



PLANNING AND ZONING CASE CHECKLIST

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

MIS 2018-0090
P&Z CASE # _____ P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPTER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
 NOTES: _____

 ZONING MAP UPDATED _____



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Planning and Zoning Commission

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

DATE: May 8, 2018

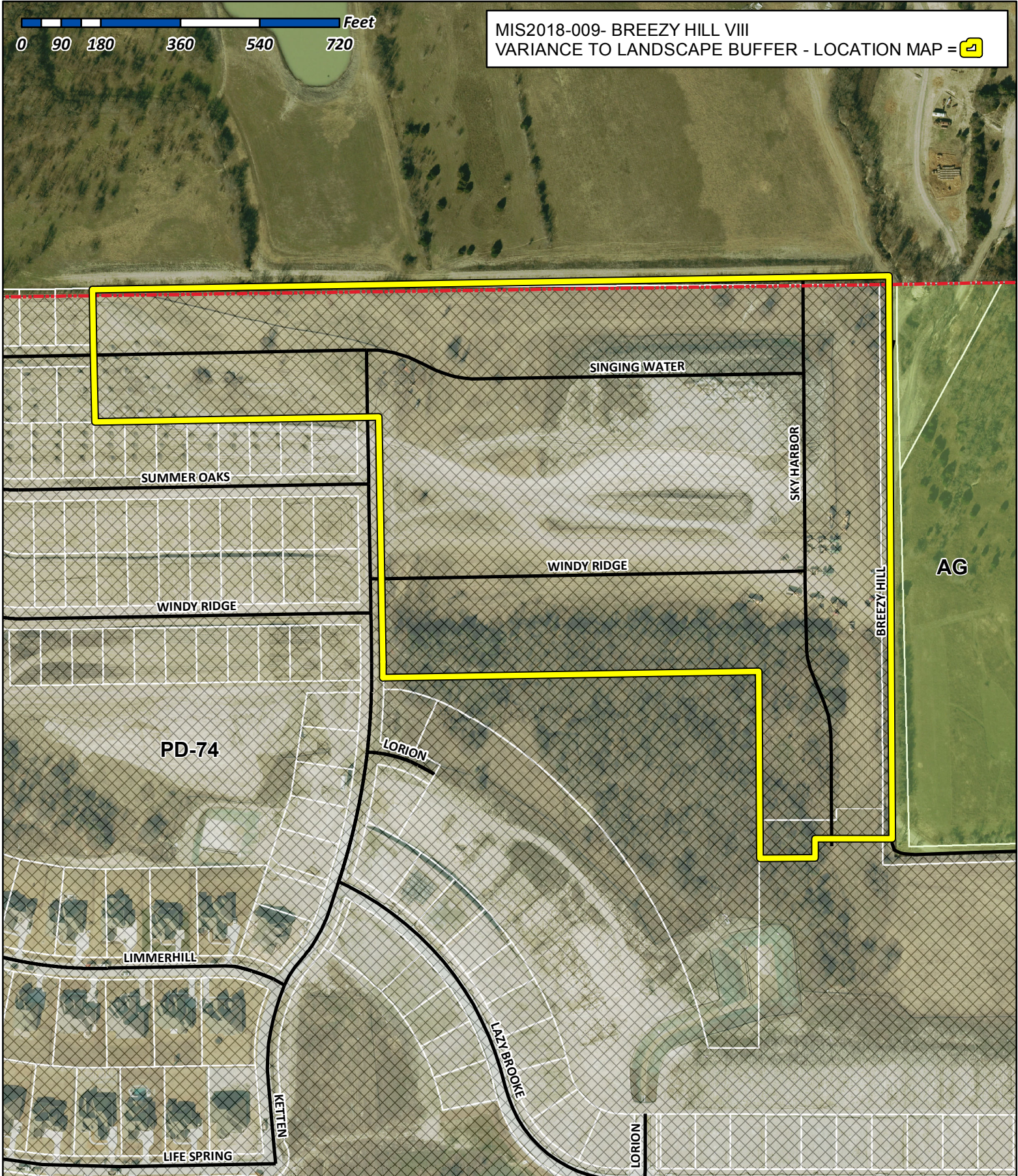
SUBJECT: MIS2018-008; *Variance Request for Breezy Hill, Phase VIII (PD-74)*

On April 20, 2009, the City Council approved Planned Development District 74 (PD-74) establishing the zoning for a 405.184-acre tract of land identified as the Breezy Hill Subdivision. Contained in this zoning ordinance [*Ordinance No. 09-19*] was a provision that, “(a) landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Road.” Since this original approval, Planned Development District 74 (PD-74) has been amended four (4) times, but this requirement has not changed. Recently, there has been some dispute over the alignment of Breezy Hill Road, which necessitated the City to hire a surveyor to identify the location of the prescriptive right-of-way of the roadway. Prior to the completion of this survey, the applicant adjusted the lot sizes in Phase VIII of the subdivision -- *which is directly adjacent to the roadway* --, first through rezoning the property to increase the size of the lots [*Case No. Z2017-049*] and then through the Board of Adjustments (BOA) to reduce eight (8) of the lots’ width requirements by five (5) feet (*i.e. from 180-feet to 175-feet*) [*Order No. BOA 2018-2-V*]. In addition, the applicant has recently submitted a preliminary plat for Phase VIII [*Case No. P2018-001*] of the subdivision, which was recommended for approval by the Planning and Zoning Commission on April 10, 2018 but was tabled by the City Council on April 16, 2018 in anticipation of this variance request. Now that the survey has been completed, there does appear to be some overlap in the prescriptive right-of-way and the applicant’s property line that requires resolution prior to the City Council being able to accept the preliminary plat. Specifically, the width of overlap or encroachment varies from 5.1-feet along the southeastern boundary to 4.1-feet along the northeastern boundary. To remedy this issue staff has suggested -- *that in lieu of going back to the BOA for a further reduction in lot size* -- the applicant request a variance to the landscape buffer requirement in accordance with the procedures contained in Planned Development District 74 (PD-74) [*Ordinance No. 17-60*]. This section reads as follows: “*Variiances. The variance procedures and standards for approval set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance...*”, and according to the UDC a variance to the landscape buffer requirements can be requested pending a recommendation from the Planning and Zoning Commission. The variance that needs to be requested in this case is to reduce the minimum landscape buffer from ten (10) feet to 4.9-feet along Breezy Hill Road.

In evaluating variance requests, the Planning and Zoning Commission and City Council is asked to review the request to establish if there is a unique or extraordinary condition that would constitute a hardship or that would prohibit an applicant from conforming to the requirements of the zoning. In this case, the applicant was not aware of the prescriptive right-of-way until after the zoning was approved. The applicant’s situation may constitute a hardship; however, variance requests are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission. If approved the variance would only apply to Phase VIII of the subdivision. Should the Planning and Zoning Commission have any questions staff will be available at the May 8, 2018 meeting.



MIS2018-009- BREEZY HILL VIII
 VARIANCE TO LANDSCAPE BUFFER - LOCATION MAP =



City of Rockwall

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

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BH Phase 8, Ltd.
By: BH Phase 8 GP Corporation
8214 Westchester Drive, Suite 710, Dallas, Texas 75225
Phone: 214-522-4945 * Fax: 214-522-7244

May 1, 2018

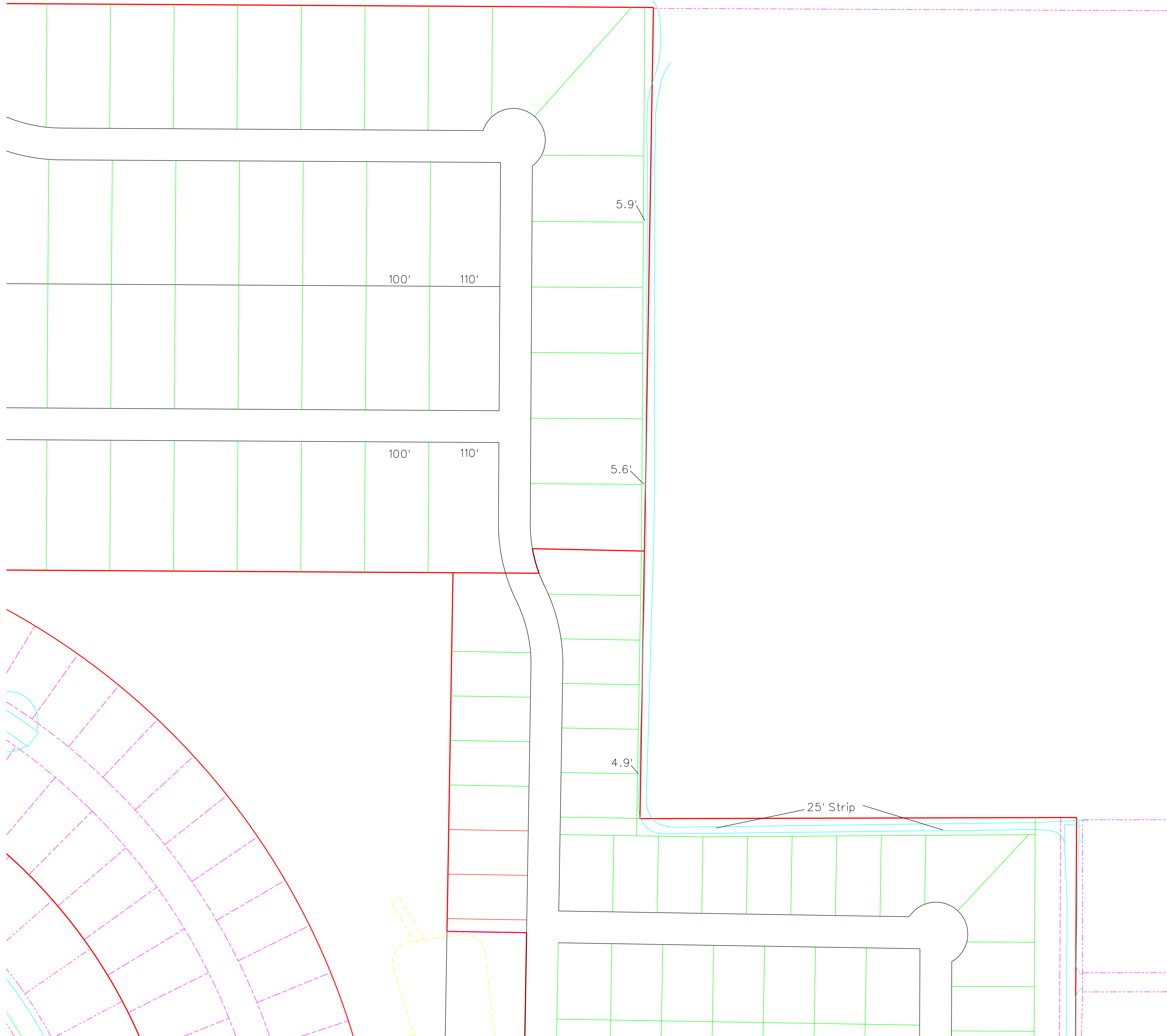
Ryan Miller
City of Rockwall
Planning Department
385 S. Goliad Street
Rockwall, TX 75087

Re: Breezy Hill Phase 8 Landscape Buffer Variance

Breezy Hill Phase 8 requests a reduction in the landscape buffer along the eastern border of the property to accommodate Breezy Hill Road.



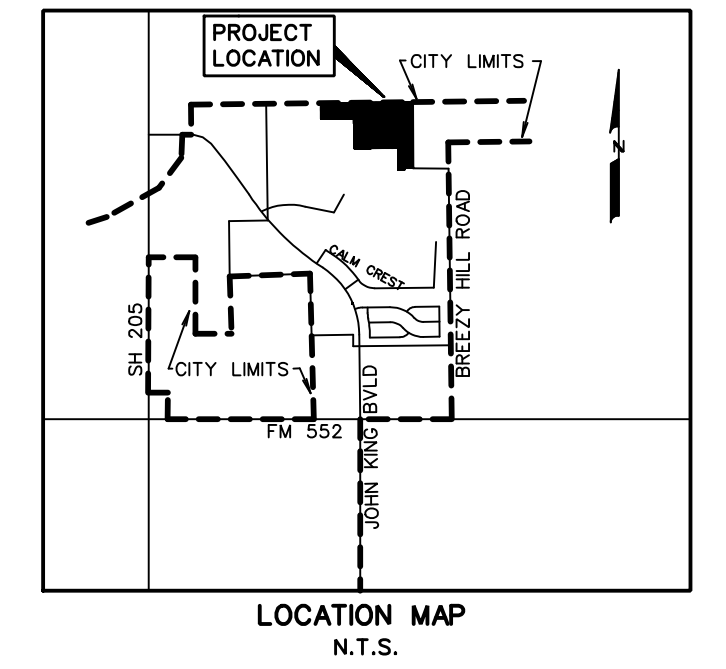
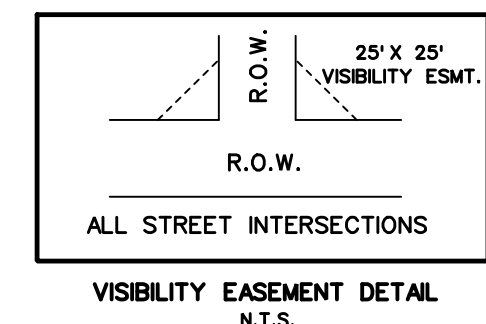
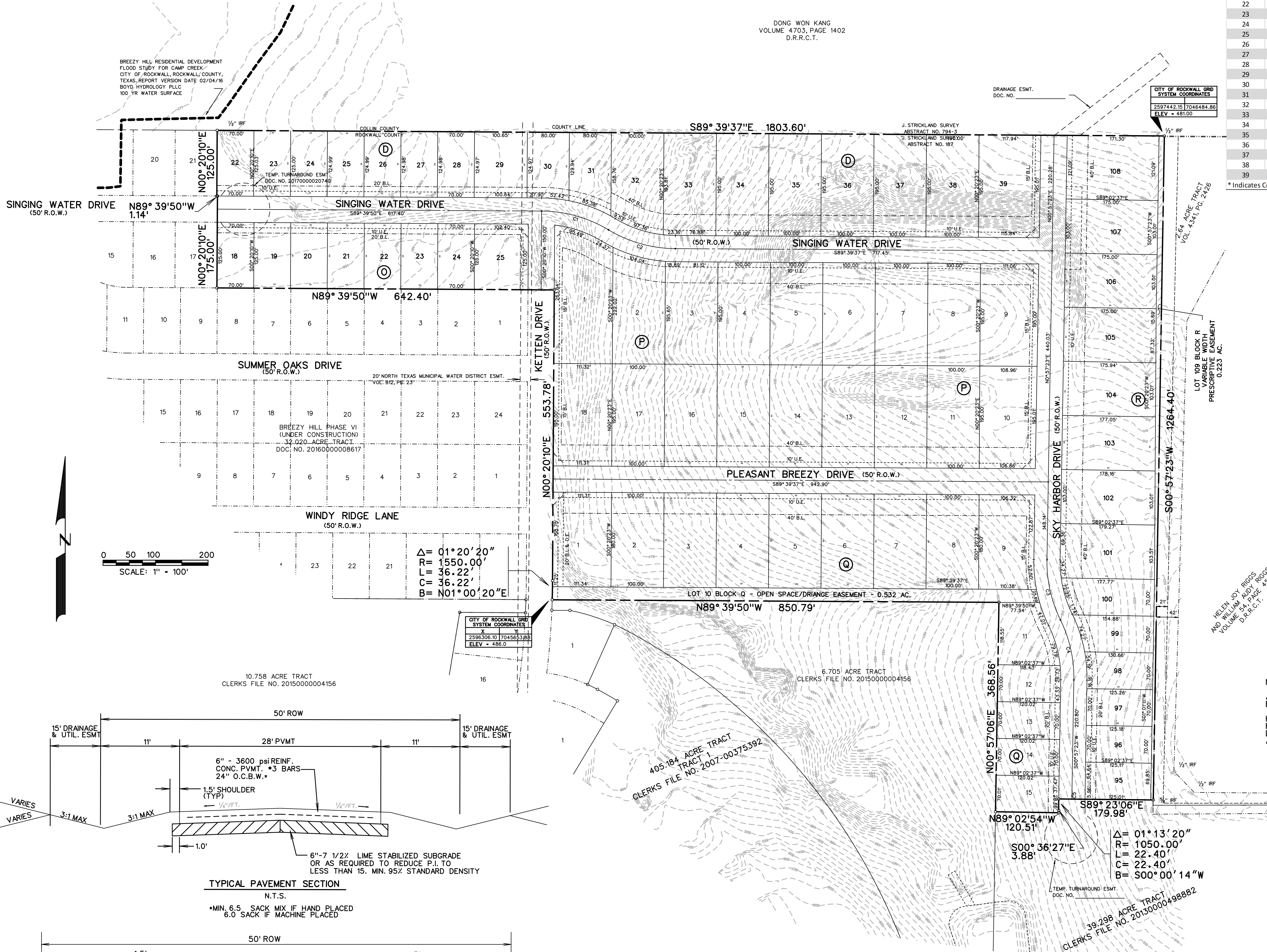
John Arnold
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DONG WON KANG
VOLUME 4703, PAGE 1402
D.R.R.C.T.

BREEZY HILL PHASE 8														
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25	8749	G	21	8750	G	4	19500	F	4	18000	F	98	8495	G
26	8748	G	22	8750	G	5	19500	F	5	18000	F	99	9493	G
27	8748	G	23	8750	G	6	19500	F	6	18000	F	100	11413	G
28	8748	G	24	8750	G	7	19500	F	7	18000	F	101	18082	F
29	12577	C	25	12799	G	8	19500	F	8	18000	F	102	18025	F
30	10083	C				9	21450	F	9	19896	F	103	18025	F
31	11360	C				10	21450	F	10*	23184	F	104	18025	F
32	18057	F				11	19500	F	11	11992	G	105	18025	F
33	19490	F				12	19500	F	12	8448	G	106	18025	F
34	19500	F				13	19500	F	13	8401	G	107	18025	F
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36	19500	F				15	19500	F	15	8407	G	109*	12643	F
37	19500	F				16	19500	F						
38	19500	F				17	19500	F						
39	22277	F				18	21706	F						

