



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22018-030 P&Z DATE 7/14/18 CC DATE 7/20/18 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input checked="" 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 checked="" 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"/> NEWSPAPER 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 APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22018-030

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 03.72 Acres

Subdivision Enclose HT Rockwall Lot NA Block NA

General Location Northwest SH 225/Goliad Mills Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning DC/C/AG Current Use _____

Proposed Zoning PD. SR/General Retail Proposed Use _____

Acreage 03.72 Lots [Current] NA Lots [Proposed] 124

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

<input type="checkbox"/> Owner	<u>Stagliano Properties</u>	<input checked="" type="checkbox"/> Applicant	<u>Saddle Star Level Dev LLC</u>
Contact Person	<u>16100 AIRPORT FRWY</u>	Contact Person	<u>PAT ATKINS</u>
Address	<u>Irving TX - 75068</u>	Address	<u>3074 Days Ln.</u>
City, State & Zip		City, State & Zip	<u>Rockwall, Tex. 75087</u>
Phone	<u>972-388-6383</u>	Phone	<u>972-388-6383</u>
E-Mail	<u>UDollar@Pallas-Flexsys.com</u>	E-Mail	<u>KPATKINS@staha.com</u>

NOTARY VERIFICATION [REQUIRED]

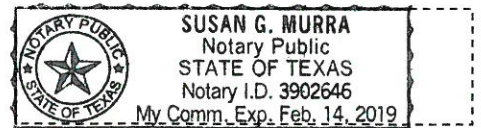
Before me, the undersigned authority, on this day personally appeared Pat Atkins [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

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

Given under my hand and seal of office on this the 3rd day of July, 2018.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires 2/14/2019



**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: 7/11/2018

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, 07/31/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 7/31/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 7/31/2018 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: Z2018-030
Project Name: The Enclave (C and HC to PD)
Project Type: ZONING
Applicant Name: SADDLESTAR LAND
Owner Name: STAGLLANO, VINCENT J
Project Description:



RECEIPT

Project Number: Z2018-030
Job Address: MIMS RD
ROCKWALL, TX 75032

Receipt Number: B81000

Printed: 7/16/2018 2:56 pm

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$ 1,160.00

Total Fees Paid: \$ 1,160.00
Date Paid: 7/16/2018 12:00:00AM
Paid By: SHEPHERD PLACE HOMES, INC
Pay Method: CHECK 114713
Received By: LM

City of Rockwall Project Plan Review History



Project Number Z2018-030	Owner STAGLLANO, VINCENT J	Applied 7/11/2018 LM
Project Name The Enclave (AG, C and HC to PD)	Applicant SADDLESTAR LAND	Approved
Type ZONING		Closed
Subtype PD		Expired
Status P&Z HEARING		Status 7/25/2018 DG

Site Address	City, State Zip	
MIMS RD	ROCKWALL, TX 75032	Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
HIGHLAND MEADOWS 1	3	NULL	3	0026-0000-0003-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/19/2018	7/26/2018	7/19/2018		APPROVED	
ENGINEERING (7/25/2018 4:31 PM SH) - 4% engineering fees - Impacts fees - All open space, drainage, and detention to maintained, repaired, and replaced by HOA - Flood study will be required for Buffalo Creek - Min utility easement = 20' wide - Sewer pro-rata = \$379.24/acre - Min 100' between road connections to Mims - No trees within 5' of any utility - Detention is required for commercial/retail site - No increase in flood plain elevation or flow from site. Detention maybe required for the residential component - Show existing utilities - Align the centerline of Street A with the adjacent street across 205. - Please see attached mark up.	Sarah Hager	7/11/2018	7/18/2018	7/25/2018	14	COMMENTS	
FIRE	Ariana Hargrove	7/11/2018	7/18/2018	7/19/2018	8	APPROVED	
PLANNING	David Gonzales	7/11/2018	7/18/2018	7/25/2018	14	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 Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.72-acre tract of land identified as Tract3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.</p> <p>PLANNING COMMENTS - DAVID GONZALES - 07.18.2018</p> <p>All staff comments are to be addressed and resubmitted by Tuesday August 7, 2018. Please provide one (1) large copies [FOLDED] and one PDF version for a subsequent review by staff:</p> <p>Planning Department General Comments to be addressed are as follows:</p> <ul style="list-style-type: none"> • On all future submittals please include the Case Number (Z2018-030) on the lower right hand corner. • An infrastructure impact analysis is required and must be submitted to the engineering department for review prior to approval of this PD Development request • If you are providing addition of an expansion of SH-205 as previould indicated, demonstrate how this will occur. • When provided, please review the Draft Ordinance prior to the Planning & Zoning public hearing scheduled for August 14, 2018 and return with red lined corrections and/or additions you feel may be necessary for staff review. <p>Please make the following corrections/additions to the Concept Plan:</p> <p>(1) Change Open Space to indicate 20.3-acres and Open Space % to indicate 12.02-acres, which reflects the calculated 50% floodplain maximum allowable acreage (i.e. 8.28-acres) less the actual total open space [i.e. 20.3 - 8.28 = 12.02-acres]. Based on the 1.56-acre floodplain & 50% allowable towards open space, the open space has been reduced from 20.3-acres to 12.02-acres or 18.86% open space.</p> <p>**Waiver Required**</p> <p>The minimum total open space required is 20% of the gross acres of the site, which should be a minimum of 12.74-acres. Therefore, the calculated total open space equalling 18.86% requires a Waiver for being less than 20% minimum.</p> <p>(2) Correct the Land Use Data table as follows:</p> <ol style="list-style-type: none"> Proposed Zoning - PD Remove 'Heavy Comm' & indicate 'GR' 5.30-acres Flood Plain 16.56-acres x 50% = 8.28-acres open space Change Open Space to 'Total Open Space= 12.02-acres or 18.86% (i.e. 20.3-acres' - 8.28-acres) Change Density to equal 2.11 du/ac <p>(3) Ghost in 50-ft landscape buffer along the perimeter of the GR tract indicating the minimum separation from the singlefamily district.</p>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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** Planning Staff additional comments:

** 1. The Future Land Use Map contained within the Comprehensive Plan currently identifies this property as being designed for Commercial land uses. The proposed use requires the City Council to amend the Future Land Use Map to reflect a Low Density Residential land uses designation. This will be listed as a condition of approval.

** 2. The following is a Comprehensive Plan (plan) policy that has not been satisfied or could benefit from clarification:

a) All residential lots that are 16,000 SF or less should be served by an alley. A request to waive this requirement for the single family homes requires approval by the City Council. This may be waived by approval of and through the PD Ordinance.

**3. The property is within Park District No. 14. Parks fees for cash in lieu land and pro-rata equipment fees will be due at the time of final plat (fees are subject to change).

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD request. If you have any questions regarding this case, please feel free to contact David Gonzalez, AICP with the Planning Department at 972-771-7745.

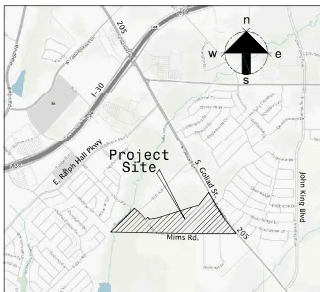
Meeting Dates to Attend

Planning - Work Session: July 31, 2018 (6:00 p.m.) [applicant to present case to P&Z for discussion]

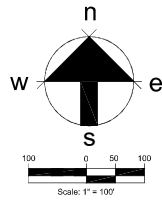
Planning - Public Hearing: August 14, 2018 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)]

City Council - Public Hearing: August 20, 2018 (6:00 p.m.) [1st Reading of PD Ordinance]

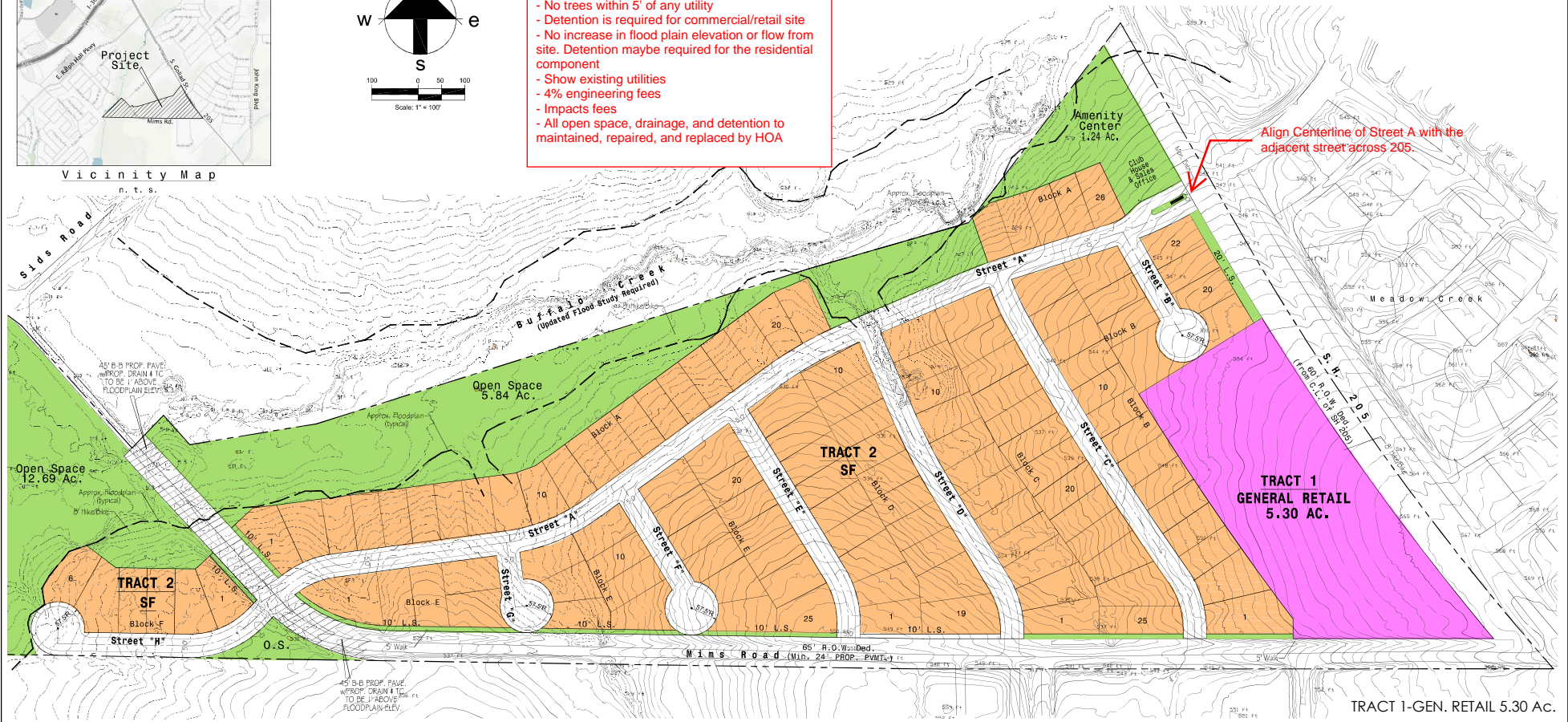
City Council - Consent/Action Item: September 4, 2018 (6:00 p.m.) [2nd Reading of PD Ordinance (if approved at 1st reading)]



Vicinity Map
n. t. s.



- Flood study will be required for Buffalo Creek
- Min utility easement = 20' wide
- Sewer pro-rata = \$379.24/acre
- Min 100' between road connections to Mims
- No trees within 5' of any utility
- Detention is required for commercial/retail site
- No increase in flood plain elevation or flow from site. Detention maybe required for the residential component
- Show existing utilities
- 4% engineering fees
- Impacts fees
- All open space, drainage, and detention to maintained, repaired, and replaced by HOA



Align Centerline of Street A with the adjacent street across 205.

TRACT 1-GEN. RETAIL 5.30 Ac.

TRACT 2 (SF)-123 LOTS (60x120')

63.72 Ac.

22017 -052

Concept Plan

for
the enclave
city of rockwall, rockwall county, texas

NOTE:
GARAGE ORIENTATION TO BE FRONT FACING WITH
5' OFFSET FROM MAIN STRUCTURE WITH
ARCHITECTURALLY DECORATIVE GARAGE DOORS

Land Use Data

Prop. Zoning	SF-6-R
Total Area	63.72 Ac.
Heavy Comm.	5.30 Ac.
Floodplain	16.56 Ac.
Open Space	20.7 Ac. (32%)
Total # Lots	123
Density (du/ac)	2.10

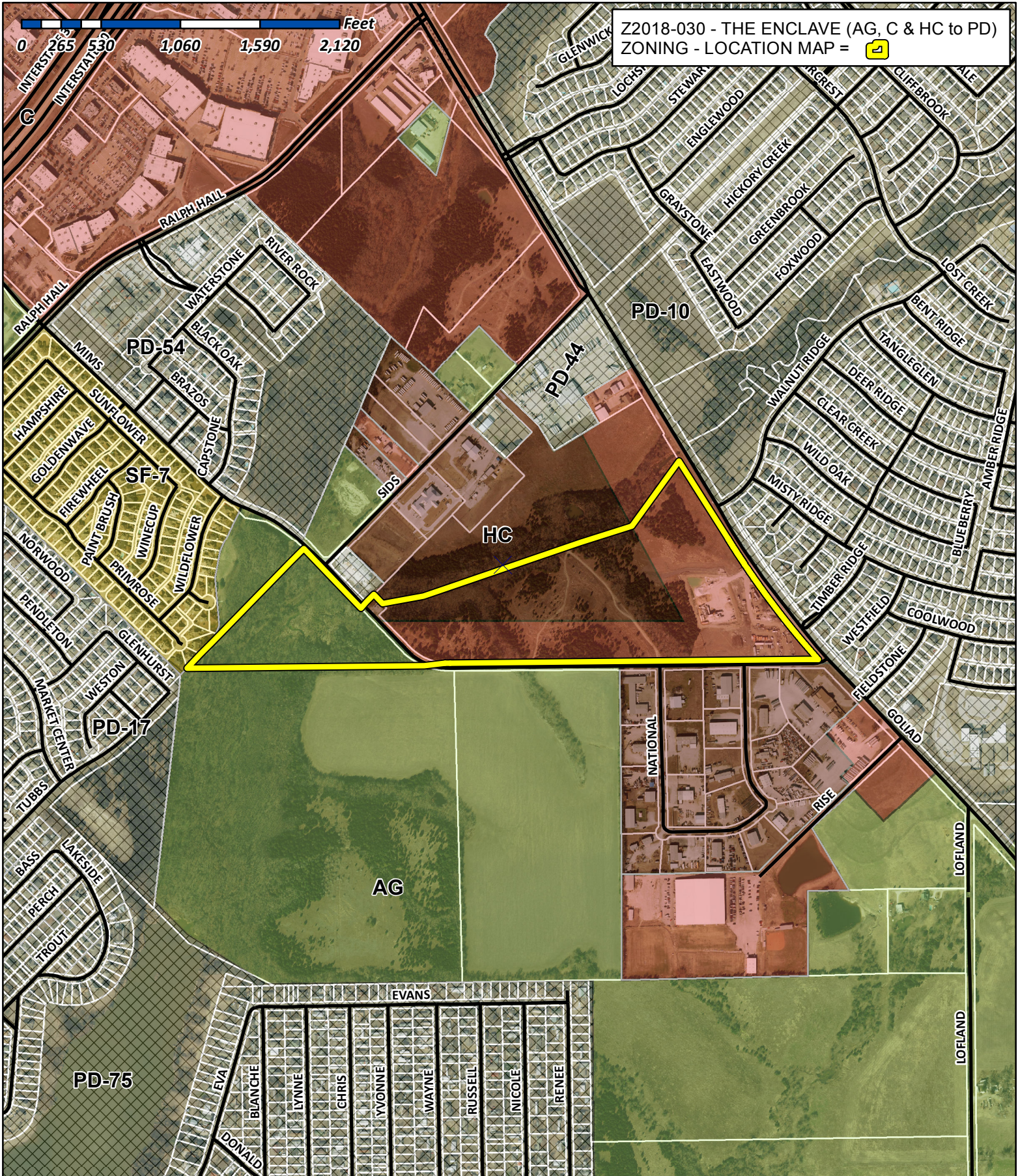
NOTE:
ALL OPEN SPACE, DRAINAGE, DETENTION AREAS
TO BE MAINTAINED BY H.O.A.



Saddle Star
Land Development LLC
3076 Hays Lane
Rockwall, TX 75087
Contact: Pat Atkins



3076 Hays Lane
Rockwall, Texas 75087
972.388.6383



Z2018-030 - THE ENCLAVE (AG, C & HC to PD)
 ZONING - LOCATION MAP =

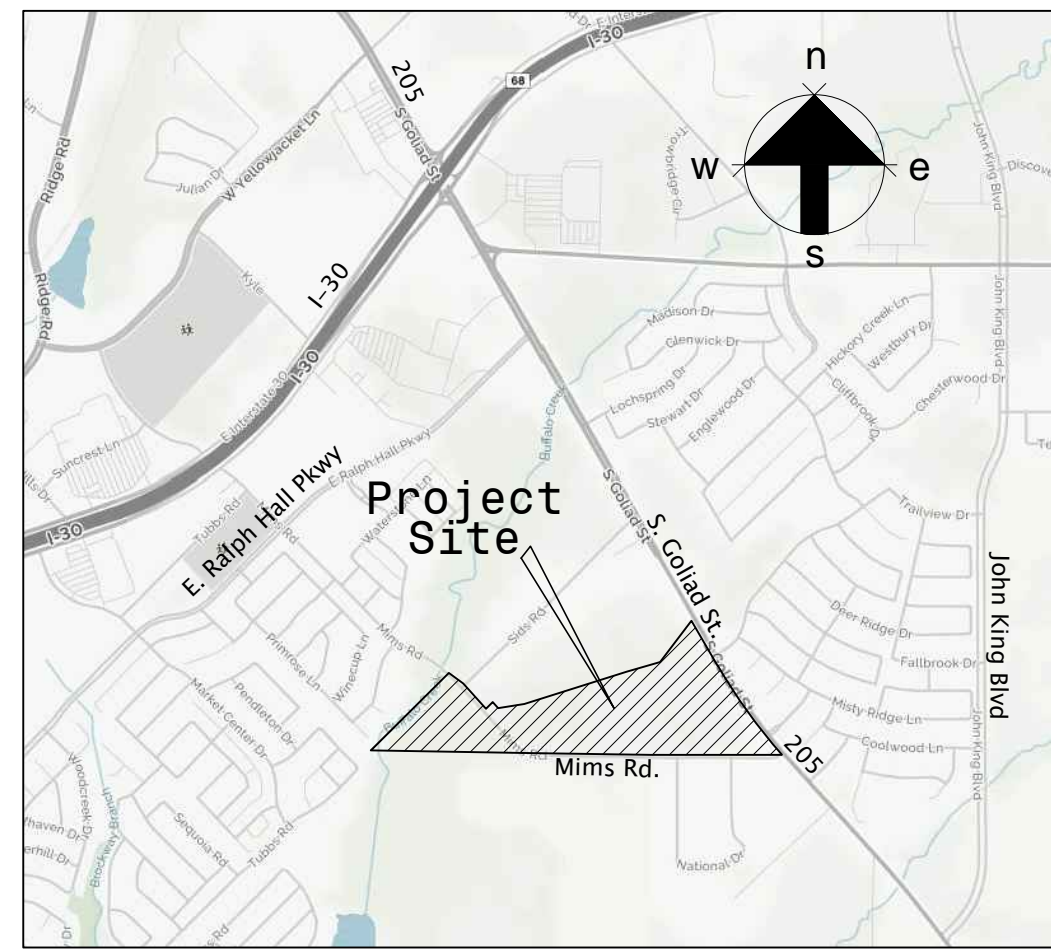


City of Rockwall

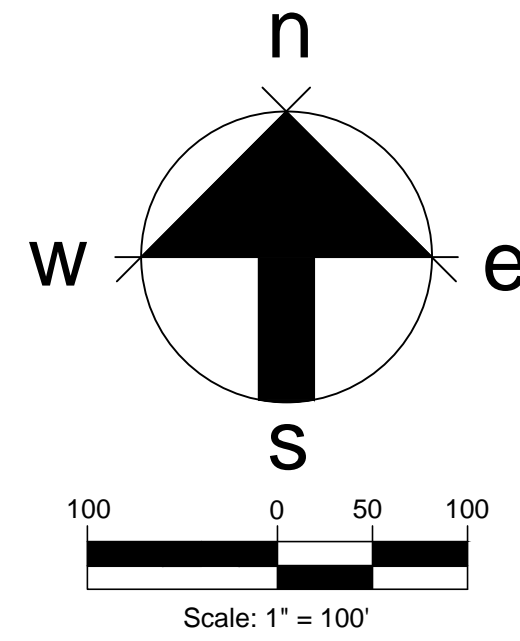
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

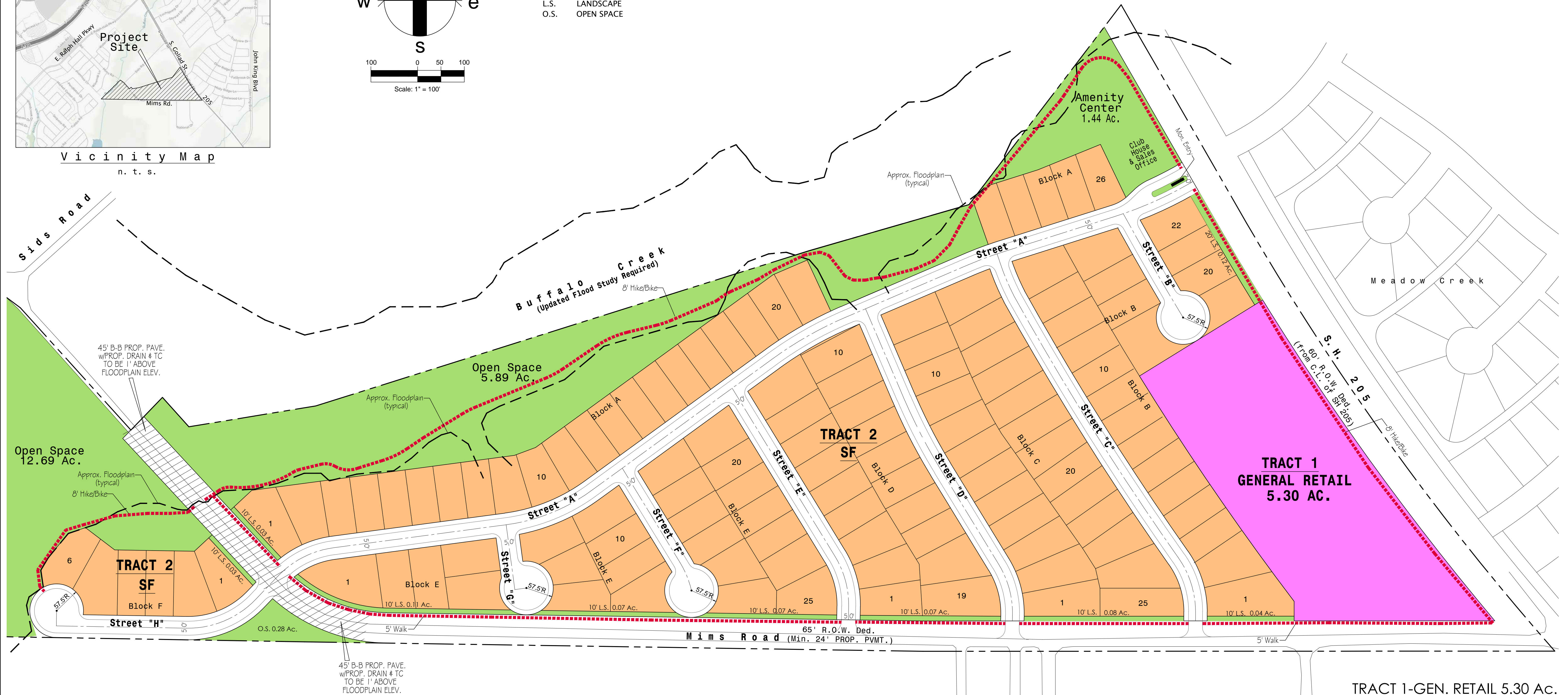




Vicinity Map
n. t. s.



LEGEND
L.S. LANDSCAPE
O.S. OPEN SPACE



NOTE:
GARAGE ORIENTATION TO BE FRONT FACING WITH
5' OFFSET FROM MAIN STRUCTURE WITH
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Land Use Data	
Prop. Zoning	SF-6-R
Total Area	63.72 Ac.
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Open Space	20.92 Ac. (36%)
Total # Lots	123
Density (du/ac)	2.10

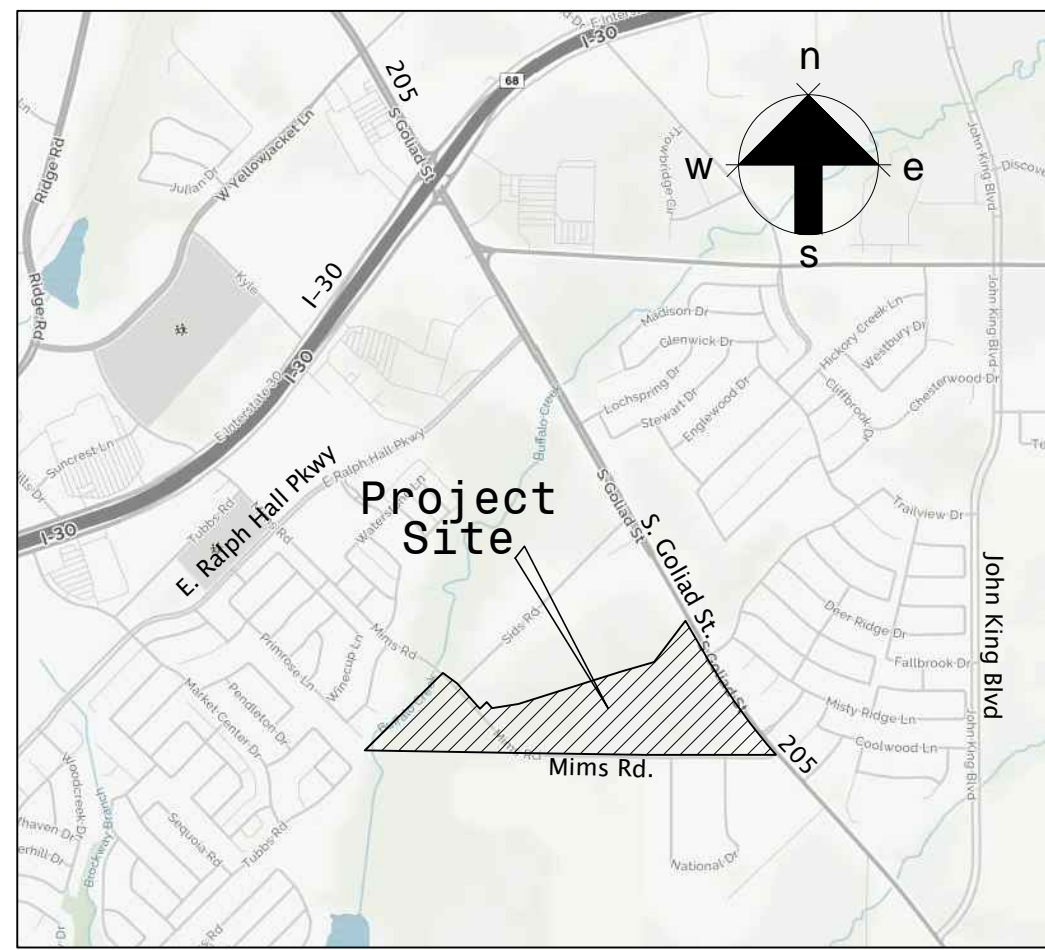
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TRACT 1-GEN. RETAIL 5.30 Ac.
TRACT 2 (SF)-123 LOTS (60x120')
63.72 Ac.

