MCDONALD KRISTOPHER MICHAEL & LYDIANNE
PARDON
2251 TEAGLE DR
ROCKWALL, TX 75032

ROBERTS RICHARD O AND NORMA
2260 TEAGLE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2261 FIELDCREST DR
ROCKWALL, TX 75032

MARINO STEFANO & GLORIA E
2261 TEAGLE DR
ROCKWALL, TX 75032

BAKER TIMOTHY M &
2270 TEAGLE DR
ROCKWALL, TX 75032

HAYES SHARON B
2271 FIELDCREST DRIVE
ROCKWALL, TX 75032

HUDGEONS BRIAN M & LAUREN A
2271 TEAGLE DR
ROCKWALL, TX 75032

NGUYEN VOI V
2280 TEAGLE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2281 FIELDCREST DR
ROCKWALL, TX 75032

NORRIS RICK H & IONA E
2281 TEAGLE DR
ROCKWALL, TX 75032

LANGFORD ROBERT S & JAIME D
2290 TEAGLE DR
ROCKWALL, TX 75032

GUTIERREZ J FRANCISCO ALVAREZ
2291 FIELDCREST DR
ROCKWALL, TX 75032

BOOTH WALTER STEPHEN & SUE ANN
2291 TEAGLE DR
ROCKWALL, TX 75032

GENTRY RONALD & VALERIE &
2301 FIELDCREST DR
ROCKWALL, TX 75032

SIEMS PAMELA
2311 FIELDCREST DR
ROCKWALL, TX 75032

MARTIN LYNDA
2320 TEAGLE DR
ROCKWALL, TX 75032

BINZ LISA A
2330 TEAGLE DR
ROCKWALL, TX 75032

EATON NICHOLAS A & INDIRA
2331 TEAGLE DR
ROCKWALL, TX 75032

SWINSON RODNEY B
2340 TEAGLE DR
ROCKWALL, TX 75032

ONEY CHARLES BRYAN AND
2341 TEAGLE DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2350 TEAGLE DR
ROCKWALL, TX 75032

KING MEREDITH L
2351 TEAGLE DR
ROCKWALL, TX 75032

DURAN EMILIO & BARBARA
2361 TEAGLE DR
ROCKWALL, TX 75032

ADAIR SEAN M & CRYSTAL B
2371 TEAGLE DR
ROCKWALL, TX 75032

PETTY STEPHEN C
2381 TEAGLE DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2391 TEAGLE DR
ROCKWALL, TX 75032

AGUIRRE MICHAEL & ANGELA
2401 TEAGLE DR
ROCKWALL, TX 75032

CALBOW SHAWN P
2710 MIRASOL LOOP
ROUND ROCK, TX 78681

KERSEY KELLI KRISTINE AND
3 PEREGRINE CIR
ROCKWALL, TX 75032

TERRY KENNETH W & DANA L
3014 DOUBLE OAK DR
ROCKWALL, TX 75032

BOSTEDER STEVEN GEORGE & CARLA
3015 TRAILVIEW DRIVE
ROCKWALL, TX 75032

MWIYA NAWA & CATHERINE
3022 DOUBLE OAK DR
ROCKWALL, TX 75032

CEDANO MARIO ROMERO
3022 PINE RIDGE DRIVE
ROCKWALL, TX 75032

FISHER CHERYLE &
3023 DOUBLE OAK DR
ROCKWALL, TX 75032

ALBERS EDWIN
3023 PINE RIDGE DR
ROCKWALL, TX 75032

WELDON JUDY ANNE
3023 TRAILVIEW DR
ROCKWALL, TX 75032

WILBORN LARRY AND MICHIE
3030 DOUBLE OAK DR
ROCKWALL, TX 75032

RAND AMY &
3030 PINE RIDGE DR
ROCKWALL, TX 75032

FLORES MARTIN AND DEBORAH
3031 DOUBLE OAK DR
ROCKWALL, TX 75032

COUTCH THOMAS & IRENE
3031 PINE RIDGE DR
ROCKWALL, TX 75032

GIPSON LEE W
3031 TRAILVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3038 DOUBLE OAK DR
ROCKWALL, TX 75032

KOGA DARRIN K
3038 PINE RIDGE DR
ROCKWALL, TX 75032

WHITE JOSHUA DAVID
3038 RED RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3039 RED RIDGE DR
ROCKWALL, TX 75032

TREJO CRISTINA AND EDGAR J YFARRAGUERRY
3039 DOUBLE OAK DR
ROCKWALL, TX 75032

MICHEL GUILLERMO AND
3039 PINE RIDGE DR
ROCKWALL, TX 75032

THE WANDA S MITCHELL & SHARON C JOHNSON
REVOCABLE LIVING TRUST
3039 TRAILVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3046 RED RIDGE DR
ROCKWALL, TX 75032

LARKIN CHRISTOPHER TODD
3046 PINE RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3047 RED RIDGE DR
ROCKWALL, TX 75032

JONES DENNIS RAY & ANGELYN O
3047 DOUBLE OAK DR
ROCKWALL, TX 75032

PAIZ ALEX A
3047 PINE RIDGE DR
ROCKWALL, TX 75032

PETERSON DEBORAH
3047 TRAILVIEW DR
ROCKWALL, TX 75032

RODRIGUEZ ERACIO ET UX
3050 DOUBLE OAK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3054 DEER RIDGE DR
ROCKWALL, TX 75032

LUGTU MARIA JESUSA CONSISTA
3054 RED RIDGE DR
ROCKWALL, TX 75032

SCOTT GEORGE C
3055 RED RIDGE DR
ROCKWALL, TX 75032

ROBINSON CHRISTY
3059 PINE RIDGE DR
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

CURRENT RESIDENT
3062 RED RIDGE DR
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

MILLER CLAUDIA J
3063 RED RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3070 DEER RIDGE DR
ROCKWALL, TX 75032

SMITH LUCIOUS
3070 RED RIDGE DR
ROCKWALL, TX 75032

HERNANDEZ MIGUEL & HILDA
3071 RED RIDGE DR
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

CRUZ ROLANDO SANTOS &
3078 RED RIDGE DR
ROCKWALL, TX 75032

DAWSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

EVANS ERIC C & BRANDI A
5280 E MADISON
FRESNO, CA 93727

TARBERT LLC
5507 LOUETTA RD SUITE C
SPRING, TX 77379

BIRT DAVID D TRUST
68540 TORTUGA RD
CATHEDRAL CITY, CA 92234

VAZQUEZ JORGE & AIDA
6990 CHADBOURNE AVE
RIVERSIDE, CA 92505

HILL HEATH TRUSTEE
8301 LAKEVIEW PKWY STE 111-202
ROWLETT, TX 75088

GOMEZ ISMAEL & LAURA
PO BOX 472665
GARLAND, TX 75047

ARAUCO JESUS
PO BOX 671124
DALLAS, TX 75367



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2016-035: SUP for Rockwall CCA

Hold a public hearing to discuss and consider a request by Robert A, Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for the purpose of allowing a Public School in an Agricultural (AG) District for a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View 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, 11/15/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by **11/21/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2016-035: SUP for Rockwall CCA

Please place a check mark on the appropriate line below:

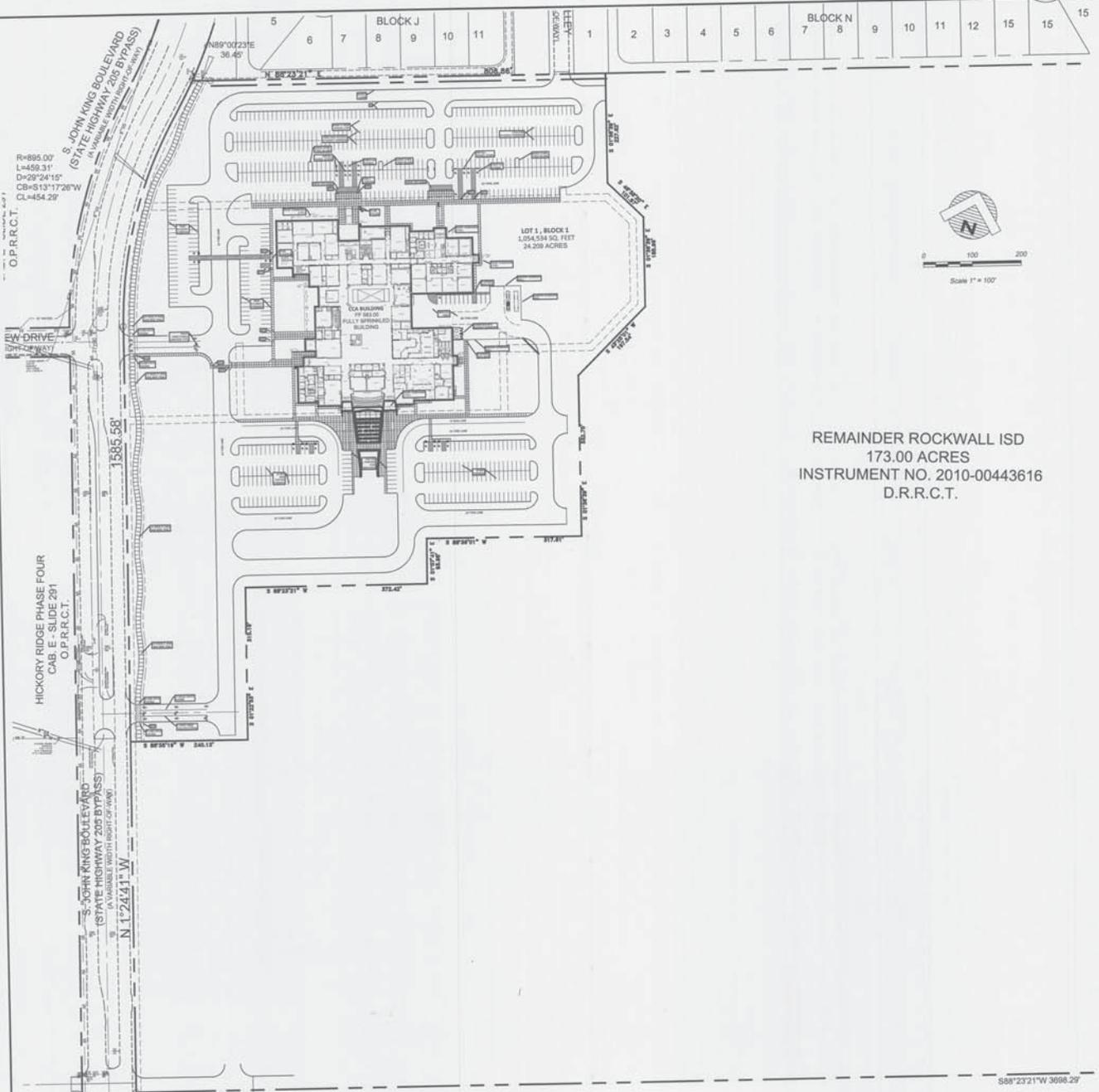
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

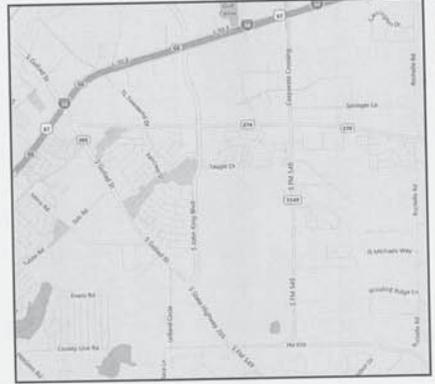
Address:

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

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



REMAINDER ROCKWALL ISD
173.00 ACRES
INSTRUMENT NO. 2010-00443616
D.R.R.C.T.



