



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018- P&Z DATE 1/15/19 CC DATE 1/22/19 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 checked="" 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 checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECIEPT
<input checked="" 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 _____



DEVELOPMENT REVIEW COMMITTEE (DRC) CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

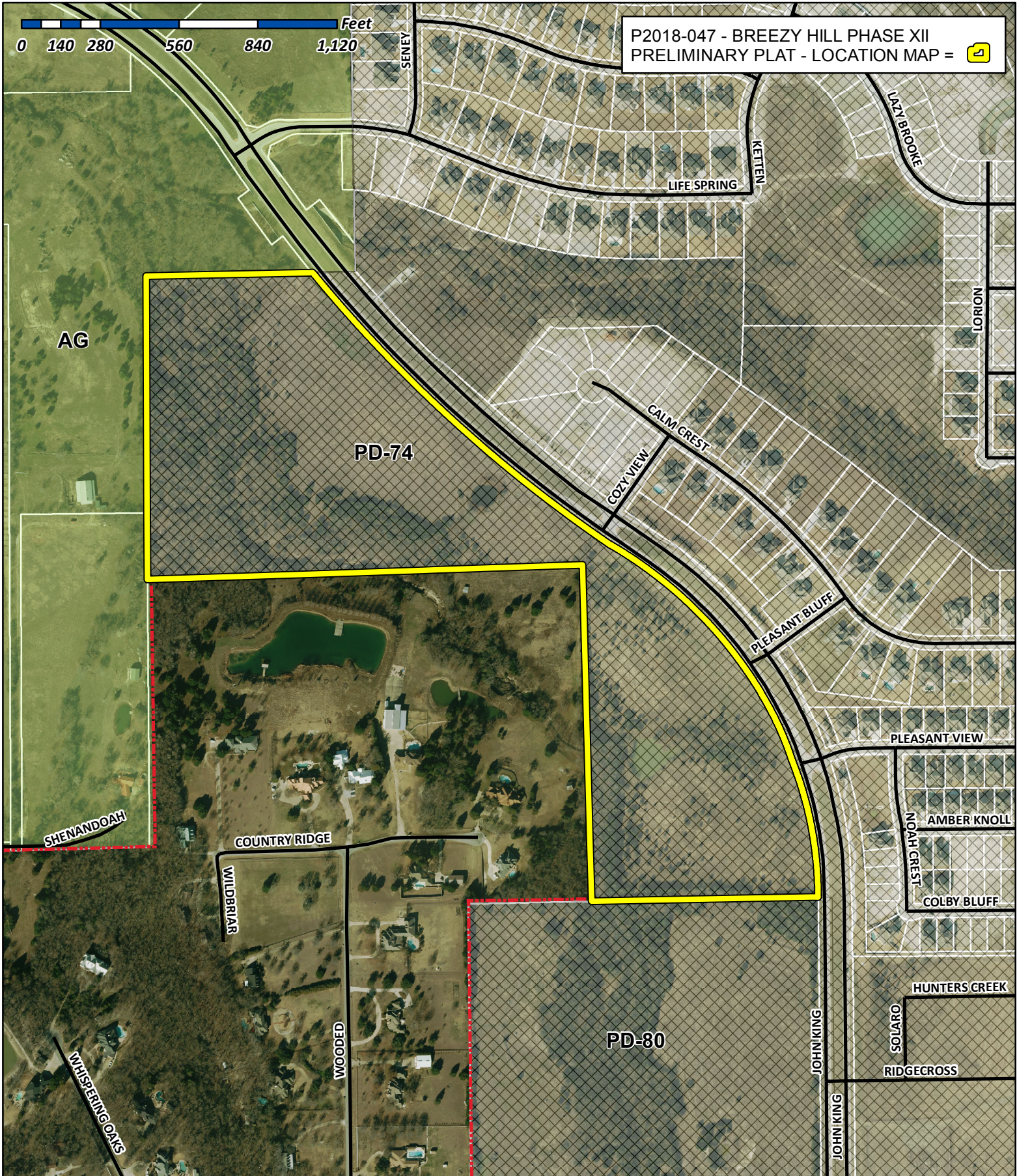
Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 12/17/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 12/21/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 1/2/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 1/2/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2018-047
Project Name: Breezy Hill Phase XII
Project Type: PLAT
Applicant Name: CORWIN ENGINEERING, INC.
Owner Name: BREEZY, HILL 405 LTD
Project Description:



P2018-047 - BREEZY HILL PHASE XII
 PRELIMINARY PLAT - LOCATION MAP =

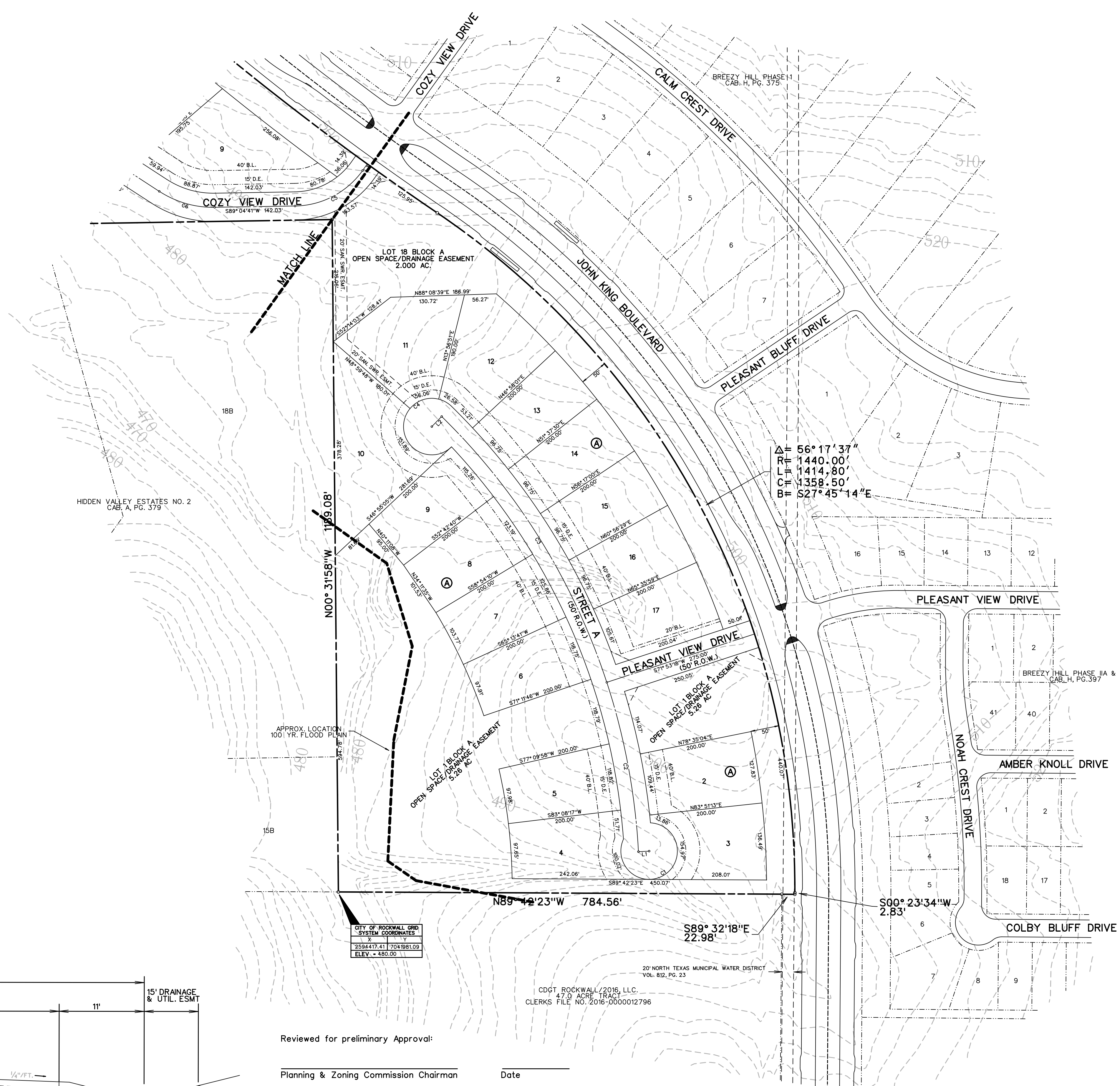
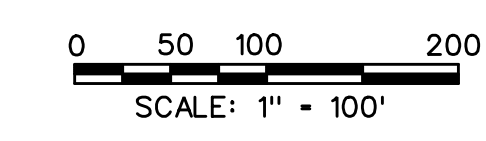


City of Rockwall

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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

- 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.

PRELIMINARY PLAT
OF
BREEZY HILL PHASE XII
LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES

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

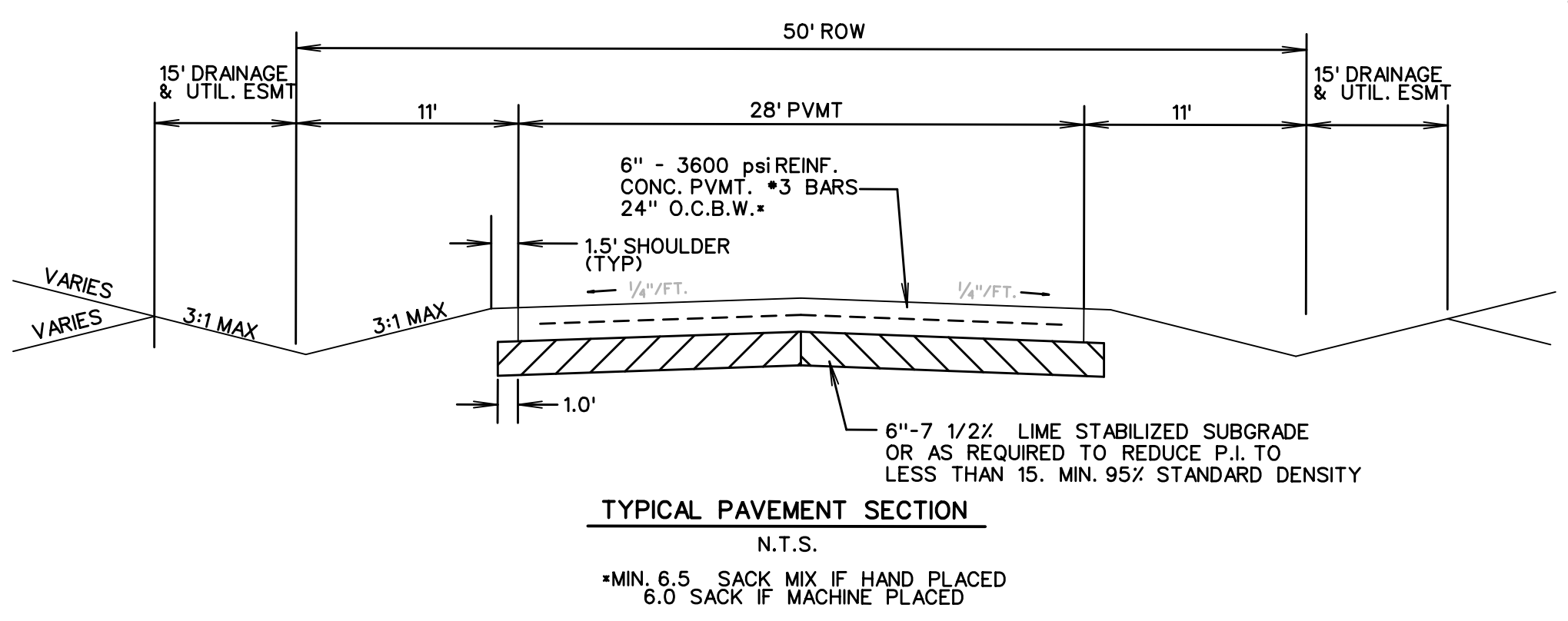
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH WEST PODS, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

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 DJ

TOTAL ACRES	44.525
TOTAL RESIDENTIAL LOTS	35
DENSITY	1.272

NOVEMBER 2018 SCALE 1" = 100'



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

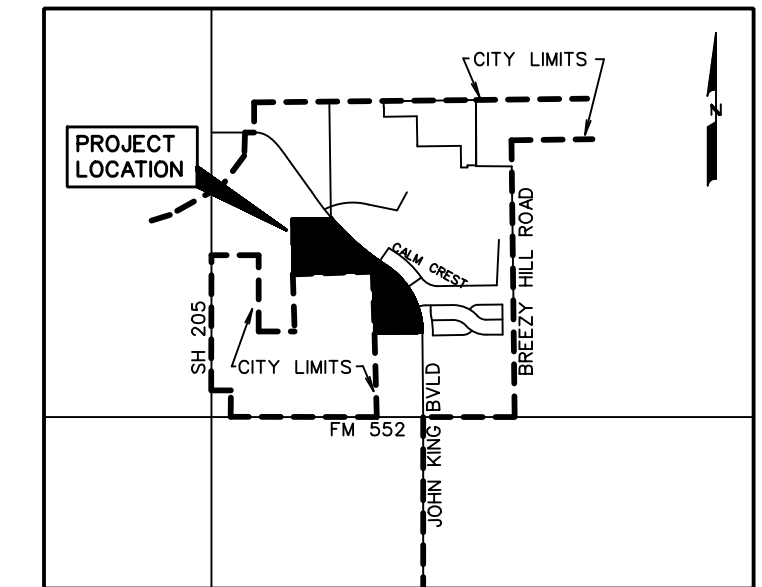
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____, 2018.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk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

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

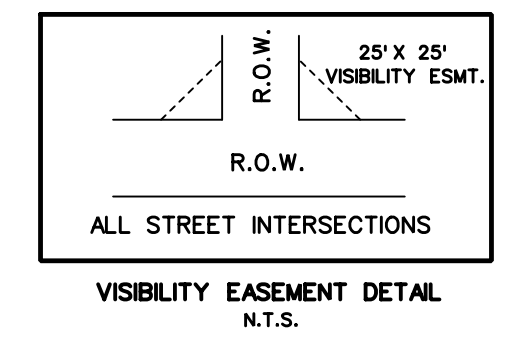
CDGT ROCKWALL 2016, L.L.C.
47.0 ACRE TRACT
CLERKS FILE NO. 2016-000012796
20' NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 812, PG. 23

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X = 2584417.41 7041881.09
ELEV. = 480.00

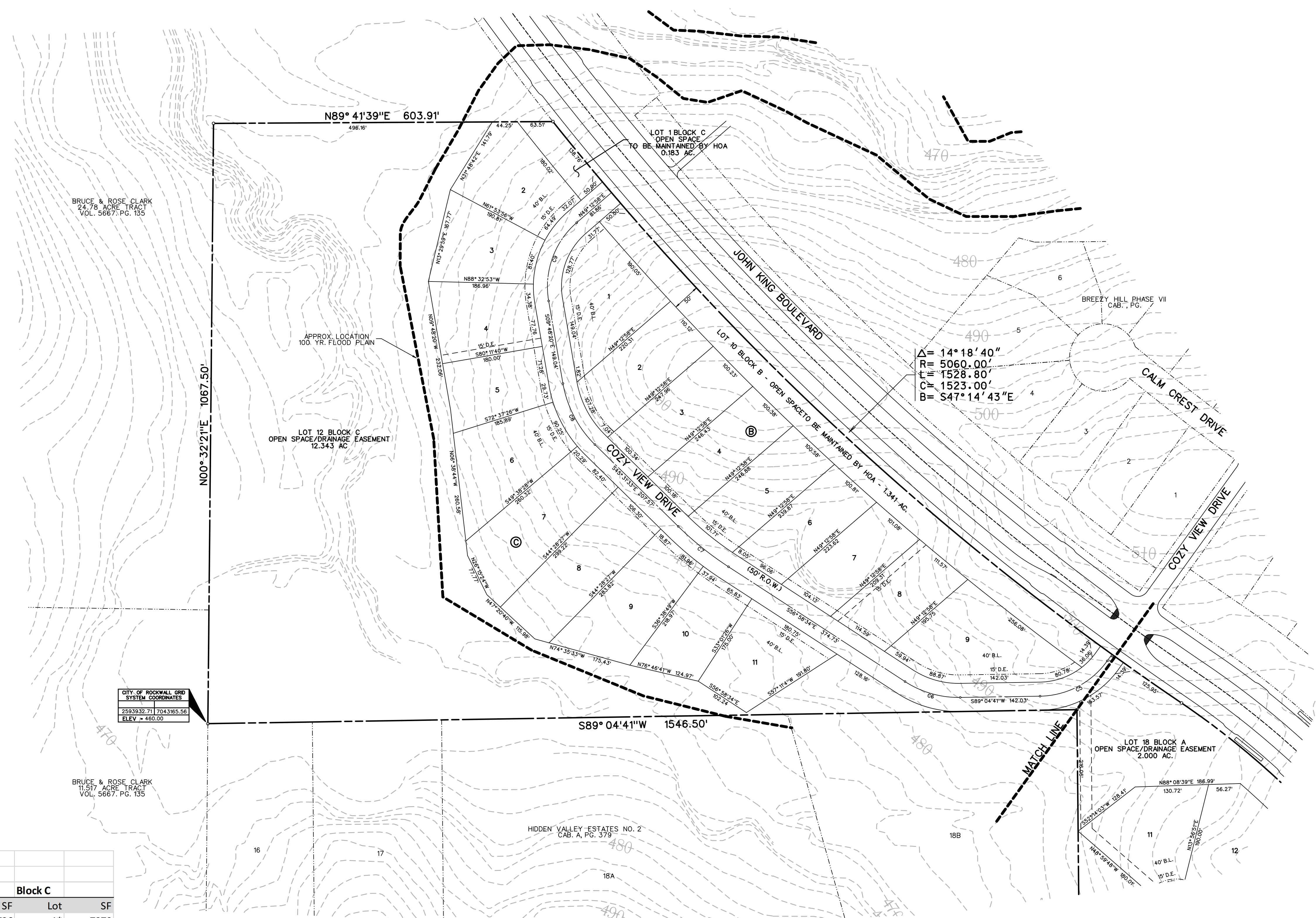
0 50 100 200
SCALE: 1" = 100'



LOCATION MAP
N.T.S.



ALL STREET INTERSECTIONS
VISIBILITY EASEMENT DETAIL
N.T.S.



$\Delta = 14^\circ 18' 40''$
 $R = 5060.00'$
 $T = 1528.80'$
 $C = 1523.00'$
 $B = S47^\circ 14' 43'' E$

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	67°48'17"	50.00'	254.99'	55.78'	N58°48'45"E
2.	15°01'41"	1165.0'	305.57'	304.69'	S10°35'52"E
3.	27°29'00"	1165.0'	558.82'	553.48'	N31°51'12"W
4.	91°15'24"	50.00'	234.52'	71.48'	S00°02'00"W
5.	53°33'09"	150.00'	140.20'	135.15'	S62°18'06"W
6.	33°56'45"	175.00'	103.68'	102.17'	N73°56'57"W
7.	11°27'01"	575.00'	114.91'	114.72'	N51°15'04"W
8.	35°43'13"	200.00'	124.69'	122.68'	N27°39'57"W
9.	59°01'19"	150.00'	154.52'	147.78'	N19°42'19"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 86°54'29" E	18.91'
2.	S 44°24'18" W	25.00'
3.	S 35°31'32" W	14.21'

CITY OF ROCKWALL GRID SYSTEM COORDINATES
2503932.71 704385.56
ELEV. = 480.00

BREEZY HILL PHASE XII					
Block A		Block B		Block C	
Lot	SF	Lot	SF	Lot	SF
1*	229342	1	29726	1*	7970
2	23726	2	26401	2	26280
3	21698	3	24702	3	22572
4	22125	4	24629	4	23530
5	21679	5	24499	5	20434
6	21665	6	23160	6	28777
7	22962	7	21629	7	33213
8	22570	8	22265	8	31489
9	21105	9	35673	9	29368
10	35842	10	58442	10	21585
11	28263	11		11	24761
12	27746			12*	537688
13	20978				
14	20975				
15	20975				
16	20975				
17	23317				
18*	87122				

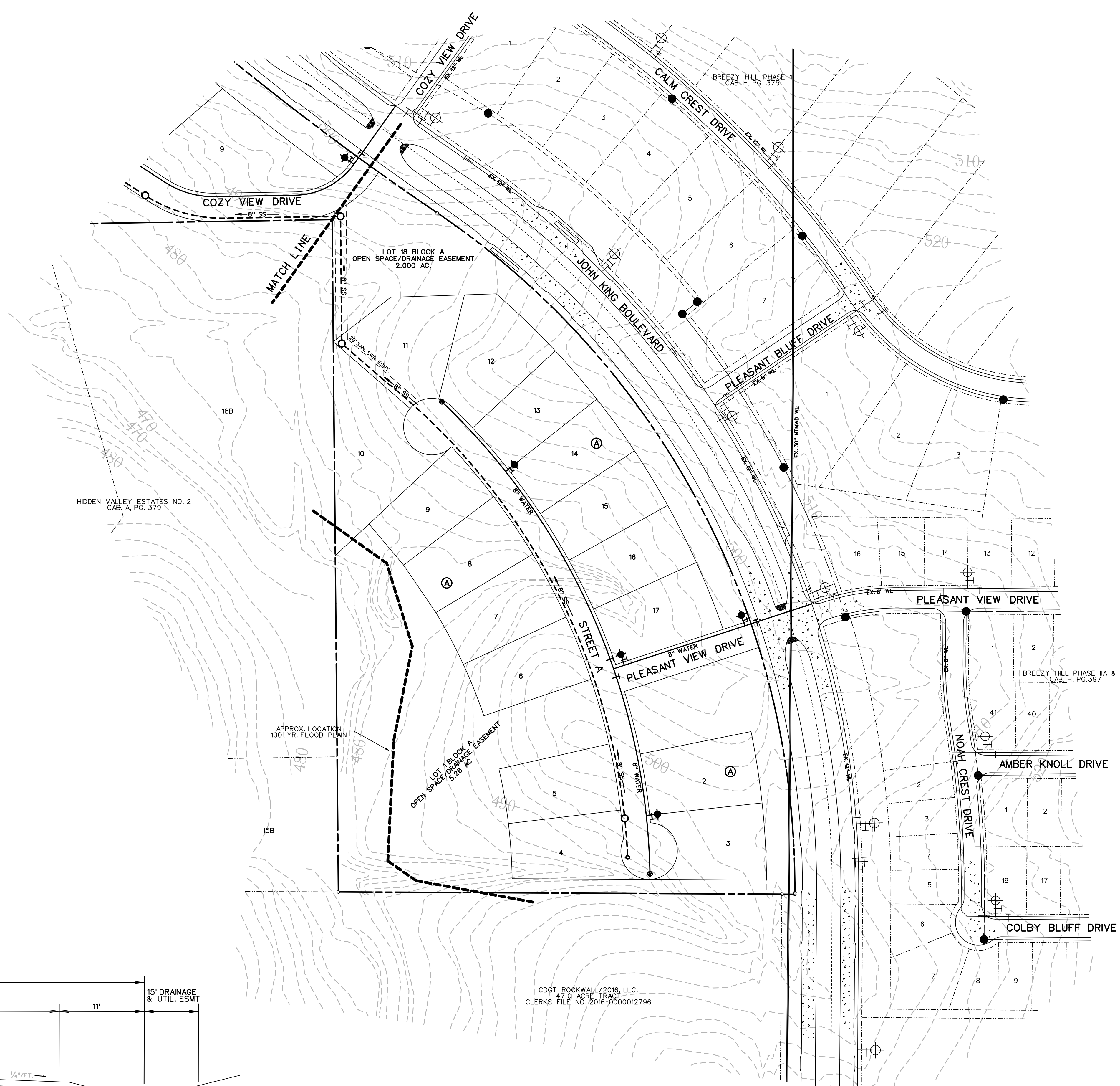
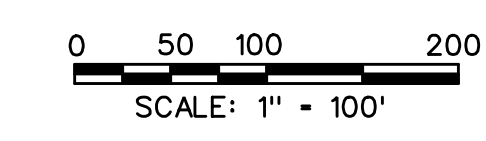
* Denotes Open Space