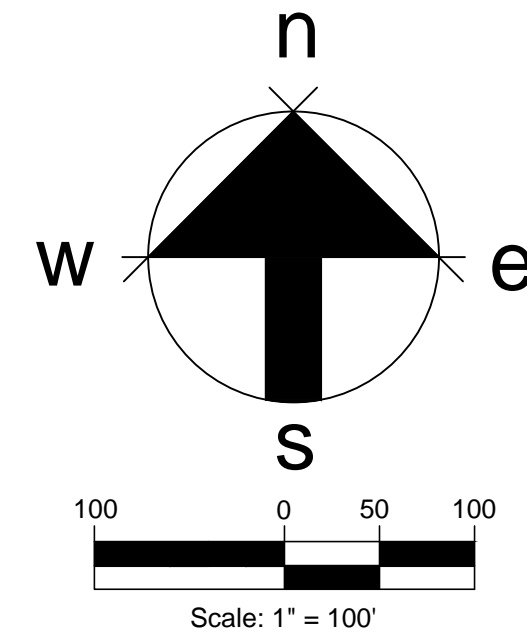
Z2017-052
Concept Plan
for
the enclave
city of rockwall, rockwall county, texas

SADDLE STAR
Saddle Star
Land Development LLC
3076 Hays Lane
Rockwall, TX 75087
Contact: Pat Atkins

KPA
consulting, inc.
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383

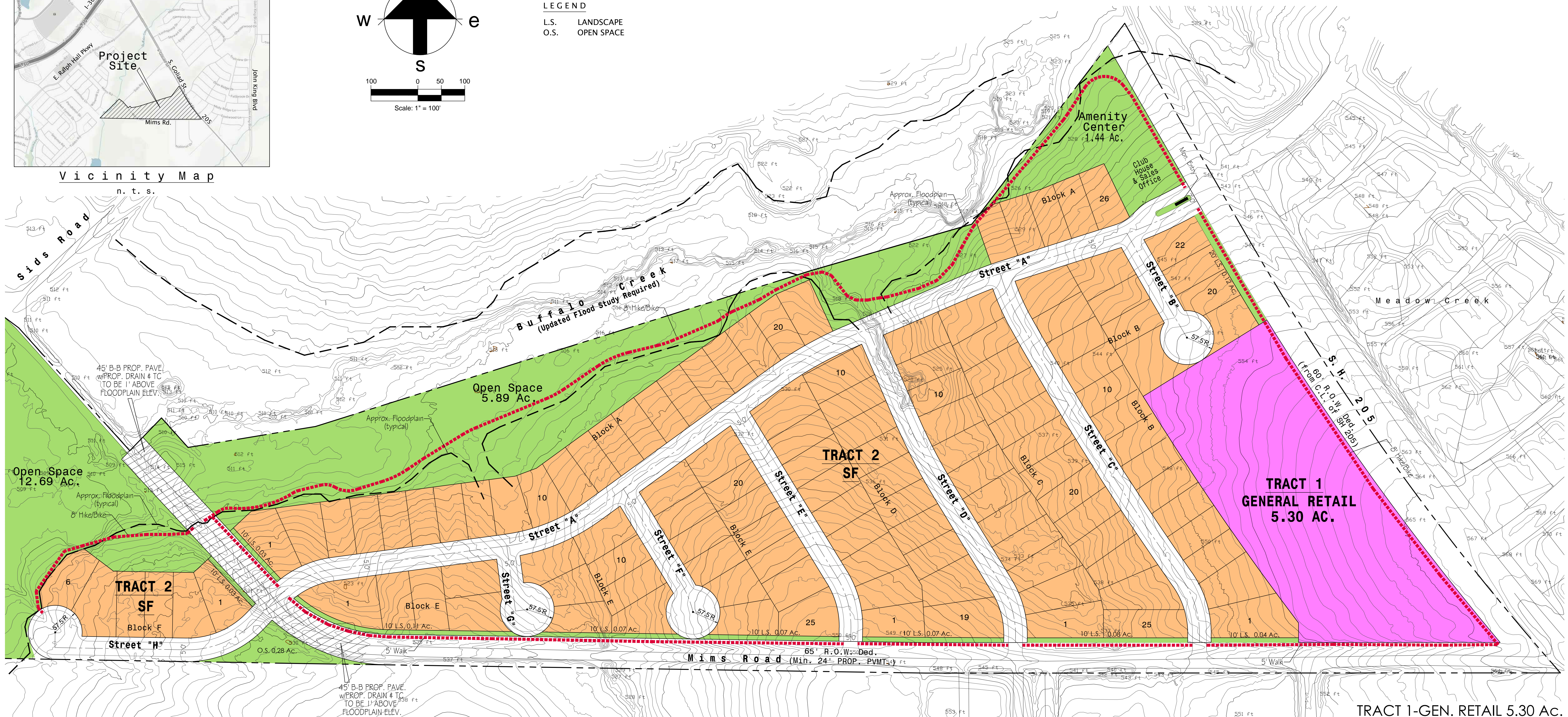


Vicinity Map



LEGEND

- L.S. LANDSCAPE
- O.S. OPEN SPACE



NOTE:
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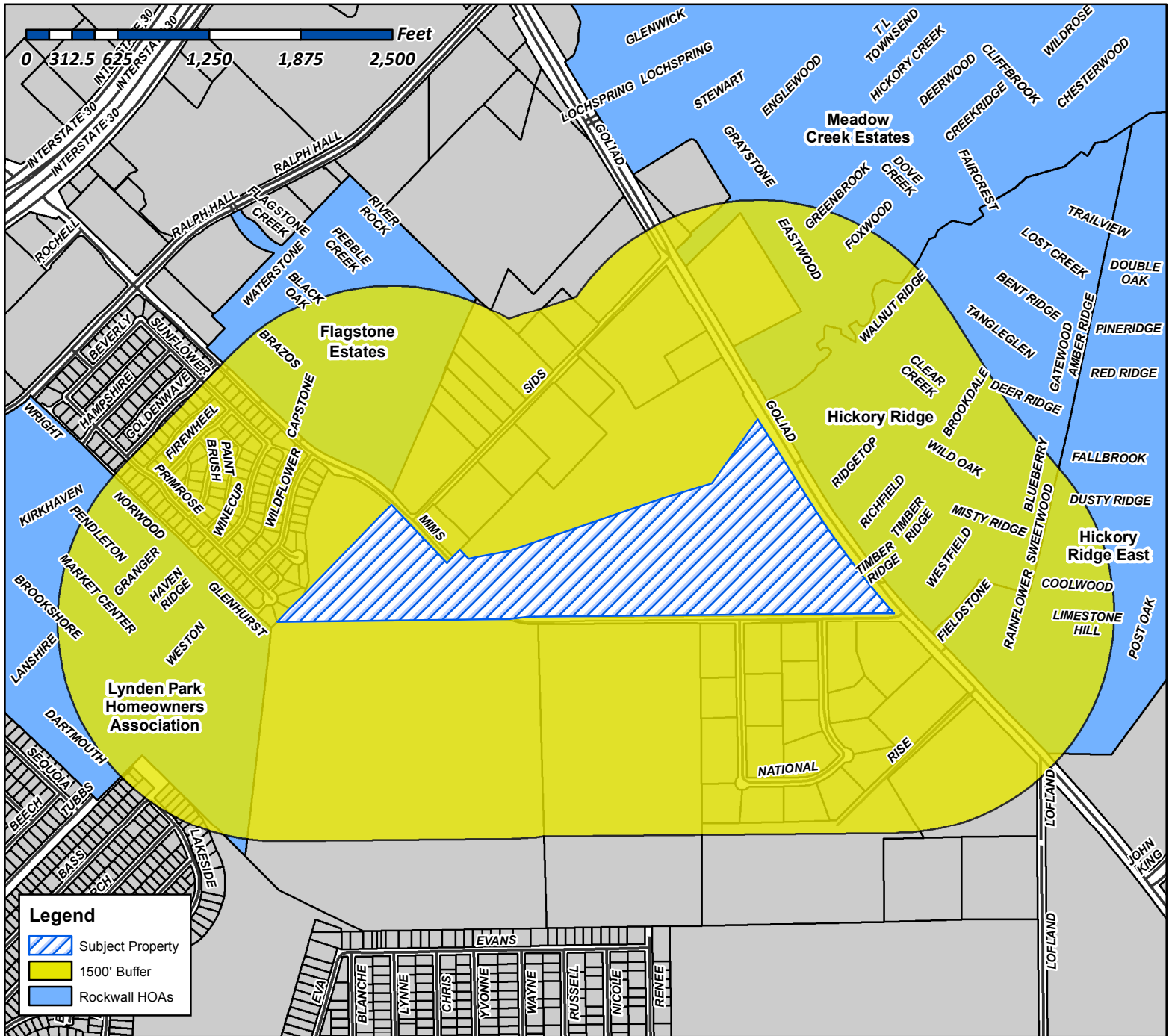




City of Rockwall

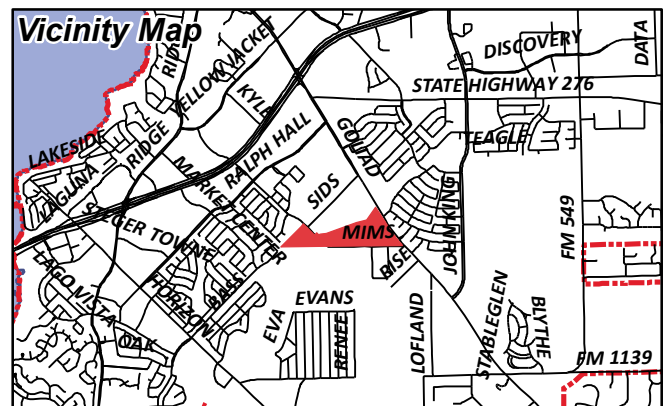
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Case Number: Z2018-030
Case Name: Zoning Change (AG, C & HC to PD)
Case Type: Zoning
Zoning: AG, C & HC District
Case Address: Northwest Corner of S. Goliad Street and Mims Road

Date Created: 7/11/2018
For Questions on this Case Call (972) 771-7745

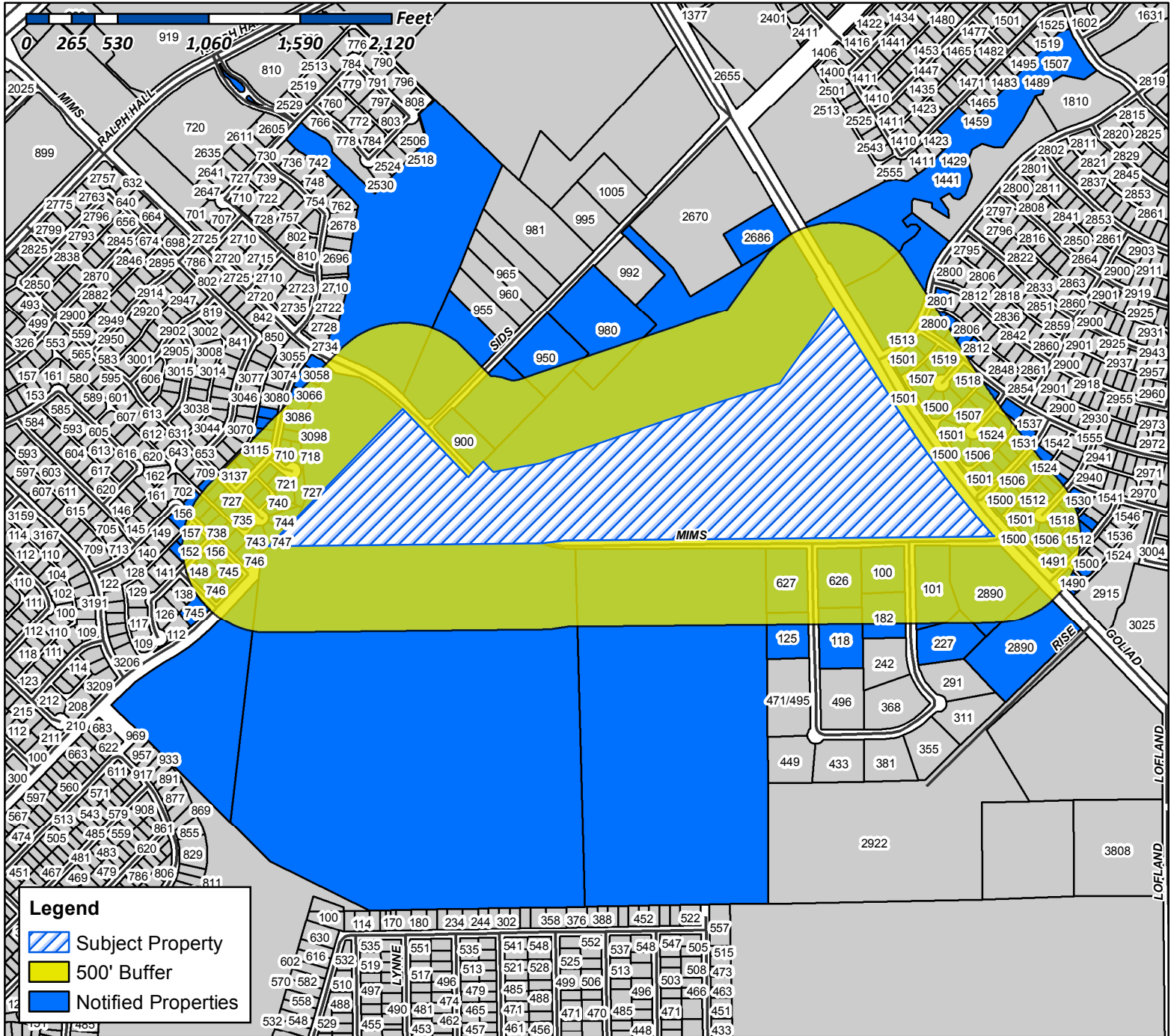




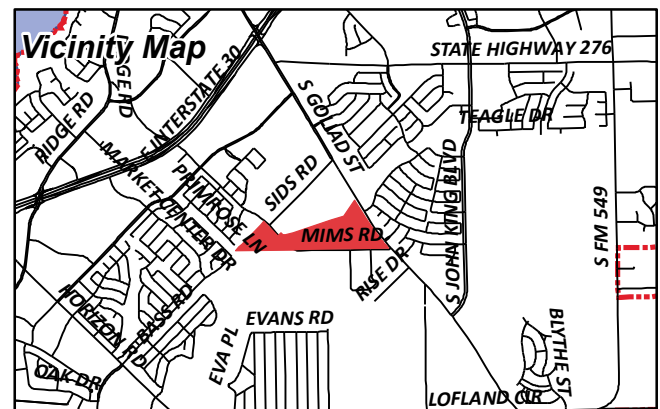
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Case Number: Z2018-030
Case Name: Zoning Change (AG,C & HC to PD)
Case Type: Zoning
Zoning: AG, C & HC District
Case Address: Northwest Corner of S. Goliad Street and Mims Road



Date Created: 07/11/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

LEMMOND BRENTON & KIMBERLY
10349 S STATE HIGHWAY 205
ROCKWALL, TX 75032

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

SCOTTFREE INVESTMENTS LP
118 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
125 NATIONAL DR
ROCKWALL, TX 75032

MOORE LEE OSCAR & SHRYL ANN
1251 MARLIN AVENUE
SEAL BEACH, CA 90740

DING CHENG LIANG AND LUH LUH TING
1406 ROSALIA AVE
SAN JOSE, CA 95130

CURRENT RESIDENT
1441 FOXWOOD LN
ROCKWALL, TX 75032

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

PEACOCK JAY C & ROBYN M
148 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
149 WESTON CT
ROCKWALL, TX 75032

ZIYADEH MUNEEB R ABU
1490 FIELDSTONE DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1500 RICHFIELD CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1500 WESTFIELD LN
ROCKWALL, TX 75032

CONFIDENTIAL
1500 FIELDSTONE DR
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK
1500 RIDGETOP CT
ROCKWALL, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

GARY SHAWN
1501 RICHFIELD CT
ROCKWALL, TX 75032

HOWERTON RICKY D & CHRISTINE A
1501 RIDGETOP COURT
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAH
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

MARTINEZ JOSUE
1501 WALNUT RIDGE DR
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

DOUGLAS LEANNE AND JAMES
1506 RICHFIELD CT
ROCKWALL, TX 75032

TATOM DANNY & TRACI
1506 RIDGETOP CT
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER
TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

HOGAN CHAD & STEFANIE
1506 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75032

HOYL ROBERT & DARLA
1507 RICHFIELD CT
ROCKWALL, TX 75032

TORRES JOSLYN NOEL & ANDREW
1507 RIDGETOP COURT
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

AMIN DEVESHCHANDRA A AND
MANISHA D AMIN
1512 RICHFIELD CT
ROCKWALL, TX 75032

AMIN DEVESHCHANDRA A AND MANISHA D
1512 RICHFIELD CT
ROCKWALL, TX 75032

LOPEZ ANDREW T & LAUREL L
1512 RIDGETOP COURT
ROCKWALL, TX 75032

DAVIDSON ANTHONY D
1512 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

LIM KATCHHAUY & MONY KROUCH
1512 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 WALNUT RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 WESTFIELD LN
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

UNDERWOOD STEPHEN GREGORY AMANDA
BETH RYAN
1513 RICHFIELD COURT
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L
1513 RIDGETOP CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1518 RIDGETOP CT
ROCKWALL, TX 75032

JIMENEZ SANTIAGO & MARIA D
1518 RICHFIELD CT
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J
1518 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

JACKSON SHANNON D AND
VANCE R EKQUIST
1519 RICHFIELD CT
ROCKWALL, TX 75032

THOMAS BROOKE M
1519 RIDGETOP CT
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH & GINO AND
SHARLE L CAMP
1519 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

AL-GHAZAWI OMAR AND SAMAH ALMALKAWIE
1519 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
152 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1524 WESTFIELD LN
ROCKWALL, TX 75032

BURRISS ELWOOD & DOROTHY L
1524 RICHFIELD CT
ROCKWALL, TX 75032

MEBRATU GEZI
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

SAWYER CHARLENE &
DANNY & CHARLOTTE SAWYER
1525 FIELDSTONE DR
ROCKWALL, TX 75032

PATRICK RICHARD & BRANDY
1525 RICHFIELD CT
ROCKWALL, TX 75032

WHALEN DANIEL & KYONG SUK
1525 TIMBER RIDGE DR
ROCKWALL, TX 75032

SHAH MURTAZA & MARIA
1525 WESTFIELD LN
ROCKWALL, TX 75032

RICHARDS NINA R
153 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1530 WESTFIELD LN
ROCKWALL, TX 75032

LABLANK CORTLIN AND ASHLEY
1530 RICHFIELD CT
ROCKWALL, TX 75032

CHODUN ERIC
1530 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75032

SHAHER LORI E
1531 TIMBER RIDGE DR
ROCKWALL, TX 75032

RYSZARD PROPERTIES LLC
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
156 WESTON CT
ROCKWALL, TX 75032

PENA YOAMY G & JOAQUIN S
156 HAVEN RIDGE DRIVE
ROCKWALL, TX 75032

EISENSTEIN JENNIPHER
157 WESTON CT
ROCKWALL, TX 75032

DOS HILLS INC
1701 SHERBURNE DR
KELLER, TX 76262

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

CURRENT RESIDENT
182 NATIONAL DR
ROCKWALL, TX 75032

WATTS KYLA & CALE
218 STANFORD CT
HEATH, TX 75032

CURRENT RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75032

NGUYEN JENNIFER
2608 SANTA ROSA AVE
ODESSA, TX 79763

CURRENT RESIDENT
2686 S HWY205
ROCKWALL, TX 75032

CROSS RONALD D & EMMA R
2800 MISTY RIDGE LN
ROCKWALL, TX 75032

HARDMAN MARK
2801 WILD OAK LN
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K
2806 MISTY RIDGE LN
ROCKWALL, TX 75032

TOMAJ ENGIELL AND LAURA
2812 MISTY RIDGE LANE
ROCKWALL, TX 75032

CONFIDENTIAL
2818 MISTY RIDGE LN
ROCKWALL, TX 75032

DABNEY TERESA AND
WILBERT HANEY
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

AXUM MARC R & DEBRA S
2849 WILD OAK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75032

STAEV GHINICA
299 PHEASANT HILL DR
ROCKWALL, TX 75032

LLC SERIES G
RONALD SPENCER FAMILY INVESTMENTS
3021 RIDGE RD SUITE A-277
ROCKWALL, TX 75032

RACK PARTNERS LTD
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

CHRISTIAN LARRY N
3058 WILDFLOWER WAY
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

MARKS WESLEY & AMY E
3066 WILDFLOWER WAY
ROCKWALL, TX 75032

MCFARLAND RODERIC B
3074 WILDFLOWER WAY
ROCKWALL, TX 75032

BARNETT VIRGINIA M
3080 WILDFLOWER WAY
ROCKWALL, TX 75032

ELLIOTT PAULA C
3086 WILDFLOWER WAY
ROCKWALL, TX 75032

HUDSON JOHN D & KATHY L
3092 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3095 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3098 WILDFLOWER WAY
ROCKWALL, TX 75032

CANETTY CHAYRA SANCHEZ
3101 WILDFLOWER WAY
ROCKWALL, TX 75032

CHRISTIAN LON K JR
3104 WILDFLOWER WAY
ROCKWALL, TX 75032

HENSON BRIAN COLE AND RAVEN SAVANNAH
3107 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3115 WILDFLOWER WAY
ROCKWALL, TX 75032

PEREZ ELIZABETH
3120 W NORTHWEST HWY
DALLAS, TX 75220

COOPER TERESA L
3123 WILDFLOWER WAY
ROCKWALL, TX 75032

SHIVERS WAYNE A
3129 WILDFLOWER WAY
ROCKWALL, TX 75032

PRICE TIMOTHY F & DIANA M
3137 WILDFLOWER WAY
ROCKWALL, TX 75032

BODFORD ALVIN M
C/O EPES TRANSPORT SYSTEM
3400 EDGEFIELD COURT
GREENSBORO, NC 27409

FALLS DAVID & TERRI
3608 LAKESIDE DR
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

GREGORY COREY ALAN
500 BASTROP HWY #7
AUSTIN, TX 78741

CLARK RICHARD A II
5019 MERLIN DR
SAN ANTONIO, TX 78218

STAGLIANO FAMILY TRUST
5501 ST ANDRES CT
PLANO, TX 75093

JACOBS DAVID RAY
626 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
627 NATIONAL DR
ROCKWALL, TX 75032

CHEN CHAI
708 GLENHURST DR
ROCKWALL, TX 75032

REECE EDDY P & JUDY
709 BLUEBELL CT
ROCKWALL, TX 75032

LEBLANC BRIAN E
709 PRIMROSE LN
ROCKWALL, TX 75032

TURNER LAQUITTA L
710 BLUEBELL CT
ROCKWALL, TX 75032

CLARK JEAN F & KRISTINE L
714 GLENHURST DR
ROCKWALL, TX 75032

RIDDLE RONALD E & LINDA K
715 BLUEBELL CT
ROCKWALL, TX 75032

GRIFFITH ALLYSON RENEE SCARBER
715 PRIMROSE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
718 BLUEBELL CT
ROCKWALL, TX 75032

MISSELL KASSIE DANIELLE & KEVIN MICHAEL
720 GLENHURST DR
ROCKWALL, TX 75032

JONES JAMES & MARY
721 BLUEBELL CT
ROCKWALL, TX 75032

HARRIS CHAD &
MISTY PIERCE
721 PRIMROSE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
726 GLENHURST DR
ROCKWALL, TX 75032

CURRENT RESIDENT
727 PRIMROSE LN
ROCKWALL, TX 75032

NUGENT GAYLEEN K
727 BLUEBELL CT
ROCKWALL, TX 75032

BRIDGMAN SHAWN AND RENEE
728 PRIMROSE LN
ROCKWALL, TX 75032

SOAITA MARIUS & DANIELA M
732 GLENHURST DR
ROCKWALL, TX 75032

GULICK ANNA C
734 PRIMROSE LN
ROCKWALL, TX 75032

TIPPING DORA MARIA
735 PRIMROSE LN
ROCKWALL, TX 75032

HUDDLESTON EMILY D AND
BRYON STEWART JR
738 GLENHURST DR
ROCKWALL, TX 75032

LEWIS GOMER J & CHARLSIE J
740 PRIMROSE LN
ROCKWALL, TX 75032

SITTER KAREEN RUTH
743 PRIMROSE LN
ROCKWALL, TX 75032

HEFFLER MICHAEL A
744 PRIMROSE LN
ROCKWALL, TX 75032

ROACH SHANE D AND LEANNE L
745 BRAEWICK DR
FATE, TX 75032

WINTERS KEVIN R & STELIANA V
745 GLENHURST DR
ROCKWALL, TX 75032

ORAVSKY JAMES S & GINGER L
746 BRAEWICK DR
ROCKWALL, TX 75032

CZARNOPYS BENJAMIN J & ROBIN K
746 GLENHURST DR
ROCKWALL, TX 75032

HOLLAND JON E
747 PRIMROSE LN
ROCKWALL, TX 75032

WHITE CODY
7828 OLD HICKORY DR
N RICHLAND HILLS, TX 76182

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY SUITE 300
DALLAS, TX 75243

CURRENT RESIDENT
900 SIDS RD
ROCKWALL, TX 75032

JS CUSTOM HOMES LLC
9091 FM 2728
TERRELL, TX 75161

CURRENT RESIDENT
950 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
980 SIDS RD
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD, SUITE 200PT
AGOURA HILLS, CA 91301

ASBURY MICHAEL & LEAANN
PO BOX 1012
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

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

CITY OF ROCKWALL

ORDINANCE NO. 18-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 CHANGE THE ZONING FROM AN AGRICULTURAL (AG), COMMERCIAL (C) AND HEAVY COMMERCIAL (HC) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR GENERAL RETAIL (GR) AND SINGLE FAMILY 7 (SF-7) DISTRICT LAND USES ON THE *SUBJECT PROPERTY*, BEING A 63.72-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26, 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 Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG), Commercial (C) and Heavy Commercial (HC) District to a Planned Development District for General Retail (GR) and Single Family 7 (SF-7) District land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, 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 *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 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. 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 4. 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 4(b) through 4(d) 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 (*Tract 2 Only*)
 - 2. Master Plat (*Tracts 2 Only*)
 - 3. Preliminary Plat (*Tracts 2 Only*)
 - 4. PD Site Plan (*All Tracts*)
 - 5. Final Plats (*All Tracts*)
- (c) A *Master Plat* application covering all of the *Subject Property* shall be submitted. No master plat application shall be approved until the *Open Space Master Plan* for all of the *Subject Property* has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the *Master Plat* and *Preliminary Plat* application. If only one (1) phase is being proposed, the applicant may submit a letter stating the timing of the phase with the *Preliminary Plat* application to satisfy the *Master Plat* requirement.
- (d) A *PD Site Plan* application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with the *Final Plat* application for the development.

SECTION 5. That the official zoning map of the City of Rockwall shall be corrected to reflect the changes in zoning as described herein.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF SEPTEMBER, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 20, 2018

2nd Reading: September 4, 2018

Exhibit 'A':
Legal Description

BEING a 63.708 acre tract of land situated in the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, and being all of that called 63.72 acre tract of land described in a deed to Stagliano Family Trust recorded as Instrument No. 20150000018059, Deed Records of Rockwall County, Texas (DRRCT) and this tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" set for corner in the west right-of-way line of State Highway No. 205 at the most northern corner of said 63.72 acre tract common to the most eastern corner of a called 24.96 acre tract described in a deed to Rayburn Country Electric Cooperative, Inc., recorded as Instrument No. 20170000005360 (DRRCT), from which a 1/2" iron rod with a yellow plastic cap found for reference bears S 35°54'40" W a distance of 2.19 feet.

THENCE along the easterly lines of said 63.72 acre tract and the westerly lines of said Highway right-of-way as follows:

S 31°06'54" E, a distance of 92.45 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;
N 58°56'40" E, a distance of 10.00 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;
S 31°03'20" E a distance of 447.60 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" set for corner at the beginning of a curve to the left having a radius of 5779.60 feet, and a chord which bears South 36 deg. 39 min. 10 sec. East, a distance of 1127.44 feet;
In a Southeasterly direction, continuing along said curve to the left having a central angle of 11°11'41", an arc distance of 1129.24 to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963", set for corner; at the southeast corner of said 63.72 acre tract and being near the south edge of Mims Road (an asphalt surface at this location);

THENCE along the south side of said Mims road and the south lines of said 63.72 acre tract as follows:

S 88°36'12" W, a distance of 1352.05 feet to a point for corner from which a 3/8" iron rod found for reference bears S 53°33'24" W a distance of 0.74 feet;
S 89°30'36" W , a distance of 1324.38 feet to a point for corner from which a 5/8" iron rod set for reference bears S 43°31'32" E a distance of 28.57 feet;

THENCE S 89°35'55" W, now departing from the south margin of Mims Road and continuing with a south line of said 63.72 acre tract a distance of 1560.75 feet to a 1/2" iron rod found at the southwest corner thereof;

THENCE N 43°51'06" E , along a western boundary of said 63.72 acre tract a distance of 1133.75 feet to a 1/2" iron rod set for corner at a northern corner thereof;

THENCE S 54°43'46" E, along a boundary line of said 63.72 acre tract a distance 183.64 feet to a point for corner near the center of Mims Road and near the southeast side of Sids Road, said point being the most western corner of a called 1.50 acre tract described in a deed to Richard Slaughter recorded in Vol. 1531, Pg. 145 (DRRCT);

THENCE S 43°28'02" E along a boundary line of said 63.72 acre tract and the southwest line of said 1.50 acre tract a distance of 353.08 feet to an "X" set in a concrete bridge for corner at the most southern corner thereof;

THENCE N 42°26'36" E, continuing with the common line of last mentioned tracts a distance of 96.95 feet to a 1/2" iron rod found for corner at the most western corner of said 24.96 acre tract and an exterior "ell" corner of said 63.72 acre tract;

THENCE along the common lines of said 24.96 acre and 63.72 acre tracts as follows:

S 43°25'10" E, a distance of 85.05 feet to a 1/2" iron rod found for corner;
N 79°16'39" E, a distance of 276.11 feet to a point for corner from which a 1/2" iron rod found for reference bears S 60°54'11" E, a distance of 0.21 feet;
N 71°07'55"E, a distance of 1106.71 feet to a 1/2" iron rod found for corner;
N 72°30'03" E, a distance of 356.82 feet to a 1/2" iron rod with a yellow cap stamped "5560" found for corner;
N 35°54'40" E, a distance of 537.75 feet to the **POINT OF BEGINNING** and containing 63.708 acres or 2,775,128 square feet of land.