*Indicates Common Area

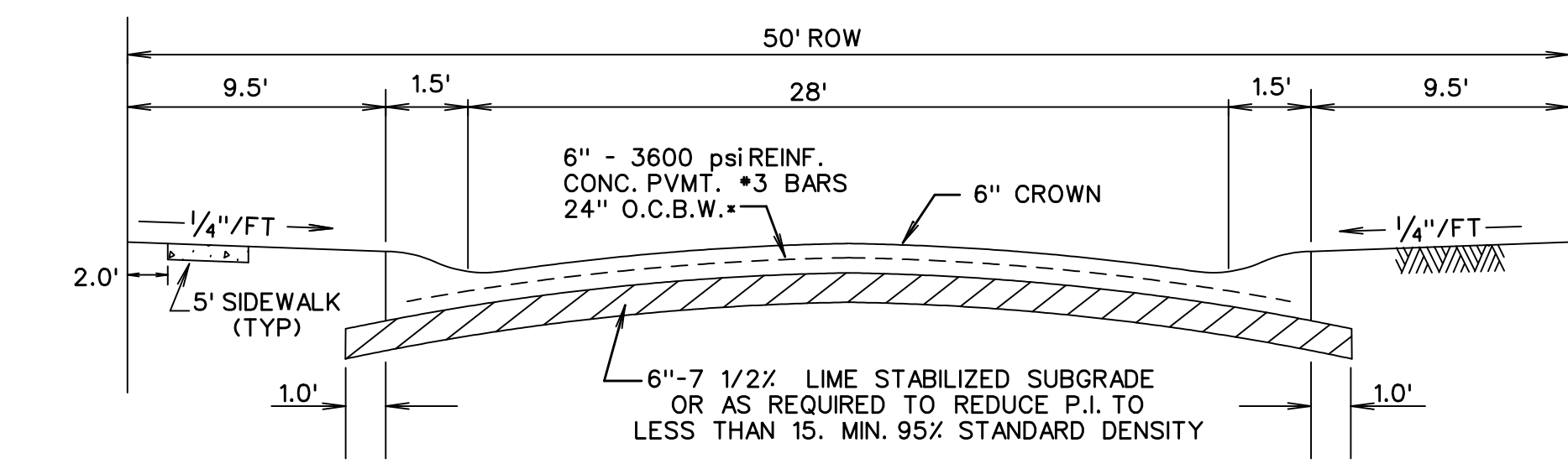
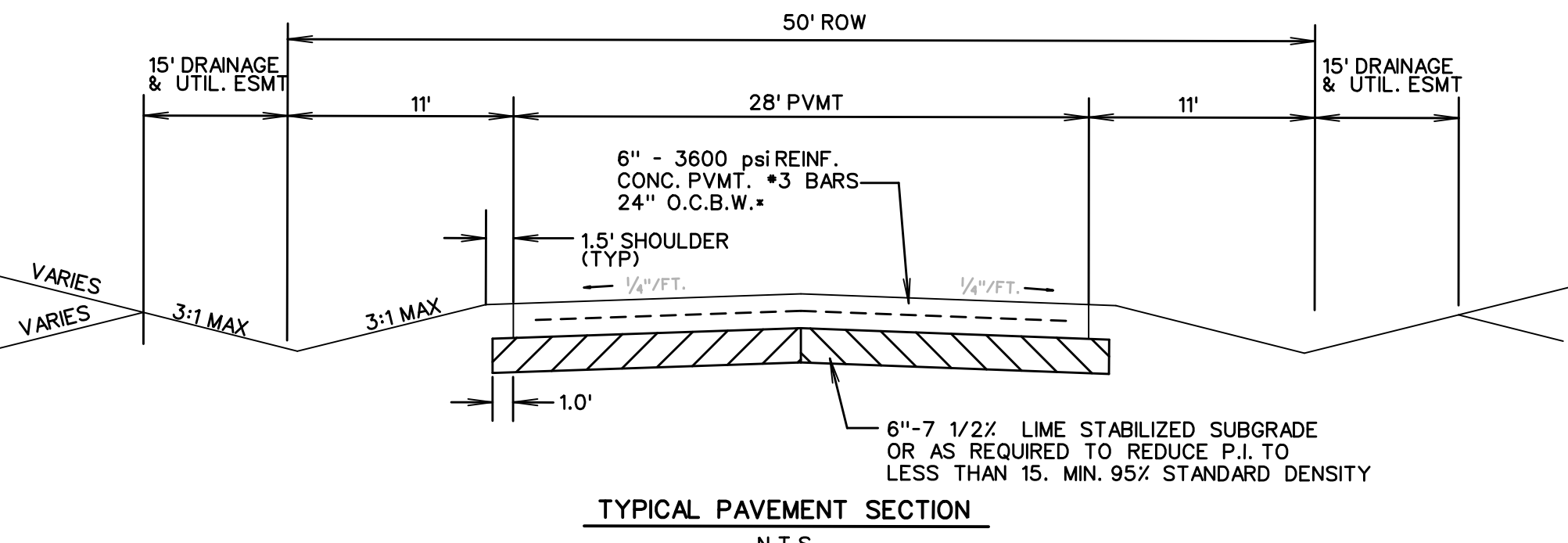
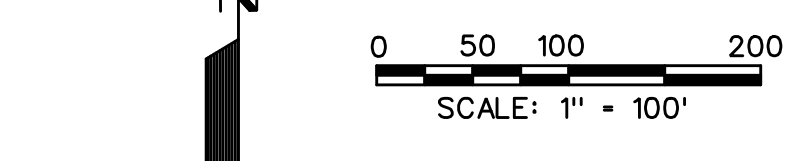


CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
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NOTES:
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LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION



Reviewed for preliminary Approval:
Planning & Zoning Commission Chairman _____ Date _____
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____, 2018.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

PRELIMINARY PLAT OF
BREEZY HILL PHASE VIII

LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-109, BLOCK R
BEING 30.785 ACRES

OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

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

Zoning: Planned Development District (PD-74)
Single Family Residential (Lot Type C, F & G)

TOTAL ACRES 30.785
TOTAL RESIDENTIAL LOTS 72
DENSITY 2.338

JANUARY 2018 SCALE 1" = 100'



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Planning and Zoning Commission

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

DATE: May 8, 2018

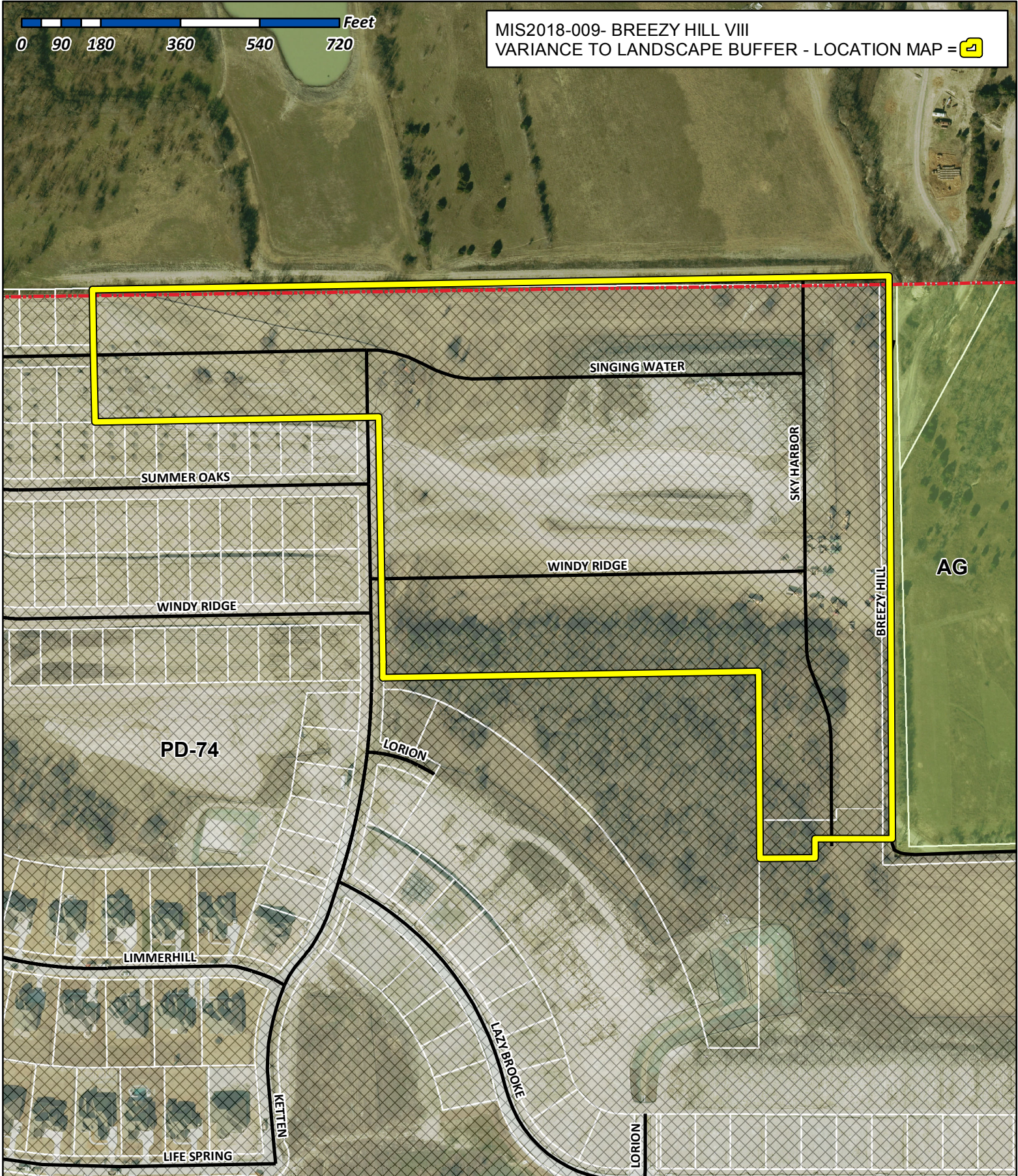
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May 1, 2018

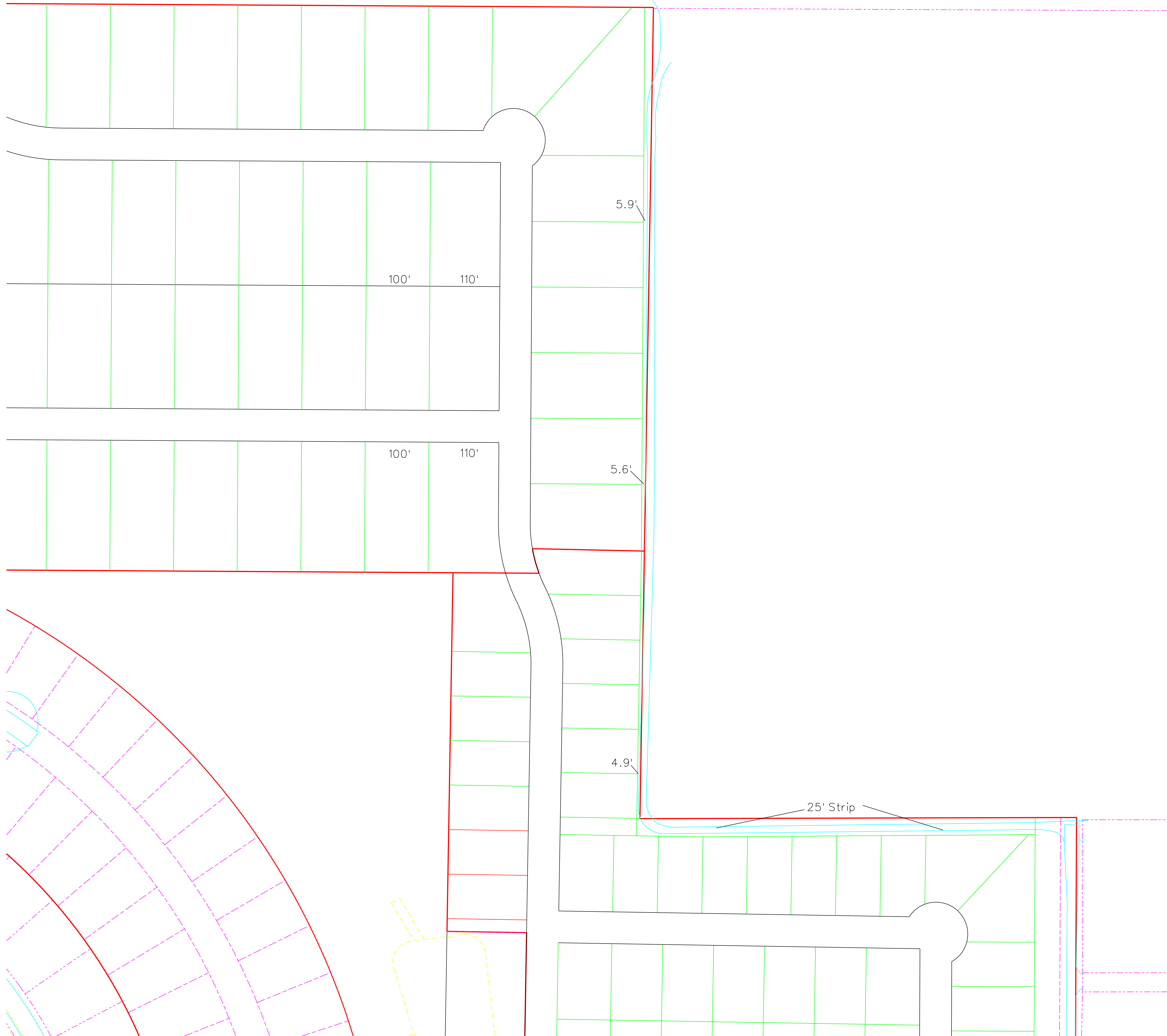
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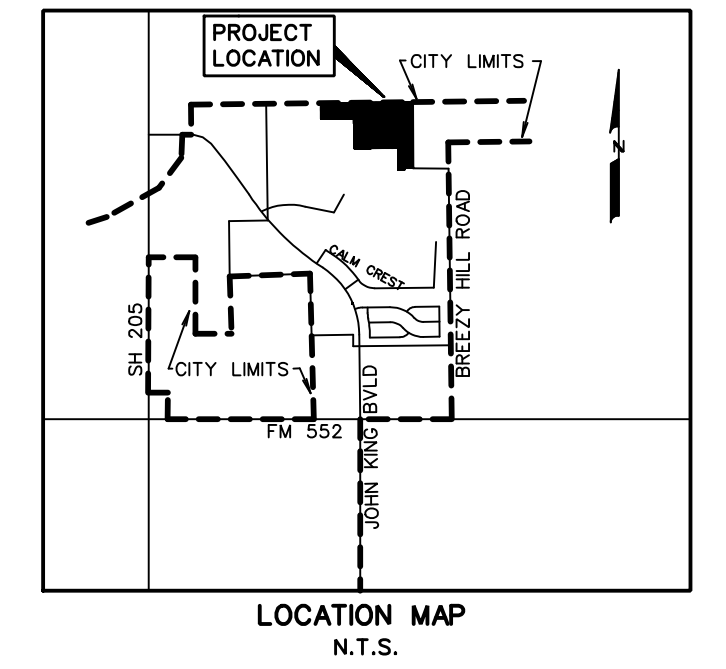
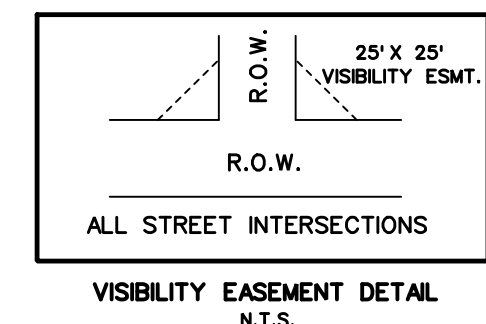
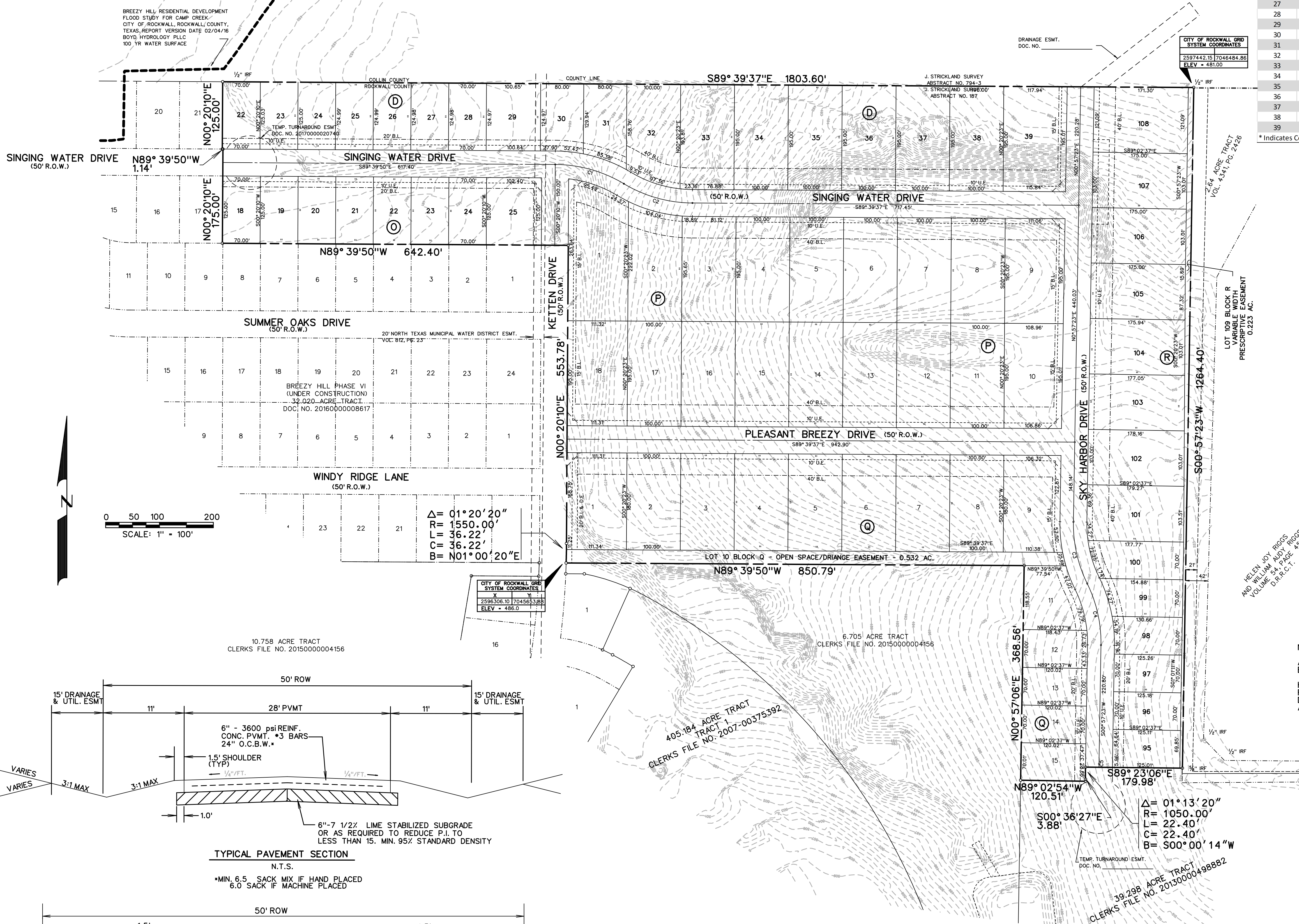
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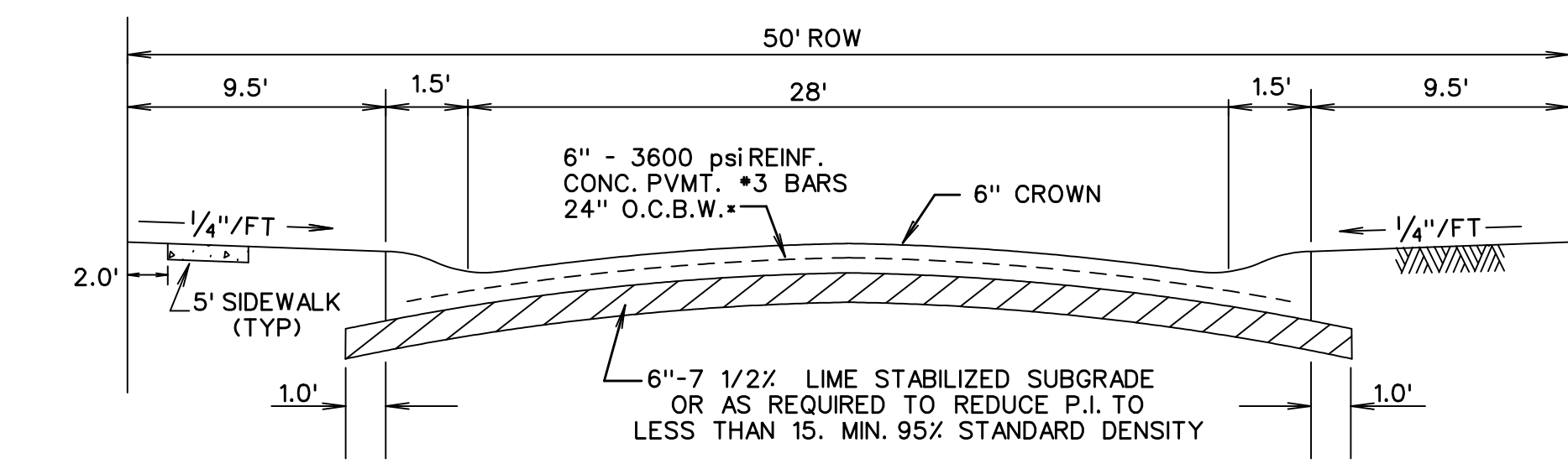
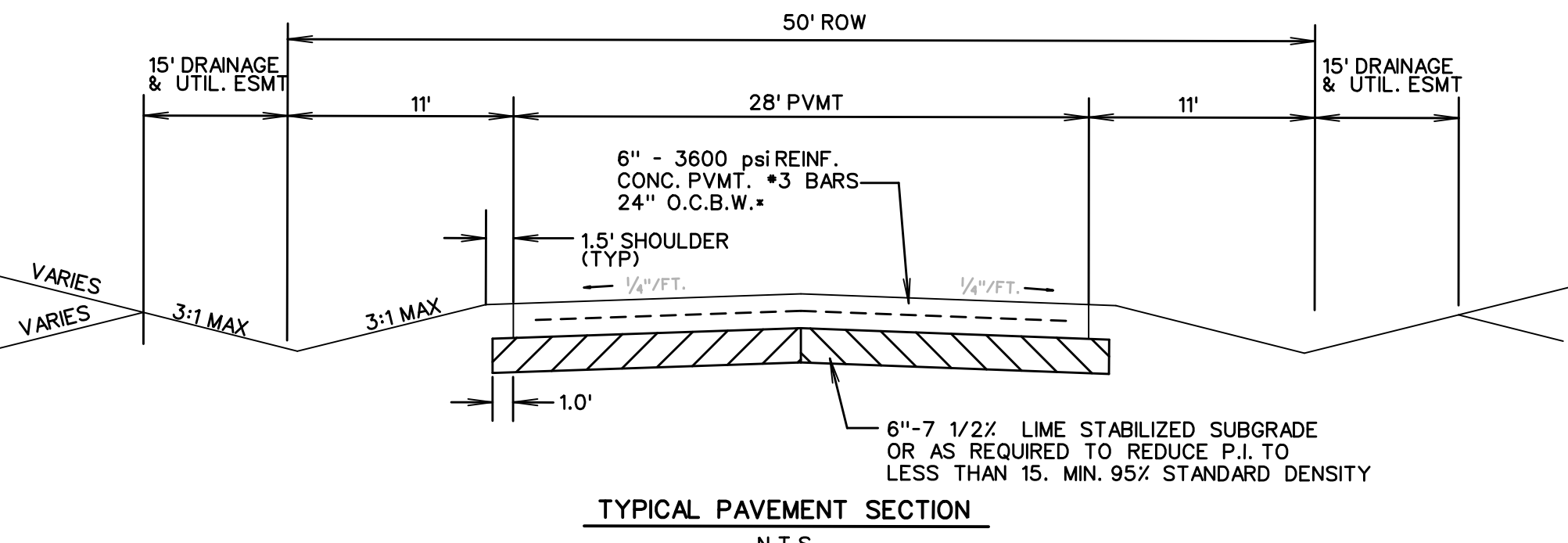
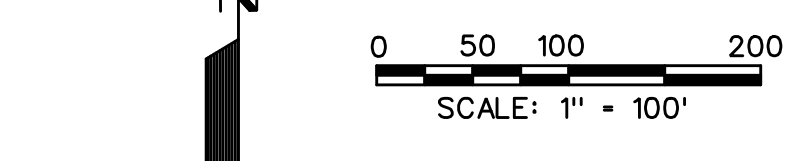


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D.E. - DRAINAGE EASEMENT
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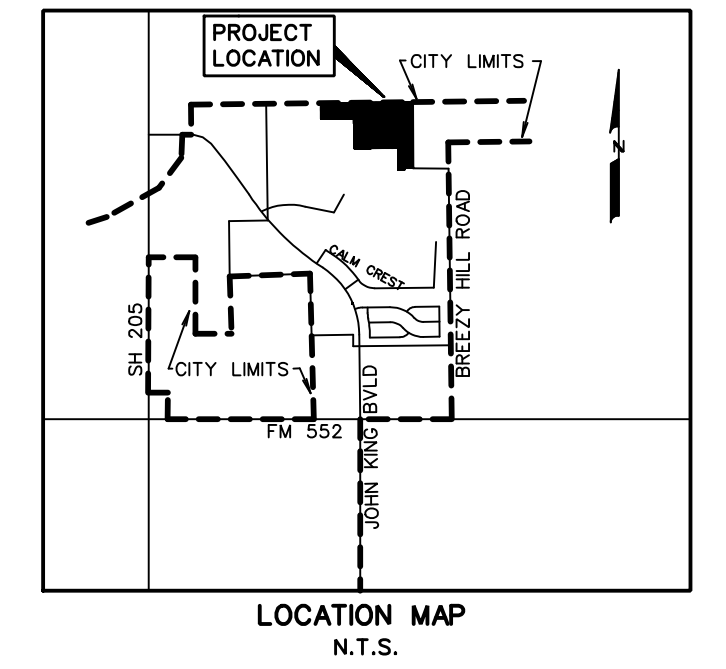
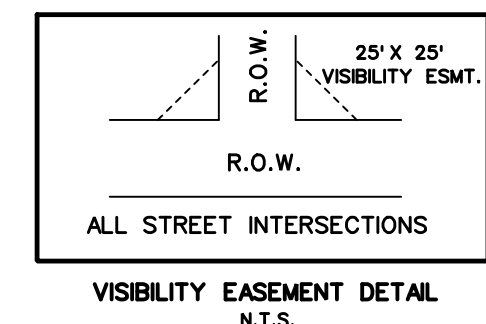
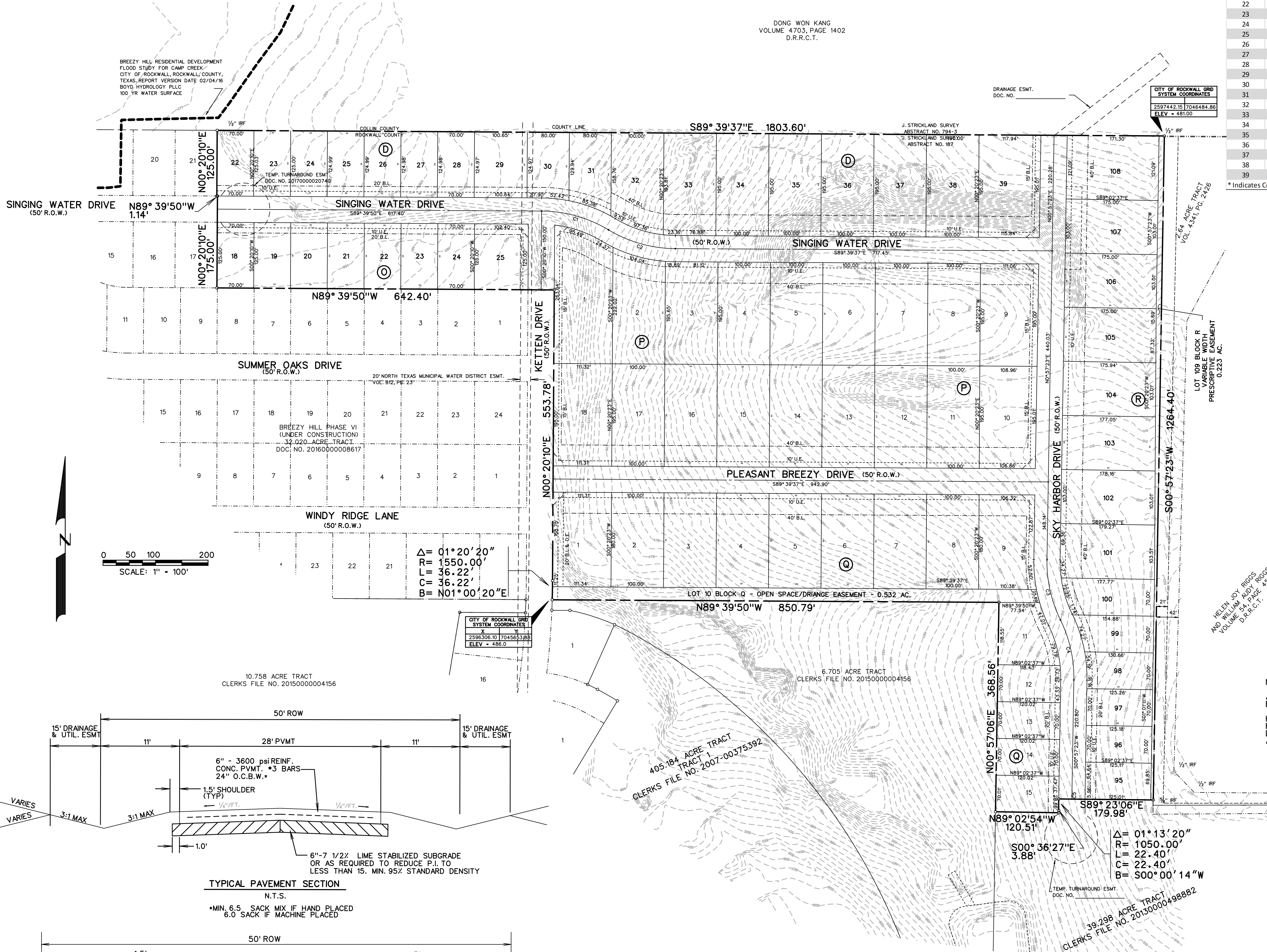
Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

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972-396-1200
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JANUARY 2018 SCALE 1" = 100'
CASE #P2018-001

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VOLUME 4703, PAGE 1402
D.R.R.C.T.

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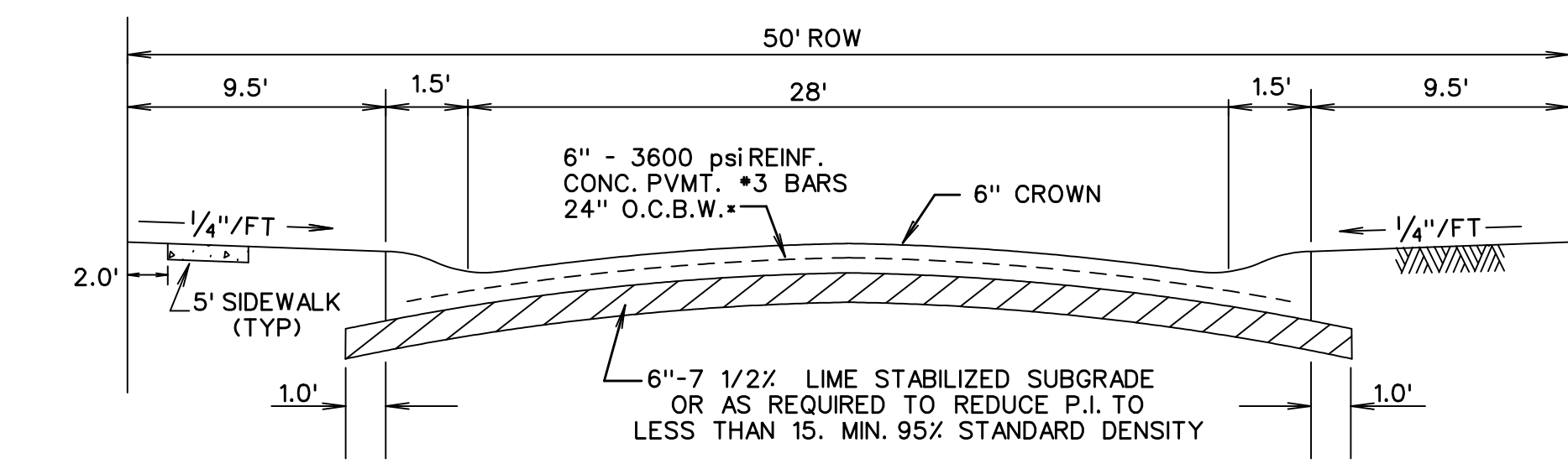
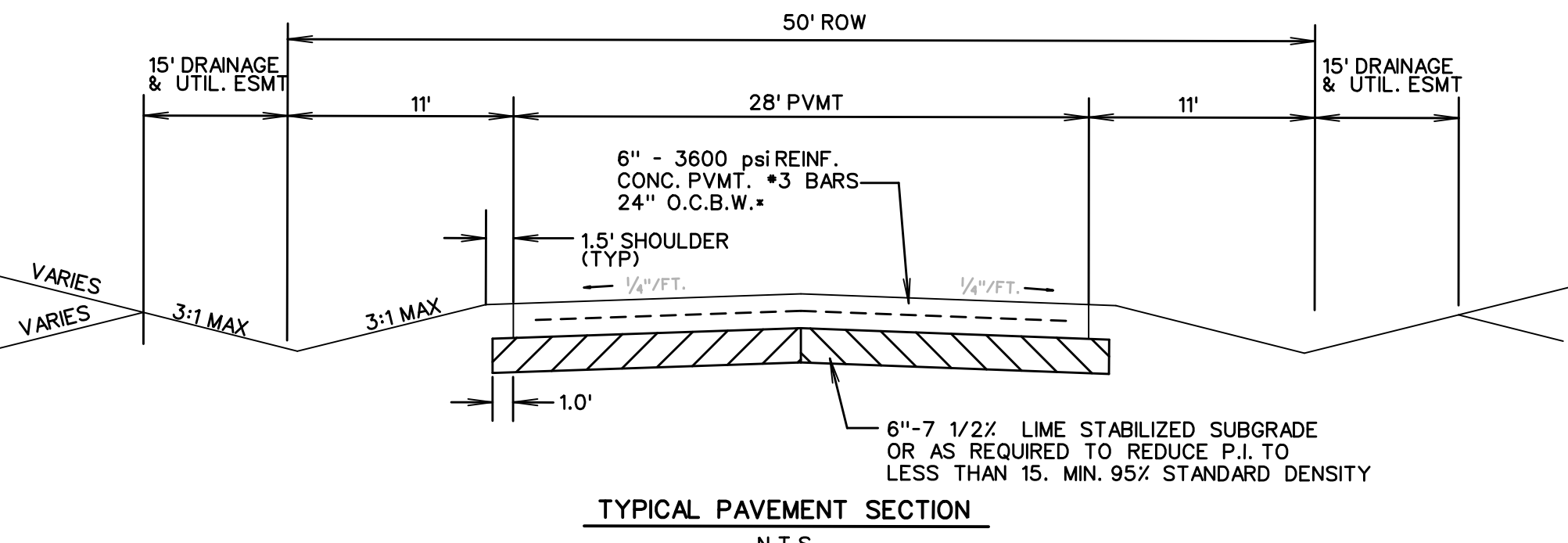
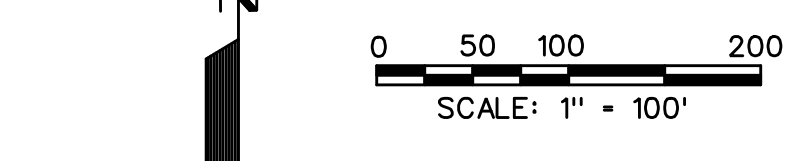


CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	30°41'40"	250.00'	193.93'	132.33'	S74°19'00"E
2.	30°41'28"	250.00'	133.91'	132.32'	S74°18'53"E
3.	26°29'37"	250.00'	115.60'	114.57'	S12°54'26"E
4.	27°06'50"	250.00'	118.31'	117.21'	S12°36'19"E

NOTES:
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

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



Reviewed for preliminary Approval: _____ Date _____
Planning & Zoning Commission Chairman

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____, 2018.

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

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

PRELIMINARY PLAT
OF
BREEZY HILL PHASE VIII
LOTS 22-39, BLOCK D
LOTS 1-18, BLOCK P
LOTS 1-15, BLOCK Q
LOTS 95-109, BLOCK R
BEING 30.785 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH PHASE 8, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
Zoning: Planned Development District (PD-74)
Single Family Residential (Lot Type C, F & G)
TOTAL ACRES 30.785
TOTAL RESIDENTIAL LOTS 72
DENSITY 2.338
JANUARY 2018 SCALE 1" = 100'
CASE #P2018-001