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

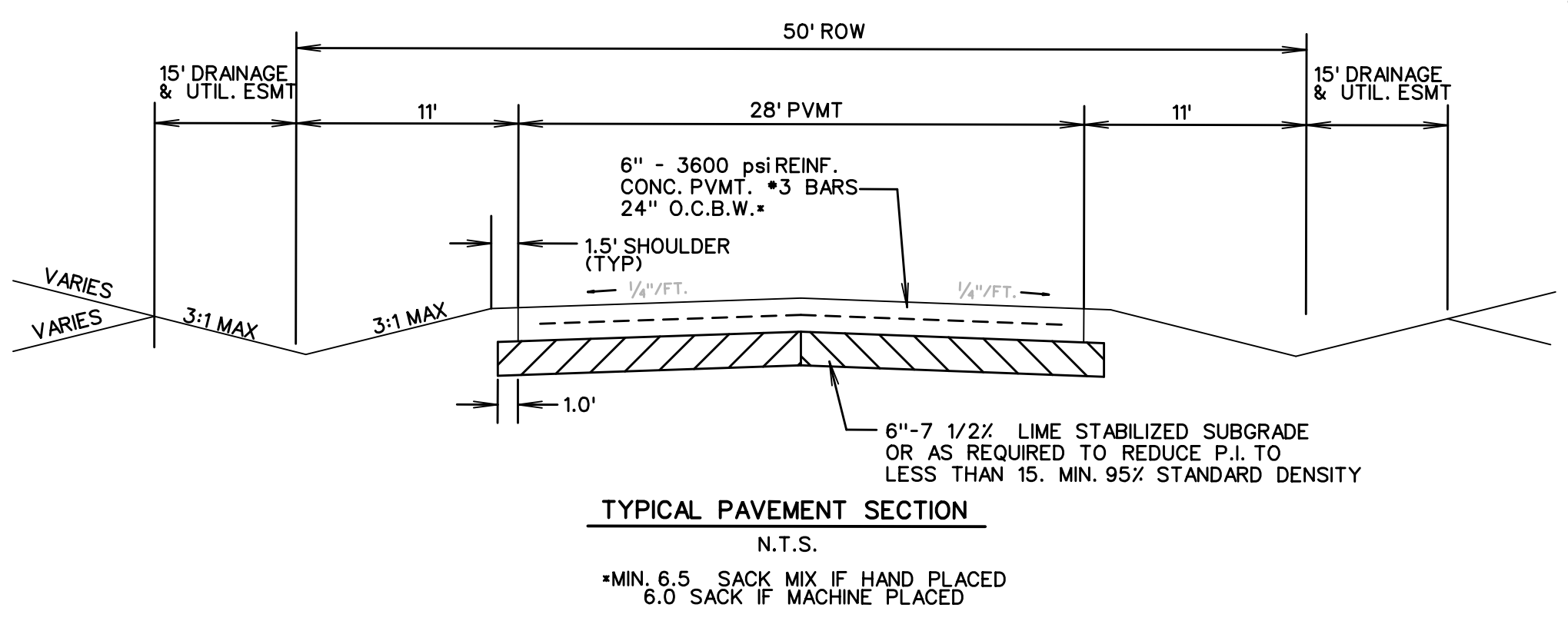
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Zoning: Planned Development District (PD-74)
Single Family Residential (Lot Type DJ)
TOTAL ACRES **44.525**
TOTAL RESIDENTIAL LOTS **35**
DENSITY **1.272**

PRELIMINARY PLAT
OF
BREEZY HILL PHASE XII
LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH WEST PODS, 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
NOVEMBER 2018 SCALE 1" = 100'



CDGT ROCKWALL 2016, L.L.C.
 47.0 ACRE TRACT
 CLERKS FILE NO. 2016-000012796



PRELIMINARY
 WATER & SANITARY SEWER PLAN
 OF
BREEZY HILL PHASE XII
 LOTS 1-17, BLOCK A
 LOTS 1-9, BLOCK B
 LOTS 1-11, BLOCK C
 BEING 44.525 ACRES

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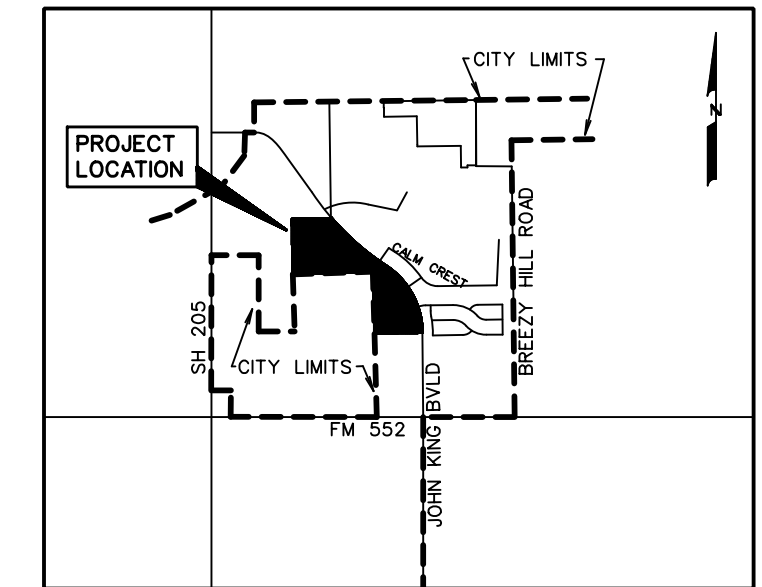
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 Single Family Residential (Lot Type C, F & G)

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TOTAL RESIDENTIAL LOTS	35
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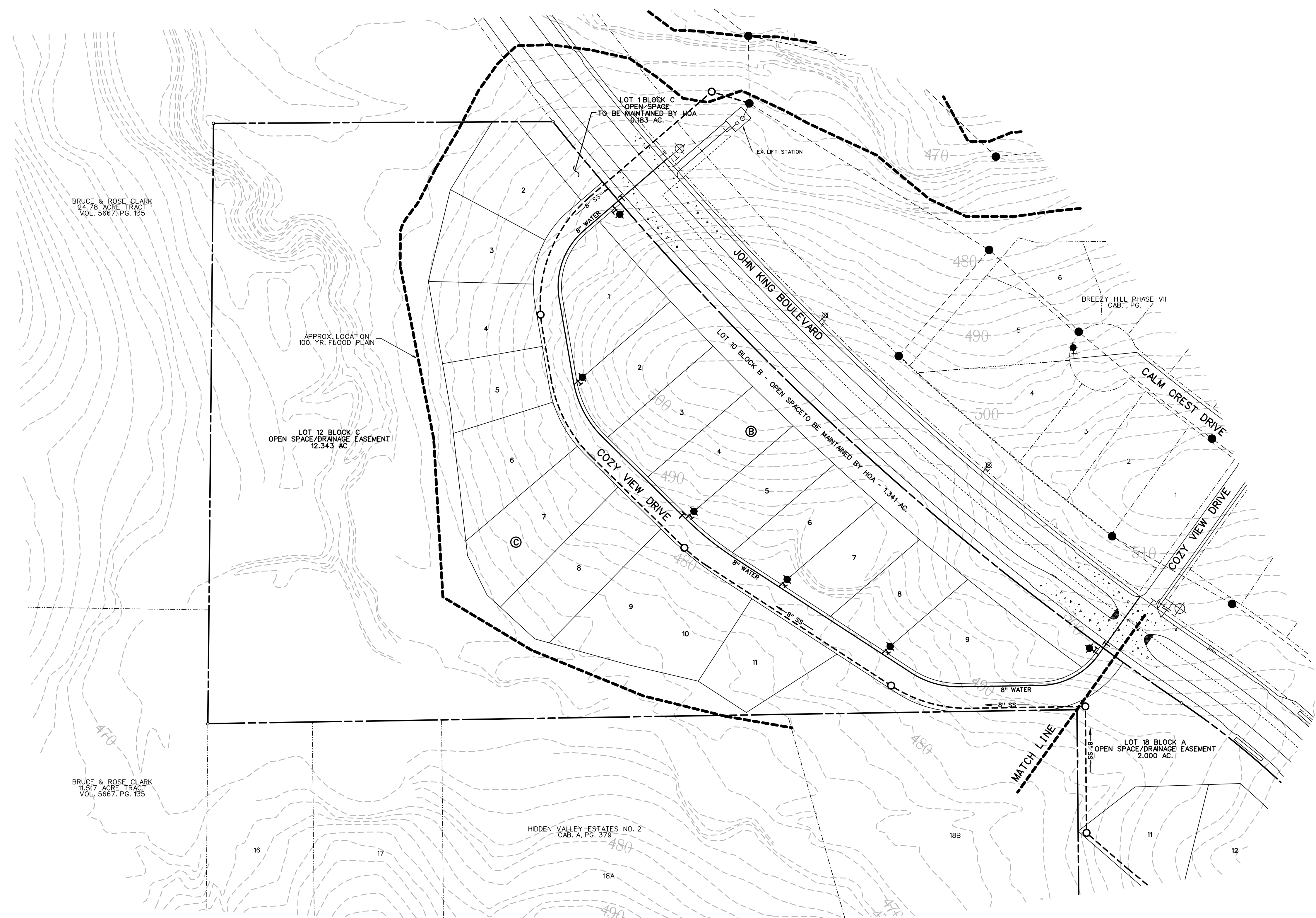
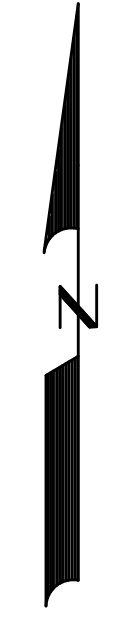
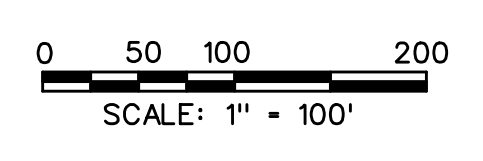
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LOCATION MAP
N.T.S.

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

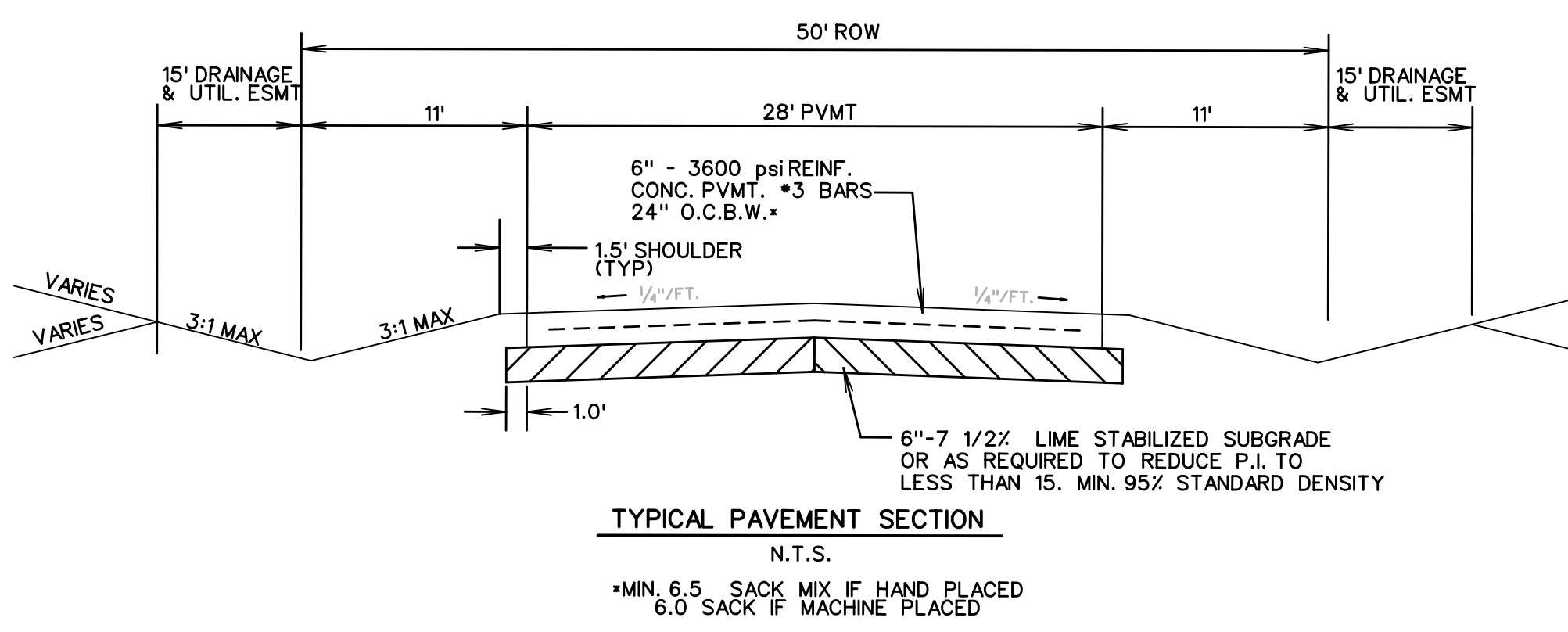
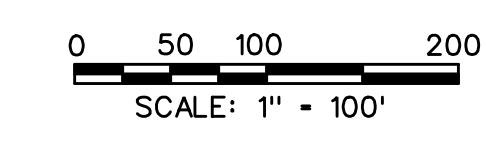


PRELIMINARY
WATER & SANITARY SEWER PLAN
OF
BREEZY HILL PHASE XII
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LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
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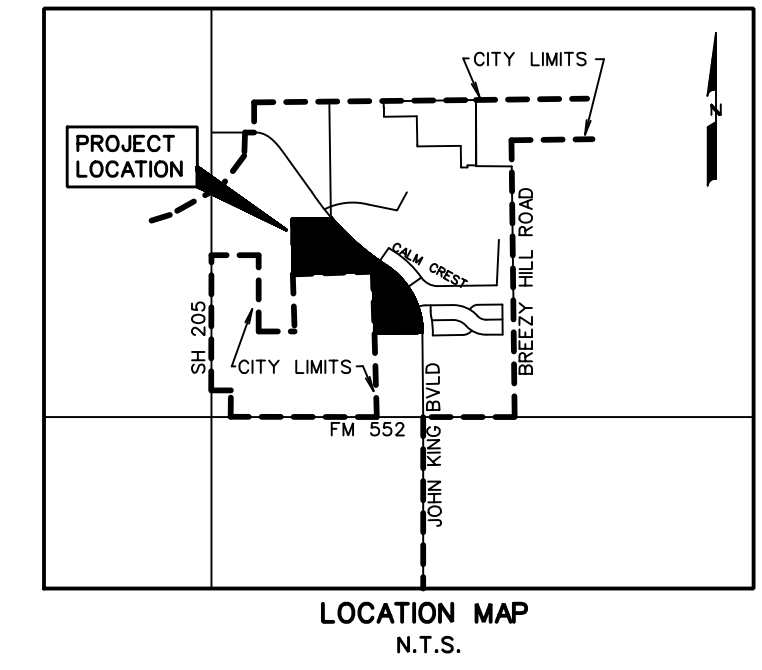
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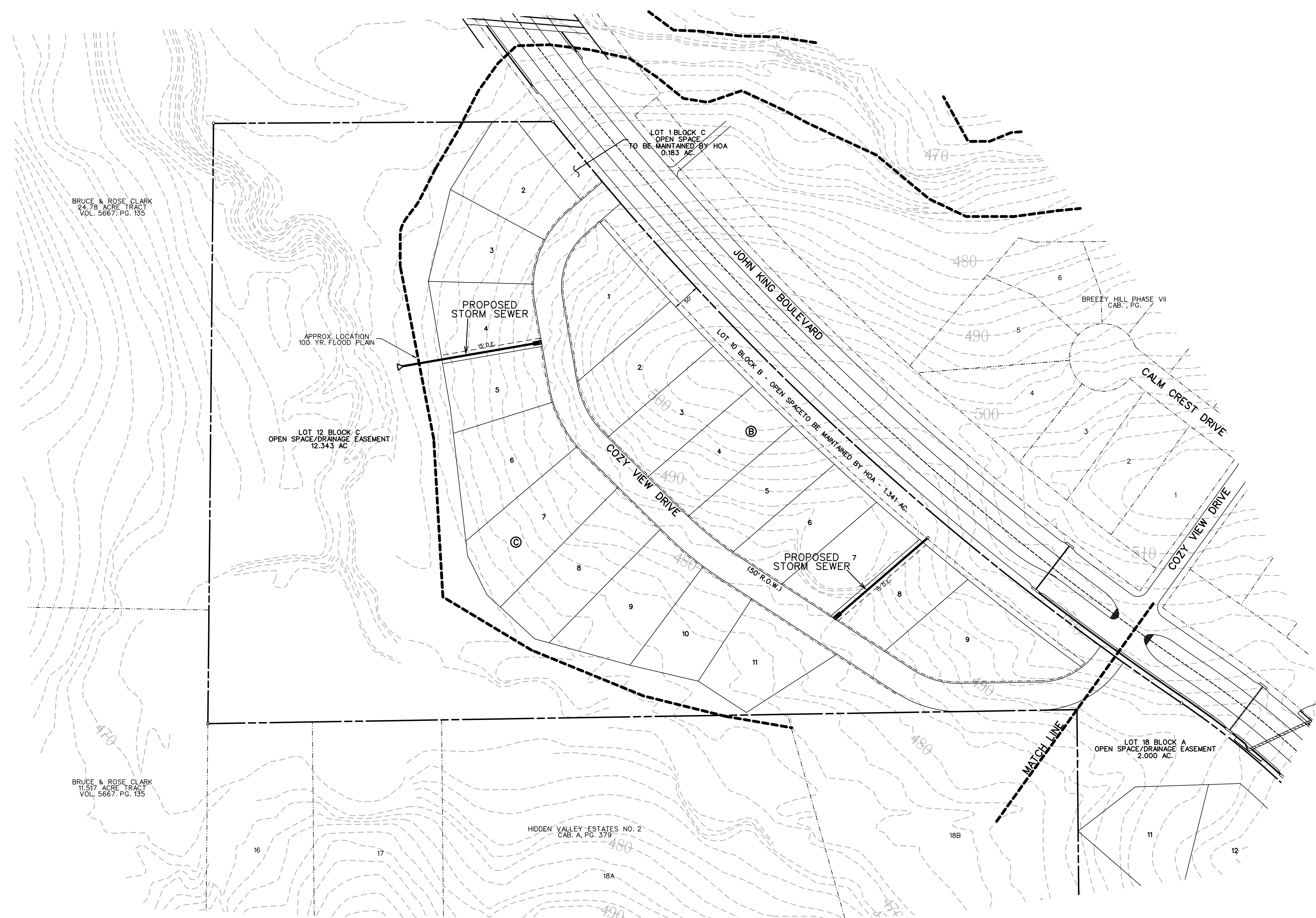
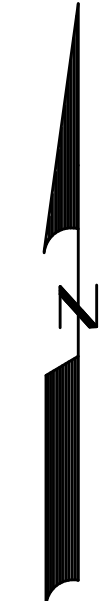


PRELIMINARY
DRAINAGE PLAN
OF
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NOVEMBER 2018 SCALE 1" = 100'



0 50 100 200
SCALE: 1" = 100'



LEGEND

	PROP. STORM SEWER
	PROP. CURB INLETS
	PROP. CONC. HEADWALL

PRELIMINARY
DRAINAGE PLAN
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City of Rockwall Project Plan Review History

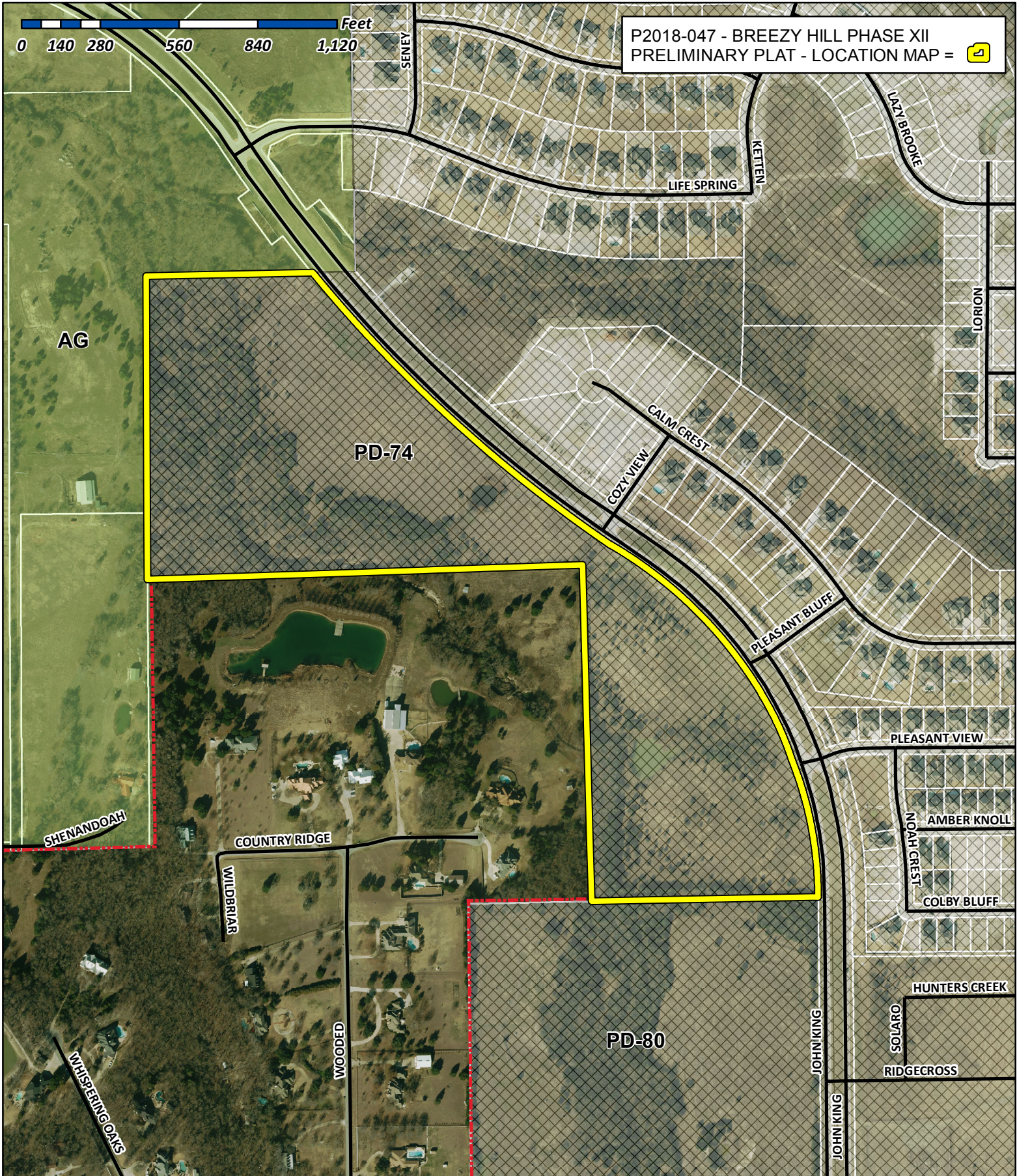


Project Number P2018-047	Owner BREEZY, HILL 405 LTD	Applied 12/17/2018	LM
Project Name Breezy Hill Phase XII	Applicant CORWIN ENGINEERING, INC.	Approved	
Type PLAT		Closed	
Subtype PRELIMINARY		Expired	
Status Staff Review		Status	
 Site Address N JOHN KING BLVD		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision	Tract 7-1	Block NULL	Lot No 7-1
		Parcel No 0187-0000-0007-01-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/17/2018	12/24/2018	12/18/2018	1	APPROVED	
ENGINEERING	Amy Williams	12/17/2018	12/24/2018				
FIRE	Ariana Hargrove	12/17/2018	12/24/2018	12/19/2018	2	APPROVED	
GIS	Lance Singleton	12/17/2018	12/24/2018	12/18/2018	1	APPROVED	
PLANNING	Korey Brooks	12/17/2018	12/24/2018	12/27/2018	10	COMMENTS	Comments

P2018-047 Breezy Hill, Phase XII
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

- I.1 This is a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH West Pods, LTD for the approval of a preliminary plat for Breezy Hill, Phase XII containing 35 single-family residential lots on 44.525-acres of land identified as a portion of Tract 7-1 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, located west of the intersection of John King Boulevard and Cozy View Drive
- 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 (P2018-047) in the lower right hand corner of all pages on future submittals.
- M.4 Please provide lot types on table
- M.5 For Lots 2, 3, and 6, Block C, please show frontage at the build line, not the property line (since the frontages are curved).
- M.6 If all of the Lots are Type D as the concept plan shows, Lots 11, 12, 13, 14, 15, 16, Block A, do not meet 100-foot frontage.
- I.7 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 January 3, 2019. The Planning and Zoning Worksession for this case is January 2, 2019. The Planning and Zoning Meeting for this case is January 15, 2019. Park Board Meeting for this case is January 3, 2018.
- I.8 The projected City Council meeting date and subsequent approval for this plat is January 23, 2019.



P2018-047 - BREEZY HILL PHASE XII
 PRELIMINARY PLAT - LOCATION MAP =

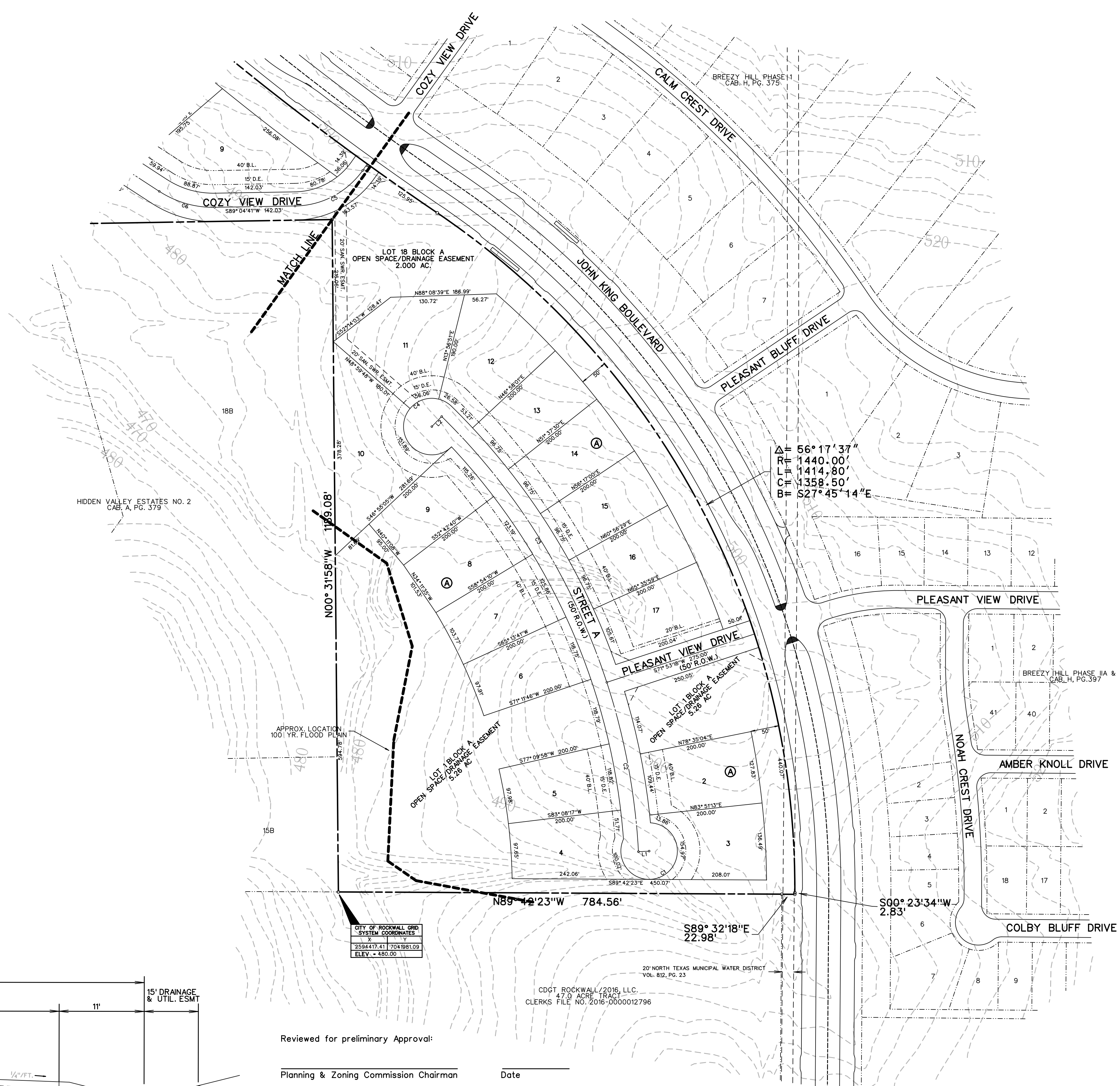
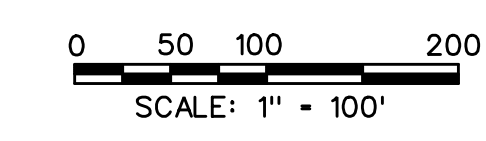


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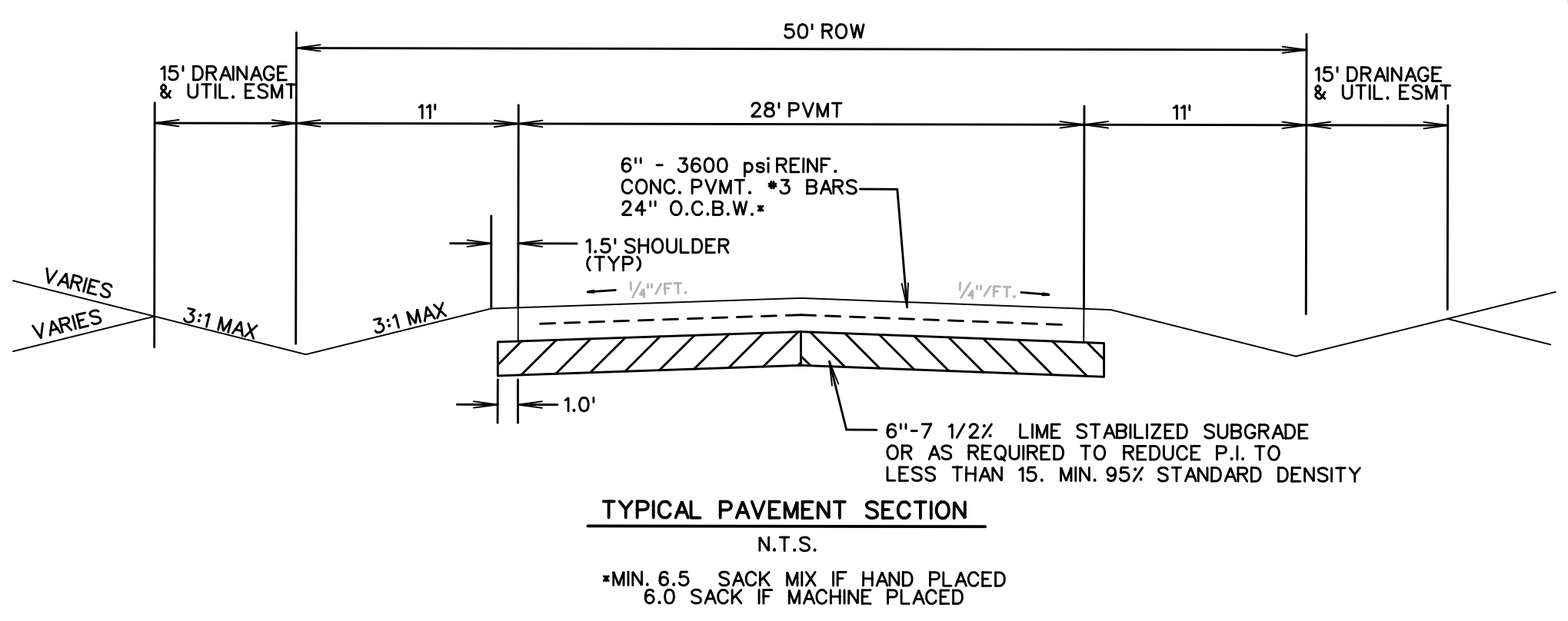
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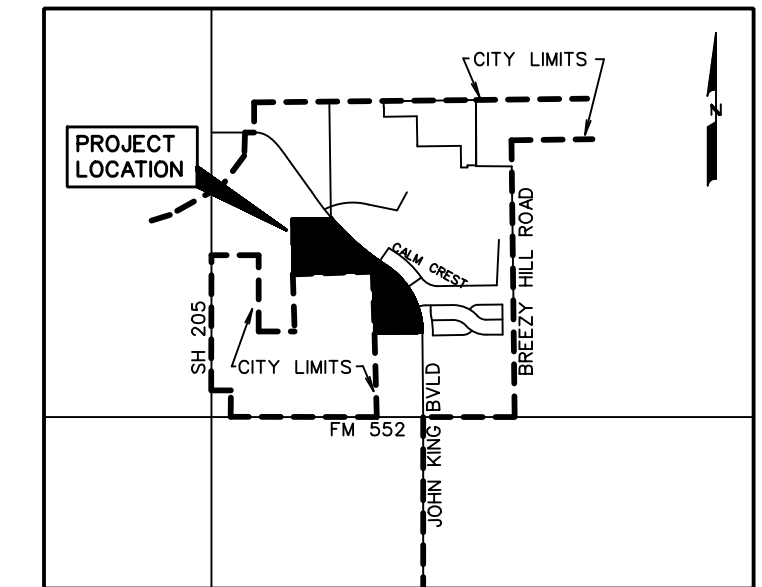
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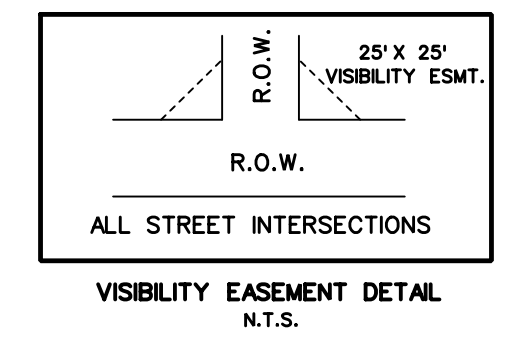
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VOL. 812, PG. 23

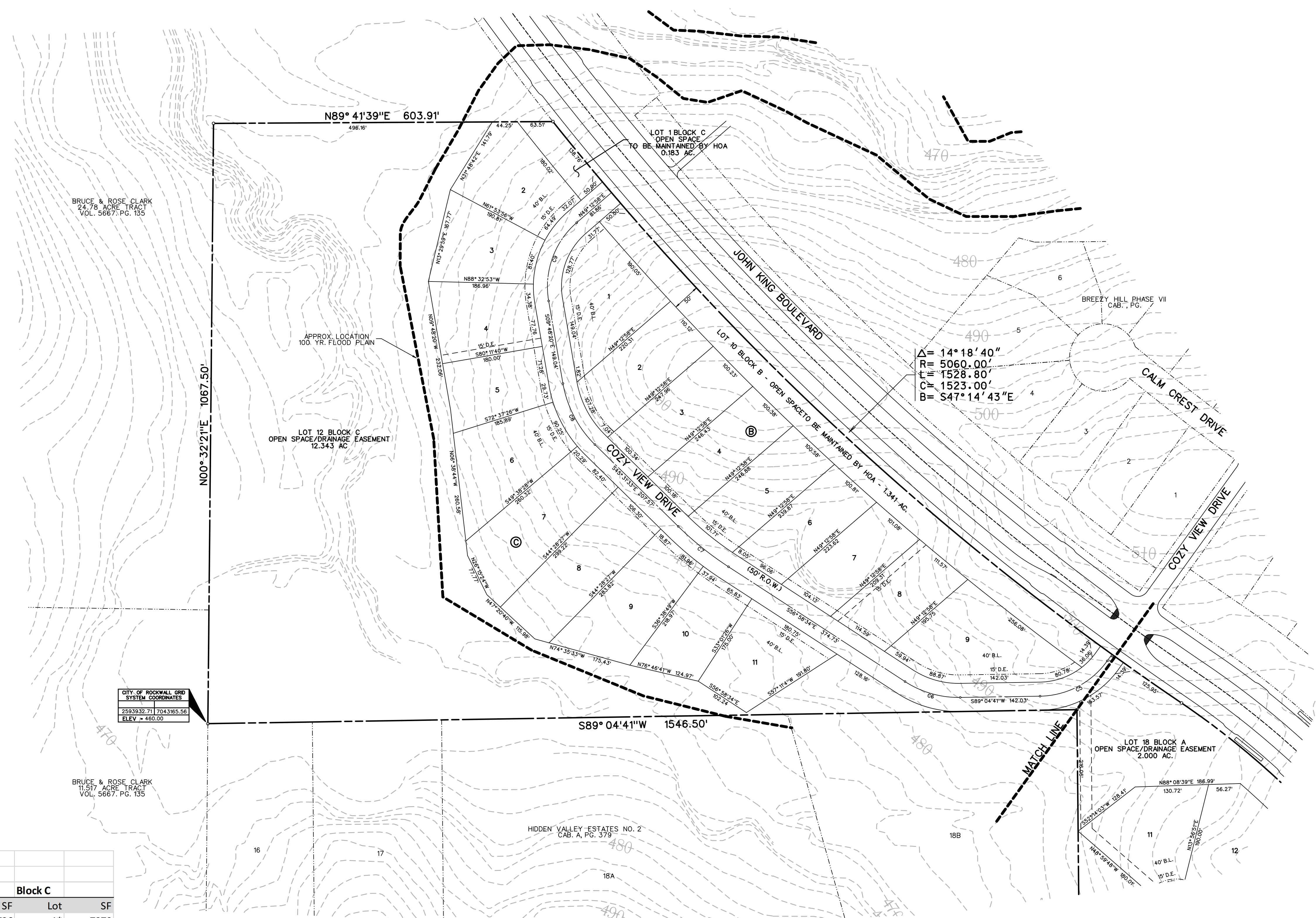
0 50 100 200
SCALE: 1" = 100'



LOCATION MAP
N.T.S.



ALL STREET INTERSECTIONS
VISIBILITY EASEMENT DETAIL
N.T.S.



$\Delta = 14^{\circ}18'40''$
 $R = 5060.00'$
 $L = 1528.80'$
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 $B = S47^{\circ}14'43''E$

CITY OF ROCKWALL GRID SYSTEM COORDINATES
250+932.71 1043165.56
ELEV. = 480.00

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
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4.	91°15'24"	50.00'	234.52'	71.48'	S00°02'00"W
5.	53°33'09"	150.00'	140.20'	135.15'	S62°18'06"W
6.	33°56'45"	175.00'	103.68'	102.17'	N73°56'57"W
7.	11°27'01"	575.00'	114.91'	114.72'	N51°15'04"W
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9.	59°01'19"	150.00'	154.52'	147.78'	N19°42'19"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
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2.	S 44°24'18" W	25.00'
3.	S 35°31'32" W	14.21'

BREEZY HILL PHASE XII					
Block A		Block B		Block C	
Lot	SF	Lot	SF	Lot	SF
1*	229342	1	29726	1*	7970
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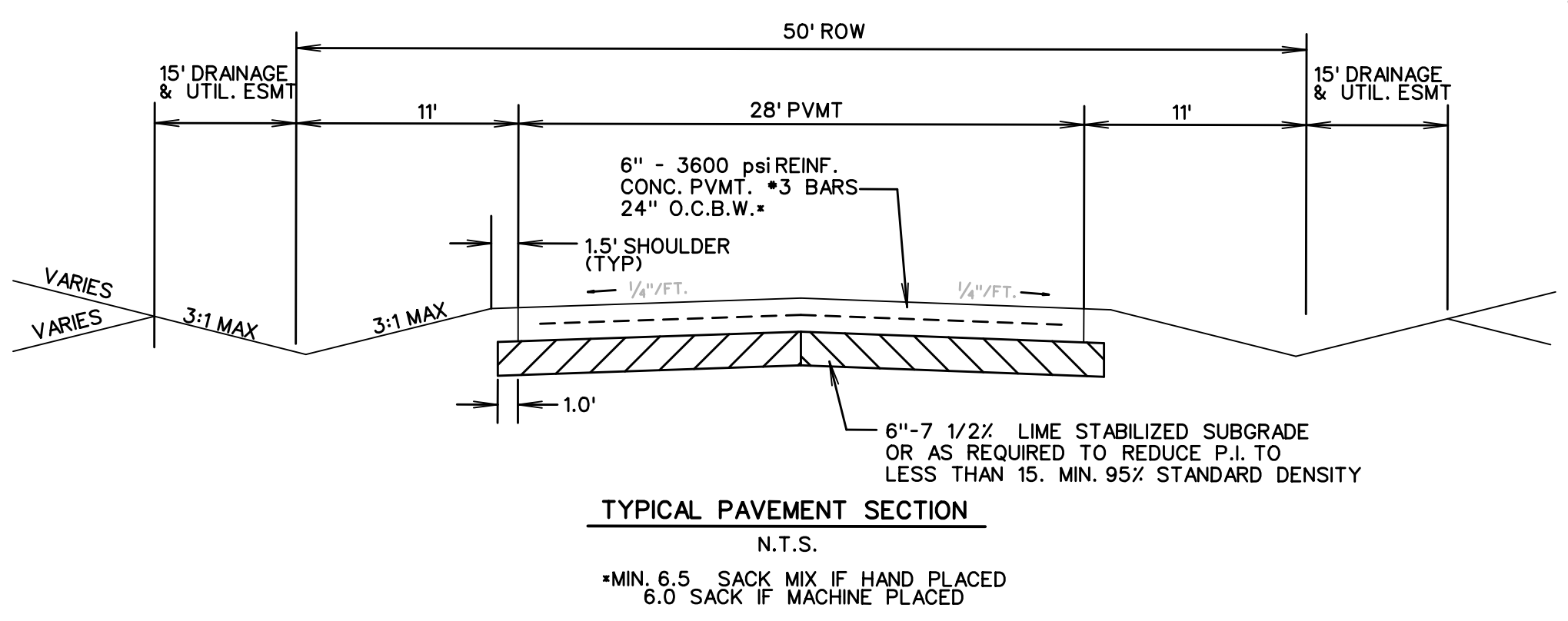
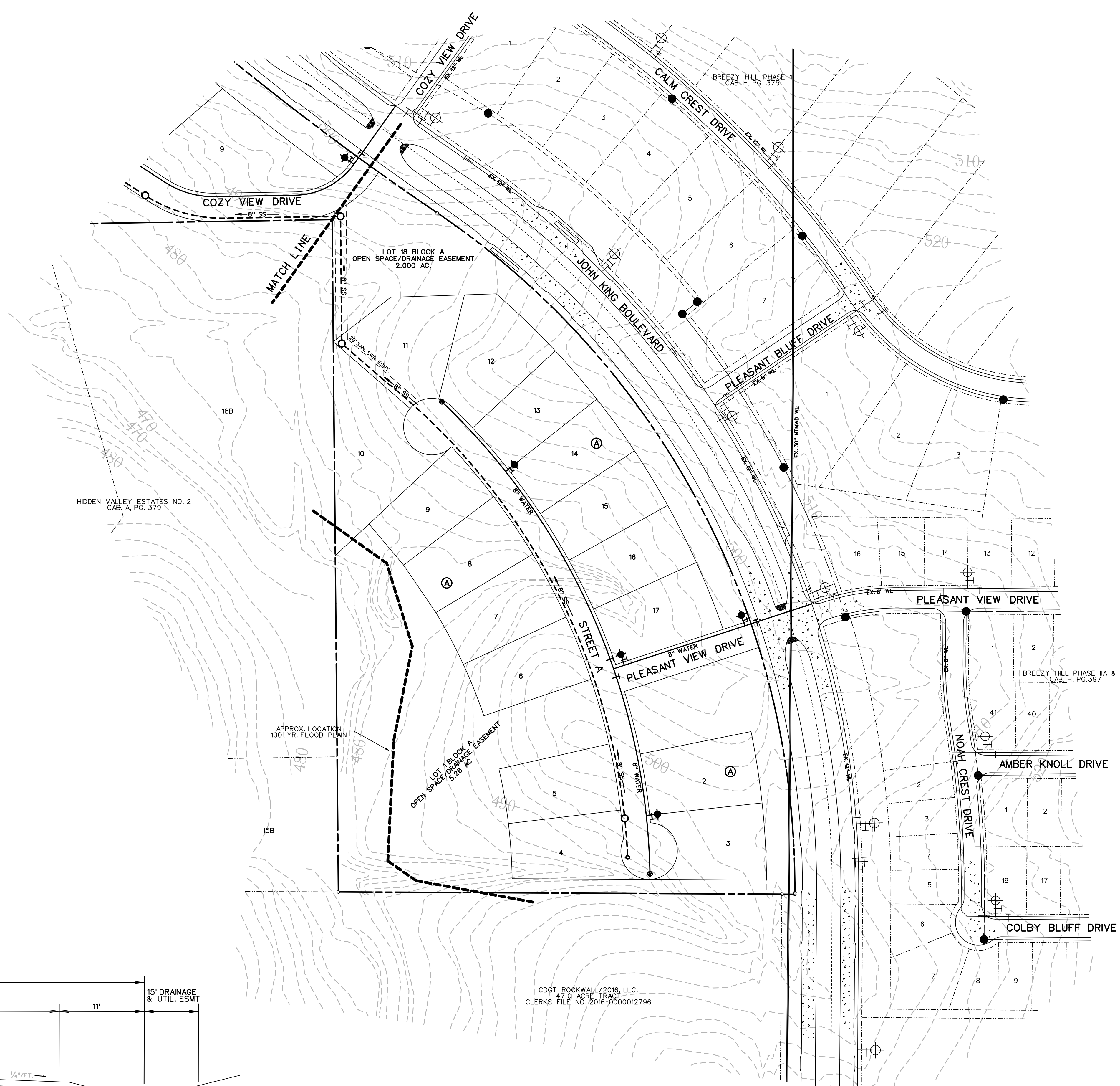
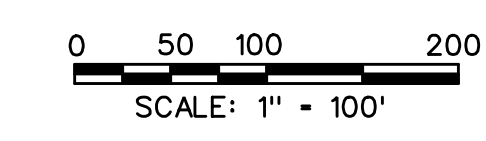
* Denotes Open Space

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

NOTES:
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HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

Zoning: Planned Development District (PD-74)
Single Family Residential (Lot Type DJ)
TOTAL ACRES **44.525**
TOTAL RESIDENTIAL LOTS **35**
DENSITY **1.272**

PRELIMINARY PLAT
OF
BREEZY HILL PHASE XII
LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH WEST PODS, 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
NOVEMBER 2018 SCALE 1" = 100'



CDGT ROCKWALL (2016), LLC.
47.0 ACRE TRACT
CLERKS FILE NO. 2016-000012796

PRELIMINARY
WATER & SANITARY SEWER PLAN
OF
BREEZY HILL PHASE XII
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LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES

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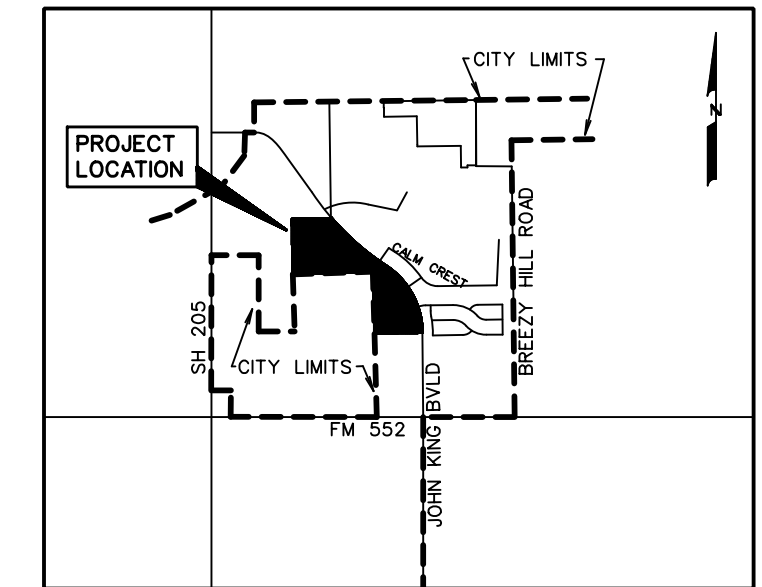
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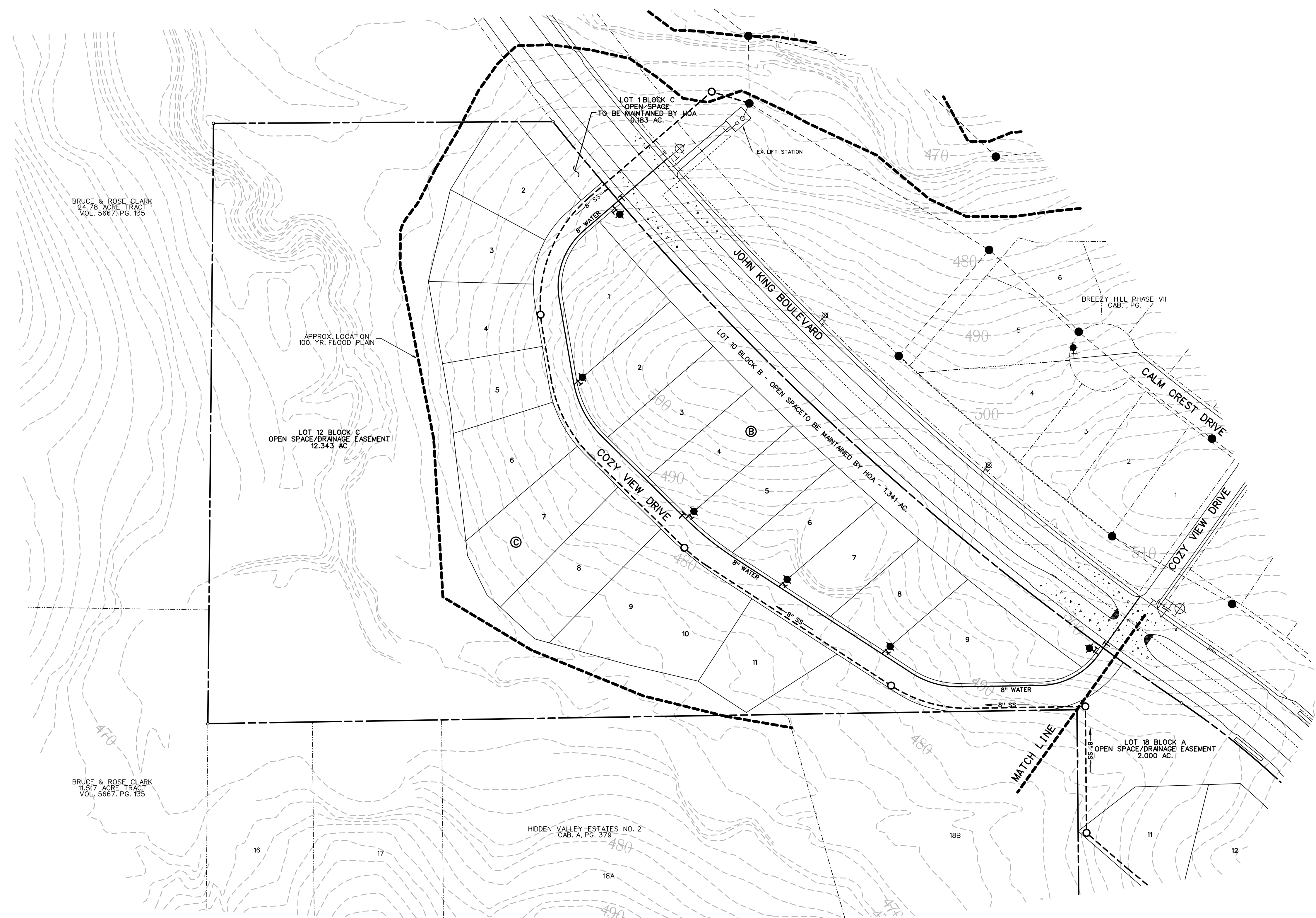
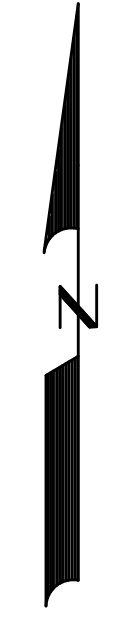
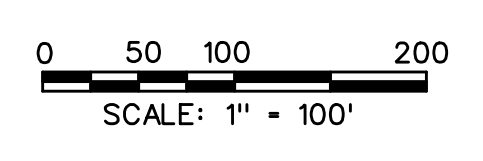
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LOCATION MAP
N.T.S.

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

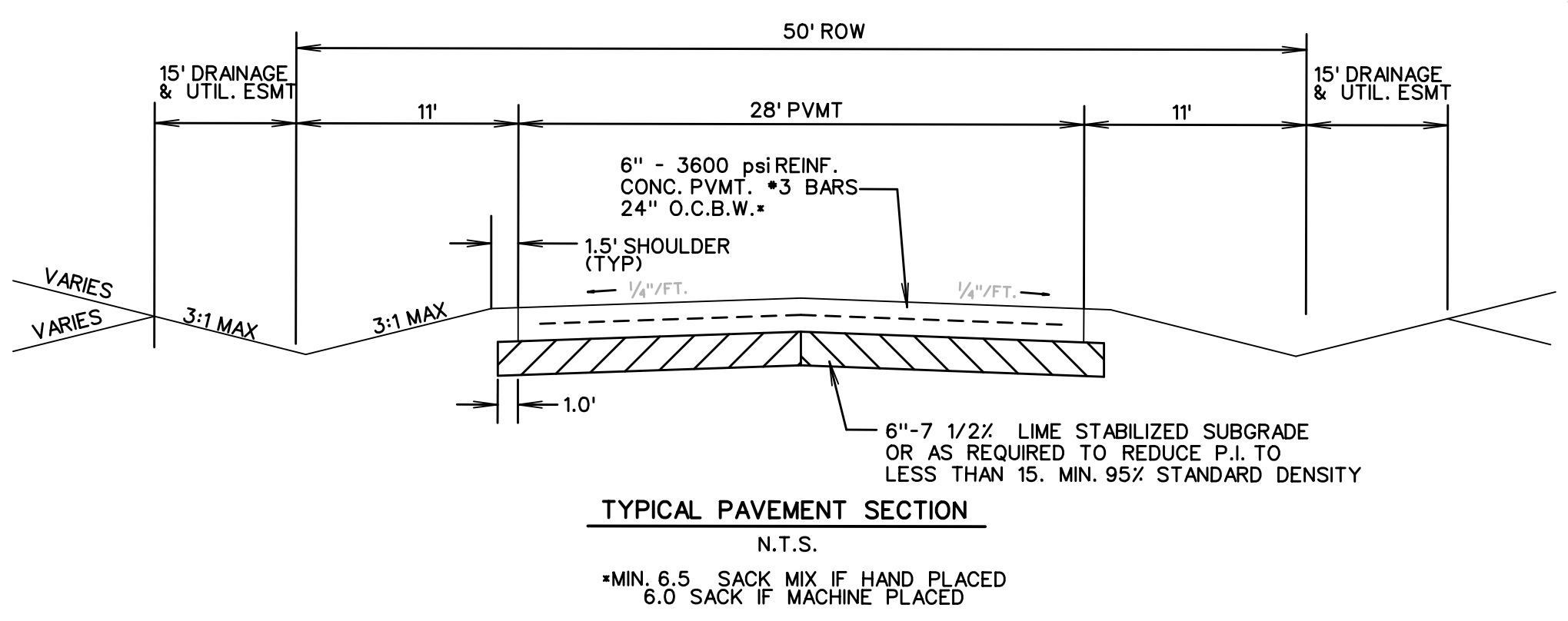
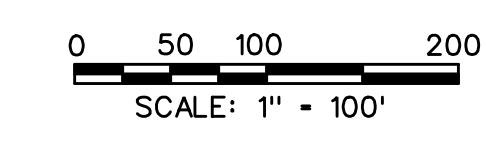


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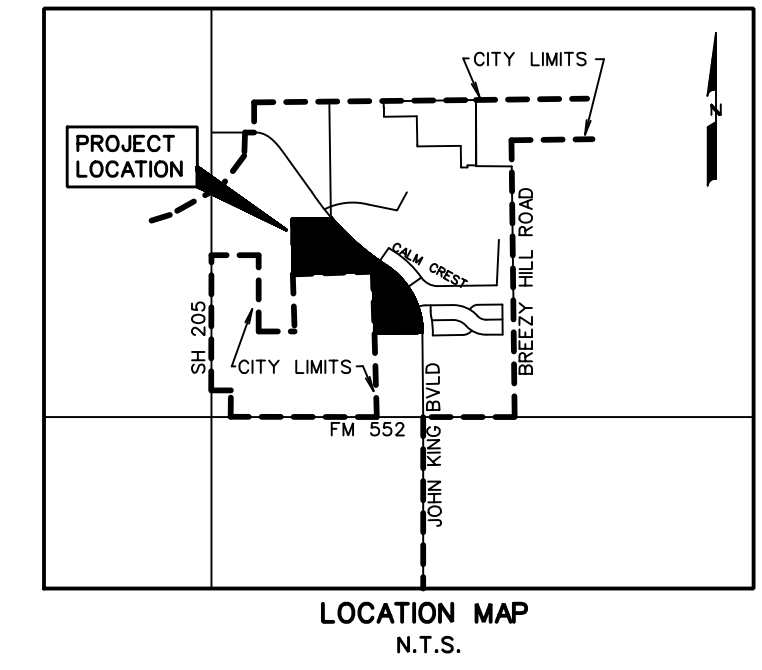
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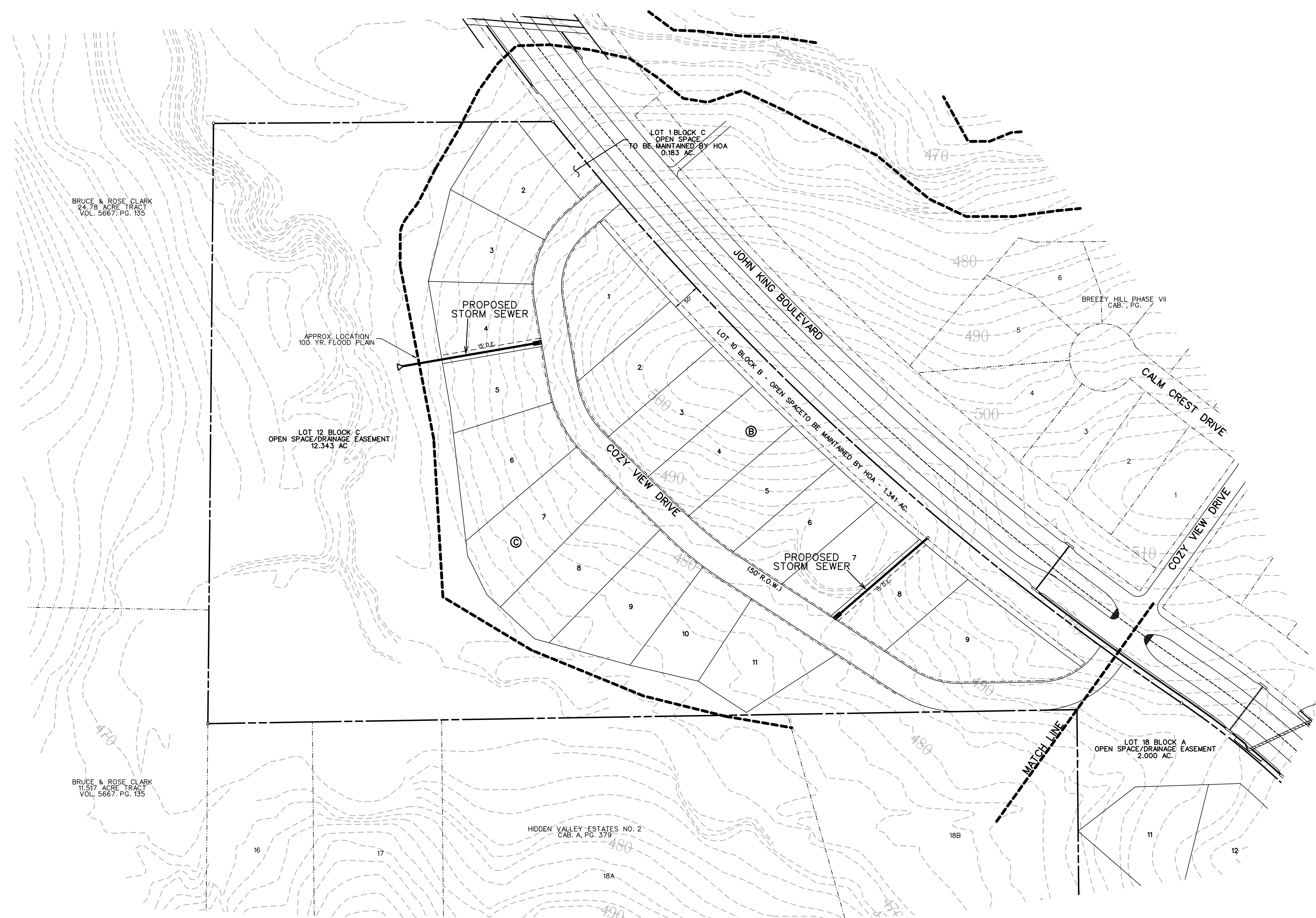
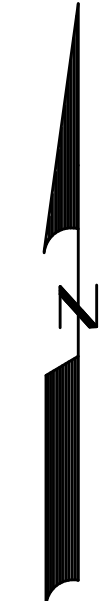
20' NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 812, PG. 23
CDGT, ROCKWALL, 2016, L.L.C.
47.8 ACRES TRACT
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PRELIMINARY
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NOVEMBER 2018 SCALE 1" = 100'



0 50 100 200
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LEGEND

	PROP. STORM SEWER
	PROP. CURB INLETS
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PRELIMINARY
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CITY OF ROCKWALL PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 01/15/2019

APPLICANT: Chase Finch; *Corwin Engineering*

AGENDA ITEM: **P2018-047**; *Preliminary Plat for Breezy Hill, Phase XII*

SUMMARY:

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH West Pods, LTD for the approval of a preliminary plat for Breezy Hill, Phase XII containing 35 single-family residential lots on 44.525-acres of land identified as a portion of Tract 7-1 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, located west of the intersection of 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 750 single-family lots on 371.45-acres of land, and 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>F</i>	<i>G</i>
<i>Minimum Lot Frontage (Feet)</i>	60'	70'	80'	100'	60'	100'	70'
<i>Minimum Lot Depth (Feet)</i>	120'	120'	125'	200'	110'	180'	120'
<i>Minimum Lot Size (SF)</i>	7,200 SF	8,400 SF	10,000 SF	20,000 SF	7,200 SF	18,000 SF	8,400 SF
<i>Number of Units</i>	164	131	137	140	40	44	94
<i>Dwelling Unit %</i>	21.86%	17.46%	18.27%	18.67%	5.34%	5.87%	12.53%

- The applicant is requesting to *preliminary plat* Phase XII of the Breezy Hill Subdivision for the purpose of laying out 35 of the 750 lots on ~44.525-acres. The 35 proposed lots will be constructed to the *Type 'D'* standards (*all standards are displayed in the above table*). In addition to the preliminary plat, the applicant has also submitted a preliminary water and sanitary sewer plan and a drainage plans establishing that the developer can provide adequate utilities to service the proposed phase.
- On January 4, 2019 the Parks and Recreation Board reviewed the *preliminary plat* and made a recommendation to approve the plat with the following conditions:
 - The developer is to pay the pro-rata equipment fees required in the amount of \$8,925 [*i.e. 35 Lots @ \$255.00 Per Lot*].
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for preliminary 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.
- ☑ 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 and Zoning Commission chooses to recommend approval of the *preliminary plat* for *Breezy Hill, Phase XII*, staff would recommend the following conditions:

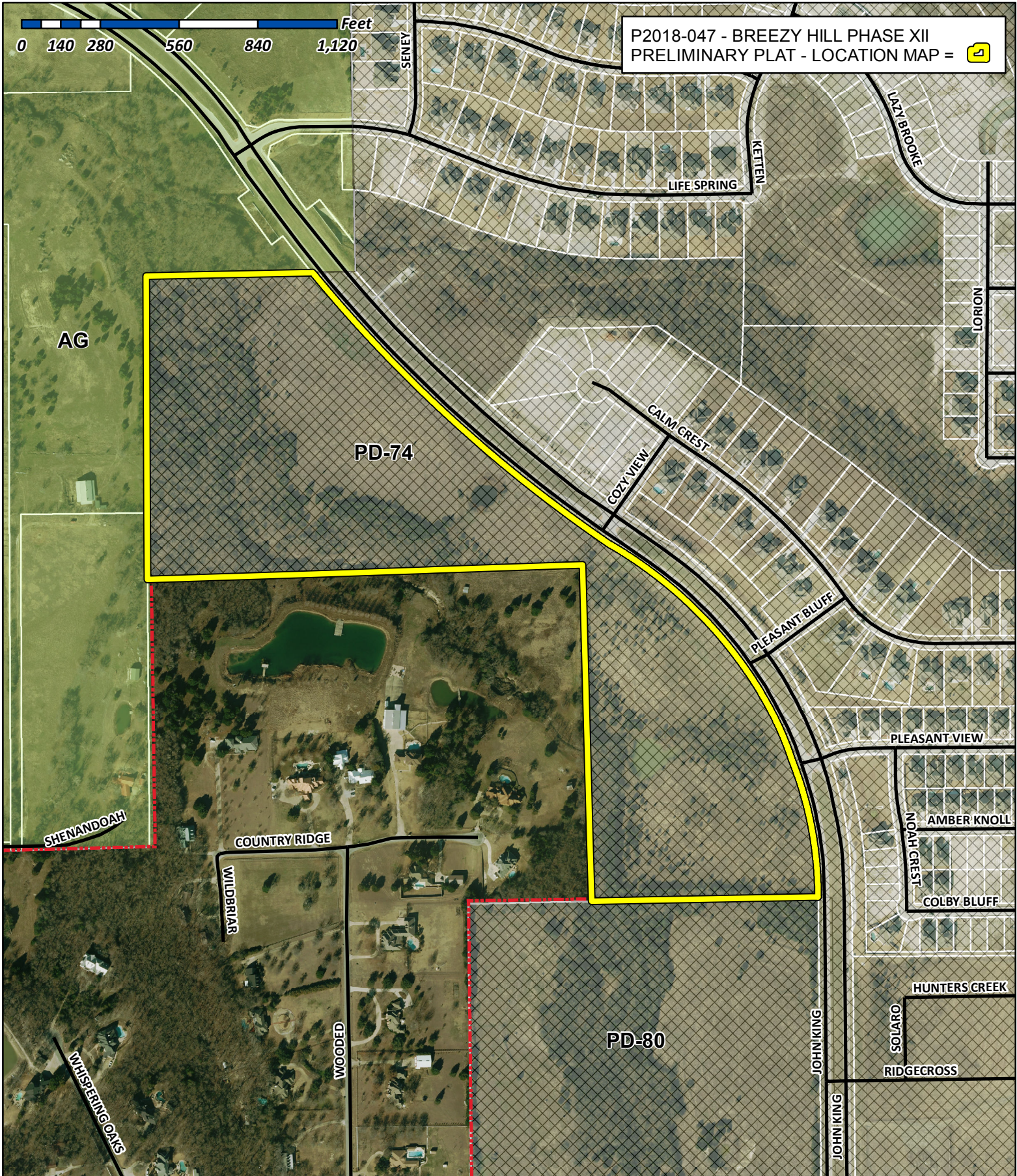
- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) The developer shall construct a ten (10) foot sidewalk along John King Blvd; and
- 3) Any construction resulting from the approval of this *preliminary plat* shall 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 P2018-047	Owner BREEZY, HILL 405 LTD	Applied 12/17/2018	LM
Project Name Breezy Hill Phase XII	Applicant CORWIN ENGINEERING, INC.	Approved	
Type PLAT		Closed	
Subtype PRELIMINARY		Expired	
Status Staff Review		Status	
 Site Address N JOHN KING BLVD		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision	Tract 7-1	Block NULL	Lot No 7-1
			Parcel No 0187-0000-0007-01-OR
			General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	12/17/2018	12/24/2018	12/18/2018	1	APPROVED	
ENGINEERING	Amy Williams	12/17/2018	12/24/2018				
FIRE	Ariana Hargrove	12/17/2018	12/24/2018	12/19/2018	2	APPROVED	
GIS	Lance Singleton	12/17/2018	12/24/2018	12/18/2018	1	APPROVED	
PLANNING	Korey Brooks	12/17/2018	12/24/2018	12/27/2018	10	COMMENTS	Comments
P2018-047 Breezy Hill, Phase XII Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 This is a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH West Pods, LTD for the approval of a preliminary plat for Breezy Hill, Phase XII containing 35 single-family residential lots on 44.525-acres of land identified as a portion of Tract 7-1 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, located west of the intersection of John King Boulevard and Cozy View Drive 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 (P2018-047) in the lower right hand corner of all pages on future submittals. M.4 Please provide lot types on table M.5 For Lots 2, 3, and 6, Block C, please show frontage at the build line, not the property line (since the frontages are curved). M.6 If all of the Lots are Type D as the concept plan shows, Lots 11, 12, 13, 14, 15, 16, Block A, do not meet 100-foot frontage. I.7 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 January 3, 2019. The Planning and Zoning Worksession for this case is January 2, 2019. The Planning and Zoning Meeting for this case is January 15, 2019. Park Board Meeting for this case is January 3, 2018. I.8 The projected City Council meeting date and subsequent approval for this plat is January 23, 2019.							



P2018-047 - BREEZY HILL PHASE XII
 PRELIMINARY PLAT - LOCATION MAP =

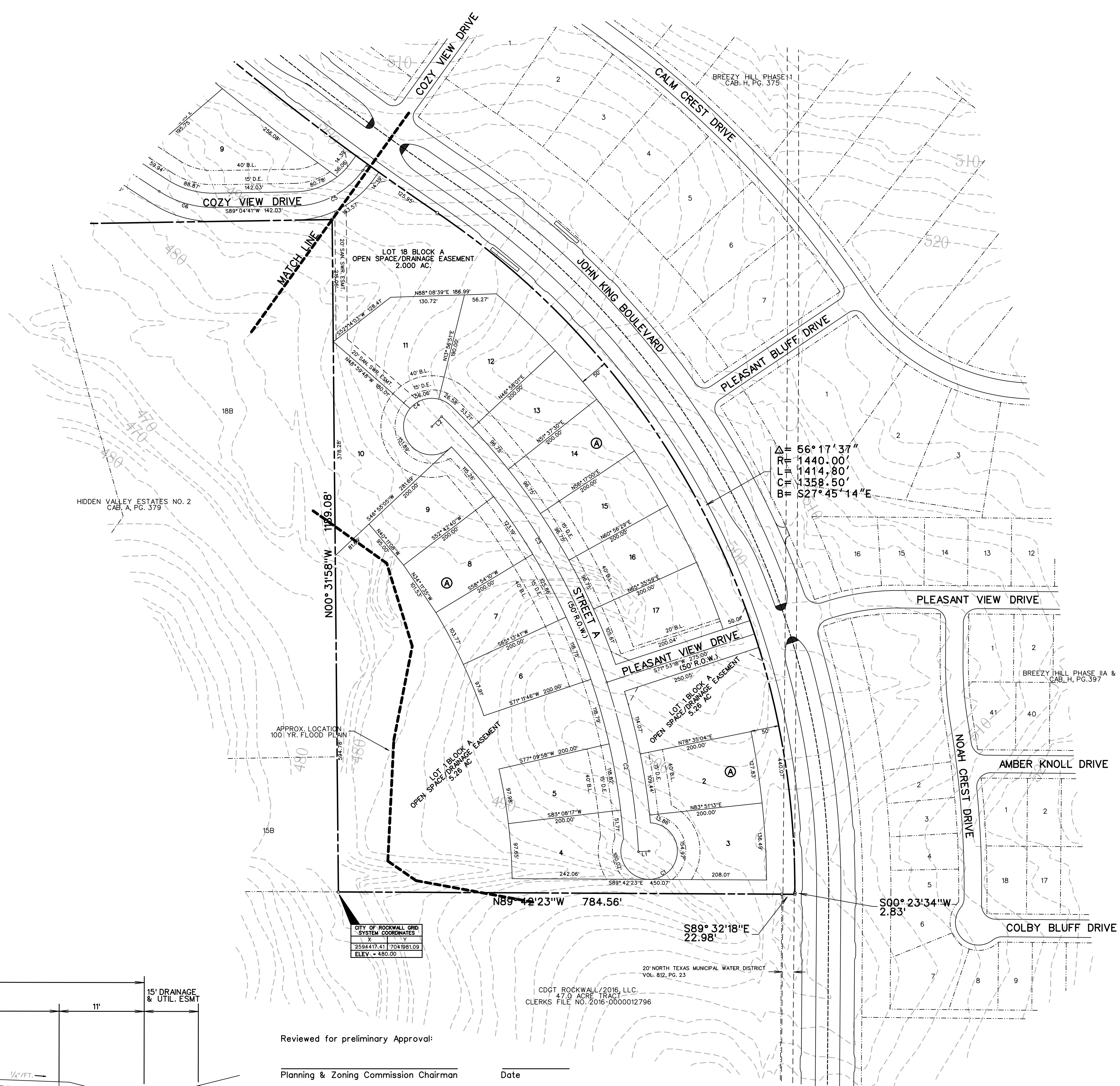
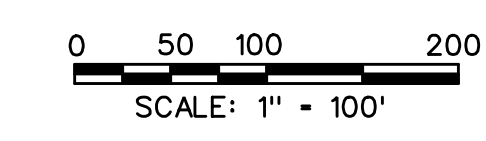


City of Rockwall

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

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





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CDGT ROCKWALL 2016, L.L.C.
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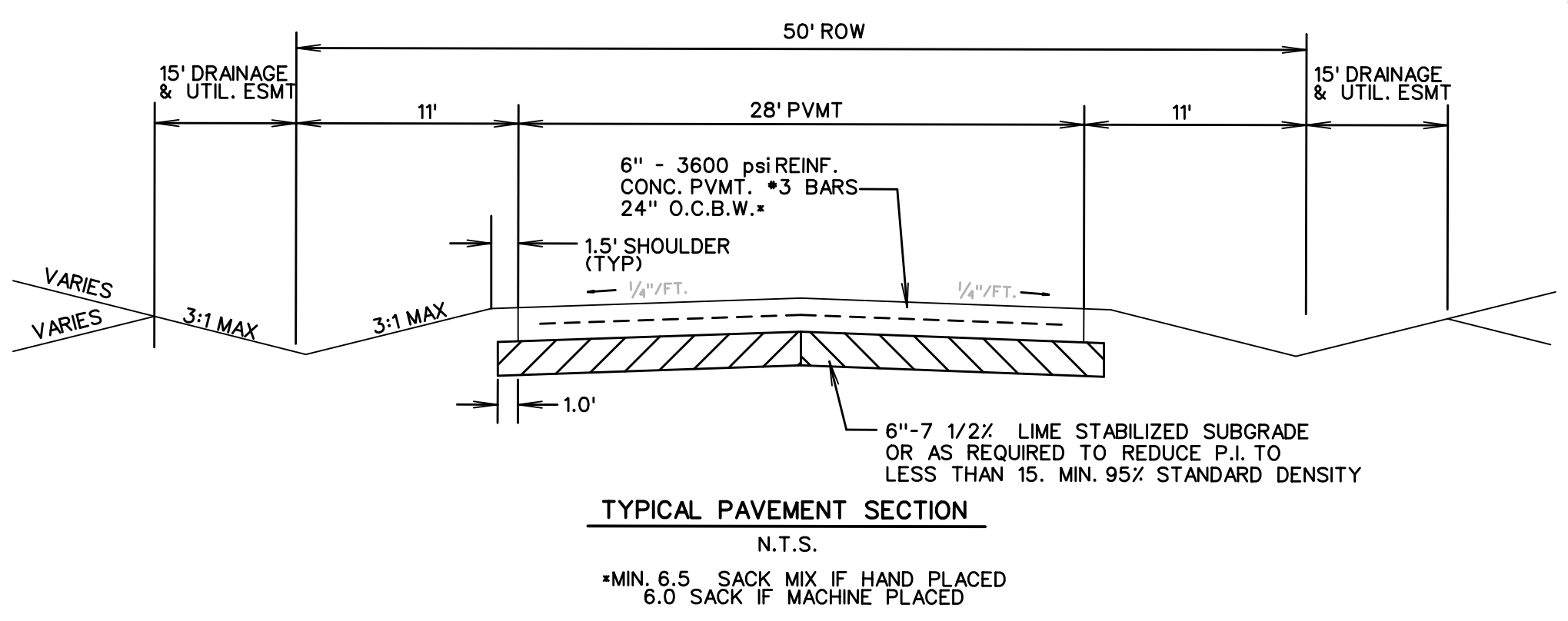
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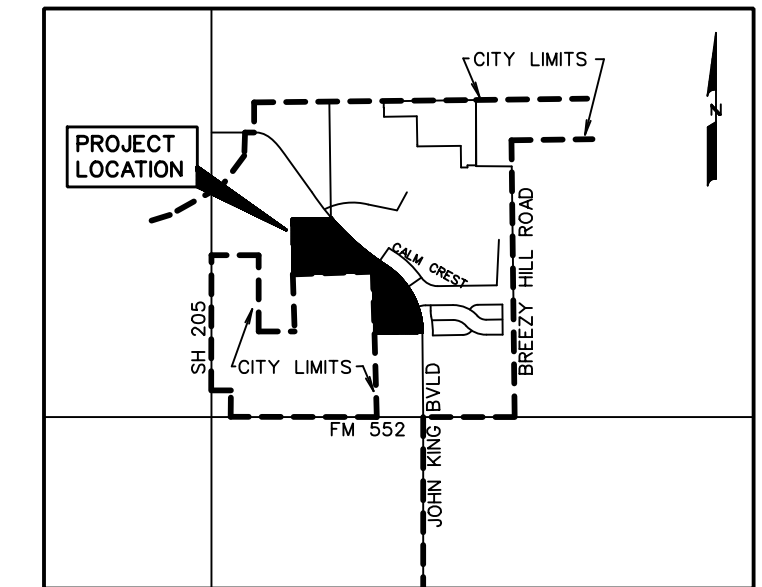


Reviewed for preliminary Approval:
 Planning & Zoning Commission Chairman _____ Date _____

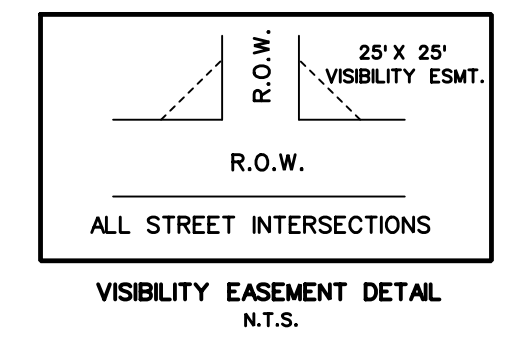
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____, 2018.
 This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk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

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

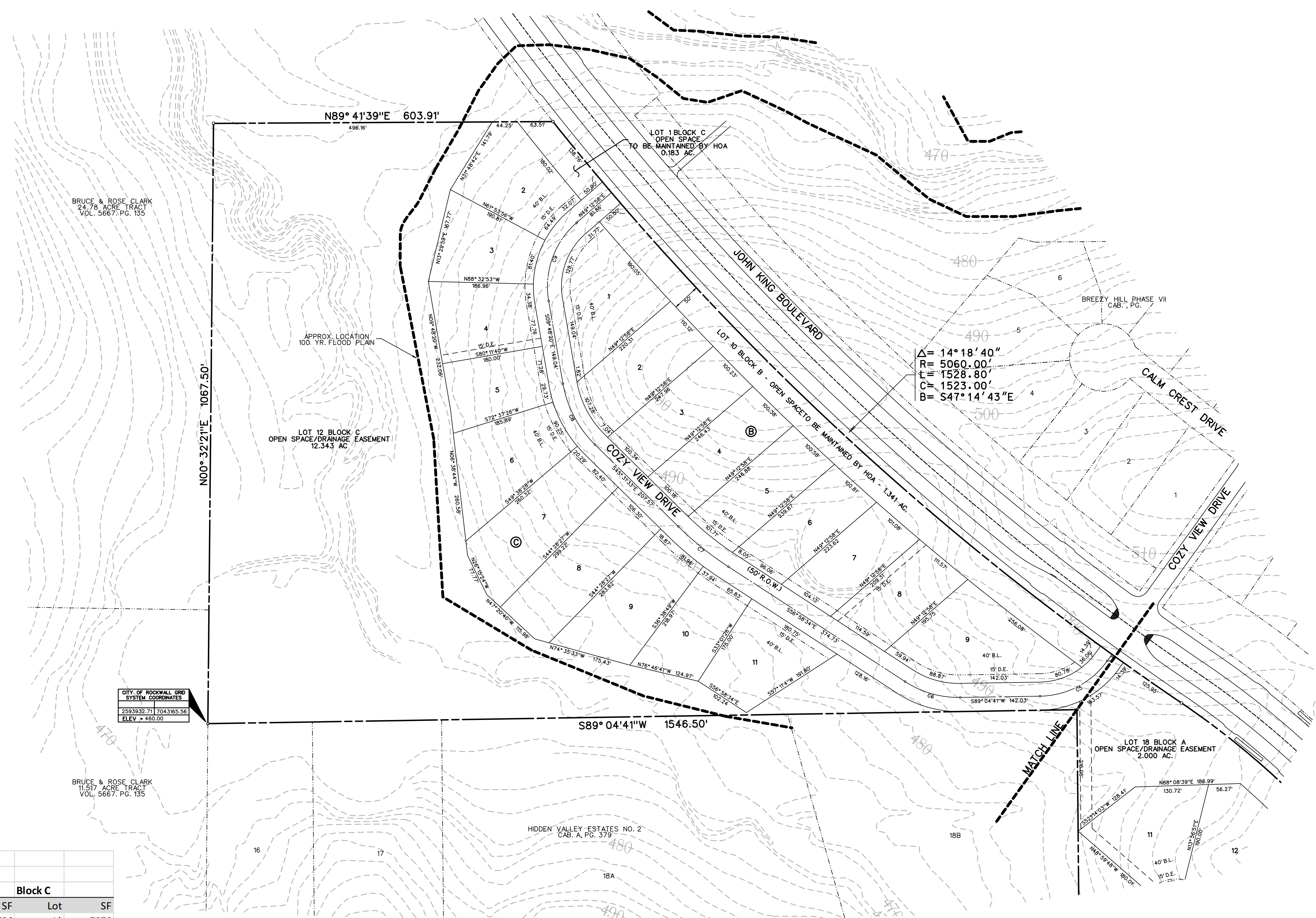
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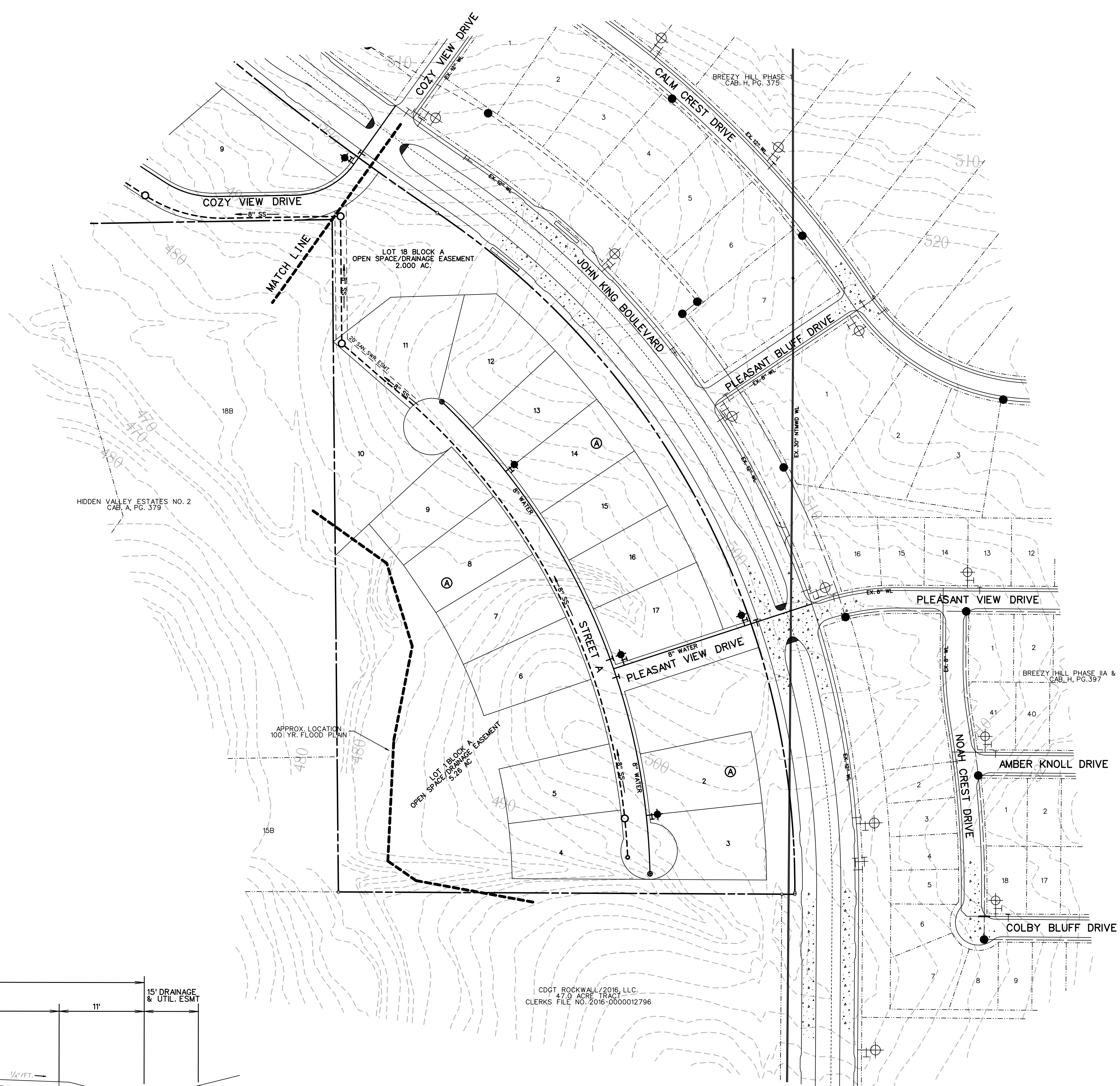
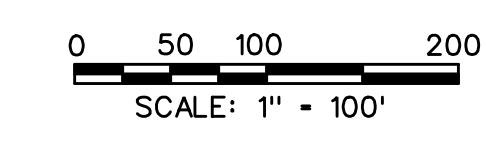
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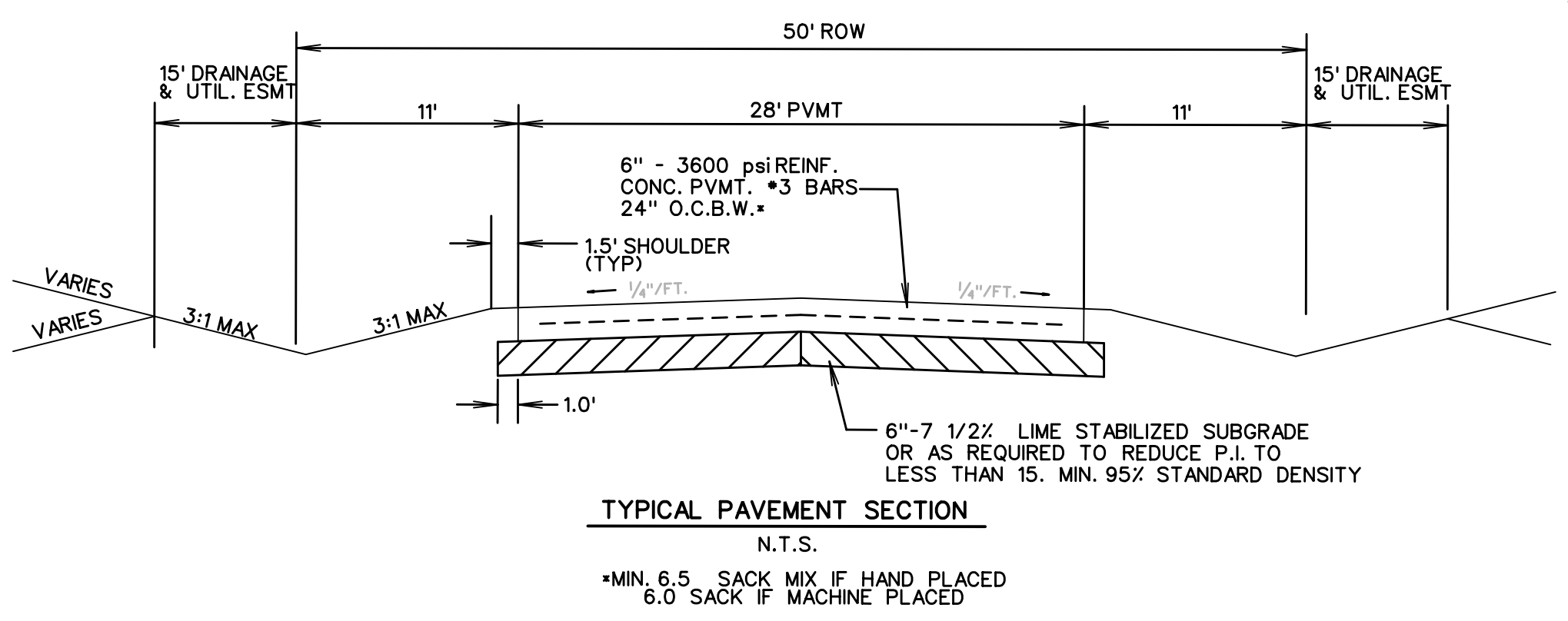
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Zoning: Planned Development District (PD-74)
Single Family Residential (Lot Type DJ)
TOTAL ACRES **44.525**
TOTAL RESIDENTIAL LOTS **35**
DENSITY **1.272**

PRELIMINARY PLAT
OF
BREEZY HILL PHASE XII
LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH WEST PODS, 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
NOVEMBER 2018 SCALE 1" = 100'



CDGT ROCKWALL 2016, LLC.
47.0 ACRE TRACT
CLERKS FILE NO. 2016-000012796



PRELIMINARY
WATER & SANITARY SEWER PLAN
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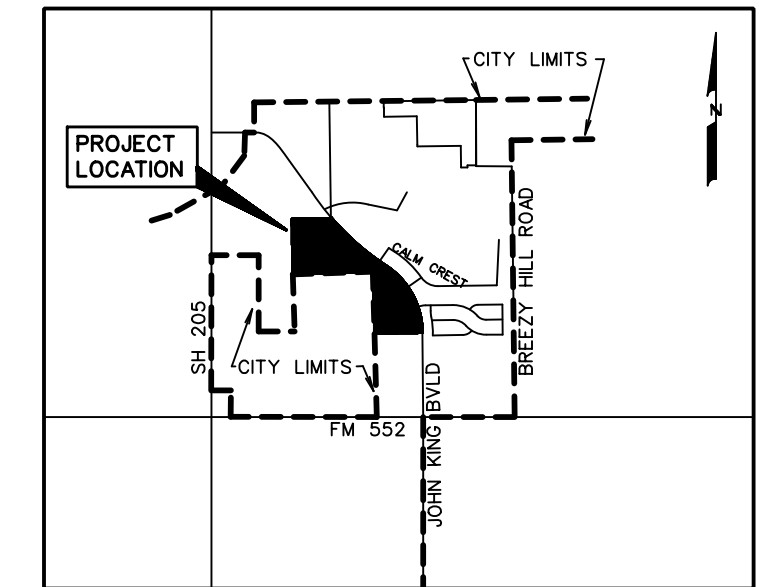
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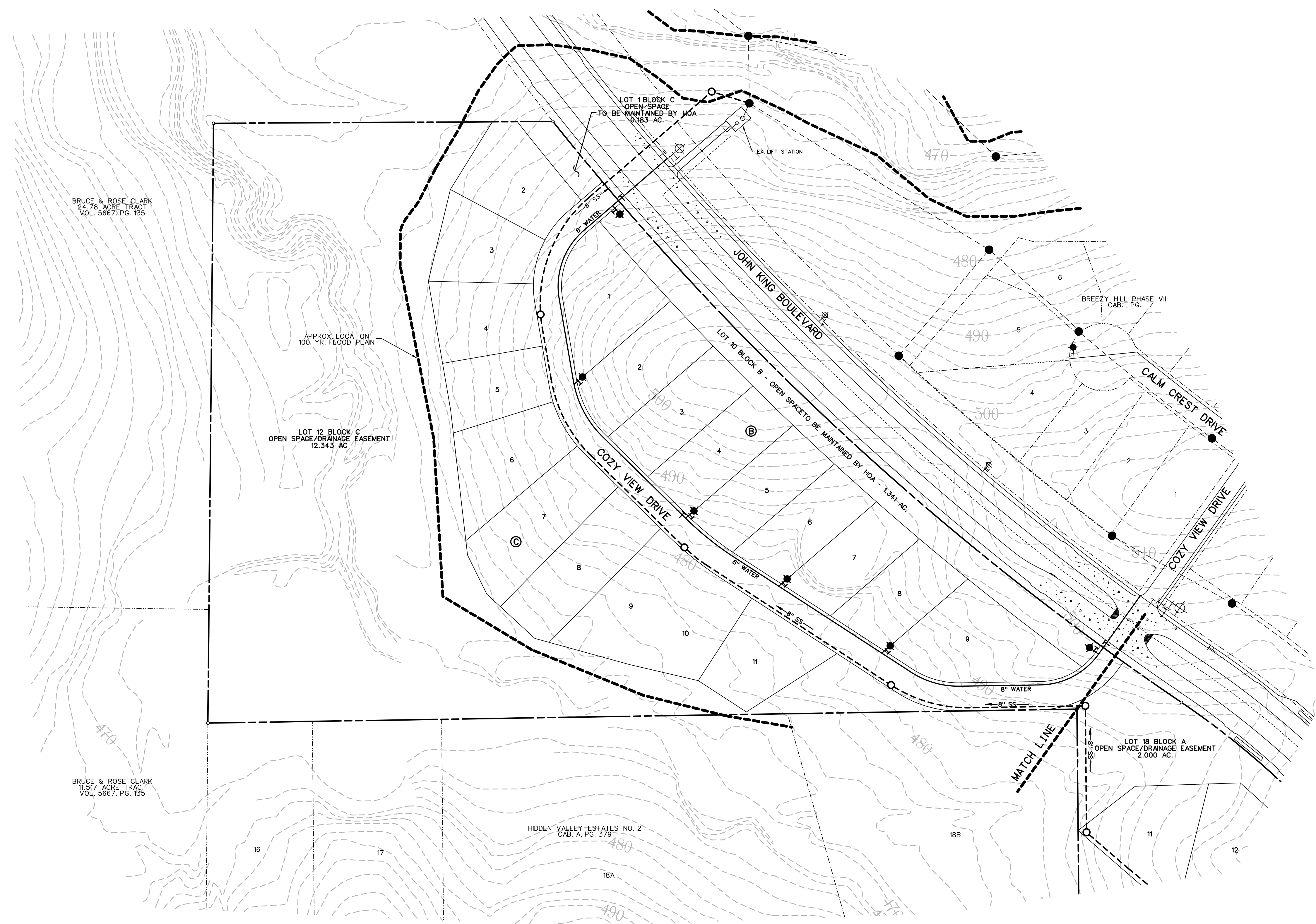
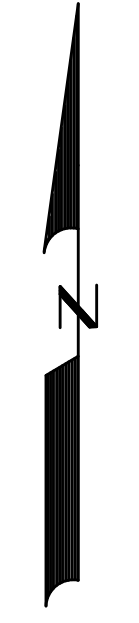
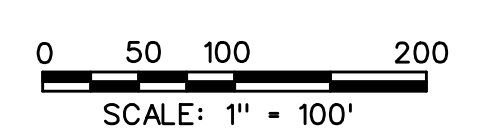
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LOCATION MAP
N.T.S.

LEGEND

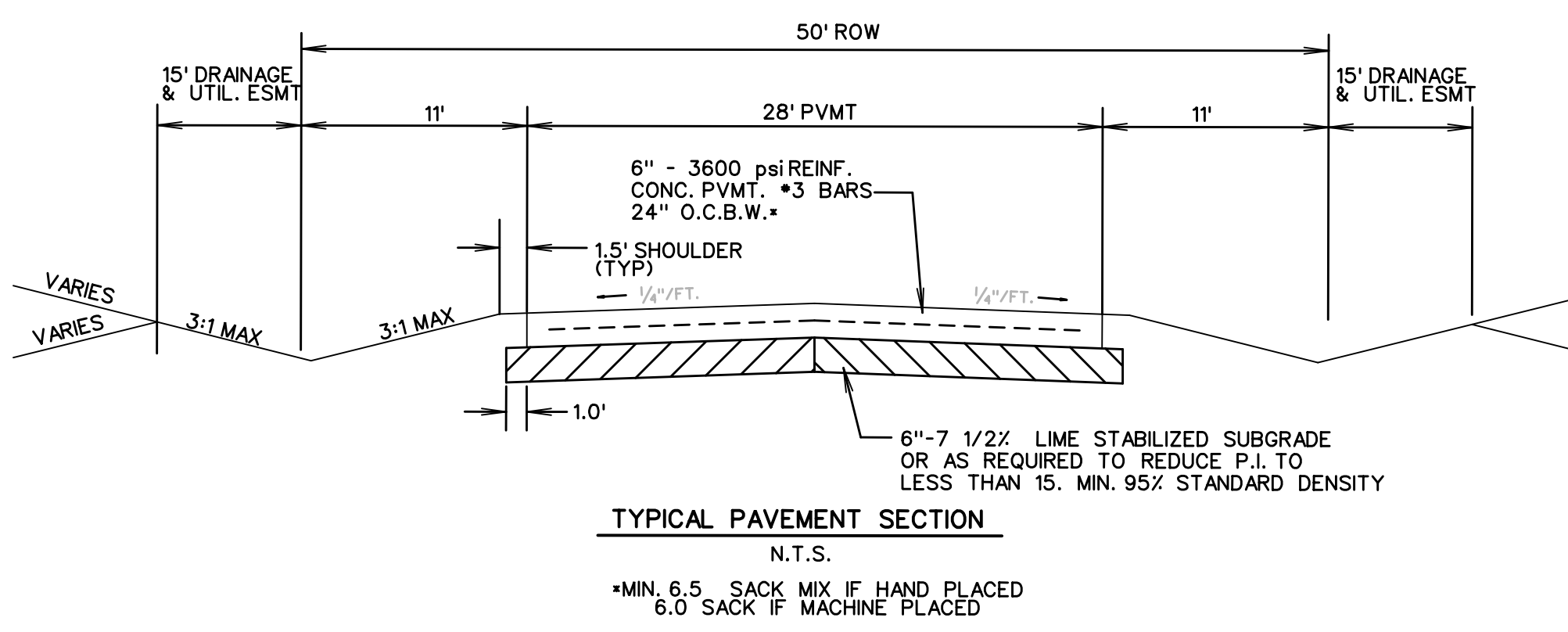
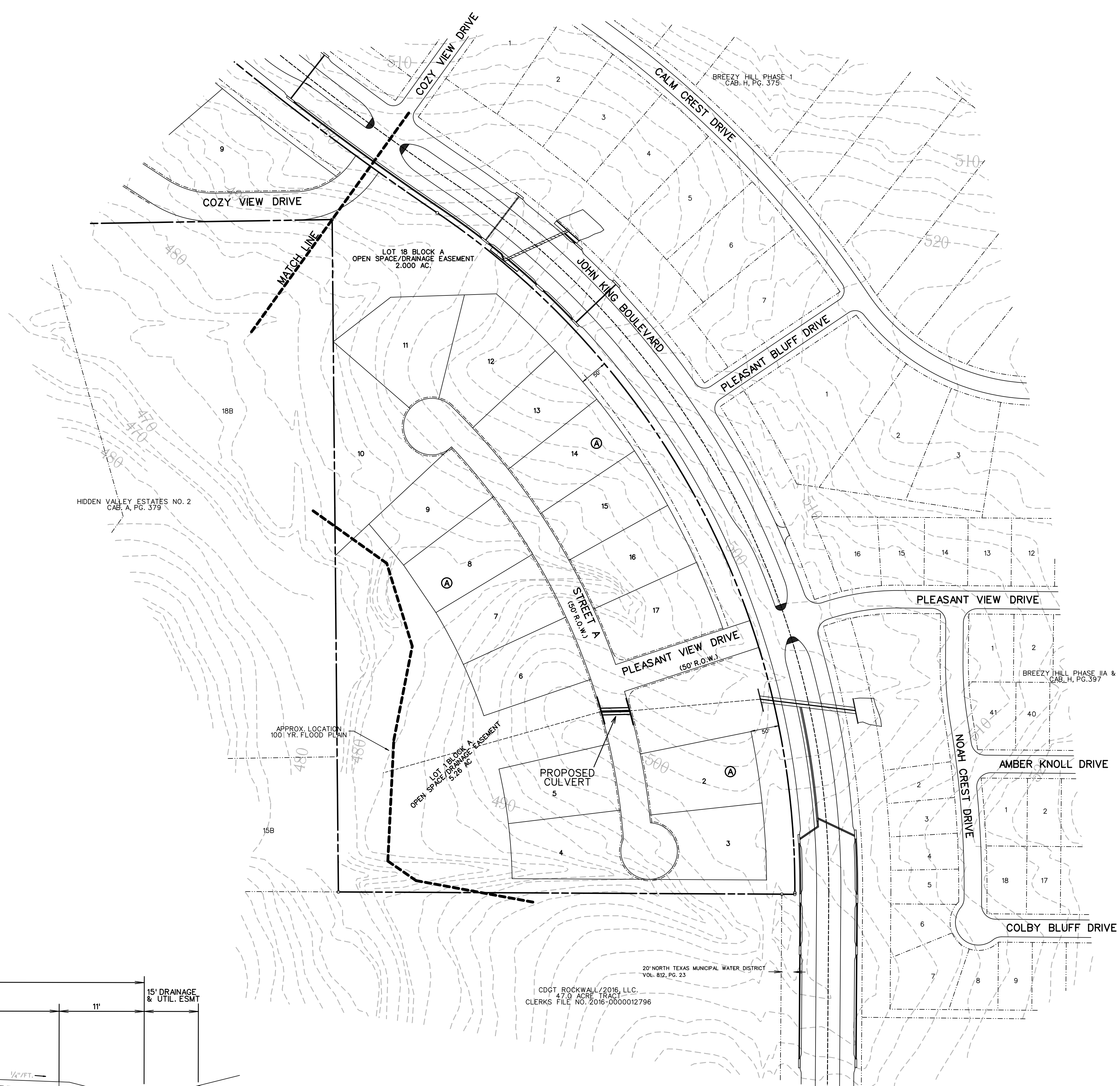
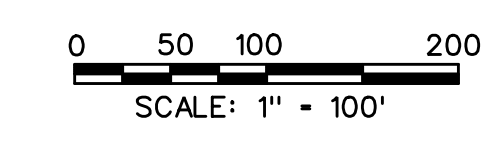
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TOTAL RESIDENTIAL LOTS 35
DENSITY 1.272

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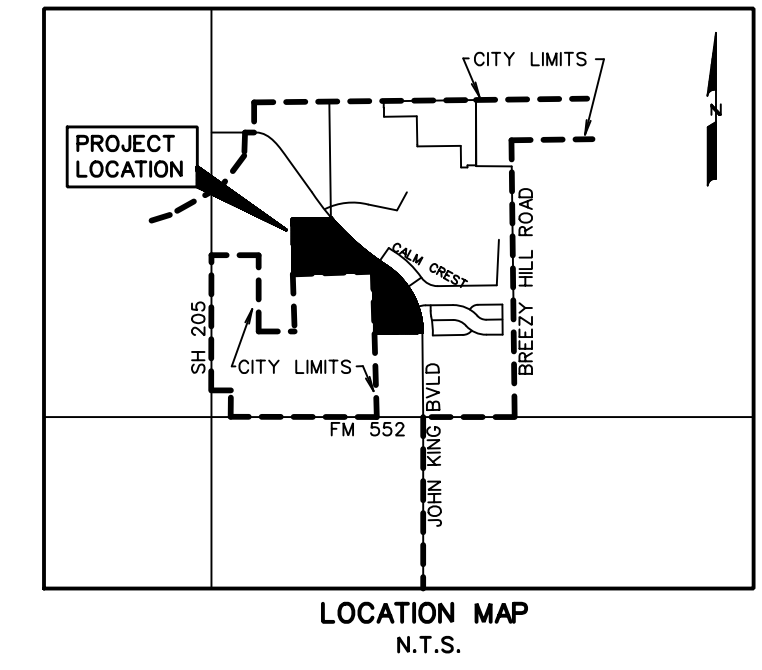


20' NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 812, PG. 23

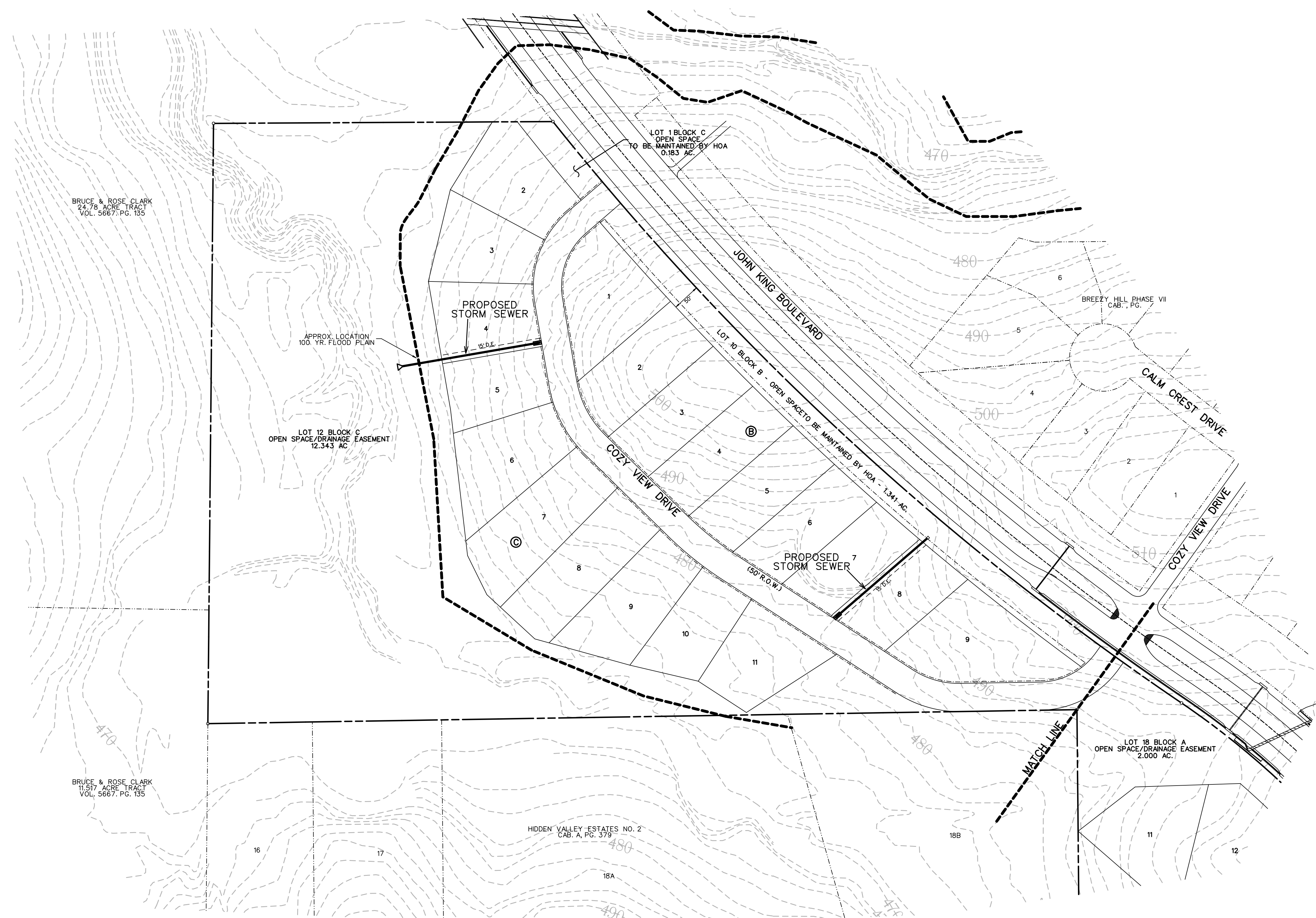
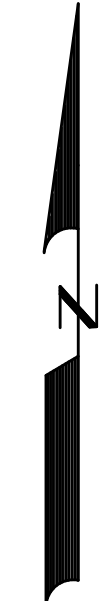
CDGT, ROCKWALL, 2016, L.L.C.
47.8 ACRES TRACT
CLERKS FILE NO. 2016-000012796

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NOVEMBER 2018 SCALE 1" = 100'



0 50 100 200
SCALE: 1" = 100'



LEGEND

	PROP. STORM SEWER
	PROP. CURB INLETS
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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 01/22/2019

APPLICANT: Chase Finch; *Corwin Engineering*

AGENDA ITEM: **P2018-047**; *Preliminary Plat for Breezy Hill, Phase XII*

SUMMARY:

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH West Pods, LTD for the approval of a preliminary plat for Breezy Hill, Phase XII containing 35 single-family residential lots on 44.525-acres of land identified as a portion of Tract 7-1 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, located west of the intersection of 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 750 single-family lots on 371.45-acres of land, and 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>F</i>	<i>G</i>
<i>Minimum Lot Frontage (Feet)</i>	60'	70'	80'	100'	60'	100'	70'
<i>Minimum Lot Depth (Feet)</i>	120'	120'	125'	200'	110'	180'	120'
<i>Minimum Lot Size (SF)</i>	7,200 SF	8,400 SF	10,000 SF	20,000 SF	7,200 SF	18,000 SF	8,400 SF
<i>Number of Units</i>	164	131	137	140	40	44	94
<i>Dwelling Unit %</i>	21.86%	17.46%	18.27%	18.67%	5.34%	5.87%	12.53%

- The applicant is requesting to *preliminary plat* Phase XII of the Breezy Hill Subdivision for the purpose of laying out 35 of the 750 lots on ~44.525-acres. The 35 proposed lots will be constructed to the *Type 'D'* standards (*all standards are displayed in the above table*). In addition to the preliminary plat, the applicant has also submitted a preliminary water and sanitary sewer plan and a drainage plans establishing that the developer can provide adequate utilities to service the proposed phase.
- On January 4, 2019 the Parks and Recreation Board reviewed the *preliminary plat* and made a recommendation to approve the plat with the following conditions:
 - The developer is to pay the pro-rata equipment fees required in the amount of \$8,925 [*i.e. 35 Lots @ \$255.00 Per Lot*].
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for preliminary 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.
- ☑ 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*.

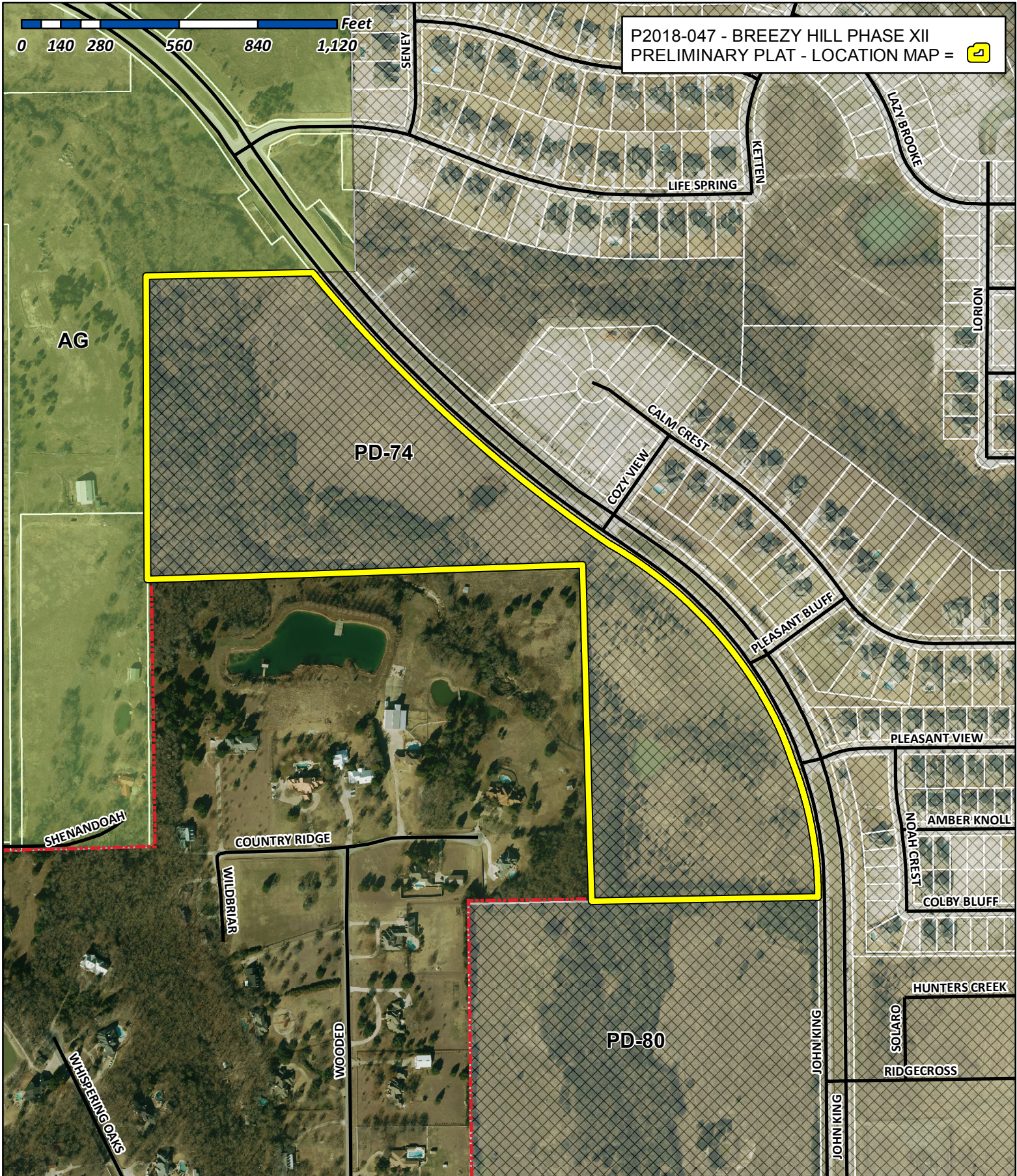
RECOMMENDATIONS:

Should the City Council chose to approve the *preliminary plat* for *Breezy Hill, Phase XII*, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) The developer shall construct a ten (10) foot sidewalk along John King Blvd; and
- 3) Any construction resulting from the approval of this *preliminary 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.

PLANNING AND ZONING COMMISSION:

On January 15, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff recommendations passed by a vote of 6-0 with Commissioner Moeller absent.

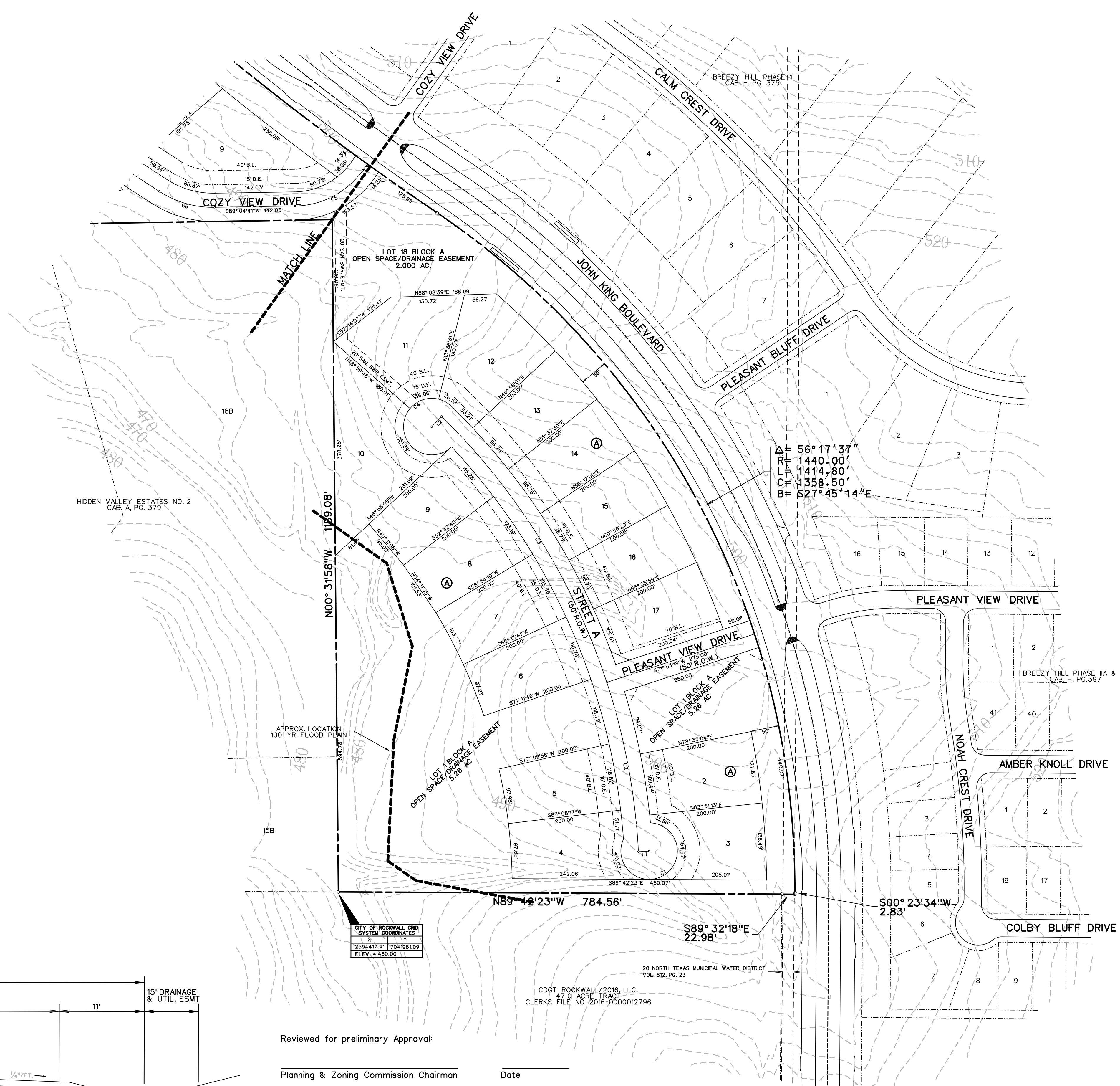
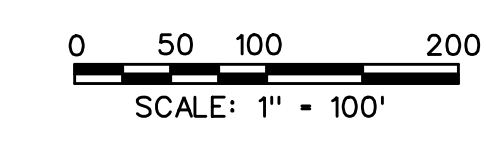


City of Rockwall

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

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.





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- B.L. - BUILDING LINE
 - D.E. - DRAINAGE EASEMENT
 - U.E. - UTILITY EASEMENT
 - R.O.W. - RIGHT OF WAY
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- NOTES:**
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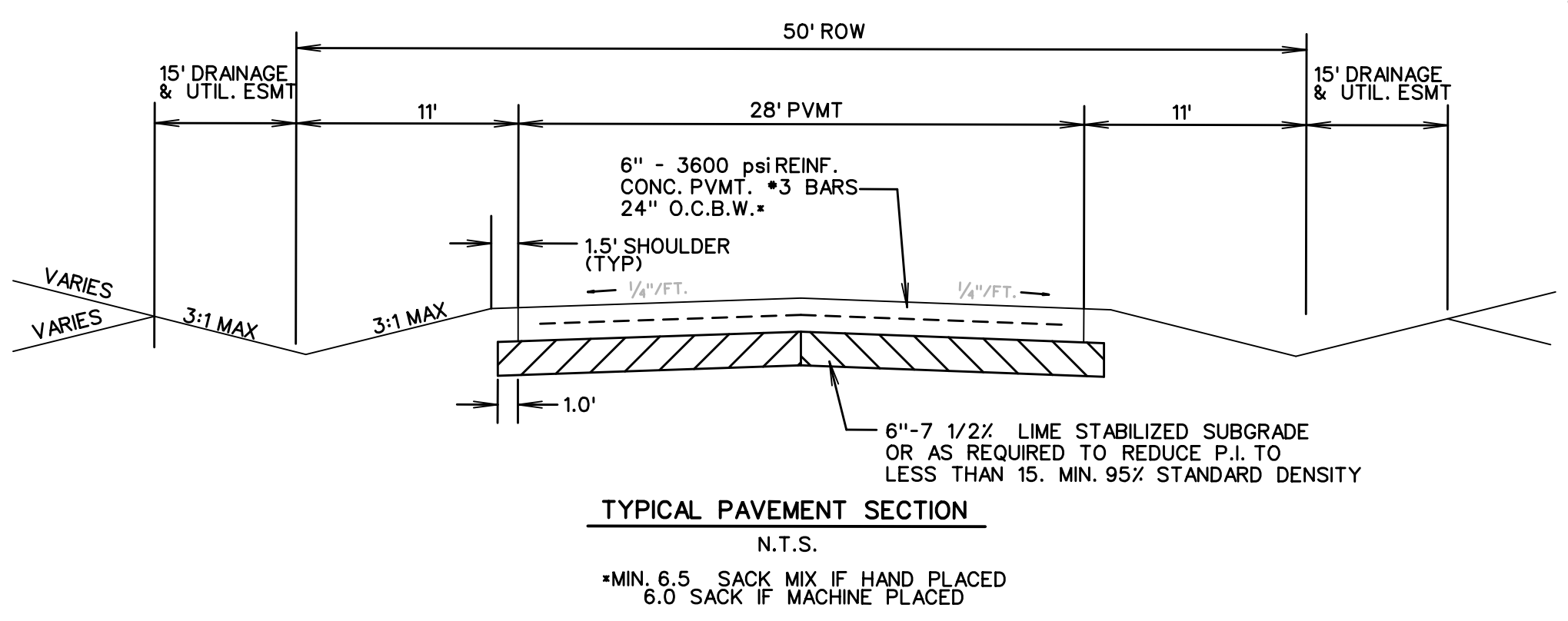
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Single Family Residential/Lot Type DJ

TOTAL ACRES	44.525
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DENSITY	1.272

NOVEMBER 2018 SCALE 1" = 100'



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

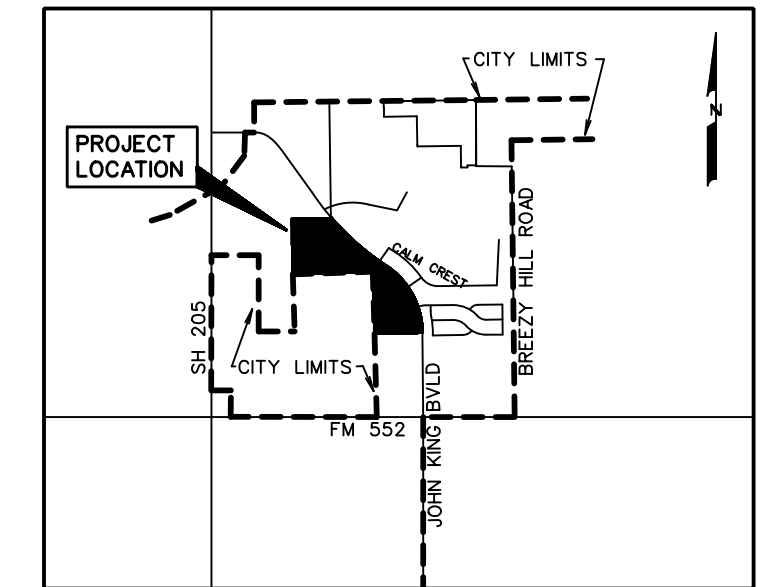
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____, 2018.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk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

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

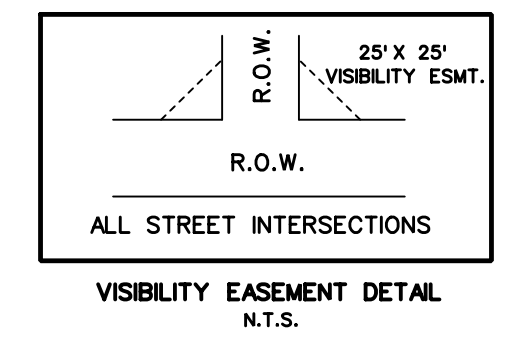
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CITY OF ROCKWALL GRID
SYSTEM COORDINATES
X = 2584417.41
Y = 7041881.09
ELEV. = 480.00

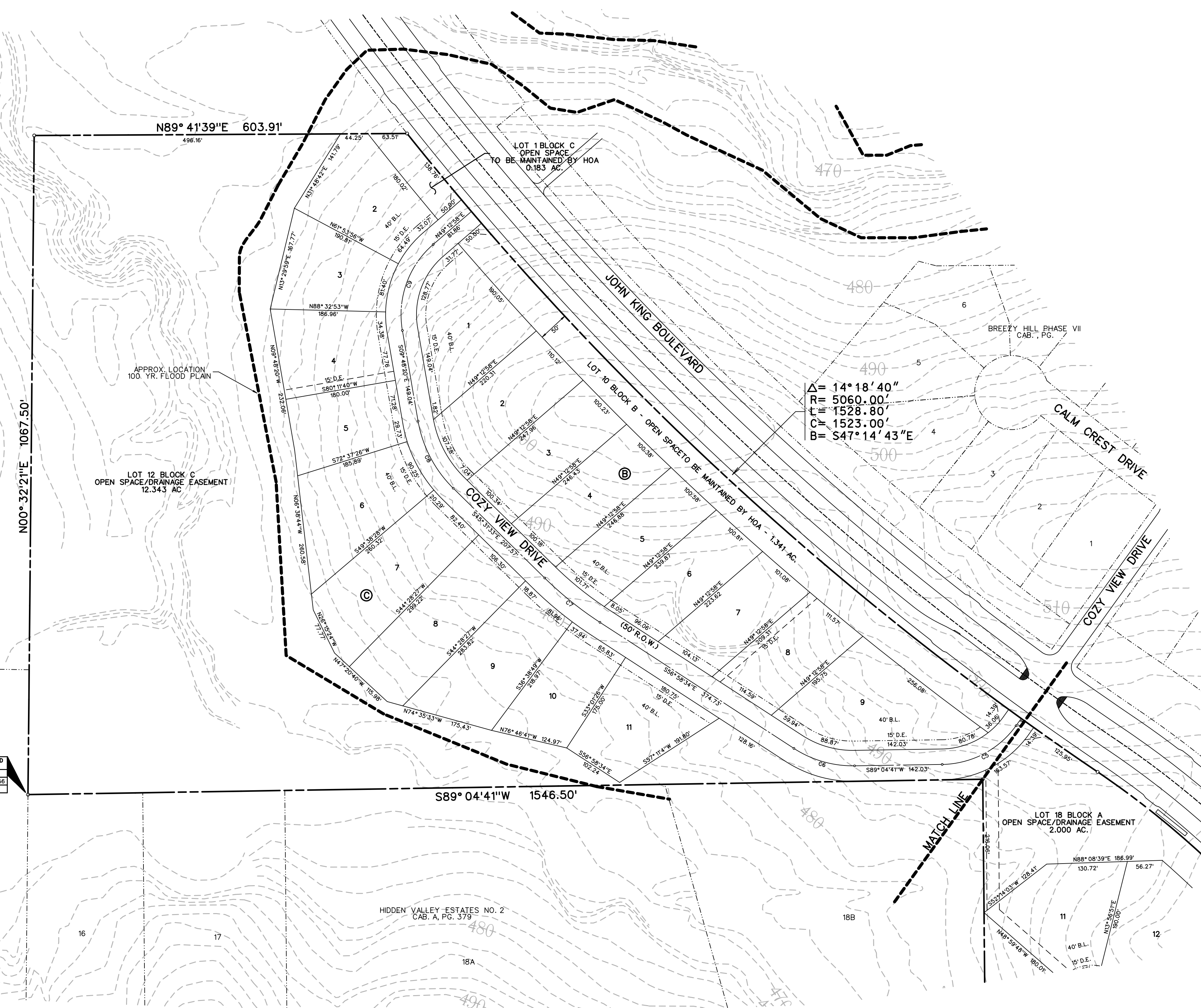
0 50 100 200
SCALE: 1" = 100'



LOCATION MAP
N.T.S.



VISIBILITY EASEMENT DETAIL
N.T.S.



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	67°48'17"	50.00'	254.99'	55.78'	N58°48'45"E
2.	15°01'41"	1165.0'	305.57'	304.69'	S10°35'52"E
3.	27°29'00"	1165.0'	558.82'	553.48'	N31°51'12"W
4.	91°15'24"	50.00'	234.52'	71.48'	S00°02'00"W
5.	53°33'09"	150.00'	140.20'	135.15'	S62°18'06"W
6.	33°56'45"	175.00'	103.68'	102.17'	N73°56'57"W
7.	11°27'01"	575.00'	114.91'	114.72'	N51°15'04"W
8.	35°43'13"	200.00'	124.69'	122.68'	N27°39'57"W
9.	59°01'19"	150.00'	154.52'	147.78'	N19°42'19"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 86°54'29" E	18.91'
2.	S 44°24'18" W	25.00'
3.	S 35°31'32" W	14.21'

CITY OF ROCKWALL GRID SYSTEM COORDINATES
250.9327 711 704.3165.56
ELEV. = 480.00

BREEZY HILL PHASE XII					
Block A		Block B		Block C	
Lot	SF	Lot	SF	Lot	SF
1*	229342	1	29726	1*	7970
2	23726	2	26401	2	26280
3	21698	3	24702	3	22572
4	22125	4	24629	4	23530
5	21679	5	24499	5	20434
6	21665	6	23160	6	28777
7	22962	7	21629	7	33213
8	22570	8	22265	8	31489
9	21105	9	35673	9	29368
10	35842	10	58442	10	21585
11	28263	11		11	24761
12	27746			12*	537688
13	20978				
14	20975				
15	20975				
16	20975				
17	23317				
18*	87122				

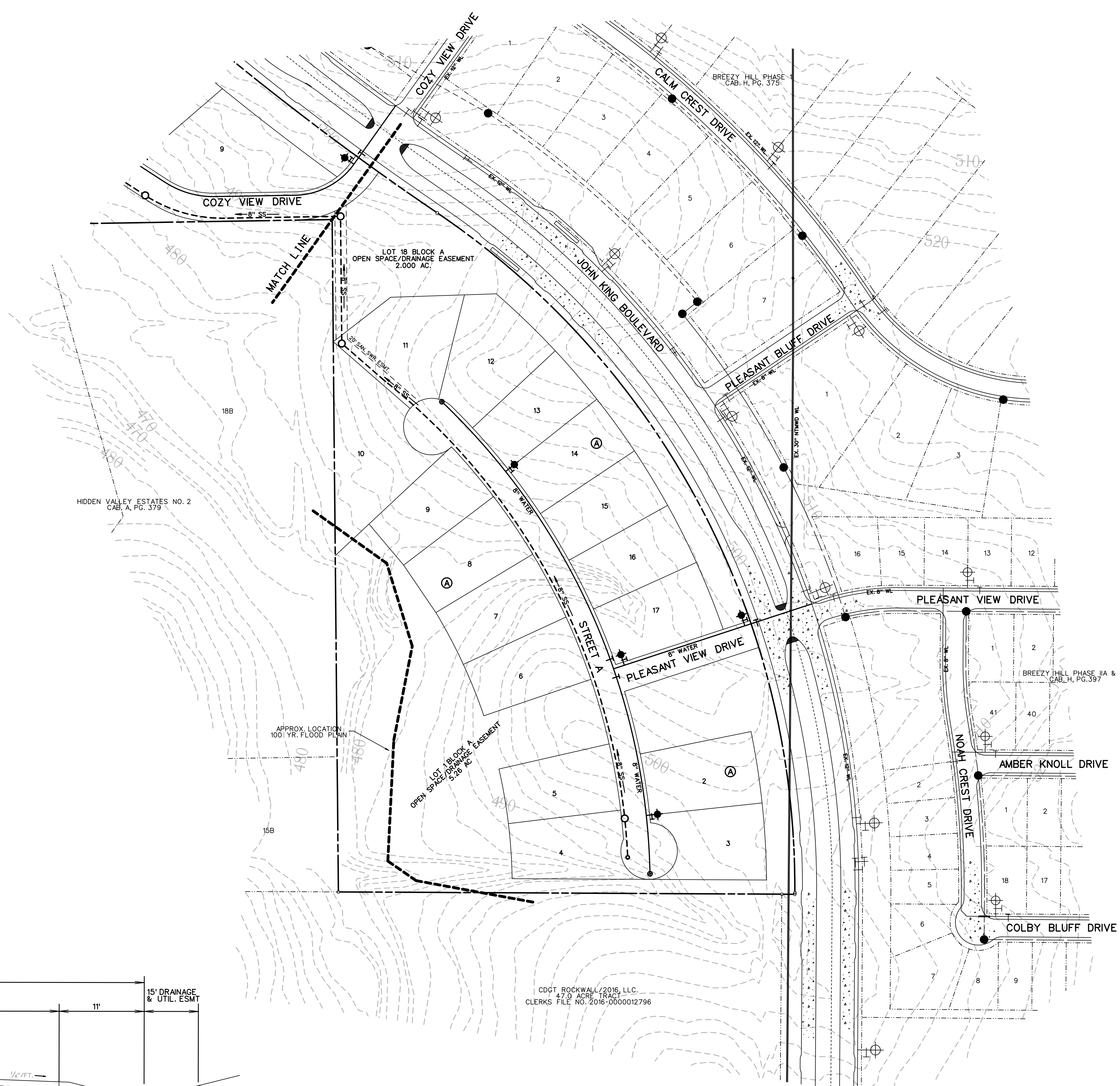
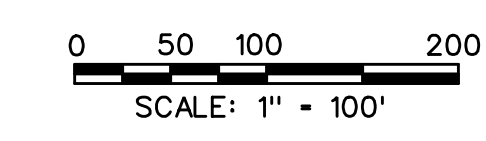
* Denotes Open Space

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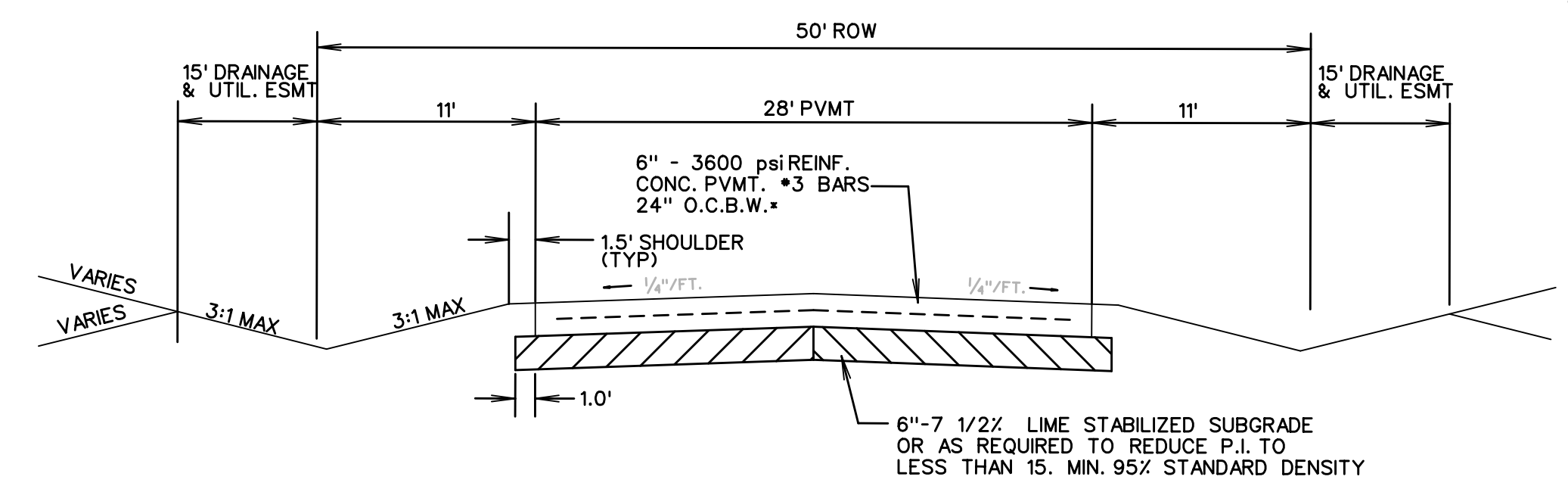
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TYPICAL PAVEMENT SECTION
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*MIN. 6.5 SACK MIX IF HAND PLACED
6.0 SACK IF MACHINE PLACED

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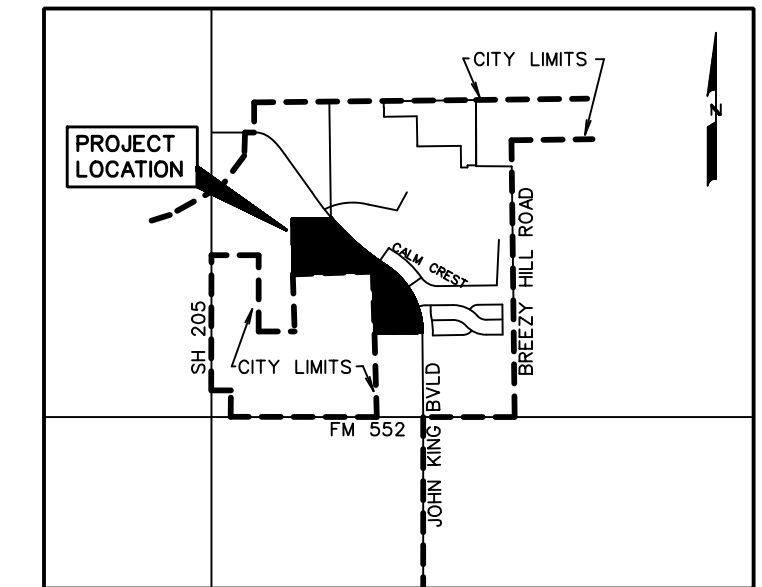
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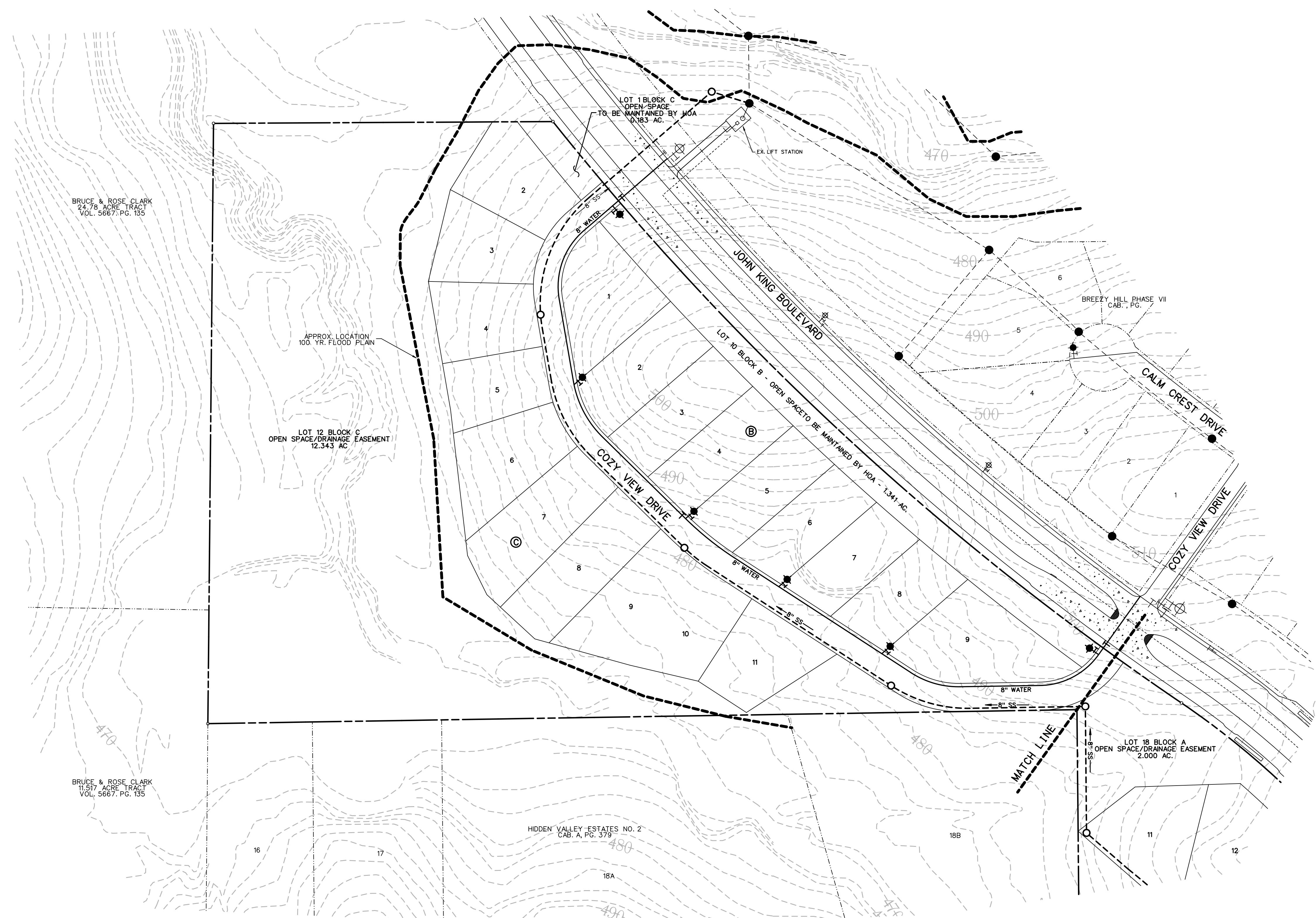
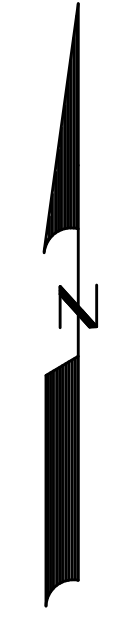
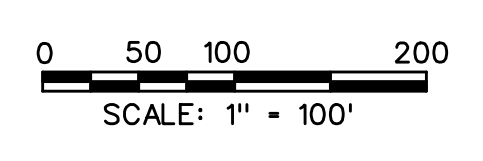
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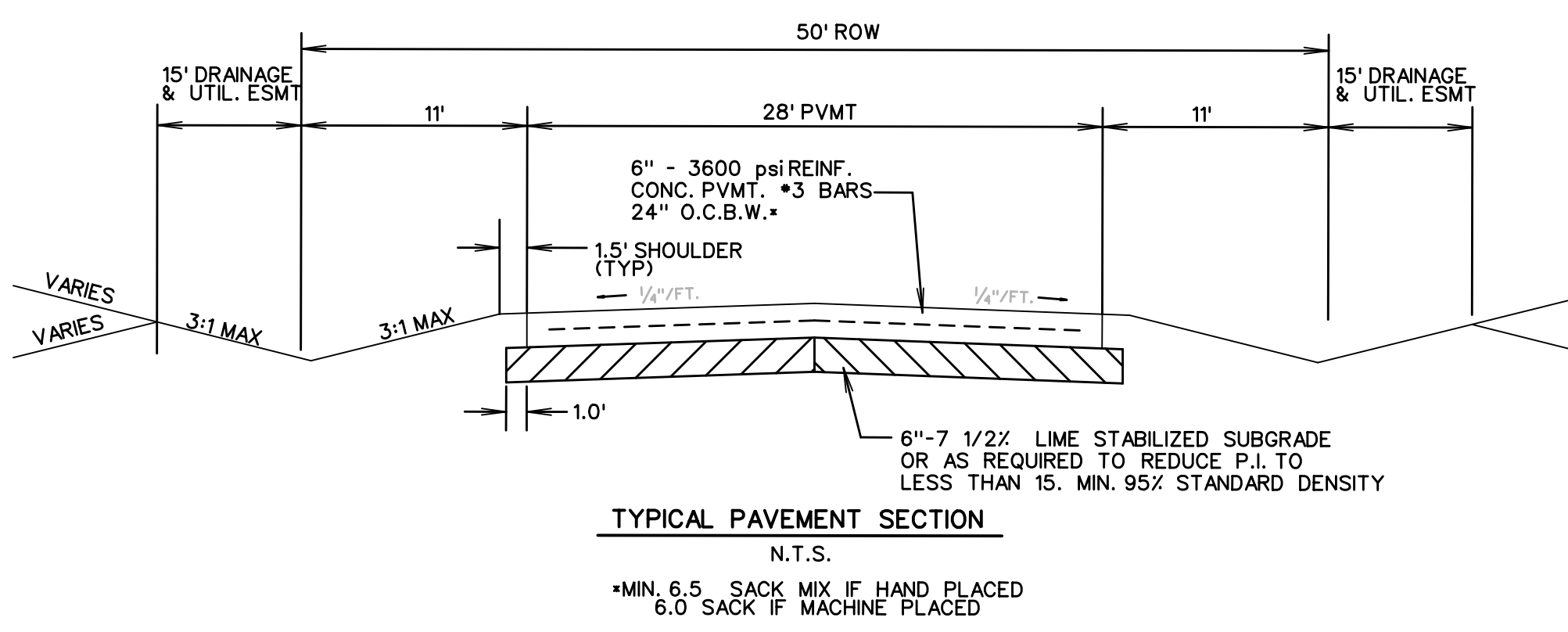
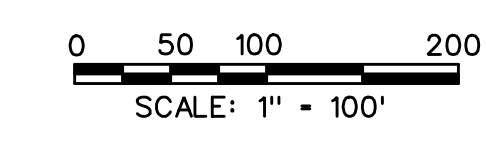


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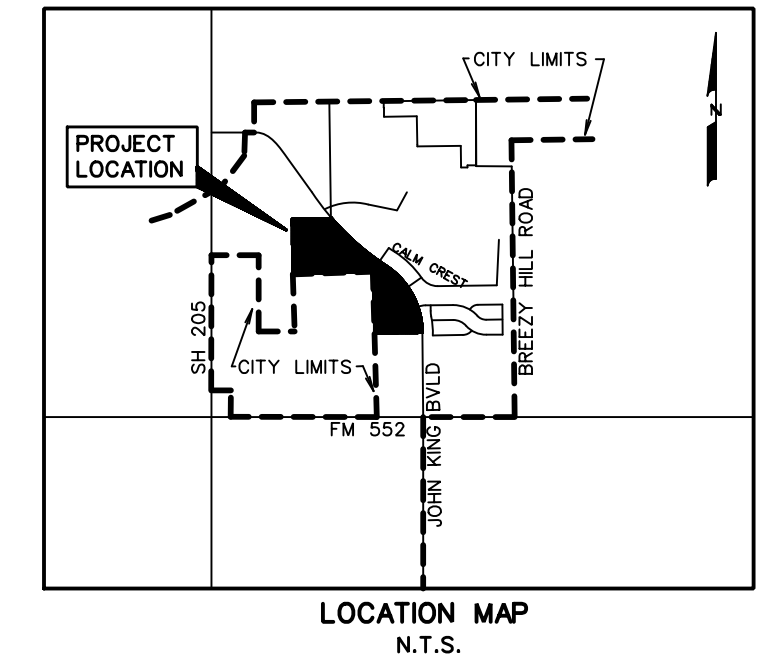
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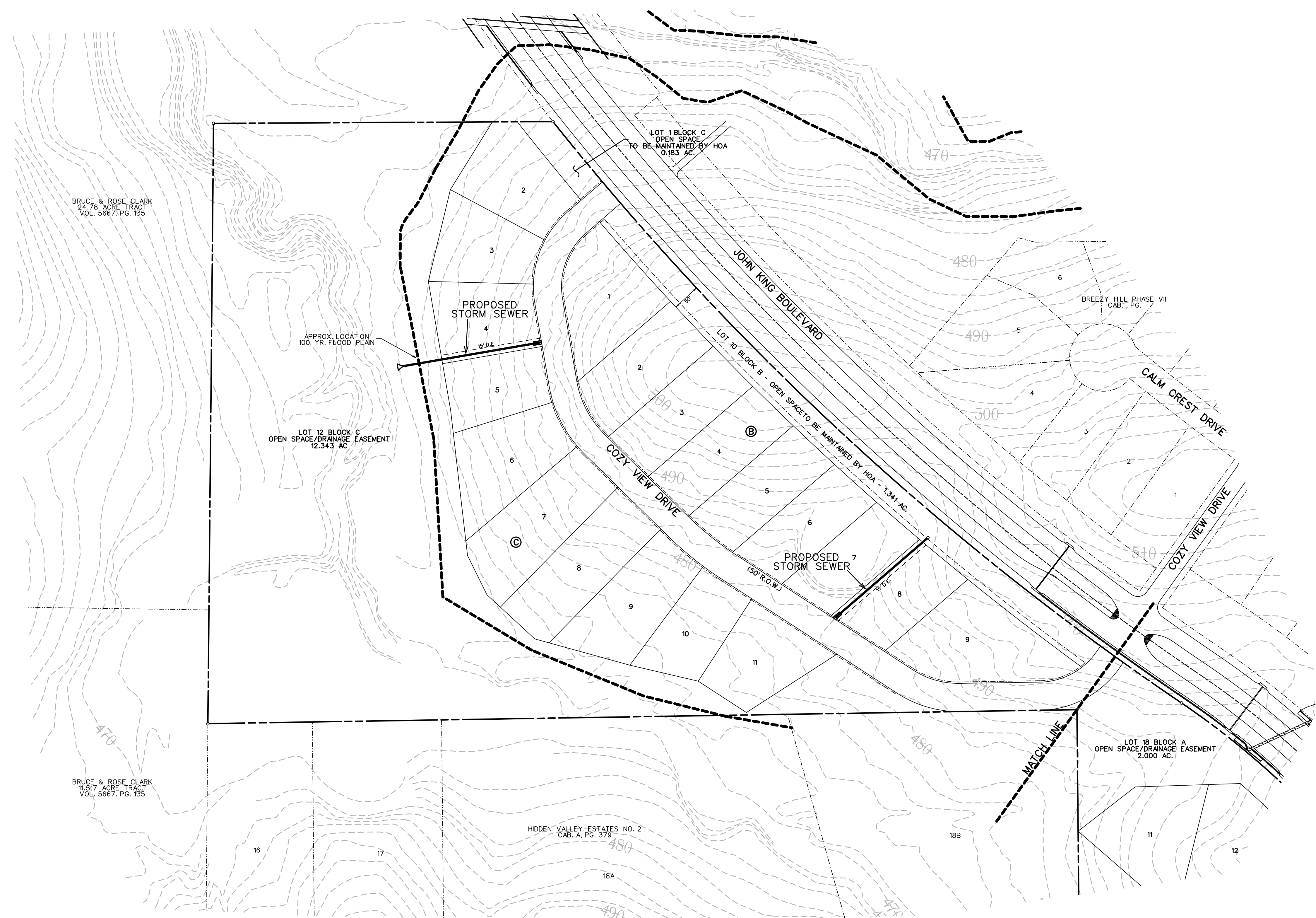
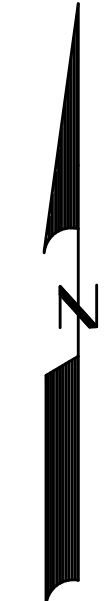


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DRAINAGE PLAN
OF
BREEZY HILL PHASE XII
LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH WEST PODS, LTD.
8214 WESTCHESTER 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

20' NORTH TEXAS MUNICIPAL WATER DISTRICT
"06L" 812, PG. 23
CDGT, ROCKWALL 2016, L.L.C.
47.8 ACRES TRACT
CLERKS FILE NO. 2016-000012796



0 50 100 200
SCALE: 1" = 100'



LEGEND

	PROP. STORM SEWER
	PROP. CURB INLETS
	PROP. CONC. HEADWALL

PRELIMINARY
DRAINAGE PLAN
OF
BREEZY HILL PHASE XII
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NOVEMBER 2018 SCALE 1" = 100'



February 5, 2019

ATTN: CHASE FINCH
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TX 75013

RE: PRELIMINARY PLAT (P2018-047), Breezy Hill Phase XII

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 01/22/2019. The following is a record of all recommendations, voting records and conditions of approval:

RECOMMENDATIONS:

Should the City Council chose to approve the preliminary plat for Breezy Hill, Phase XII, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;*
- 2) The developer shall construct a ten (10) foot sidewalk along John King Blvd; and*
- 3) Any construction resulting from the approval of this preliminary 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.*

PLANNING AND ZONING COMMISSION:

On January 15, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff recommendations passed by a vote of 6-0 with Commissioner Moeller absent.

CITY COUNCIL:

On January 22, 2019, the City Council's motion to approve the preliminary plat for Breezy Hill, Phase XII with staff conditions passed by a vote of 6 to 0 with Council Member Trowbridge absent.

Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of one (1) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100)
Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+\$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00. **Please note if submitting mylars between September 1st thru December 31st, tax receipts must also be filed with the plat that will incur a fee of \$4.00 per tax receipt.**



Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Korey Brooks'.

Korey Brooks, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX