



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 2009-017 P&Z DATE 9/10/19 CC DATE 9/10/19 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input checked="" 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 ON:
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

[Signature]
[Signature]
Spring M. White, PE, CFM

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)

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: 1451 Fm 1141 Rockwall Texas 75087
 Subdivision: A0146 SS McGray Tract 29-1 Lot: Block:
 General Location: 1141 / JOHNNING

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: Residential (AG) Current Use: Residential
 Proposed Zoning: Residential (AG) Proposed Use: Residential
 Acreage: 1.26 Lots [Current]: Lots [Proposed]:

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 checked="" type="checkbox"/> Owner	MARC Development, LLC	<input checked="" type="checkbox"/> Applicant	MARC Development, LLC
Contact Person	LANCE TYLER	Contact Person	LANCE TYLER
Address	8989 Goliad Rd	Address	8989 Goliad Rd
City, State & Zip	Dallas Texas 75218	City, State & Zip	Dallas Texas 75218
Phone	214.991.7983	Phone	214.991.7983
E-Mail	WLT1969@atlook.com	E-Mail	WLT1969@atlook.com

NOTARY VERIFICATION [REQUIRED]

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

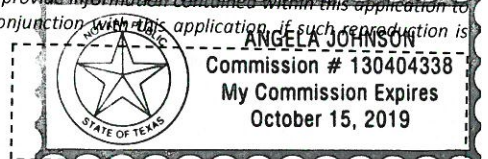
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of August, 20 19. 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 15 day of August, 20 19.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

[Signature]
Angela Johnson



My Commission Expires 10-15-19



**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: 8/19/2019

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, 08/23/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 8/27/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 8/27/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: Z2019-017
Project Name: 1451 FM 1141
Project Type: ZONING
Applicant Name: MARC DEVELOPMENT, LLC
Owner Name: TANNER, JAMES D
Project Description:



RECEIPT

Project Number: Z2019-017
Job Address: 1451 FM1141
ROCKWALL, TX 75087

Receipt Number: B86412

Printed: 8/21/2019 2:46 pm

Fee Description	Account Number	Fee Amount
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ZONING

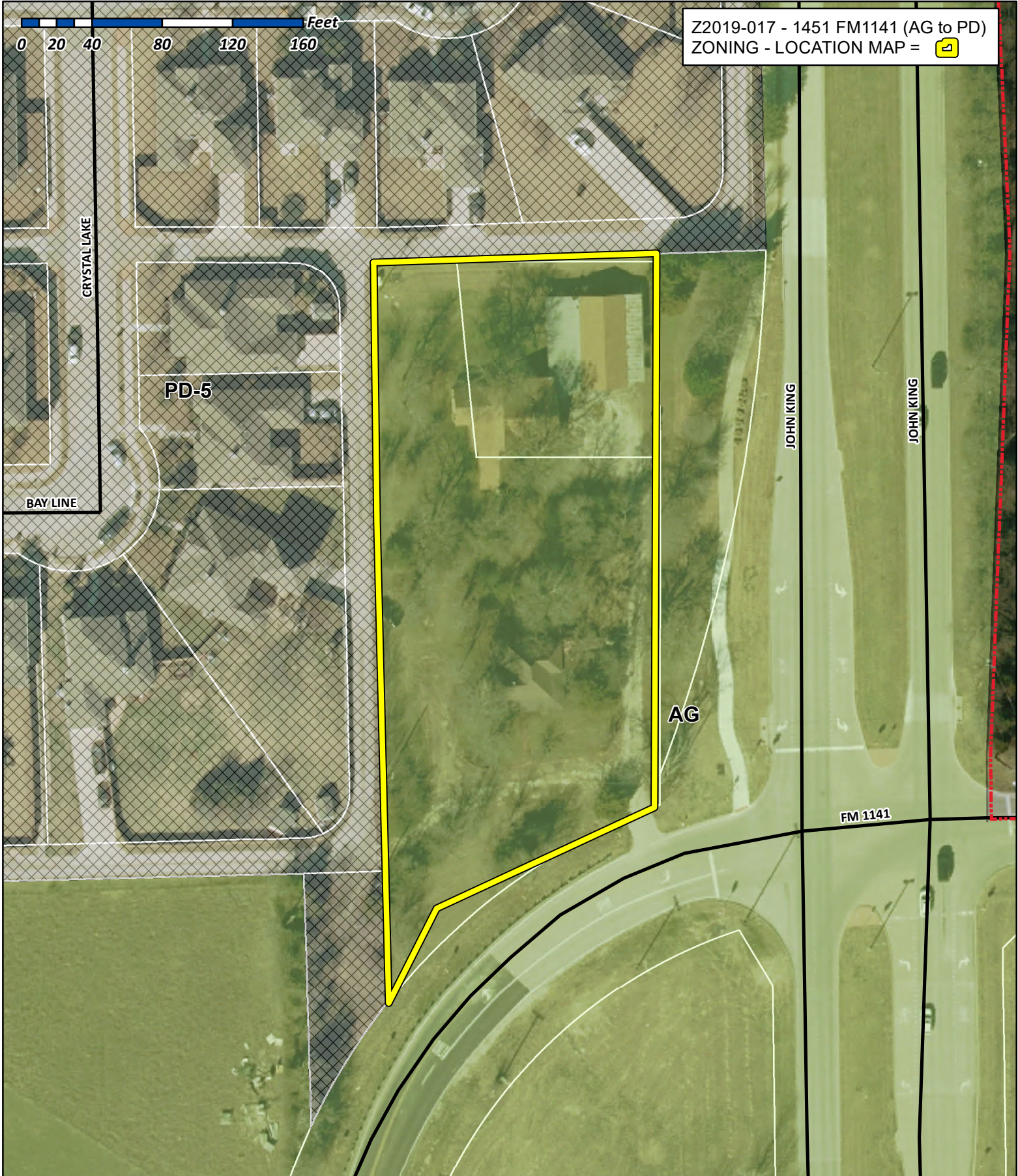
01-4280

\$ 215.00

Total Fees Paid:

\$ 215.00

Date Paid: 8/21/2019 12:00:00AM
Paid By: MARC DEVELOPMENT, LLC
Pay Method: CHECK 1028
Received By: LM



City of Rockwall

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

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

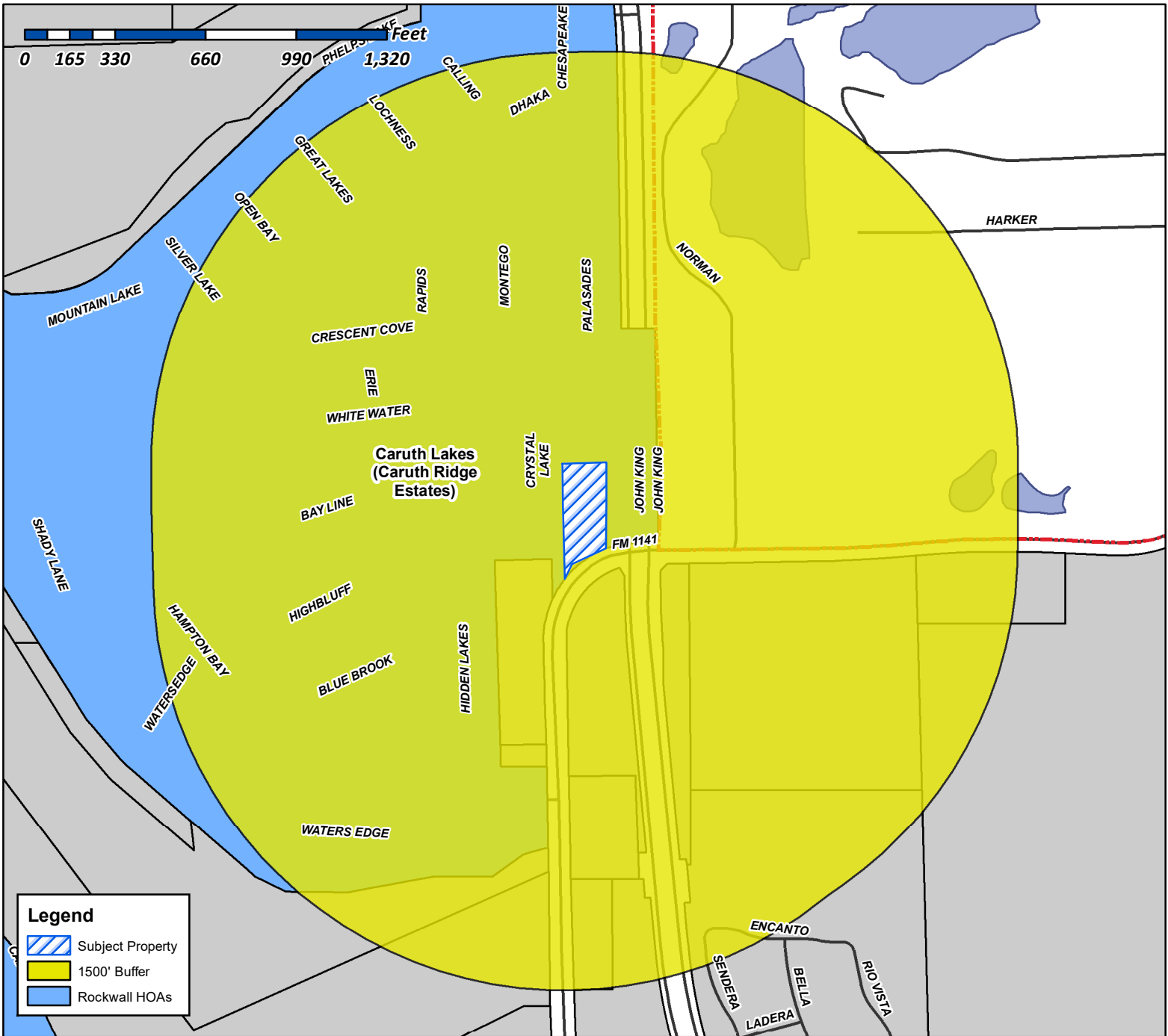




City of Rockwall

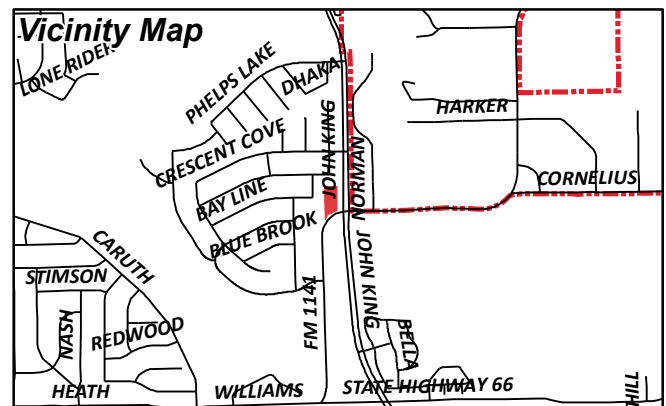
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2019-017
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1451 FM-1141

Date Created: 8/20/2019
For Questions on this Case Call (972) 771-7745

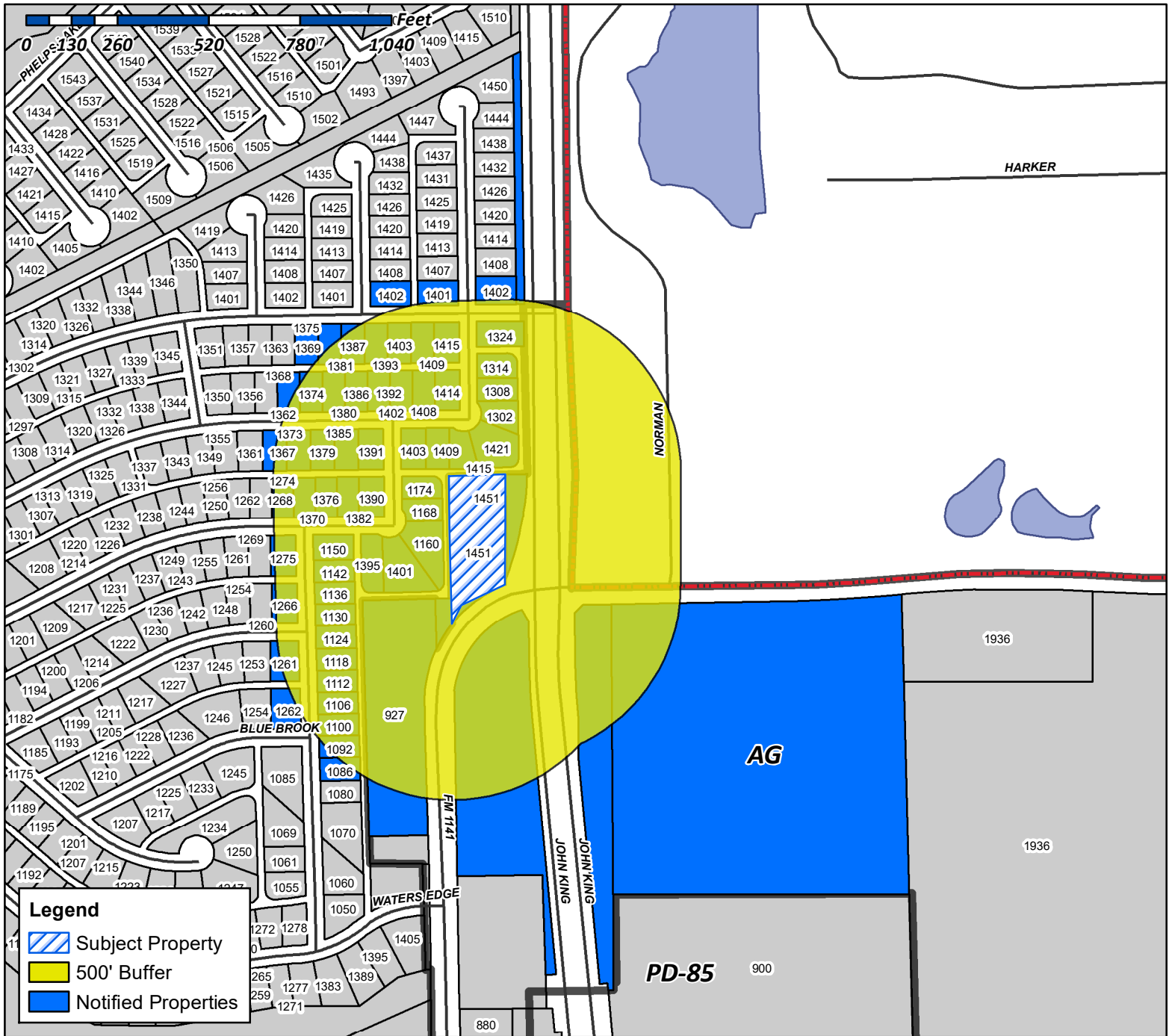




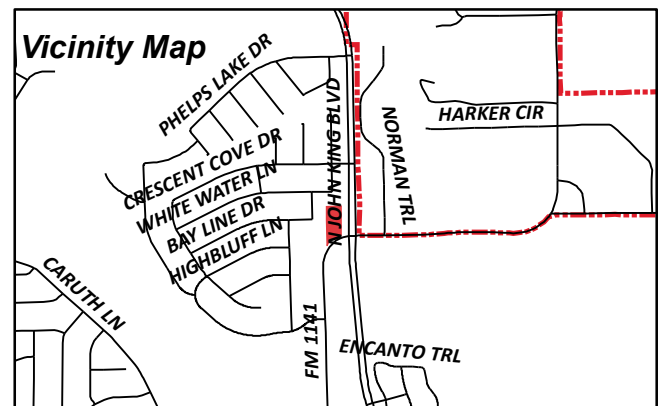
City of Rockwall

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

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Date Created: 8/20/2019

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

TANNER BACIL H AND NELDA R
1004 NORTH HARRISON
WEST, TX 76691

SHIPP DARLA JUNE & STANLEY JOE
1092 HIDDEN LAKES WAY
ROCKWALL, TX 75087

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

GILPIN THOMAS K & ANGELA J
1100 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1106 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1112 HIDDEN LAKES WAY
ROCKWALL, TX 75087

ROWE LORI A
1118 HIDDEN LAKES WAY
ROCKWALL, TX 75087

LARSEN RALPH & MARY ANN
1124 HIDDEN LAKES WAY
ROCKWALL, TX 75087

WHISENHUNT KENNETH AND JUDY
1130 HIDDEN LAKES WAY
ROCKWALL, TX 75087

RUTHERFORD JESSICA R AND
1136 HIDDEN LAKES WAY
ROCKWALL, TX 75087

ROJAS CARLOS
1142 HIDDEN LAKES WAY
ROCKWALL, TX 75087

MARTINEZ AUGUSTINE
1150 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1160 CRYSTAL LAKE DRIVE
ROCKWALL, TX 75087

BAUGH MELVA Y
1168 CRYSTAL LAKE DR
ROCKWALL, TX 75087

LAHAIR JOHN & NEALY
1174 CRYSTAL LAKE DR
ROCKWALL, TX 75087

DEWBRE JUSTIN JOEL AND CHERYL CHRISTINE
1261 HIGHBLUFF LN
ROCKWALL, TX 75087

KIERNAN KEVIN & KIMBERLY
1262 BLUE BROOK DRIVE
ROCKWALL, TX 75087

HARVEY DERICK AND
1266 HIGHBLUFF LN
ROCKWALL, TX 75087

LOSS RYAN AND LINDSEY
1274 BAY LINE DR
ROCKWALL, TX 75087

SAVAGE CHRISTINA B AND
1275 BAY LINE DRIVE
ROCKWALL, TX 75087

WHITTINGTON RANDALL S & CHRISTINA L
1302 PALASADES COURT
ROCKWALL, TX 75087

JUAREZ ANALISA MARIE
1308 PALASADES COURT
ROCKWALL, TX 75087

AVENDANO JOSE GREGORIO AND NEREIDA E
1314 PALASADES CT
ROCKWALL, TX 75087

SCHEUMANN DONALD E & TERESA A
1324 PALASADES COURT
ROCKWALL, TX 75087

BRUNER KURT & OLIVIA
1362 PETALUMA DR
ROCKWALL, TX 75087

BALTHROP PAUL JAY AND VALERIE ANN BAKER
BALTHROP
1367 WHITE WATER LANE
ROCKWALL, TX 75087

FONTENOT THOMAS J & PATRICIA ANN
1368 WHITE WATER LN
ROCKWALL, TX 75087

IVY FONDA & BARRY
1370 BAY LINE DRIVE
ROCKWALL, TX 75087

ROBINSON JACK K JR & MADONNA M
1373 WHITE WATER LANE
ROCKWALL, TX 75087

HILL JASON C & NICOLE L
1374 WHITE WATER LANE
ROCKWALL, TX 75087

SHARRETT BRIAN AND MARGO
1375 CRESCENT COVE DR
ROCKWALL, TX 75087

STIVER BRANDON LEE AND KIMBERLY MAY
1376 BAY LINE DR
ROCKWALL, TX 75087

STEINBERG CORY
1379 WHITE WATER LANE
ROCKWALL, TX 75087

MORRIS BRADY LEE AND MARCELLA
1380 WHITE WATER LN
ROCKWALL, TX 75087

ALLEN FAMILY TRUST, ALBERT FREDERICK &
1381 CRESCENT COVE DR
ROCKWALL, TX 75087

LAMPTEY REBECCA A AND NII LANTE
1382 BAY LINE DRIVE
ROCKWALL, TX 75087

JAGER STEPHEN & GENEVIEVE OBSON
1385 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1386 WHITE WATER LN
ROCKWALL, TX 75087

BEATS DIANNA L
1387 CRESCENT COVE DR
ROCKWALL, TX 75087

2017 R GAUNA & M CRUZ REVOCABLE TRUST
1390 BAY LINE DRIVE
ROCKWALL, TX 75087

COLLINGS STEPHEN AND DENEIA
1391 WHITE WATER LN
ROCKWALL, TX 75087

TANTON CATHY
1392 WHITE WATER LANE
ROCKWALL, TX 75087

SUDDUTH DEBBIE
1393 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

GARD JOSHUA AND SAMANTHA
1395 BAY LINE DR
ROCKWALL, TX 75087

LOTT LAWRENCE L AND JEAN A
1401 BAY LINE DR
ROCKWALL, TX 75087

ROGERS GENE FRANKLIN
1401 PALASADES COURT
ROCKWALL, TX 75087

STALLCUP CHRISTOPHER AND ASHLEY
1402 MONTEGO COURT
ROCKWALL, TX 75087

GARRETSON MICHAEL S & MELISSA A
1402 PALASADES COURT
ROCKWALL, TX 75087

BENTLEY STEPHEN RAY & CLARISSE RENEE
1402 WHITE WATER LN
ROCKWALL, TX 75087

HUDSON GAYLE AND CALVIN L JR
1403 CRESCENT COVE DR
ROCKWALL, TX 75087

FAKE MARK C & KATHRYN K
1403 WHITE WATER LN
ROCKWALL, TX 75087

HELIE ROBERT A AND MADELEINE B
1408 WHITE WATER LANE
ROCKWALL, TX 75087

SAMFORD CHARLES T JR AND JESSICA D
1409 CRESCENT COVE DR
ROCKWALL, TX 75087

MULLOWNEY PATRICK
1409 WHITE WATER LN
ROCKWALL, TX 75087

MATHAI JOYCE
1414 WHITE WATER LN
ROCKWALL, TX 75087

SHINDOLL LINDA J
1415 CRESCENT COVE DR
ROCKWALL, TX 75087

DENNY READE EDWARD
1415 WHITE WATER LN
ROCKWALL, TX 75087

GAUVIN COLLEEN
1421 WHITE WATER LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1451 FM1141
ROCKWALL, TX 75087

TANNER WILMA GRACE
1451 FM 1141
ROCKWALL, TX 75087

CARUTH RIDGE ESTATES HOMEOWNERS
ASSOCIATION INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

CARUTH RIDGE ESTATES HOMEOWNERS
ASSOCIATION INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

HOFFMAN STEVEN AND DANA
576 LUNE CT
LELAND, NC 28451

CURRENT RESIDENT
927 FM1141
ROCKWALL, TX 75087

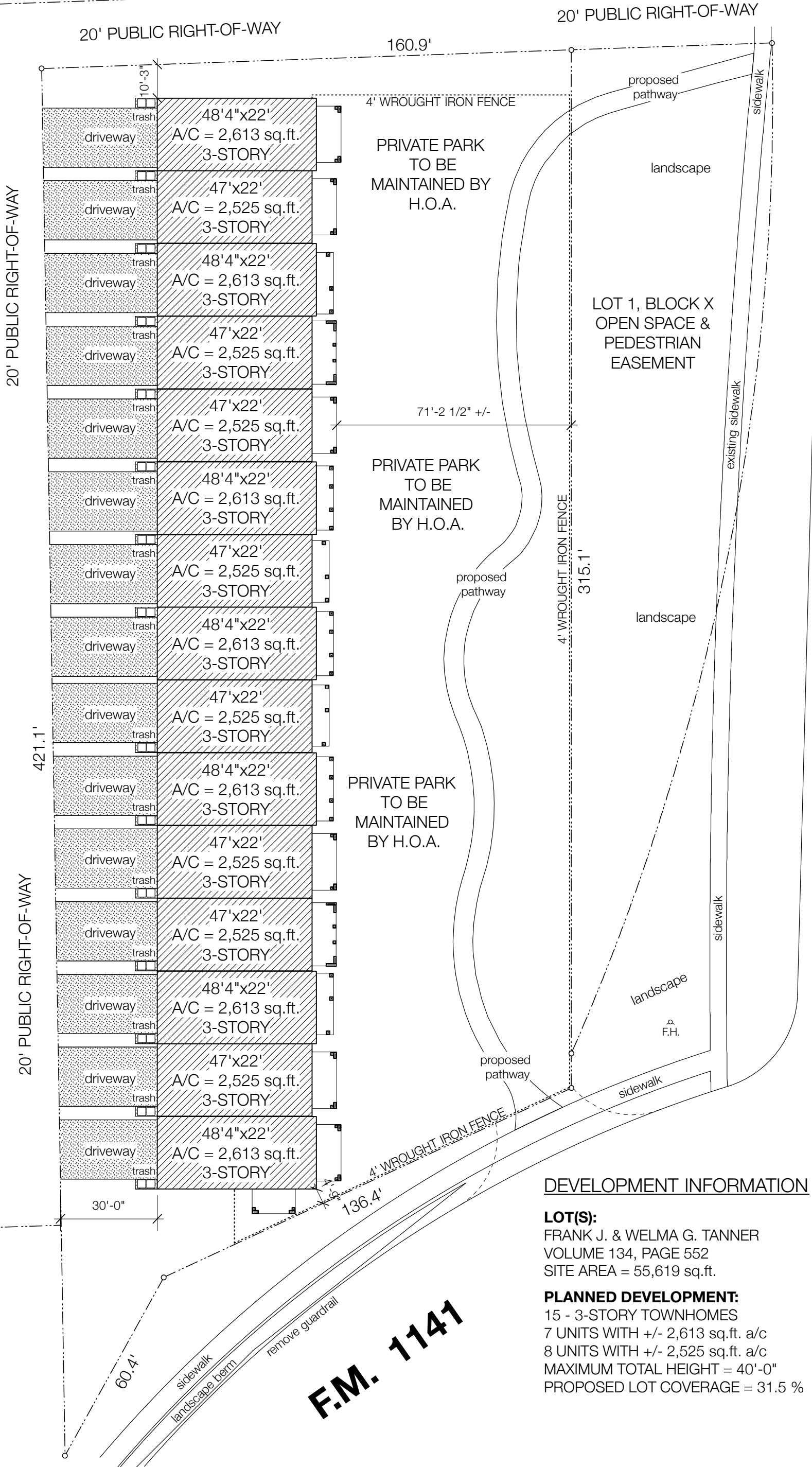
AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT
AGOURA HILLS, CA 91301

SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL

JOHN KING BLVD.

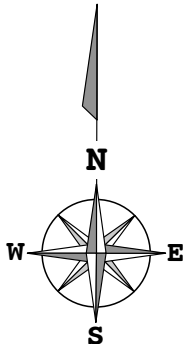
MARC DEVELOPMENT
 8989 Garland Rd.
 Dallas, TX 75218



DEVELOPMENT INFORMATION

LOT(S):
 FRANK J. & WELMA G. TANNER
 VOLUME 134, PAGE 552
 SITE AREA = 55,619 sq.ft.

PLANNED DEVELOPMENT:
 15 - 3-STORY TOWNHOMES
 7 UNITS WITH +/- 2,613 sq.ft. a/c
 8 UNITS WITH +/- 2,525 sq.ft. a/c
 MAXIMUM TOTAL HEIGHT = 40'-0"
 PROPOSED LOT COVERAGE = 31.5 %



F.M. 1141

SINGLE FAMILY RESIDENTIAL








SINGLE FAMILY RESIDENTIAL

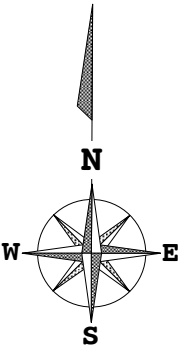
JOHN KING BLVD.