Location Map

PROPERTY DESCRIPTION

WHEREAS, ROCKWALL INDEPENDENT SCHOOL DISTRICT IS THE OWNER OF A TRACT OF LAND SITUATED IN THE WAY BARS SURVEY, ABSTRACT NO. 28, ROCKWALL COUNTY, TEXAS, AND PART OF A 173.00 ACRE TRACT OF LAND CONVEYED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT BY DEED AS RECORDED IN INSTRUMENT NO. 2010-00443616, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY JOHN KING BOULEVARD (STATE HIGHWAY 208 BYPASS) (A VARIABLE WIDTH R.O.W.); SAME POINT BEING THE NORTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE NORTH 88° 49' 51" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 36.48 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 86° 12' 49" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, PASSING THE SOUTHWEST CORNER OF UPLAND FARMS, PHASE A, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, PAGE 187-198, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, A CONTINUING FOR A TOTAL DISTANCE OF 88.88 FEET TO A POINT FOR CORNER;

THENCE GENERALLY IN A SOUTHERLY DIRECTION AS FOLLOWS THE FOLLOWING COURSES AND DISTANCES:

SOUTH 91° 36' 39" EAST, A DISTANCE OF 227.63 FEET TO A POINT FOR CORNER;
 SOUTH 46° 26' 26" EAST, A DISTANCE OF 165.87 FEET TO A POINT FOR CORNER;
 SOUTH 01° 36' 38" EAST, A DISTANCE OF 185.96 FEET TO A POINT FOR CORNER;
 SOUTH 43° 26' 51" EAST, A DISTANCE OF 161.54 FEET TO A POINT FOR CORNER;
 SOUTH 01° 36' 38" EAST, A DISTANCE OF 332.75 FEET TO A POINT FOR CORNER;
 SOUTH 88° 26' 51" EAST, A DISTANCE OF 317.61 FEET TO A POINT FOR CORNER;
 SOUTH 01° 21' 41" EAST, A DISTANCE OF 63.88 FEET TO A POINT FOR CORNER;
 SOUTH 86° 22' 21" WEST, A DISTANCE OF 315.19 FEET TO A POINT FOR CORNER;
 SOUTH 01° 22' 52" EAST, A DISTANCE OF 372.62 FEET TO A POINT FOR CORNER;
 SOUTH 88° 33' 52" WEST, A DISTANCE OF 261.13 FEET TO A POINT FOR CORNER;
 SAME POINT BEING IN THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 208 BYPASS);

THENCE NORTH 01° 36' 13" WEST, ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 208 BYPASS), A DISTANCE OF 696.75 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 685.90 FEET, A DELTA ANGLE OF 29° 24' 16", AND A CHORD BEARING AND DISTANCE OF NORTH 13° 06' 54" EAST, 454.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 208 BYPASS), AN ARC DISTANCE OF 458.19 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1006.00 FEET, A DELTA ANGLE OF 04° 11' 33", AND A CHORD BEARING AND DISTANCE OF NORTH 02° 42' 12" EAST, 75.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 208 BYPASS), AN ARC DISTANCE OF 75.51 FEET TO THE PLACE OF BEGINNING AND CONTAINING 24.209 ACRES OF COMPUTED LAND.

Date	08/03/2016
Revision /	09/28/2016
1	2

Project: ROCKWALL CCA FOR ROCKWALL I.S.D. ROCKWALL, TEXAS

DRAFT COPY ONLY

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. J30569, ON OCTOBER 10, 2016, FOR CONSTRUCTION PURPOSES.



SUP SITE PLAN	
VOLUME	Sheet No.
	CS
	1.0

GLENN ENGINEERING
 TEXAS REGISTRATION NUMBER: F-303
 PHONE 972-707-5151 FAX 972-707-0276
 105 DECKER COURT, SUITE 910
 IRVING, TEXAS 75062

888°23'21"W 3698.29'

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A PUBLIC SCHOOL ON A 24.209-ACRE TRACT OF LAND BEING A PORTION OF A LARGER 173.0-ACRE TRACT OF LAND, ZONED AGRICULTURAL (AG) DISTRICT, AND IDENTIFIED AS TRACT 7-1 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Robert A. Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (*SUP*) to allow for a *Public School* on a 24.209-acre tract land being a portion of a larger 173.0-acre tract of land, zoned Agricultural (AG) District, and identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, and more specifically 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 [*Ord. No. 04-38*] of the City of Rockwall should be amended as follows:

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

Section 1. That the Unified Development Code [*Ord. No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (*SUP*) to allow for a *Public School* within an Agricultural (AG) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ord. No. 04-38*] for the *Subject Property*; and,

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (*SUP*) ordinance granted herein and shall be subject to the conditions set forth in *Article V, Section 2.1, Agricultural (AG) District Standards of the Unified Development Code* [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this Specific Use Permit (*SUP*), and as may be amended in the future; and,

Section 3. That the *Subject Property* shall be developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance granted herein and shall be subject to the conditions set forth in *Article V, Section 4.5, Commercial (C) District Standards and Section 6.10, 205 By-Pass Corridor Overlay (205 BY-OV) District Standards of the Unified Development Code [Ordinance No. 04-38]* as heretofore amended, as amended herein by granting of this Specific Use Permit (SUP), and as may be amended in the future, and shall be subject to the additional following conditions:

3.1 Conditions for Operation and Development of a Public School.

The following conditions pertain to the operation and development of a *Public School* on the *Subject Property*, and conformance to these development conditions is required for continued operations:

- 1) Prior to the issuance of a building permit, submittal and approval of a site plan and final plat shall be approved by the Planning & Zoning Commission and the City Council (*if applicable*); and,
- 2) Expansion of the approximately 173-acre site will require approval of a Specific Use Permit (SUP) for each additional phase of the development; and,
- 3) The City Council reserves the right to review the Specific Use Permit granted herein upon the expiration of one (1) year from the date hereof.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 5. 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 6. 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 7. 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 8. 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 5th DAY OF December, 2016.**

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: November 21, 2016

2nd Reading: December 5, 2016

DRAFT



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Planning and Zoning Commission

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

FROM: David Gonzales, *Senior Planner*

DATE: November 15, 2016

SUBJECT: Z2016-036; *Amendment to PD-79 (Saddle Star Estates South)*

On January 4, 2016, the City Council approved Planned Development District 79 (PD-79) [Case No. Z2015-034], which rezoned the 45.292-acre *subject property* from an Agricultural (AG) District to a Planned Development District establishing a single-family residential subdivision consisting of 113 single-family lots. In May of this year, the applicant voluntarily annexed an additional 11.121-acre tract of land [A2016-001] and amended PD-79 [Z2016-015], incorporating this property into the subdivision. The annexation created a 55.413-acre tract of land for the Saddle Star Estates South development. The amendment to PD-79 increased the lot count from 113 to 138 lots. At the time of this proceeding, the applicant requested and was granted a maximum of 50% of the garages to be oriented in a front entry configuration (*i.e. allowing the garage to be flush with the front façade of the primary structure*).

According to the applicant, David Weekly and Highland Homes will be the builders for the subdivision. During the work session held on October 25, 2016 the applicant indicated that the builders do not have a traditional swing (*or j-swing*) product and because of this he was requesting 100% front entry configuration. Since this meeting, the applicant has modified his request to allow for a minimum of 20% of the garages to be oriented in a traditional swing (*or j-swing*) configuration, thereby allowing for up to 80% front entry garage configuration [flush with the front façade (*or optional 5-foot off-set*) of the primary structure]. The purpose of the garage orientation requirements in the UDC (*i.e. 20-ft setback from the front façade*) is intended to provide variation and articulation to the front façade of the proposed home where the development is not alley served.

It should be noted that if approved, the remainder of the PD ordinance will not be affected by this request; however, it is at the discretion of the Planning and Zoning Commission and City Council to approve the applicant's request. Staff has provided a *Draft Ordinance* indicating the proposed changes [i.e. Exhibit 'C', Section 4 (c)]. Should the Planning and Zoning Commission and City Council have any questions concerning the request staff will be available at the meeting.

Staff mailed three (3) notices to property owners and residents within 500-feet, and notified the Stoney Hollow and Stone Creek Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign along John King Boulevard, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this memo was drafted, staff received one (1) notice from the Skorborg Companies comprising two (2) properties that are "*opposed to*" the zoning change request. The notice constitutes a protest from more than 20% of the property owners within 200-ft of the proposed property and will require a super-majority vote by the City

Council for approval of the PD Amendment. A super-majority vote is $\frac{3}{4}$ of all Council members present.

Exhibit 'A': Applicant's Letter

Gonzales, David

From: Miller, Ryan
Sent: Tuesday, November 08, 2016 5:03 PM
To: Gonzales, David
Subject: FW: SADDLE STAR SOUTH

FYI ...

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

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

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

From: Kirk Atkins [REDACTED]
Sent: Tuesday, November 08, 2016 4:39 PM
To: Miller, Ryan
Subject: RE: SADDLE STAR SOUTH

Ryan, As requested by Commission at our October 25, 2016 meeting we further discussed with our Builders , Highland and David Weekly Homes Garage orientation . We can amend our request from 100% Front Flush Garages to 80% Front Flush and 20% J-Swing and option Front Entry with a 5' offset from main structure.

Sincerely

Pat Atkins Director of Land Development and Acquisitions Saddle Star Land Development L.L.C.
3076 Hays Ln.
Rockwall, Texas 75087
972-388-6383
[REDACTED]

On Tue, 10/18/16, Miller, Ryan <RMiller@rockwall.com> wrote:

Subject: RE: SADDLE STAR SOUTH
To: "Kirk Atkins" <[REDACTED]>
Date: Tuesday, October 18, 2016, 7:06 AM

Pat ... I already have plans for lunch today, but should be available from 1:00 PM - 2:00 PM to meet. I pretty much have meetings from 2:00 PM on. Let me know what works for you. Thanks.

RYAN C.

City of Rockwall Project Plan Review History



Project Number Z2016-036	Owner R, & R HANCE INVESTMENTS LP	Applied 10/14/2016 LM
Project Name Amendment to PD-79	Applicant SADDLE STAR LAND DEVELOPMENT LLC	Approved
Type ZONING		Closed
Subtype ZONING ORD. AMD		Expired
Status P&Z HEARING		Status 11/11/2016 DG

Site Address JOHN KING BLVD	City, State Zip ROCKWALL, TX 75087	Zoning
---------------------------------------	--	---------------

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	2-3	NULL	2-3	0097-0000-0002-03-OR	

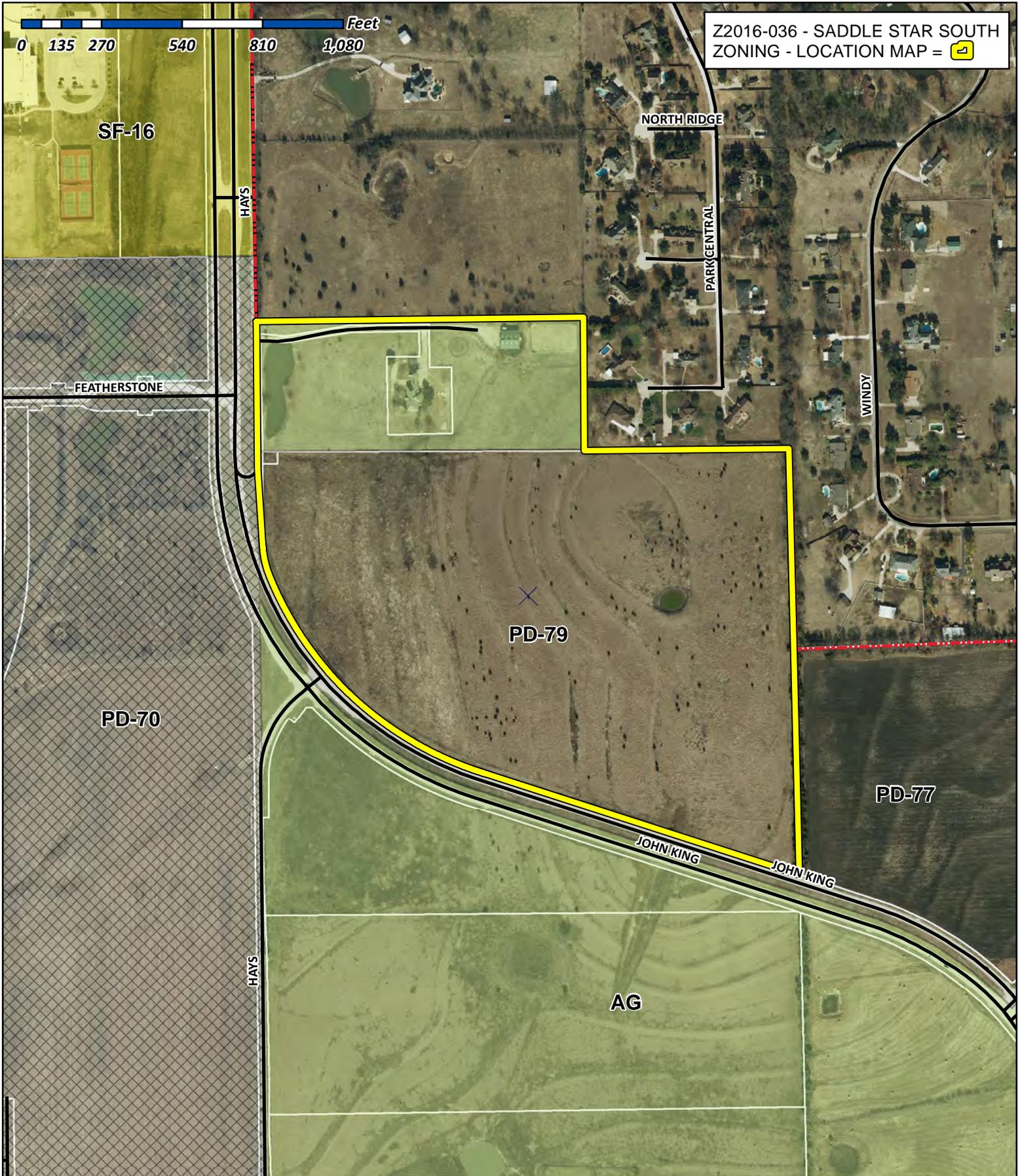
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING (10/18/2016 8:24 AM AW) Must meet all engineering standards and requirements	Amy Williams	10/14/2016	10/21/2016	10/19/2016	5	APPROVED	With Conditions
FIRE	Ariana Hargrove	10/14/2016	10/21/2016	10/24/2016	10	APPROVED	
PLANNING Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-07] for the purpose of amending the development standards to allow front entry garages on a 55.413-acre tract of land identified as Tracts 1, 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.	David Gonzales	10/14/2016	10/21/2016	10/19/2016	5	COMMENTS	See comments

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the zoning matter. Most importantly, be sure that you and/or your representative(s) are present for both Public Hearings as per the scheduled dates below. If you have any questions regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Work Session: October 25, 2016 (6:00 p.m.)
 Planning - Public Hearing: November 15, 2016 (6:00 p.m.)

City Council - Public Hearing: November 21, 2016 (1st Reading of Ordinance) [6:00 p.m.]
 City Council - December 5, 2016 (2nd Reading of Ordinance) [6:00 p.m.]



Z2016-036 - SADDLE STAR SOUTH 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.

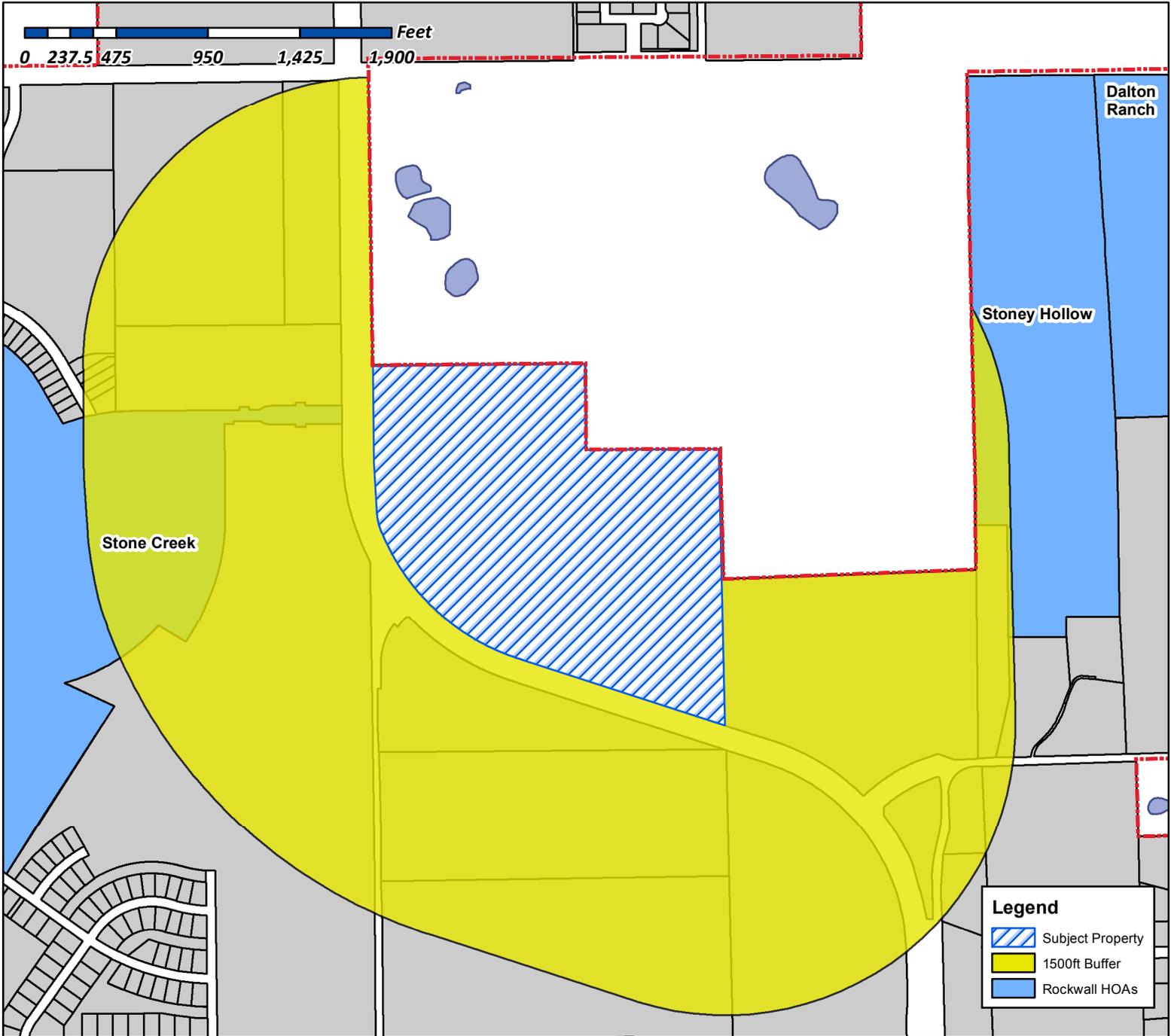




City of Rockwall

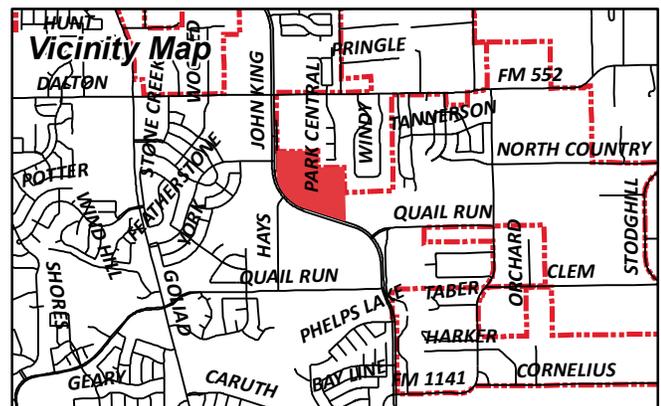
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2016-036
Case Name: Amendment to PD-79
Case Type: Zoning
Zoning: PD-79
Case Address: East of Hays Ln, South of FM 552 along John King

Date Created: 10/17/2016
 For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: "ahilton@nmitx.com"; "bharrington@lonestarmangement.com"; "sswan@lonestarmangement.com"
Cc: [Miller, Ryan](#); [Brooks, Korey](#); [Gonzales, David](#)
Subject: Neighborhood Noification Program: Notice of zoning request
Date: Wednesday, October 26, 2016 4:22:04 PM
Attachments: [Z2016-036 HOA Map.pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on **November 4, 2016**. The Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/15/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

Z2016-036-Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-07] for the purpose of amending the development standards to allow front entry garages on a 55.413-acre tract of land identified as Tracts 1, 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.

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

Sincerely,

Laura Morales

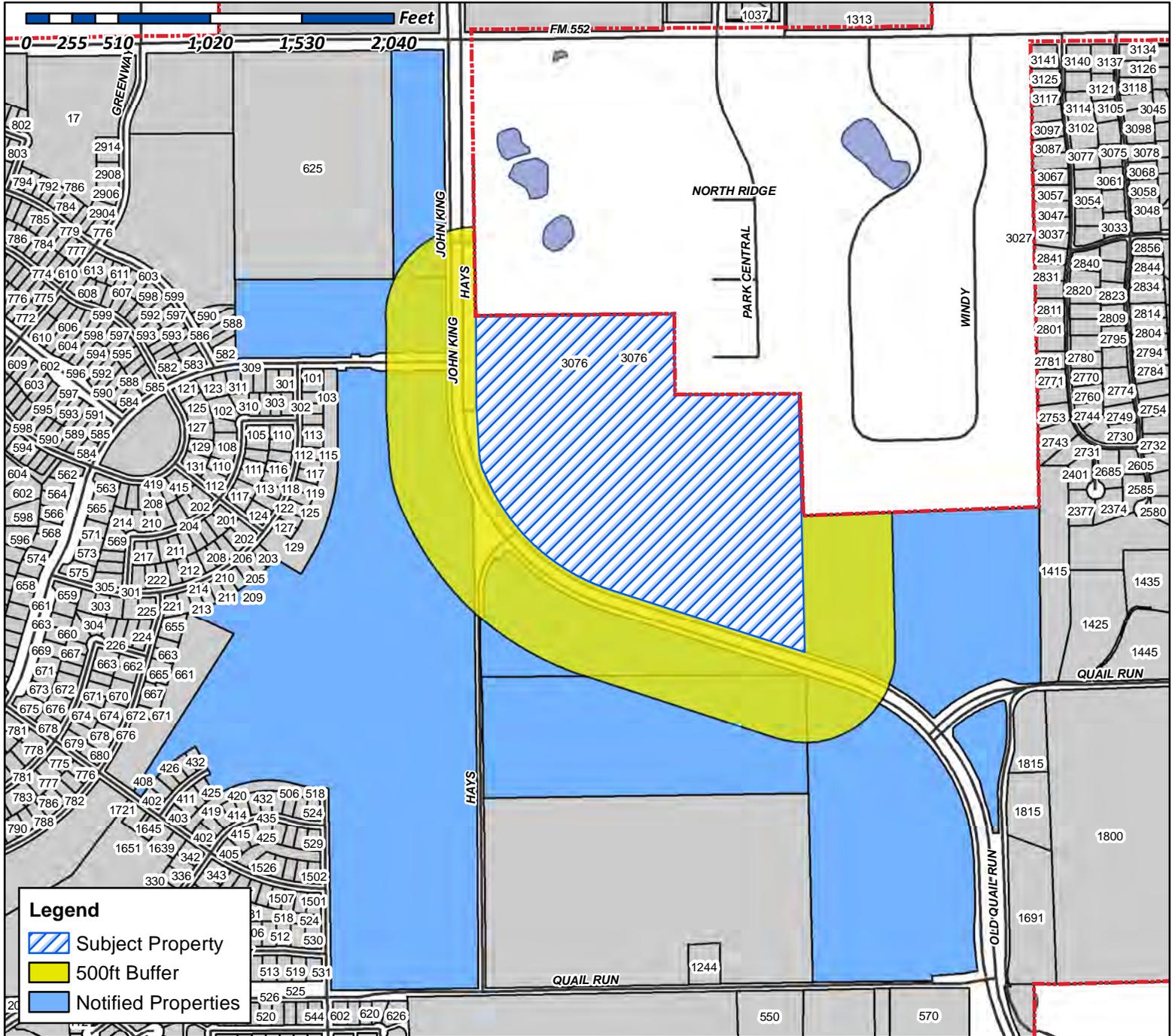
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com>



City of Rockwall

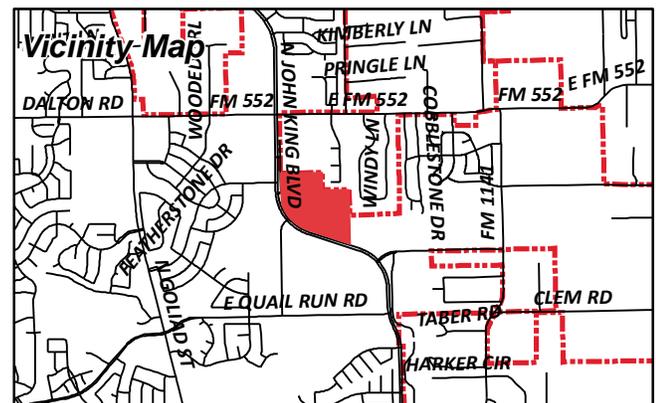
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2016-036
Case Name: Saddle Star South
Case Type: Zoning
Zoning: Amendment to PD-79
Case Address: East of Hays Ln, South of FM 552 along John King

Date Created: 10/17/2015
For Questions on this Case Call (972) 771-7745



R & R HANCE INVESTMENTS LP
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

Current Resident
3076 HAYS RD
Rockwall, TX 75087

STONE CREEK SF LTD
8214 WESTCHESTER DR STE 710
DALLAS, TX 75225



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2016-036: Amendment to PD-79

Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-07] for the purpose of amending the development standards to allow front entry garages on a 55.413-acre tract of land identified as Tracts 1, 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, 11/15/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by **11/21/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2016-036: Amendment to 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.

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



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

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

To Whom It May Concern:

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

Case No. Z2016-036: Amendment to PD-79

Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-07] for the purpose of amending the development standards to allow front entry garages on a 55.413-acre tract of land identified as Tracts 1, 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, 11/15/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by **11/21/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

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

Case No. Z2016-036: Amendment to 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.

Front entry ^{only} garages have not been allowed in Stone Creek nor in the Gideon Grove PDs. If allowed for this property, it should be allowed in Stone Creek and Gideon Grove.

Name: *Gideon Grove, Ltd & Stone Creek Balance, Ltd*
Address: *8214 Westchester Drive, Suite 710, Dallas, TX 75225*

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

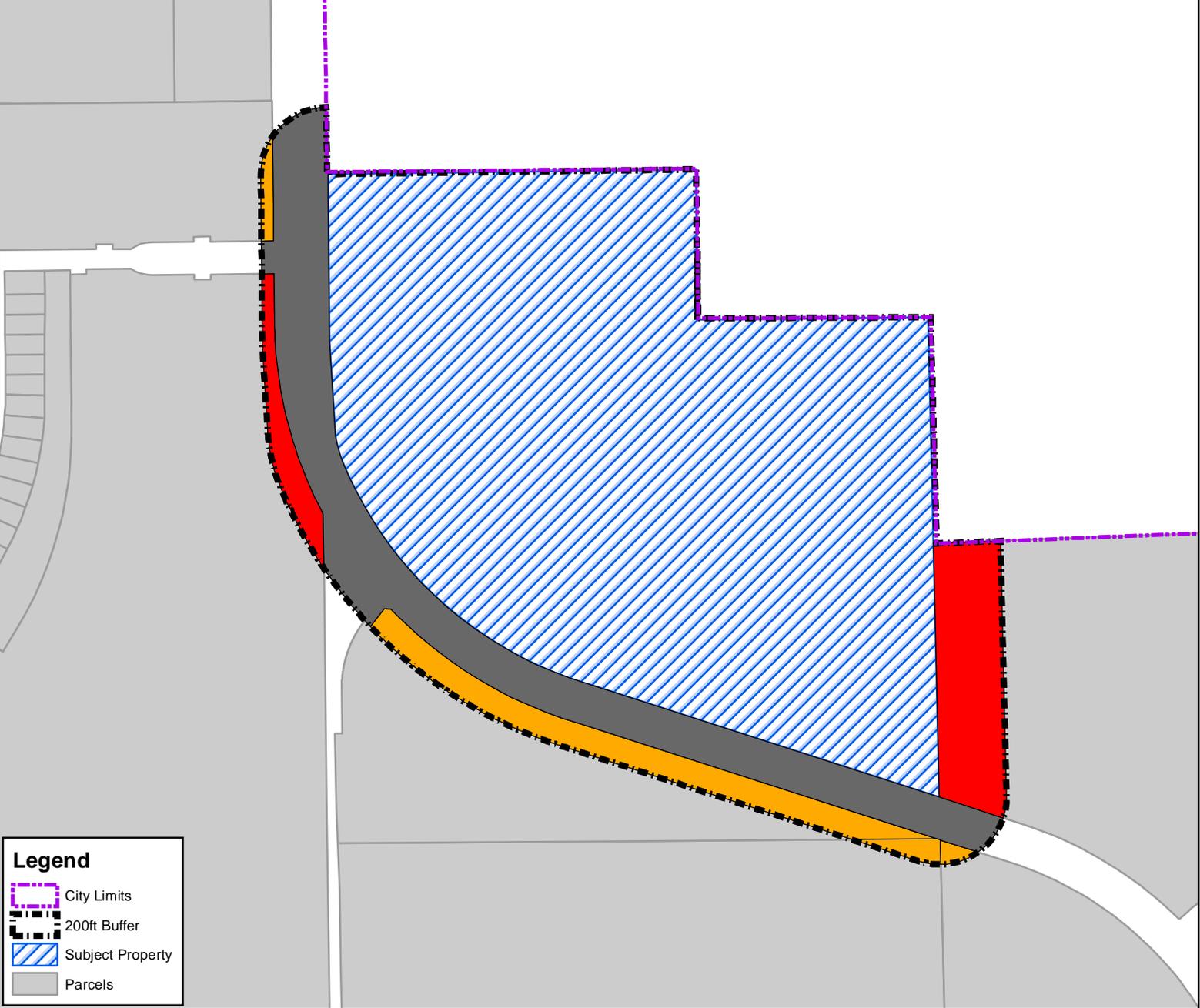
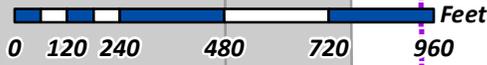
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



City of Rockwall

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

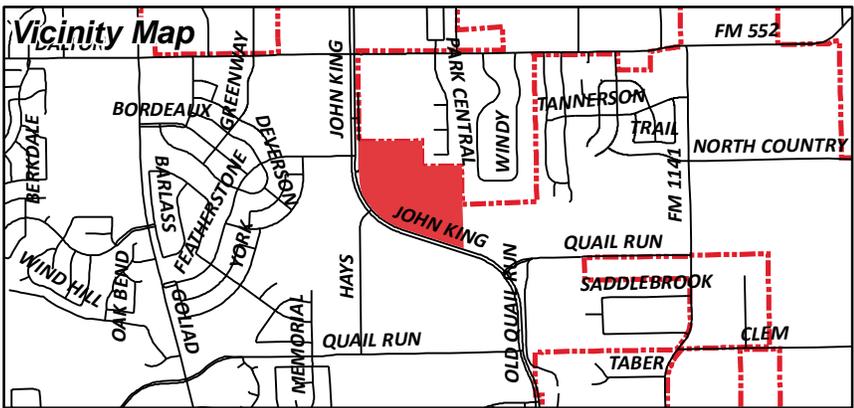
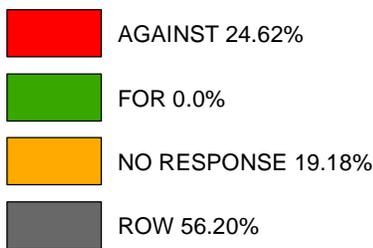
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Legend

- City Limits
- 200ft Buffer
- Subject Property
- Parcels

Z2016-036 - Saddle Star South



Date Created: 11/11/2016

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

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [ORDINANCE NO. 16-39] FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS TO ALLOW FOR FRONT ENTRY GARAGES FOR A 55.413-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, 1-5 & 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 Saddle Star Land Development, LLC. on behalf of the owners Randa Hance of R&R Hance Investment, LP and Gwen Reed for the approval of an amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-39] for the purpose of amending the Development Standards to allow for front entry garages for 55.413-acre tract of land, zoned Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses, being a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas and more fully described in Exhibit 'A' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 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 5th DAY OF DECEMBER, 2016.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 21, 2016

2nd Reading: December 5, 2016

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 Wind mill 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

Exhibit 'A':
Legal Description and Survey

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.

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 in the east right-of-way line of John King Boulevard (120' right-of-way) at 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 right-of-way line of said John King Boulevard;

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

Exhibit 'B': Concept Plan

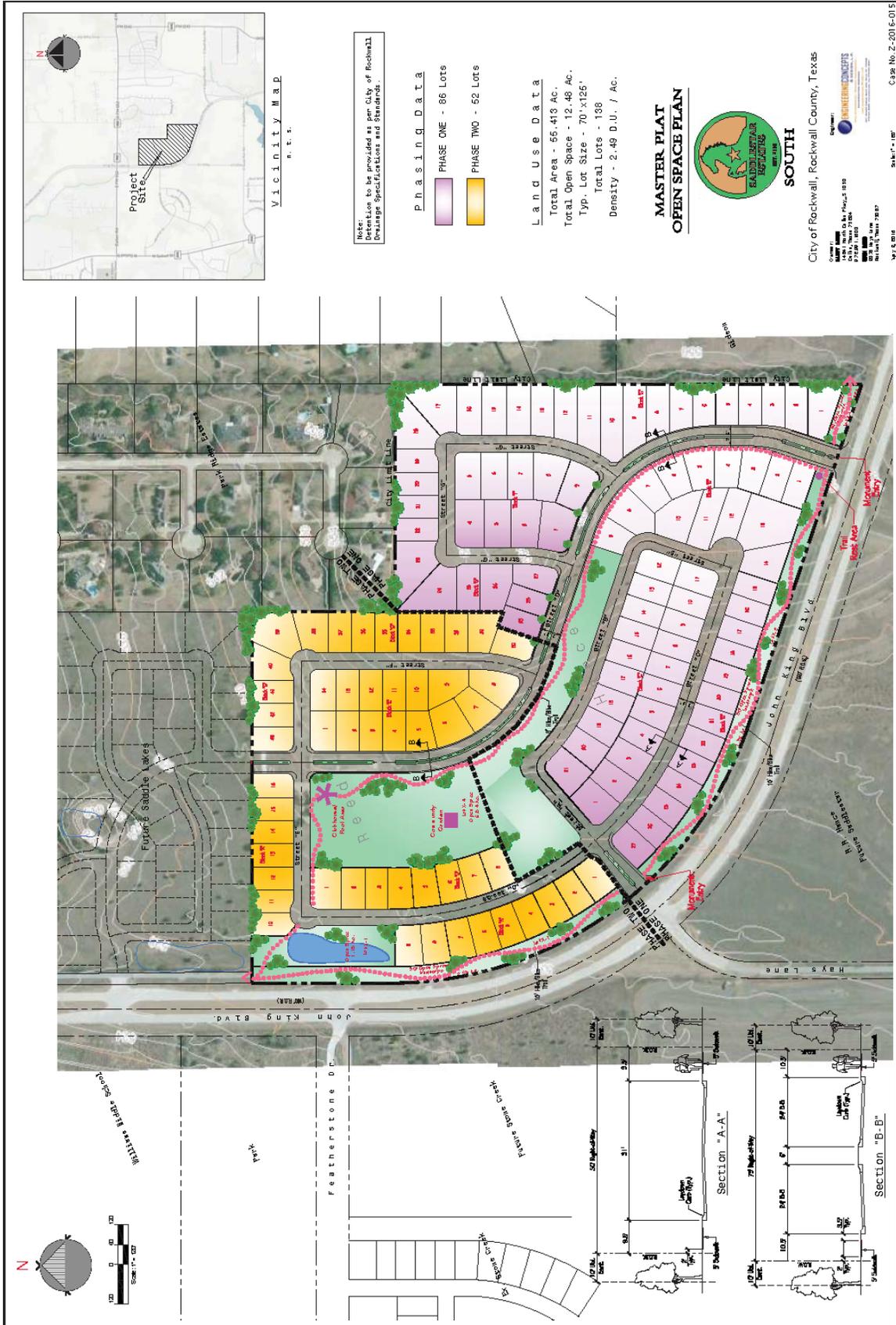


Exhibit 'C':
Development Standards

TEXT TO BE ADDED TO THE ORDINANCE
TEXT TO BE REMOVED FROM THE ORDINANCE

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	138	100.00%
<i>Maximum Permitted Units:</i>			138	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 2.49 dwelling units per gross acre of land; however, in no case should the proposed development exceed 138 units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	70'
<i>Minimum Lot Depth</i>	125'
<i>Minimum Lot Area</i>	8,750 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	20'
<i>Minimum Side Yard Setback</i>	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> ⁽³⁾	30'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	20'
<i>Minimum Area/Dwelling Unit (SF)</i>	2,700 SF
<i>Maximum Lot Coverage</i>	65%
<i>Permitted Encroachment into Required Setbacks</i> ⁽⁵⁾	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.* A minimum of 50% 20% of garages 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

Lot Type	Minimum Lot Size	Elevation Features
A	70' x 120'	(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

Exhibit 'C':
Development Standards

- (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*).