Exhibit 'C':
PD Development Standards

PD DEVELOPMENT STANDARDS.

GENERAL PD STANDARDS

- (1) *Residential Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance and stated in *Table 1* below. In no case shall the proposed development exceed 123-units (*i.e. single family*) or a density of 2.11-dwelling units per acre.

Table 1: Unit Composition

<i>Lot Type</i>	<i>Lot Dimensions</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
<i>Tract 2</i>	<i>60' x 120'</i>	<i>7,200 SF</i>	<i>123</i>	<i>100%</i>
<i>Maximum Permitted Units:</i>			<i>123</i>	<i>100%</i>

- (2) *Trash Dumpster Enclosure.* All trash dumpsters enclosures shall be four (4) sided, with eight (8) foot walls constructed and clad with materials matching the adjacent structure, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers, and not be visible from a public street or open space.
- (3) *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.
- (4) *Buried Utilities.* New transmission and 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. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property* as long as these lines remain in their current pre-developed state. 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.
- (5) *Open Space.* The development shall consist of a minimum of 18.86% open space (*or 12.02-acres*), and generally conform to the *Planned Development Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.
- (6) *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 during the site plan review process.
- (8) *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 or HOA's shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences private roadway, drive aisles and drive approaches for the areas identified as *Tracts 2* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (9) *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (10) *SH-205 Two (2) Lane Addition.* Prior to the development of any lots and/or property [i.e. Tract 1 and/or Tract 2], the developer and/or property owner shall enter into a facilities agreement

with the Texas Department of Transportation (TXDOT) and the City for the purpose of constructing a two (2) lane bypass along the western portion of SH-205 adjacent to the development and as shown

Exhibit 'C':
PD Development Standards

on the *Paving Concept Plan* depicted in *Exhibit 'D'* of the PD Ordinance. The street section shall be constructed to TXDOT standards.

- (11) *Variances*. The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance.

TRACT 1: GENERAL RETAIL

- (1) *Permitted Uses*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; however, the following shall apply:

Permitted by Specific Use Permit (SUP). The following uses shall require approval of a Specific Use Permit (SUP):

- Retail Store with Gasoline Product Sales [*More than two (2) Dispensers*]

Prohibited Uses. The following uses shall be prohibited:

- Convent or Monastery
- Hotel or Motel
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary or Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (*Outside*)
- Gun Club, Skeet or Target Range (*Indoor*)
- Astrologer, Hypnotist, or Psychic Art and Science
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Car Wash, Self Service
- Service Station
- Mining and Extraction (*Sand, Gravel, Oil & Other*)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility
- Garden Supply/Plant Nursery

- (2) *Density and Dimensional Requirements*. Any development on the area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards required for properties in a General Retail (GR) District and within the SH-205 Overlay (SH-205 OV) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

- (3) *Connectivity and Design*. The area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be designed to be pedestrian oriented and easily accessible to the adjacent residential land uses. In addition, the non-residential land uses shall be designed in a manner that reduces physical barriers between the residential land uses by incorporating cross connectivity in the form of walking paths and pedestrian scale elements. Buildings constructed in this area should be designed to a pedestrian scale with architectural elements that complement the adjacent residential land uses.

Exhibit 'C':
PD Development Standards

- (4) *Landscape Requirements.* All *Canopy/Shade Trees* planted within *Tract 1* 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.
- (5) *Landscape Buffers.* All landscape buffers and plantings located within the buffers adjacent to the area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall adhere to the following:
- (a) *Landscape Buffer (SH-205).* A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-205 (*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, two (2) 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 an eight (8) foot trail situated within the 20-foot landscape buffer adjacent to SH-205.
- (b) *Landscape Buffer (Mims Road).* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road (*outside of and beyond any required right-of-way dedication*). In addition, one (1) canopy tree shall be planted per 50-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the ten (10) foot landscape buffer adjacent to Mims Road.
- (c) *Landscape Buffer (Adjacent to Residential).* A minimum of a 50-foot landscape buffer shall be provided adjacent to all residential land uses. The landscape buffer shall incorporate a built-up berm with ground cover and/or shrubbery or a combination thereof along the entire length of the adjacency for the purpose of screening the commercial areas from the residential areas without using a physical barrier. In addition, the landscape buffer shall incorporate canopy trees planted on 20-foot centers along the entire length of the adjacency.

TRACT 2: SINGLE FAMILY

- (1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the area identified as *Tract 2* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) *Density and Dimensional Standards.* Unless specifically provided by this Planned Development ordinance, any development on the area identified as *Tract 2* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be subject to the density and dimensional requirements required for a Single Family 7 (SF-7) District, as stipulated by Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

See table on next page

Exhibit 'C':
PD Development Standards

Table 2: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	7,200 SF
Minimum Front Yard Setback	20'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street)	10'
Minimum Length of Driveway Pavement from Rear Property Line	20'
Maximum Height ⁽¹⁾	36'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	2,000 SF
Maximum Lot Coverage	70%

General Notes:

¹: The Maximum Height shall be measured to the eave or top plate (*whichever is greater*) of the single family home.

(3) **Building Standards.** The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

- (i) **Masonry Requirements.** The minimum masonry requirement for the exterior façades of all buildings shall be 100%. 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 exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance. Stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space.
- (ii) **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.
- (iii) **Garage Orientation.** Garages maybe oriented toward the street in a front entry configuration; however, the front façade of the garage must be set a minimum of 5-feet behind the front building façade of the primary structure. All garage configurations that are not front entry shall meet the requirements of Article IV, Parking and Loading, of the Unified Development Code.

(4) **Anti-Monotony Restrictions.** All development shall adhere to the following anti-monotony restrictions:

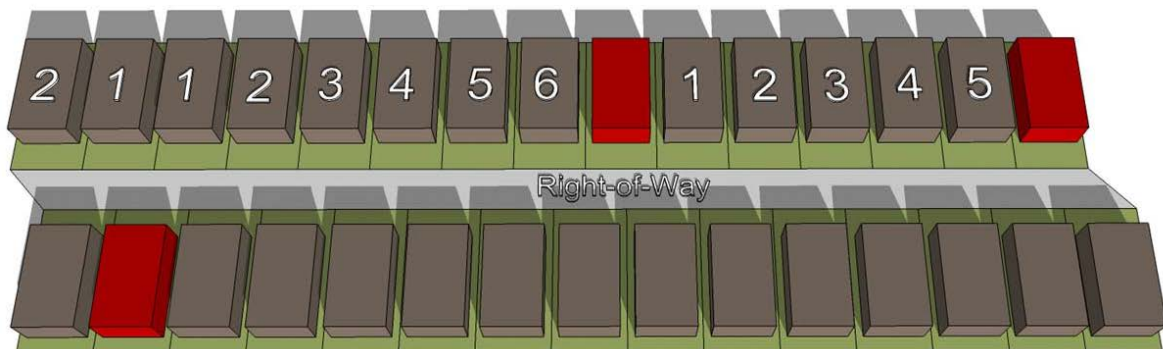
- (i) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (ii) 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 SH-205 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) Roof Type and Layout
 - (c) Articulation of the Front Façade
- (iii) 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 (*i.e. 3-Tab Roofing Shingles are prohibited*).

Exhibit 'C':
PD Development Standards

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



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



(5) *Landscape and Hardscape Standards.*

- (i) *Landscape. Landscape Requirements.* Landscaping shall be reviewed and approved during the site plan review process. 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.
- (ii) *Landscape Buffers (Mims Road).* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road, and shall incorporate a minimum of one (1) canopy tree per 50- feet of linear frontage.
- (iii) *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 in the following sizes and proportions:
 - (i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
 - (ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

- (iv) *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

Exhibit 'C':
PD Development Standards

Homeowner's Association.

- (v) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved during the site plan review process.

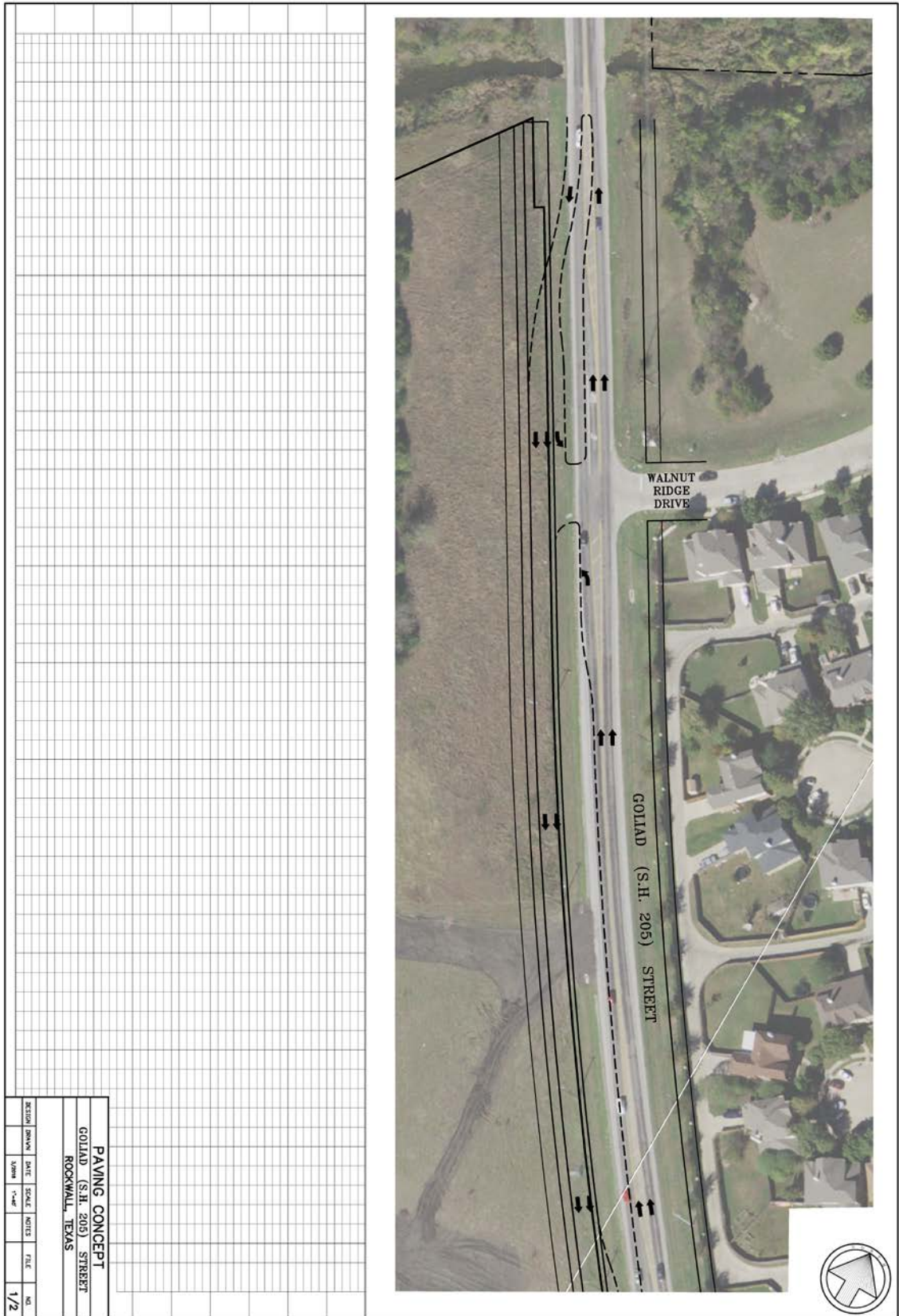
- (6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (i) *Wood Fences*. All wood fences shall be constructed of a standard fencing 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.

 - (ii) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

 - (iii) *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.

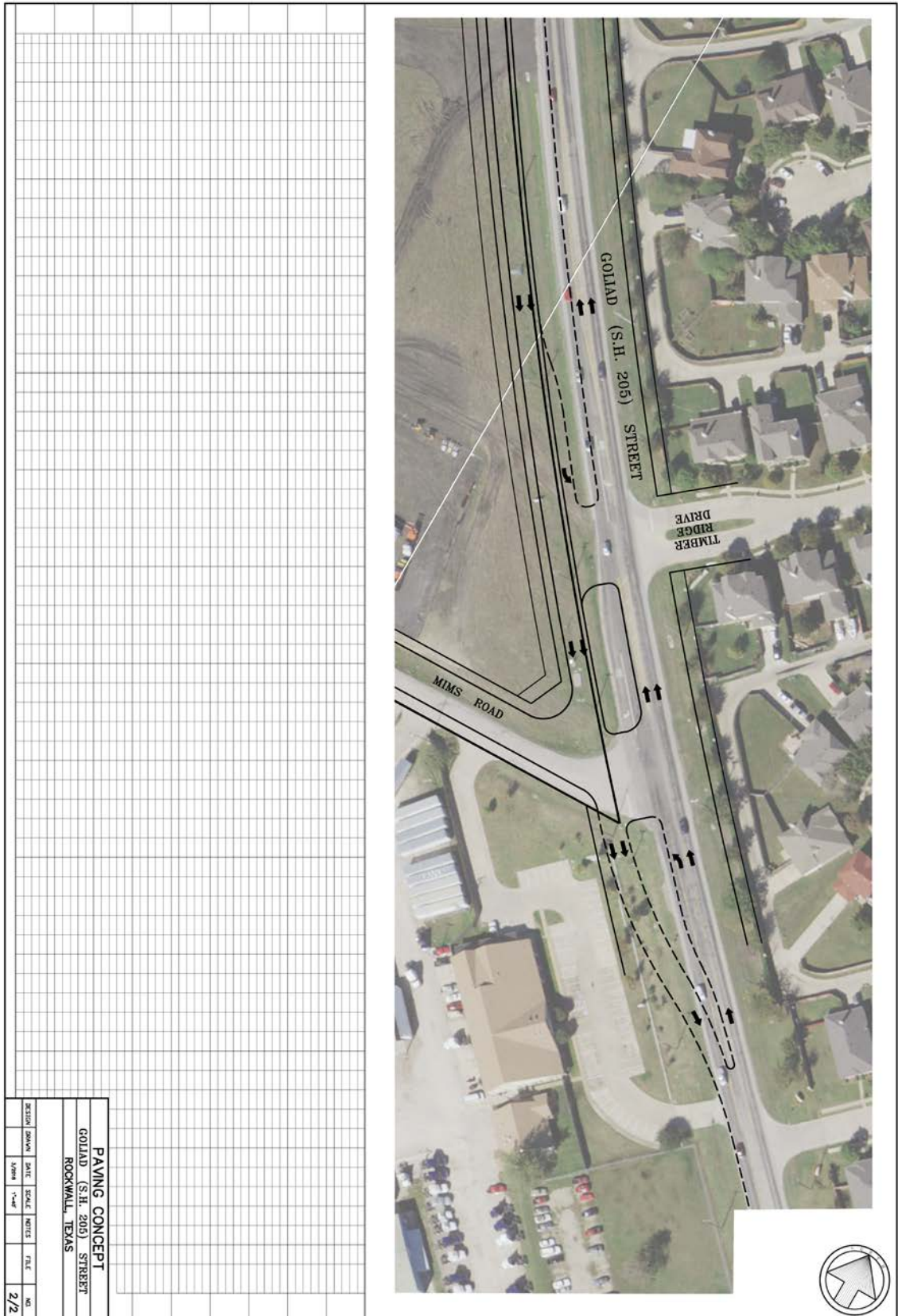
 - (iv) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

Exhibit 'D':
SH-205 Paving Concept Plan



PAVING CONCEPT					
GOLIAD (S.H. 205) STREET					
ROCKWALL, TEXAS					
REVISION	DRAWN	DATE	SCALE	NOTES	FILE
		MM/DD			
					NO.
					1/2

Exhibit 'D':
SH-205 Paving Concept Plan



PAVING CONCEPT				
GOLIAD (S.H. 205) STREET				
ROCKWALL, TEXAS				
DESIGN	ISSUED	DATE	SCALE	NOTES
		2/22		

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/14/2018

APPLICANT: Pat Atkins, *Saddlestar Land Development*

AGENDA ITEM: **Z2018-030**; *The Enclave (AG, C & HC to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.71-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

PURPOSE AND BACKGROUND:

The subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on May 19, 1986 by *Case No. A1986-005 (Ordinance No. 1986-37)*. The *subject property* is currently zoned Agricultural (AG), Heavy Commercial (HC), and Commercial (C) Districts, with the Agricultural (AG) District being located east of Mims Road, the Commercial (C) District designation being located adjacent to Mims Road and S. Goliad Street [SH-205] and the Heavy Commercial (HC) District designation being located on the interior of the *subject property*. In 2016, the Texas Department of Transportation (TXDOT) established a staging area for the SH-205 improvements at the southwestern corner of the subject property (*i.e. at the corner of Mims Road and S. Goliad Street*).

On March 16, 2018, the applicant submitted an application requesting to rezone the property from Agricultural (AG), Heavy Commercial (HC), and Commercial (C) Districts to a Planned Development District for single-family, townhome and commercial land uses. Based on the concept plan, this would establish a horizontal mixed use development with commercial/retail at the northwest corner of S. Goliad Street and Mims Road, while transitioning to a 196 lot townhome (*i.e. 22' x 75' min. lot size*) development and continuing west to a 65 single-family lot (*i.e. 50' x 120' min. lot size*) development. As you may recall, the applicant submitted a similar zoning change request in October 2017. After postponing the public hearings on two (2) separate occasions -- *one (1) meeting in which the Planning and Zoning Commission requested a traffic impact analysis* -- the Planning and Zoning Commission ultimately denied the case on January 30, 2018. The applicant then requested that the City Council withdraw the case. Since the original case was withdrawn, the applicant was not restricted from submitting the same request. However, the applicant has made some minor modifications to the concept plan and has provided a letter from their traffic engineer, G.T. (Tom) Walton, P.E., whom has provided an updated traffic counts performed in March 2018, updating the Traffic Impact Analysis (TIA) that was performed in December of 2017.

On May 29, 2018, the Planning and Zoning Commission denied a change of conditions request by the applicant. The request was being made in order to refile a zoning application for the subject property. The change of conditions request was the result of a denial of the original application [*i.e. Case No. Z2017-017*] rendered by the City Council on April 16, 2018. Since the request was denied without an indication of prejudice the action was considered to be a denial with prejudice (§8.3.B,

Article II). This motion restricts the ability of the applicant to submit a zoning application for any portion of the subject property -- *unless the application is for a more restrictive, less intense use or development* (§8.3.B, Article II) -- for a period of one (1) year from the date of denial. In accordance with *Section 8.3.D, Council Approval or Denial, of Article II, Authority and Administrative Procedures*, of the *Unified Development Code*, the applicant submitted a subsequent request for a change of conditions on June 15, 2018 seeking approval from the Planning and Zoning Commission to refile a zoning change request for the Planned Development District represented a substantial change for the use of the property by eliminating the townhome use, decreasing the amount of dwelling units from 263 units (*i.e. townhome & single-family mix*) to 123 units (*i.e. single-family residential*), and reducing the density from 4.13-du/ac to 2.10 du/ac. On June 26, 2018, and based on the concept plan provided, the Planning and Zoning Commission approved a motion to allow the applicant to submit an application requesting to rezone the property to a Planned Development District. On July 3, 2018, the applicant refiled an application requesting a Planned Development District based on the substantial change as indicated on the concept plan approved by the Planning and Zoning Commission in June of this year.

ADJACENT LAND USES AND ACCESS:

The subject property is located on the west side of S. Goliad Street [SH-205] at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road. A more detailed description of the adjacent land uses is as follows:

North: Directly north of the subject property is a vacant, 24.818-acre tract of land zoned Heavy Commercial (HC) and Commercial (C) District. This property is owned by Rayburn Electric Cooperative, Inc. Beyond this are industrial/office/warehouse facilities for Rayburn Electric Cooperation and S&A Systems, and a trucking facility owned by Transam Trucking. These properties are zoned Heavy Commercial (HC) District, Planned Development District 43 (PD-43), and Planned Development District 44 (PD-44).

South: Directly south of the subject property is Mims Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's *Master Thoroughfare Plan*. Beyond this thoroughfare is a 140.50-acre tract of land (*i.e. Tract 3 of the G. Wells Survey, Abstract No. 219*) that is zoned Agricultural (AG) District. Also south of Mims Road are several industrial buildings zoned Heavy Commercial (HC) District.

East: Directly east of the subject property is S. Goliad Street [SH-205], which is identified as a TXDOT 6D on the City's *Master Thoroughfare Plan*. Beyond this thoroughfare is Hickory Ridge, Phase 1, which is a 139-lot single-family subdivision, zoned Planned Development District 10 (PD-10).

West: Directly west of the subject property is Highland Meadows, Phase 1, which is a 101-lot single-family subdivision, zoned Single Family 7 (SF-7) District. Beyond this are additional phases of the Highland Meadows and Lynden Park Estates subdivisions.

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan and development standards outlining the proposed development. The concept plan shows that an approximately 5.30-acre tract of commercial/retail land -- *identified as Tract 1 on the concept plan* -- will be situated at the hard corner of Mims Road and S. Goliad Street. Adjacent to and west of the commercial/retail portion is *Tract 2* on the concept plan, which is composed of a 37.21-acre tract of land reserved for the construction of 123 single-family home lots that will measure 60' x 120'. A portion of this development will be located adjacent to the Highland Meadows Subdivision.

In addition, the concept plan shows that approximately 21.2-acres of open space will be provided; however, staff should note that the majority of this open space is situated within existing floodplain and would only count at a rate of ½-acre for every acre (i.e. 50%) of the 20% open space requirement. The floodplain totals 16.56-acres and will equate to 8.28-acres of total open space based on the 50% maximum allowed by the UDC; therefore, the adjusted acreage of open space for the development will equal to 12.92-acres (i.e. 20.28%), which meets the minimum 20% requirement stipulated by the Unified Development Code (UDC). Additionally, the applicant has indicated an amenity center will be constructed at the northeast quadrant of the property, and a proposed eight (8) foot hike and bike trail which will be situated along the outer edge of the development. This will provide access to SH-205 and Mims Road and is generally in conformance with the City Master Trail Plan. A summary of the proposed density and dimensional requirements for the single-family and townhome lots are as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
Tract 2	60' x 120'	7,200 SF	123	100%
<i>Maximum Permitted Units:</i>			123	100%

Table 2: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	7,200 SF
Minimum Front Yard Setback – Flat Front Entry	25'
Minimum Front Yard Setback – J-Swing	15"
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street)	10'
Minimum Length of Driveway Pavement from Front Property Line	20'
Maximum Height ⁽¹⁾	36'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	2,000 SF
Maximum Lot Coverage	70%

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 structure.
- 4: As measured from the rear yard property line.

Staff should note that the requested overall density for this development would equal 2.10-dwelling units per acre (i.e. 123-units/63.72-acres – 5.30-commercial acres = 2.10 dwelling units/acre) for the *Single-Family Residential* development.

On *Tract 1* the applicant is requesting limited General Retail (GR) District land uses. Specifically, the applicant is proposing to prohibit the following land uses, which are currently permitted *by-right* or by Specific Use Permit (SUP) within the General Retail (GR) District, with the exception of the following:

Permitted by Specific Use Permit (SUP). The following use shall require approval of a Specific Use Permit (SUP):

- Retail Store with Gasoline Product Sales [More than two (2) *Dispensers*]

Prohibited Uses. The following uses shall be prohibited.

- Convent or Monastery
- Hotel or Motel
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary or Funeral Chapel

- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Garden Supply/Plant Nursery
- ☑ Gun Club, Skeet or Target Range (*Indoor*)
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash, Self Service
- ☑ Service Station
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

This property would be subject to the density and development standards for the General Retail (GR) District and the SH-205 Overlay (SH-205 OV) District. The following is a summary of the proposed density and development standards for Tract I:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>
<i>Minimum Lot Area</i>	<i>6,000 Sq. Ft.</i>
<i>Minimum Lot frontage</i>	<i>60-Feet</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet¹</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet²</i>
<i>Maximum Building Height</i>	<i>36-Ft w/o SUP³</i>
<i>Max Building/Lot Coverage</i>	<i>40%</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>
<i>Floor Area Ratio</i>	<i>2:1</i>
<i>Minimum Number of Parking Spaces</i>	<i>28</i>
<i>Minimum Stone Requirement (SH205 OV)</i>	<i>20% ea facade</i>
<i>Minimum Landscaping Percentage</i>	<i>15%</i>
<i>Maximum Impervious Coverage</i>	<i>85 to 90%</i>

INFRASTRUCTURE:

Based on the request for a (*i.e. high density development*) the Engineering Department has contacted the City's engineering consultant, Birkhoff, Hendricks & Carter, LLP to review the City's 2014 Water Distribution and Wastewater Collection System Master Plan and determine the capacity necessary for the existing water and sanitary sewer system necessary to serve the proposed planned development. Staff requires this infrastructure study for any zoning change proposing a more intense land use than what is depicted on the City's Future Land Use Plan because it could have implications for the City's existing infrastructure (*i.e. streets, water, and wastewater*) capacities. Based on the applicant's submittal the following infrastructure is required:

Water Improvements

The water distribution system can provide adequate service for the proposed development.

Sewer Improvements

The existing gravity sewer lines will have adequate capacity for the proposed development; however, the Mims Lift Station will require a third pump to be installed by the applicant in order to meet the increased capacity requirements to serve this development.

Roadways

The Master Thoroughfare Plan indicates Mims Road as M4D (*i.e. minor collector, four [4] lane divided highway*), which requires a minimum of a 60-foot right-of-way with a 45-foot, back-to-back roadway. The applicant is responsible for dedicating the ROW for this roadway and paving twenty-four (24) feet of the proposed roadway where the property abuts one portion of the roadway. The applicant will also be responsible for all of the right-of-way and the entire road section where the property abuts both sides of the roadway.

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE AND CODE OF ORDINANCES:

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- ☑ According to the Engineering Department's *Standards of Design and Construction Manual*, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." In addition, the UDC requires all garages accessible from the street be configured in a *J-Swing (Traditional Swing)* or recessed garage format (*i.e. the garage is setback a minimum of 20-feet from the front façade of the primary structure*). Currently, the applicant is requesting to allow 40% *Flat Front Entry* garages even with the front façade of the primary structure in lieu of alleyways, and 60% *J-Swing* garage formats.

By approving the proposed Planned Development District, the City Council is waiving these standards. Attached to this case memo is a draft ordinance for the City Council's review.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The *subject property* is zoned for Agricultural (AG), Commercial (C) and Heavy Commercial (HC) land uses. The Future Land Use Map, adopted with the Comprehensive Plan, designates the majority of the *subject property* for Commercial/Industrial land uses and a portion of *Tract 2 (i.e. 2.21-acres) located east of Mims Road* for Medium Density Residential land uses. The proposed zoning change would necessitate that the designation of *Tract 1* be changed from a Commercial/Industrial designation to a Commercial designation and *Tract 2* be changed from a Commercial/Industrial designation to a Low Density Residential designation and the 2.21-acre portion of *Tract 2* from Medium Density Residential to the designation as Low Density Residential.

With regard to *Tract 1*, and according to the Comprehensive Plan, a Commercial land use is defined as an area "where commercial is indicated at the intersection of major roadways and development have not occurred." The Comprehensive Plan goes on to state that "(z)oning should only be allowed where the commercial use is eminent and where it would be planned and integrated with the adjacent residential neighborhoods. Furthermore, the Comprehensive Plan states "(t)he amount of retail and the size of the area to be designated for commercial or mixed use development may be large or small depending on the service area it will serve and the style and quality of development." In this case, the proposed development is adjacent to heavy commercial and single-family residential land uses, which is east of the *subject property* and buffered by S. Goliad Street. These existing land uses may warrant a transition of land uses.