MARC DEVELOPMENT
8989 Garland Rd.
Dallas, TX 75218

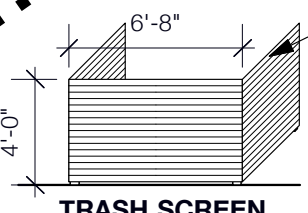


LEGEND:

-  EXISTING TREE
-  PROPOSED TREE
-  SUBJECT SITE PROPOSED LANDSCAPE/SOFTSCAPE AREAS
-  ADJACENT SITE EXISTING OPEN SPACE
-  PROPOSED DRIVEWAY
-  PROPOSED PATHWAY
-  PROPOSED TRASH BINS INSIDE 4' FENCE



F.M. 1141



TRASH SCREEN

01
1.00

PROPOSED SITE LANDSCAPE - 15 UNITS - 8/10/2019

Scale: 1" = 30'-0"







The Courtland

110

















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

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1451 F.M. 1141, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a 0.724 of an acre parcel of land situated in the Samuel S. McCurry Survey, Abstract No. 146, 1 1/2 miles northeast from the town of Rockwall, Texas, being a parcel of land conveyed to Bacil H. Tanner and Nelda R. Tanner, as recorded in Instrument No. 2015000016186 of the Official Public Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod for corner on the northwesterly right-of-way line of Farm to Market (F.M.) 1141, being the southeast corner of a called Green Space in Caruth Lakes, Phase 6, an addition to the City of Rockwall, according to the plat thereof, recorded in Volume F, Page 259, of the Plat Records of Rockwall County, Texas, and being the southwest corner of said Tanner parcel;

THENCE North 01 degrees 22 minutes 19 seconds West, leaving said right-of-way, a distance of 272.25 feet to a found 3/8-inch iron rod for corner, being the southwest corner of a parcel of land conveyed to Frank J. Tanner and Wilma G. Tanner, as recorded in Volume 134, Page 552, of the Deed Records of Rockwall County, Texas;

THENCE North 88 degrees 07 minutes 18 seconds East, along the south line of said Tanner/134-552 parcel, a distance of 158.42 feet to a set 1/2-inch yellow-capped iron rod for corner, being on the west line of Lot 1, Block X, of said addition, being on the west right-of-way line of John King Boulevard;

THENCE South 00 degrees 13 minutes 40 seconds West, along said right-of-way, a distance of 166.19 feet to a found "X" cut in concrete for corner, being on the northwesterly right-of-way line of said F.M. 1141;

THENCE South 65 degrees 08 minutes 37 seconds West, along said right-of-way, a distance of 136.40 feet to a found 1/2-inch iron rod for corner;

THENCE continuing along said right-of-way, South 26 degrees 57 minutes 27 seconds West, a distance of 60.41 feet to a PLACE OF BEGINNING and containing 31,540 square feet or 0.724 of an acre of land.



BLOCK G,
CARUTH LAKES, PHASE 6
VOLUME F, PAGE 259

BLOCK G,
CARUTH LAKES, PHASE 6
VOLUME F, PAGE 259

20' ALLEY

(N 88°07'18\"/>

FRANK J. &
WILMA G. TANNER
VOLUME 134, PAGE 552

LOT 1, BLOCK X
OPEN SPACE &
PEDESTRIAN EASEMENT
CARUTH LAKES, PHASE 6
CABINET F, PAGE 259

JOHN KING BOULEVARD

NOTE: NOT ALL
IMPROVEMENTS
ARE SHOWN.

31,540 SQ. FT.
0.72 OF AN ACRE

GREEN SPACE
CARUTH LAKES, PHASE 6
VOL. F, PG. 259

F.M. 1141

BEGINNING

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

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

TITLE AND ABSTRACTING WORK FURNISHED BY JAMES TANNER
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 1/22/2019
G. F. No.:
Job no.: 103080
Drawn by: CM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
JAMES TANNER

LEGEND	
RED FENCE	ENCROACHMENT
CHAIN LINE	ENCROACHMENT
IRON FENCE	ENCROACHMENT
MIRE FENCE	ENCROACHMENT
MRO	MONUMENTS OF RECORD EVIDENCE
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
3" IRON ROD FOUND	
3/8" IRON ROD FOUND	
1/2" IRON PIPE FOUND	
1" - CHAIN	ELECTRIC
1" - CLEAR CUT	POOL EQUIP
1" - GAS METER	POWER POLE
1" - FIRE HYDRANT	TELEPHONE
1" - LIGHT POLE	WATER METER
1" - MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	



City of Rockwall Project Plan Review History



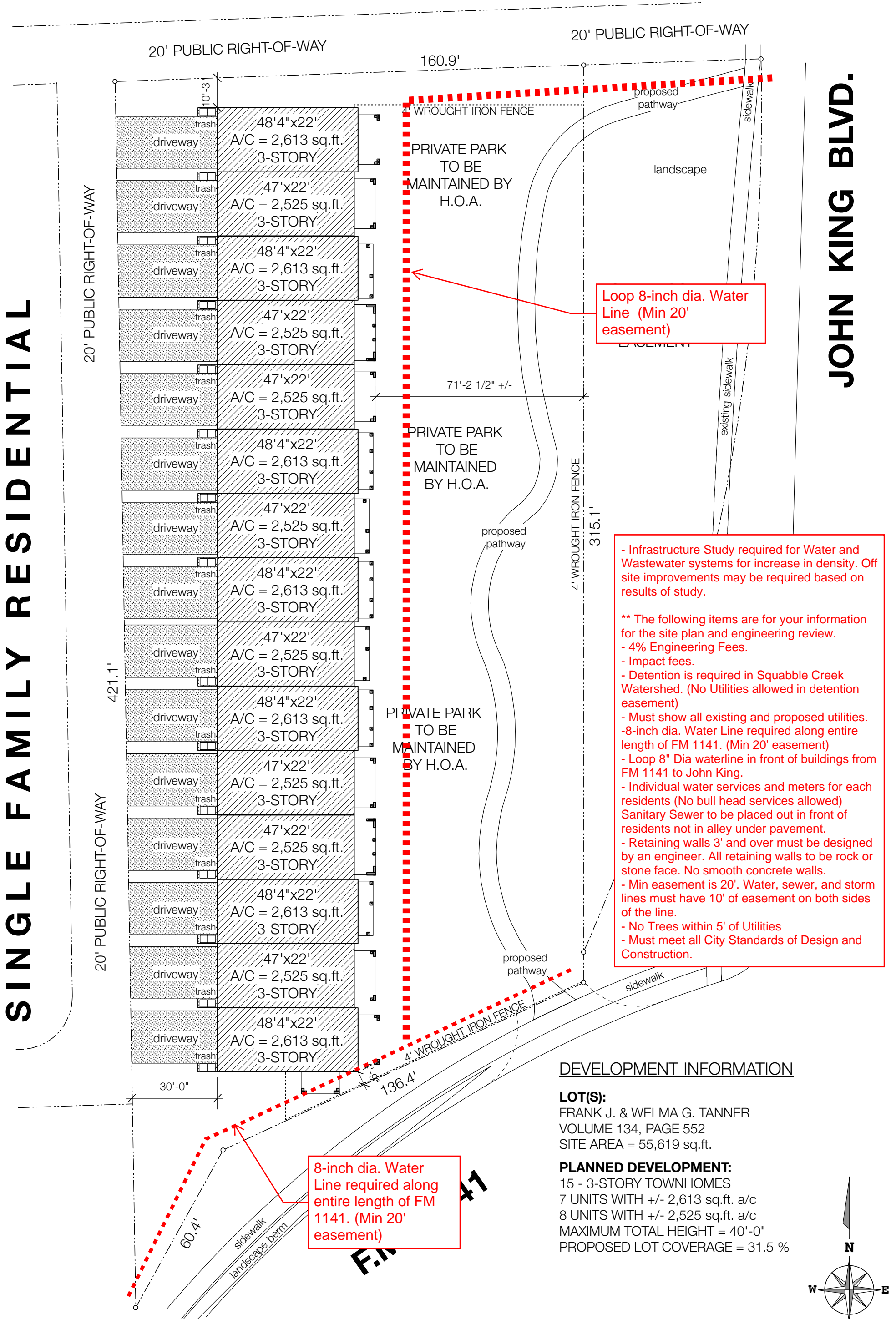
Project Number Z2019-017	Owner TANNER, JAMES D	Applied 7/12/2019	LM
Project Name 1451 FM 1141	Applicant MARC DEVELOPMENT, LLC	Approved	
Type ZONING		Closed	
Subtype REZONE		Expired	
Status Staff Review		Status	
 Site Address 1451 FM1141		City, State Zip ROCKWALL, TX 75087	
 Subdivision CARUTH LAKE PH 6		Tract 29	Block 29
		Lot No 29	Parcel No 0146-0000-0029-00-OR
			General Plan
			Zoning

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/12/2019	7/19/2019	8/20/2019	39	APPROVED	
ENGINEERING	JEREMY WHITE	7/12/2019	7/19/2019	8/21/2019	40	COMMENTS	See comments
<p>(8/21/2019 2:24 PM JMW)</p> <ul style="list-style-type: none"> - Infrastructure Study required for Water and Wastewater systems for increase in density. Off site improvements may be required based on results of study. <p>** The following items are for your information for the site plan and engineering review.</p> <ul style="list-style-type: none"> - 4% Engineering Fees. - Impact fees. - Detention is required in Squabble Creek Watershed. (No Utilities allowed in detention easement) - Must show all existing and proposed utilities. - 8-inch dia. Water Line required along entire length of FM 1141. (Min 20' easement) - Loop 8" Dia waterline in front of buildings from FM 1141 to John King. - Individual water services and meters for each residents (No bull head services allowed) Sanitary Sewer to be placed out in front of residents not in alley under pavement. - Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls. - Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line. - No Trees within 5' of Utilities - Must meet all City Standards of Design and Construction. 							
FIRE	Kevin Clark	7/12/2019	7/19/2019	8/22/2019	41	APPROVED	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(8/22/2019 8:33 AM KC)							
1. Fire sprinkler protection required for all 1 & 2-family homes exceeding 5,000ft2, and all townhomes. Note that this is provided to the applicant as information only.							
2. Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. (Exception: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where the building is equipped throughout with an approved automatic sprinkler system; or where there are not more than two Group R-3 or Group U occupancies.)							
PLANNING	Korey Brooks	7/12/2019	7/19/2019	8/22/2019	41	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2019-017; Zoning Change from AG to PD						Please address the following comments (M= Mandatory Comments; I = Informational Comments)
I.1						This is a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141.
I.2						For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3						For reference, include the case number (Z2019-017) in the lower right-hand corner of all pages on future submittals.
I.4						This project is subject to all requirements stipulated by the Unified Development Code (UDC).
M.5						In order to constitute a complete submittal all applications are required to provide the following elements: [1] concept plan, and [2] survey and legal description.
						This submittal is complete
M.6						Zoning Change.
1)						Please review the draft ordinance and provide comments to staff prior to the Planning and Zoning Meeting on September 10, 2019.
2)						Please specify if this will be on one (1) lot or individual lots.
I.7						The OURHometown Vision 2040 Comprehensive Plan stipulates various goals for residential developments. The following aspects of the applicant's proposal do not conform to the stated goals of the City's plan, and could be revised -- per staff's recommendations -- to bring the project closer to conformance with the plan:
(1)						CH. 8; Section 2.04; Goal #1 Policy #3 (Page 8-4). If approved to be used as an infill product adjacent to existing single-family homes, a townhome should incorporate similar development standards and materials as the adjacent housing. This is intended to create a product that is complementary and blends with the existing single-family homes.
(2)						CH. 8; Section 2.04; Goal #1 Policy #4 (Page 8-4). Niche parking should be provided adjacent to the street in the front of any townhome developments to provide sufficient visitor parking.
(3)						CH. 8; Section 2.04; Goal #1 Policy #4 (Page 8-4). When more than ten (10) units are proposed, townhome developments should be highly amenitized and incorporate a mix of lifestyle amenities that can justify the density of the development, and provide these residents with similar level of amenities that are enjoyed in a master planned communities.
I.8						Please note that failure to address all comments provided by staff by 5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
I.9						Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 4, 2019; The Planning and Zoning Worksession is August 27, 2019 and the Planning & Zoning Meeting is September 10, 2019.

SINGLE FAMILY RESIDENTIAL



Loop 8-inch dia. Water Line (Min 20' easement)

- Infrastructure Study required for Water and Wastewater systems for increase in density. Off site improvements may be required based on results of study.

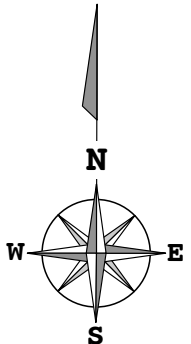
** The following items are for your information for the site plan and engineering review.

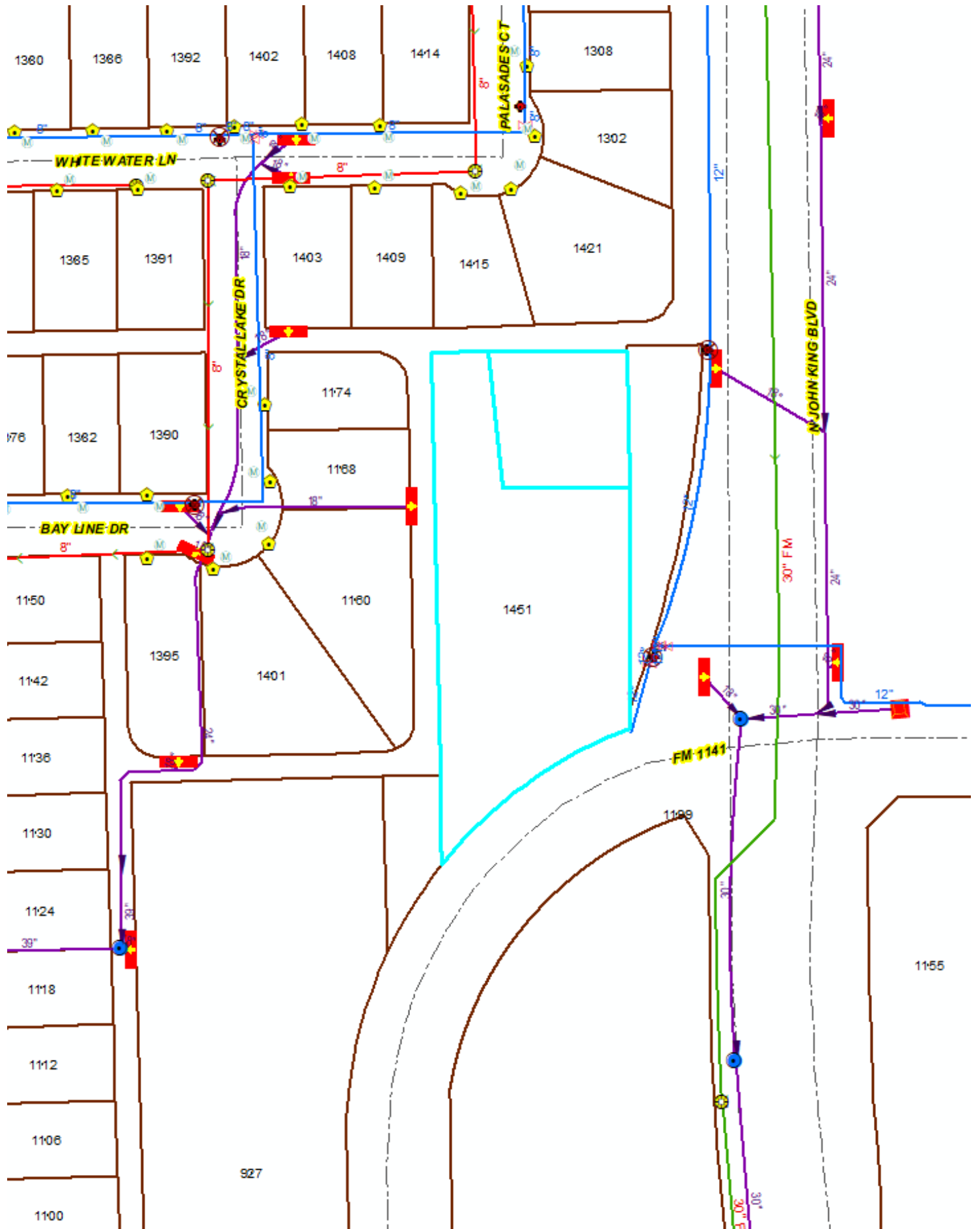
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DEVELOPMENT INFORMATION

LOT(S):
FRANK J. & WELMA G. TANNER
VOLUME 134, PAGE 552
SITE AREA = 55,619 sq.ft.

PLANNED DEVELOPMENT:
15 - 3-STORY TOWNHOMES
7 UNITS WITH +/- 2,613 sq.ft. a/c
8 UNITS WITH +/- 2,525 sq.ft. a/c
MAXIMUM TOTAL HEIGHT = 40'-0"
PROPOSED LOT COVERAGE = 31.5 %





SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL

JOHN KING BLVD.

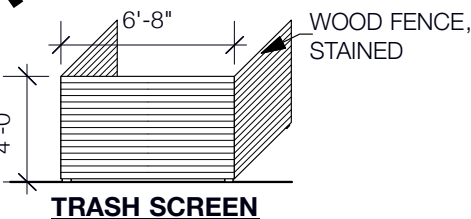
MARC DEVELOPMENT
8989 Garland Rd.
Dallas, TX 75218



LEGEND:

- EXISTING TREE
- PROPOSED TREE
- SUBJECT SITE PROPOSED LANDSCAPE/SOFTSCAPE AREAS
- ADJACENT SITE EXISTING OPEN SPACE
- PROPOSED DRIVEWAY
- PROPOSED PATHWAY
- PROPOSED TRASH BINS INSIDE 4' FENCE

F.M. 1141



01
1.00

PROPOSED SITE LANDSCAPE - 15 UNITS - 8/10/2019

Scale: 1" = 30'-0"

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

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1451 F.M. 1141, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a 0.724 of an acre parcel of land situated in the Samuel S. McCurry Survey, Abstract No. 146, 1 1/2 miles northeast from the town of Rockwall, Texas, being a parcel of land conveyed to Basil H. Tanner and Nelda R. Tanner, as recorded in Instrument No. 2015000016186 of the Official Public Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod for corner on the northwesterly right-of-way line of Farm to Market (F.M.) 1141, being the southeast corner of a called Green Space in Caruth Lakes, Phase 6, an addition to the City of Rockwall, according to the plat thereof, recorded in Volume F, Page 259, of the Plat Records of Rockwall County, Texas, and being the southwest corner of said Tanner parcel;

THENCE North 01 degrees 22 minutes 19 seconds West, leaving said right-of-way, a distance of 272.25 feet to a found 3/8-inch iron rod for corner, being the southwest corner of a parcel of land conveyed to Frank J. Tanner and Wilma G. Tanner, as recorded in Volume 134, Page 552, of the Deed Records of Rockwall County, Texas;

THENCE North 88 degrees 07 minutes 18 seconds East, along the south line of said Tanner/134-552 parcel, a distance of 158.42 feet to a set 1/2-inch yellow-capped iron rod for corner, being on the west line of Lot 1, Block X, of said addition, being on the west right-of-way line of John King Boulevard;

THENCE South 00 degrees 13 minutes 40 seconds West, along said right-of-way, a distance of 166.19 feet to a found "X" cut in concrete for corner, being on the northwesterly right-of-way line of said F.M. 1141;

THENCE South 65 degrees 08 minutes 37 seconds West, along said right-of-way, a distance of 136.40 feet to a found 1/2-inch iron rod for corner;

THENCE continuing along said right-of-way, South 26 degrees 57 minutes 27 seconds West, a distance of 60.41 feet to a PLACE OF BEGINNING and containing 31,540 square feet or 0.724 of an acre of land.



JOHN KING BOULEVARD

Brian Rhodes

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

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

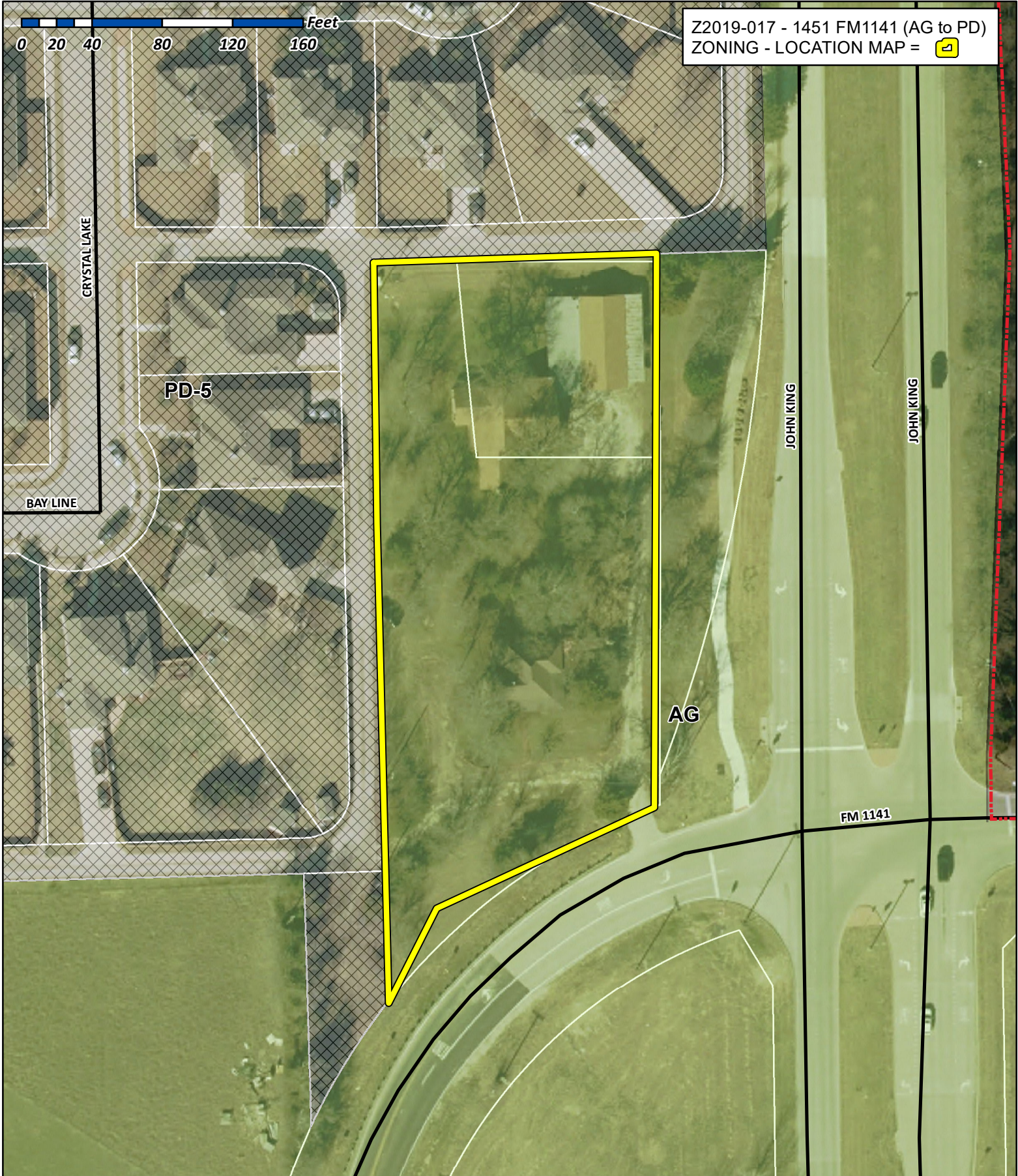
TITLE AND ABSTRACTING WORK FURNISHED BY JAMES TANNER
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 60'
Date: 1/22/2019
G. F. No.:
Job no.: 103080
Drawn by: CM
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR JAMES TANNER

LEGEND

RED FENCE	---	ENCROACHMENTS
CHAIN LINE	---	ENCROACHMENTS
IRON FENCE	---	ENCROACHMENTS
MIRE FENCE	---	ENCROACHMENTS
MRD	○	MONUMENTS OF RECORD EVIDENCE
○	○	1/2" IRON ROD FOUND
○	○	1/2" YELLOW-CAPPED IRON ROD SET
○	○	SET "Y"
○	○	FOUND "Y"
○	○	3/8" IRON ROD FOUND
○	○	1/2" IRON PIPE FOUND
○	○	CONCRETE
○	○	ELECTRIC
○	○	POOL EQUIP
○	○	POWER POLE
○	○	TELEPHONE
○	○	WATER METER
○	○	WHOLE SALES
○	○	WATER MAIN

(UNLESS OTHERWISE NOTED)





City of Rockwall

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

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

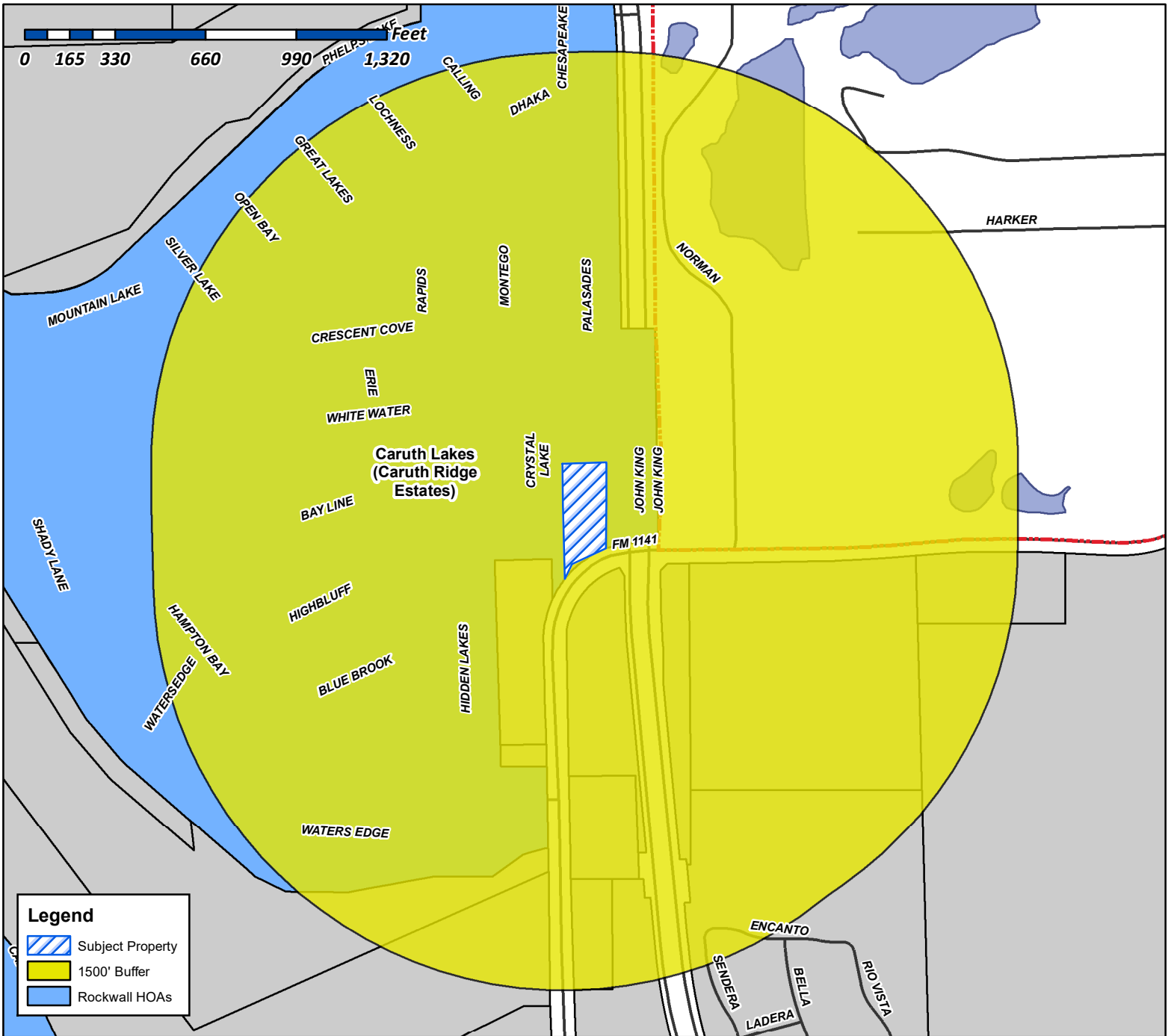
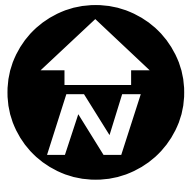