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

Exhibit 'C':
Development Standards

- 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 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 Cypress, 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/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or 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 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.

Exhibit 'C':
Development Standards

- (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.

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.

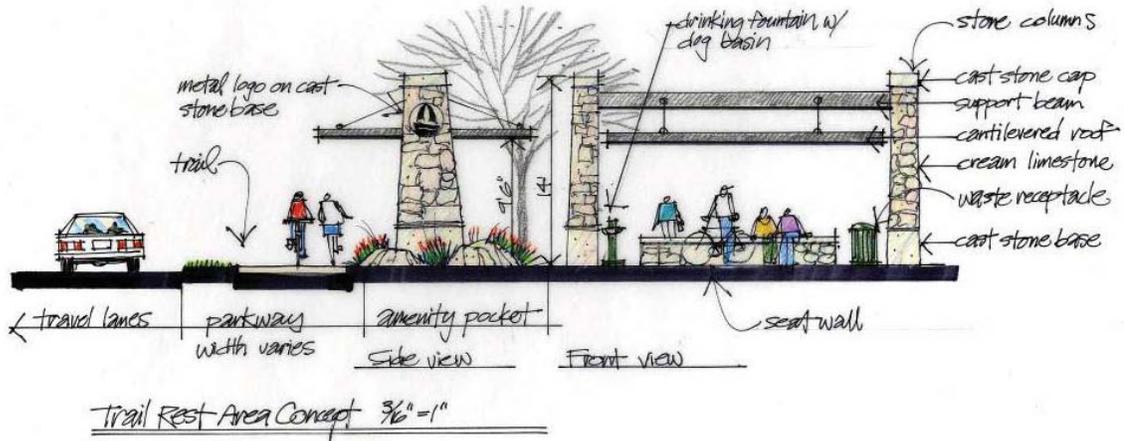
- (4) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's 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. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3-phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. 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 11.29-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. *Drainage Standards*. The development shall comply with existing drainage standards including the permissible spread of water in the streets and permissible gutter flow through intersections as outlined in the City of Rockwall's *Standards of Design and Construction (approved in August 2003 and updated in October 2007)*. The proposed drainage areas, flow patterns, and storm drain system that will be constructed shall be based on the City's drainage criteria and be identified on a *Conceptual Drainage Plan*, which shall be submitted with the *Civil Plans* at the time of *Engineering* submittal. The *Conceptual Drainage Plan* shall be reviewed and approved by the Engineering Department in compliance with engineering standards.

16. *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.

17. *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 MEMO

AGENDA DATE: 11/15/2016

APPLICANT: Douglas F. DeMarco

AGENDA ITEM: Z2016-037; 2922 S. Goliad Street (AG to C)

SUMMARY:

Hold a public hearing to discuss and consider a request by Douglas F. DeMarco on behalf of John G. Robertson for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No. 128, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2922 S. Goliad Street [SH-205], and take any action necessary.

BACKGROUND INFORMATION AND PURPOSE:

The subject property is a 23.27-acre tract of land generally located on the west side of SH-205, is adjacent to and south of the development along National Drive, and is addressed as 2922 S. Goliad Street. The *subject property* was annexed into the City on March 22, 2004 by *Case No. A2003-002 (Ordinance No. 04-20)*, and was zoned Agricultural (AG) District. Currently, an existing sporting complex, also known as the Rockwall Indoor Sports Expo (*RISE*), is situated on the *subject property*. The applicant is requesting to change the zoning of the *subject property* from an Agricultural (AG) District to a Commercial (C) District for the purpose of installing light poles adequate to serve the outdoor baseball complex for usage at night. It should be noted that the outdoor lighting of the baseball complex will require the approval of a Specific Use Permit (*SUP*) once the zoning has been established as a Commercial (C) District.

Additionally, the property being in existence prior to the adoption of the Unified Development Code (UDC) is considered to be a Lot of Record, "...or a parcel of land not a part of an urban or town lot subdivision, the deed of which has been recorded in the office of the county clerk of Rockwall County prior to the adoption date of the ordinance [1983] from which this [the] Unified Development Code [UDC] is derived which has not been divided since recording."

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a Heavy Commercial (HC) District with several parcels of land that have a majority of uses and buildings considered to be legal non-conforming (*National Drive*).

South: Directly south of the subject property is a 4.0-acre vacant tract of land zoned Agricultural (AG) District. PD-75 (*Lake Rockwall Estates*) is adjacent to and west of this vacant tract of land.

East: Directly east of the subject property are two (2) vacant tracts of land (i.e. 7.0 acres & 15.276-acres) zoned Agricultural (AG) District.

West: Directly west of the subject property is a 5.0-acre vacant tract of land zoned Agricultural (AG) District and was annexed into the City in 1999. PD-75 (*Lake Rockwall Estates*) is adjacent to and west of this vacant tract of land.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for Commercial/Industrial land uses. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a Commercial/Industrial designation to a Commercial designation.

NOTIFICATION:

On October 27, 2016, staff mailed 56 notices to property owners and residents within 500-feet of the subject property. Staff also sent a notice to the Hickory Ridge and Hickory Ridge East Homeowner's Associations (*HOA*), which are the only *HOA*'s located within 1,500 feet of the subject property and participating in the notification program. Additionally, staff posted a sign along SH-205, adjacent to the *subject property* as required by the Unified Development Code (UDC). At the time this case memo was drafted staff has received one (1) notice in favor of the zoning change request.

RECOMMENDATIONS:

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District to a Commercial (C) District then staff would propose the following conditions of approval:

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

City of Rockwall
Project Plan Review History



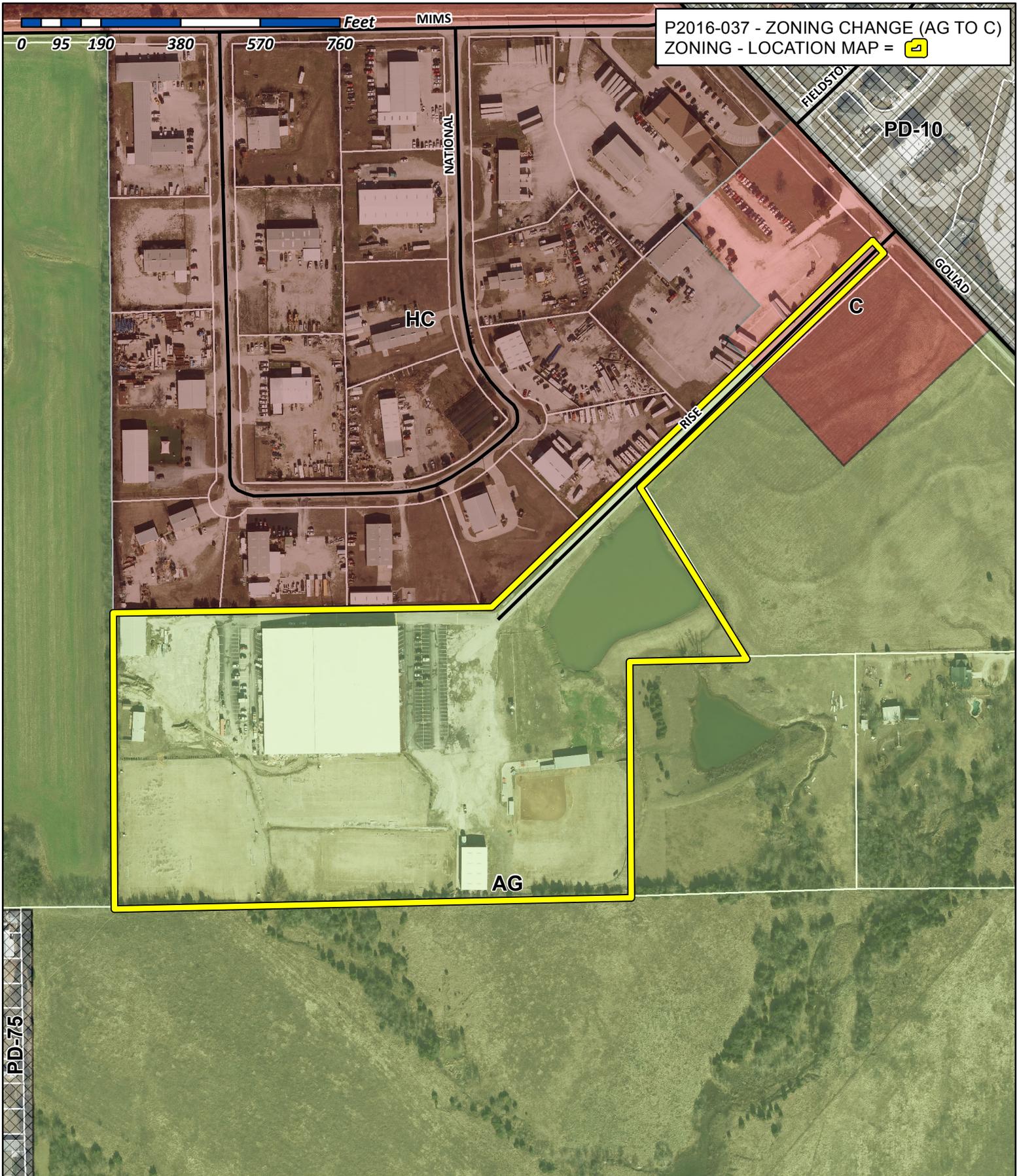
Project Number	Z2016-037	Owner	J, & S EXPO LIMITED	Applied	10/14/2016	LM
Project Name	2922 S. Goliad (AG to C)	Applicant	DOUGLAS F. DEMARCO	Approved		
Type	ZONING			Closed		
Subtype	PD			Expired		
Status	P&Z HEARING			Status	11/11/2016	DG

Site Address	2922 S HWY205	City, State Zip	ROCKWALL, TX 75032	Zoning	
---------------------	---------------	------------------------	--------------------	---------------	--

Subdivision	ROCKWALL 205 BUSINESS PARK	Tract	2-28	Block	NULL	Lot No	2-28	Parcel No	0128-0000-0002-28-OR	General Plan	
--------------------	----------------------------	--------------	------	--------------	------	---------------	------	------------------	----------------------	---------------------	--

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
ENGINEERING (10/18/2016 8:25 AM AW) Must meet all engineering standards and requirements on any improvement or expansion	Amy Williams	10/14/2016	10/21/2016	10/19/2016	5	APPROVED	With Conditions
FIRE	Ariana Hargrove	10/14/2016	10/21/2016	10/24/2016	10	APPROVED	
PLANNING	David Gonzales	10/14/2016	10/21/2016	10/19/2016	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Hold a public hearing to discuss and consider a request by Douglas F. DeMarco on behalf of John G. Robertson for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No. 128, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2922 S. Goliad Street [SH-205], and take any action necessary.</p>						
<p>General Planning Comments to be addressed:</p>						
<p>1. On all revised plan submittals please include the Case Number (Z2016-037) in the lower right hand corner.</p>						
<p>The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the zoning matter. Most importantly, be sure that you and/or your representative(s) are present for both Public Hearings as per the scheduled dates below. If you have any quesitons regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.</p>						
<p>Meeting Dates to Attend:</p>						
<p>Planning - Work Session: October 25, 2016 (6:00 p.m.)</p>						
<p>Planning - Public Hearing: November 15, 2016 (6:00 p.m.)</p>						
<p>City Council - Public Hearing: November 21, 2016 (1st Reading of Ordinance) [6:00 p.m.]</p>						
<p>City Council - December 5, 2016 (2nd Reading of Ordinance) [6:00 p.m.]</p>						



P2016-037 - ZONING CHANGE (AG TO C)
 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.

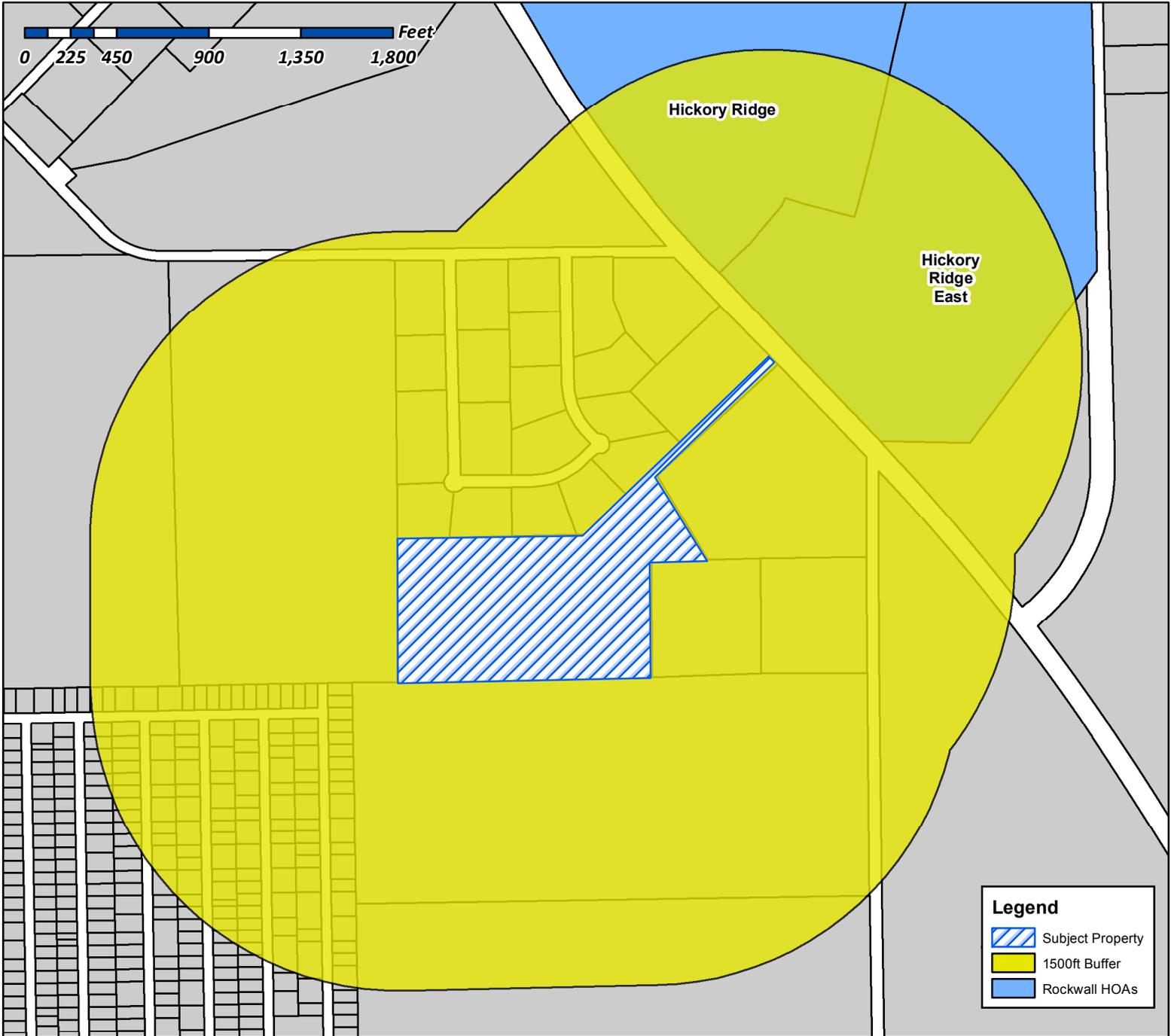




City of Rockwall

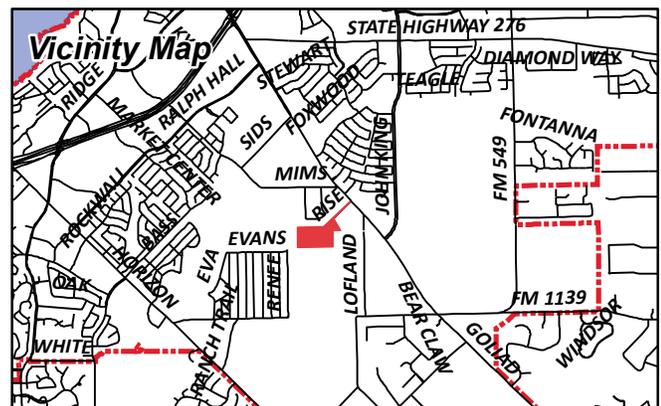
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2016-037
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 2292 S Goliad St

Date Created: 10/17/2016
For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: ["hromatka@hotmail.com"](mailto:hromatka@hotmail.com); ["s.gantt@sbbmanagement.com"](mailto:s.gantt@sbbmanagement.com); ["dbmeyer@cmamanagement.com"](mailto:dbmeyer@cmamanagement.com); ["Justini@ymail.com"](mailto:Justini@ymail.com)
Cc: [Miller, Ryan](#); [Brooks, Korey](#); [Gonzales, David](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Wednesday, October 26, 2016 4:18:40 PM
Attachments: [Z2016-037 HOA Map.pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on **November 4, 2016**. The Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/15/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

Z2016-037-Hold a public hearing to discuss and consider a request by Douglas F. DeMarco on behalf of John G. Robertson for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No. 128, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2922 S. Goliad Street [SH-205], and take any action necessary.

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

Sincerely,

Laura Morales

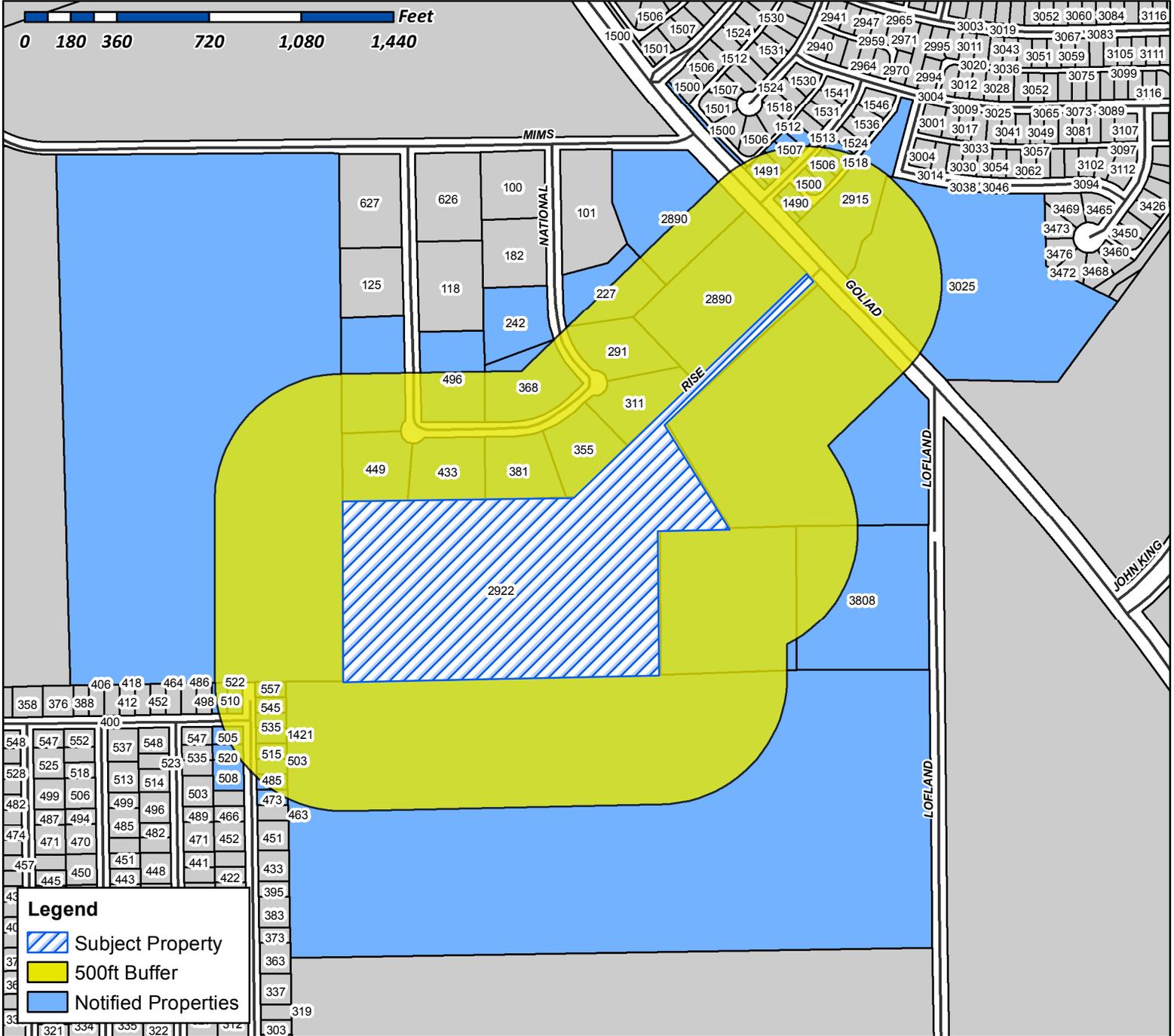
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
lmorales@rockwall.com | <http://www.rockwall.com>



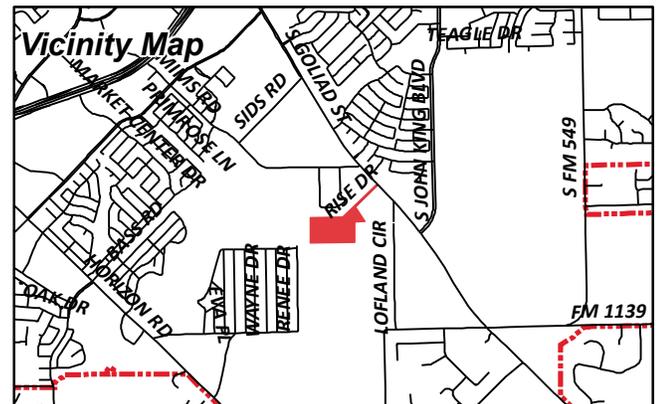
City of Rockwall

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: Z2016-037
Case Name: Zoning Change (AG to C)
Case Type: Zoning
Zoning: Agriculture (AG) District
Case Address: 2292 S Goliad St



Date Created: 10/17/2015

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

SMARTT LOFLAND & BOND
1 CARMARTHEN CT
DALLAS, TX 75225

VALDEZ JOSE G
10296 CR 2440
ROYSE CITY, TX 75189

LEMMOND BRENTON & KIMBERLY
10349 S STATE HIGHWAY 205
ROCKWALL, TX 75032

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

CURRENT RESIDENT
1421 RENEE DR
ROCKWALL, TX 75032

ZIYADEH MUNEEER R ABU
1490 FIELDSTONE DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

CONFIDENTIAL
1500 FIELDSTONE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

KROLL MONTY R
1506 FIELDSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

CRUZET MARIE FLOR
1512 FIELDSTONE DR
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

AUTENCIO ROSELYN P & PHILLIP
1518 FIELDSTONE DR
ROCKWALL, TX 75032

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD 0
DALLAS, TX 75252

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD 0
PLANO, TX 75093

CURRENT RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
242 NATIONAL DR
ROCKWALL, TX 75032

NABORS CHERYL ELAINE
264 VICTORY LN
ROCKWALL, TX 75032

AXUM MARC R & DEBRA S
2849 WILD OAK LN
ROCKWALL, TX 75032

BODFORD ALVIN M
C/O TEXAS STAR EXPRESS
2890 S GOLIAD ST
ROCKWALL, TX 75032

CURRENT RESIDENT
291 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2915 S GOLIAD
ROCKWALL, TX 75032

CURRENT RESIDENT
2922 S HWY205
ROCKWALL, TX 75032

CURRENT RESIDENT
3025 LIMESTONE HILL LN
ROCKWALL, TX 75032

CURRENT RESIDENT
311 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
355 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
368 NATIONAL DR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

WOOD BROTHERS INVESTMENTS PARTNERSHIP
381 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
433 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
449 NATIONAL DR
ROCKWALL, TX 75032

MAYHALL DANIEL J
473 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
485 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
496 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
503 RENEE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

CURRENT RESIDENT
508 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
510 EVANS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
515 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
520 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
522 EVANS RD
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
535 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
545 RENEE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
557 RENEE DR
ROCKWALL, TX 75032

GADDIS ROY F FAMILY TRUST
ROY F GADDIS TRUSTEE
6 BRIGHT MEADOWS ROAD
HEATH, TX 75032

CLARK DAVID R
601 TATUM PL
HEATH, TX 75032

SIERRA ZACARIAS RAMIREZ
701 T L TOWNSEND DR
ROCKWALL, TX 75087

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY 0
DALLAS, TX 75243

J & S EXPO LIMITED
941 FM 1139
ROCKWALL, TX 75032

SEYMORE TIM & RAY SEYMORE
PO BOX 1900
ROCKWALL, TX 75087

MEADE JAMES W & ROBIN N
PO BOX 2107
MCLENDON-CHISHOLM, TX 75087

FARRAR SECURITY SYSTEMS INC
PO BOX 2199
ROCKWALL, TX 75087

PEOPLES MIKE
PO BOX 41
ROCKWALL, TX 75087

FRAUSTO MICKEY & LISA L
PO BOX 928
ROYSE CITY, TX 75189



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

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

To Whom It May Concern:

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

Case No. Z2016-037: Zoning Change (AG to C)

Hold a public hearing to discuss and consider a request by Douglas F. DeMarco on behalf of John G. Robertson for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No. 128, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2922 S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/15/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087**

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

Your comments must be received by **11/21/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

PLEASE RETURN THE BELOW FORM

Case No. Z2016-037: Zoning Change (AG to C)

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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



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

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

To Whom It May Concern:

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

Case No. Z2016-037: Zoning Change (AG to C)

Hold a public hearing to discuss and consider a request by Douglas F. DeMarco on behalf of John G. Robertson for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No. 128, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2922 S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 11/15/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 11/21/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by **11/21/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

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

Case No. Z2016-037: Zoning Change (AG to C)

Please place a check mark on the appropriate line below:

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

Name: *Laura M. Farra*
 Address: *433 National Dr. Rockwall, TX 75082*

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

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

Gonzales, David

From: Cheryle deMarco <[REDACTED]>
Sent: Monday, October 17, 2016 4:25 PM
To: Gonzales, David
Cc: 'douglas demarco'
Subject: FW: Re-zoning request for Rockwall Indoor Sports Expo

David,

Rockwall Indoor Sports Expo ("RISE") requests to have its property rezoned from the current Agriculture designation to a Commercial designation. The only purpose for this modification is to allow for a Special Use Permit (SUP) permitting installation and use of 60 foot light posts and lights for our baseball complex. The addition of these lights would provide RISE the opportunity to better serve the baseball community. RISE currently provides a low cost alternative to more expensive private facilities. These lights would allow RISE to provide our outdoor baseball facilities after dark, thereby increasing the hours of usage on a daily basis. This would also allow for sanctioned baseball tournaments. RISE would fully adhere to light pollution restrictions and curfews. Our baseball complex once had 30 foot lights which were lost in a storm. It's been determined that 60 foot light replacements are the only safe alternative because shorter lights are blinding to the players and not sanctioned. We respectfully request that Rockwall city allow us the opportunity to serve the community in a more efficient manner.

P.S. David, would it be more efficient for the SUP to be adjudicated in parallel with the zoning request. This would speed the process and provide context to the zoning request for those charged in this determination.

Thank you for your consideration.
Cheryle deMarco
Owner/operator of RISE

Annotation Legend

- (D) Decade Measurement
- (C) Field Measurement or Calculation
- I.R.F. Iron Rod Found
- I.R.S. 1/2" Rebar with yellow plastic cap embossed Colvin/4252

Symbol Legend

- E — Electric Line
- X — Fence Line
- ⊙ Power Pole
- ⊙ Light Pole
- ⊙ Septic Tank
- ⊙ Water Valve
- ⊙ Gas Meter

State Of Texas
County of Rockwall

Field Notes:

BEING a tract of land situated in the J. R. JOHNSON SURVEY, ABSTRACT NO. 128, Rockwall County, Texas, and also being a part of a called 38.044 acres conveyed to Max Scheid, recorded in Volume 120, Page 530, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3" iron pipe fence corner found for corner in the North line of a called 7.0 acre tract of land, said point being North 88 degrees 43 minutes 17 seconds West, 537.06 feet and North 88 degrees 51 minutes 28 seconds West, 260.00 feet from the most easterly Southeast corner of said called 35.044 acre tract, same being the Northeast corner of a called 2.0 acre tract of land conveyed to Max Anderson recorded in Volume 570, Page 001, and being in the centerline of Loffland Road;

THENCE North 88 degrees 51 minutes 28 seconds West, a distance of 280.01 feet to a 1/2 inch iron rod found for corner;

THENCE South 01 degrees 59 minutes 32 seconds West, a distance of 563.79 feet to a 1/2 inch iron rod found for corner, said point being in the North line of a called 60.0 acre tract conveyed to Smartt, Lefland, and Bond, recorded in Volume 98, Page 759;

THENCE North 88 degrees 47 minutes 32 seconds West, along the North line of said 60.0 acre tract, a distance of 1233.39 feet to a 5/8 inch iron rod found for corner;

THENCE North 02 degrees 13 minutes 57 seconds East, a distance of 707.35 feet to a 1/2 inch iron rod set for corner;

THENCE South 88 degrees 25 minutes 12 seconds East, a distance of 902.83 feet to a 1/2 inch iron rod set for corner;

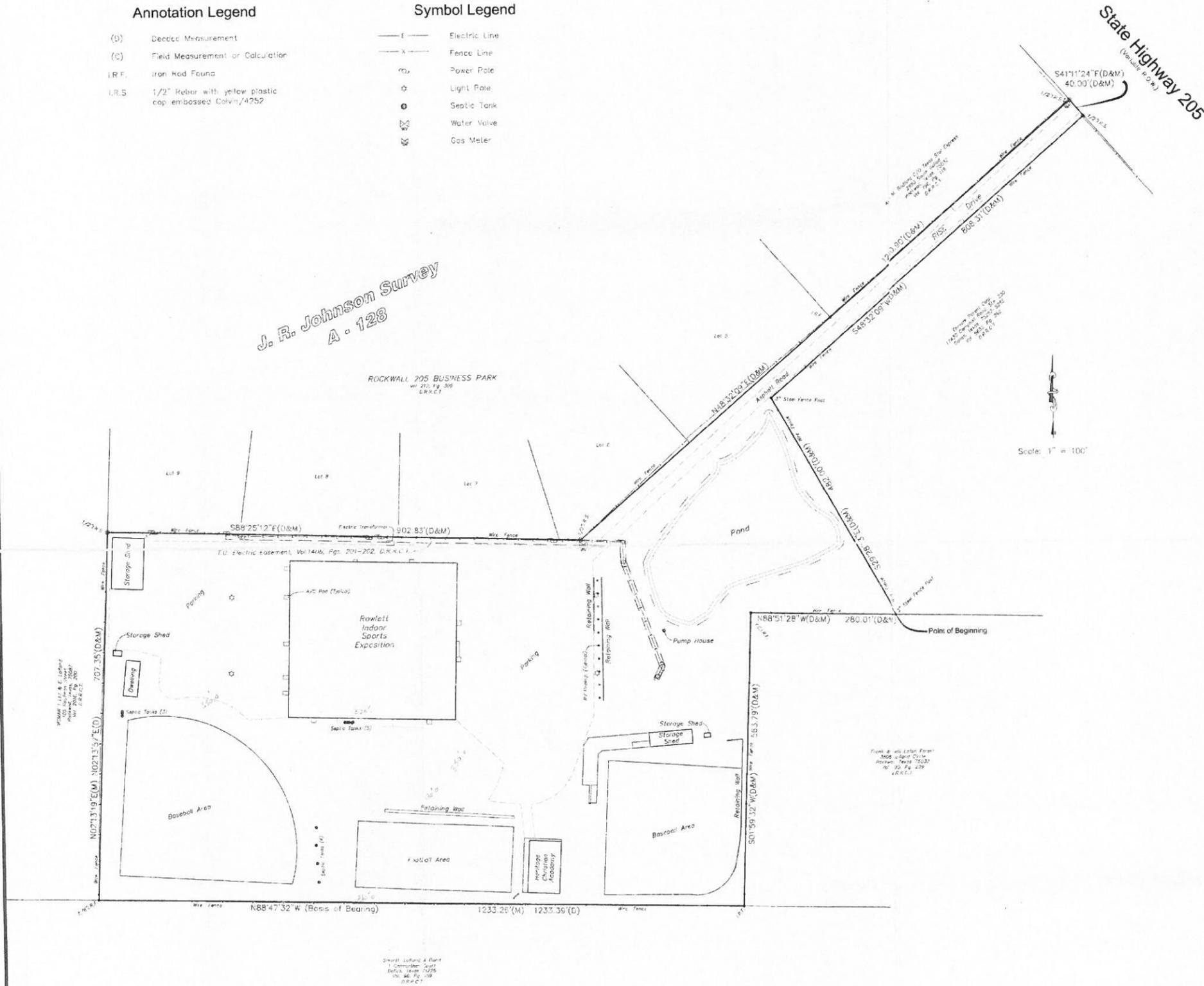
THENCE North 48 degrees 32 minutes 09 seconds East, a distance of 1260.90 feet to a 1/2 inch iron rod set for corner, said point being in the Southwest line of State Highway 205;

THENCE South 41 degrees 11 minutes 24 seconds East along said Southwest line a distance of 40.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 48 degrees 32 minutes 09 seconds West, a distance of 808.31 feet to a 3" iron pipe fence post found for corner;

THENCE South 29 degrees 28 minutes 12 seconds East, a distance of 482.0 feet to the PLACE OF BEGINNING and containing 23.27 acres of land.

J. R. Johnson Survey
A - 128



I, William M. Colvin, do hereby certify that on this date I made a survey on the premises herein described and the results of said survey, to the best of my knowledge, information, belief and in my professional opinion are true and correct. The results of said survey are as shown on this plat of survey.

William M. Colvin
William M. Colvin, Texas RPLS No. 4252



Plat of Survey
2922 State Highway 205
23.27 Acres of Land in the
J. R. Johnson Survey, Abstract No. 128
Rockwall County,
Texas

Project No:	RISE
Date:	4-8-2009
Scale:	1"=100'
Drawn By:	UAB
Checked By:	WMC
Sheet	1 of 1

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT ON A 23.27-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-28 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Douglas F. DeMarco on behalf of John G. Robertson for a change in zoning from an Agricultural (AG) District to a Commercial (C) District on a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'*, of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

Section 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District; and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Commercial (C) District* in *Section 1.1, "Use of Land and Buildings," of Article IV, "Permissible Uses", Section 4.5, "Commercial (C) District", and Section 6.7, SH-205 Overlay (SH-205 OV) District of Article V, "District Development Standards", of the Unified Development Code of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;*

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

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall

be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage 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 5th DAY OF DECEMBER, 2016.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 21, 2016

2nd Reading: December 5, 2016

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

AGENDA DATE: 11/15/2016

APPLICANT: Chase Finch, *Corwin Engineering, Inc.*

AGENDA ITEM: **SP2016-024**; *Ridgecrest Subdivision*

SUMMARY:

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a site plan for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

PURPOSE:

The Ridgecrest Subdivision will consist of 45 single-family lots on 29.541-acres of land. The development will incorporate a rural street cross-section and larger front yard setback (i.e 40-feet) to give the appearance of a rural neighborhood. The development will also incorporate 6-acres (i.e. 20%) of open space. The residential subdivision will be composed of 45 single-family lots on 29.541-acres of land, and be broken down per the lot mix indicated in Planned Development District 81 (PD-81) and shown in *Table 1* below.

Table 1: Lot Composition

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
A	80' x 100'	15,000 SF	45	100.00%
<i>Average Lot Size:</i>		15,000 SF		
<i>Maximum Permitted Units:</i>			45	100.00%

DENSITY AND DIMENSIONAL REQUIREMENTS:

The submitted site plan conforms to the technical requirements contained in the Unified Development Code (UDC) for properties located in Planned Development District 81 (PD-81). The maximum permissible density for the Subject Property shall not exceed 1.52 dwelling units per gross acre of land and in no case shall the proposed development exceed 45 units. A summary of the density and dimensional requirements of the subject property is as follows.

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width/Frontage ⁽¹⁾</i>	80'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	15,000 SF
<i>Minimum Front Yard Setback ⁽²⁾</i>	40'

<i>Minimum Side Yard Setback</i>	<i>5'</i>
<i>Minimum Side Yard Setback (Adjacent to a Street)</i>	<i>10'</i>
<i>Minimum Length of Driveway Pavement</i>	<i>20'</i>
<i>Maximum Height</i>	<i>36'</i>
<i>Minimum Rear Yard Setback</i>	<i>10'</i>
<i>Minimum Area/Dwelling Unit (SF)</i>	<i>1,800 SF</i>
<i>Maximum Lot Coverage</i>	<i>65%</i>

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10%, but shall meet the minimum lot size for each lot type as referenced within *Table 1*.
- ²: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

In accordance with the requirements of Ordinance No. 16-46 the applicant has indicated an approximate six (6) acre park that will remain privately owned and maintained by the Homeowner's Association (HOA). The inclusion of this parkland satisfies all parkland dedication for this development. *See the Park Board Recommendations section below for further detail concerning the private park.*

A *Tree Mitigation Plan [Case No. MIS2016-009]* approved on October 11, 2016 indicates the removal of 580-caliper inches of tree with a total mitigation requirement of 547.35-caliper inches. Of the trees being removed, five (5) of the trees [totaling 32.65-caliper inches] are Cedar trees. According to the Unified Development Code (UDC) Cedar trees that are eleven (11) inches dbh or larger shall be replaced at fifty (50) percent the total caliper inches being removed. Therefore, the applicant is only required to mitigate for 16.325-caliper inches of Cedar trees. Staff has determined that the required mitigation is more than satisfied by the landscaping plan provided by the applicant.

PARKS BOARD RECOMMENDATIONS:

On November 1, 2016 the Parks Board reviewed the *final plat* and *site plan* and made the following recommendations:

- 1) The developer pay the pro-rata equipment fees required in the amount of \$54,180 [i.e. 45 Lots @ \$1,204.00 Per Lot].
- 2) The developer pay the cash-in-lieu of land fees required for in the amount of \$41,985 [i.e. 45 Lots @ \$933.00 Per Lot].
- 3) The shade structure presented in the plan be changed to a play structure.
- 4) The 6-acre open space and drainage easement remain as HOA maintained and not accepted as a public park.

NOTE: This condition has been added to the conditions of approval below.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *Site Plan* for the *Ridgecrest Subdivision* staff would recommend the following conditions:

- 1) The *Site Plan* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments. Specifically, the *Site Plan* should meet the following conditions:
- 2) A *Final Plat* shall be required to be submitted prior to the issuance of any building permits for this project;
- 3) The development shall conform to the recommendations made by the Parks Board for the *Final Plat (Case No. P2016-045)*; and,
- 4) 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.

City of Rockwall Project Plan Review History



Project Number SP2016-024	Owner Ridgcrest SF, LTD	Applied 10/20/2016 KB
Project Name Ridgcrest Subdivision	Applicant Corwin Engineering, Inc	Approved
Type SITE PLAN		Closed
Subtype		Expired
Status STAFF REVIEW		Status 10/20/2016 KB

Site Address AIRPORT RD	City, State Zip ROCKWALL, TX 75087	Zoning
-----------------------------------	--	---------------

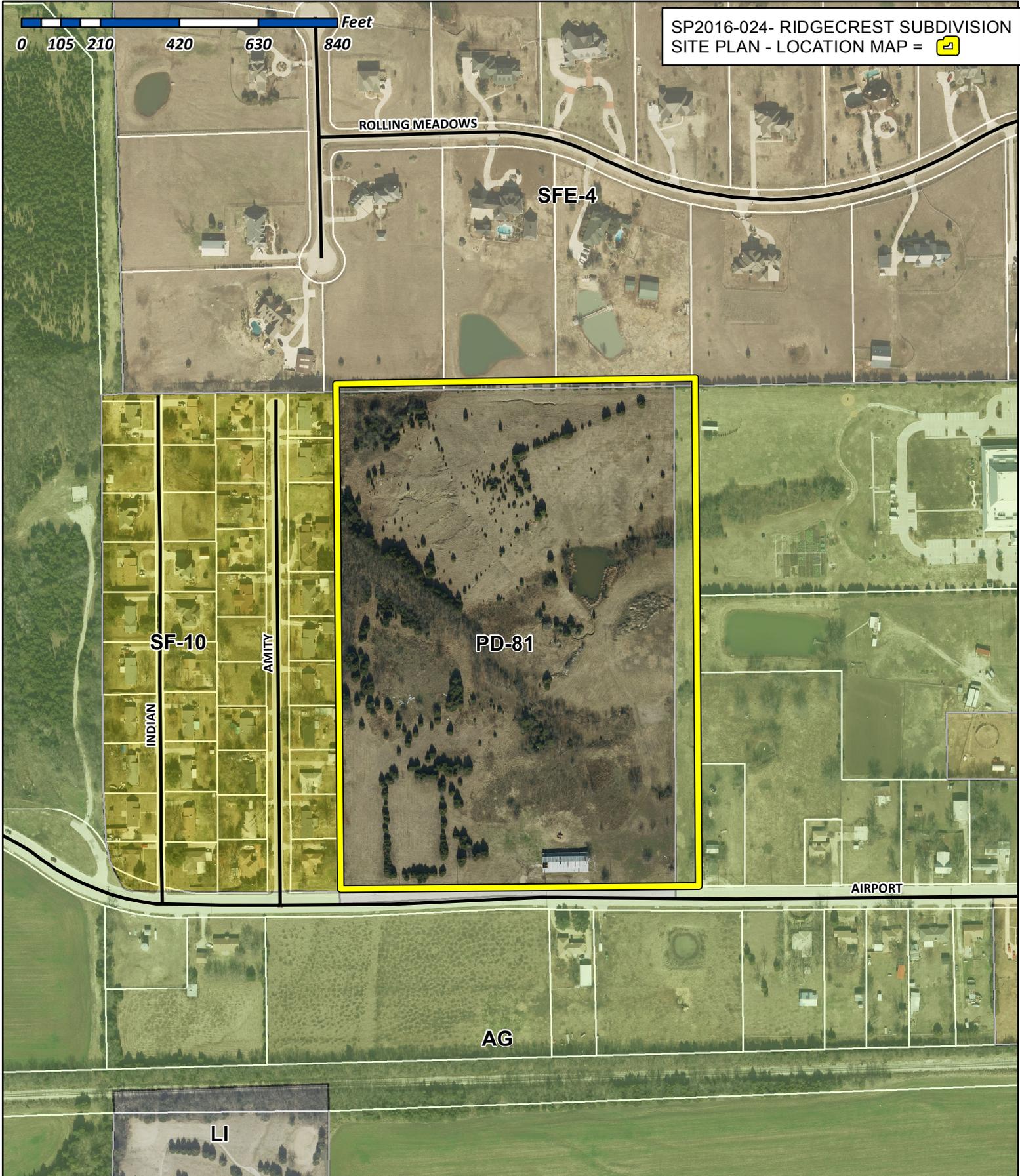
Subdivision ROLLING MEADOWS ESTATES	Tract 2	Block A	Lot No 2	Parcel No 4861-000A-0002-00-OR	General Plan
---	-------------------	-------------------	--------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	10/20/2016	10/27/2016	10/21/2016	1	APPROVED	
ENGINEERING	Amy Williams	10/20/2016	10/27/2016				
FIRE	Ariana Hargrove	10/20/2016	10/27/2016				
GIS	Lance Singleton	10/20/2016	10/27/2016				
PLANNING	Korey Brooks	10/20/2016	10/27/2016	10/21/2016	1	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(10/21/2016 9:40 AM KB)						SP2016-024 Ridgecrest Subdivision Please address the following comments (M= Mandatory Comments; I = Informational Comments).
I.1						Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Ridgecrest SF, LTD. for the approval of a site plan for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.
I.2						For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3						For reference, include the case number (SP2016-024) in the lower right hand corner of all pages on future submittals.
I.4						This site plan is being reviewed concurrently with a Tree Mitigation Plan [MIS2016-009] and a Final Plat [P2016-045]
M.5						Please show water and sewer easements. Also, please do this on the Tree Mitigation Plan.
M.6						Please remove all trees that are in the 15' Water and Sewer Easements and add to your landscaping for mitigation. Also, please do this on the Tree Mitigation Plan. Once these trees are identified, we will be able to determine if these are feature trees that require P&Z approval.
M.7						Please add an additional "Concept Landscape Plan" but change the title to Site Plan. This way, the set will include a "Site Plan", "Landscape Plan", Tree Preservation Plan", and "Tree Preservation Data"
I.8						Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by November 1, 2016. The Park Board Meeting is November 1, 2016. The Planning & Zoning Worksession date for this case will be October 25, 2016. The Planning and Zoning Meeting for this case is November 15, 2016.

0 105 210 420 630 840 Feet

SP2016-024- RIDGECREST SUBDIVISION
SITE PLAN - LOCATION MAP = 

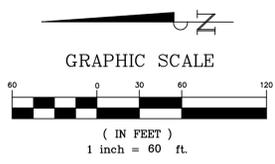


City of Rockwall

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.





PLANT_SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	FIELD4	FIELD5	FIELD6	QTY
	EXISTING TREE TO BE REMOVED							
	Existing Tree To Remain							
	Juniperus virginiana / Eastern Red Cedar	B & B	8"	MIN.	SYMMETRICAL	MATCHING	FULL	64
	Pistacia chinensis / Chinese Pistache	30 GAL	3"	10'-12"	SYMMETRICAL	MATCHING	FULL	6
	Quercus shumardii / Shumard Red Oak	30 GAL	3"	10'-12"	SYMMETRICAL	MATCHING	FULL	6
	Quercus virginiana / Southern Live Oak	30 GAL	3"	10'-12"	SYMMETRICAL	MATCHING	FULL	16

LANDSCAPE TABULATIONS:

TOTAL LANDSCAPE AREA PROVIDED	1,2936.36 SF (29.7 AC)
AIRPORT ROAD TREES REQUIRED 1/50 LF: 853 LF	17 TREES
AIRPORT ROAD TREES PROVIDED:	17 NEW TREES 1 EXISTING TREE
TOTAL MITIGATION CALIPER INCHES:	581.95 CALIPER INCHES (194 TREES)
	582 CALIPER INCHES (194 TREES)
TOTAL MITIGATION CALIPER INCHES PROVIDED:	17 TREES AIRPORT ROAD 64 SCREENING TREES 11 TREES NEAR POND 2 TREES PER RESIDENTIAL LOT 4 TREES PER CORNER RESIDENTIAL LOT

SPECIAL NOTE:

- LOT PLANTING:
- TWO (2), THREE (3) INCH CALIPER TREES MEASURED SIX (6) INCHES ABOVE THE ROOT BALL SHALL BE PLANTED IN THE FRONT YARD OF AN INTERIOR LOT
- TWO (2), THREE (3) INCH CALIPER 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) CALIPER TREES SHALL BE PLANTED IN THE SIDE YARD FACING THE STREET.
- ANY AREAS DISTURBED BY CONSTRUCTION IN THE OPEN SPACE AREA WILL BE SEEDED OR SODDERED TO RE-ESTABLISH VEGETATION.

No.	Date	Revision Description

FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT BE USED FOR CONSTRUCTION. ANY CHANGES OR REVISIONS MUST BE MADE UNDER THE SUPERVISION OF: ARCHITECT: DREW J. DUBOSCO
L.A. No. 3141 Date: 10/20/2016 PROJECT NO.: 090-16-17

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.