With regard to *Tract 2*, and according to the Comprehensive Plan, a Low Density Residential land use is defined as an area consisting of less than two (2) units per acre; however, a density up to two and one-half (*i.e. 2 ½*) per gross acre may be allowed within a residential Planned Development District that includes the dedication and/or development of additional amenities. In this case, the proposed density of the single-family lots being 2.10-dwelling units per gross acre, could qualify as Low Density Residential based on the additional amenities provided for the development, which includes a trail system, amenity center, flood plain & open space dedication. The zoning proposal

conforms to the majority of the residential policies and guidelines contained in the Comprehensive Plan for a single-family residential development and the Low Density Residential land use.

With regard to the overall development, it should be noted that the applicant's proposal would decrease the amount of land zoned Heavy Commercial (HC) District within the City of Rockwall. With this being said, the approval of any changes to the Future Land Use Map by allowing the zoning change would be a discretionary decision for the City Council. Should the City Council choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect the requested designations.

NOTIFICATION:

On August 1, 2018, staff mailed 156 notices to property owners and residents within 500-feet of the *subject property*. Staff also sent a notice to the Flagstone Estates, Lynden Park, Hickory Ridge, and Hickory Ridge East Homeowner's Association (HOA), which are the only HOA/Neighborhood Organizations located within 1,500 feet of the *subject property*. Additionally, staff posted a sign along S. Goliad Street -- *adjacent to the subject property* -- as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received one (1) notice in opposition and one (1) e-mail in support of the applicant's 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, Commercial (C) District, and Heavy Commercial (HC) District to a Planned Development District for limited General Retail (GR) District and Single-Family 7 (SF-7) District land uses, then staff would propose the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;
- 2) 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 *Tract 1* from a Commercial/Industrial designation to a Commercial designation and *Tract 2* from a Commercial/Industrial designation to a Low Density Residential designation, and a portion of *Tract 2* (i.e. 2.21-acre) from a Medium Density Residential designation to a Low Density Residential designation;
- 3) 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



Revised Staff Comments Highlighted

Project Number Z2018-030
Project Name The Enclave (AG, C and HC to PD)
Type ZONING
Subtype PD
Status P&Z HEARING

Owner STAGLLANO, VINCENT J
Applicant SADDLESTAR LAND

Applied 7/11/2018 LM
Approved
Closed
Expired
Status 7/25/2018 DG

Site Address MIMS RD
City, State Zip ROCKWALL, TX 75032

Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
HIGHLAND MEADOWS 1	3	NULL	3	0026-0000-0003-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/19/2018	7/26/2018	7/19/2018		APPROVED	
ENGINEERING (7/25/2018 4:31 PM SH) - 4% engineering fees - Impacts fees - All open space, drainage, and detention to maintained, repaired, and replaced by HOA - Flood study will be required for Buffalo Creek - Min utility easement = 20' wide - Sewer pro-rata = \$379.24/acre - Min 100' between road connections to Mims - No trees within 5' of any utility - Detention is required for commercial/retail site - No increase in flood plain elevation or flow from site. Detention maybe required for the residential component - Show existing utilities - Align the centerline of Street A with the adjacent street across 205. - Please see attached mark up.	Sarah Hager	7/11/2018	7/18/2018	7/25/2018	14	COMMENTS	
FIRE	Ariana Hargrove	7/11/2018	7/18/2018	7/19/2018	8	APPROVED	
PLANNING	David Gonzales	7/11/2018	7/18/2018	7/25/2018	14	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.72-acre tract of land identified as Tract3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 07.18.2018

All staff comments are to be addressed and resubmitted by Tuesday August 7, 2018. Please provide one (1) large copies [FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed are as follows:

- On all future submittals please include the Case Number (Z2018-030) on the lower right hand corner.
- An infrastructure impact analysis is required and must be submitted to the engineering department for review prior to approval of this PD Development request
- If you are providing addition of an expansion of SH-205 as previould indicated, demonstrate how this will occur.
- When provided, please review the Draft Ordinance prior to the Planning & Zoning public hearing scheduled for August 14, 2018 and return with red lined corrections and/or additions you feel may be necessary for staff review.

Please make the following corrections/additions to the Concept Plan:

(1) Change Open Space to indicate 20.3-acres and Open Space % to indicate 12.02-acres, which reflects the calculated 50% floodplain maximum allowable acreage (i.e. 8.28-acres) less the actual total open space [i.e. 20.3 - 8.28 = 12.02-acres]. Based on the 1.56-acre floodplain & 50% allowable towards open space, the open space has been reduced from 20.3-acres to 12.02-acres or 18.86% open space.

****Waiver Required****

The minimum total open space required is 20% of the gross acres of the site, which should be a minimum of 12.74-acres. Therefore, the calculated total open space equalling 18.86% requires a Waiver for being less than 20% minimum.

(2) Correct the Land Use Data table as follows:

- Proposed Zoning - PD
- Remove 'Heavy Comm' & indicate 'GR' 5.30-acres
- Flood Plain 16.56-acres x 50% = 8.28-acres open space
- Change Open Space to 'Total Open Space = 12.02-acres or 18.86% (i.e. 20.3-acres - 8.28-acres)
- Change Density to equal 2.11 du/ac

(3) Ghost in 50-ft landscape buffer along the perimeter of the GR tract indicating the minimum separation from the single family district.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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** Planning Staff additional comments:

** 1. The Future Land Use Map contained within the Comprehensive Plan currently identifies this property as being designed for Commercial land uses. The proposed use requires the City Council to amend the Future Land Use Map to reflect a Low Density Residential land uses designation. This will be listed as a condition of approval.

** 2. The following is a Comprehensive Plan (plan) policy that has not been satisfied or could benefit from clarification:

a) All residential lots that are 16,000 SF or less should be served by an alley. A request to waive this requirement for the single family homes requires approval by the City Council. This may be waived by approval of and through the PD Ordinance.

**3. The property is within Park District No. 14. Parks fees for cash in lieu land and pro-rata equipment fees will be due at the time of final plat (fees are subject to change).

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD request. If you have any questions regarding this case, please feel free to contact David Gonzalez, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend

Planning - Work Session: July 31, 2018 (6:00 p.m.) [applicant to present case to P&Z for discussion]

Planning - Public Hearing: August 14, 2018 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)]

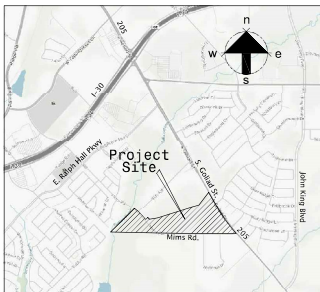
City Council - Public Hearing: August 20, 2018 (6:00 p.m.) [1st Reading of PD Ordinance]

City Council - Consent/Action Item: September 4, 2018 (6:00 p.m.) [2nd Reading of PD Ordinance (if approved at 1st reading)]

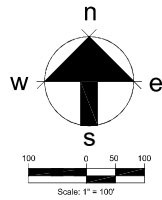
PLANNING	David Gonzales	8/9/2018	8/16/2018	8/9/2018	COMMENTS	See comments
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING COMMENTS - DAVID GONZALES - 07.18.2018						
All staff comments are to be addressed and resubmitted by Tuesday August 7, 2018. Please provide one (1) large copies [FOLDED] and one PDF version for a subsequent review by staff:						
Planning Department General Comments to be addressed are as follows:						
<ul style="list-style-type: none"> On all future submittals please include the Case Number (Z2018-030) on the lower right hand corner. An infrastructure impact analysis is required and must be submitted to the engineering department for review prior to approval of this PD Development request When provided, please review the Draft Ordinance prior to the Planning & Zoning public hearing scheduled for August 14, 2018 and return with red lined corrections and/or additions you feel may be necessary for staff review. 						
Please make the following corrections/additions to the Concept Plan:						
(1) Correct the Land Use Data table as follows:						
a) Proposed Zoning - PD [Remove SF-6-R]						
b) Remove 'Heavy Comm' label & indicate 'GR' 5.30-acres						
c) Include % of Open Space = 20.28%						
** Planning Staff additional comments:						
** 1. The Future Land Use Map contained within the Comprehensive Plan currently identifies this property as being designed for Commercial land uses. The proposed use requires the City Council to amend the Future Land Use Map to reflect a Low Density Residential land uses designation. This will be listed as a condition of approval.						
** 2. The following is a Comprehensive Plan (plan) policy that has not been satisfied or could benefit from clarification:						
a) All residential lots that are 16,000 SF or less should be served by an alley. A request to waive this requirement for the single family homes requires approval by the City Council. This may be waived by approval of and through the PD Ordinance.						
**3. The property is within Park District No. 14. Parks fees for cash in lieu land and pro-rata equipment fees will be due at the time of final plat (fees are subject to change).						
The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the PD request. If you have any questions regarding this case, please feel free to contact David Gonzalez, AICP with the Planning Department at 972-771-7745.						
Meeting Dates to Attend						
Planning - Public Hearing: August 14, 2018 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, etc.)]						
City Council - Public Hearing: August 20, 2018 (6:00 p.m.) [1st Reading of PD Ordinance]						

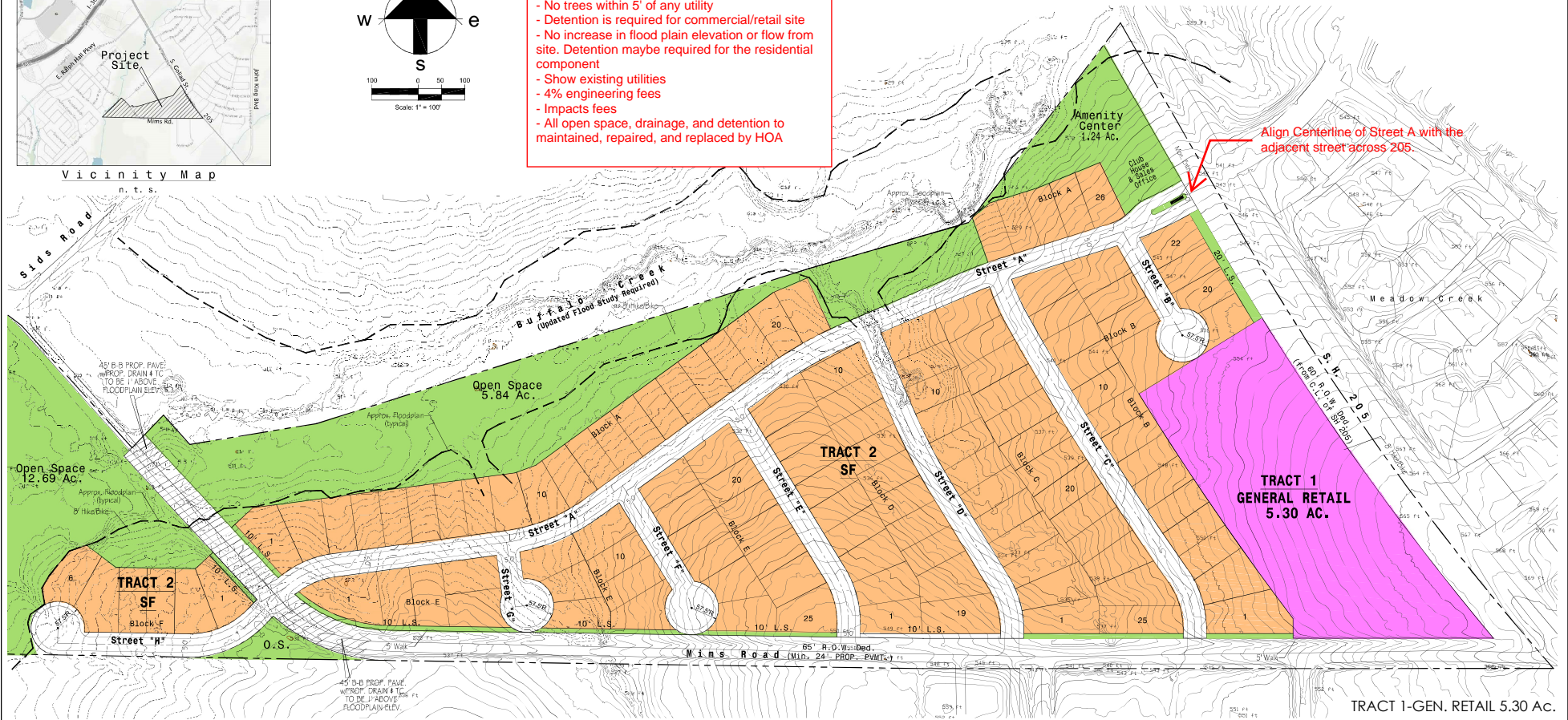
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
City Council - Conent/Action Item: September4, 2018 (6:00 p.m.) [2nd Reading of PD Ordinance (if approved at 1st reading)]						



Vicinity Map
n. t. s.



- Flood study will be required for Buffalo Creek
- Min utility easement = 20' wide
- Sewer pro-rata = \$379.24/acre
- Min 100' between road connections to Mims
- No trees within 5' of any utility
- Detention is required for commercial/retail site
- No increase in flood plain elevation or flow from site. Detention maybe required for the residential component
- Show existing utilities
- 4% engineering fees
- Impacts fees
- All open space, drainage, and detention to maintained, repaired, and replaced by HOA



Align Centerline of Street A with the adjacent street across 205

NOTE:
GARAGE ORIENTATION TO BE FRONT FACING WITH
5' OFFSET FROM MAIN STRUCTURE WITH
ARCHITECTURALLY DECORATIVE GARAGE DOORS

Land Use Data	
Prop. Zoning	SF-6-R
Total Area	63.72 Ac.
Heavy Comm.	5.30 Ac.
Floodplain	16.56 Ac.
Open Space	20.7 Ac. (32%)
Total # Lots	123
Density (du/ac)	2.10

NOTE:
ALL OPEN SPACE, DRAINAGE, DETENTION AREAS
TO BE MAINTAINED BY H.O.A.

TRACT 1-GEN. RETAIL 5.30 Ac.
TRACT 2 (SF)-123 LOTS (60'x120')
63.72 Ac.

2017-052
Concept Plan
for
the enclave
city of rockwall, rockwall county, texas





SADDLE STAR
LAND DEVELOPMENT, LLC

PAT ATKINS

Director of Land Development and Acquisitions

3076 Hays Lane
Rockwall
Texas 75087

972.388.6383
kpatatkins@yahoo.com

8-7-18

ENCLAVE ROCKWALL

63.72 ACRES-Z2018-030

ROCKWALL , TEXAS

RE: RE-SUBMITTAL PLANNED DEVELOPMENT ZONING REQUEST

DEAR MR. GONZALES,

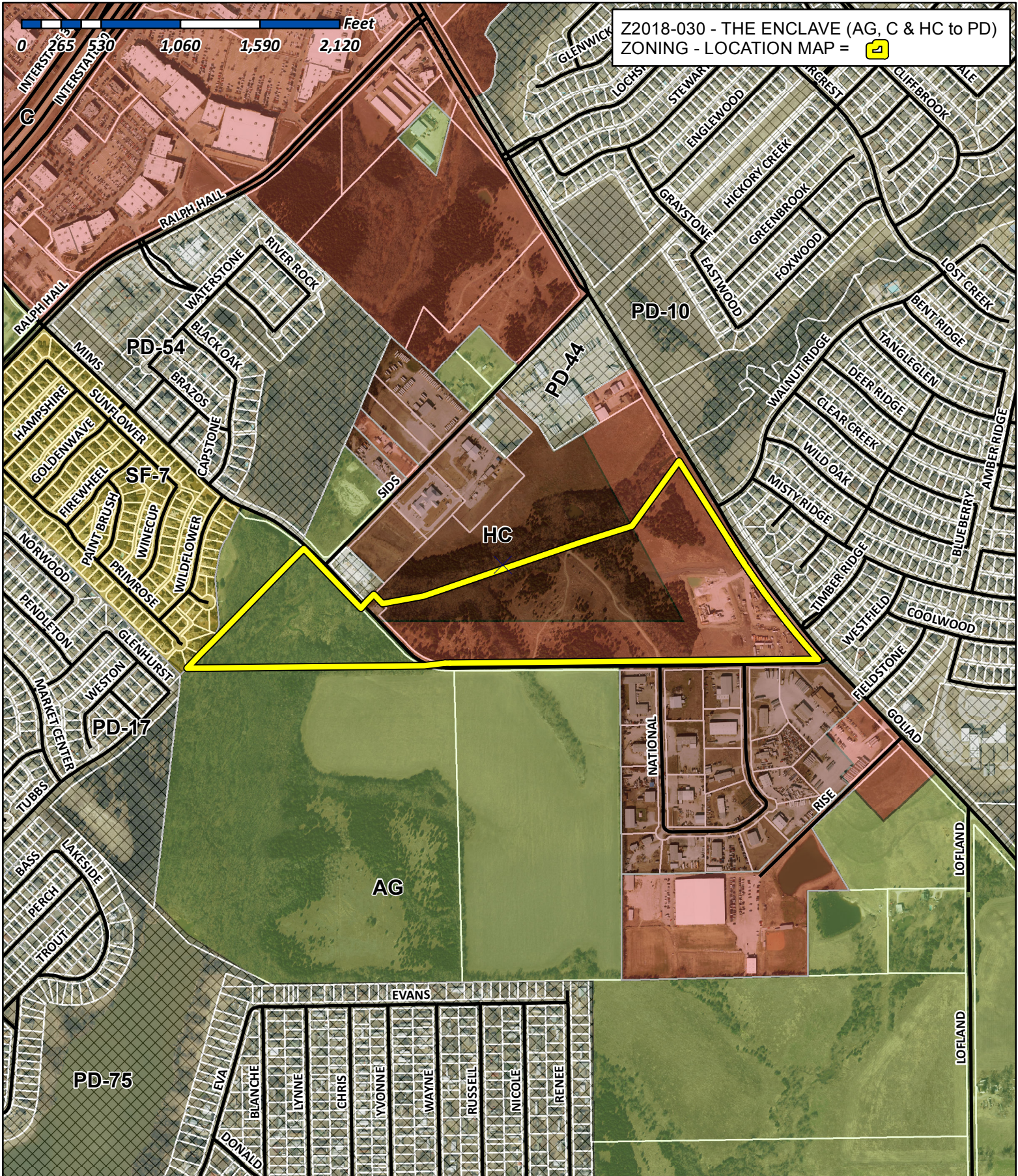
AS AUTHORIZED REPRESENTATIVE AND APPLICANT FOR THE 63.72 ACRES , WE ARE HEREBY FORMALLY REQUESTING CHANGES TO THE DRAFT ORDINANCE FOR PLANNING AND ZONING CONSIDERATION AS FOLLOWS:

- 1. ELIMINATION OF S.H. 205 CONSTRUCTION REQUIREMENTS. DUE TO REDUCTION OF 263 UNITS TO 123 UNITS AFFORDABILITY WITHOUT CITY PARTICIPATION IS COST PROHIBITED. AFTER DISCUSSION WITH AMY WILLIAMS AND RYAN MILLER THERE IS NO CAPITOL IMPROVEMENT FUNDS AVAILABLE FOR PARTICIPATION.**
- 2. OPEN SPACE WILL MEET THE 20% REQUIRED OF THE 63.72 ACRES WHICH RESULTS IN 12.74 ACRES OF OPEN SPACE.**
- 3. GARAGE REQUIREMENTS**
 - A. 40 % FRONT FACE FLUSH WITH MAIN FAÇADE WITH 25' FRONT B.L. SETBACK**
 - B. 60% J-SWING WITH 15' FRONT B.L. SETBACK ARE FRONT FACE WITH 20' GARAGE OFFSET FROM MAIN STRUCTURE WITH 15' FRONT B.L. SEBACK**

WE WILL BE RESUBMITTING WITH CHANGES TO PLAN WITH STAFF RECOMMENDATIONS.

SINCERELY-PAT ATKINS – DIRECTOR-SADDLE STAR LAND DEVELOPMENT LLC

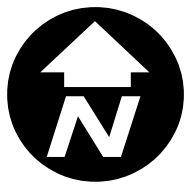
Pat Atkins



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.



Gonzales, David

From: Morales, Laura
Sent: Wednesday, August 1, 2018 1:19 PM
To: 'thomas.bedingfield@yahoo.com'; 'bod@flagstonereek.org'; 'hromatka@hotmail.com'; 's.gantt@sbbmanagement.com'; 'dbmeyer@cmamanagement.com'; 'Justini@ymail.com'; 'makelkeintexas@sbcglobal.net'; 'dbmeyer@cmamanagement.com'
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request
Attachments: Z2018-030 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 was published in the Rockwall Herald Banner **July 20, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 8/14/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 8/20/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. 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/development-cases>

Z2018-030- Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.71-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, 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

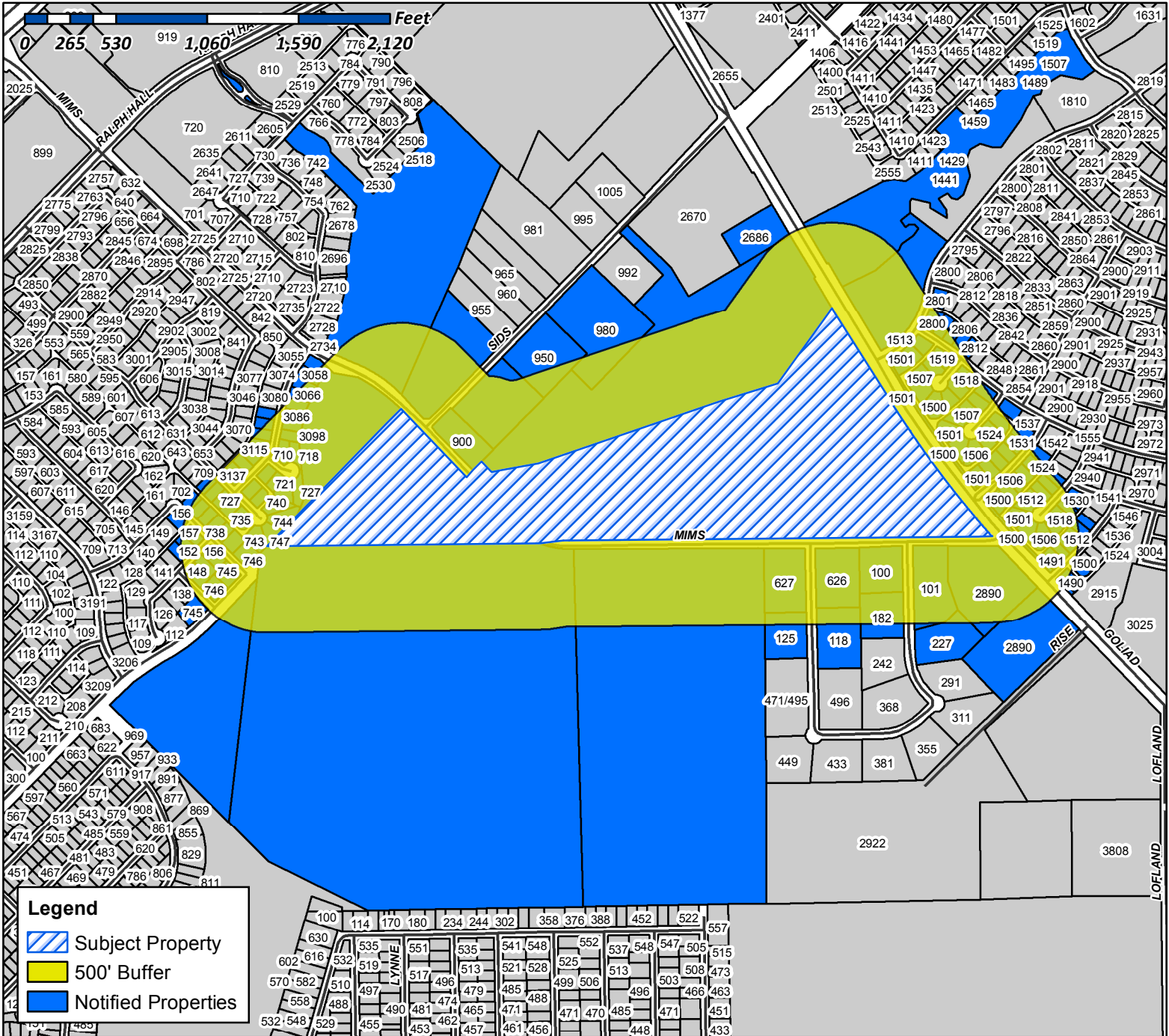
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com/planning/>



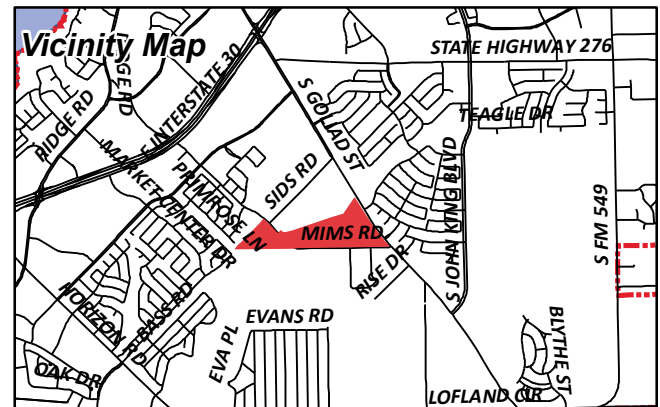
City of Rockwall

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

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



Case Number: Z2018-030
Case Name: Zoning Change (AG,C & HC to PD)
Case Type: Zoning
Zoning: AG, C & HC District
Case Address: Northwest Corner of S. Goliad Street and Mims Road



Date Created: 07/11/2018
For Questions on this Case Call (972) 771-7745



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. Z2018-030: The Enclave (AG, C and HC to PD)

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.71-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, 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, 8/14/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 8/20/2018 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 **8/20/2018** 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. Z2018-030: The Enclave (AG, C and HC to PD)

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

CURRENT RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

LEMMOND BRENTON & KIMBERLY
10349 S STATE HIGHWAY 205
ROCKWALL, TX 75032

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

SCOTTFREE INVESTMENTS LP
118 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
125 NATIONAL DR
ROCKWALL, TX 75032

MOORE LEE OSCAR & SHRYL ANN
1251 MARLIN AVENUE
SEAL BEACH, CA 90740

DING CHENG LIANG AND LUH LUH TING
1406 ROSALIA AVE
SAN JOSE, CA 95130

CURRENT RESIDENT
1441 FOXWOOD LN
ROCKWALL, TX 75032

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

PEACOCK JAY C & ROBYN M
148 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
149 WESTON CT
ROCKWALL, TX 75032

ZIYADEH MUNEEB R ABU
1490 FIELDSTONE DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1500 RICHFIELD CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1500 WESTFIELD LN
ROCKWALL, TX 75032

CONFIDENTIAL
1500 FIELDSTONE DR
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK
1500 RIDGETOP CT
ROCKWALL, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

GARY SHAWN
1501 RICHFIELD CT
ROCKWALL, TX 75032

HOWERTON RICKY D & CHRISTINE A
1501 RIDGETOP COURT
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAH
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

MARTINEZ JOSUE
1501 WALNUT RIDGE DR
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

DOUGLAS LEANNE AND JAMES
1506 RICHFIELD CT
ROCKWALL, TX 75032

TATOM DANNY & TRACI
1506 RIDGETOP CT
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER
TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

HOGAN CHAD & STEFANIE
1506 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75032

HOYL ROBERT & DARLA
1507 RICHFIELD CT
ROCKWALL, TX 75032

TORRES JOSLYN NOEL & ANDREW
1507 RIDGETOP COURT
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

AMIN DEVESHCHANDRA A AND
MANISHA D AMIN
1512 RICHFIELD CT
ROCKWALL, TX 75032

AMIN DEVESHCHANDRA A AND MANISHA D
1512 RICHFIELD CT
ROCKWALL, TX 75032

LOPEZ ANDREW T & LAUREL L
1512 RIDGETOP COURT
ROCKWALL, TX 75032

DAVIDSON ANTHONY D
1512 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

LIM KATCHHAUY & MONY KROUCH
1512 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 WALNUT RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 WESTFIELD LN
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

UNDERWOOD STEPHEN GREGORY AMANDA
BETH RYAN
1513 RICHFIELD COURT
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L
1513 RIDGETOP CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1518 RIDGETOP CT
ROCKWALL, TX 75032

JIMENEZ SANTIAGO & MARIA D
1518 RICHFIELD CT
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J
1518 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

JACKSON SHANNON D AND
VANCE R EKQUIST
1519 RICHFIELD CT
ROCKWALL, TX 75032

THOMAS BROOKE M
1519 RIDGETOP CT
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH & GINO AND
SHARLE L CAMP
1519 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

AL-GHAZAWI OMAR AND SAMAH ALMALKAWIE
1519 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
152 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1524 WESTFIELD LN
ROCKWALL, TX 75032