City of Rockwall

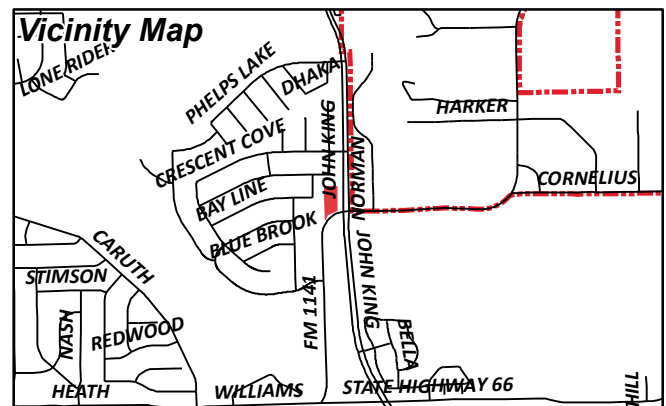
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Case Number: Z2019-017
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1451 FM-1141

Date Created: 8/20/2019
For Questions on this Case Call (972) 771-7745

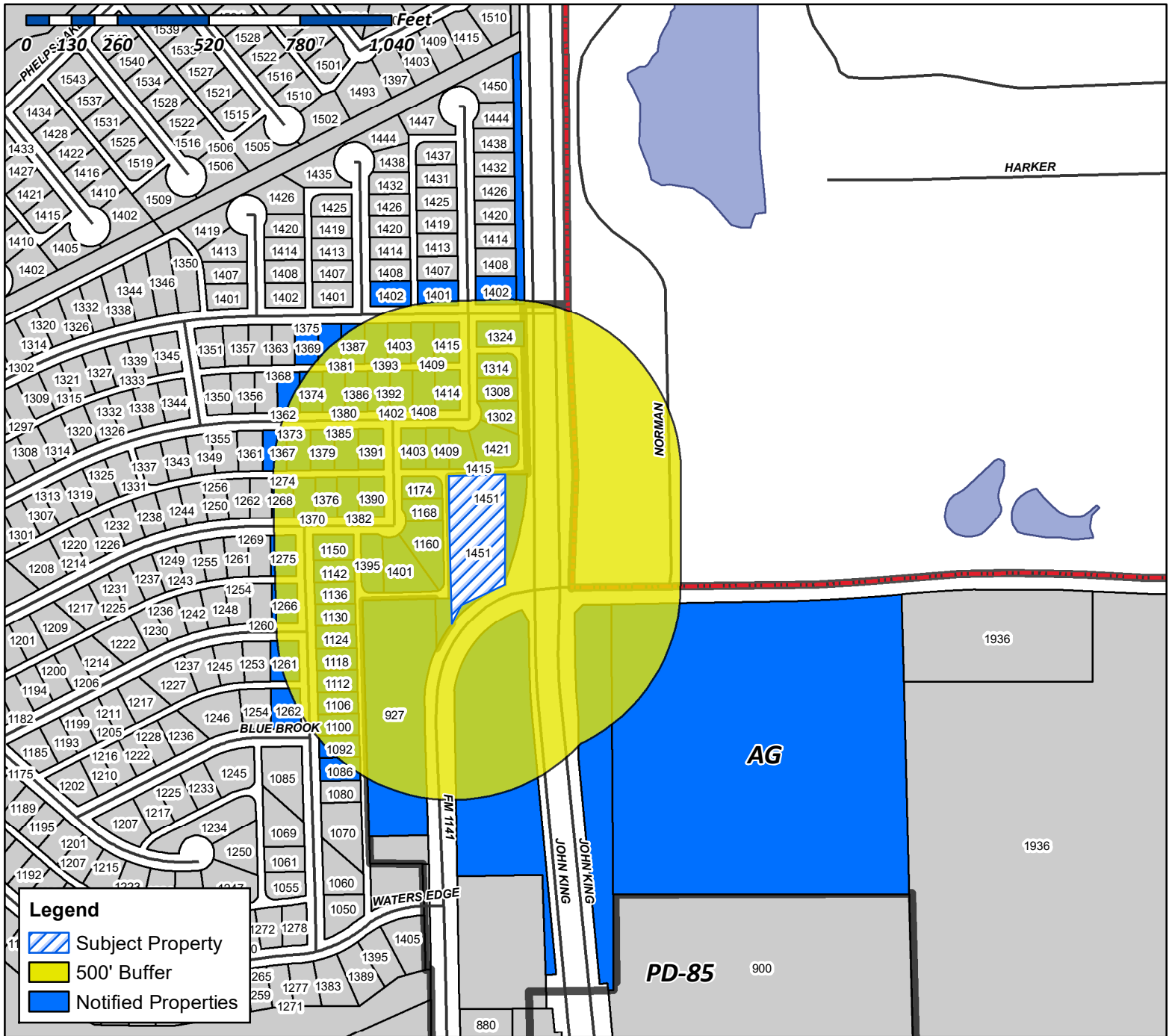




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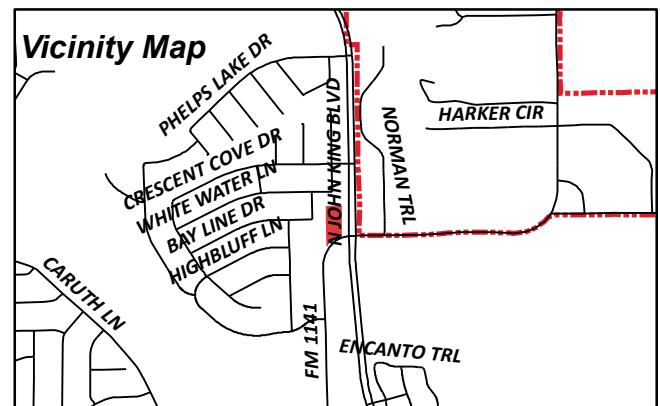
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TANNER BACIL H AND NELDA R
1004 NORTH HARRISON
WEST, TX 76691

SHIPP DARLA JUNE & STANLEY JOE
1092 HIDDEN LAKES WAY
ROCKWALL, TX 75087

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

GILPIN THOMAS K & ANGELA J
1100 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1106 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1112 HIDDEN LAKES WAY
ROCKWALL, TX 75087

ROWE LORI A
1118 HIDDEN LAKES WAY
ROCKWALL, TX 75087

LARSEN RALPH & MARY ANN
1124 HIDDEN LAKES WAY
ROCKWALL, TX 75087

WHISENHUNT KENNETH AND JUDY
1130 HIDDEN LAKES WAY
ROCKWALL, TX 75087

RUTHERFORD JESSICA R AND
1136 HIDDEN LAKES WAY
ROCKWALL, TX 75087

ROJAS CARLOS
1142 HIDDEN LAKES WAY
ROCKWALL, TX 75087

MARTINEZ AUGUSTINE
1150 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1160 CRYSTAL LAKE DRIVE
ROCKWALL, TX 75087

BAUGH MELVA Y
1168 CRYSTAL LAKE DR
ROCKWALL, TX 75087

LAHAIR JOHN & NEALY
1174 CRYSTAL LAKE DR
ROCKWALL, TX 75087

DEWBRE JUSTIN JOEL AND CHERYL CHRISTINE
1261 HIGHBLUFF LN
ROCKWALL, TX 75087

KIERNAN KEVIN & KIMBERLY
1262 BLUE BROOK DRIVE
ROCKWALL, TX 75087

HARVEY DERICK AND
1266 HIGHBLUFF LN
ROCKWALL, TX 75087

LOSS RYAN AND LINDSEY
1274 BAY LINE DR
ROCKWALL, TX 75087

SAVAGE CHRISTINA B AND
1275 BAY LINE DRIVE
ROCKWALL, TX 75087

WHITTINGTON RANDALL S & CHRISTINA L
1302 PALASADES COURT
ROCKWALL, TX 75087

JUAREZ ANALISA MARIE
1308 PALASADES COURT
ROCKWALL, TX 75087

AVENDANO JOSE GREGORIO AND NEREIDA E
1314 PALASADES CT
ROCKWALL, TX 75087

SCHEUMANN DONALD E & TERESA A
1324 PALASADES COURT
ROCKWALL, TX 75087

BRUNER KURT & OLIVIA
1362 PETALUMA DR
ROCKWALL, TX 75087

BALTHROP PAUL JAY AND VALERIE ANN BAKER
BALTHROP
1367 WHITE WATER LANE
ROCKWALL, TX 75087

FONTENOT THOMAS J & PATRICIA ANN
1368 WHITE WATER LN
ROCKWALL, TX 75087

IVY FONDA & BARRY
1370 BAY LINE DRIVE
ROCKWALL, TX 75087

ROBINSON JACK K JR & MADONNA M
1373 WHITE WATER LANE
ROCKWALL, TX 75087

HILL JASON C & NICOLE L
1374 WHITE WATER LANE
ROCKWALL, TX 75087

SHARRETT BRIAN AND MARGO
1375 CRESCENT COVE DR
ROCKWALL, TX 75087

STIVER BRANDON LEE AND KIMBERLY MAY
1376 BAY LINE DR
ROCKWALL, TX 75087

STEINBERG CORY
1379 WHITE WATER LANE
ROCKWALL, TX 75087

MORRIS BRADY LEE AND MARCELLA
1380 WHITE WATER LN
ROCKWALL, TX 75087

ALLEN FAMILY TRUST, ALBERT FREDERICK &
1381 CRESCENT COVE DR
ROCKWALL, TX 75087

LAMPTEY REBECCA A AND NII LANTE
1382 BAY LINE DRIVE
ROCKWALL, TX 75087

JAGER STEPHEN & GENEVIEVE OBSON
1385 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1386 WHITE WATER LN
ROCKWALL, TX 75087

BEATS DIANNA L
1387 CRESCENT COVE DR
ROCKWALL, TX 75087

2017 R GAUNA & M CRUZ REVOCABLE TRUST
1390 BAY LINE DRIVE
ROCKWALL, TX 75087

COLLINGS STEPHEN AND DENEIA
1391 WHITE WATER LN
ROCKWALL, TX 75087

TANTON CATHY
1392 WHITE WATER LANE
ROCKWALL, TX 75087

SUDDUTH DEBBIE
1393 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

GARD JOSHUA AND SAMANTHA
1395 BAY LINE DR
ROCKWALL, TX 75087

LOTT LAWRENCE L AND JEAN A
1401 BAY LINE DR
ROCKWALL, TX 75087

ROGERS GENE FRANKLIN
1401 PALASADES COURT
ROCKWALL, TX 75087

STALLCUP CHRISTOPHER AND ASHLEY
1402 MONTEGO COURT
ROCKWALL, TX 75087

GARRETSON MICHAEL S & MELISSA A
1402 PALASADES COURT
ROCKWALL, TX 75087

BENTLEY STEPHEN RAY & CLARISSE RENEE
1402 WHITE WATER LN
ROCKWALL, TX 75087

HUDSON GAYLE AND CALVIN L JR
1403 CRESCENT COVE DR
ROCKWALL, TX 75087

FAKE MARK C & KATHRYN K
1403 WHITE WATER LN
ROCKWALL, TX 75087

HELIE ROBERT A AND MADELEINE B
1408 WHITE WATER LANE
ROCKWALL, TX 75087

SAMFORD CHARLES T JR AND JESSICA D
1409 CRESCENT COVE DR
ROCKWALL, TX 75087

MULLOWNEY PATRICK
1409 WHITE WATER LN
ROCKWALL, TX 75087

MATHAI JOYCE
1414 WHITE WATER LN
ROCKWALL, TX 75087

SHINDOLL LINDA J
1415 CRESCENT COVE DR
ROCKWALL, TX 75087

DENNY READE EDWARD
1415 WHITE WATER LN
ROCKWALL, TX 75087

GAUVIN COLLEEN
1421 WHITE WATER LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1451 FM1141
ROCKWALL, TX 75087

TANNER WILMA GRACE
1451 FM 1141
ROCKWALL, TX 75087

CARUTH RIDGE ESTATES HOMEOWNERS
ASSOCIATION INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

CARUTH RIDGE ESTATES HOMEOWNERS
ASSOCIATION INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

HOFFMAN STEVEN AND DANA
576 LUNE CT
LELAND, NC 28451

CURRENT RESIDENT
927 FM1141
ROCKWALL, TX 75087

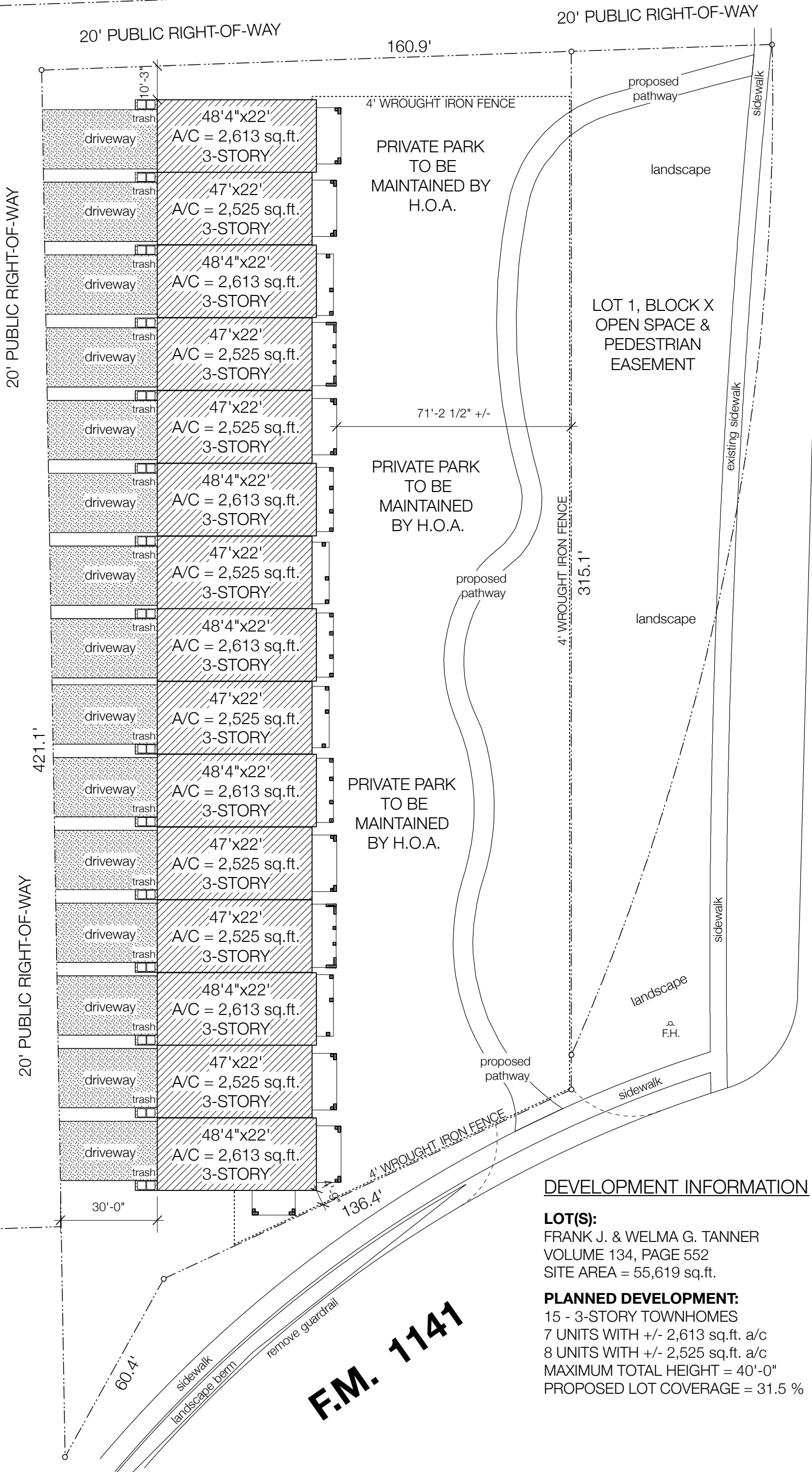
AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT
AGOURA HILLS, CA 91301

SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL

JOHN KING BLVD.

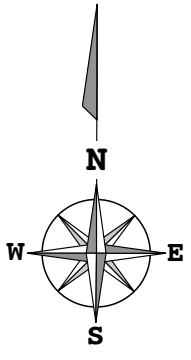
MARC DEVELOPMENT
8989 Garland Rd.
Dallas, TX 75218



DEVELOPMENT INFORMATION

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VOLUME 134, PAGE 552
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PROPOSED LOT COVERAGE = 31.5 %



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1.00

SITE PLAN - PROPOSED - 15 UNITS - 8/10/2019

Scale: 1" = 30'-0"

F.M. 1141

SINGLE FAMILY RESIDENTIAL








SINGLE FAMILY RESIDENTIAL

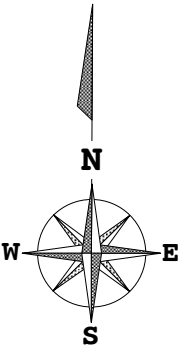
JOHN KING BLVD.

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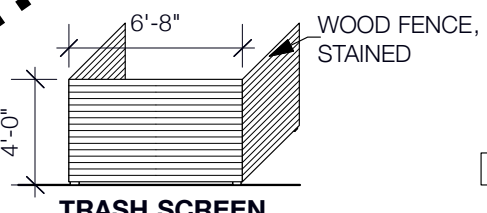


LEGEND:

-  EXISTING TREE
-  PROPOSED TREE
-  SUBJECT SITE PROPOSED LANDSCAPE/SOFTSCAPE AREAS
-  ADJACENT SITE EXISTING OPEN SPACE
-  PROPOSED DRIVEWAY
-  PROPOSED PATHWAY
-  PROPOSED TRASH BINS INSIDE 4' FENCE



F.M. 1141



01
1.00

PROPOSED SITE LANDSCAPE - 15 UNITS - 8/10/2019

Scale: 1" = 30'-0"







The Courtland

110

















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

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BEGINNING at a found 1/2-inch iron rod for corner on the northwesterly right-of-way line of Farm to Market (F.M.) 1141, being the southeast corner of a called Green Space in Caruth Lakes, Phase 6, an addition to the City of Rockwall, according to the plat thereof, recorded in Volume F, Page 259, of the Plat Records of Rockwall County, Texas, and being the southwest corner of said Tanner parcel;

THENCE North 01 degrees 22 minutes 19 seconds West, leaving said right-of-way, a distance of 272.25 feet to a found 3/8-inch iron rod for corner, being the southwest corner of a parcel of land conveyed to Frank J. Tanner and Wilma G. Tanner, as recorded in Volume 134, Page 552, of the Deed Records of Rockwall County, Texas;

THENCE North 88 degrees 07 minutes 18 seconds East, along the south line of said Tanner/134-552 parcel, a distance of 158.42 feet to a set 1/2-inch yellow-capped iron rod for corner, being on the west line of Lot 1, Block X, of said addition, being on the west right-of-way line of John King Boulevard;

THENCE South 00 degrees 13 minutes 40 seconds West, along said right-of-way, a distance of 166.19 feet to a found "X" cut in concrete for corner, being on the northwesterly right-of-way line of said F.M. 1141;

THENCE South 65 degrees 08 minutes 37 seconds West, along said right-of-way, a distance of 136.40 feet to a found 1/2-inch iron rod for corner;

THENCE continuing along said right-of-way, South 26 degrees 57 minutes 27 seconds West, a distance of 60.41 feet to a PLACE OF BEGINNING and containing 31,540 square feet or 0.724 of an acre of land.



JOHN KING BOULEVARD

Brian Rhodes

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

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

TITLE AND ABSTRACTING WORK FURNISHED BY JAMES TANNER
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 1/22/2019
G. F. No.:
Job no.: 103080
Drawn by: CM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR JAMES TANNER

LEGEND

RED FENCE	---	ENCROACHMENTS
CHAIN LINE	---	ENCROACHMENTS
IRON FENCE	---	ENCROACHMENTS
MIRE FENCE	---	ENCROACHMENTS
MRO	---	MONUMENTS OF RECORD EVIDENCE
1/2" IRON ROD FOUND	○	
1/2" YELLOW-CAPPED IRON ROD SET	○	
3" IRON ROD FOUND	○	
3/8" IRON PIPE FOUND	○	
CONCRETE	■	ELECTRIC
CONCRETE	■	POOL EQUIP
CONCRETE	■	POWER POLE
CONCRETE	■	TELEPHONE
CONCRETE	■	WATER METER
CONCRETE	■	WATER MAIN

(UNLESS OTHERWISE NOTED)





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: September 10, 2019
APPLICANT: Lance Tyler; *Marc Development, LLC*
CASE NUMBER: Z2019-017; *Zoning Change (AG to PD)*

SUMMARY

Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Residential-Office (RO) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, and take any action necessary.

BACKGROUND

The subject property was annexed on February 6, 1961 by *Ordinance No. 60-01*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Currently situated on the subject property is a 2,176 SF single-family home, which -- *according to the Rockwall Central Appraisal District* -- was constructed in 1971.

PURPOSE

The applicant -- *Lance Tyler with Marc Development, LLC* -- is requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development (PD) District for Residential-Office (RO) District land uses for the purpose of constructing 12 townhomes.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1451 FM-1141. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Phase 6 of the Caruth Lakes Subdivision, which consists of 158 single-family residential homes. Beyond this are Phases 7A & 7B of the Caruth Lakes Subdivision, which consists of 86 single-family residential homes. These areas are zoned Planned Development District 5 (PD-5) for single-family residential land uses.

South: Directly south of the subject property is FM-1141, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. South of this thoroughfare is a 6.702-acre tract of land (*i.e. Tract 9 & 9-01 of the M. B. Jones Survey, Abstract No. 122*) and a 1.837-acre tract of land zoned Agricultural (AG) District.

East: Directly east of the subject property is a 0.272-acre parcel of land (*i.e. Lot 1, Block X, Caruth Lake, Phase 6*) that is owned by the Caruth Ridge Estates Homeowners Association and zoned Planned Development District 5 (PD-5). Beyond this is John King Boulevard, which is identified as a P6D (*Principle Arterial, six [6] lane, divided roadway*) on the City's Master

Thoroughfare Plan. This roadway delineates the city limits of the City of Rockwall in this area.

West: Directly west of the subject property is Phase 6 of the Caruth Lakes Subdivision, which consists of 158 single-family residential homes. This area is zoned Planned Development District 5 (PD-5) for single-family residential land uses. Beyond this is a 106.866-acre tract of land (*i.e. Tract 14-1 of the S. S. McCurry Survey, Abstract No. 146*). This tract of land is zoned Planned Development District 5 (PD-5) and is part of the Lakes of Squabble Creek Park.

CHARACTERISTICS OF THE REQUEST

The proposed development will consist of 12 townhomes (*laid out as two (2) groups of six (6) homes*) and a private park/open space. The development will incorporate approximately 64% open space, and will have a density of 9.45 units per gross acre. The proposed townhomes will be constructed utilizing a *Neo-Traditional* architecture style and utilize a combination of brick and cementitious lap siding (*e.g. Hardy Board*). The homes will incorporate front porches, rear facing garages, and utilize extended driveways (*i.e. a minimum of 40-feet in length*) to accommodate guest parking. The applicant has stated that the purposed 40-foot long driveway can accommodate up to four (4) vehicles and that with the garage parking each unit will have a total of six (6) parking spaces for vehicles. The garages will be accessible via an existing 20-foot public right-of-way that is accessible through Phase 6 of the Caruth Lakes Subdivision, and that serves as an alleyway for seven (7) single-family homes. According to the applicant, each home will be a maximum of two (2) stories in height and be a minimum of 2,000 SF in size. The front and rear building elevations will not repeat without at least two (2) intervening homes of differing appearance (*i.e. front encroachment layout, primary materials, roof type and layout, or articulation of the front façade*).

According to the concept plan submitted by the applicant the private park will include amenities such as benches, bike racks, and a trail that will meander through the development and connect to the existing sidewalk adjacent to John King Boulevard. The private park will be maintained by the Homeowner’s Association (HOA), will be located in the front of the homes, and will include a pedestrian rest area that connects to FM-1141. This area will include a wrought iron fence that will be four (4) feet in height. A emergency access lane will be accessible from FM-1141 and will utilize bollards to prohibit motor-vehicle access. This area will incorporate upgraded pavement and decorative brick pavers. In addition, the private park area will be directly adjacent to a property owned by the Caruth Ridge Estates Homeowner’s Association (HOA) and which is undevelopable. This means that the townhomes will be setback a minimum of ~120-feet from John King Boulevard. The proposed Planned Development District (PD) will be subject to the land uses and requirements stipulated for the Residential-Office (RO) District unless specifically called out in the Planned Development District (PD) ordinance. A summary of the proposed development is as follows:

Density and Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	24'
<i>Minimum Lot Depth</i>	75'
<i>Minimum Lot Area</i>	1,800 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	5'
<i>Minimum Side Yard Setback</i> ⁽²⁾	0'/10'
<i>Minimum Length of Driveway Pavement</i>	40'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ^{(2) & (4)}	20'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	2,000 SF
<i>Maximum Lot Coverage</i>	75%
<i>Permitted Encroachment in Required Setbacks</i> ⁽⁵⁾	Yes

General Notes:

1. The minimum lot width shall be measured at the *Front Yard Building Setback*.
2. No townhome shall be constructed closer than 30-feet from FM-1141 or the northern property line.
3. The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
4. As measured from the rear yard property line.
5. Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for a property; however, the encroachment shall not exceed five (5) feet on side yard setbacks (adjacent to a street) and shall not encroach into public right-of-way. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
6. A minimum of a ten (10) foot separation between detached buildings shall be required.

INFRASTRUCTURE

In order to develop the subject property as shown on the concept plan, the applicant will be required to provide drainage and detention on the property to prevent increasing the stormwater run-off in the Squabble Creek Watershed. Additionally, an eight (8) inch water line will be required to be installed along the entire length of the property line adjacent to FM-1141 and each home will be required to have an individual water meter. With regard to sanitary sewer, the applicant will need to perform an Infrastructure Study and decide if the sanitary sewer will connect [1] to the existing subdivision through the alleyway, or [2] down FM-1141 to Waters Edge Drive. Regardless, the sanitary sewer line will need to be a minimum of an eight (8) inch pipe and meet all applicable City standards.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 4.2, *Residential Office (R-O) District*, of Section 5, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Residential Office (R-O) District is "...a zoning district intended to recognize the existence of older residential areas of the city where larger houses have been or can be converted from single-family uses to low-intensity office uses in order to extend the economic life of these structures...". The UDC goes on to state that a Residential Office (R-O) District should have principle access to major or secondary thoroughfares and serves as a transition between high intensity, non-residential areas to lower intensity residential areas. In this case, the applicant is proposing a new townhome development, which according to the Unified Development Code (UDC) is a land use that is only permitted in the Residential-Office (RO), Multi-Family 14 (MF-14) and Downtown (DT) Districts. Based on this limitation staff tied the Planned Development District ordinance to the Residential-Office (RO) District as this district is the most restrictive and most appropriate district considering the subject property's adjacencies. Additionally, this development does seem to serve as a transition from the proposed higher intensity general retail land uses to the south and east of the subject property to the lower intensity single-family residential land uses to the north and west of the subject property.

CONFORMANCE WITH OUR HOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OUR Hometown Vision 2040 Comprehensive Plan, the subject property is designated for Medium Density Residential land uses and is situated within the Northwest Residential District. The plan designates Medium Density Residential as a land use category that consists of residential subdivisions that are greater than 2½ units per gross acre, but not higher than three (3) units per gross acre. In this case, the applicant's proposed density of 9.45 units per gross acre is more characteristic of the High Density Residential land use designation, which is defined as any development exceed 3½ units per gross acre. This means that if the Planning and Zoning Commission and City Council approve this Planned Development (PD) District, the Future Land Use Plan will need to be amended to reflect a High Density Residential designation for the subject property. This has been added as a conditional of approval for this case.

Looking at the Northwest Residential District, the district is largely developed with medium-density residential subdivisions; however, it also contains a combination of commercial/retail, parks and open space, public, and quasi-public land uses. In this case, the applicant is proposing to develop the site

with 12 townhomes and incorporate open space, a pedestrian trail, and other park amenities such as benches and bike racks. According to the *District Strategies* associated with the *Northwest Residential District* a ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage. In this case, the subject property does not have direct frontage on John King Boulevard; however, the proposed the open space, trail, and park amenities appear to complement the existing trail system along John King Boulevard.

With regard to the residential policies outlined in the OURHometown Vision 2040 Comprehensive Plan, townhomes developments that are proposed as infill development adjacent to existing single-family homes should incorporate similar development standards and materials as the adjacent housing in order to create a product that is complementary and blends with the existing single-family homes. Niche parking should be provided adjacent to the street in the front of any townhome developments to provide sufficient visitor parking. When more than ten (10) units are proposed, townhome developments should be highly amenitized and incorporate a mix of lifestyle amenities that can justify the density of the development, and provide these residents with similar levels of amenities that are enjoyed in a typical master planned community. In this case, the applicant's intent is to blend the development with the adjacent neighborhood by utilizing similar exterior materials and articulation. The applicant is not proposing to incorporate niche parking; however, the applicant's intent is to provide a minimum of a 40-foot driveway to accommodate guest parking. With regard to amenities, the submitted concept plan is proposing to incorporate a park that includes amenities such as a bike racks, bench seating, landscape pavers, and a bike path. The park will include berms and increased landscaping, and a wrought iron fence. In this case, the Planning and Zoning Commission and City Council will need to establish if the development [1] blends with the adjacent single-family development, and [2] if the proposed amenity package is sufficiently scaled to provide similar amenities as larger master planned communities.

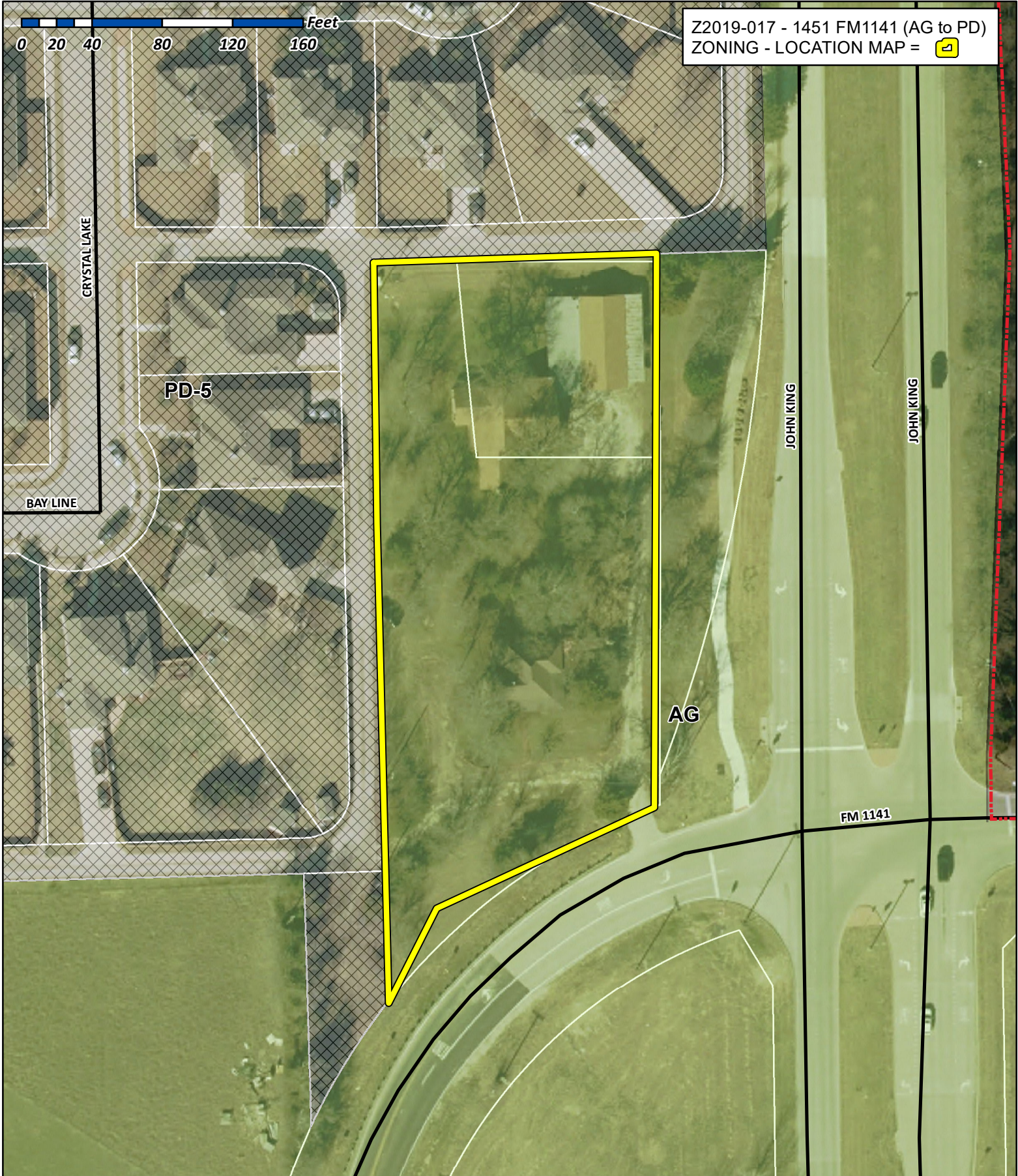
NOTIFICATIONS

On August 31, 2019, staff sent 75 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowner's Association (HOA), which is the only HOA/Neighborhood Association within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. At the time this report was written, staff had received 15 emails and two (2) notices⁶ in opposition of this request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request then staff would propose the following conditions of approval:

- 1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Medium Density Residential designation to a High Density Residential designation; and,
- 2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

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

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

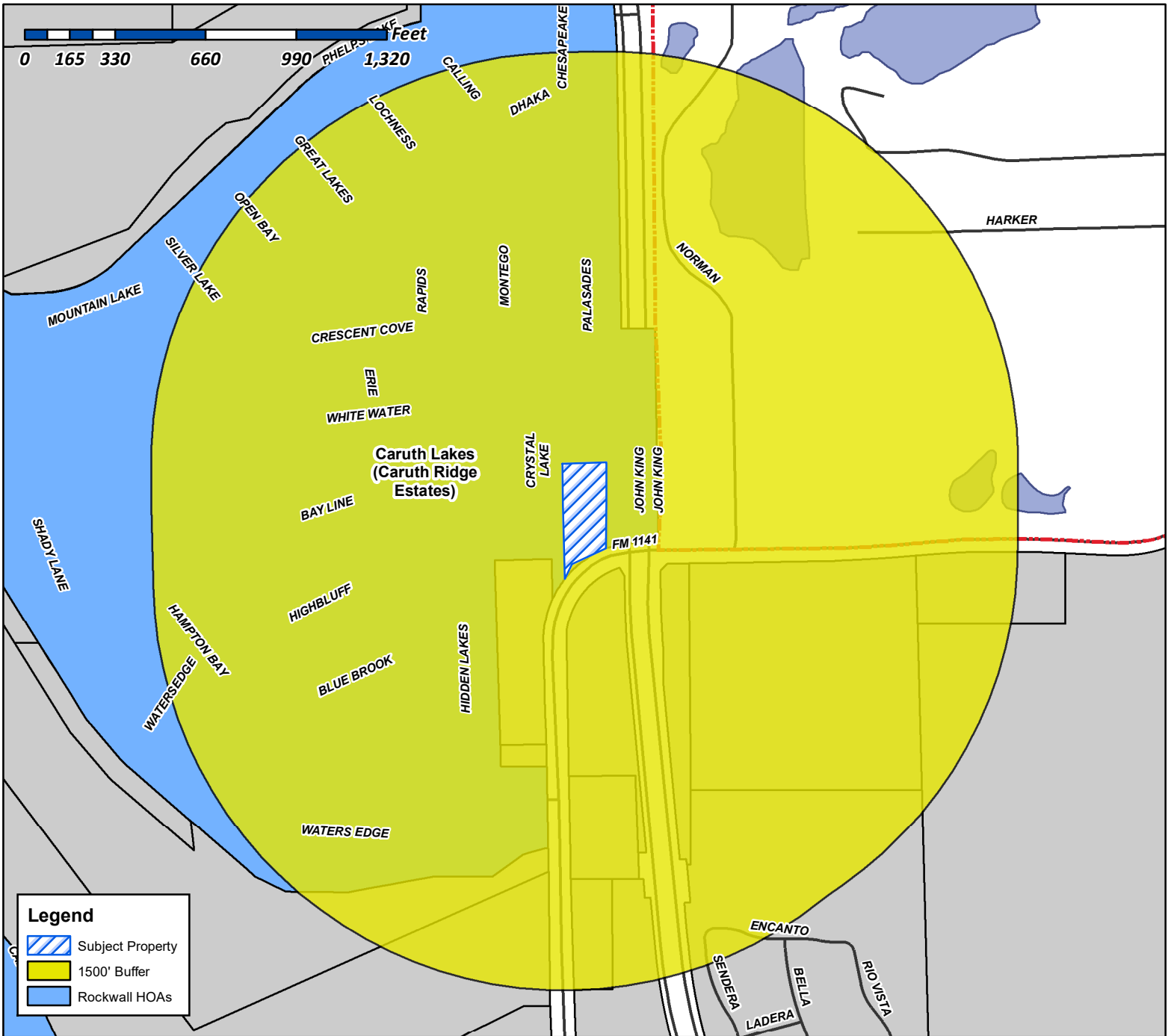
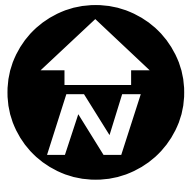




City of Rockwall

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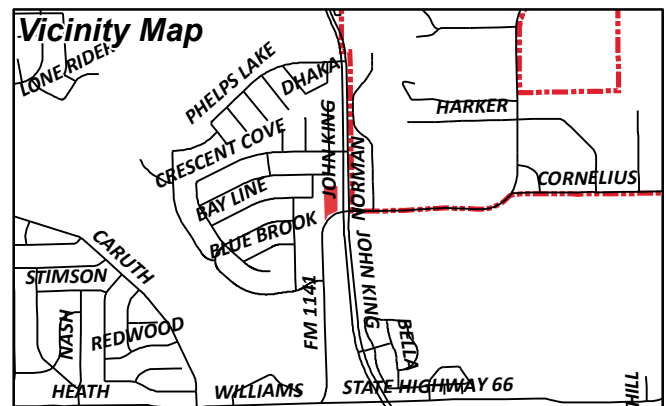
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Case Number: Z2019-017
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1451 FM-1141

Date Created: 8/20/2019

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



From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, August 30, 2019 11:37:39 AM
Attachments: [Z2019-017 PON Map.pdf](#)
[PUBLIC NOTICE.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 **August 16, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 9/16/2019 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>

Z2019-017- Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, 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

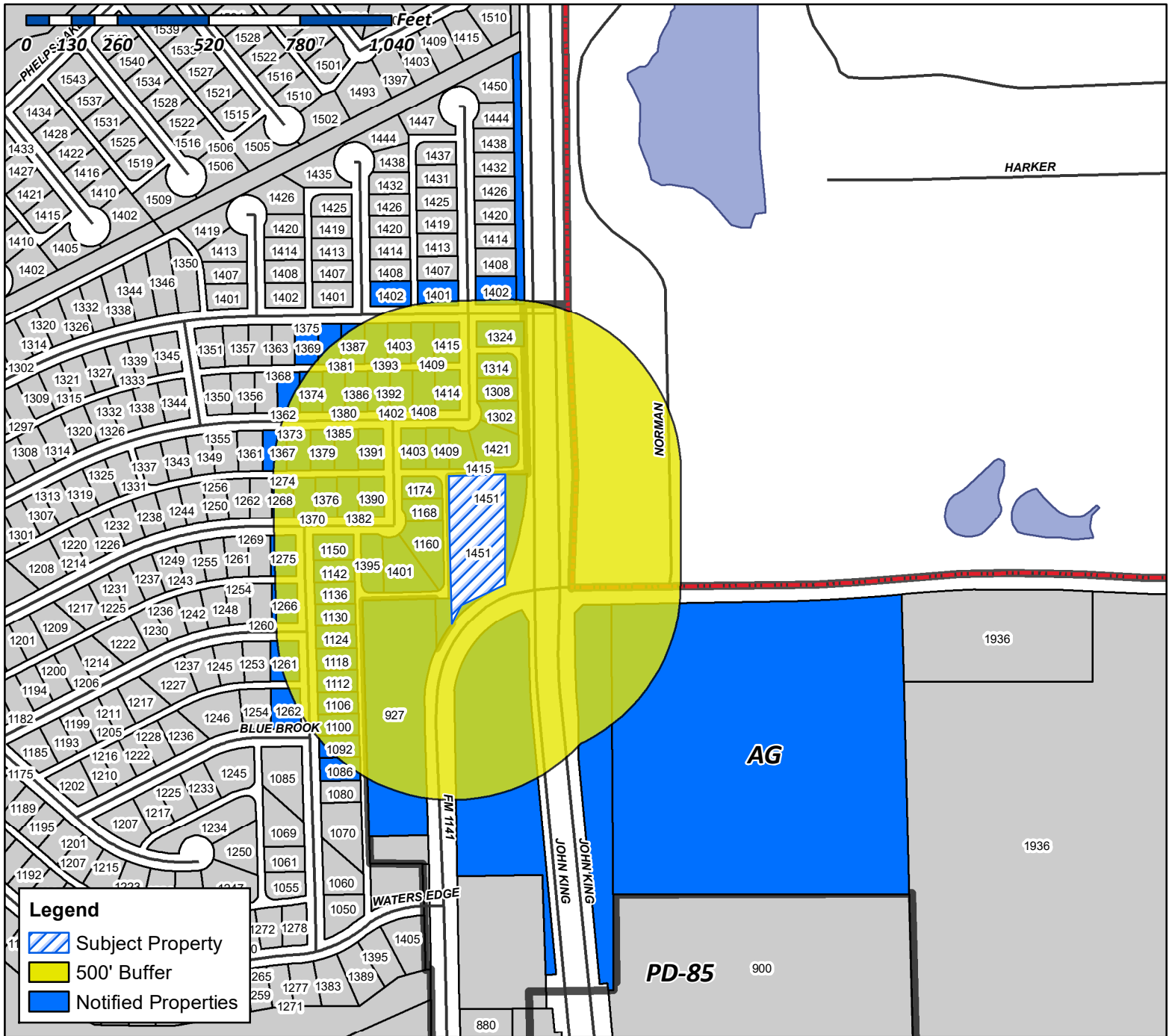
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
lmorales@rockwall.com | <http://www.rockwall.com/planning/>



City of Rockwall

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

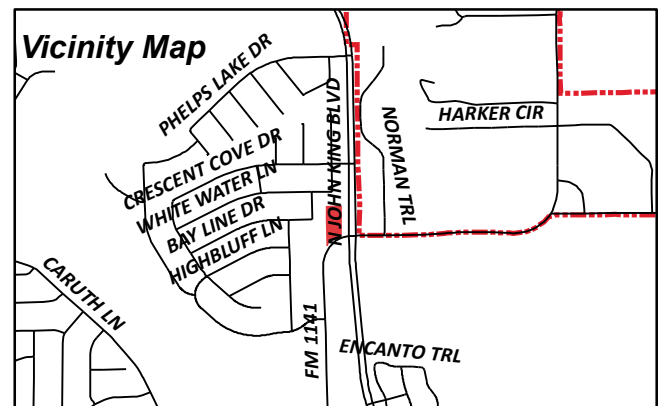
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Case Number: Z2019-017
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1451 FM-1141

Date Created: 8/20/2019

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



TANNER BACIL H AND NELDA R
1004 NORTH HARRISON
WEST, TX 76691

SHIPP DARLA JUNE & STANLEY JOE
1092 HIDDEN LAKES WAY
ROCKWALL, TX 75087

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

GILPIN THOMAS K & ANGELA J
1100 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1106 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1112 HIDDEN LAKES WAY
ROCKWALL, TX 75087

ROWE LORI A
1118 HIDDEN LAKES WAY
ROCKWALL, TX 75087

LARSEN RALPH & MARY ANN
1124 HIDDEN LAKES WAY
ROCKWALL, TX 75087

WHISENHUNT KENNETH AND JUDY
1130 HIDDEN LAKES WAY
ROCKWALL, TX 75087

RUTHERFORD JESSICA R AND
1136 HIDDEN LAKES WAY
ROCKWALL, TX 75087

ROJAS CARLOS
1142 HIDDEN LAKES WAY
ROCKWALL, TX 75087

MARTINEZ AUGUSTINE
1150 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1160 CRYSTAL LAKE DRIVE
ROCKWALL, TX 75087

BAUGH MELVA Y
1168 CRYSTAL LAKE DR
ROCKWALL, TX 75087

LAHAIR JOHN & NEALY
1174 CRYSTAL LAKE DR
ROCKWALL, TX 75087

DEWBRE JUSTIN JOEL AND CHERYL CHRISTINE
1261 HIGHBLUFF LN
ROCKWALL, TX 75087

KIERNAN KEVIN & KIMBERLY
1262 BLUE BROOK DRIVE
ROCKWALL, TX 75087

HARVEY DERICK AND
1266 HIGHBLUFF LN
ROCKWALL, TX 75087

LOSS RYAN AND LINDSEY
1274 BAY LINE DR
ROCKWALL, TX 75087

SAVAGE CHRISTINA B AND
1275 BAY LINE DRIVE
ROCKWALL, TX 75087

WHITTINGTON RANDALL S & CHRISTINA L
1302 PALASADES COURT
ROCKWALL, TX 75087

JUAREZ ANALISA MARIE
1308 PALASADES COURT
ROCKWALL, TX 75087

AVENDANO JOSE GREGORIO AND NEREIDA E
1314 PALASADES CT
ROCKWALL, TX 75087

SCHEUMANN DONALD E & TERESA A
1324 PALASADES COURT
ROCKWALL, TX 75087

BRUNER KURT & OLIVIA
1362 PETALUMA DR
ROCKWALL, TX 75087

BALTHROP PAUL JAY AND VALERIE ANN BAKER
BALTHROP
1367 WHITE WATER LANE
ROCKWALL, TX 75087

FONTENOT THOMAS J & PATRICIA ANN
1368 WHITE WATER LN
ROCKWALL, TX 75087

IVY FONDA & BARRY
1370 BAY LINE DRIVE
ROCKWALL, TX 75087

ROBINSON JACK K JR & MADONNA M
1373 WHITE WATER LANE
ROCKWALL, TX 75087

HILL JASON C & NICOLE L
1374 WHITE WATER LANE
ROCKWALL, TX 75087

SHARRETT BRIAN AND MARGO
1375 CRESCENT COVE DR
ROCKWALL, TX 75087

STIVER BRANDON LEE AND KIMBERLY MAY
1376 BAY LINE DR
ROCKWALL, TX 75087

STEINBERG CORY
1379 WHITE WATER LANE
ROCKWALL, TX 75087

MORRIS BRADY LEE AND MARCELLA
1380 WHITE WATER LN
ROCKWALL, TX 75087

ALLEN FAMILY TRUST, ALBERT FREDERICK &
1381 CRESCENT COVE DR
ROCKWALL, TX 75087

LAMPTEY REBECCA A AND NII LANTE
1382 BAY LINE DRIVE
ROCKWALL, TX 75087

JAGER STEPHEN & GENEVIEVE OBSON
1385 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1386 WHITE WATER LN
ROCKWALL, TX 75087

BEATS DIANNA L
1387 CRESCENT COVE DR
ROCKWALL, TX 75087

2017 R GAUNA & M CRUZ REVOCABLE TRUST
1390 BAY LINE DRIVE
ROCKWALL, TX 75087

COLLINGS STEPHEN AND DENEIA
1391 WHITE WATER LN
ROCKWALL, TX 75087

TANTON CATHY
1392 WHITE WATER LANE
ROCKWALL, TX 75087

SUDDUTH DEBBIE
1393 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

GARD JOSHUA AND SAMANTHA
1395 BAY LINE DR
ROCKWALL, TX 75087

LOTT LAWRENCE L AND JEAN A
1401 BAY LINE DR
ROCKWALL, TX 75087

ROGERS GENE FRANKLIN
1401 PALASADES COURT
ROCKWALL, TX 75087

STALLCUP CHRISTOPHER AND ASHLEY
1402 MONTEGO COURT
ROCKWALL, TX 75087

GARRETSON MICHAEL S & MELISSA A
1402 PALASADES COURT
ROCKWALL, TX 75087

BENTLEY STEPHEN RAY & CLARISSE RENEE
1402 WHITE WATER LN
ROCKWALL, TX 75087

HUDSON GAYLE AND CALVIN L JR
1403 CRESCENT COVE DR
ROCKWALL, TX 75087

FAKE MARK C & KATHRYN K
1403 WHITE WATER LN
ROCKWALL, TX 75087

HELIE ROBERT A AND MADELEINE B
1408 WHITE WATER LANE
ROCKWALL, TX 75087

SAMFORD CHARLES T JR AND JESSICA D
1409 CRESCENT COVE DR
ROCKWALL, TX 75087

MULLOWNEY PATRICK
1409 WHITE WATER LN
ROCKWALL, TX 75087

MATHAI JOYCE
1414 WHITE WATER LN
ROCKWALL, TX 75087

SHINDOLL LINDA J
1415 CRESCENT COVE DR
ROCKWALL, TX 75087

DENNY READE EDWARD
1415 WHITE WATER LN
ROCKWALL, TX 75087

GAUVIN COLLEEN
1421 WHITE WATER LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1451 FM1141
ROCKWALL, TX 75087

TANNER WILMA GRACE
1451 FM 1141
ROCKWALL, TX 75087

CARUTH RIDGE ESTATES HOMEOWNERS
ASSOCIATION INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

CARUTH RIDGE ESTATES HOMEOWNERS
ASSOCIATION INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

HOFFMAN STEVEN AND DANA
576 LUNE CT
LELAND, NC 28451

CURRENT RESIDENT
927 FM1141
ROCKWALL, TX 75087

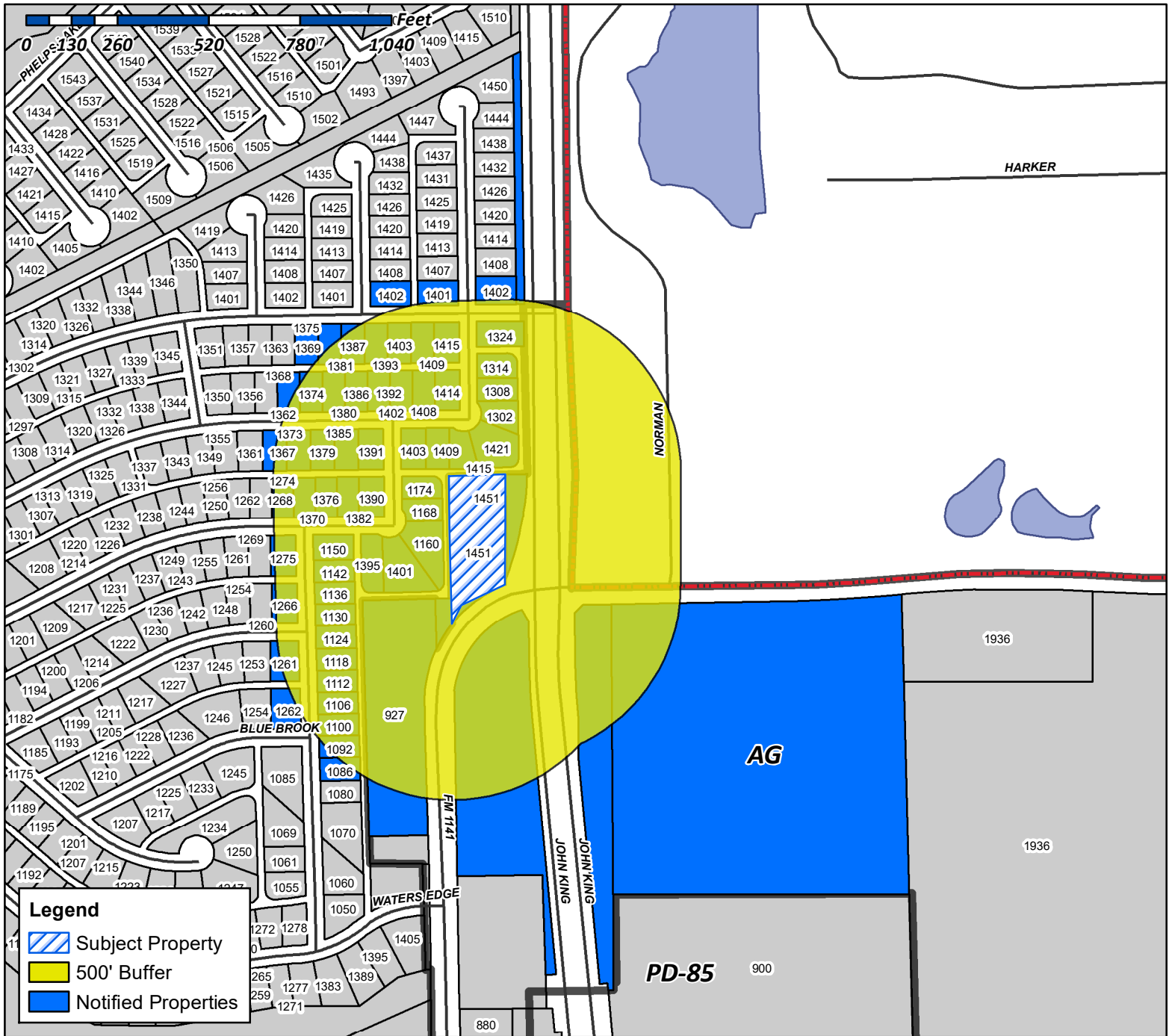
AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT
AGOURA HILLS, CA 91301



City of Rockwall

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

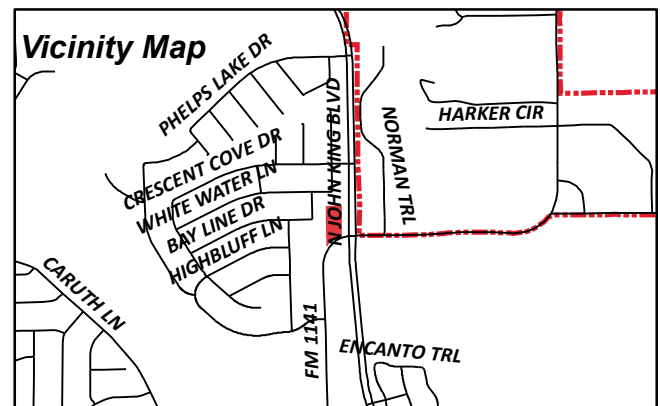
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2019-017
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1451 FM-1141

Date Created: 8/20/2019

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. Z2019-017: 1451 FM 1141

Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, 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, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **9/16/2019** 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. Z2019-017: 1451 FM 1141

Please place a check mark on the appropriate line below:

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

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

Name:

Grey bar for Name

Address:

Grey bar for 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

From: [Carri Noggle](#)
To: [Brooks, Korey](#)
Subject: John King/66 Townhomes
Date: Monday, August 26, 2019 4:57:08 PM
Attachments: [image1.png](#)

I have just heard of a plan to put townhomes right outside the entrance of our neighborhood. I would like it to be stated that I am against the building of these townhomes. We are losing green space at a ridiculously fast rate all around us. This area is becoming increasingly busy and congested, to turn left out of our neighborhood can be very risky at certain times of the day because of the traffic and speed at which people are driving on John King. Also, according to this comprehensive plan put out by the City of Rockwall, townhomes do not conform, as the lots would be in no way similar to the lots in the stone creek subdivision. Not to mention the flooding and drainage issue that this area is already experiencing, and will worsen with every new construction.

Concerned Citizen,
Carri Noggle



CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [REDACTED]
To: [Brooks, Korey](#)
Subject: Development going in at FM1141 and JK (Project Number Z2019-017).
Date: Tuesday, August 27, 2019 12:37:48 PM

Hi Korey,

Re: Z2019-017

I hope you are doing well. I am writing about this proposed development at FM1141 and JK. My husband and I oppose it as initiated now. It does not conform to the Comprehensive Plan for our district, SF Medium Density. Additionally, the three story homes don't fit in with any of the surrounding ones. We are a 1-2 story development. These units will loom over neighbors' yards.

It needs more of a barrier between the homes and JK than a four foot wrought iron fence. JK might transition to a state highway and homes along JK have further setbacks to help alleviate the road noise. There is also no access to this development except through the already crowded alley. I don't see room for visitor parking either.

Lastly, a neighbor noticed the survey plat (Page 20) mentions Caruth Lakes Phase 6. What does that mean? We have already finished building Phase 6. Who will manage these townhomes and their private park?

Thank you!

Donna Dorman

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From: [Miller, Ryan](#)
To: [Brooks, Korey](#)
Subject: FW: Z2019-017:1451 Fm 1141
Date: Tuesday, September 03, 2019 8:28:08 AM

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE |
MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

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2: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

-----Original Message-----

From: Planning
Sent: Tuesday, September 3, 2019 8:23 AM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: FW: Z2019-017:1451 Fm 1141

-----Original Message-----

From: Mark Fake [REDACTED]
Sent: Monday, September 2, 2019 3:18 PM
To: Planning <planning@rockwall.com>
Cc: kimdeatonfake84@gmail.com
Subject: Z2019-017:1451 Fm 1141

To: Ryan Miller
Director of Planning and Zoning

From: Mark and Kim Fake
1403 White Water Ln.
Rockwall, Tx 75087
ph.: 214-394-0827

Mr. Miller and City Council Members,

Concerning Case #Z2019-017:1451 Fm 1141, I am opposed for the following reasons:

1. All homes in the vicinity are single family homes that share a common alleyway with the property. The alley will

be congested.

2. The city council has in the past consistently monitored lot sizes of developments along John King, and has been vigilant in NOT approving changes to lot sizes asked for by developers that would help over saturate the areas roads and utilities. Planning and Zoning should NOT approve this change as well.

3. The information that I have seen jams as many as 15 “townhomes” into a space that the adjoining neighborhood would have only built three or four homes. This proposal would jam 15 families into a space, just to maximize profit for a developer, instead of thinking about the surrounding neighborhood.

4. This plan would likely add fifteen or more cars to the roadways, and 15 more trash pick-ups which will certainly cause problems in the alleyway with litter, traffic, and noise. If this proposal was to build a few single family homes, then I would be all for it.

5. The homeowners I have spoken to about this are worried that the “townhomes” will likely become rental properties in relatively short order.

6. There would be no servicing these properties from the John King side, so all deliveries and services (UPS/Fedex/USPS-Mail/Pizzas/Phone/Internet/Furniture/Moving vans etc.) would have to be conducted in the alley where there is only room for a single vehicle. This would make it a mess for those of us that live on or near this alley.

7. The proposed plans are for too many homes jammed too tightly together. The appearance would be row houses, or more simply put, a concrete jungle, and an eyesore. The plan looks like it calls for carports, and not garages, so it would invite theft of vehicles left out overnight. Our neighborhood has already been susceptible to car break ins.

Thank you for your consideration,

Mark Fake

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From: [Harry Green](#)
To: [Brooks, Korey](#)
Subject: Housing Plan 1141 and John King
Date: Monday, August 26, 2019 10:30:40 PM

Please be aware we are opposed to subject plan. We have not had official notice of this planned housing.

Harry & Elvina Green
1235 Waters Edge Drive

Sent from my iPhone

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From: [Planning](#)
To: [Brooks, Korey](#)
Subject: FW: Property under consideration Z2019-017
Date: Thursday, September 05, 2019 10:10:21 AM

From: Robbie LeMore [mailto:robbie.lemore@gmail.com]
Sent: Thursday, September 5, 2019 10:03 AM
To: Planning <planning@rockwall.com>
Subject: Property under consideration Z2019-017

Attn:

**Planning & Zoning
Commission Members**

Jonathan Lyons - *Chair*
Annie Fishman
Eric Chodun –Vice Chair
Mark Moeller
Jerry Welch
Tracey Logan
John Womble

I want to voice my reasons for opposing this for your consideration.

1. Too small an area for that many properties.
2. Appears to be very high density for 1.2 acres
2. Three-story size...They will be looking directly into the back yards of the people across the alley
3. Only rear entry to homes. What an odd concept? Why do this?
4. Where will guests park when they visit? Perhaps blocking the existing alley?

Thank you.

Robbie LeMore

1225 Bay Line Drive

Rockwall, TX 75087

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From: [Planning](#)
To: [Brooks, Korey](#)
Subject: FW: No to the townhomes!!
Date: Wednesday, August 28, 2019 8:20:19 AM

From: Taylor Pointer [mailto:taylorpointer@gmail.com]
Sent: Tuesday, August 27, 2019 4:45 PM
To: Planning <planning@rockwall.com>
Subject: No to the townhomes!!

Please vote NO to the townhomes on 1114 and John king being proposed [tomorrow night](#).
These will be run down in no time and can compromise all of our home values.
Sincerely,
Taylor Pointer
[602 Williams st](#)
[Rockwall, TX 75087](#)

Sent from my iPhone

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From: [Stacie Bray](#)
To: [Brooks, Korey](#)
Subject: Concern about high density development
Date: Wednesday, August 28, 2019 7:55:55 AM

Hi!

I am a current resident of Caruth Lakes, off John King Blvd. I am writing to express my concern about the possible development coming.

My concern is that it is a high density complex (3 stories) that would not fit in with our single unit medium density housing and the sharing of a small alley for access.

This complex won't have a street in front for visitor parking and will most definitely cause traffic and parking issues.

It seems Rockwall is eager to develop every inch of land even if it not in the best interest of its current residents.

I also also have a valid concern of a decrease in my property value because of this housing coming in right by my house.

Thank you for considering my concerns,
Stacie Bray

Sent from my iPhone

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From: [Rebecca Gray](#)
To: [Brooks, Korey](#)
Subject: Proposed zoning change
Date: Tuesday, August 27, 2019 5:43:49 PM

Hi there, I am a resident of Caruth Lakes and strongly oppose the zoning change of the NW corner of 1141 and John King. I moved to this neighborhood 8 years ago from a south side neighborhood because of the open space, less traffic and scenic charm. I loved living here. But our city is doing everything possible to destroy everything I and many others appreciated. We see more and more trees being destroyed, more land being cleared for development, every day. The residents don't want these changes but nobody seems to care. That particular piece of land is way too small for multi-family homes. There is no common sense to this proposal. Please, for the love of all things good, please abort this proposal and leave just a tiny bit of what your residents enjoy - green space, homes for wild critters, a little scenery. Stop destroying our town and trying to turn it into Plano. If we wanted to live in Plano, we would.

Respectfully,
Rebecca Gray

Sent from my iPhone

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From: [Melanie Ryder](#)
To: [Brooks, Korey](#)
Subject: Zoning change
Date: Monday, August 26, 2019 6:35:25 PM
Attachments: [image1.jpeg](#)

To whom it may concern,

I am a Caruth Lakes resident, located at 1383 Waters Edge Dr and I oppose the proposed zoning change at the corner of 1141 and John King. My residence would be directly affected by this zoning change and I strongly disagree against it. I have seen the proposed development (to put 15 town homes on a 1.25 acre lot) and I disapprove. In my opinion, it will decrease the value of our neighborhood. It will also make the traffic through the proposed shared alley very difficult. In Rockwall's comprehensive plan it says that corner is zoned for medium density and what is planned and this proposed development does not conform to the planning. I am attaching the ridiculous proposal and hope that you see this is not in Rockwall's best interest.

Melanie Ryder

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From: [Miller, Ryan](#)
To: [Brooks, Korey](#)
Subject: FW: 1141 and John king
Date: Wednesday, August 28, 2019 7:58:38 AM
Attachments: [image001.jpg](#)
[image003.png](#)
[image004.png](#)
[image005.jpg](#)

FYI ...

RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

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From: MARTHA GRIFFEY <griffey4@sbcglobal.net>
Sent: Tuesday, August 27, 2019 7:02 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: 1141 and John king

I am wanting to express concern about the small parcel of land and the proposed plan for the townhomes at the intersection of 1141 and John King. It is concerning to have 3 story townhomes on such a small amount of land. I watched the live broadcast of the meeting when Mr. Tyler said the homes would fit in with style of homes in Caruth. I cannot see that his drawing shows they would. Maybe if they were being built close to Park Place homes off Washington.

This area along John King is becoming overcrowded already with all the development.

Martha Griffey

[Sent from Yahoo Mail on Android](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Linda Shindoll](#)
To: [Brooks, Korey](#)
Subject: Planned Development 1141 & John King
Date: Monday, August 26, 2019 4:49:15 PM

Hello. I just found out about a planned townhouse development at 1141 & John King. I did not receive a letter or notification concerning this change. Your email address was given to me so that I can respond.

I am opposed to this planned development.

Linda J. Shindoll
1415 Crescent Cove Dr.
214 403 6098

[Sent from Yahoo Mail on Android](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [KIMBERLEY Brooks](#)
To: [Brooks, Korey](#)
Subject: Zoning for Caruth Lakes Area
Date: Monday, August 26, 2019 4:35:00 PM

Dear planning and zoning personnel,

I would like to voice my displeasure for the new zoning Plans in the Caruth Lakes division area. From what I understand there are plans for 3 story townhomes in this development? Does this comply with the planned medium density development? I am worried about the impact on traffic, utilities and neighborhoods.

Thank you
Kim Brooks
Caruth Lakes resident

Sent from my iPhone

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Case No. Z2019-017: 1451 FM 1141

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.

Don't want town house in a residential neighborhood!

Name: Kenneth Whisenant

Address: 1130 Hidden Lakes Way

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

Case No. Z2019-017: 1451 FM 1141

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.

> Inadequate parking (no street access parking other than Ceruth Lakes neighborhood.)
 > Population density - cramming 15 units on less than 2 acres.
 > Property value diminishment - At least 3 will tower over our back fence giving full, unobstructed view!

Name: Michael Aaron McGrew

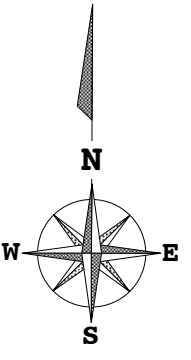
Address: 1160 Crystal Lake Dr.

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

SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL



01
1.00

PROPOSED SITE LANDSCAPE - 12 UNITS - 9/04/2019

Scale: 1" = 30'-0"





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

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1451 F.M. 1141, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a 0.724 of an acre parcel of land situated in the Samuel S. McCurry Survey, Abstract No. 146, 1 1/2 miles northeast from the town of Rockwall, Texas, being a parcel of land conveyed to Basil H. Tanner and Nekla R. Tanner, as recorded in Instrument No. 2015000016186 of the Official Public Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod for corner on the northwesterly right-of-way line of Farm to Market (F.M.) 1141, being the southeast corner of a called Green Space in Caruth Lakes, Phase 6, an addition to the City of Rockwall, according to the plat thereof, recorded in Volume F, Page 259, of the Plat Records of Rockwall County, Texas, and being the southwest corner of said Tanner parcel;

THENCE North 01 degrees 22 minutes 19 seconds West, leaving said right-of-way, a distance of 272.25 feet to a found 3/8-inch iron rod for corner, being the southwest corner of a parcel of land conveyed to Frank J. Tanner and Wilma G. Tanner, as recorded in Volume 134, Page 552, of the Deed Records of Rockwall County, Texas;

THENCE North 88 degrees 07 minutes 18 seconds East, along the south line of said Tanner/134-552 parcel, a distance of 158.42 feet to a set 1/2-inch yellow-capped iron rod for corner, being on the west line of Lot 1, Block X, of said addition, being on the west right-of-way line of John King Boulevard;

THENCE South 00 degrees 13 minutes 40 seconds West, along said right-of-way, a distance of 166.19 feet to a found "X" cut in concrete for corner, being on the northwesterly right-of-way line of said F.M. 1141;

THENCE South 65 degrees 08 minutes 37 seconds West, along said right-of-way, a distance of 136.40 feet to a found 1/2-inch iron rod for corner;

THENCE continuing along said right-of-way, South 26 degrees 57 minutes 27 seconds West, a distance of 60.41 feet to a PLACE OF BEGINNING and containing 31,540 square feet or 0.724 of an acre of land.



BLOCK G,
CARUTH LAKES, PHASE 6
VOLUME F, PAGE 259

BLOCK G,
CARUTH LAKES, PHASE 6
VOLUME F, PAGE 259

20' ALLEY

(N 88°07'18" E)
(160.92')
(DIRECTIONAL CONTROL)

FRANK J. &
WILMA G. TANNER
VOLUME 134, PAGE 552

LOT 1, BLOCK X
OPEN SPACE &
PEDESTRIAN EASEMENT
CARUTH LAKES, PHASE 6
CABINET F, PAGE 259

JOHN KING BOULEVARD

NOTE: NOT ALL
IMPROVEMENTS
ARE SHOWN.

31,540 SQ.FT.
0.72 OF AN ACRE

GREEN SPACE
CARUTH LAKES, PHASE 6
VOL. F, PG. 259

F.M. 1141

BEGINNING

Brian Rhodes

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

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

TITLE AND ABSTRACTING WORK FURNISHED BY JAMES TANNER
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 1/22/2019
G. F. No.:
Job no.: 103080
Drawn by: CM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR JAMES TANNER

LEGEND

RED FENCE	---	ENCROACHMENT
CHAIN LINK	---	ENCROACHMENT
IRON FENCE	---	ENCROACHMENT
MIRE FENCE	---	ENCROACHMENT
MRO	○	MONUMENTS OF RECORD EVIDENCE
1/2" IRON ROD FOUND	○	
1/2" YELLOW-CAPPED IRON ROD SET	○	
3" IRON ROD FOUND	○	
3/8" IRON ROD FOUND	○	
1/2" IRON PIPE FOUND	○	
○	---	ELECTRIC
○	---	POOL EQUIP
○	---	POWDER POLE
○	---	TELEPHONE
○	---	WATER METER
○	---	WATER MAIN
○	---	WHOLE

(UNLESS OTHERWISE NOTED)



CITY OF ROCKWALL

ORDINANCE NO. 19-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) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR RESIDENTIAL-OFFICE (RO) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 1.27-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 29 & 29-1 OF THE S. S. McCURRY SURVEY, ABSTRACT NO. 146, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED BY EXHIBIT 'B'; 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 of Rockwall has received a request from Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Residential-Office (RO) District land uses, on a 1.27-acre tract of land identified as Tracts 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 the development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted 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 3. That the development of the *Subject Property* shall generally be in accordance with the *Master Parks and Open Space Concept Plan*, depicted 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 the development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That the development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That the development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(e) 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 a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) PD Site Plan
 - (3) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with *Exhibit 'C'* of this ordinance, shall be considered for approval by the Planning and Zoning Commission and City Council (*if necessary*) following a recommendation of the Parks and Recreation Board.
- (d) *PD Site Plan.* A *PD Site Plan* for the development shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features.
- (e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* shall be submitted for approval.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other

person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF OCTOBER, 2019.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 16, 2019

2nd Reading: October 7, 2019

Exhibit 'A':
Legal Description

BEING a 0.774-acre parcel of land situated in the Samuel S. McCurry Survey, Abstract No. 146, 1 ½ miles northeast from the town of Rockwall, Texas, being a parcel of land conveyed to Bacil H. Tanner and Nelda R. Tanner, are recorded in Instrument No. 20180000016386 of the Public Records of Rockwall County, Texas as shown on the survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found ½-inch iron rod found corner on the northwesterly right-of-way of Farm-to-Market (F.M.) 1141, being the southeast corner of a greenspace in Caruth Lakes, Phase 6, an addition to the City of Rockwall, according to the plat thereof, recorded in Volume F. Page 259, of the Plat Records of Rockwall County, Texas, and being the southwest corner of said Tanner parcel;

THENCE North 01 degrees 22 minutes 19 seconds West, leaving the said right-of-way, a distance of 272.25 feet to a 3/8-inch iron rod for corner, being the southeast corner of a parcel of land conveyed to Frank J. Tanner and Wilma G. Tanner, as recorded in volume 137, Page 552, of the Deed Records of Rockwall County, Texas;

THENCE North 88 degrees 07 minutes 18 seconds East, along the south line of said Tanner/134-552 parcel, a distance of 158.42-feet to a set ½-inch yellow-capped iron rod for corner being on the west line of Lot 1, Block X, of said addition, being on the west right-of-way line of John King Boulevard;

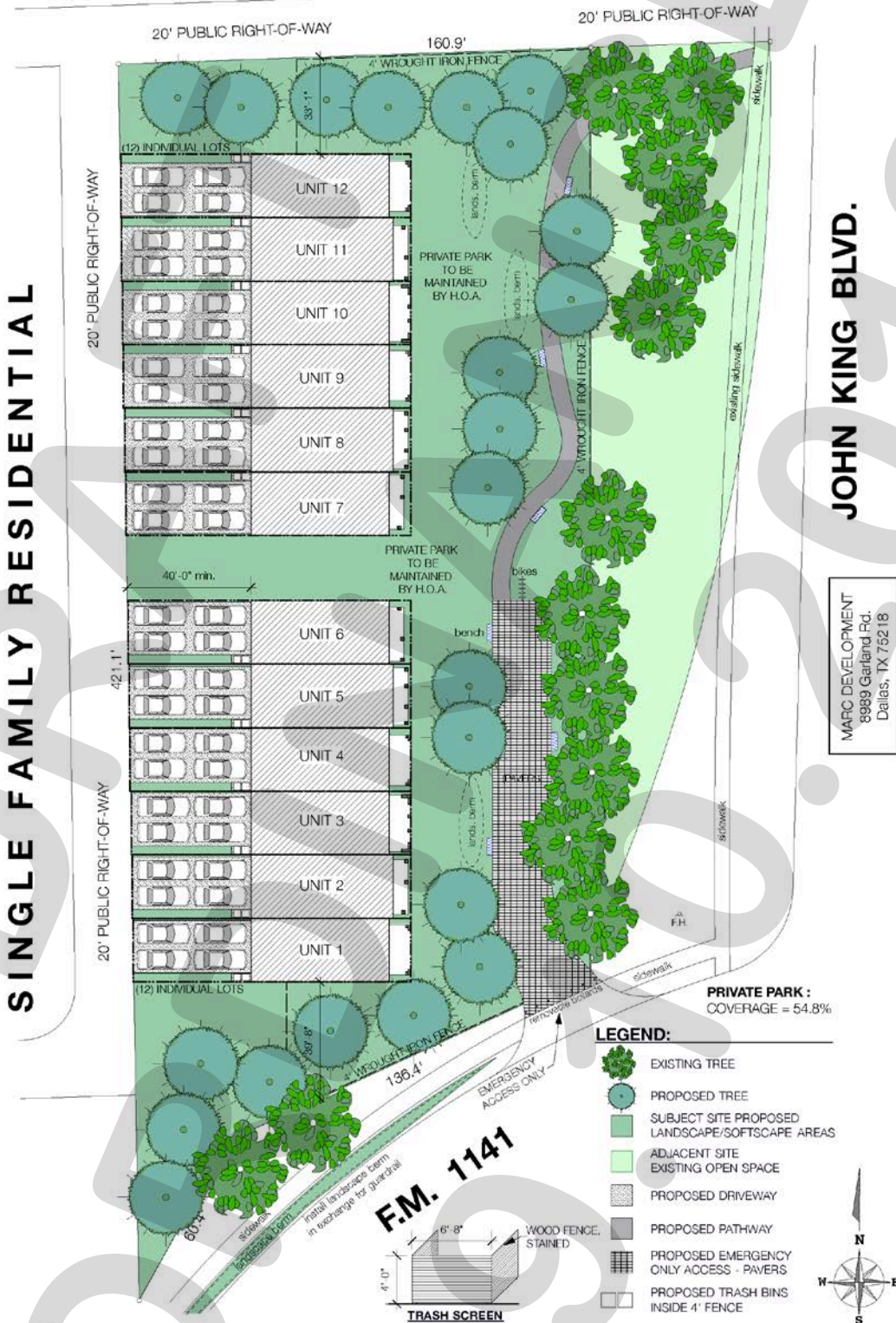
Thence South 00 degrees 13 minutes 40 seconds West, along said right-of-way, a distance of 166.19-feet to a found "X" cut in the concrete for corner, being on the northwesterly right-of-way line of said F.M. 1141;

Thence South 65 degrees, 08 minutes 37 seconds West, along said right-of-way, a distance of 136.40-feet to a found ½-inch iron rod for corner;

THENCE continuing along said right-of-way, South 26 degrees 57 minutes 27 seconds West, a distance of 60.41-feet to a PLACE OF BEGINNING and containing 31.540 square feet or 0.724 of an acre of land.

Exhibit 'C':
Site, Master Parks, and Open Space Concept Plan

SINGLE FAMILY RESIDENTIAL



SINGLE FAMILY RESIDENTIAL

JOHN KING BLVD.

MARC DEVELOPMENT
 8989 Garland Rd.
 Dallas, TX 75218

Exhibit 'D':
Concept Building Elevations



Exhibit 'E':
Density and Development Standards

Density and Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Residential-Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.

2. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Residential-Office (RO) District, as specified by Article V, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 12 dwelling units per gross acre of land; however, in no case should the proposed development exceed 15 units. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Lot Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	24'
<i>Minimum Lot Depth</i>	75'
<i>Minimum Lot Area</i>	1,800 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	5'
<i>Minimum Side Yard Setback</i>	0'
<i>Minimum Length of Driveway Pavement</i>	30'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	20'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	2,000 SF
<i>Maximum Lot Coverage</i>	45%
<i>Permitted Encroachment in Required Setbacks</i> ⁽⁵⁾	Allowed

General Notes:

- 1: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- 2: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- 4: As measured from the rear yard property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for a property; however, the encroachment shall not exceed five (5) feet on side yard setbacks (adjacent to a street) and shall not encroach into public right-of-way. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

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

- (a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious 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 90% of the masonry requirement.

- (b) *Roof Pitch.* All buildings shall be designed such that no roof mounted mechanical equipment (i.e. *HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of*

Exhibit 'E':
Density and Development Standards

location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).

- (c) *Garage Orientation.* All garages are required to be rear entry and shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
4. *Anti-Monotony Restrictions.* The building elevations shall generally conform to *Exhibit 'D'*; however, they shall also adhere to the *Anti-Monotony Requirements*.
- (1) Identical brick blends, paint colors, and cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.
- (2) Front building elevations shall not repeat along any block face without at least two (2) intervening townhomes of differing appearance on the same block face within the development. The rear elevation of the townhomes backing to existing subdivision shall not repeat without at least two (2) intervening townhomes of differing appearance. Townhomes are considered to have a differing appearance if any of the following two (2) items deviate:
- (a) Front Encroachment (*i.e. porch and/or sunroom*) Type and Layout
(b) Differing Primary Exterior Materials
(c) Roof Type and Layout
(d) Articulation of the Front Façade
- (3) The development shall allow for a maximum of one (1) compatible roof color, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).
5. *Fencing Standards.* All fences shall be required to be wrought iron or tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of six (6) feet.
6. *Landscape and Hardscape Standards.*
- (1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.
- (2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
- (a) *Landscape Buffer and Sidewalks.* A minimum of a ten (10) foot landscape buffer shall be provided along FM-1141 and shall incorporate ground cover, a *built-up* berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall

Exhibit 'E':

Density and Development Standards

also be responsible for the construction of a five (5) foot sidewalk situated within the landscape buffer adjacent to FM-1141.

- (3) *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 (HOA).
- (4) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
7. *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.
8. *Trash Dumpster Enclosures.* Trash dumpster enclosures shall be constructed and located in accordance with the detail and locations contained in *Exhibit 'C'* of this ordinance.
9. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
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 shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), irrigation, landscaping, screening fences and neighborhood signage associated with this development.
11. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

13 NORTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The Northwest Residential District is characterized by the two (2) large master planned communities that make up the majority of the acreage in this district. These developments are the Caruth Lakes and Stone Creek Subdivisions. The remainder of this district is expected to develop with similar medium density residential housing product.

DISTRICT STRATEGIES

The Northwest Residential District is expected to continue to provide master planned suburban neighborhoods in the future and has no areas that are thought to be transitioning. Based on these assumptions the strategies for this district are as follows:

- 1 Suburban Residential.** Many of the remaining tracts of land in this area have been entitled with planned development districts that are targeted at bringing similar Suburban Residential products as those that currently exist in the Caruth Lakes and Stone Creek Subdivisions. Any new residential development in these areas should be highly amenitized and include a mixture of lots similar to the lot mixture in the Stone Creek Subdivision.
- 2 Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures. These areas should provide pedestrian access between the Neighborhood/Convenience Centers and the Suburban Residential developments.
- 3 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in Appendix 'B' of this Comprehensive Plan.

POINTS OF REFERENCE

- A. J. W. Williams Middle School
- B. The Park at Stone Creek
- C. Stone Creek Subdivision
- D. Fire Station #3
- E. The Parks at Squabble Creek
- F. Caruth Lakes Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use
- John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon



2 Shops at Stone Creek



1 Current Suburban Residential



2 Kroger Shopping Center



1 Current Suburban Residential

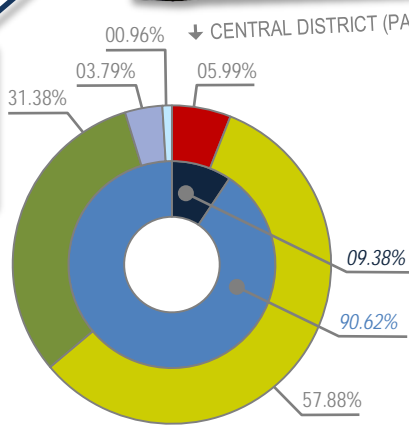


2 Future Neighborhood/Convenience Center

BUILD OUT
 2,347
 7,018

% OF ROCKWALL
 8.91%
 1.38%
 8.95%

CURRENT
 1,782
 25
 5,328



Land Use Type	Percentage
COMMERCIAL	9.38%
RESIDENTIAL	90.62%
MIXED USE	0.00%
COMMERCIAL/RETAIL (CR)	60.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	581.3-ACRES
PARKS AND OPEN SPACE (OS)	315.22-ACRES
PUBLIC (P)	38.11-ACRES
QUASI-PUBLIC (QP)	9.66-ACRES

FISCAL IMPACT ANALYSIS TOOL

ASSUMPTIONS: (1) All values are based on the Appraised Value and not the Market Value; (2) All Agricultural (AG) District land is assumed to be residential under Current Zoning and zoned in accordance to the Future Land Use Map under Current Zoning at Build Out.

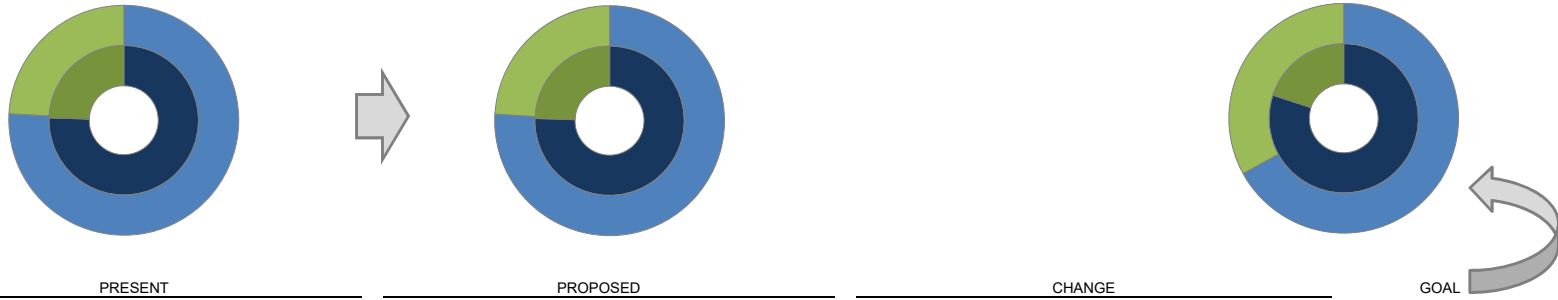
DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.

SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

CASE NO.: Z2019-017

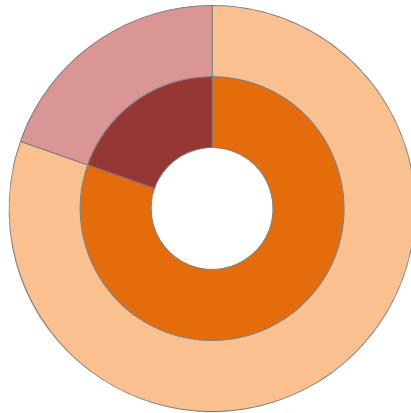
CASE NAME: Zoning Change (AG to PD) for Townhomes

ZONING MAP



	PRESENT				PROPOSED				CHANGE				GOAL		
	LAND USE		LAND VALUE		LAND USE		LAND VALUE		LAND USE		LAND VALUE		ACREAGE	VALUE	DIFFERENCE
	ACRES	%	EST. PROP. VALUE	%	ACRES	%	EST. PROP. VALUE	%	CH. ACRES	% CHANGE	CHANGE IN VALUE	% CHANGE			
RESIDENTIAL	10,932.42	75.48%	\$ 4,084,912,315.77	75.90%	10,932.42	75.48%	4,087,906,933.51	75.91%	-	0.00%	2,994,617.74	0.06%	80%	67%	-8.91%
NON-RESIDENTIAL	3,552.00	24.52%	\$ 1,297,389,588.23	24.10%	3,552.00	24.52%	1,297,389,588.23	24.09%	-	0.00%	-	0.00%	20%	33%	-8.91%
	14,484.42	100.00%	\$ 5,382,301,904.00	100.00%	14,484.42	100.00%	5,385,296,521.74	100.00%			2,994,617.74	0.06%	100%	100%	
OPEN SPACE	2,487.57		\$ 380,531,381.26		2,487.57		\$ 381,558,120.00								
TOTAL	16,971.99		\$ 5,762,833,285.26		16,971.99		\$ 5,766,854,641.74								

PRESENT		
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	
PROPOSED		
	ACRES	%
RESIDENTIAL	19,687.93	80.37%
NON-RESIDENTIAL	4,809.14	19.63%
	24,497.07	100.00%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	
CHANGE		
	ACRES	%
RESIDENTIAL	-	0.00%
NON-RESIDENTIAL	-	0.00%



FUTURE LAND USE MAP

ESTIMATED COST/REVENUES

BENCHMARKS

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Residential Value	\$ 146,520.00	\$ 1,317,220.23	\$ 2,994,617.74	\$ 1,677,397.51
Non-Residential Value	\$ -	\$ -	\$ -	\$ -
Residential Acreage	1.27	1.27	1.27	1.27
Non-Residential Acreage	-	-	-	-

ANNUAL REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Residential Revenues	\$ 589.16	\$ 5,300.18	\$ 12,041.36	\$ 6,741.17
Non-Residential Revenues	\$ -	\$ -	\$ -	\$ -
Direct Sales Tax Increase	\$ -	\$ -	\$ -	\$ -
Indirect Sales Tax Increase	\$ 1,138.10	\$ 2,193.77	\$ 13,657.24	\$ 11,463.47
Total Revenues	\$ 1,138.10	\$ 7,493.96	\$ 25,698.60	\$ 18,204.64

ANNUAL EXPENDITURES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Cost of Community Service for Residential	\$ (2,024.99)	\$ (13,162.46)	\$ (25,312.42)	\$ (12,149.96)
Cost of Community Service for Non-Residential	\$ -	\$ -	\$ -	\$ -
Total Estimated Expenditures	\$ (2,024.99)	\$ (13,162.46)	\$ (25,312.42)	\$ (12,149.96)

EST. ANN. COST/REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
EST. ANN. COST/REVENUES	\$ (886.89)	\$ (5,668.50)	\$ 386.18	\$ 6,054.68
OTHER BENCHMARKS				
Additional Citizens Added to Population		6	34	29
Estimated Non-Resident Consumers in City		-	-	-



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: September 16, 2019
APPLICANT: Lance Tyler; *Marc Development, LLC*
CASE NUMBER: Z2019-017; *Zoning Change (AG to PD)*

SUMMARY

Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Residential-Office (RO) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, and take any action necessary.

BACKGROUND

The subject property was annexed on February 6, 1961 by *Ordinance No. 60-01*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Currently situated on the subject property is a 2,176 SF single-family home, which -- *according to the Rockwall Central Appraisal District* -- was constructed in 1971.

PURPOSE

The applicant -- *Lance Tyler with Marc Development, LLC* -- is requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development (PD) District for Residential-Office (RO) District land uses for the purpose of constructing 12 townhomes.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1451 FM-1141. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Phase 6 of the Caruth Lakes Subdivision, which consists of 158 single-family residential homes. Beyond this are Phases 7A & 7B of the Caruth Lakes Subdivision, which consists of 86 single-family residential homes. These areas are zoned Planned Development District 5 (PD-5) for single-family residential land uses.

South: Directly south of the subject property is FM-1141, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. South of this thoroughfare is a 6.702-acre tract of land (*i.e. Tract 9 & 9-01 of the M. B. Jones Survey, Abstract No. 122*) and a 1.837-acre tract of land zoned Agricultural (AG) District.

East: Directly east of the subject property is a 0.272-acre parcel of land (*i.e. Lot 1, Block X, Caruth Lake, Phase 6*) that is owned by the Caruth Ridge Estates Homeowners Association and zoned Planned Development District 5 (PD-5). Beyond this is John King Boulevard, which is identified as a P6D (*Principle Arterial, six [6] lane, divided roadway*) on the City's Master

Thoroughfare Plan. This roadway delineates the city limits of the City of Rockwall in this area.

West: Directly west of the subject property is Phase 6 of the Caruth Lakes Subdivision, which consists of 158 single-family residential homes. This area is zoned Planned Development District 5 (PD-5) for single-family residential land uses. Beyond this is a 106.866-acre tract of land (*i.e. Tract 14-1 of the S. S. McCurry Survey, Abstract No. 146*). This tract of land is zoned Planned Development District 5 (PD-5) and is part of the Lakes of Squabble Creek Park.

CHARACTERISTICS OF THE REQUEST

The proposed development will consist of 12 townhomes (*laid out as two (2) groups of six (6) homes*) and a private park/open space. The development will incorporate approximately 64% open space, and will have a density of 9.45 units per gross acre. The proposed townhomes will be constructed utilizing a *Neo-Traditional* architecture style and utilize a combination of brick and cementitious lap siding (*e.g. Hardy Board*). The homes will incorporate front porches, rear facing garages, and utilize extended driveways (*i.e. a minimum of 40-feet in length*) to accommodate guest parking. The applicant has stated that the purposed 40-foot long driveway can accommodate up to four (4) vehicles and that with the garage parking each unit will have a total of six (6) parking spaces for vehicles. The garages will be accessible via an existing 20-foot public right-of-way that is accessible through Phase 6 of the Caruth Lakes Subdivision, and that serves as an alleyway for seven (7) single-family homes. According to the applicant, each home will be a maximum of two (2) stories in height and be a minimum of 2,000 SF in size. The front and rear building elevations will not repeat without at least two (2) intervening homes of differing appearance (*i.e. front encroachment layout, primary materials, roof type and layout, or articulation of the front façade*).

According to the concept plan submitted by the applicant the private park will include amenities such as benches, bike racks, and a trail that will meander through the development and connect to the existing sidewalk adjacent to John King Boulevard. The private park will be maintained by the Homeowner’s Association (HOA), will be located in the front of the homes, and will include a pedestrian rest area that connects to FM-1141. This area will include a wrought iron fence that will be four (4) feet in height. A emergency access lane will be accessible from FM-1141 and will utilize bollards to prohibit motor-vehicle access. This area will incorporate upgraded pavement and decorative brick pavers. In addition, the private park area will be directly adjacent to a property owned by the Caruth Ridge Estates Homeowner’s Association (HOA) and which is undevelopable. This means that the townhomes will be setback a minimum of ~120-feet from John King Boulevard. The proposed Planned Development District (PD) will be subject to the land uses and requirements stipulated for the Residential-Office (RO) District unless specifically called out in the Planned Development District (PD) ordinance. A summary of the proposed development is as follows:

Density and Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	24'
<i>Minimum Lot Depth</i>	75'
<i>Minimum Lot Area</i>	1,800 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	5'
<i>Minimum Side Yard Setback</i> ⁽²⁾	0'/10'
<i>Minimum Length of Driveway Pavement</i>	40'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ^{(2) & (4)}	20'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	2,000 SF
<i>Maximum Lot Coverage</i>	75%
<i>Permitted Encroachment in Required Setbacks</i> ⁽⁵⁾	Yes

General Notes:

1. The minimum lot width shall be measured at the *Front Yard Building Setback*.
2. No townhome shall be constructed closer than 30-feet from FM-1141 or the northern property line.
3. The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
4. As measured from the rear yard property line.
5. Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for a property; however, the encroachment shall not exceed five (5) feet on side yard setbacks (adjacent to a street) and shall not encroach into public right-of-way. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
6. A minimum of a ten (10) foot separation between detached buildings shall be required.

INFRASTRUCTURE

In order to develop the subject property as shown on the concept plan, the applicant will be required to provide drainage and detention on the property to prevent increasing the stormwater run-off in the Squabble Creek Watershed. Additionally, an eight (8) inch water line will be required to be installed along the entire length of the property line adjacent to FM-1141 and each home will be required to have an individual water meter. With regard to sanitary sewer, the applicant will need to perform an Infrastructure Study and decide if the sanitary sewer will connect [1] to the existing subdivision through the alleyway, or [2] down FM-1141 to Waters Edge Drive. Regardless, the sanitary sewer line will need to be a minimum of an eight (8) inch pipe and meet all applicable City standards.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 4.2, *Residential Office (R-O) District*, of Section 5, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Residential Office (R-O) District is "...a zoning district intended to recognize the existence of older residential areas of the city where larger houses have been or can be converted from single-family uses to low-intensity office uses in order to extend the economic life of these structures...". The UDC goes on to state that a Residential Office (R-O) District should have principle access to major or secondary thoroughfares and serves as a transition between high intensity, non-residential areas to lower intensity residential areas. In this case, the applicant is proposing a new townhome development, which according to the Unified Development Code (UDC) is a land use that is only permitted in the Residential-Office (RO), Multi-Family 14 (MF-14) and Downtown (DT) Districts. Based on this limitation staff tied the Planned Development District ordinance to the Residential-Office (RO) District as this district is the most restrictive and most appropriate district considering the subject property's adjacencies. Additionally, this development does seem to serve as a transition from the proposed higher intensity general retail land uses to the south and east of the subject property to the lower intensity single-family residential land uses to the north and west of the subject property.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for *Medium Density Residential* land uses and is situated within the *Northwest Residential District*. The plan designates *Medium Density Residential* as a land use category that consists of residential subdivisions that are greater than 2½ units per gross acre, but not higher than three (3) units per gross acre. In this case, the applicant's proposed density of 9.45 units per gross acre is more characteristic of the *High Density Residential* land use designation, which is defined as any development exceed 3½ units per gross acre. This means that if the Planning and Zoning Commission and City Council approve this Planned Development (PD) District, the Future Land Use Plan will need to be amended to reflect a *High Density Residential* designation for the subject property. This has been added as a conditional of approval for this case.

Looking at the Northwest Residential District, the district is largely developed with medium-density residential subdivisions; however, it also contains a combination of commercial/retail, parks and open space, public, and quasi-public land uses. In this case, the applicant is proposing to develop the site with 12 townhomes and incorporate open space, a pedestrian trail, and other park amenities such as benches and bike racks. According to the *District Strategies* associated with the Northwest Residential District a ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage. In this case, the subject property does not have direct frontage on John King Boulevard; however, the proposed the open space, trail, and park amenities appear to complement the existing trail system along John King Boulevard.

With regard to the residential policies outlined in the OURHometown Vision 2040 Comprehensive Plan, townhomes developments that are proposed as infill development adjacent to existing single-family homes should incorporate similar development standards and materials as the adjacent housing in order to create a product that is complementary and blends with the existing single-family homes. Niche parking should be provided adjacent to the street in the front of any townhome developments to provide sufficient visitor parking. When more than ten (10) units are proposed, townhome developments should be highly amenitized and incorporate a mix of lifestyle amenities that can justify the density of the development, and provide these residents with similar levels of amenities that are enjoyed in a typical master planned community. In this case, the applicant's intent is to blend the development with the adjacent neighborhood by utilizing similar exterior materials and articulation. The applicant is not proposing to incorporate niche parking; however, the applicant's intent is to provide a minimum of a 40-foot driveway to accommodate guest parking. With regard to amenities, the submitted concept plan is proposing to incorporate a park that includes amenities such as a bike racks, bench seating, landscape pavers, and a bike path. The park will include berms and increased landscaping, and a wrought iron fence. In this case, the Planning and Zoning Commission and City Council will need to establish if the development [1] blends with the adjacent single-family development, and [2] if the proposed amenity package is sufficiently scaled to provide similar amenities as larger master planned communities.

NOTIFICATIONS

On August 31, 2019, staff sent 75 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowner's Association (HOA), which is the only HOA/Neighborhood Association within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. At the time this report was written, staff had received 15 emails, eight (8) notices, and one (1) online form in opposition and one (1) email and one (1) online form in favor of the request.

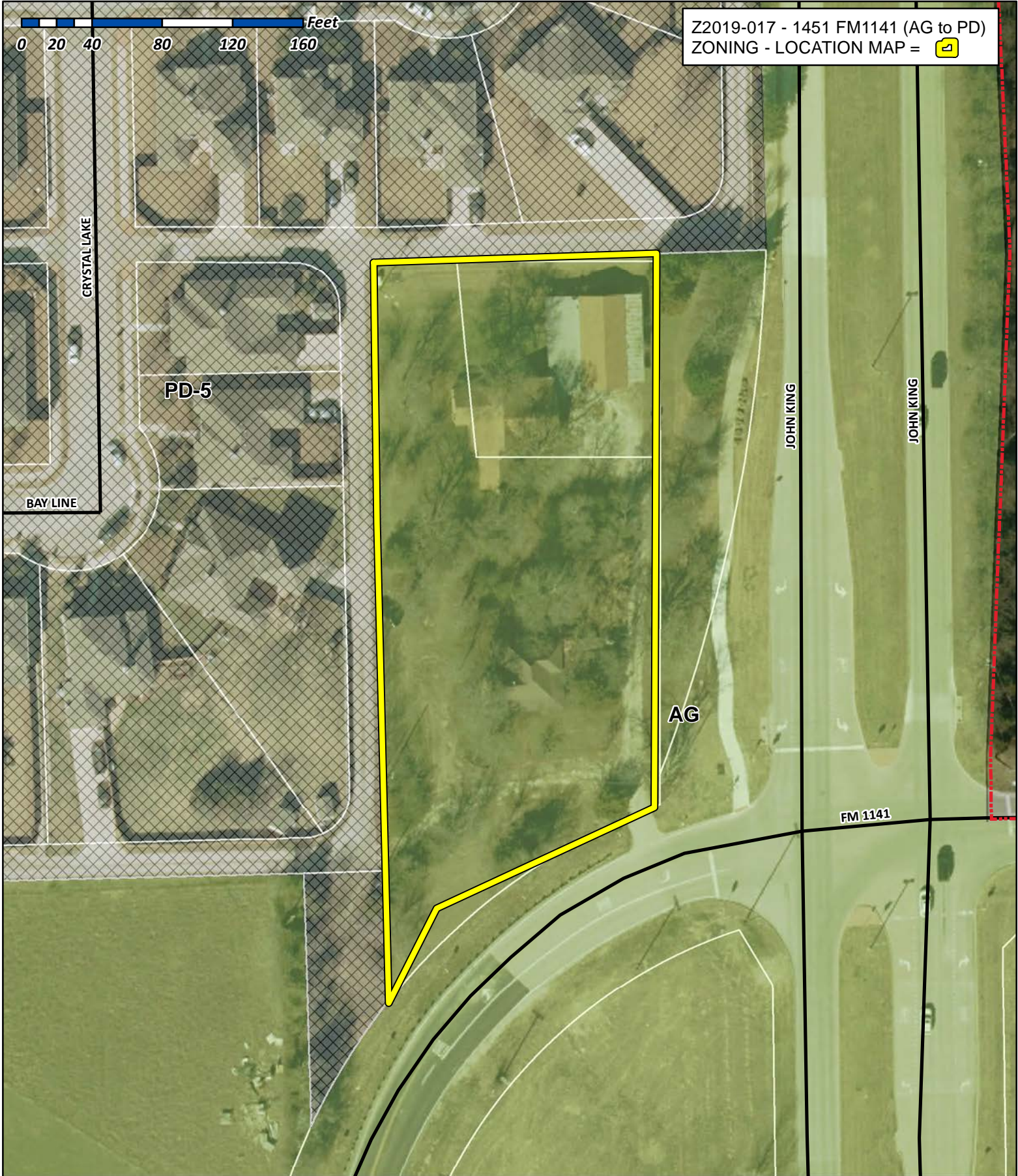
CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request, then staff would propose the following conditions of approval:

- (1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Medium Density Residential designation to a High Density Residential designation; and,
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

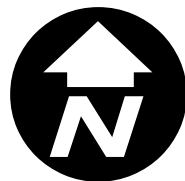
On September 10, 2019, the Planning and Zoning Commission's motion to recommend denial of the change in zoning passed by a vote of 6-0 with Commissioner Moeller absent. Approval of this request will require a super-majority vote with a minimum of four (4) votes in the affirmative.



City of Rockwall

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

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

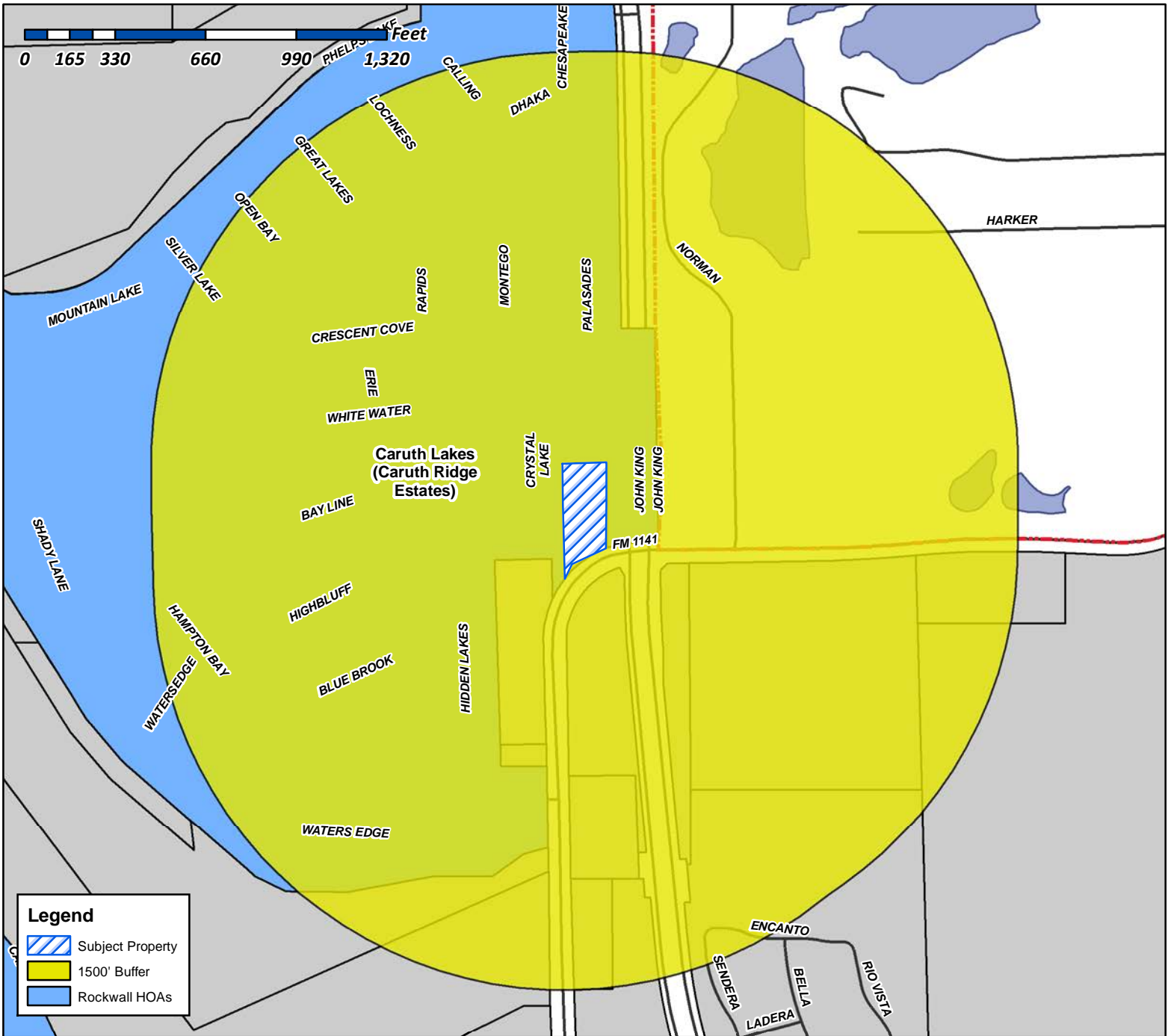




City of Rockwall

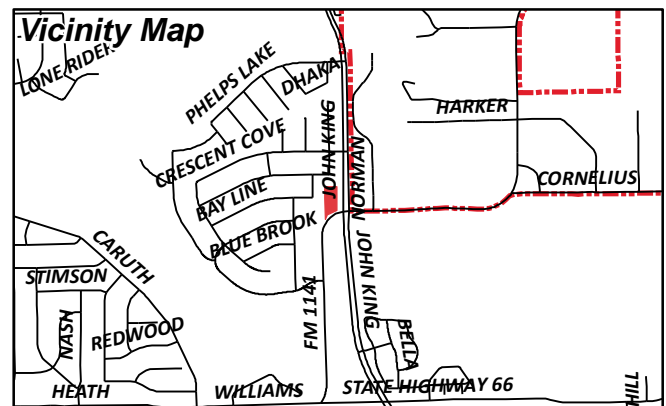
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-017
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1451 FM-1141

Date Created: 8/20/2019
For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, August 30, 2019 11:37:39 AM
Attachments: [Z2019-017 PON Map.pdf](#)
[PUBLIC NOTICE.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 **August 16, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 9/16/2019 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>

Z2019-017- Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, 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

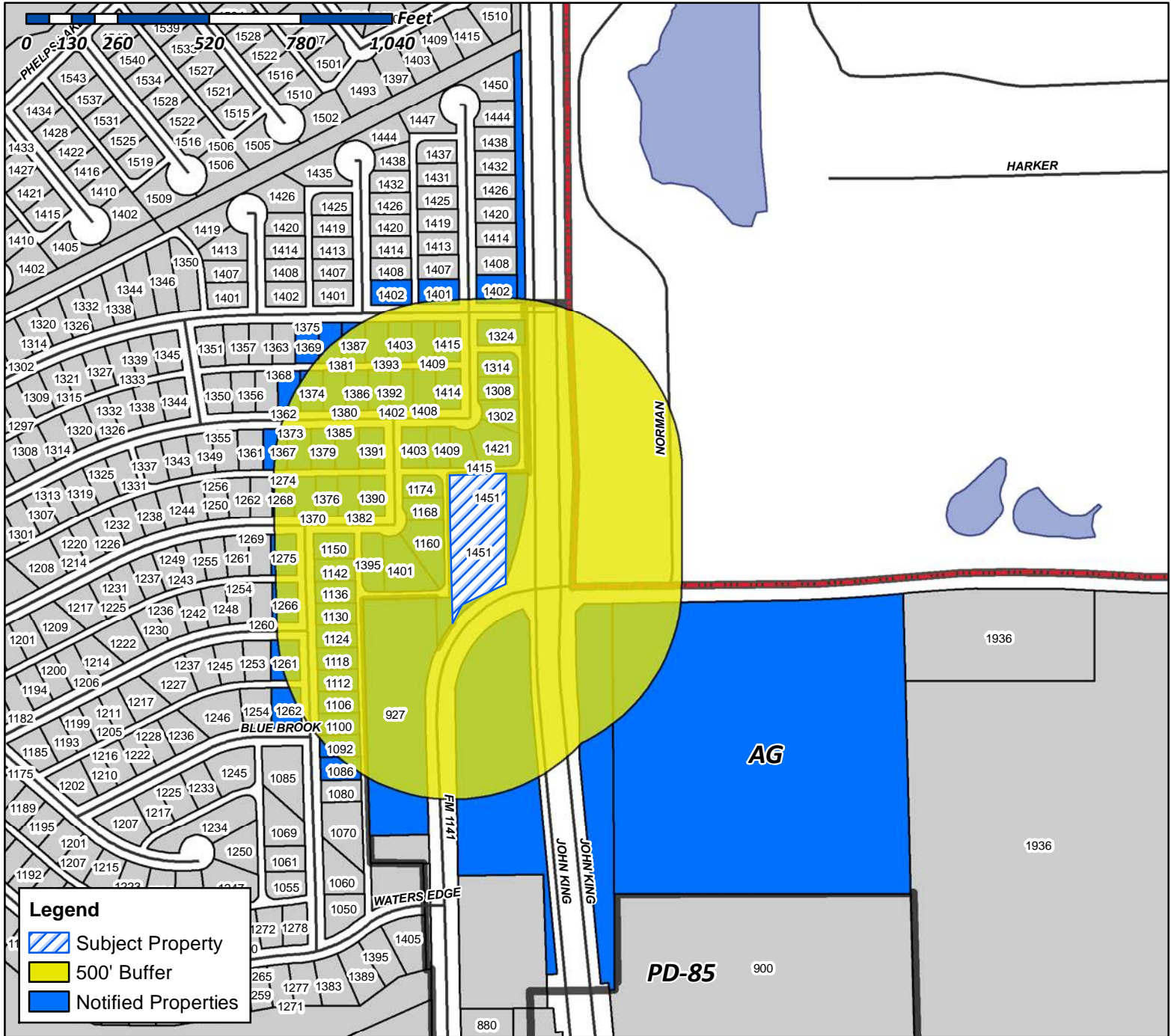
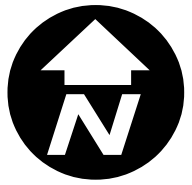
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
lmorales@rockwall.com | <http://www.rockwall.com/planning/>



City of Rockwall

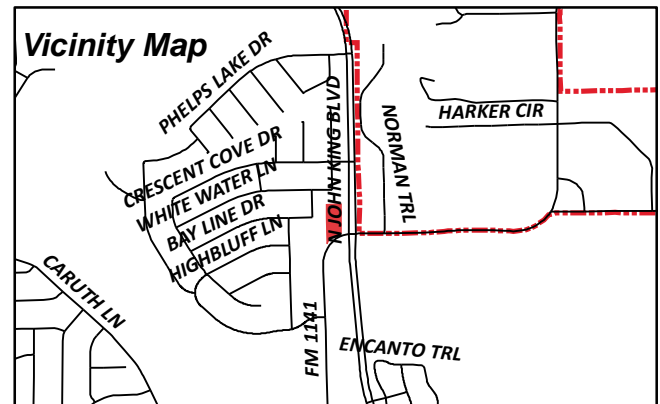
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-017
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1451 FM-1141

Date Created: 8/20/2019
For Questions on this Case Call (972) 771-7745



TANNER BACIL H AND NELDA R
1004 NORTH HARRISON
WEST, TX 76691

SHIPP DARLA JUNE & STANLEY JOE
1092 HIDDEN LAKES WAY
ROCKWALL, TX 75087

SEE BETTY
110 WESTMINISTER
ROCKWALL, TX 75032

GILPIN THOMAS K & ANGELA J
1100 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1106 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1112 HIDDEN LAKES WAY
ROCKWALL, TX 75087

ROWE LORI A
1118 HIDDEN LAKES WAY
ROCKWALL, TX 75087

LARSEN RALPH & MARY ANN
1124 HIDDEN LAKES WAY
ROCKWALL, TX 75087

WHISENHUNT KENNETH AND JUDY
1130 HIDDEN LAKES WAY
ROCKWALL, TX 75087

RUTHERFORD JESSICA R AND
1136 HIDDEN LAKES WAY
ROCKWALL, TX 75087

ROJAS CARLOS
1142 HIDDEN LAKES WAY
ROCKWALL, TX 75087

MARTINEZ AUGUSTINE
1150 HIDDEN LAKES WAY
ROCKWALL, TX 75087

CONFIDENTIAL
1160 CRYSTAL LAKE DRIVE
ROCKWALL, TX 75087

BAUGH MELVA Y
1168 CRYSTAL LAKE DR
ROCKWALL, TX 75087

LAHAIR JOHN & NEALY
1174 CRYSTAL LAKE DR
ROCKWALL, TX 75087

DEWBRE JUSTIN JOEL AND CHERYL CHRISTINE
1261 HIGHBLUFF LN
ROCKWALL, TX 75087

KIERNAN KEVIN & KIMBERLY
1262 BLUE BROOK DRIVE
ROCKWALL, TX 75087

HARVEY DERICK AND
1266 HIGHBLUFF LN
ROCKWALL, TX 75087

LOSS RYAN AND LINDSEY
1274 BAY LINE DR
ROCKWALL, TX 75087

SAVAGE CHRISTINA B AND
1275 BAY LINE DRIVE
ROCKWALL, TX 75087

WHITTINGTON RANDALL S & CHRISTINA L
1302 PALASADES COURT
ROCKWALL, TX 75087

JUAREZ ANALISA MARIE
1308 PALASADES COURT
ROCKWALL, TX 75087

AVENDANO JOSE GREGORIO AND NEREIDA E
1314 PALASADES CT
ROCKWALL, TX 75087

SCHEUMANN DONALD E & TERESA A
1324 PALASADES COURT
ROCKWALL, TX 75087

BRUNER KURT & OLIVIA
1362 PETALUMA DR
ROCKWALL, TX 75087

BALTHROP PAUL JAY AND VALERIE ANN BAKER
BALTHROP
1367 WHITE WATER LANE
ROCKWALL, TX 75087

FONTENOT THOMAS J & PATRICIA ANN
1368 WHITE WATER LN
ROCKWALL, TX 75087

IVY FONDA & BARRY
1370 BAY LINE DRIVE
ROCKWALL, TX 75087

ROBINSON JACK K JR & MADONNA M
1373 WHITE WATER LANE
ROCKWALL, TX 75087

HILL JASON C & NICOLE L
1374 WHITE WATER LANE
ROCKWALL, TX 75087

SHARRETT BRIAN AND MARGO
1375 CRESCENT COVE DR
ROCKWALL, TX 75087

STIVER BRANDON LEE AND KIMBERLY MAY
1376 BAY LINE DR
ROCKWALL, TX 75087

STEINBERG CORY
1379 WHITE WATER LANE
ROCKWALL, TX 75087

MORRIS BRADY LEE AND MARCELLA
1380 WHITE WATER LN
ROCKWALL, TX 75087

ALLEN FAMILY TRUST, ALBERT FREDERICK &
1381 CRESCENT COVE DR
ROCKWALL, TX 75087

LAMPTEY REBECCA A AND NII LANTE
1382 BAY LINE DRIVE
ROCKWALL, TX 75087

JAGER STEPHEN & GENEVIEVE OBSON
1385 WHITE WATER LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1386 WHITE WATER LN
ROCKWALL, TX 75087

BEATS DIANNA L
1387 CRESCENT COVE DR
ROCKWALL, TX 75087

2017 R GAUNA & M CRUZ REVOCABLE TRUST
1390 BAY LINE DRIVE
ROCKWALL, TX 75087

COLLINGS STEPHEN AND DENEA
1391 WHITE WATER LN
ROCKWALL, TX 75087

TANTON CATHY
1392 WHITE WATER LANE
ROCKWALL, TX 75087

SUDDUTH DEBBIE
1393 CRESCENT COVE DRIVE
ROCKWALL, TX 75087

GARD JOSHUA AND SAMANTHA
1395 BAY LINE DR
ROCKWALL, TX 75087

LOTT LAWRENCE L AND JEAN A
1401 BAY LINE DR
ROCKWALL, TX 75087

ROGERS GENE FRANKLIN
1401 PALASADES COURT
ROCKWALL, TX 75087

STALLCUP CHRISTOPHER AND ASHLEY
1402 MONTEGO COURT
ROCKWALL, TX 75087

GARRETSON MICHAEL S & MELISSA A
1402 PALASADES COURT
ROCKWALL, TX 75087

BENTLEY STEPHEN RAY & CLARISSE RENEE
1402 WHITE WATER LN
ROCKWALL, TX 75087

HUDSON GAYLE AND CALVIN L JR
1403 CRESCENT COVE DR
ROCKWALL, TX 75087

FAKE MARK C & KATHRYN K
1403 WHITE WATER LN
ROCKWALL, TX 75087

HELIE ROBERT A AND MADELEINE B
1408 WHITE WATER LANE
ROCKWALL, TX 75087

SAMFORD CHARLES T JR AND JESSICA D
1409 CRESCENT COVE DR
ROCKWALL, TX 75087

MULLOWNEY PATRICK
1409 WHITE WATER LN
ROCKWALL, TX 75087

MATHAI JOYCE
1414 WHITE WATER LN
ROCKWALL, TX 75087

SHINDOLL LINDA J
1415 CRESCENT COVE DR
ROCKWALL, TX 75087

DENNY READE EDWARD
1415 WHITE WATER LN
ROCKWALL, TX 75087

GAUVIN COLLEEN
1421 WHITE WATER LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1451 FM1141
ROCKWALL, TX 75087

TANNER WILMA GRACE
1451 FM 1141
ROCKWALL, TX 75087

CARUTH RIDGE ESTATES HOMEOWNERS
ASSOCIATION INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

CARUTH RIDGE ESTATES HOMEOWNERS
ASSOCIATION INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

HOFFMAN STEVEN AND DANA
576 LUNE CT
LELAND, NC 28451

CURRENT RESIDENT
927 FM1141
ROCKWALL, TX 75087

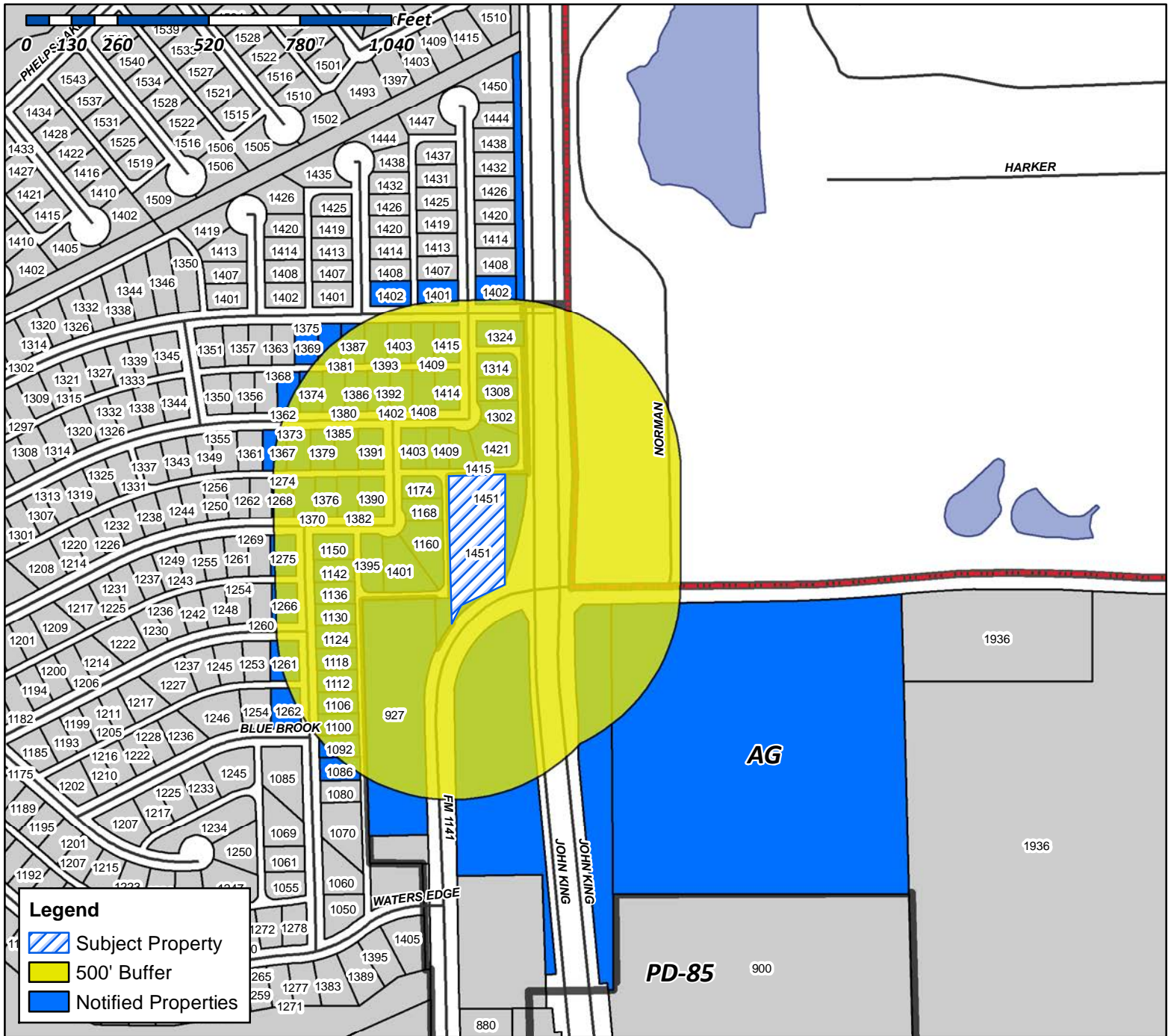
AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT
AGOURA HILLS, CA 91301



City of Rockwall

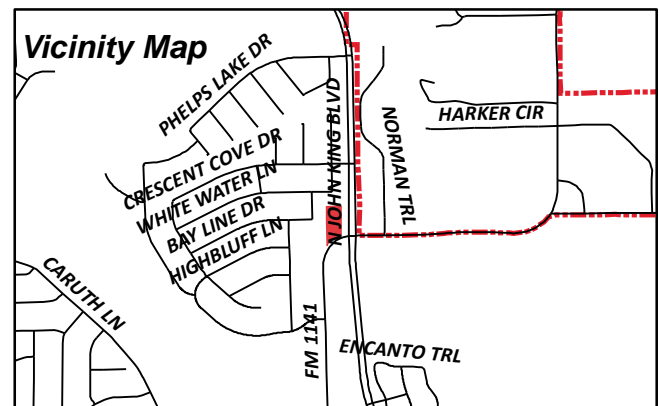
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-017
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1451 FM-1141

Date Created: 8/20/2019
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. Z2019-017: 1451 FM 1141

Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, 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, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **9/16/2019** 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. Z2019-017: 1451 FM 1141

Please place a check mark on the appropriate line below:

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

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

Name:

Grey bar for Name

Address:

Grey bar for Address

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

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



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

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



To Whom It May Concern:

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

Case No. Z2019-017: 1451 FM 1141

Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, and take any action necessary.

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

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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. Z2019-017: 1451 FM 1141

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.

To improve the possibilities of future use.

Name: *Lacie H. Jenner, Melba R. Jenner*
Address: *1004 N Harrison, West, TX 76691*

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

From: [Miller, Ryan](#)
To: [Brooks, Korey](#)
Subject: FW: Townhomes
Date: Tuesday, September 10, 2019 12:33:28 PM
Attachments: [image003.png](#)
[image004.png](#)

RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

NOTES

¹: APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

²: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Bruce Foith
Sent: Tuesday, September 10, 2019 12:23 PM
To: Miller, Ryan <RMiller@rockwall.com> **Cc:**
Pruitt, Jim <JimPruitt@rockwall.com> **Subject:**
Townhomes

We won't burden you with a lot of details since we are certain you have heard it all.

We strongly oppose the townhome project, z2019-017, at JKB & FM1141.

1. Density issues
2. Access to the town homes residents, delivery.
3. Design

Please, do not support this project!

Bruce & Lorna Foith
1087 Shady Lane Drive
Rockwall 75087
972-832-0364

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From: [Carri Noggle](#)
To: [Brooks, Korey](#)
Subject: John King/66 Townhomes
Date: Monday, August 26, 2019 4:57:08 PM
Attachments: [image1.png](#)

I have just heard of a plan to put townhomes right outside the entrance of our neighborhood. I would like it to be stated that I am against the building of these townhomes. We are losing green space at a ridiculously fast rate all around us. This area is becoming increasingly busy and congested, to turn left out of our neighborhood can be very risky at certain times of the day because of the traffic and speed at which people are driving on John King. Also, according to this comprehensive plan put out by the City of Rockwall, townhomes do not conform, as the lots would be in no way similar to the lots in the stone creek subdivision. Not to mention the flooding and drainage issue that this area is already experiencing, and will worsen with every new construction.

Concerned Citizen,
Carri Noggle



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From: [Planning](#)
To: [Brooks, Korey](#)
Subject: FW: Case Z2019-017 Townhouses
Date: Tuesday, September 10, 2019 10:48:30 AM

From: C Sparrow [mailto:ladycbird@mypbmail.com]
Sent: Tuesday, September 10, 2019 9:55 AM
To: Planning <planning@rockwall.com>
Subject: Case Z2019-017 Townhouses

Korey -

As a citizen who will be directly affected by the proposed townhouses near the intersection of 1141 and John King, please know that I am strongly opposed to this project. Two words sum up my opposition: access and density. The proposed homes will only be accessible by an alley. What??? I don't care how long the driveways are (40' is proposed) and how many vehicles they will hold (4), ALL residents, delivery trucks, service vans, etc will travel up an alley! This is not acceptable. Children walking to the school bus stop will probably walk between houses on Hidden Lakes Drive, which will share that alley, to avoid alley traffic. Vehicles coming in opposite directions will not have room to pass each other. For that reason alone, this project should not be approved.

And the proposed density (12 homes on a little more than an acre of land) does not go along with the neighborhood standards or the city's own comprehensive development plan.

Please deny this project!

Thank you for your time.

Charlene Sparrow
1245 Highbluff Lane
Rockwall 75087

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Case No. Z2019-017: 1451 FM 1141

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.

① decreased property value inconsistent w/ existing property values. ② restricts usage of personal privacy due to Multi units & height ③ increases business of traffic in surround area - concerns for grandchildren & children who play in this area. ④ Diminished of rights to peaceful & quiet property enjoyment ⑤ Visual eyesoar & exposure to more excessive noise due to ever. traffic from FM 1141, John King Blvd, & now traffic lights. increases ⑥ Excavation & removal of mature trees to allow for construction of this property exposing existing residents

Name: *Colleen Galvin*
Address: *to excessive noise, light invasion from cars' headlights, etc. etc.*

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

1421 White Waters Ln.

Rockwall TX 75087

HTTP://SITES.GOOGLE.COM/SITE/...

PLEASE RETURN THE BELOW FORM

Case No. Z2019-017: 1451 FM 1141

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.

will reduce property value of my home

Name: Cory Steinberg

Address: 1379 White water Lane Rockwall TX

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

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

From: [REDACTED]
To: [Brooks, Korey](#)
Subject: Development going in at FM1141 and JK (Project Number Z2019-017).
Date: Tuesday, August 27, 2019 12:37:48 PM

Hi Korey,

Re: Z2019-017

I hope you are doing well. I am writing about this proposed development at FM1141 and JK. My husband and I oppose it as initiated now. It does not conform to the Comprehensive Plan for our district, SF Medium Density. Additionally, the three story homes don't fit in with any of the surrounding ones. We are a 1-2 story development. These units will loom over neighbors' yards.

It needs more of a barrier between the homes and JK than a four foot wrought iron fence. JK might transition to a state highway and homes along JK have further setbacks to help alleviate the road noise. There is also no access to this development except through the already crowded alley. I don't see room for visitor parking either.

Lastly, a neighbor noticed the survey plat (Page 20) mentions Caruth Lakes Phase 6. What does that mean? We have already finished building Phase 6. Who will manage these townhomes and their private park?

Thank you!

Donna Dorman

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From: [Harry Green](#)
To: [Brooks, Korey](#)
Subject: Housing Plan 1141 and John King
Date: Monday, August 26, 2019 10:30:40 PM

Please be aware we are opposed to subject plan. We have not had official notice of this planned housing.

Harry & Elvina Green
1235 Waters Edge Drive

Sent from my iPhone

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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. Z2019-017: 1451 FM 1141

Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, 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, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **9/16/2019** 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. Z2019-017: 1451 FM 1141

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.

See attached

Name: *John & Nealy Lohair*
Address: *1174 Crystal Lake Dr, Rockwall, TX 75087*

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

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Reasons for opposition to: Case No. Z-2019-017
1451 FM 1141

From: John and Nealy Lohair
1174 Crystal Lake Dr.
Rockwall, TX 75087

1. We (1174 Crystal Lake Dr.) will be backed up directly to driveway of townhomes. Too close! Narrow alleyway. Looks as though each house on the alleyway will be the same way. Accidents are bound to happen!
2. We believe the townhomes will decrease the value of our home.
3. Townhomes will likely turn into rental properties in approximately 4-5 years.
4. Our subdivision streets are already congested with parked cars. We don't need 15 or more cars to deal with.
5. More litter everywhere. Townhomes will be eye-sore to our neighborhood.

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-017:1451 FM1141

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

- I am in favor of the request.
- I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

No other 2f zoning designation is anywhere near the proposed site. The proposed zoning change would have negative effects on existing property owners due to overcrowding a small parcel of land, and the loss of privacy due to overlooking. The 2f zoning designation is out of character for the existing single family dwellings near by.

Respondent Information

Please provide your information.

First Name *

Josh

Last Name *

Gard

Address *

1395 bay line dr

City *

Rockwall

State *

Texas

Zip Code *

75077

Email Address *

kgard2522@yahoo.com

Phone Number

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: _____

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Google Forms

Case No. Z2019-017: 1451 FM 1141

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.

Don't want town house in a residential neighborhood!

Name: Kenneth Whisenant

Address: 1130 Hidden Lakes Way

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

From: [KIMBERLEY Brooks](#)
To: [Brooks, Korey](#)
Subject: Zoning for Caruth Lakes Area
Date: Monday, August 26, 2019 4:35:00 PM

Dear planning and zoning personnel,

I would like to voice my displeasure for the new zoning Plans in the Caruth Lakes division area. From what I understand there are plans for 3 story townhomes in this development? Does this comply with the planned medium density development? I am worried about the impact on traffic, utilities and neighborhoods.

Thank you
Kim Brooks
Caruth Lakes resident

Sent from my iPhone

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Case No. Z2019-017: 1451 FM 1141

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.

The townhomes will have alley access only, no front parking. Traffic in alley w/ extra cars, delivery people, workman, etc. would be parking in our neighborhood in front of our houses & walking through our properties.

Name: Larry + Jeanie Lott

Address: 1401 Bay Line Dr

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

From: [Linda Shindoll](#)
To: [Brooks, Korey](#)
Subject: Planned Development 1141 & John King
Date: Monday, August 26, 2019 4:49:15 PM

Hello. I just found out about a planned townhouse development at 1141 & John King. I did not receive a letter or notification concerning this change. Your email address was given to me so that I can respond.

I am opposed to this planned development.

Linda J. Shindoll
1415 Crescent Cove Dr.
214 403 6098

[Sent from Yahoo Mail on Android](#)

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From: [Miller, Ryan](#)
To: [Brooks, Korey](#)
Subject: FW: Z2019-017:1451 Fm 1141
Date: Tuesday, September 03, 2019 8:28:08 AM

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE |
MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

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-----Original Message-----

From: Planning
Sent: Tuesday, September 3, 2019 8:23 AM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: FW: Z2019-017:1451 Fm 1141

-----Original Message-----

From: Mark Fake [REDACTED]
Sent: Monday, September 2, 2019 3:18 PM
To: Planning <planning@rockwall.com>
Cc: kimdeatonfake84@gmail.com
Subject: Z2019-017:1451 Fm 1141

To: Ryan Miller
Director of Planning and Zoning

From: Mark and Kim Fake
1403 White Water Ln.
Rockwall, Tx 75087
ph.: 214-394-0827

Mr. Miller and City Council Members,

Concerning Case #Z2019-017:1451 Fm 1141, I am opposed for the following reasons:

1. All homes in the vicinity are single family homes that share a common alleyway with the property. The alley will

be congested.

2. The city council has in the past consistently monitored lot sizes of developments along John King, and has been vigilant in NOT approving changes to lot sizes asked for by developers that would help over saturate the areas roads and utilities. Planning and Zoning should NOT approve this change as well.

3. The information that I have seen jams as many as 15 “townhomes” into a space that the adjoining neighborhood would have only built three or four homes. This proposal would jam 15 families into a space, just to maximize profit for a developer, instead of thinking about the surrounding neighborhood.

4. This plan would likely add fifteen or more cars to the roadways, and 15 more trash pick-ups which will certainly cause problems in the alleyway with litter, traffic, and noise. If this proposal was to build a few single family homes, then I would be all for it.

5. The homeowners I have spoken to about this are worried that the “townhomes” will likely become rental properties in relatively short order.

6. There would be no servicing these properties from the John King side, so all deliveries and services (UPS/Fedex/USPS-Mail/Pizzas/Phone/Internet/Furniture/Moving vans etc.) would have to be conducted in the alley where there is only room for a single vehicle. This would make it a mess for those of us that live on or near this alley.

7. The proposed plans are for too many homes jammed too tightly together. The appearance would be row houses, or more simply put, a concrete jungle, and an eyesore. The plan looks like it calls for carports, and not garages, so it would invite theft of vehicles left out overnight. Our neighborhood has already been susceptible to car break ins.

Thank you for your consideration,

Mark Fake

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From: [Miller, Ryan](#)
To: [Brooks, Korey](#)
Subject: FW: 1141 and John king
Date: Wednesday, August 28, 2019 7:58:38 AM
Attachments: [image001.jpg](#)
[image003.png](#)
[image004.png](#)
[image005.jpg](#)

FYI ...

RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

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²: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: MARTHA GRIFFEY <griffey4@sbcglobal.net>
Sent: Tuesday, August 27, 2019 7:02 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: 1141 and John king

I am wanting to express concern about the small parcel of land and the proposed plan for the townhomes at the intersection of 1141 and John King. It is concerning to have 3 story townhomes on such a small amount of land. I watched the live broadcast of the meeting when Mr. Tyler said the homes would fit in with style of homes in Caruth. I cannot see that his drawing shows they would. Maybe if they were being built close to Park Place homes off Washington.

This area along John King is becoming overcrowded already with all the development.

Martha Griffey

[Sent from Yahoo Mail on Android](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Melanie Ryder](#)
To: [Brooks, Korey](#)
Subject: Zoning change
Date: Monday, August 26, 2019 6:35:25 PM
Attachments: [image1.jpeg](#)

To whom it may concern,

I am a Caruth Lakes resident, located at 1383 Waters Edge Dr and I oppose the proposed zoning change at the corner of 1141 and John King. My residence would be directly affected by this zoning change and I strongly disagree against it. I have seen the proposed development (to put 15 town homes on a 1.25 acre lot) and I disapprove. In my opinion, it will decrease the value of our neighborhood. It will also make the traffic through the proposed shared alley very difficult. In Rockwall's comprehensive plan it says that corner is zoned for medium density and what is planned and this proposed development does not conform to the planning. I am attaching the ridiculous proposal and hope that you see this is not in Rockwall's best interest.

Melanie Ryder

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Case No. Z2019-017: 1451 FM 1141

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.

> Inadequate parking (no street access parking other than Ceruth Lakes neighborhood.)
 > Population density - cramming 15 units on less than 2 acres.
 > Property value diminishment - At least 3 will tower over our back fence giving full, unobstructed view!

Name: Michael Aaron McGrew

Address: 1160 Crystal Lake Dr.

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

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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. Z2019-017: 1451 FM 1141

Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, 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, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **9/16/2019** 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. Z2019-017: 1451 FM 1141

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.

Lack of parking must enter & exit from alley!
where would they park; visitors park, mailboxes?
Inconsistent with neighborhood.

Name: Pat Allen

Address: 1381 Crescent Cove Dr.

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


September 10, 2019

Re: Proposed Luxury Town Homes
Off of 1141 and John King

Dear Commission Members:

I, Pat Atkins, are in favor of the Proposed Luxury Town Homes. These individually plotted and platted Single-Family Owned Luxury Town Homes will be complementary to the area. At a price of \$450,000 a unit, it will provide somewhere around \$5,400,000.00 more in City Tax revenue for the City of Rockwall. Saddle Star Estates, which is a high-end neighborhood coming in on the North side of town on John King, welcomes it and see's the need and value behind it.

Sincerely,

DocuSigned by:

0029E2C96527418...

Pat Atkins Director of Land Development and Acquisitions
Saddle Star Land Development L.L.C.
3076 Hays Ln.
Rockwall , Texas 75087
972-388-6383
kpatatkins@yahoo.com

From: [Planning](#)
To: [Brooks, Korey](#)
Subject: FW: Proposed AT&T cell tower
Date: Wednesday, September 11, 2019 11:21:06 AM
Attachments: [image003.png](#)
[image004.png](#)

RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Paul Fullington [REDACTED]
Sent: Tuesday, September 10, 2019 5:03 PM
To: Planning <planning@rockwall.com>
Subject: Proposed AT&T cell tower

09/10/2019

Planning and Zoning Dept.

As a fox chase resident I oppose the construction of an AT&T cell tower across the street from our neighborhood. Ironically, the site for the tower is not too far from the proposed helipad that Presbyterian Hospital wanted to also place across the street from our neighborhood. We fought that battle and the helipad was relocated but flyovers over the Fox Chase neighborhood sometimes continue to this day despite Hospital promises that that would not happen. Big business does not always keep its promises.

A drive through of our neighborhood would show you just how well kept the homeowners keep their properties. Three years ago my wife and I drove to every neighborhood in Rockwall that sends their kids to

Rockwall Heath HS, to scout for suitable neighborhoods to host The Rockwall Heath HS March a thon for which we were the directors. We found that Chandlers Landing and Fox Chase had the best well kept neighborhoods and we marched in those neighborhoods.

We realize that we are strategically in a great location and maintaining our property values is important to us because our homes are an investment. A cell tower next to our neighborhood has the potential to devalue our homes.

A cell tower across the street from our homes places a risk of exposure to radiation. We don't need promises from AT&T that the risk of exposure is not real. And why is it acceptable to place our firefighters at great risk of radiation exposure? Don't we owe them more? Please do not place another cell tower next to Fox Chase.

There must be a industrial area where this tower can be placed.

Thanks,

Paul Fullington
3134 Oak Dr
Rockwall, TX 75032



214-546-7381

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-017

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

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I'm highly opposed to the rezoning of the listed property. First of all, there are no multifamily units in this entire single family housing. The only access would be the alleys designed for single family subdivision and parking in the back by alleyways also. How would deliveries, emergency personnel and other services get to the condos. The fact that 3 story units would be looking into our backyards and homes is very concerning. I guarantee that not one family would have purchased a home in this subdivision with condos already in place. There would be no way home values could maintain the value with such condos. This is a poor attempt in cramming multifamily housing on to a small piece of property for financial gain. I would think that the city council and town members would feel the same way if they received a letter concerning their neighborhood.

Thank you

Reade Denny

Respondent Information



Please provide your information.

First Name *

Reade

Last Name *

Denny

Address *

1415 WHITE WATER LN

City *

ROCKWALL

State *

Texas

Zip Code *

75087

Email Address *

[REDACTED]

Phone Number

469-432-4070

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: _____

This content is neither created nor endorsed by Google.

Google Forms

From: [Rebecca Gray](#)
To: [Brooks, Korey](#)
Subject: Proposed zoning change
Date: Tuesday, August 27, 2019 5:43:49 PM

Hi there, I am a resident of Caruth Lakes and strongly oppose the zoning change of the NW corner of 1141 and John King. I moved to this neighborhood 8 years ago from a south side neighborhood because of the open space, less traffic and scenic charm. I loved living here. But our city is doing everything possible to destroy everything I and many others appreciated. We see more and more trees being destroyed, more land being cleared for development, every day. The residents don't want these changes but nobody seems to care. That particular piece of land is way too small for multi-family homes. There is no common sense to this proposal. Please, for the love of all things good, please abort this proposal and leave just a tiny bit of what your residents enjoy - green space, homes for wild critters, a little scenery. Stop destroying our town and trying to turn it into Plano. If we wanted to live in Plano, we would.

Respectfully,
Rebecca Gray

Sent from my iPhone

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From: [Planning](#)
To: [Brooks, Corey](#)
Subject: FW: Property under consideration Z2019-017
Date: Thursday, September 05, 2019 10:10:21 AM

From: Robbie LeMore
Sent: Thursday, September 5, 2019 10:03 AM
To: Planning <planning@rockwall.com>
Subject: Property under consideration Z2019-017

Attn:

**Planning & Zoning
Commission Members**

Jonathan Lyons - *Chair*
Annie Fishman
Eric Chodun -Vice Chair
Mark Moeller
Jerry Welch
Tracey Logan
John Womble

I want to voice my reasons for opposing this for your consideration.

1. Too small an area for that many properties.
2. Appears to be very high density for 1.2 acres
2. Three-story size...They will be looking directly into the back yards of the people across the alley
3. Only rear entry to homes. What an odd concept? Why do this?
4. Where will guests park when they visit? Perhaps blocking the existing alley?

Thank you.

Robbie LeMore

1225 Bay Line Drive

Rockwall, TX 75087

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From: [Stacie Bray](#)
To: [Brooks, Korey](#)
Subject: Concern about high density development
Date: Wednesday, August 28, 2019 7:55:55 AM

Hi!

I am a current resident of Caruth Lakes, off John King Blvd. I am writing to express my concern about the possible development coming.

My concern is that it is a high density complex (3 stories) that would not fit in with our single unit medium density housing and the sharing of a small alley for access.

This complex won't have a street in front for visitor parking and will most definitely cause traffic and parking issues.

It seems Rockwall is eager to develop every inch of land even if it not in the best interest of its current residents.

I also also have a valid concern of a decrease in my property value because of this housing coming in right by my house.

Thank you for considering my concerns,
Stacie Bray

Sent from my iPhone

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From: [Planning](#)
To: [Brooks, Korey](#)
Subject: FW: No to the townhomes!!
Date: Wednesday, August 28, 2019 8:20:19 AM

From: Taylor Pointer
Sent: Tuesday, August 27, 2019 4:45 PM
To: Planning <planning@rockwall.com>
Subject: No to the townhomes!!

Please vote NO to the townhomes on 1114 and John king being proposed [tomorrow night](#).
These will be run down in no time and can compromise all of our home values.
Sincerely,
Taylor Pointer
[602 Williams st](#)
[Rockwall, TX 75087](#)

Sent from my iPhone

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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. Z2019-017: 1451 FM 1141

Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, 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, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
 Director of Planning & Zoning

USE THIS QR CODE
 TO GO DIRECTLY
 TO THE WEBSITE



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. Z2019-017: 1451 FM 1141

Please place a check mark on the appropriate line below:

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

I, as well as many residents in Caruth Lakes, oppose the change to allow 15 town homes on a 1.27 acre tract. The town homes would have to use the entrances and alleys in Caruth Lakes as their only access to their homes. There is no planned parking area for guests or access to 1141 or John King other than Caruth Lakes. The town homes would significantly negatively affect home values near their vicinity.

Name: THOMAS GILPIN

Address: 1100 HIDDEN LAKES WAY Rockwall, TX 75087

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

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



City of Rockwall

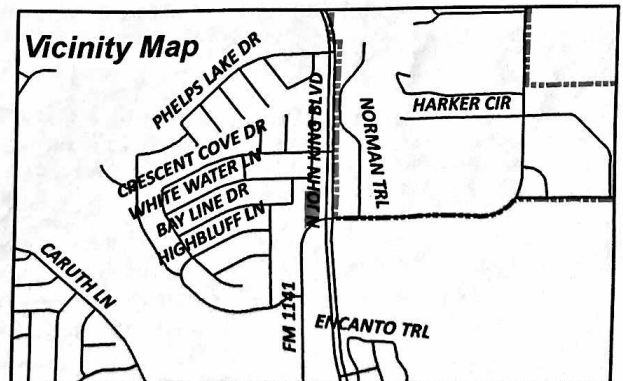
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2019-017
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1451 FM-1141

Date Created: 8/20/2019
For Questions on this Case Call (972) 771-7745



From: [Planning](#)
To: [Brooks, Korey](#)
Subject: FW: Oppose case number Z2019-017 1451 FM 1141
Date: Monday, September 09, 2019 8:30:48 AM
Attachments: [1100 Hidden Lakes Oppose Case Number Z2019-17.pdf](#)
[More community opinion on Case number Z2019-017.pdf](#)
[Community Opinion on Case Number Z2019-017.pdf](#)

From: Thomas Gilpin
Sent: Sunday, September 8, 2019 12:50 PM
To: Planning <planning@rockwall.com>
Subject: Oppose case number Z2019-017 1451 FM 1141

Korey Brooks and Rockwall Planning and Zoning Department,

I am writing you in deep opposition to Case number Z2019-017. I, as well as many residents in Caruth Lakes and the community, oppose the change to allow 15 townhomes on a 1.27 acre tract. The residents of the townhomes would only have access to their homes by way of the Caruth Lakes neighborhood and alley ways. There is no planned access to 1141 or John King. There is also no planned parking for guests of residents other than driveways that are connected to the alleyways in the Caruth Lake subdivision. If residents of the townhomes have gatherings there is not sufficient parking and would have to park within the already established neighborhood. This plan is poorly designed and seems to have only one goal and that is to pack in as many residents into a 1.27 acre tract without any thought of the impact on residents of the townhomes and the residents of the established near by communities. The plan would significantly negatively affect home values near the vicinity of the development. I have attached a copy of my opposition as well as many opinions about the case from community residents via nextdoor.com.

Thank you,
Thomas Gilpin
1100 Hidden Lakes Way
Rockwall, TX 75087

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13 NORTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The Northwest Residential District is characterized by the two (2) large master planned communities that make up the majority of the acreage in this district. These developments are the Caruth Lakes and Stone Creek Subdivisions. The remainder of this district is expected to develop with similar medium density residential housing product.

DISTRICT STRATEGIES

The Northwest Residential District is expected to continue to provide master planned suburban neighborhoods in the future and has no areas that are thought to be transitioning. Based on these assumptions the strategies for this district are as follows:

- 1 Suburban Residential.** Many of the remaining tracts of land in this area have been entitled with planned development districts that are targeted at bringing similar Suburban Residential products as those that currently exist in the Caruth Lakes and Stone Creek Subdivisions. Any new residential development in these areas should be highly amenitized and include a mixture of lots similar to the lot mixture in the Stone Creek Subdivision.
- 2 Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures. These areas should provide pedestrian access between the Neighborhood/Convenience Centers and the Suburban Residential developments.
- 3 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in Appendix 'B' of this Comprehensive Plan.

POINTS OF REFERENCE

- A. J. W. Williams Middle School
- B. The Park at Stone Creek
- C. Stone Creek Subdivision
- D. Fire Station #3
- E. The Parks at Squabble Creek
- F. Caruth Lakes Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use
- John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

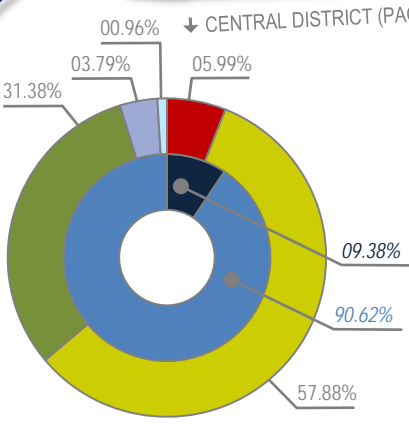


BUILD OUT
 2,347
 7,018

% OF ROCKWALL
 8.91%
 1.38%
 8.95%



CURRENT
 1,782
 25
 5,328



Color	Category	Value
Blue	TXDOT 4D	
Pink	MINOR COLLECTOR	
Light Blue	M4U	
Orange	M4D	
Dark Blue	COMMERCIAL	9.38%
Light Blue	RESIDENTIAL	90.62%
Light Blue	MIXED USE	0.00%
Red	COMMERCIAL/RETAIL (CR)	60.20-ACRES
Yellow	MEDIUM DENSITY RESIDENTIAL (MDR)	581.3-ACRES
Green	PARKS AND OPEN SPACE (OS)	315.22-ACRES
Purple	PUBLIC (P)	38.11-ACRES
Light Blue	QUASI-PUBLIC (QP)	9.66-ACRES

FISCAL IMPACT ANALYSIS TOOL

ASSUMPTIONS: (1) All values are based on the Appraised Value and not the Market Value; (2) All Agricultural (AG) District land is assumed to be residential under Current Zoning and zoned in accordance to the Future Land Use Map under Current Zoning at Build Out.

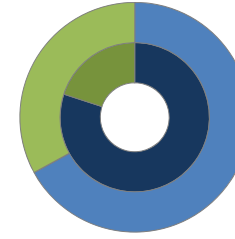
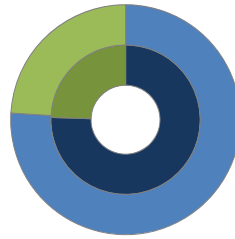
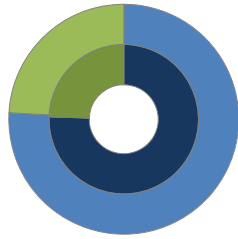
DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.

SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

CASE NO.: Z2019-017

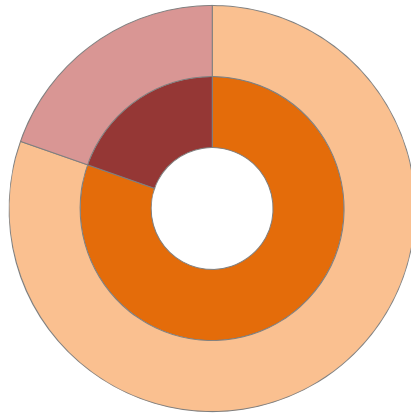
CASE NAME: Zoning Change (AG to PD) for Townhomes

ZONING MAP



	PRESENT				PROPOSED				CHANGE				GOAL		
	LAND USE		LAND VALUE		LAND USE		LAND VALUE		LAND USE		LAND VALUE		ACREAGE	VALUE	DIFFERENCE
	ACRES	%	EST. PROP. VALUE	%	ACRES	%	EST. PROP. VALUE	%	CH. ACRES	% CHANGE	CHANGE IN VALUE	% CHANGE			
RESIDENTIAL	10,932.42	75.48%	\$ 4,084,912,315.77	75.90%	10,932.42	75.48%	4,087,906,933.51	75.91%	-	0.00%	2,994,617.74	0.06%	80%	67%	-8.91%
NON-RESIDENTIAL	3,552.00	24.52%	\$ 1,297,389,588.23	24.10%	3,552.00	24.52%	1,297,389,588.23	24.09%	-	0.00%	-	0.00%	20%	33%	-8.91%
	14,484.42	100.00%	\$ 5,382,301,904.00	100.00%	14,484.42	100.00%	5,385,296,521.74	100.00%			2,994,617.74	0.06%	100%	100%	
OPEN SPACE	2,487.57		\$ 380,531,381.26		2,487.57		\$ 381,558,120.00								
TOTAL	16,971.99		\$ 5,762,833,285.26		16,971.99		\$ 5,766,854,641.74								

PRESENT		PROPOSED		CHANGE	
	ACRES	%		ACRES	%
RESIDENTIAL	19,687.93	80.37%		-	0.00%
NON-RESIDENTIAL	4,809.14	19.63%		-	0.00%
	24,497.07	100.00%			
OPEN SPACE	6,114.49				
TOTAL	30,611.56				



FUTURE LAND USE MAP

ESTIMATED COST/REVENUES

BENCHMARKS

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Residential Value	\$ 146,520.00	\$ 1,317,220.23	\$ 2,994,617.74	\$ 1,677,397.51
Non-Residential Value	\$ -	\$ -	\$ -	\$ -
Residential Acreage	1.27	1.27	1.27	1.27
Non-Residential Acreage	-	-	-	-

ANNUAL REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Residential Revenues	\$ 589.16	\$ 5,300.18	\$ 12,041.36	\$ 6,741.17
Non-Residential Revenues	\$ -	\$ -	\$ -	\$ -
Direct Sales Tax Increase	\$ -	\$ -	\$ -	\$ -
Indirect Sales Tax Increase	\$ 1,138.10	\$ 2,193.77	\$ 13,657.24	\$ 11,463.47
Total Revenues	\$ 1,138.10	\$ 7,493.96	\$ 25,698.60	\$ 18,204.64

ANNUAL EXPENDITURES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Cost of Community Service for Residential	\$ (2,024.99)	\$ (13,162.46)	\$ (25,312.42)	\$ (12,149.96)
Cost of Community Service for Non-Residential	\$ -	\$ -	\$ -	\$ -
Total Estimated Expenditures	\$ (2,024.99)	\$ (13,162.46)	\$ (25,312.42)	\$ (12,149.96)

EST. ANN. COST/REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
EST. ANN. COST/REVENUES	\$ (886.89)	\$ (5,668.50)	\$ 386.18	\$ 6,054.68

OTHER BENCHMARKS

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Additional Citizens Added to Population	-	6	34	29
Estimated Non-Resident Consumers in City	-	-	-	-

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

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1451 F.M. 1141, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a 0.724 of an acre parcel of land situated in the Samuel S. McCurry Survey, Abstract No. 146, 1 1/2 miles northeast from the town of Rockwall, Texas, being a parcel of land conveyed to Bacil H. Tanner and Nelda R. Tanner, as recorded in Instrument No. 2015000016186 of the Official Public Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod for corner on the northwesterly right-of-way line of Farm to Market (F.M.) 1141, being the southeast corner of a called Green Space in Caruth Lakes, Phase 6, an addition to the City of Rockwall, according to the plat thereof, recorded in Volume F, Page 259, of the Plat Records of Rockwall County, Texas, and being the southwest corner of said Tanner parcel;

THENCE North 01 degrees 22 minutes 19 seconds West, leaving said right-of-way, a distance of 272.25 feet to a found 3/8-inch iron rod for corner, being the southwest corner of a parcel of land conveyed to Frank J. Tanner and Wilma G. Tanner, as recorded in Volume 134, Page 552, of the Deed Records of Rockwall County, Texas;

THENCE North 88 degrees 07 minutes 18 seconds East, along the south line of said Tanner/134-552 parcel, a distance of 158.42 feet to a set 1/2-inch yellow-capped iron rod for corner, being on the west line of Lot 1, Block X, of said addition, being on the west right-of-way line of John King Boulevard;

THENCE South 00 degrees 13 minutes 40 seconds West, along said right-of-way, a distance of 166.19 feet to a found "X" cut in concrete for corner, being on the northwesterly right-of-way line of said F.M. 1141;

THENCE South 65 degrees 08 minutes 37 seconds West, along said right-of-way, a distance of 136.40 feet to a found 1/2-inch iron rod for corner;

THENCE continuing along said right-of-way, South 26 degrees 57 minutes 27 seconds West, a distance of 60.41 feet to a PLACE OF BEGINNING and containing 31,540 square feet or 0.724 of an acre of land.



BLOCK G,
CARUTH LAKES, PHASE 6
VOLUME F, PAGE 259

BLOCK G,
CARUTH LAKES, PHASE 6
VOLUME F, PAGE 259

20' ALLEY

(N 88°07'18\" E)
(160.92')
(DIRECTIONAL CONTROL)

FRANK J. &
WILMA G. TANNER
VOLUME 134, PAGE 552

LOT 1, BLOCK X
OPEN SPACE &
PEDESTRIAN EASEMENT
CARUTH LAKES, PHASE 6
CABINET F, PAGE 259

JOHN KING BOULEVARD

NOTE: NOT ALL
IMPROVEMENTS
ARE SHOWN.

31,540 SQ.FT.
0.72 OF AN ACRE

GREEN SPACE
CARUTH LAKES, PHASE 6
VOL. F, PG. 259

BEGINNING

F.M. 1141

Brian Rhodes

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

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

TITLE AND ABSTRACTING WORK FURNISHED BY JAMES TANNER
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 1/22/2019
G. F. No.:
Job no.: 103080
Drawn by: CM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
JAMES TANNER

LEGEND	
RED FENCE	ENCROACHMENT
CHAIN LINE	ENCROACHMENT
IRON FENCE	ENCROACHMENT
MIRE FENCE	ENCROACHMENT
MRO	MONUMENTS OF RECORD EVIDENCE
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
SET "Y"	
FOUND "Y"	
3/8" IRON ROD FOUND	
1/2" IRON PIPE FOUND	
○	CORNER
○	CLEAN OUT
○	ELEC. METER
○	FIRE HYDRANT
○	LIGHT POLE
○	MANHOLE
○	ELECTRIC
○	POOL EQUIP.
○	POWER POLE
○	TELEPHONE
○	WATER METER
○	WATER VALVE
UNLESS OTHERWISE NOTED	









The Courtland

110





















CITY OF ROCKWALL

ORDINANCE NO. 19-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) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR RESIDENTIAL-OFFICE (RO) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 1.27-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 29 & 29-1 OF THE S. S. McCURRY SURVEY, ABSTRACT NO. 146, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED BY EXHIBIT 'B'; 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 of Rockwall has received a request from Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Residential-Office (RO) District land uses, on a 1.27-acre tract of land identified as Tracts 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 the development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted 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 3. That the development of the *Subject Property* shall generally be in accordance with the *Master Parks and Open Space Concept Plan*, depicted 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 the development of the *Subject Property* shall generally be in accordance with the *Concept Building Elevations*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That the development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That the development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(e) 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 a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) PD Site Plan
 - (3) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with *Exhibit 'C'* of this ordinance, shall be considered for approval by the Planning and Zoning Commission and City Council (*if necessary*) following a recommendation of the Parks and Recreation Board.
- (d) *PD Site Plan.* A *PD Site Plan* for the development shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features.
- (e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* shall be submitted for approval.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other

person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF OCTOBER, 2019.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 16, 2019

2nd Reading: October 7, 2019

Exhibit 'A':
Legal Description

BEING a 0.774-acre parcel of land situated in the Samuel S. McCurry Survey, Abstract No. 146, 1 ½ miles northeast from the town of Rockwall, Texas, being a parcel of land conveyed to Bacil H. Tanner and Nelda R. Tanner, are recorded in Instrument No. 20180000016386 of the Public Records of Rockwall County, Texas as shown on the survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a found ½-inch iron rod found corner on the northwesterly right-of-way of Farm-to-Market (F.M.) 1141, being the southeast corner of a greenspace in Caruth Lakes, Phase 6, an addition to the City of Rockwall, according to the plat thereof, recorded in Volume F. Page 259, of the Plat Records of Rockwall County, Texas, and being the southwest corner of said Tanner parcel;

THENCE North 01 degrees 22 minutes 19 seconds West, leaving the said right-of-way, a distance of 272.25 feet to a 3/8-inch iron rod for corner, being the southeast corner of a parcel of land conveyed to Frank J. Tanner and Wilma G. Tanner, as recorded in volume 137, Page 552, of the Deed Records of Rockwall County, Texas;

THENCE North 88 degrees 07 minutes 18 seconds East, along the south line of said Tanner/134-552 parcel, a distance of 158.42-feet to a set ½-inch yellow-capped iron rod for corner being on the west line of Lot 1, Block X, of said addition, being on the west right-of-way line of John King Boulevard;

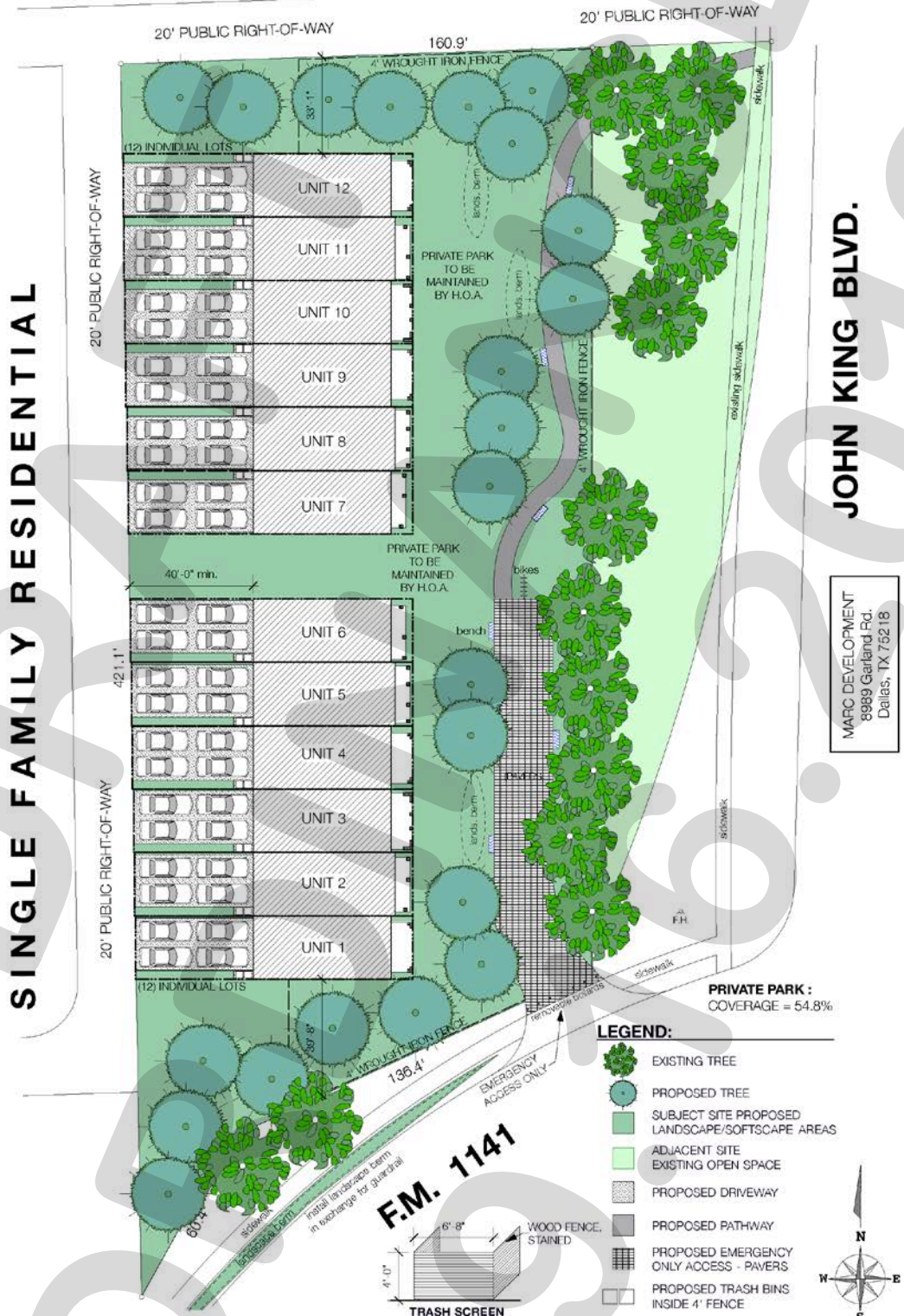
Thence South 00 degrees 13 minutes 40 seconds West, along said right-of-way, a distance of 166.19-feet to a found "X" cut in the concrete for corner, being on the northwesterly right-of-way line of said F.M. 1141;

Thence South 65 degrees, 08 minutes 37 seconds West, along said right-of-way, a distance of 136.40-feet to a found ½-inch iron rod for corner;

THENCE continuing along said right-of-way, South 26 degrees 57 minutes 27 seconds West, a distance of 60.41-feet to a PLACE OF BEGINNING and containing 31.540 square feet or 0.724 of an acre of land.

Exhibit 'C':
Site, Master Parks, and Open Space Concept Plan

SINGLE FAMILY RESIDENTIAL



SINGLE FAMILY RESIDENTIAL

JOHN KING BLVD.

MARC DEVELOPMENT
 8989 Garland Rd.
 Dallas, TX 75218

01 **PROPOSED SITE LANDSCAPE - 12 UNITS - 9/04/2019**
 1.00 Scale: 1" = 30'-0"

Exhibit 'D':
Concept Building Elevations



Exhibit 'E':
Density and Development Standards

Density and Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only *Townhomes* constructed in conformance with *Exhibits 'C' & 'D'* shall be permitted on the *Subject Property*.
2. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Residential-Office (RO) District, as specified by Article V, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 9.45 dwelling units per gross acre of land; however, in no case should the proposed development exceed 12 units. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Lot Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	24'
<i>Minimum Lot Depth</i>	75'
<i>Minimum Lot Area</i>	1,800 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	5'
<i>Minimum Side Yard Setback</i> ⁽²⁾	0'/10'
<i>Minimum Length of Driveway Pavement</i>	30'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ^{(2) & (4)}	20'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	2,000 SF
<i>Maximum Lot Coverage</i>	45%
<i>Permitted Encroachment in Required Setbacks</i> ⁽⁵⁾	Allowed

General Notes:

1. The minimum lot width shall be measured at the *Front Yard Building Setback*.
2. No townhome shall be constructed closer than 30-feet from FM-1141 or the northern property line.
3. The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
4. As measured from the rear yard property line.
5. Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for a property; however, the encroachment shall not exceed five (5) feet on side yard setbacks (adjacent to a street) and shall not encroach into public right-of-way. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
6. A minimum of a ten (10) foot separation between detached buildings shall be required.

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

- (a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious 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 90% of the masonry requirement.
- (b) *Roof Pitch.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of*

Exhibit 'E':
Density and Development Standards

location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).

- (c) *Garage Orientation.* All garages are required to be rear entry and shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
4. *Anti-Monotony Restrictions.* The building elevations shall generally conform to *Exhibit 'D'*; however, they shall also adhere to the following *Anti-Monotony Requirements*:
- (1) Identical brick blends, paint colors, and cementaceous products (*i.e. Hardy Plank lap siding, etc.*) may not occur on adjacent (*side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.
 - (2) Front building elevations shall not repeat along any block face without at least two (2) intervening townhomes of differing appearance on the same block face within the development. The rear elevation of the townhomes backing to existing subdivision shall not repeat without at least two (2) intervening townhomes of differing appearance. Townhomes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (a) Front Encroachment (*i.e. porch and/or sunroom*) Type and Layout
 - (b) Differing Primary Exterior Materials
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
 - (3) The development shall allow for a maximum of one (1) compatible roof color, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).
5. *Fencing Standards.* All fences shall be required to be wrought iron or tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of six (6) feet.
6. *Landscape and Hardscape Standards.*
- (1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.
 - (2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (a) *Landscape Buffer and Sidewalks.* A minimum of a ten (10) foot landscape buffer shall be provided along FM-1141 and shall incorporate ground cover, a *built-up* berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall

Exhibit 'E':

Density and Development Standards

also be responsible for the construction of a five (5) foot sidewalk situated within the landscape buffer adjacent to FM-1141.

- (3) *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 (HOA).
- (4) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
7. *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.
8. *Trash Dumpster Enclosures.* Trash dumpster enclosures shall be constructed and located in accordance with the detail and locations contained in *Exhibit 'C'* of this ordinance.
9. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
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 shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), irrigation, landscaping, screening fences and neighborhood signage associated with this development.
11. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

From: [Lance Tyler](#)
To: [Miller, Ryan](#)
Cc: [Brooks, Korey](#)
Subject: 1141/John King
Date: Thursday, September 12, 2019 2:03:41 PM

Ryan,

I would like to withdraw our
Request for Townhomes.

Please take off agenda for City Council on the 16th.

Be in touch soon,

Thank you,

Lance Tyler

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