BURRIS ELWOOD & DOROTHY L
1524 RICHFIELD CT
ROCKWALL, TX 75032

MEBRATU GEZI
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

SAWYER CHARLENE &
DANNY & CHARLOTTE SAWYER
1525 FIELDSTONE DR
ROCKWALL, TX 75032

PATRICK RICHARD & BRANDY
1525 RICHFIELD CT
ROCKWALL, TX 75032

WHALEN DANIEL & KYONG SUK
1525 TIMBER RIDGE DR
ROCKWALL, TX 75032

SHAH MURTAZA & MARIA
1525 WESTFIELD LN
ROCKWALL, TX 75032

RICHARDS NINA R
153 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1530 WESTFIELD LN
ROCKWALL, TX 75032

LABLANK CORTLIN AND ASHLEY
1530 RICHFIELD CT
ROCKWALL, TX 75032

CHODUN ERIC
1530 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75032

SHAHER LORI E
1531 TIMBER RIDGE DR
ROCKWALL, TX 75032

RYSZARD PROPERTIES LLC
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
156 WESTON CT
ROCKWALL, TX 75032

PENA YOAMY G & JOAQUIN S
156 HAVEN RIDGE DRIVE
ROCKWALL, TX 75032

EISENSTEIN JENNIPHER
157 WESTON CT
ROCKWALL, TX 75032

DOS HILLS INC
1701 SHERBURNE DR
KELLER, TX 76262

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

CURRENT RESIDENT
182 NATIONAL DR
ROCKWALL, TX 75032

WATTS KYLA & CALE
218 STANFORD CT
HEATH, TX 75032

CURRENT RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75032

NGUYEN JENNIFER
2608 SANTA ROSA AVE
ODESSA, TX 79763

CURRENT RESIDENT
2686 S HWY205
ROCKWALL, TX 75032

CROSS RONALD D & EMMA R
2800 MISTY RIDGE LN
ROCKWALL, TX 75032

HARDMAN MARK
2801 WILD OAK LN
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K
2806 MISTY RIDGE LN
ROCKWALL, TX 75032

TOMAJ ENGIELL AND LAURA
2812 MISTY RIDGE LANE
ROCKWALL, TX 75032

CONFIDENTIAL
2818 MISTY RIDGE LN
ROCKWALL, TX 75032

DABNEY TERESA AND
WILBERT HANEY
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

AXUM MARC R & DEBRA S
2849 WILD OAK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75032

STAEV GHINICA
299 PHEASANT HILL DR
ROCKWALL, TX 75032

LLC SERIES G
RONALD SPENCER FAMILY INVESTMENTS
3021 RIDGE RD SUITE A-277
ROCKWALL, TX 75032

RACK PARTNERS LTD
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

CHRISTIAN LARRY N
3058 WILDFLOWER WAY
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

MARKS WESLEY & AMY E
3066 WILDFLOWER WAY
ROCKWALL, TX 75032

MCFARLAND RODERIC B
3074 WILDFLOWER WAY
ROCKWALL, TX 75032

BARNETT VIRGINIA M
3080 WILDFLOWER WAY
ROCKWALL, TX 75032

ELLIOTT PAULA C
3086 WILDFLOWER WAY
ROCKWALL, TX 75032

HUDSON JOHN D & KATHY L
3092 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3095 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3098 WILDFLOWER WAY
ROCKWALL, TX 75032

CANETTY CHAYRA SANCHEZ
3101 WILDFLOWER WAY
ROCKWALL, TX 75032

CHRISTIAN LON K JR
3104 WILDFLOWER WAY
ROCKWALL, TX 75032

HENSON BRIAN COLE AND RAVEN SAVANNAH
3107 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3115 WILDFLOWER WAY
ROCKWALL, TX 75032

PEREZ ELIZABETH
3120 W NORTHWEST HWY
DALLAS, TX 75220

COOPER TERESA L
3123 WILDFLOWER WAY
ROCKWALL, TX 75032

SHIVERS WAYNE A
3129 WILDFLOWER WAY
ROCKWALL, TX 75032

PRICE TIMOTHY F & DIANA M
3137 WILDFLOWER WAY
ROCKWALL, TX 75032

BODFORD ALVIN M
C/O EPES TRANSPORT SYSTEM
3400 EDGEFIELD COURT
GREENSBORO, NC 27409

FALLS DAVID & TERRI
3608 LAKESIDE DR
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

GREGORY COREY ALAN
500 BASTROP HWY #7
AUSTIN, TX 78741

CLARK RICHARD A II
5019 MERLIN DR
SAN ANTONIO, TX 78218

STAGLIANO FAMILY TRUST
5501 ST ANDRES CT
PLANO, TX 75093

JACOBS DAVID RAY
626 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
627 NATIONAL DR
ROCKWALL, TX 75032

CHEN CHAI
708 GLENHURST DR
ROCKWALL, TX 75032

REECE EDDY P & JUDY
709 BLUEBELL CT
ROCKWALL, TX 75032

LEBLANC BRIAN E
709 PRIMROSE LN
ROCKWALL, TX 75032

TURNER LAQUITTA L
710 BLUEBELL CT
ROCKWALL, TX 75032

CLARK JEAN F & KRISTINE L
714 GLENHURST DR
ROCKWALL, TX 75032

RIDDLE RONALD E & LINDA K
715 BLUEBELL CT
ROCKWALL, TX 75032

GRIFFITH ALLYSON RENEE SCARBER
715 PRIMROSE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
718 BLUEBELL CT
ROCKWALL, TX 75032

MISSELL KASSIE DANIELLE & KEVIN MICHAEL
720 GLENHURST DR
ROCKWALL, TX 75032

JONES JAMES & MARY
721 BLUEBELL CT
ROCKWALL, TX 75032

HARRIS CHAD &
MISTY PIERCE
721 PRIMROSE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
726 GLENHURST DR
ROCKWALL, TX 75032

CURRENT RESIDENT
727 PRIMROSE LN
ROCKWALL, TX 75032

NUGENT GAYLEEN K
727 BLUEBELL CT
ROCKWALL, TX 75032

BRIDGMAN SHAWN AND RENEE
728 PRIMROSE LN
ROCKWALL, TX 75032

SOAITA MARIUS & DANIELA M
732 GLENHURST DR
ROCKWALL, TX 75032

GULICK ANNA C
734 PRIMROSE LN
ROCKWALL, TX 75032

TIPPING DORA MARIA
735 PRIMROSE LN
ROCKWALL, TX 75032

HUDDLESTON EMILY D AND
BRYON STEWART JR
738 GLENHURST DR
ROCKWALL, TX 75032

LEWIS GOMER J & CHARLSIE J
740 PRIMROSE LN
ROCKWALL, TX 75032

SITTER KAREEN RUTH
743 PRIMROSE LN
ROCKWALL, TX 75032

HEFFLER MICHAEL A
744 PRIMROSE LN
ROCKWALL, TX 75032

ROACH SHANE D AND LEANNE L
745 BRAEWICK DR
FATE, TX 75032

WINTERS KEVIN R & STELIANA V
745 GLENHURST DR
ROCKWALL, TX 75032

ORAVSKY JAMES S & GINGER L
746 BRAEWICK DR
ROCKWALL, TX 75032

CZARNOPYS BENJAMIN J & ROBIN K
746 GLENHURST DR
ROCKWALL, TX 75032

HOLLAND JON E
747 PRIMROSE LN
ROCKWALL, TX 75032

WHITE CODY
7828 OLD HICKORY DR
N RICHLAND HILLS, TX 76182

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY SUITE 300
DALLAS, TX 75243

CURRENT RESIDENT
900 SIDS RD
ROCKWALL, TX 75032

JS CUSTOM HOMES LLC
9091 FM 2728
TERRELL, TX 75161

CURRENT RESIDENT
950 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
980 SIDS RD
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD, SUITE 200PT
AGOURA HILLS, CA 91301

ASBURY MICHAEL & LEAANN
PO BOX 1012
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

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



PLEASE RETURN THE BELOW FORM

Case No. Z2018-030: The Enclave (AG, C and HC to PD)

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.

MY HOUSE IS TOO CLOSE TO THE PROJECT,
 THERE IS A LOT OF WILDLIFE LIVING IN THIS
 AREA. SHOULD TURN THIS LAND INTO A PARK.
 I DON'T WANT APARTMENTS BUILT NEAR MY HOUSE.

Name: KEVIN WINTERS

Address: 745 GLENHURST DR. ROCKWALL, TX 75032

DEPT,

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

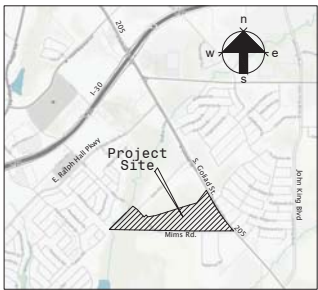
From: Planning
Sent: Tuesday, August 7, 2018 11:26 AM
To: Gonzales, David
Subject: FW: Case No Z2018-030 The Enclave

From: [REDACTED]
Sent: Tuesday, August 07, 2018 10:02 AM
To: Planning
Subject: Case No Z2018-030 The Enclave

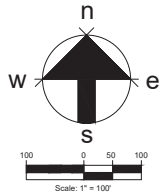
We have no problem with request for zoning change for this development.

Dell Osborn

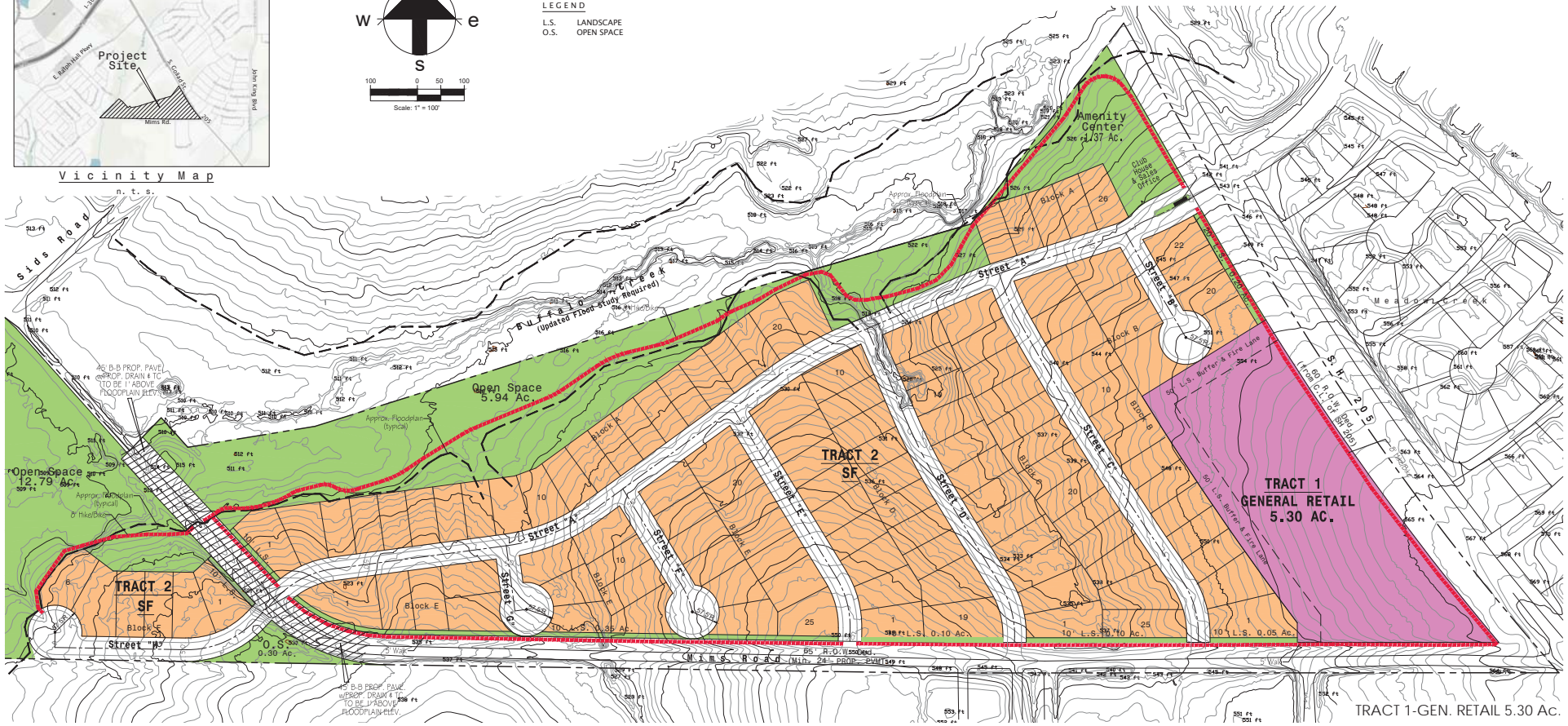
Ebby Halliday Realtors
2604 Ridge Rd.
Rockwall, TX 75087
214-676-8589 - cell
972-772-6127 - fax



Vicinity Map



LEGEND
 L.S. LANDSCAPE
 O.S. OPEN SPACE



NOTE:
 ALL OPEN SPACE, DRAINAGE, DETENTION AREAS
 TO BE MAINTAINED BY H.O.A.

NOTE:
 1. 40% garages to be front facing with 25' front B.L. setback.
 2. 60% garages to be J-Swing with 15' front B.L. setback
 or front facing with 20' garage offset from main structure
 with 15' front B.L. setback

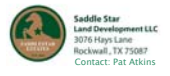
Land Use Data

Prop. Zoning	SF-6-R
Total Area	63.72 Ac.
Heavy Comm.	5.30 Ac.
Floodplain	16.56 Ac.
Open Space	21.2 Ac. *
Total # Lots	123
Density (du/ac)	2.10

* Open Space-Floodplain
 16.56/2 = 8.28
 4.64
 Total = 12.92
 (Gross Area = 63.72 x 0.20 = 12.74)

TRACT 1-GEN. RETAIL 5.30 AC.
 TRACT 2 (SF)-123 LOTS (60'x120')
 63.72 Ac.

Z2018-030
 Concept Plan
 for
the enclave
 city of rockwall, rockwall county, texas



CITY OF ROCKWALL

ORDINANCE NO. 18-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 CHANGE THE ZONING FROM AN AGRICULTURAL (AG), COMMERCIAL (C) AND HEAVY COMMERCIAL (HC) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR GENERAL RETAIL (GR) AND SINGLE FAMILY 7 (SF-7) DISTRICT LAND USES ON THE *SUBJECT PROPERTY*, BEING A 63.72-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26, 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 Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG), Commercial (C) and Heavy Commercial (HC) District to a Planned Development District for General Retail (GR) and Single Family 7 (SF-7) District land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, 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 *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 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. 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 4. 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 4(b) through 4(d) 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 (*Tract 2 Only*)
 2. Master Plat (*Tracts 2 Only*)
 3. Preliminary Plat (*Tracts 2 Only*)
 4. PD Site Plan (*All Tracts*)
 5. Final Plats (*All Tracts*)
- (c) A *Master Plat* application covering all of the *Subject Property* shall be submitted. No master plat application shall be approved until the *Open Space Master Plan* for all of the *Subject Property* has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the *Master Plat* and *Preliminary Plat* application. If only one (1) phase is being proposed, the applicant may submit a letter stating the timing of the phase with the *Preliminary Plat* application to satisfy the *Master Plat* requirement.
- (d) A *PD Site Plan* application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with the *Final Plat* application for the development.

SECTION 5. That the official zoning map of the City of Rockwall shall be corrected to reflect the changes in zoning as described herein.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF SEPTEMBER, 2018.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 20, 2018

2nd Reading: September 4, 2018

DRAFT ORDINANCE
09.04.2018

Exhibit 'A':
Legal Description

BEING a 63.708 acre tract of land situated in the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, and being all of that called 63.72 acre tract of land described in a deed to Stagliano Family Trust recorded as Instrument No. 20150000018059, Deed Records of Rockwall County, Texas (DRRCT) and this tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" set for corner in the west right-of-way line of State Highway No. 205 at the most northern corner of said 63.72 acre tract common to the most eastern corner of a called 24.96 acre tract described in a deed to Rayburn Country Electric Cooperative, Inc., recorded as Instrument No. 20170000005360 (DRRCT), from which a 1/2" iron rod with a yellow plastic cap found for reference bears S 35°54'40" W a distance of 2.19 feet.

THENCE along the easterly lines of said 63.72 acre tract and the westerly lines of said Highway right-of-way as follows:

S 31°06'54" E, a distance of 92.45 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;
N 58°56'40" E, a distance of 10.00 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;
S 31°03'20" E a distance of 447.60 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" set for corner at the beginning of a curve to the left having a radius of 5779.60 feet, and a chord which bears South 36 deg. 39 min. 10 sec. East, a distance of 1127.44 feet;
In a Southeasterly direction, continuing along said curve to the left having a central angle of 11°11'41", an arc distance of 1129.24 to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963", set for corner; at the southeast corner of said 63.72 acre tract and being near the south edge of Mims Road (an asphalt surface at this location);

THENCE along the south side of said Mims road and the south lines of said 63.72 acre tract as follows:

S 88°36'12" W, a distance of 1352.05 feet to a point for corner from which a 3/8" iron rod found for reference bears S 53°33'24" W a distance of 0.74 feet;
S 89°30'36" W , a distance of 1324.38 feet to a point for corner from which a 5/8" iron rod set for reference bears S 43°31'32" E a distance of 28.57 feet;

THENCE S 89°35'55" W, now departing from the south margin of Mims Road and continuing with a south line of said 63.72 acre tract a distance of 1560.75 feet to a 1/2" iron rod found at the southwest corner thereof;

THENCE N 43°51'06" E , along a western boundary of said 63.72 acre tract a distance of 1133.75 feet to a 1/2" iron rod set for corner at a northern corner thereof;

THENCE S 54°43'46" E, along a boundary line of said 63.72 acre tract a distance 183.64 feet to a point for corner near the center of Mims Road and near the southeast side of Sids Road, said point being the most western corner of a called 1.50 acre tract described in a deed to Richard Slaughter recorded in Vol. 1531, Pg. 145 (DRRCT);

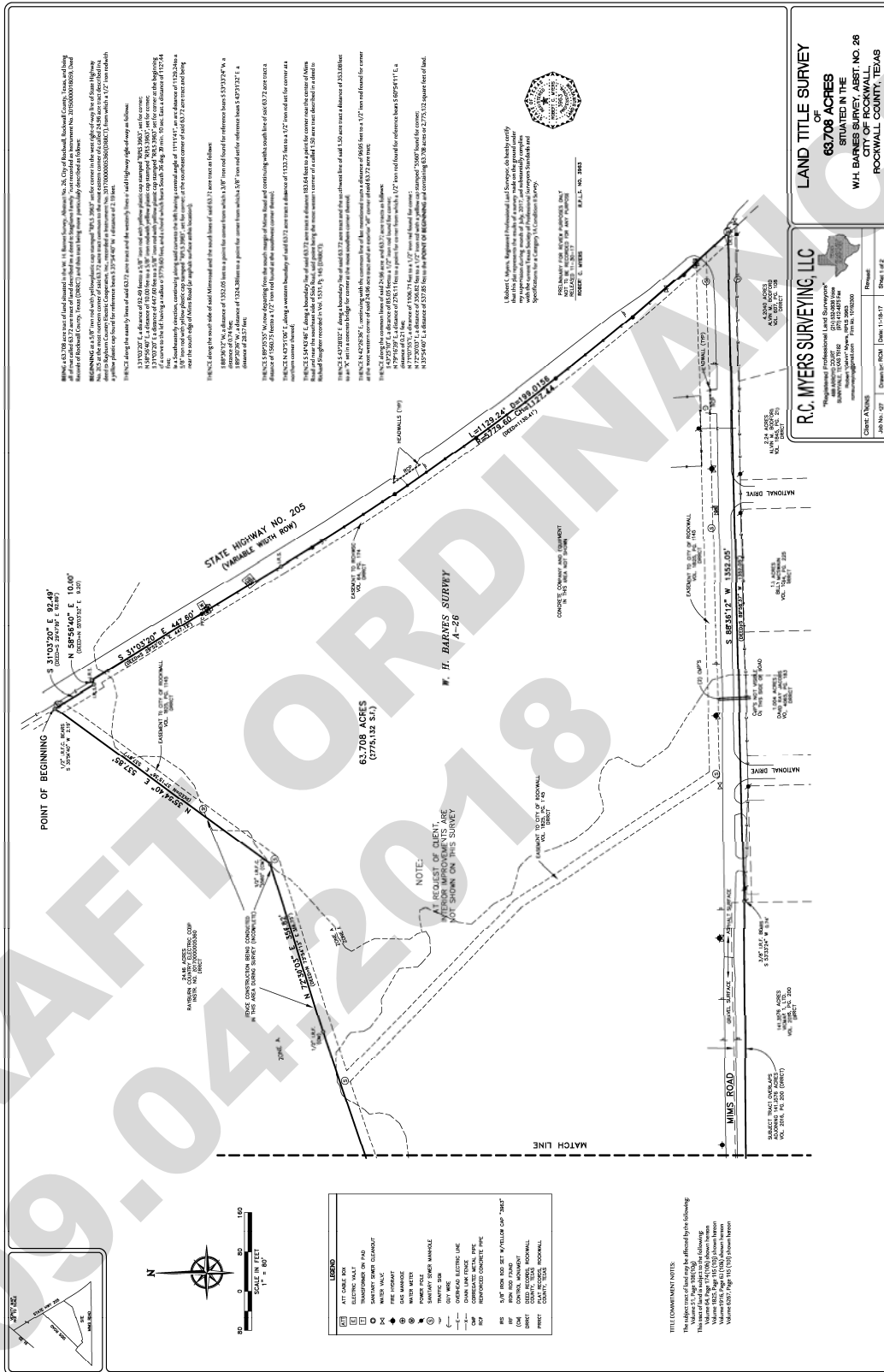
THENCE S 43°28'02" E along a boundary line of said 63.72 acre tract and the southwest line of said 1.50 acre tract a distance of 353.08 feet to an "X" set in a concrete bridge for corner at the most southern corner thereof;

THENCE N 42°26'36" E, continuing with the common line of last mentioned tracts a distance of 96.95 feet to a 1/2" iron rod found for corner at the most western corner of said 24.96 acre tract and an exterior "ell" corner of said 63.72 acre tract;

THENCE along the common lines of said 24.96 acre and 63.72 acre tracts as follows:

S 43°25'10" E, a distance of 85.05 feet to a 1/2" iron rod found for corner;
N 79°16'39" E, a distance of 276.11 feet to a point for corner from which a 1/2" iron rod found for reference bears S 60°54'11" E, a distance of 0.21 feet;
N 71°07'55"E, a distance of 1106.71 feet to a 1/2" iron rod found for corner;
N 72°30'03" E, a distance of 356.82 feet to a 1/2" iron rod with a yellow cap stamped "5560" found for corner;
N 35°54'40" E, a distance of 537.75 feet to the **POINT OF BEGINNING** and containing 63.708 acres or 2,775,128 square feet of land.

Exhibit 'A' Survey



LAND TITLE SURVEY
OF
63.708 ACRES
SITUATED IN THE
W. H. BARNES SURVEY, TRACT NO. 28
OF ROCKWALL COUNTY, TEXAS

R.C. MYERS SURVEYING, LLC
Professional Land Surveyors
11000 W. STATE HIGHWAY 205, SUITE 100
ROCKWALL, TEXAS 75087
PH: 972.962.1100
FAX: 972.962.1101
WWW.RCMYSERSURVEYING.COM

DATE: 04/15/2018
BY: R.C. MYERS, L.S., P.L.S.
SCALE: AS SHOWN

Exhibit 'B': Concept Plan

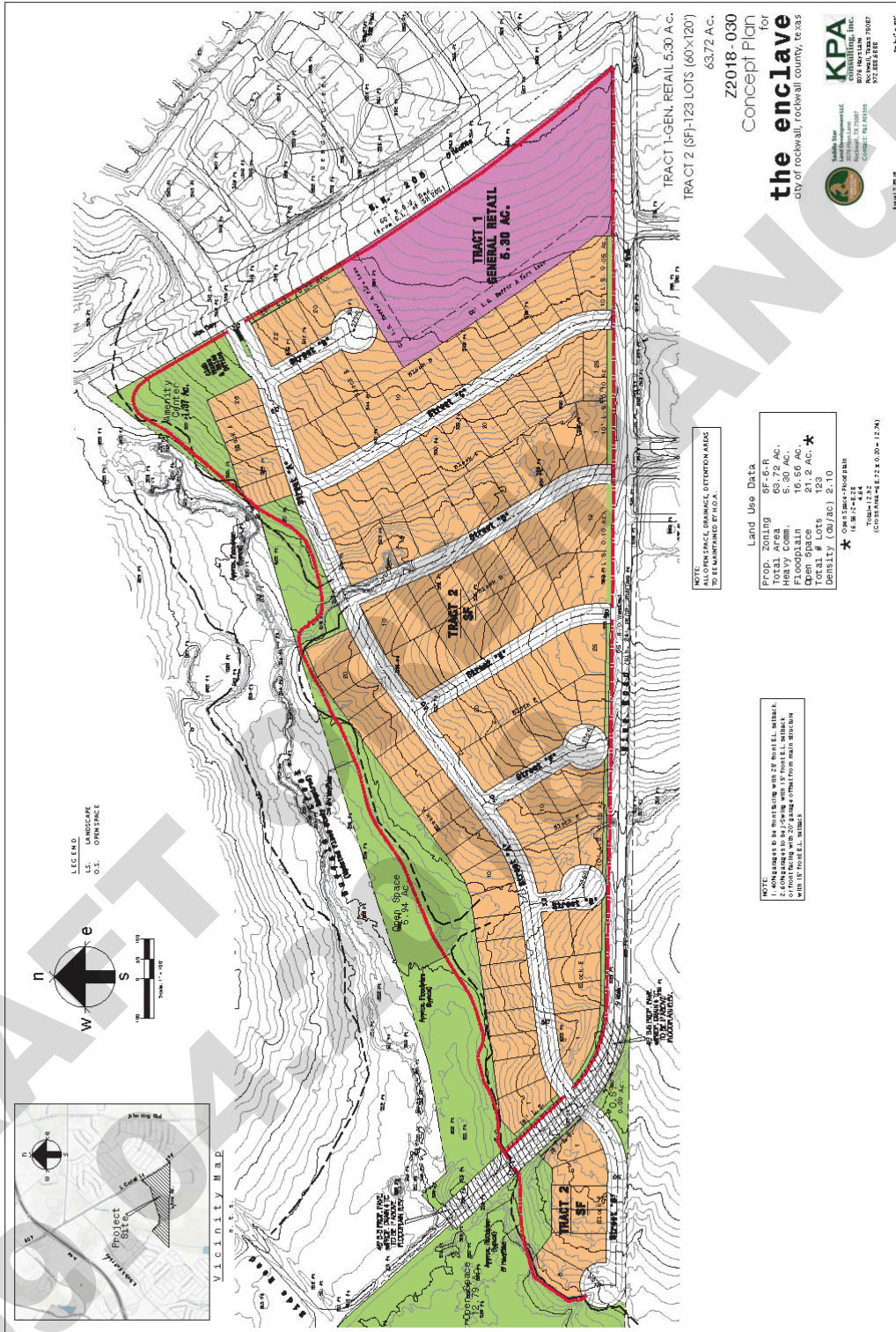


Exhibit 'C':
PD Development Standards

PD DEVELOPMENT STANDARDS.

GENERAL PD STANDARDS

- (1) *Residential Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance and stated in *Table 1* below. In no case shall the proposed development exceed 123-units (*i.e. single family*) or a density of 2.10-dwelling units per acre.

Table 1: Unit Composition

Lot Type	Lot Dimensions	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
Tract 2	60' x 120'	7,200 SF	123	100%
<i>Maximum Permitted Units:</i>			123	100%

- (2) *Trash Dumpster Enclosure.* All trash dumpsters enclosures shall be four (4) sided, with eight (8) foot walls constructed and clad with materials matching the adjacent structure, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers, and not be visible from a public street or open space.
- (3) *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.
- (4) *Buried Utilities.* New transmission and 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. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property* as long as these lines remain in their current pre-developed state. 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.
- (5) *Open Space.* The development shall consist of a minimum of 20.28% open space (*or 12.92-acres*), and generally conform to the *Planned Development Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.
- (6) *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 during the site plan review process.
- (8) *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 or HOA's shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences private roadway, drive aisles and drive approaches for the areas identified as *Tracts 2* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (9) *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (10) *Variances.* The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance.

Exhibit 'C':
PD Development Standards

TRACT 1: GENERAL RETAIL

- (1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; however, the following shall apply:

Permitted by Specific Use Permit (SUP). The following uses shall require approval of a Specific Use Permit (SUP):

- Retail Store with Gasoline Product Sales [More than two (2) Dispensers]

Prohibited Uses. The following uses shall be prohibited:

- Convent or Monastery
- Hotel or Motel
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary or Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (*Outside*)
- Gun Club, Skeet or Target Range (*Indoor*)
- Astrologer, Hypnotist, or Psychic Art and Science
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Car Wash, Self Service
- Service Station
- Mining and Extraction (*Sand, Gravel, Oil & Other*)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility
- Garden Supply/Plant Nursery

- (2) *Density and Dimensional Requirements.* Any development on the area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards required for properties in a General Retail (GR) District and within the SH-205 Overlay (SH-205 OV) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

- (3) *Connectivity and Design.* The area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be designed to be pedestrian oriented and easily accessible to the adjacent residential land uses. In addition, the non-residential land uses shall be designed in a manner that reduces physical barriers between the residential land uses by incorporating cross connectivity in the form of walking paths and pedestrian scale elements. Buildings constructed in this area should be designed to a pedestrian scale with architectural elements that complement the adjacent residential land uses.

- (4) *Landscape Requirements.* All *Canopy/Shade Trees* planted within *Tract 1* 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.

- (5) *Landscape Buffers.* All landscape buffers and plantings located within the buffers adjacent to the area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall adhere to the

Exhibit 'C':
PD Development Standards

following:

- (a) *Landscape Buffer (SH-205)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-205 (*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, two (2) 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 an eight (8) foot trail situated within the 20-foot landscape buffer adjacent to SH- 205.
- (b) *Landscape Buffer (Mims Road)*. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road (*outside of and beyond any required right-of-way dedication*). In addition, one (1) canopy tree shall be planted per 50-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the ten (10) foot landscape buffer adjacent to Mims Road.
- (c) *Landscape Buffer (Adjacent to Residential)*. A minimum of a 50-foot landscape buffer shall be provided adjacent to all residential land uses. The landscape buffer shall incorporate a built-up berm with ground cover and/or shrubbery or a combination thereof along the entire length of the adjacency for the purpose of screening the commercial areas from the residential areas without using a physical barrier. In addition, the landscape buffer shall incorporate canopy trees planted on 20-foot centers along the entire length of the adjacency.

TRACT 2: SINGLE FAMILY

- (1) *Permitted Uses*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the area identified as *Tract 2* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) *Density and Dimensional Standards*. Unless specifically provided by this Planned Development ordinance, any development on the area identified as *Tract 2* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be subject to the density and dimensional requirements required for a Single Family 7 (SF-7) District, as stipulated by Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width</i>	60'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	7,200 SF
<i>Minimum Front Yard Setback – Flat Front Entry</i>	25'
<i>Minimum Front Yard Setback – J-Swing</i>	15"
<i>Minimum Side Yard Setback</i>	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i>	10'
<i>Minimum Length of Driveway Pavement from Front Property Line</i>	20'
<i>Maximum Height⁽¹⁾</i>	36'
<i>Minimum Rear Yard Setback</i>	10'
<i>Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]</i>	2,000 SF
<i>Maximum Lot Coverage</i>	70%

General Notes:

¹: The Maximum Height shall be measured to the eave or top plate (*whichever is greater*) of the single family home.

- (3) *Building Standards*. The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the

Exhibit 'C':
PD Development Standards

following requirements:

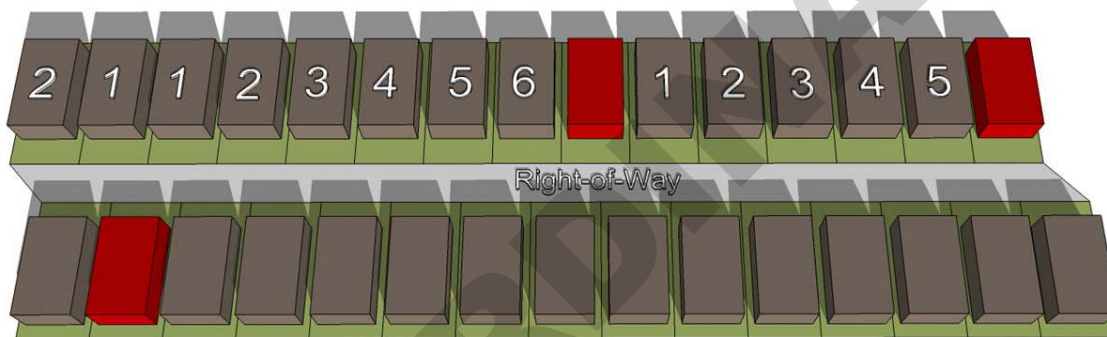
- (i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 100%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* 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 exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance. Stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space.
 - (ii) *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.
 - (iii) *Garage Orientation.* A maximum of 40% of the garages maybe oriented toward the street in a front entry configuration; however, the front façade of the garage must be situated equal to or behind the front building façade of the primary structure. A minimum of 60% lots must incorporate a Swing, Traditional Swing, or J-Swing garage configuration. Swing, traditional Swing, or J-Swing garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the Swing configuration. All garage configurations that are not front entry shall meet the requirements of Article IV, Parking and Loading, of the Unified Development Code.
- (4) *Anti-Monotony Restrictions.* All development shall adhere to the following anti-monotony restrictions:
- (i) 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.
 - (ii) 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 SH-205 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) Roof Type and Layout
 - (c) Articulation of the Front Façade
 - (iii) 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 (i.e. *3-Tab Roofing Shingles are prohibited*).

Exhibit 'C':
PD Development Standards

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



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



(5) *Landscape and Hardscape Standards.*

- (i) *Landscape. Landscape Requirements.* Landscaping shall be reviewed and approved during the site plan review process. 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.
- (ii) *Landscape Buffers (Mims Road).* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road, and shall incorporate a minimum of one (1) canopy tree per 50- feet of linear frontage.
- (iii) *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 in the following sizes and proportions:
 - (i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
 - (ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

- (iv) *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.

Exhibit 'C':
PD Development Standards

- (v) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved during the site plan review process.
- (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:
- (i) *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.
 - (ii) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (iii) *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.
 - (iv) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Planning and Zoning Commission

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

FROM: David Gonzales, *Senior Planner*

DATE: September 25, 2018

SUBJECT: Change of Conditions Letter by *Pat Atkins of Saddle Star Land Development, LLC*

On August 20, 2018, the City denied a request to rezone a 63.72-acre tract of land from an Agricultural (AG), Commercial (C), and Heavy Commercial (HC) Districts to a Planned Development District. Subsequently, the applicant -- *Pat Atkins of Saddle Star Land Development, LLC* -- has submitted a request to refile an application with the Planning and Zoning Department, and in accordance with the requirements of the Unified Development Code (UDC) the Director of Planning is forwarding the request forward to the Planning and Zoning Commission for a determination of substantial change. The applicant's request is showing that he is reducing the lot count from 123 single-family lots to 115 single-family lots, which reduces the density from 2.10 units/acre to 2.04 units/acre. The request also shows an increase in the acreage designated for General Retail (GR) District land uses from 5.30-acres to 7.37-acres.

According to the UDC, the Director is required to review the case and forward findings to the Planning and Zoning Commission for a determination. In this case, the Director has not identified a change of condition that would warrant a resubmittal of an application; however, the Planning and Zoning Commission does have the discretion to allow the applicant to resubmit. In making a determination of substantial change the Planning and Zoning Commission is tasked with determining if the changes proposed by the applicant represent: 1) a more restrictive or less intense use or development, and/or 2) if there is an actual change in conditions relating to zoning principles of the tract or parcel of land or the property surrounding it.

The applicant and staff will be available at the meeting to answer any questions.



SADDLE STAR
LAND DEVELOPMENT, LLC

PAT ATKINS

Director of Land Development and Acquisitions

3076 Hays Lane
Rockwall
Texas 75087

972.388.6383
kpatatkins@yahoo.com

9-10-18

ENCLAVE ROCKWALL

63.72 ACRES-Z2018-030

ROCKWALL , TEXAS

RE: RE-SUBMITTAL PLANNED DEVELOPMENT ZONING REQUEST

DEAR MR. GONZALES,

AS AUTHORIZED REPRESENTATIVE AND APPLICANT FOR THE 63.72 ACRES , WE ARE HEREBY FORMALLY REQUESTING APPEARANCE WITH THE PLANNING AND ZONING FOR RE-CONSIDERATION AS FOLLOWS:

- 1. ELIMINATION OF S.H. 205 CONSTRUCTION REQUIREMENTS. DUE TO REDUCTION OF 263 UNITS TO 115 UNITS AFFORDABILITY WITHOUT CITY PARTICIPATION IS COST PROHIBITED. AFTER DISCUSSION WITH AMY WILLIAMS AND RYAN MILLER THERE IS NO CAPITOL IMPROVEMENT FUNDS AVAILABLE FOR PARTICIPATION.**
- 2. OPEN SPACE WILL MEET THE 20% REQUIRED OF THE 63.72 ACRES WHICH RESULTS IN 12.74 ACRES OF OPEN SPACE.**
- 3. GARAGE REQUIREMENTS**
 - A. 40 % FRONT FACE FLUSH WITH MAIN FAÇADE WITH 25' FRONT B.L. SETBACK**
 - B. 60% J-SWING WITH 15' FRONT B.L. SETBACK ARE FRONT FACE WITH 20' GARAGE OFFSET FROM MAIN STRUCTURE WITH 15' FRONT B.L. SEBACK**
- 4. INCREASE OF GENERAL RETAIL ACREAGE TO 7.37 ACRES FROM THE ORIGINAL SUBMITTAL OF 5.3 ACRES.**

WE WILL BE RESUBMITING FOR ZONING CHANGE.

SINCERELY

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/20/2018

APPLICANT: Pat Atkins, *Saddlestar Land Development*

AGENDA ITEM: **Z2018-030**; *The Enclave (AG, C & HC to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.71-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

PURPOSE AND BACKGROUND:

The subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on May 19, 1986 by *Case No. A1986-005 (Ordinance No. 1986-37)*. The *subject property* is currently zoned Agricultural (AG), Heavy Commercial (HC), and Commercial (C) Districts, with the Agricultural (AG) District being located east of Mims Road, the Commercial (C) District designation being located adjacent to Mims Road and S. Goliad Street [SH-205] and the Heavy Commercial (HC) District designation being located on the interior of the *subject property*. In 2016, the Texas Department of Transportation (TXDOT) established a staging area for the SH-205 improvements at the southwestern corner of the subject property (*i.e. at the corner of Mims Road and S. Goliad Street*).

On March 16, 2018, the applicant submitted an application requesting to rezone the property from Agricultural (AG), Heavy Commercial (HC), and Commercial (C) Districts to a Planned Development District for single-family, townhome and commercial land uses. Based on the concept plan, this would establish a horizontal mixed use development with commercial/retail at the northwest corner of S. Goliad Street and Mims Road, while transitioning to a 196 lot townhome (*i.e. 22' x 75' min. lot size*) development and continuing west to a 65 lot (*i.e. 50' x 120' min. lot size*) single-family development. As you may recall, the applicant submitted a similar zoning change request in October 2017. After postponing the public hearings on two (2) separate occasions -- *one (1) meeting in which the Planning and Zoning Commission requested a traffic impact analysis* -- the Planning and Zoning Commission ultimately denied the case on January 30, 2018. The applicant then requested that the City Council withdraw the case. Since the original case was withdrawn, the applicant was not restricted from submitting the same request.

The applicant submitted a subsequent application in March of 2018 proposing the same zoning change requested in the prior case that was withdrawn. This application was denied by the City Council on April 16, 2018. Since the request was denied without an indication of prejudice the action was considered to be a denial with prejudice (§8.3.B, Article II). This motion restricts the ability of the applicant to submit a zoning application for any portion of the subject property -- *unless the application is for a more restrictive, less intense use or development (§8.3.B, Article II)* -- for a period of one (1) year from the date of denial.

In accordance with *Section 8.3.D, Council Approval or Denial, of Article II, Authority and Administrative Procedures*, of the *Unified Development Code*, the applicant submitted a subsequent request for a change of conditions on May 29, 2018. This request was denied by the Planning and Zoning Commission after a finding that the request did not represent a substantial change. A subsequent application was filed on proposing to eliminate the townhome use, decrease the amount of dwelling units from 263 units (*i.e. townhome & single-family mix*) to 123 units (*i.e. single-family residential*), and reduce the density from 4.13-du/ac to 2.10 du/ac. Based on this request, the Planning and Zoning Commission approved a motion to allow the applicant to submit an application requesting to rezone the property on June 26, 2018. On July 3, 2018, the applicant refiled an application requesting a Planned Development District.

ADJACENT LAND USES AND ACCESS:

The subject property is located on the west side of S. Goliad Street [*SH-205*] at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and Mims Road. A more detailed description of the adjacent land uses is as follows:

North: Directly north of the subject property is a vacant, 24.818-acre tract of land zoned Heavy Commercial (HC) and Commercial (C) District. This property is owned by Rayburn Electric Cooperative, Inc. Beyond this are industrial/office/warehouse facilities for Rayburn Electric Cooperation and S&A Systems, and a trucking facility owned by Transam Trucking. These properties are zoned Heavy Commercial (HC) District, Planned Development District 43 (PD-43), and Planned Development District 44 (PD-44).

South: Directly south of the subject property is Mims Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's *Master Thoroughfare Plan*. Beyond this thoroughfare is a 140.50-acre tract of land (*i.e. Tract 3 of the G. Wells Survey, Abstract No. 219*) that is zoned Agricultural (AG) District. Also south of Mims Road are several industrial buildings zoned Heavy Commercial (HC) District.

East: Directly east of the subject property is S. Goliad Street [*SH-205*], which is identified as a TXDOT 6D on the City's *Master Thoroughfare Plan*. Beyond this thoroughfare is Hickory Ridge, Phase 1, which is a 139-lot single-family subdivision, zoned Planned Development District 10 (PD-10).

West: Directly west of the subject property is Highland Meadows, Phase 1, which is a 101-lot single-family subdivision, zoned Single Family 7 (SF-7) District. Beyond this are additional phases of the Highland Meadows and Lynden Park Estates subdivisions.

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan and development standards outlining the proposed development. The concept plan shows that an approximately 5.30-acre tract of commercial/retail land -- *identified as Tract 1 on the concept plan* -- will be situated at the hard corner of Mims Road and S. Goliad Street. Adjacent to and west of the commercial/retail portion is *Tract 2* on the concept plan, which is composed of a 37.21-acre tract of land reserved for the construction of 123 single-family home lots that will measure 60' x 120'. A portion of this development will be located adjacent to the Highland Meadows Subdivision.

In addition, the concept plan shows that approximately 21.2-acres of open space will be provided; however, staff should note that the majority of this open space is situated within existing floodplain and would only count at a rate of ½-acre for every acre (*i.e. 50%*) of the 20% open space requirement. The floodplain totals 16.56-acres and will equate to 8.28-acres of total open space based on the 50% maximum allowed by the UDC; therefore, the adjusted acreage of open space for the development will equal to 12.92-acres (*i.e. 20.28%*), which meets the minimum 20% requirement

stipulated by the Unified Development Code (UDC). Additionally, the applicant has indicated an amenity center will be constructed at the northeast quadrant of the property, and a proposed eight (8) foot hike and bike trail which will be situated along the outer edge of the development. This will provide access to SH-205 and Mims Road and is generally in conformance with the City Master Trail Plan. A summary of the proposed density and dimensional requirements for the single-family and townhome lots are as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
Tract 2	60' x 120'	7,200 SF	123	100%
Maximum Permitted Units:			123	100%

Table 2: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	7,200 SF
Minimum Front Yard Setback – Flat Front Entry	25'
Minimum Front Yard Setback – J-Swing	15"
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street)	10'
Minimum Length of Driveway Pavement from Front Property Line	20'
Maximum Height ⁽¹⁾	36'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	2,000 SF
Maximum Lot Coverage	70%

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 structure.
- 4: As measured from the rear yard property line.

Staff should note that the requested overall density for this development would equal 2.10-dwelling units per acre (*i.e.* 123-units/63.72-acres – 5.30-commercial acres = 2.10 dwelling units/acre) for the *Single-Family Residential* development.

On *Tract 1* the applicant is requesting limited General Retail (GR) District land uses. Specifically, the applicant is proposing to prohibit the following land uses, which are currently permitted *by-right* or by Specific Use Permit (SUP) within the General Retail (GR) District, with the exception of the following:

Permitted by Specific Use Permit (SUP). The following use shall require approval of a Specific Use Permit (SUP):

- Retail Store with Gasoline Product Sales [More than two (2) *Dispensers*]

Prohibited Uses. The following uses shall be prohibited.

- Convent or Monastery
- Hotel or Motel
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary or Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (*Outside*)
- Garden Supply/Plant Nursery
- Gun Club, Skeet or Target Range (*Indoor*)

- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash, Self Service
- ☑ Service Station
- ☑ Mining and Extraction (*Sand, Gravel, Oil & Other*)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

This property would be subject to the density and development standards for the General Retail (GR) District and the SH-205 Overlay (SH-205 OV) District. The following is a summary of the proposed density and development standards for Tract I:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>
<i>Minimum Lot Area</i>	<i>6,000 Sq. Ft.</i>
<i>Minimum Lot frontage</i>	<i>60-Feet</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet¹</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet²</i>
<i>Maximum Building Height</i>	<i>36-Ft w/o SUP³</i>
<i>Max Building/Lot Coverage</i>	<i>40%</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>
<i>Floor Area Ratio</i>	<i>2:1</i>
<i>Minimum Number of Parking Spaces</i>	<i>28</i>
<i>Minimum Stone Requirement (SH205 OV)</i>	<i>20% ea facade</i>
<i>Minimum Landscaping Percentage</i>	<i>15%</i>
<i>Maximum Impervious Coverage</i>	<i>85 to 90%</i>

INFRASTRUCTURE:

Based on the request for a (*i.e. high density development*) the Engineering Department has contacted the City's engineering consultant, Birkhoff, Hendricks & Carter, LLP to review the City's 2014 Water Distribution and Wastewater Collection System Master Plan and determine the capacity necessary for the existing water and sanitary sewer system necessary to serve the proposed planned development. Staff requires this infrastructure study for any zoning change proposing a more intense land use than what is depicted on the City's Future Land Use Plan because it could have implications for the City's existing infrastructure (*i.e. streets, water, and wastewater*) capacities. Based on the applicant's submittal the following infrastructure is required:

Water Improvements

The water distribution system can provide adequate service for the proposed development.

Sewer Improvements

The existing gravity sewer lines will have adequate capacity for the proposed development; however, the Mims Lift Station will require a third pump to be installed by the applicant in order to meet the increased capacity requirements to serve this development.

Roadways

The Master Thoroughfare Plan indicates Mims Road as M4D (*i.e. minor collector, four [4] lane divided highway*), which requires a minimum of a 60-foot right-of-way with a 45-foot, back-to-back roadway. The applicant is responsible for dedicating the ROW for this roadway and paving twenty-four (24) feet of the proposed roadway where the property abuts one portion of the roadway. The

applicant will also be responsible for all of the right-of-way and the entire road section where the property abuts both sides of the roadway.

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE AND CODE OF ORDINANCES:

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- ☑ According to the Engineering Department's *Standards of Design and Construction Manual*, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." In addition, the UDC requires all garages accessible from the street be configured in a *J-Swing (Traditional Swing)* or recessed garage format (*i.e. the garage is setback a minimum of 20-feet from the front façade of the primary structure*). Currently, the applicant is requesting to allow 40% *Flat Front Entry* garages even with the front façade of the primary structure in lieu of alleyways, and 60% *J-Swing* garage formats.

By approving the proposed Planned Development District, the City Council is waiving this standard. Attached to this case memo is a draft ordinance for the City Council's review.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The *subject property* is zoned for Agricultural (AG), Commercial (C) and Heavy Commercial (HC) land uses. The Future Land Use Map, adopted with the Comprehensive Plan, designates the majority of the *subject property* for Commercial/Industrial land uses and a portion of *Tract 2 (i.e. 2.21-acres) located east of Mims Road* for Medium Density Residential land uses. The proposed zoning change would necessitate that the designation of *Tract 1* be changed from a Commercial/Industrial designation to a Commercial designation and *Tract 2* be changed from a Commercial/Industrial designation to a Low Density Residential designation and the 2.21-acre portion of *Tract 2* from Medium Density Residential to the designation as Low Density Residential.

With regard to *Tract 1*, and according to the Comprehensive Plan, a Commercial land use is defined as an area "...where commercial is indicated at the intersection of major roadways and development have not occurred." The Comprehensive Plan goes on to state that "(z)oning should only be allowed where the commercial use is eminent and where it would be planned and integrated with the adjacent residential neighborhoods. Furthermore, the Comprehensive Plan states "(t)he amount of retail and the size of the area to be designated for commercial or mixed use development may be large or small depending on the service area it will serve and the style and quality of development." In this case, the proposed development is adjacent to heavy commercial and single-family residential land uses, which is east of the *subject property* and buffered by S. Goliad Street.

With regard to *Tract 2*, and according to the Comprehensive Plan, a Low Density Residential land use is defined as an area consisting of less than two (2) units per acre; however, a density up to two and one-half (*i.e. 2 ½*) per gross acre may be allowed within a residential Planned Development District that includes the dedication and/or development of additional amenities. In this case, the proposed density of the single-family lots being 2.10-dwelling units per gross acre, could qualify as Low Density Residential based on the amenities provided for the development, which includes a trail system, amenity center, flood plain & open space dedication. The zoning proposal conforms to the majority of the residential policies and guidelines contained in the Comprehensive Plan for a single-family residential development and the Low Density Residential land use.

With regard to the overall development, it should be noted that the applicant's proposal would decrease the amount of land zoned Heavy Commercial (HC) District within the City of Rockwall. With this being said, the approval of any changes to the Future Land Use Map by allowing the zoning change would be a discretionary decision for the City Council. Should the City Council

choose to approve the applicant's request staff has included a condition of approval that would amend the Future Land Use Map to reflect the requested designations.

NOTIFICATION:

On August 1, 2018, staff mailed 156 notices to property owners and residents within 500-feet of the *subject property*. Staff also sent a notice to the Flagstone Estates, Lynden Park, Hickory Ridge, and Hickory Ridge East Homeowner's Association (HOA), which are the only HOA/Neighborhood Organizations located within 1,500 feet of the *subject property*. Additionally, staff posted a sign along S. Goliad Street -- *adjacent to the subject property* -- as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received two (2) notices in opposition and one (1) e-mail in support of the applicant's request.

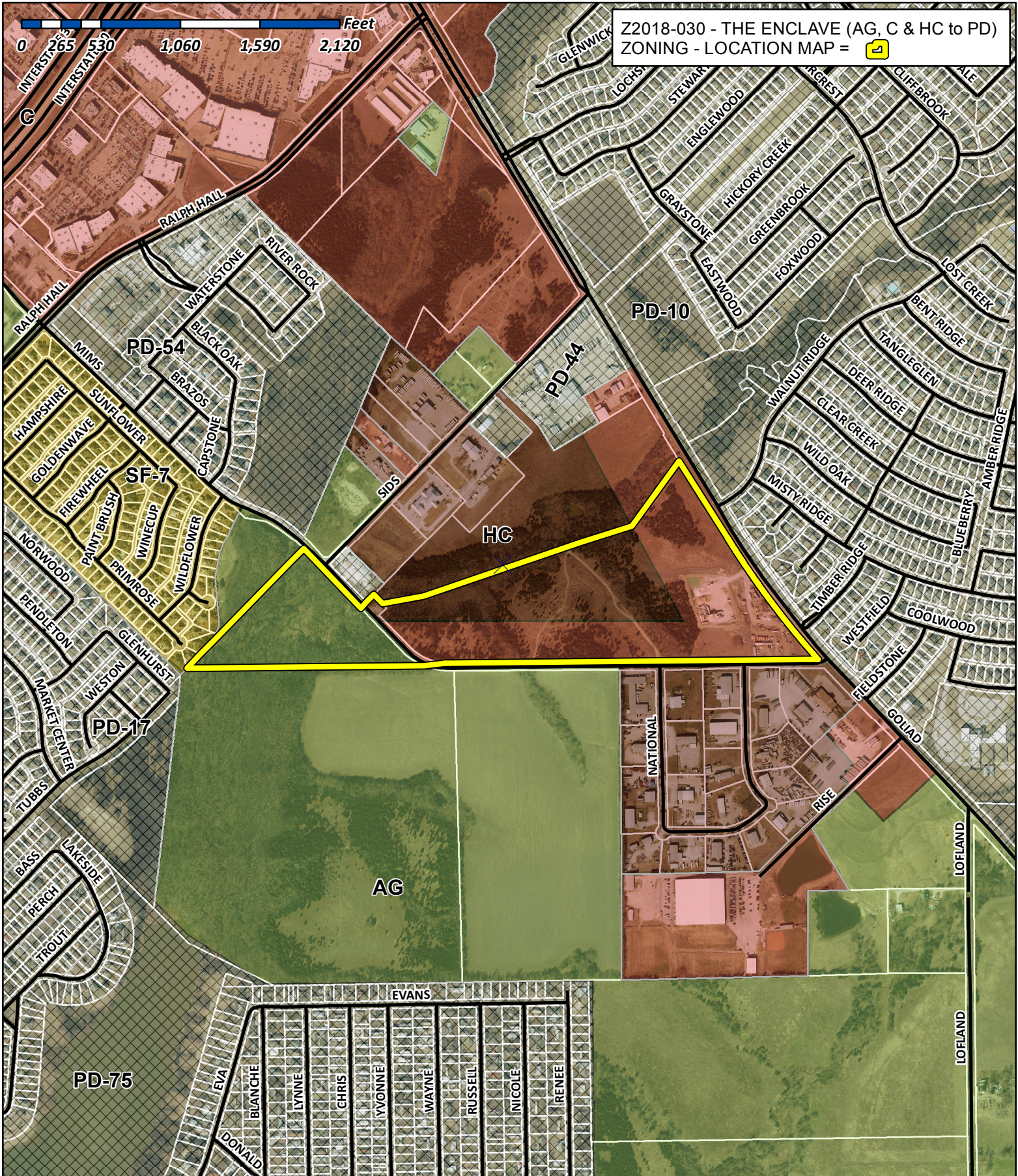
RECOMMENDATIONS:

If the City Council chooses to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District, Commercial (C) District, and Heavy Commercial (HC) District to a Planned Development District with limited General Retail (GR) District and Single-Family 7 (SF-7) District land uses, then staff would propose the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;
- 2) 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 *Tract 1* from a Commercial/Industrial designation to a Commercial designation and *Tract 2* from a Commercial/Industrial designation to a Low Density Residential designation, and a portion of *Tract 2* (i.e. 2.21-acre) from a Medium Density Residential designation to a Low Density Residential designation;
- 3) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On August 14, 2018, the Planning and Zoning Commission's motion to recommend approval of the zoning change from Agricultural (AG) District, Heavy Commercial (HC) District, and Commercial (C) District to a Planned Development District with limited General Retail (GR) District and Single-Family 7 (SF-7) land uses, and with staff conditions passed by a vote of 4 to 2 with Commissioners Chodun and Moeller dissenting, and Commissioner Fishman absent.



Z2018-030 - THE ENCLAVE (AG, C & HC to PD)
 ZONING - LOCATION MAP =



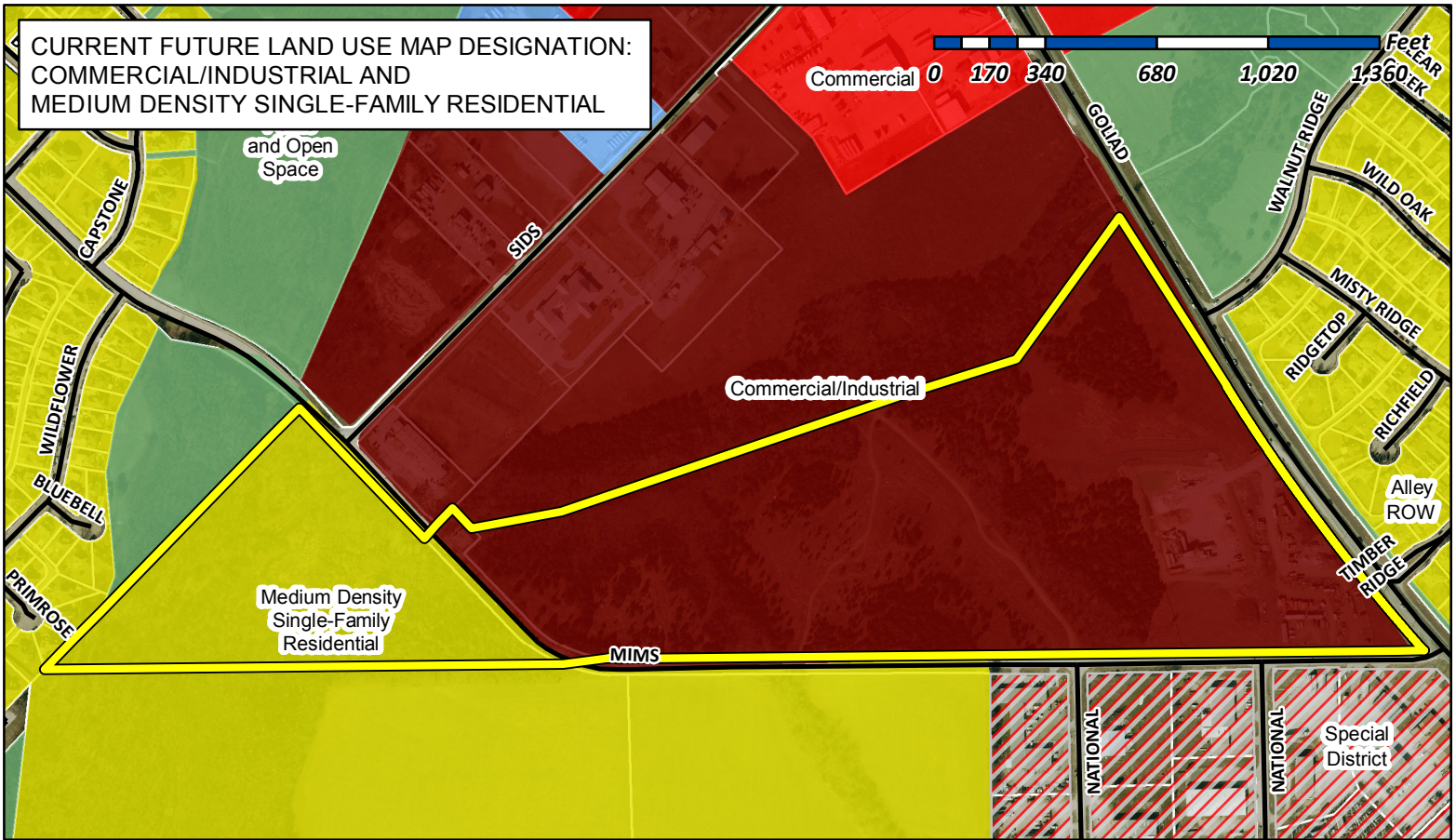
City of Rockwall

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

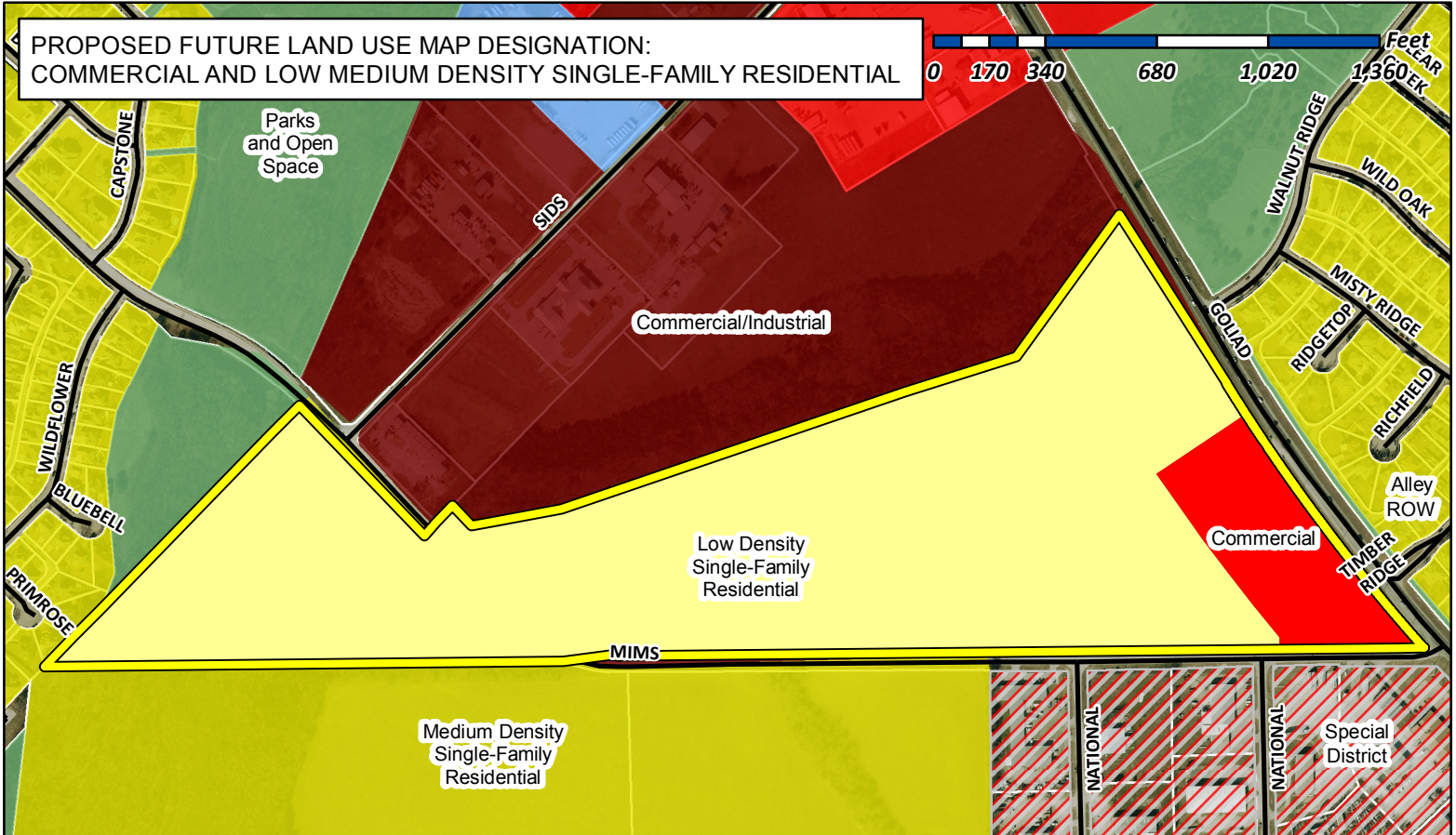
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**CURRENT FUTURE LAND USE MAP DESIGNATION:
COMMERCIAL/INDUSTRIAL AND
MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL**



**PROPOSED FUTURE LAND USE MAP DESIGNATION:
COMMERCIAL AND LOW MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL**



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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SADDLE STAR
LAND DEVELOPMENT, LLC

PAT ATKINS

Director of Land Development and Acquisitions

3076 Hays Lane
Rockwall
Texas 75087

972.388.6383
kpatatkins@yahoo.com

8-7-18

ENCLAVE ROCKWALL

63.72 ACRES-Z2018-030

ROCKWALL , TEXAS

RE: RE-SUBMITTAL PLANNED DEVELOPMENT ZONING REQUEST

DEAR MR. GONZALES,

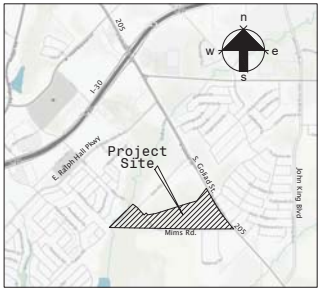
AS AUTHORIZED REPRESENTATIVE AND APPLICANT FOR THE 63.72 ACRES , WE ARE HEREBY FORMALLY REQUESTING CHANGES TO THE DRAFT ORDINANCE FOR PLANNING AND ZONING CONSIDERATION AS FOLLOWS:

- 1. ELIMINATION OF S.H. 205 CONSTRUCTION REQUIREMENTS. DUE TO REDUCTION OF 263 UNITS TO 123 UNITS AFFORDABILITY WITHOUT CITY PARTICIPATION IS COST PROHIBITED. AFTER DISCUSSION WITH AMY WILLIAMS AND RYAN MILLER THERE IS NO CAPITOL IMPROVEMENT FUNDS AVAILABLE FOR PARTICIPATION.**
- 2. OPEN SPACE WILL MEET THE 20% REQUIRED OF THE 63.72 ACRES WHICH RESULTS IN 12.74 ACRES OF OPEN SPACE.**
- 3. GARAGE REQUIREMENTS**
 - A. 40 % FRONT FACE FLUSH WITH MAIN FAÇADE WITH 25' FRONT B.L. SETBACK**
 - B. 60% J-SWING WITH 15' FRONT B.L. SETBACK ARE FRONT FACE WITH 20' GARAGE OFFSET FROM MAIN STRUCTURE WITH 15' FRONT B.L. SEBACK**

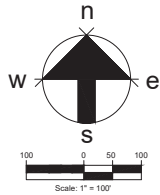
WE WILL BE RESUBMITTING WITH CHANGES TO PLAN WITH STAFF RECOMMENDATIONS.

SINCERELY-PAT ATKINS – DIRECTOR-SADDLE STAR LAND DEVELOPMENT LLC

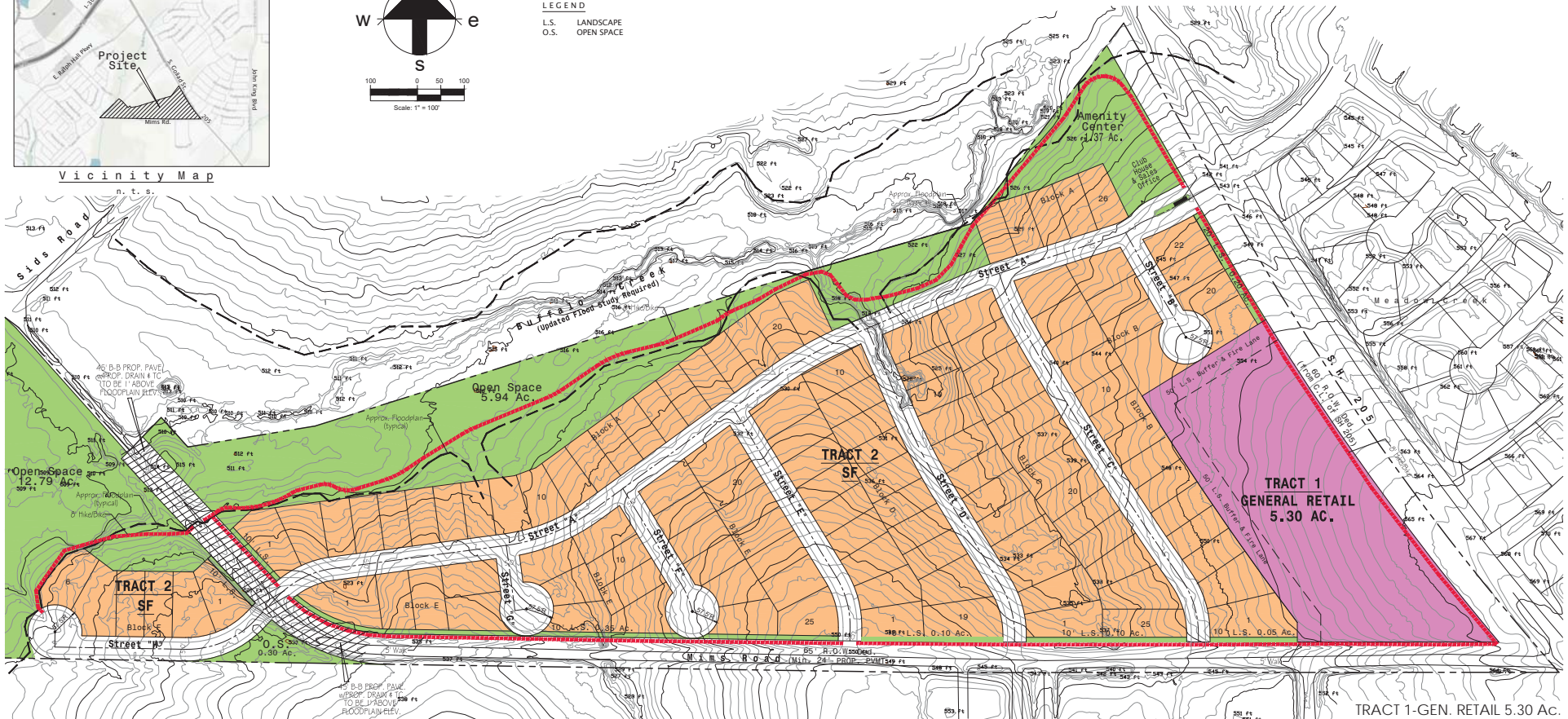
Pat Atkins



Vicinity Map



LEGEND
 L.S. LANDSCAPE
 O.S. OPEN SPACE



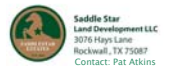
NOTE:
 ALL OPEN SPACE, DRAINAGE, DETENTION AREAS
 TO BE MAINTAINED BY H.O.A.

NOTE:
 1. 40% garages to be front facing with 25' front B.L. setback.
 2. 60% garages to be J-Swing with 15' front B.L. setback
 or front facing with 20' garage offset from main structure
 with 15' front B.L. setback

Land Use Data	
Prop. Zoning	SF-6-R
Total Area	63.72 Ac.
Heavy Comm.	5.30 Ac.
Floodplain	16.56 Ac.
Open Space	21.2 Ac. *
Total # Lots	123
Density (du/ac)	2.10
* Open Space-Floodplain	
	16.56/2=8.28
	4.64
	Total=12.92
	(Gross Area=63.72 x 0.20= 12.74)

TRACT 1-GEN. RETAIL 5.30 AC.
 TRACT 2 (SF)-123 LOTS (60'x120')
 63.72 Ac.

Z2018-030
 Concept Plan
 for
the enclave
 city of rockwall, rockwall county, texas



Gonzales, David

From: Morales, Laura
Sent: Wednesday, August 1, 2018 1:19 PM
To: 'thomas.bedingfield@yahoo.com'; 'bod@flagstonereek.org'; 'hromatka@hotmail.com'; 's.gantt@sbbmanagement.com'; 'dbmeyer@cmamanagement.com'; 'Justini@ymail.com'; 'makelkeintexas@sbcglobal.net'; 'dbmeyer@cmamanagement.com'
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Noification Program: Notice of zoning request
Attachments: Z2018-030 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 was published in the Rockwall Herald Banner **July 20, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 8/14/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 8/20/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. 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/development-cases>

Z2018-030- Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.71-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, 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

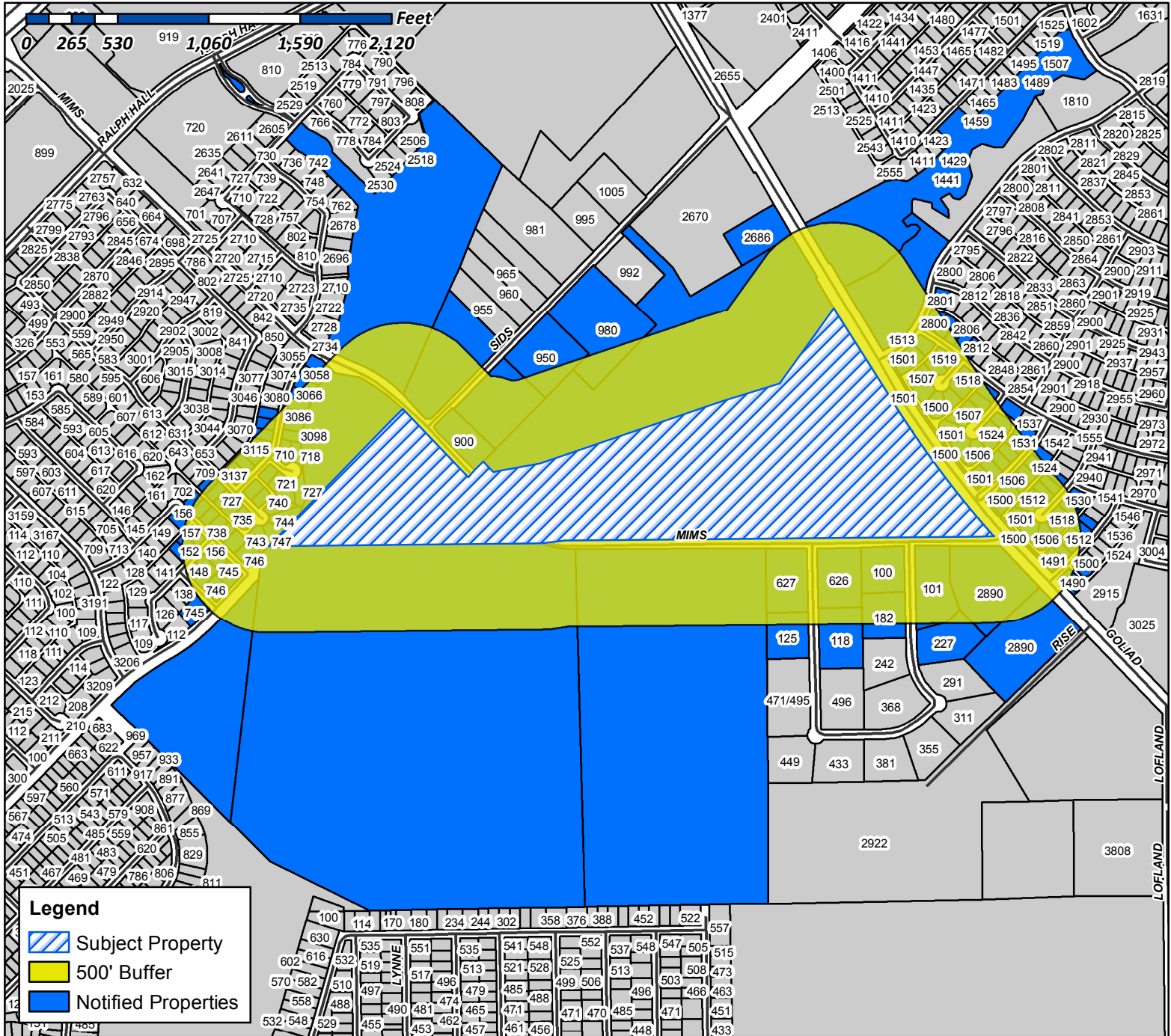
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com/planning/>



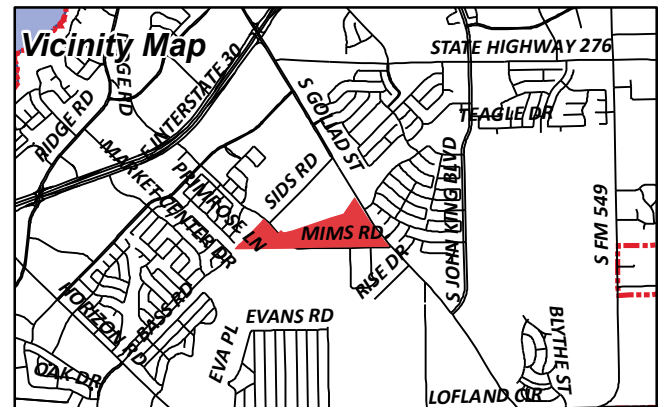
City of Rockwall

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

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Case Number: Z2018-030
Case Name: Zoning Change (AG,C & HC to PD)
Case Type: Zoning
Zoning: AG, C & HC District
Case Address: Northwest Corner of S. Goliad Street and Mims Road



Date Created: 07/11/2018
For Questions on this Case Call (972) 771-7745



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. Z2018-030: The Enclave (AG, C and HC to PD)

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.71-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, 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, 8/14/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 8/20/2018 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 **8/20/2018** 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. Z2018-030: The Enclave (AG, C and HC to PD)

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

CURRENT RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

LEMMOND BRENTON & KIMBERLY
10349 S STATE HIGHWAY 205
ROCKWALL, TX 75032

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

SCOTTFREE INVESTMENTS LP
118 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
125 NATIONAL DR
ROCKWALL, TX 75032

MOORE LEE OSCAR & SHRYL ANN
1251 MARLIN AVENUE
SEAL BEACH, CA 90740

DING CHENG LIANG AND LUH LUH TING
1406 ROSALIA AVE
SAN JOSE, CA 95130

CURRENT RESIDENT
1441 FOXWOOD LN
ROCKWALL, TX 75032

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

PEACOCK JAY C & ROBYN M
148 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
149 WESTON CT
ROCKWALL, TX 75032

ZIYADEH MUNEEB R ABU
1490 FIELDSTONE DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1500 RICHFIELD CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1500 WESTFIELD LN
ROCKWALL, TX 75032

CONFIDENTIAL
1500 FIELDSTONE DR
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK
1500 RIDGETOP CT
ROCKWALL, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

GARY SHAWN
1501 RICHFIELD CT
ROCKWALL, TX 75032

HOWERTON RICKY D & CHRISTINE A
1501 RIDGETOP COURT
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAH
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

MARTINEZ JOSUE
1501 WALNUT RIDGE DR
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

DOUGLAS LEANNE AND JAMES
1506 RICHFIELD CT
ROCKWALL, TX 75032

TATOM DANNY & TRACI
1506 RIDGETOP CT
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER
TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

HOGAN CHAD & STEFANIE
1506 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75032

HOYL ROBERT & DARLA
1507 RICHFIELD CT
ROCKWALL, TX 75032

TORRES JOSLYN NOEL & ANDREW
1507 RIDGETOP COURT
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

AMIN DEVESHCHANDRA A AND
MANISHA D AMIN
1512 RICHFIELD CT
ROCKWALL, TX 75032

AMIN DEVESHCHANDRA A AND MANISHA D
1512 RICHFIELD CT
ROCKWALL, TX 75032

LOPEZ ANDREW T & LAUREL L
1512 RIDGETOP COURT
ROCKWALL, TX 75032

DAVIDSON ANTHONY D
1512 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

LIM KATCHHAUY & MONY KROUCH
1512 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 WALNUT RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 WESTFIELD LN
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

UNDERWOOD STEPHEN GREGORY AMANDA
BETH RYAN
1513 RICHFIELD COURT
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L
1513 RIDGETOP CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1518 RIDGETOP CT
ROCKWALL, TX 75032

JIMENEZ SANTIAGO & MARIA D
1518 RICHFIELD CT
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J
1518 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

JACKSON SHANNON D AND
VANCE R EKQUIST
1519 RICHFIELD CT
ROCKWALL, TX 75032

THOMAS BROOKE M
1519 RIDGETOP CT
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH & GINO AND
SHARLE L CAMP
1519 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

AL-GHAZAWI OMAR AND SAMAH ALMALKAWIE
1519 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
152 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1524 WESTFIELD LN
ROCKWALL, TX 75032

BURRIS ELWOOD & DOROTHY L
1524 RICHFIELD CT
ROCKWALL, TX 75032

MEBRATU GEZI
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

SAWYER CHARLENE &
DANNY & CHARLOTTE SAWYER
1525 FIELDSTONE DR
ROCKWALL, TX 75032

PATRICK RICHARD & BRANDY
1525 RICHFIELD CT
ROCKWALL, TX 75032

WHALEN DANIEL & KYONG SUK
1525 TIMBER RIDGE DR
ROCKWALL, TX 75032

SHAH MURTAZA & MARIA
1525 WESTFIELD LN
ROCKWALL, TX 75032

RICHARDS NINA R
153 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1530 WESTFIELD LN
ROCKWALL, TX 75032

LABLANK CORTLIN AND ASHLEY
1530 RICHFIELD CT
ROCKWALL, TX 75032

CHODUN ERIC
1530 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75032

SHAFER LORI E
1531 TIMBER RIDGE DR
ROCKWALL, TX 75032

RYSZARD PROPERTIES LLC
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
156 WESTON CT
ROCKWALL, TX 75032

PENA YOAMY G & JOAQUIN S
156 HAVEN RIDGE DRIVE
ROCKWALL, TX 75032

EISENSTEIN JENNIPHER
157 WESTON CT
ROCKWALL, TX 75032

DOS HILLS INC
1701 SHERBURNE DR
KELLER, TX 76262

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

CURRENT RESIDENT
182 NATIONAL DR
ROCKWALL, TX 75032

WATTS KYLA & CALE
218 STANFORD CT
HEATH, TX 75032

CURRENT RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75032

NGUYEN JENNIFER
2608 SANTA ROSA AVE
ODESSA, TX 79763

CURRENT RESIDENT
2686 S HWY205
ROCKWALL, TX 75032

CROSS RONALD D & EMMA R
2800 MISTY RIDGE LN
ROCKWALL, TX 75032

HARDMAN MARK
2801 WILD OAK LN
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K
2806 MISTY RIDGE LN
ROCKWALL, TX 75032

TOMAJ ENGIELL AND LAURA
2812 MISTY RIDGE LANE
ROCKWALL, TX 75032

CONFIDENTIAL
2818 MISTY RIDGE LN
ROCKWALL, TX 75032

DABNEY TERESA AND
WILBERT HANEY
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

AXUM MARC R & DEBRA S
2849 WILD OAK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75032

STAEV GHINICA
299 PHEASANT HILL DR
ROCKWALL, TX 75032

LLC SERIES G
RONALD SPENCER FAMILY INVESTMENTS
3021 RIDGE RD SUITE A-277
ROCKWALL, TX 75032

RACK PARTNERS LTD
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

CHRISTIAN LARRY N
3058 WILDFLOWER WAY
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

MARKS WESLEY & AMY E
3066 WILDFLOWER WAY
ROCKWALL, TX 75032

MCFARLAND RODERIC B
3074 WILDFLOWER WAY
ROCKWALL, TX 75032

BARNETT VIRGINIA M
3080 WILDFLOWER WAY
ROCKWALL, TX 75032

ELLIOTT PAULA C
3086 WILDFLOWER WAY
ROCKWALL, TX 75032

HUDSON JOHN D & KATHY L
3092 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3095 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3098 WILDFLOWER WAY
ROCKWALL, TX 75032

CANETTY CHAYRA SANCHEZ
3101 WILDFLOWER WAY
ROCKWALL, TX 75032

CHRISTIAN LON K JR
3104 WILDFLOWER WAY
ROCKWALL, TX 75032

HENSON BRIAN COLE AND RAVEN SAVANNAH
3107 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3115 WILDFLOWER WAY
ROCKWALL, TX 75032

PEREZ ELIZABETH
3120 W NORTHWEST HWY
DALLAS, TX 75220

COOPER TERESA L
3123 WILDFLOWER WAY
ROCKWALL, TX 75032

SHIVERS WAYNE A
3129 WILDFLOWER WAY
ROCKWALL, TX 75032

PRICE TIMOTHY F & DIANA M
3137 WILDFLOWER WAY
ROCKWALL, TX 75032

BODFORD ALVIN M
C/O EPES TRANSPORT SYSTEM
3400 EDGEFIELD COURT
GREENSBORO, NC 27409

FALLS DAVID & TERRI
3608 LAKESIDE DR
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

GREGORY COREY ALAN
500 BASTROP HWY #7
AUSTIN, TX 78741

CLARK RICHARD A II
5019 MERLIN DR
SAN ANTONIO, TX 78218

STAGLIANO FAMILY TRUST
5501 ST ANDRES CT
PLANO, TX 75093

JACOBS DAVID RAY
626 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
627 NATIONAL DR
ROCKWALL, TX 75032

CHEN CHAI
708 GLENHURST DR
ROCKWALL, TX 75032

REECE EDDY P & JUDY
709 BLUEBELL CT
ROCKWALL, TX 75032

LEBLANC BRIAN E
709 PRIMROSE LN
ROCKWALL, TX 75032

TURNER LAQUITTA L
710 BLUEBELL CT
ROCKWALL, TX 75032

CLARK JEAN F & KRISTINE L
714 GLENHURST DR
ROCKWALL, TX 75032

RIDDLE RONALD E & LINDA K
715 BLUEBELL CT
ROCKWALL, TX 75032

GRIFFITH ALLYSON RENEE SCARBER
715 PRIMROSE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
718 BLUEBELL CT
ROCKWALL, TX 75032

MISSELL KASSIE DANIELLE & KEVIN MICHAEL
720 GLENHURST DR
ROCKWALL, TX 75032

JONES JAMES & MARY
721 BLUEBELL CT
ROCKWALL, TX 75032

HARRIS CHAD &
MISTY PIERCE
721 PRIMROSE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
726 GLENHURST DR
ROCKWALL, TX 75032

CURRENT RESIDENT
727 PRIMROSE LN
ROCKWALL, TX 75032

NUGENT GAYLEEN K
727 BLUEBELL CT
ROCKWALL, TX 75032

BRIDGMAN SHAWN AND RENEE
728 PRIMROSE LN
ROCKWALL, TX 75032

SOAITA MARIUS & DANIELA M
732 GLENHURST DR
ROCKWALL, TX 75032

GULICK ANNA C
734 PRIMROSE LN
ROCKWALL, TX 75032

TIPPING DORA MARIA
735 PRIMROSE LN
ROCKWALL, TX 75032

HUDDLESTON EMILY D AND
BRYON STEWART JR
738 GLENHURST DR
ROCKWALL, TX 75032

LEWIS GOMER J & CHARLSIE J
740 PRIMROSE LN
ROCKWALL, TX 75032

SITTER KAREEN RUTH
743 PRIMROSE LN
ROCKWALL, TX 75032

HEFFLER MICHAEL A
744 PRIMROSE LN
ROCKWALL, TX 75032

ROACH SHANE D AND LEANNE L
745 BRAEWICK DR
FATE, TX 75032

WINTERS KEVIN R & STELIANA V
745 GLENHURST DR
ROCKWALL, TX 75032

ORAVSKY JAMES S & GINGER L
746 BRAEWICK DR
ROCKWALL, TX 75032

CZARNOPYS BENJAMIN J & ROBIN K
746 GLENHURST DR
ROCKWALL, TX 75032

HOLLAND JON E
747 PRIMROSE LN
ROCKWALL, TX 75032

WHITE CODY
7828 OLD HICKORY DR
N RICHLAND HILLS, TX 76182

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY SUITE 300
DALLAS, TX 75243

CURRENT RESIDENT
900 SIDS RD
ROCKWALL, TX 75032

JS CUSTOM HOMES LLC
9091 FM 2728
TERRELL, TX 75161

CURRENT RESIDENT
950 SIDS RD
ROCKWALL, TX 75032

CURRENT RESIDENT
980 SIDS RD
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD, SUITE 200PT
AGOURA HILLS, CA 91301

ASBURY MICHAEL & LEAANN
PO BOX 1012
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

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

PLEASE RETURN THE BELOW FORM

Case No. Z2018-030: The Enclave (AG, C and HC to PD)

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.

MY HOUSE IS TOO CLOSE TO THE PROJECT.
THERE IS A LOT OF WILDLIFE LIVING IN THIS
AREA. SHOULD TURN THIS LAND INTO A PARK.
I DON'T WANT APARTMENTS BUILT NEAR MY HOUSE.

Name: KEVIN WINTERS

Address: 745 GLENHURST DR. ROCKWALL, TX 75032



DEPT,

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 • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748



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. Z2018-030: The Enclave (AG, C and HC to PD)

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District to a Planned Development District for commercial/retail and single-family land uses on a 63.71-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, Commercial (C) District and Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of S. Goliad Street [SH-205] and Mims Road, 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, 8/14/2018 at 6:00 p.m., and the City Council will hold a public hearing on Monday, 8/20/2018 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 8/20/2018 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. Z2018-030: The Enclave (AG, C and HC to PD)

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.

GARY AMMERSON
EPES TRANSPORT
2890 S. GOLIAD

Name:

GARY AMMERSON

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

August 10, 2018

We are opposed to the zoning change request for the proposed development "The Enclave" for the same reasons we opposed it previously, when turned down by Council in April.

As a truck-line operating several hundred tractor-trailer rigs out of the location we have occupied since 1991, having a residential development next door is clearly not good for us. We are part of the 205 Industrial Park, which is just that....an industrial park. There is no residential development on our side of Hwy 205, all the way to I-30. In addition to our 300 rigs, there is lots of other industrial traffic on our side of Mims Rd. next door to the subject property.

Traffic is heavy and making it difficult to navigate in and out of our industrial park already. The intersection of Mims and S. Goliad has no red light, and makes ingress and egress difficult.

We strongly encourage both P&Z and Council to deny this request and leave the zoning as is, for future commercial development.

Epes Transport Systems

Texas Star Express

2890 South Goliad

Gonzales, David

From: Planning
Sent: Tuesday, August 7, 2018 11:26 AM
To: Gonzales, David
Subject: FW: Case No Z2018-030 The Enclave

From: [REDACTED]
Sent: Tuesday, August 07, 2018 10:02 AM
To: Planning
Subject: Case No Z2018-030 The Enclave

We have no problem with request for zoning change for this development.

Dell Osborn

Ebby Halliday Realtors
2604 Ridge Rd.
Rockwall, TX 75087
214-676-8589 - cell
972-772-6127 - fax

CITY OF ROCKWALL

ORDINANCE NO. 18-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 CHANGE THE ZONING FROM AN AGRICULTURAL (AG), COMMERCIAL (C) AND HEAVY COMMERCIAL (HC) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR GENERAL RETAIL (GR) AND SINGLE FAMILY 7 (SF-7) DISTRICT LAND USES ON THE *SUBJECT PROPERTY*, BEING A 63.72-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26, 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 Saddlestar Land Development on behalf of the Stagliano Family Trust for the approval of a zoning change from an Agricultural (AG), Commercial (C) and Heavy Commercial (HC) District to a Planned Development District for General Retail (GR) and Single Family 7 (SF-7) District land uses on a 63.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, 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 *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 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. 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 4. 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 4(b) through 4(d) 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 (*Tract 2 Only*)
 - 2. Master Plat (*Tracts 2 Only*)
 - 3. Preliminary Plat (*Tract 2 Only*)
 - 4. PD Site Plan (*All Tracts*)
 - 5. Final Plats (*All Tracts*)
- (c) A *Master Plat* application covering all of the *Subject Property* shall be submitted. No master plat application shall be approved until the *Open Space Master Plan* for all of the *Subject Property* has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the *Master Plat* and *Preliminary Plat* application. If only one (1) phase is being proposed, the applicant may submit a letter stating the timing of the phase with the *Preliminary Plat* application to satisfy the *Master Plat* requirement.
- (d) A *PD Site Plan* application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with the *Final Plat* application for the development.

SECTION 5. That the official zoning map of the City of Rockwall shall be corrected to reflect the changes in zoning as described herein.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF SEPTEMBER, 2018.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: August 20, 2018

2nd Reading: September 4, 2018

Draft Ordinance
09.04.2018

Exhibit 'A':
Legal Description

BEING a 63.708 acre tract of land situated in the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, and being all of that called 63.72 acre tract of land described in a deed to Stagliano Family Trust recorded as Instrument No. 20150000018059, Deed Records of Rockwall County, Texas (DRRCT) and this tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" set for corner in the west right-of-way line of State Highway No. 205 at the most northern corner of said 63.72 acre tract common to the most eastern corner of a called 24.96 acre tract described in a deed to Rayburn Country Electric Cooperative, Inc., recorded as Instrument No. 20170000005360 (DRRCT), from which a 1/2" iron rod with a yellow plastic cap found for reference bears S 35°54'40" W a distance of 2.19 feet.

THENCE along the easterly lines of said 63.72 acre tract and the westerly lines of said Highway right-of-way as follows:

S 31°06'54" E, a distance of 92.45 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;
N 58°56'40" E, a distance of 10.00 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963", set for corner;
S 31°03'20" E a distance of 447.60 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963" set for corner at the beginning of a curve to the left having a radius of 5779.60 feet, and a chord which bears South 36 deg. 39 min. 10 sec. East, a distance of 1127.44 feet;
In a Southeasterly direction, continuing along said curve to the left having a central angle of 11°11'41", an arc distance of 1129.24 to a 5/8" iron rod with yellow plastic cap stamped "RPLS 3963", set for corner; at the southeast corner of said 63.72 acre tract and being near the south edge of Mims Road (an asphalt surface at this location);

THENCE along the south side of said Mims road and the south lines of said 63.72 acre tract as follows:

S 88°36'12" W, a distance of 1352.05 feet to a point for corner from which a 3/8" iron rod found for reference bears S 53°33'24" W a distance of 0.74 feet;
S 89°30'36" W , a distance of 1324.38 feet to a point for corner from which a 5/8" iron rod set for reference bears S 43°31'32" E a distance of 28.57 feet;

THENCE S 89°35'55" W, now departing from the south margin of Mims Road and continuing with a south line of said 63.72 acre tract a distance of 1560.75 feet to a 1/2" iron rod found at the southwest corner thereof;

THENCE N 43°51'06" E , along a western boundary of said 63.72 acre tract a distance of 1133.75 feet to a 1/2" iron rod set for corner at a northern corner thereof;

THENCE S 54°43'46" E, along a boundary line of said 63.72 acre tract a distance 183.64 feet to a point for corner near the center of Mims Road and near the southeast side of Sids Road, said point being the most western corner of a called 1.50 acre tract described in a deed to Richard Slaughter recorded in Vol. 1531, Pg. 145 (DRRCT);

THENCE S 43°28'02" E along a boundary line of said 63.72 acre tract and the southwest line of said 1.50 acre tract a distance of 353.08 feet to an "X" set in a concrete bridge for corner at the most southern corner thereof;

THENCE N 42°26'36" E, continuing with the common line of last mentioned tracts a distance of 96.95 feet to a 1/2" iron rod found for corner at the most western corner of said 24.96 acre tract and an exterior "ell" corner of said 63.72 acre tract;

THENCE along the common lines of said 24.96 acre and 63.72 acre tracts as follows:

S 43°25'10" E, a distance of 85.05 feet to a 1/2" iron rod found for corner;
N 79°16'39" E, a distance of 276.11 feet to a point for corner from which a 1/2" iron rod found for reference bears S 60°54'11" E, a distance of 0.21 feet;
N 71°07'55"E, a distance of 1106.71 feet to a 1/2" iron rod found for corner;
N 72°30'03" E, a distance of 356.82 feet to a 1/2" iron rod with a yellow cap stamped "5560" found for corner;
N 35°54'40" E, a distance of 537.75 feet to the **POINT OF BEGINNING** and containing 63.708 acres or 2,775,128 square feet of land.

Exhibit 'C':
PD Development Standards

PD DEVELOPMENT STANDARDS.

GENERAL PD STANDARDS

- (1) *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.
- (2) *Buried Utilities.* New transmission and 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. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property* as long as these lines remain in their current pre-developed state. 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.
- (3) *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (4) *Variances.* The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance.

TRACT 1: GENERAL RETAIL

- (1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance; however, the following shall apply:

Permitted by Specific Use Permit (SUP). The following uses shall require approval of a Specific Use Permit (SUP):

- Retail Store with Gasoline Product Sales [*More than two (2) Dispensers*]

Prohibited Uses. The following uses shall be prohibited:

- Convent or Monastery
- Hotel or Motel
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary or Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (*Outside*)
- Gun Club, Skeet or Target Range (*Indoor*)
- Astrologer, Hypnotist, or Psychic Art and Science
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Car Wash, Self Service
- Service Station
- Mining and Extraction (*Sand, Gravel, Oil & Other*)
- Helipad

Exhibit 'C':
PD Development Standards

- Railroad Yard or Shop
 - Transit Passenger Facility
 - Garden Supply/Plant Nursery
- (2) *Density and Dimensional Requirements.* Any development on the area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be subject to the development standards required for properties in a General Retail (GR) District and within the SH-205 Overlay (SH-205 OV) District as stipulated by Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (3) *Connectivity and Design.* The area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be designed to be pedestrian oriented and easily accessible to the adjacent residential land uses. In addition, the non-residential land uses shall be designed in a manner that reduces physical barriers between the residential land uses by incorporating cross connectivity in the form of walking paths and pedestrian scale elements. Buildings constructed in this area should be designed to a pedestrian scale with architectural elements that complement the adjacent residential land uses.
- (4) *Trash Dumpster Enclosure.* All trash dumpsters enclosures shall be four (4) sided, with eight (8) foot walls constructed and clad with materials matching the adjacent structure, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers, and not be visible from a public street or open space.
- (5) *Landscape Requirements.* All *Canopy/Shade Trees* planted within *Tract 1* 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.
- (6) *Landscape Buffers.* All landscape buffers and plantings located within the buffers adjacent to the area identified as *Tract 1* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall adhere to the following:
- (a) *Landscape Buffer (SH-205).* A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH-205 (*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, two (2) 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 an eight (8) foot trail situated within the 20-foot landscape buffer adjacent to SH- 205.
 - (b) *Landscape Buffer (Mims Road).* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road (*outside of and beyond any required right-of-way dedication*). In addition, one (1) canopy tree shall be planted per 50-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the ten (10) foot landscape buffer adjacent to Mims Road.
 - (c) *Landscape Buffer (Adjacent to Residential).* A minimum of a 50-foot landscape buffer shall be provided adjacent to all residential land uses. The landscape buffer shall incorporate a built-up berm with ground cover and/or shrubbery or a combination thereof along the entire length of the adjacency for the purpose of screening the commercial areas from the residential areas without using a physical barrier. In addition, the landscape buffer shall incorporate canopy trees planted on 20-foot centers along the entire length of the adjacency.

Exhibit 'C':
PD Development Standards

TRACT 2: SINGLE FAMILY

- (1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future are permitted on the area identified as *Tract 2* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) *Residential Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance and stated in *Table 1* below. In no case shall the proposed development exceed 123-units (*i.e. single family*) or a density of 2.10-dwelling units per acre.

Table 1: Unit Composition

Lot Type	Lot Dimensions	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
Tract 2	60' x 120'	7,200 SF	123	100%
Maximum Permitted Units:			123	100%

- (3) *Density and Dimensional Standards.* Unless specifically provided by this Planned Development ordinance, any development on the area identified as *Tract 2* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall be subject to the density and dimensional requirements required for a Single Family 7 (SF-7) District, as stipulated by Article V, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. All development on the *Subject Property* shall conform to the standards stipulated by *Table 2: Lot Dimensional Requirements* below, and generally conform to the lot layout depicted in *Exhibit 'B'* of this ordinance.

Table 2: Lot Dimensional Requirements

Minimum Lot Width	60'
Minimum Lot Depth	100'
Minimum Lot Area	7,200 SF
Minimum Front Yard Setback – Flat Front Entry	25'
Minimum Front Yard Setback – J-Swing	15'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street)	10'
Minimum Length of Driveway Pavement from Front Property Line	20'
Maximum Height ⁽¹⁾	36'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]	2,000 SF
Maximum Lot Coverage	70%

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 structure.
4. As measured from the rear yard property line.

- (4) *Building Standards.* The building elevations shall differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback, and shall conform to the following requirements:

- (i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 100%. 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 exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance. Stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space.

- (ii) *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.

Exhibit 'C':
PD Development Standards

(iii) *Garage Orientation.* A maximum of 40% of the garages may be oriented toward the street in a front entry configuration; however, the front façade of the garage must be situated equal to or behind the front building façade of the primary structure. A minimum of 60% lots must incorporate a Swing, Traditional Swing, or J-Swing garage configuration. Swing, traditional Swing, or J-Swing garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the Swing configuration. All garage configurations that are not front entry shall meet the requirements of Article IV, Parking and Loading, of the Unified Development Code.

(5) *Anti-Monotony Restrictions.* All development shall adhere to the following anti-monotony restrictions:

- (i) 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.
- (ii) 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 SH-205 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) Roof Type and Layout
 - (c) Articulation of the Front Façade
- (iii) 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 (*i.e. 3-Tab Roofing Shingles are prohibited*).

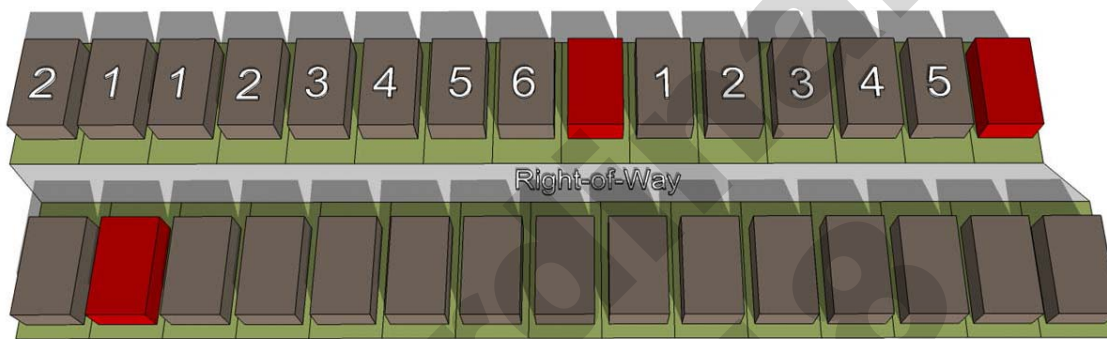
****Illustration on next page****

Exhibit 'C':
PD Development Standards

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



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



(6) *Landscape and Hardscape Standards.*

- (i) *Landscape. Landscape Requirements.* Landscaping shall be reviewed and approved during the site plan review process. 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.
- (ii) *Landscape Buffers (Mims Road).* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road, and shall incorporate a minimum of one (1) canopy tree per 50- feet of linear frontage.
- (iii) *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 in the following sizes and proportions:
 - a. 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.
 - b. 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 the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

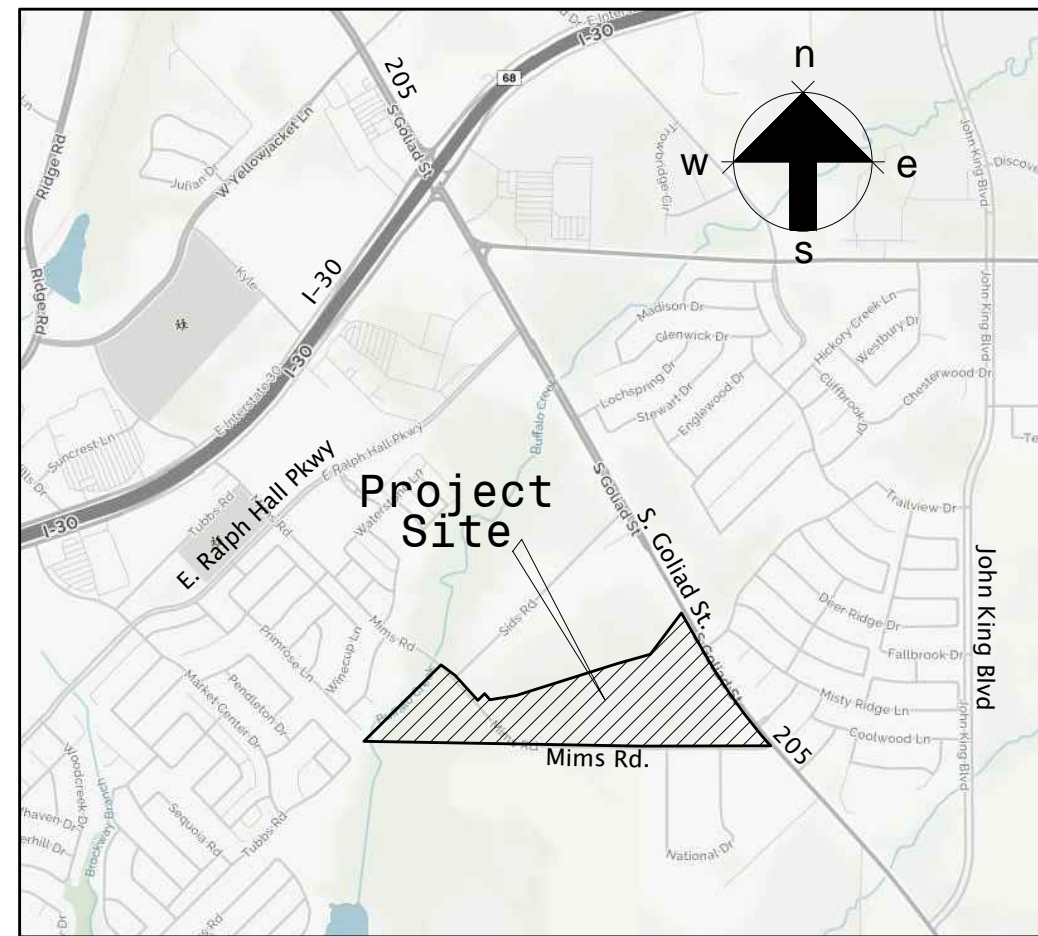
- (iv) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

Exhibit 'C':
PD Development Standards

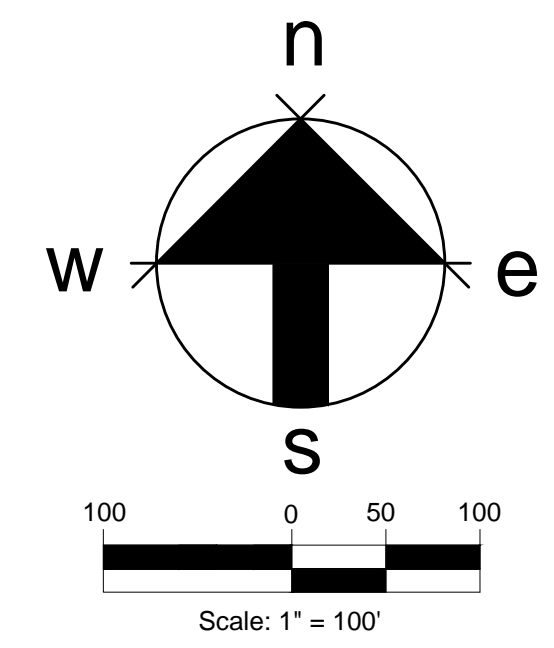
- (v) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved during the site plan review process.
- (7) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (i) *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.
 - (ii) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (iii) *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.
 - (iv) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (8) *Open Space*. The development shall consist of a minimum of 20.28% open space (*or 12.92-acres*), and generally conform to the *Planned Development Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for maintaining all open space areas.
- (9) *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 during the site plan review process.
- (10) *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 or HOA's shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences private roadway, drive aisles and drive approaches for the areas identified as *Tracts 2* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (11) *Amenity Center*. The development shall include a fully established turfed and irrigated private Amenity Center. The final design of the Amenity Center will be determined with the PD Site Plan. In addition, this area shall incorporate the following improvements:
- a. Playground Facilities
 - b. Club House
 - c. Trail System (as depicted on Exhibit 'B' – Concept Plan)
 - d. Benches
 - e. Landscape Features

Pat Atkins

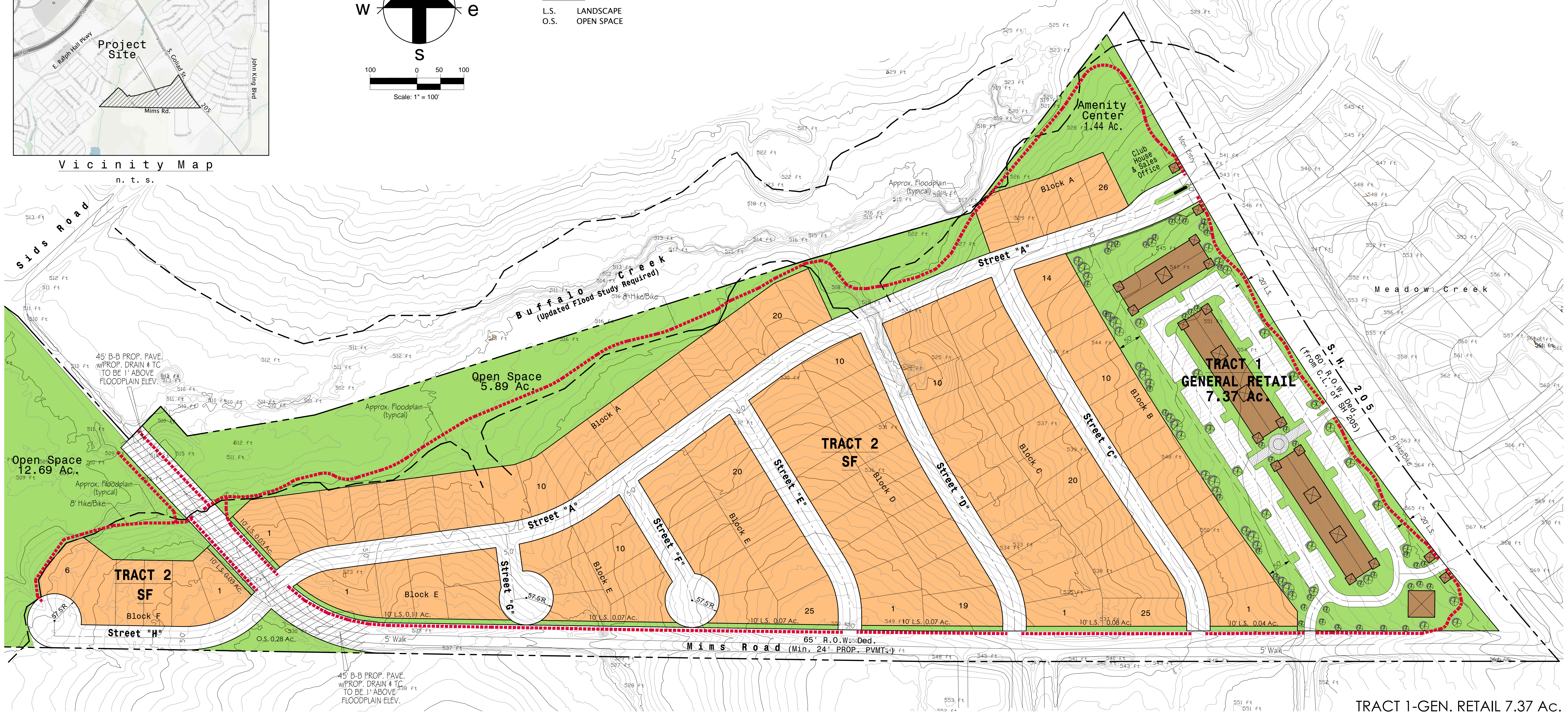
PAT ATKINS – DIRECTOR-SADDLE STAR LAND DEVELOPMENT LLC



Vicinity Map
n. t. s.



LEGEND
 L.S. LANDSCAPE
 O.S. OPEN SPACE



TRACT 1-GEN. RETAIL 7.37 Ac.
 TRACT 2 (SF)-115 LOTS (60'x120')
 56.35 Ac.

Z2017-052
 Concept Plan
 for
the enclave
 city of rockwall, rockwall county, texas

- NOTES:**
1. GARAGE ORIENTATION TO BE FRONT FACING WITH 5' OFFSET FROM MAIN STRUCTURE WITH ARCHITECTURALLY DECORATIVE GARAGE DOORS
 2. 40% GARAGES TO BE FRONT FACING WITH 25' FRONT B.L. SETBACK.
 3. 60% GARAGES TO BE J-SWING WITH 15' FRONT B.L. SETBACK OR FRONT FACING WITH 20' GARAGE OFF-SET FROM MAIN STRUCTURE WITH 15' FRONT B.L. SETBACK.
 4. ALL OPEN SPACE, DRAINAGE, DETENTION AREAS TO BE MAINTAINED BY H.O.A.

Land Use Data

Prop. Zoning	SF-6-R
Total Area	63.72 Ac.
Heavy Comm.	7.37 Ac.
Floodplain	16.56 Ac.
Open Space	* 20.92 Ac. (36%)
Total # Lots	115
Density (du/ac)	2.04

* OPEN SPACE - FLOODPLAIN
 16.56/2=8.28
 TOTAL=12.92
 (GROSS AREA=63.72x0.20=12.74)

Saddle Star
 Land Development LLC
 3076 Hays Lane
 Rockwall, TX 75087
 Contact: Pat Atkins

KPA
 consulting, inc.
 3076 Hays Lane
 Rockwall, Texas 75087
 972.388.6383



August 31, 2018

ATTN: PAT ATKINS
SADDLESTAR LAND
3076 HAYS LANE,
ROCKWALL, TX 75087

RE: PD ZONING (Z2018-030), The Enclave (AG, C and HC to PD)

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was deied by City Council on 08/20/2018. The following is a record of all recommendations, voting records:

RECOMMENDATIONS:

If the City Council chooses to recommend approval of the applicant's request to change the zoning of the subject property from an Agricultural (AG) District, Commercial (C) District, and Heavy Commercial (HC) District to a Planned Development District with limited General Retail (GR) District and Single-Family 7 (SF-7) District land uses, then staff would propose the following conditions of approval:

- 1) *The applicant shall be responsible for maintaining compliance with the conditions contained within the Planned Development District ordinance;*
- 2) *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 Tract 1 from a Commercial/Industrial designation to a Commercial designation and Tract 2 from a Commercial/Industrial designation to a Low Density Residential designation, and a portion of Tract 2 (i.e. 2.21-acre) from a Medium Density Residential designation to a Low Density Residential designation;*
- 3) *Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On August 14, 2018, the Planning and Zoning Commission's motion to recommend approval of the zoning change from Agricultural (AG) District, Heavy Commercial (HC) District, and Commercial (C) District to a Planned Development District with limited General Retail (GR) District and Single-Family 7 (SF-7) land uses, and with staff conditions passed by a vote of 4 to 2 with Commissioners Chodun and Moeller dissenting, and Commissioner Fishman absent.

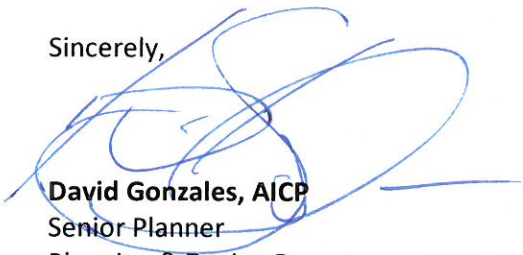


CITY COUNCIL:

On August 20, 2018, the City Council's motion to approve the zoning change request with staff conditions failed to be approved by a vote of 2 to 3 with Councilmembers Hohenshelt, Johannesen, and Daniels dissenting, and Councilmembers Macalik and Fowler absent. [1st Reading].

Please contact the City of Rockwall Planning staff at (972) 771-7745 with any questions or concerns regarding this matter.

Sincerely,



David Gonzales, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX