



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22021-007 P&Z DATE 04/13/21 CC DATE 04/19/21 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 checked="" type="checkbox"/> PD CONCEPT PLAN
<input checked="" 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 checked="" type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-007

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
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- 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)
- Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address S FM 549, Rockwall, TX

Subdivision Ramsey Survey Abstract-186

Lot N/A Block N/A

General Location NEC of S FM 549 and FM 1139

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning AG

Current Use Agricultural

Proposed Zoning PD - Single Family

Proposed Use Single Family Residential Subdivision

Acreage 198.52

Lots [Current] N/A

Lots [Proposed] 565

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Klutts Farm, LLC

Applicant Skorburg Company

Contact Person Ben Klutts, Jr

Contact Person Kevin Harrell

Address 1604 N Hills Dr

Address 8214 Westchester

Suite 900

City, State & Zip Rockwall, TX 75087

City, State & Zip Dallas, TX 75225

Phone 972-771-5755

Phone 214-888-8859

E-Mail BKluttsjr@att.net

E-Mail KHarrell@SkorburgCompany.com

NOTARY VERIFICATION [REQUIRED]

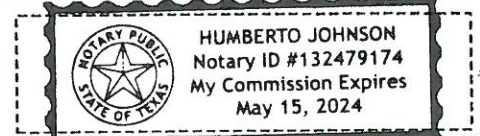
Before me, the undersigned authority, on this day personally appeared Ben Klutts [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of March, 20 21. 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 18th day of March, 20 21.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires



DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

PLAT TYPE.

- MINOR/AMENDING PLAT.
- MASTER PLAT.
- PRELIMINARY PLAT.
- FINAL PLAT.
- REPLAT.
- VACATION PLAT.

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:

- ONE (1) PDF COPY OF THE PLAT
- ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):

- SITE PLAN.
- LANDSCAPE PLAN.
- TREESCAPE PLAN.
- PHOTOMETRIC PLAN.
- BUILDING ELEVATIONS.

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.

VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.

APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

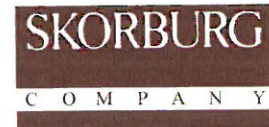
LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.

APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.



Skorburg Company
8214 Westchester Dr., Ste.
900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

March 19, 2021

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company is requesting that our project be taken to the April 13th, 2021 Planning and Zoning Meeting. This project is the development of ±198 Acres in the J. A. Ramsey Survey, City of Rockwall, Rockwall County, located at the Northeast corner of F.M. 549 and FM 1139.

The property is currently zoned AG. We are proposing a development of Single-Family Residential homes on lots ranging from 6,200 SF to 9,800 SF minimum. This community will feature high quality homes featured in other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

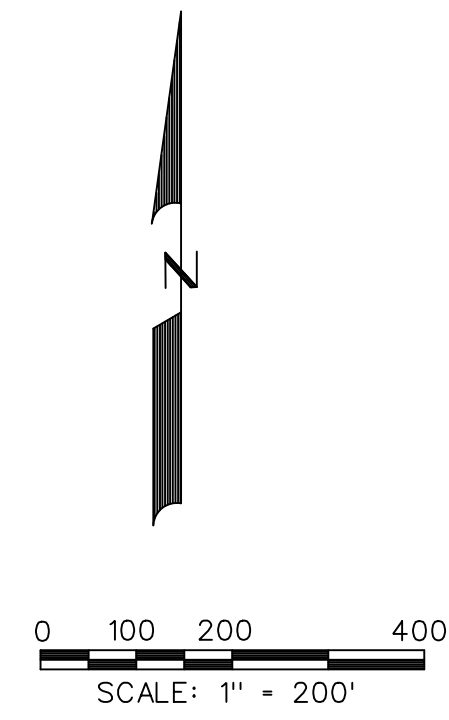
Within this development, we are proposing a 50-acre contiguous tract of land to be dedicated to the City of Rockwall for a Regional City Park which will add to the beautiful aesthetics of the surrounding area.

We look forward to working with the City to once again to develop another gorgeous development.

Cordially Yours,

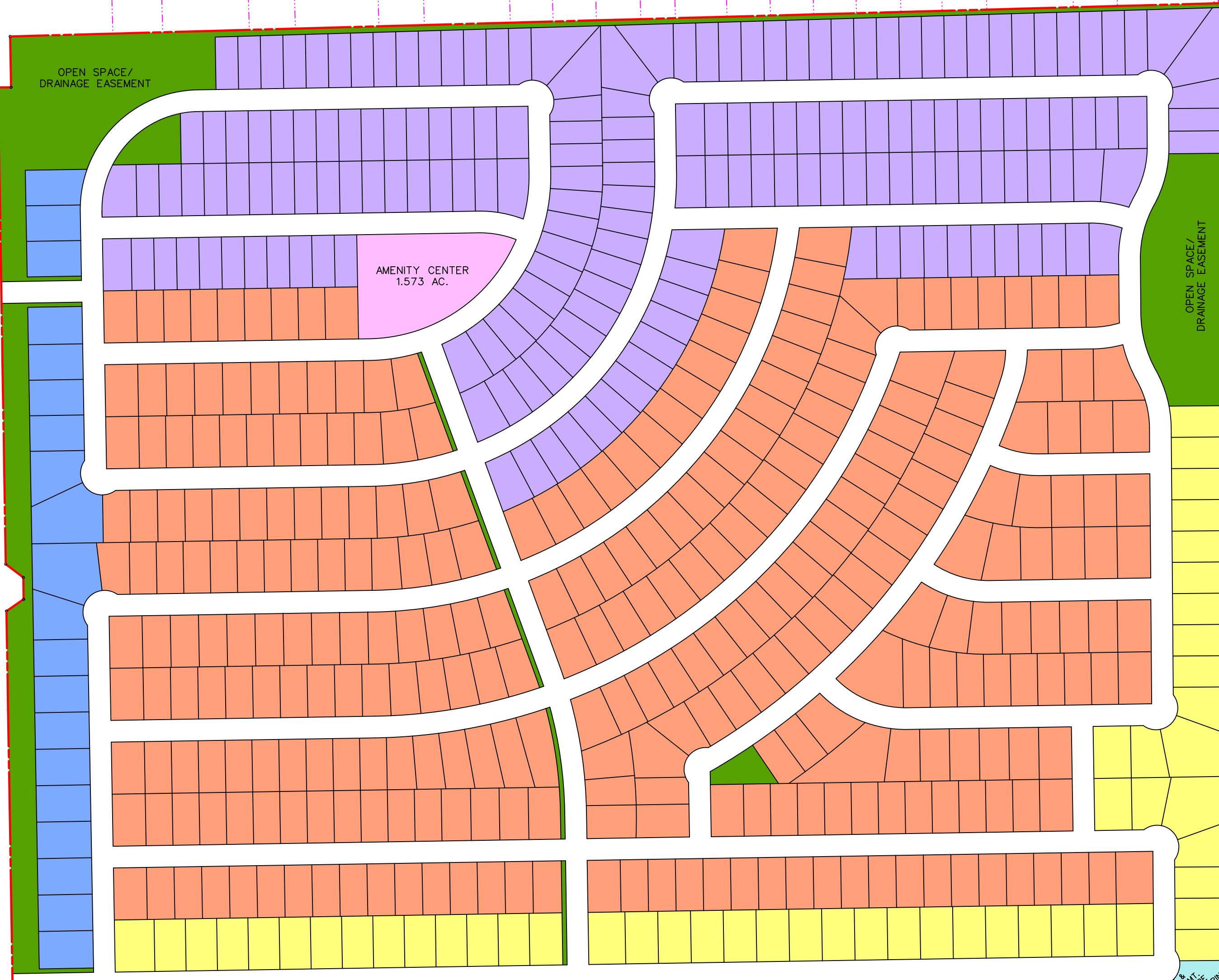
A handwritten signature in blue ink, appearing to read "Kevin Harrell".

Kevin Harrell
Land Acquisition Manager



F.M. 549

WILLOW RIDGE CIRCLE



HILLVIEW ACRES
CAB, F, PG. 1

Table 2: Lot Dimensional Requirements

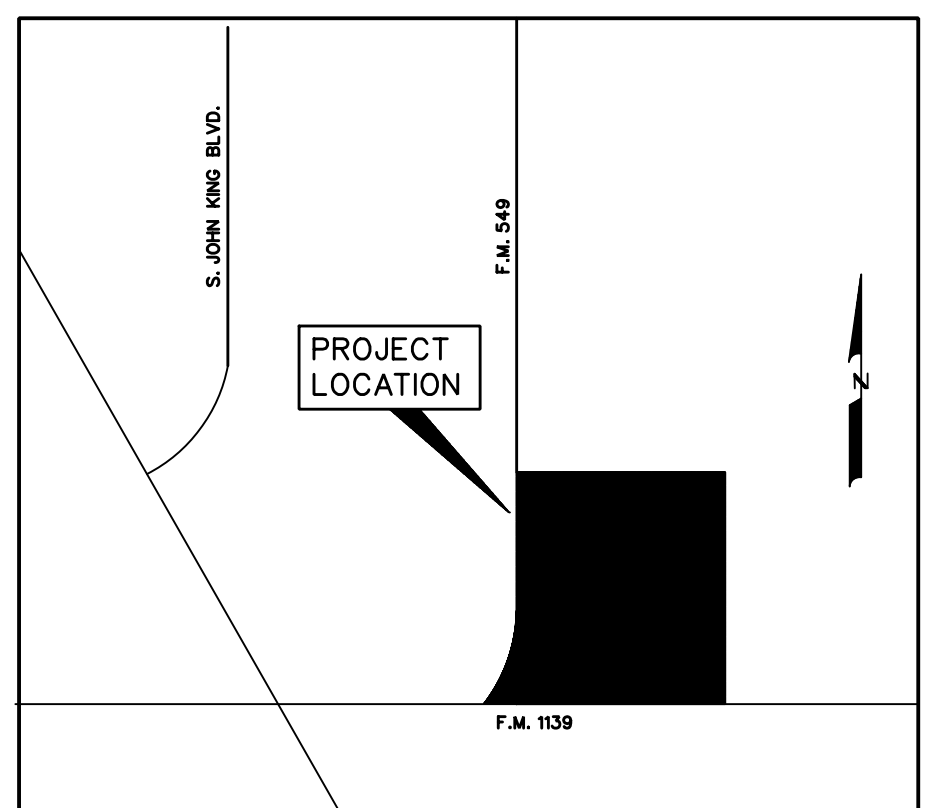
Lot Type (see Concept Plan)	A	B	C	D
Minimum Lot Width ⁽¹⁾	52'	62'	72'	82'
Minimum Lot Depth	120'	120'	120'	120'
Minimum Lot Area	6,240 SF	7,240 SF	8,640 SF	9,840 SF
Minimum Front Yard Setback ^{(2), (3) & (4)}	25'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) ^{(1) & (5)}	20'	20'	20'	20'
Minimum Length of Driveway Pavement	20'	20'	20'	20'
Maximum Height ⁽⁶⁾	36'	36'	36'	36'
Minimum Rear Yard Setback ⁽⁴⁾	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] ⁽⁷⁾	2,000 SF	2,200 SF	2,200 SF	2,200 SF
Maximum Lot Coverage	65%	65%	65%	65%

- General Notes to Table 2:**
1. Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the Front Yard Building Setback. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent but shall meet the minimum lot size for each lot type referenced in Table 1.
 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. The location of the Rear Yard Building Setback as measured from the rear property line.
 5. Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property, however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks. 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. Flat front entry garage configurations are permitted on all Lot Type 'A' lots, plus up to 35% of the total number of Lot Type 'B' Lots (i.e. a total maximum of 290 lots may have a flat front entry only garage configuration between all lot types) provided that: [1] no more than 35% (i.e. a maximum of 110 lots) of the lots for Lot Type 'B' have a flat front entry garage, and [2] the front yard building setback for all lots with a flat front entry garage is increased to a minimum of 25-feet. All Lot Type 'C' and Lot Type 'D' lots shall be oriented in a traditional swing (or j-swing) (i.e. where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration). On traditional swing (or j-swing) garage configurations, a second single or double garage door facing the street is permitted if it is located behind the width of the double garage door.
 7. A maximum of 20% of the Type 'A' lots may have a minimum area/dwelling unit (SF) [Air-Conditioned Space] of 1,800 SF.

LEGEND

TYPICAL LOT SIZES

- TYPE A LOTS
52' X 120' - 180 LOTS
- TYPE B LOTS
62' X 120' - 311 LOTS
- TYPE C LOTS
72' X 120' - 51 LOTS
- TYPE D LOTS
82' X 120' - 20 LOTS
- OPEN SPACE - 8.771 Ac.
- AMENITY CENTER - 1.517 Ac.
- PARKLAND (REGIONAL PARK) - 51.8 Ac.



LOCATION MAP
N.T.S.

CONCEPT PLAN
OF
HOMESTEAD
SITUATED IN THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
KLUTTS FARM, LLC.
1604 NORTH HILLS DR.
ROCKWALL, TX 75087

TOTAL ACRES 196.009
TOTAL RESIDENTIAL LOTS 562
RESIDENTIAL DENSITY 2.867

MARCH 2021 SCALE 1" = 200'

CASE NO. XXXX



Google Earth

© 2021 Google

549

1139

Winding Ridge Ln





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-007

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Subdivision Ramsey Survey Abstract-186

Lot N/A Block N/A

General Location NEC of S FM 549 and FM 1139

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Current Use Agricultural

Proposed Zoning PD - Single Family

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Acreage 198.52

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Address 8214 Westchester
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City, State & Zip Rockwall, TX 75087

City, State & Zip Dallas, TX 75225

Phone 972-771-5755

Phone 214-888-8859

E-Mail BKluttsjr@att.net

E-Mail KHarrell@SkorburgCompany.com

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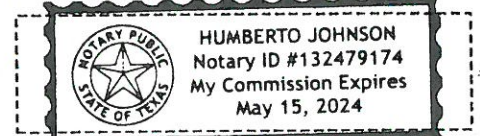
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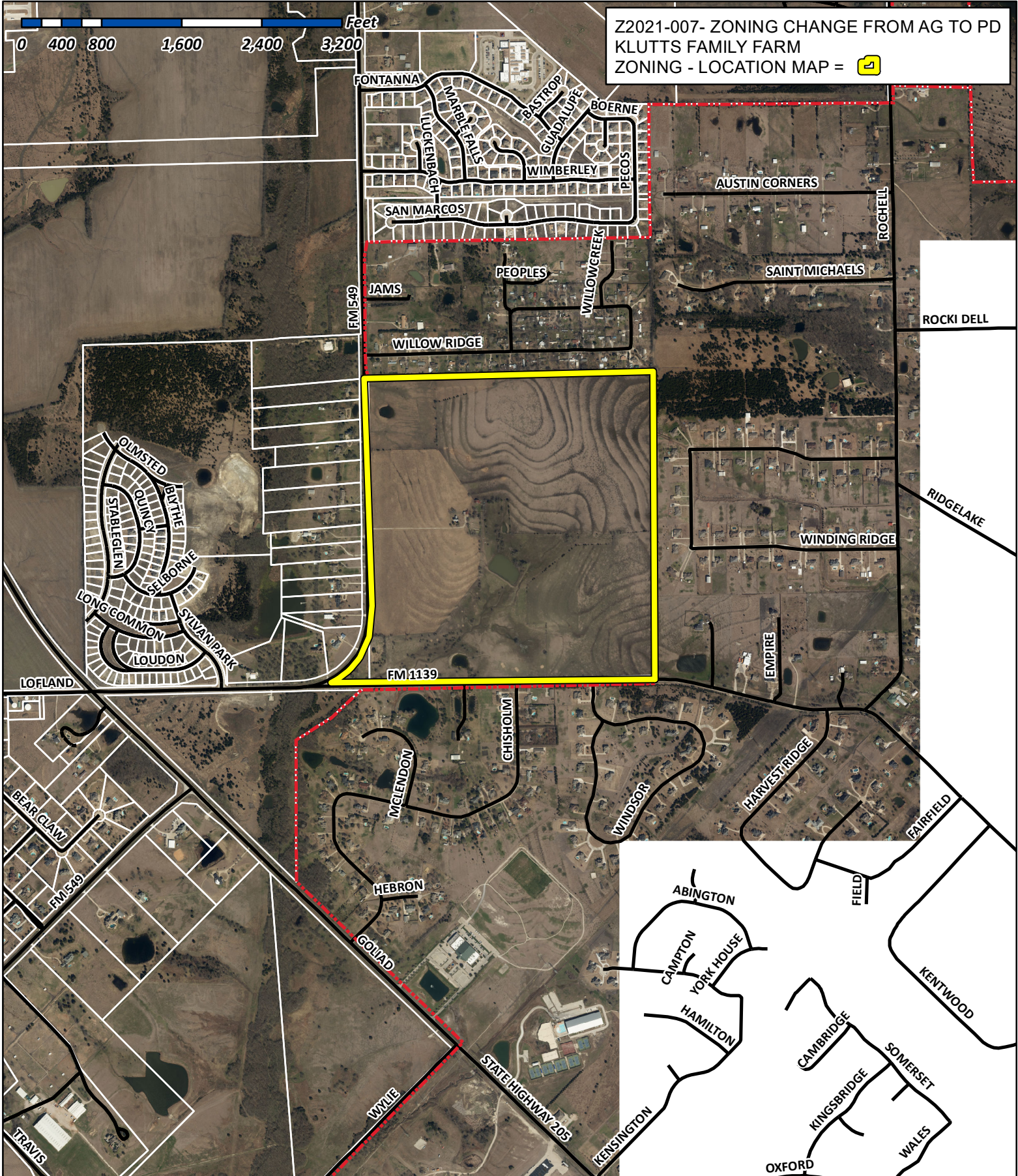
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Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires



Z2021-007- ZONING CHANGE FROM AG TO PD
 KLUTTS FAMILY FARM
 ZONING - LOCATION MAP = 1



City of Rockwall

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

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

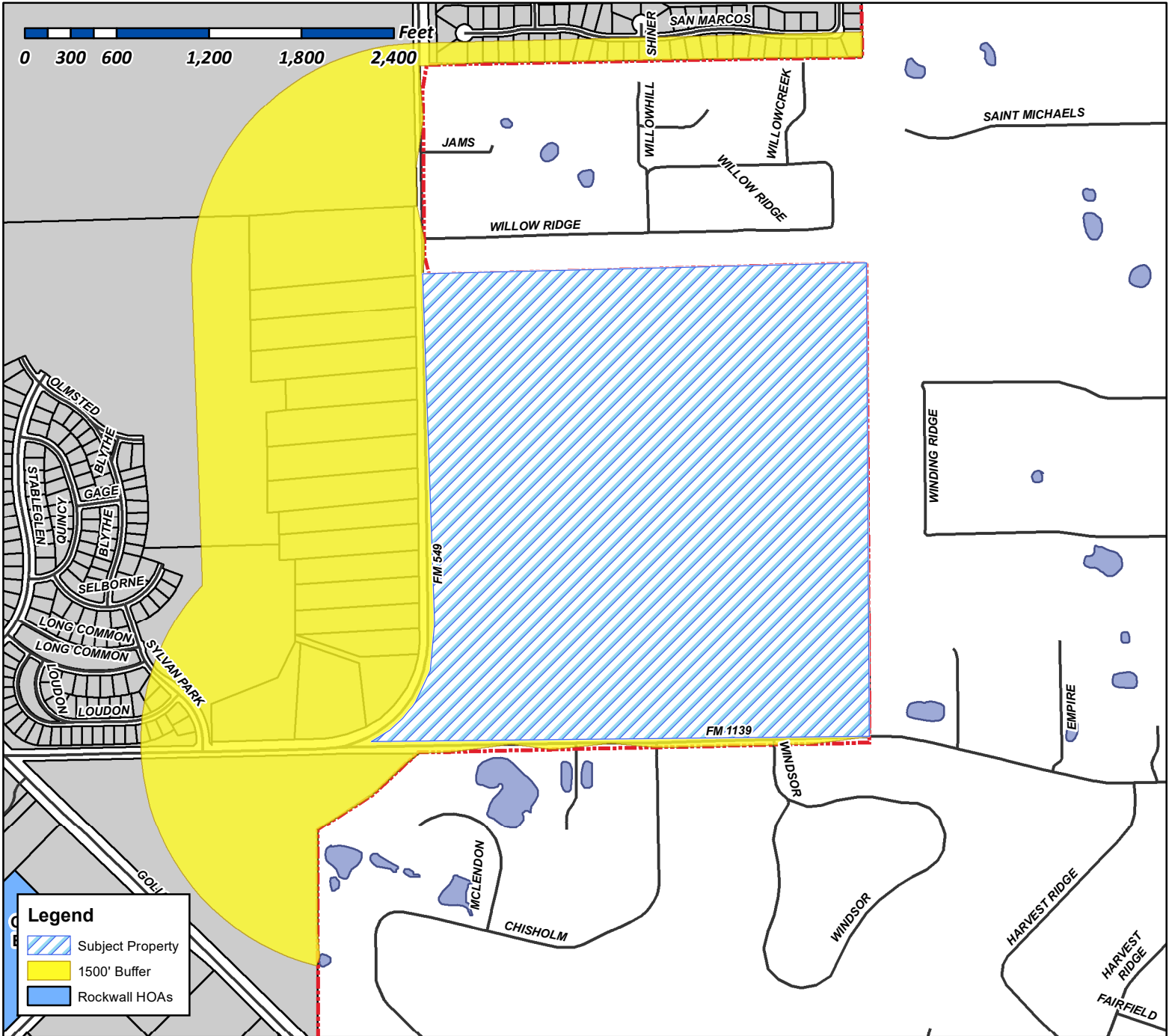




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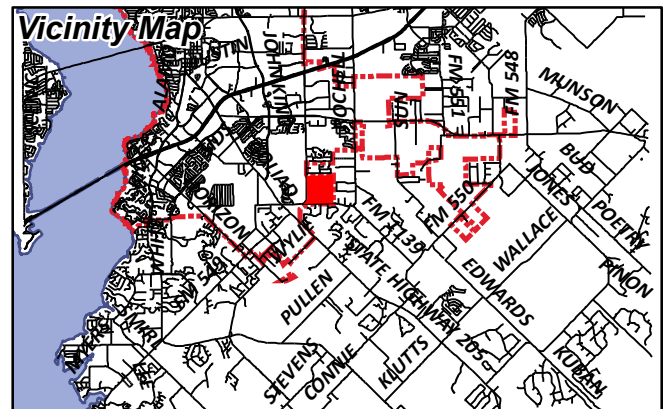
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Case Number: Z2021-007
Case Name: Zoning
Case Type: Specific Use Permit
Zoning: Agricultural (AG) District
Case Address: Klutts Family Farm

Date Created: 3/19/2021
For Questions on this Case Call (972) 771-7745

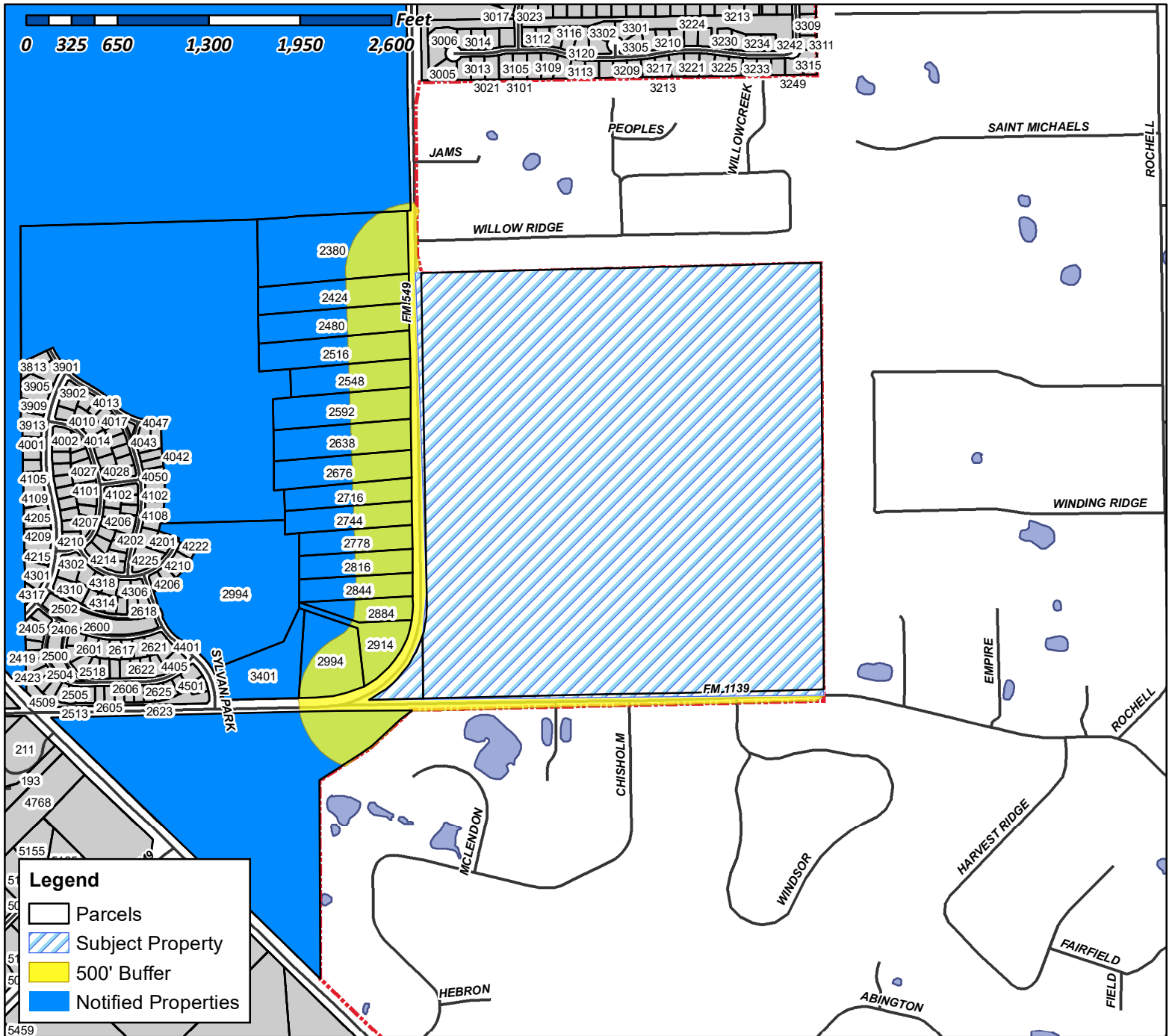




City of Rockwall

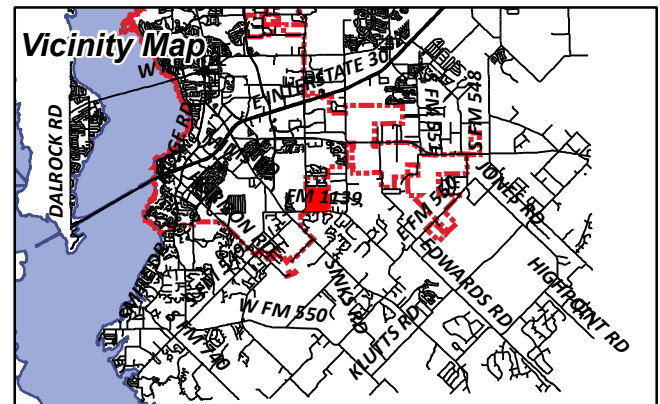
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Case Number: Z2021-007
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 549 and FM 1139

Date Created: 3/23/2021
For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

CHERRY BRUCE
1111 CAMBRIDGE CT
ROCKWALL, TX 75032

NELLER GARY K & HELEN COMEAU
148 HARVEST HILL DR
ROCKWALL, TX 75032

KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

NELLER GARY K & HELEN COMEAU
2380 FM 549
ROCKWALL, TX 75032

HENSON RICHARD W & SHARON ES
2424 FM5 49
ROCKWALL, TX 75032

ACOSTA ANTHONY
2480 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2516 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2548 FM 549
ROCKWALL, TX 75032

CHERRY BRUCE
2592 FM 549
ROCKWALL, TX 75032

LEE RICHARD V & GLORIA J
2638 S FM 549
ROCKWALL, TX 75032

MCCANN KEVIN J AND ERIN M
2676 FM 549
ROCKWALL, TX 75032

POWERS FAMILY TRUST
JAMES DWAIN & PATRICIA ANNETTE POWERS
CO TRUSTEES
2716 FM549
ROCKWALL, TX 75032

OHMANN THOMAS J & CAROL J
2744 S FM 549
ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

HERRERA AARON J AND JENNIFER R AND
FOREHAND DALE A AND AMELIA A
2816 FM 549
ROCKWALL, TX 75032

WELCH CASEY K AND CATHARINE
2844 S FM 549
ROCKWALL, TX 75032

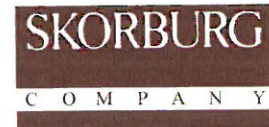
PETTIFORD SEAN AND BRANDI
2884 FM 549
ROCKWALL, TX 75032

SOLIS CARLOS HERIBERTO AND CRYSTAL GARZA-
SOLIS
2914 FM 549
ROCKWALL, TX 75032

JONES DOUGLAS A
2994 FM 549
ROCKWALL, TX 75032

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

POWERS FAMILY TRUST
JAMES DWAIN & PATRICIA ANNETTE POWERS
CO TRUSTEES
PO BOX 850
ROCKWALL, TX 75087



Skorburg Company
8214 Westchester Dr., Ste.
900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

March 19, 2021

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385 S Goliad St
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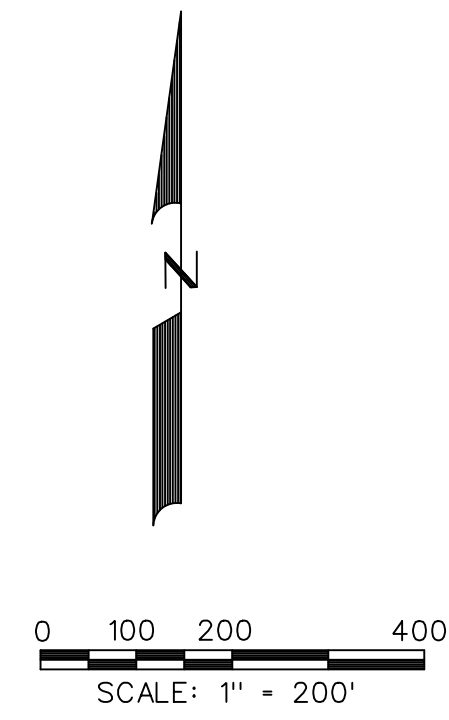
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Cordially Yours,

A handwritten signature in blue ink, appearing to read "Kevin Harrell".

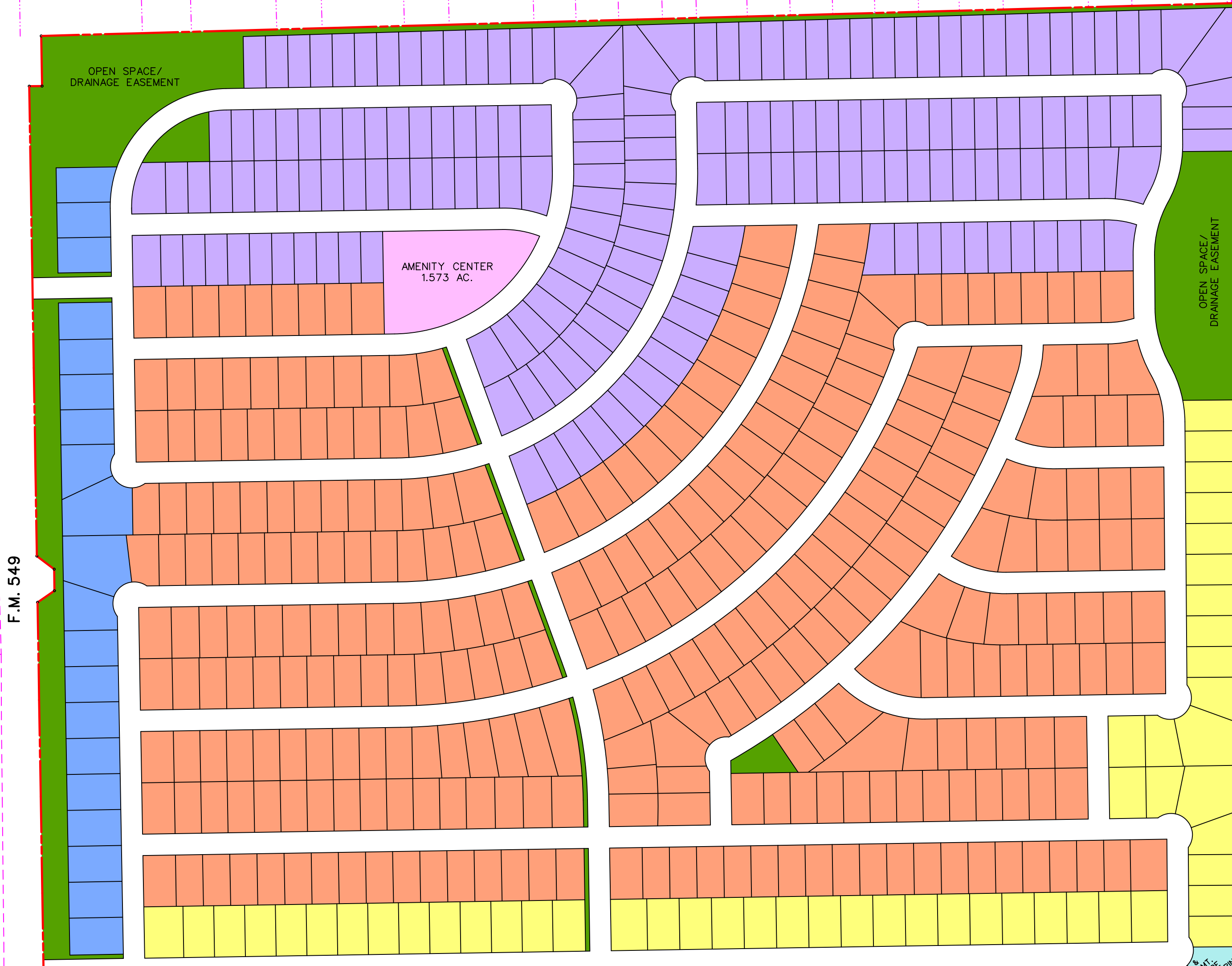
Kevin Harrell
Land Acquisition Manager



F.M. 549

WILLOW RIDGE CIRCLE

HILLVIEW ACRES
CAB, F, PG. 1



DRAINAGE & DETENTION ESMT. FINAL SIZE TO BE DETERMINED AT ENGINEERING

DRAINAGE & DETENTION ESMT. FINAL SIZE TO BE DETERMINED AT ENGINEERING

PARKLAND (REGIONAL PARK) 51.8 AC.

F.M. 1139

CEMETARY

Table 2: Lot Dimensional Requirements

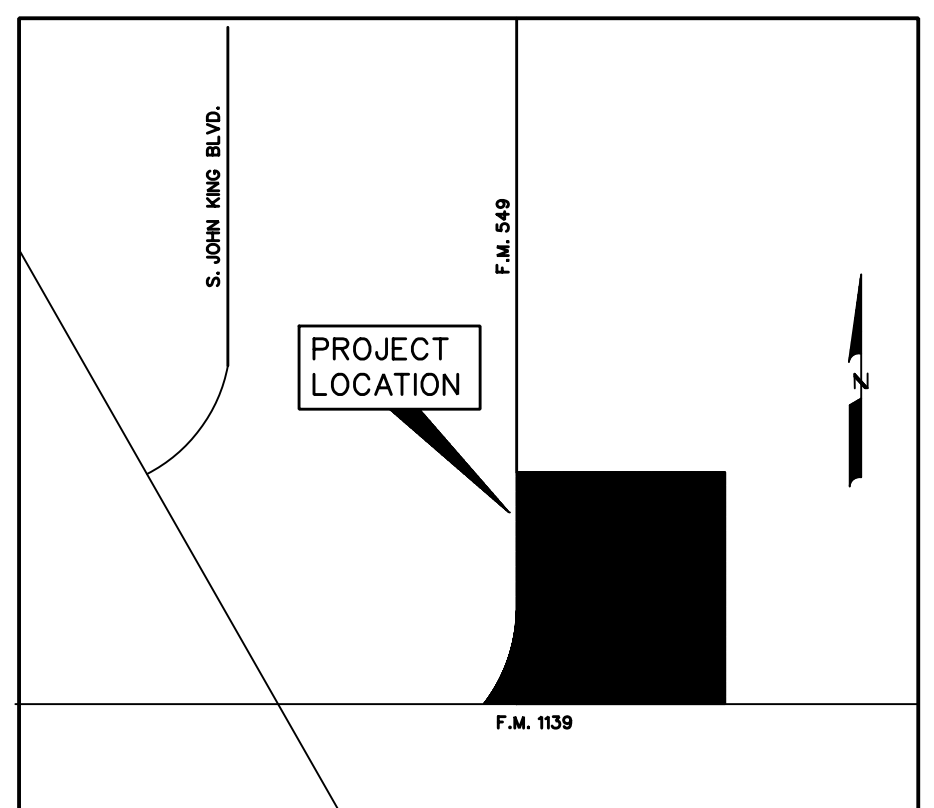
Lot Type (see Concept Plan)	A	B	C	D
Minimum Lot Width ⁽¹⁾	52'	62'	72'	82'
Minimum Lot Depth	120'	120'	120'	120'
Minimum Lot Area	6,240 SF	7,240 SF	8,640 SF	9,840 SF
Minimum Front Yard Setback ^{(2), (3) & (4)}	25'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) ^{(1) & (5)}	20'	20'	20'	20'
Minimum Length of Driveway Pavement	20'	20'	20'	20'
Maximum Height ⁽⁶⁾	36'	36'	36'	36'
Minimum Rear Yard Setback ⁽⁴⁾	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] ⁽⁷⁾	2,000 SF	2,200 SF	2,200 SF	2,200 SF
Maximum Lot Coverage	65%	65%	65%	65%

- General Notes to Table 2:**
1. Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the Front Yard Building Setback. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent but shall meet the minimum lot size for each lot type referenced in Table 1.
 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. The location of the Rear Yard Building Setback as measured from the rear property line.
 5. Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property, however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks. 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. Flat front entry garage configurations are permitted on all Lot Type 'A' lots, plus up to 35% of the total number of Lot Type 'B' lots (i.e. a total maximum of 290 lots may have a flat front entry only garage configuration between all lot types) provided that: [1] no more than 35% (i.e. a maximum of 110 lots) of the lots for Lot Type 'B' have a flat front entry garage, and [2] the front yard building setback for all lots with a flat front entry garage is increased to a minimum of 25-feet. All Lot Type 'C' and Lot Type 'D' lots shall be oriented in a traditional swing (or j-swing) (i.e. where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration). On traditional swing (or j-swing) garage configurations, a second single or double garage door facing the street is permitted if it is located behind the width of the double garage door.
 7. A maximum of 20% of the Type 'A' lots may have a minimum area/dwelling unit (SF) [Air-Conditioned Space] of 1,800 SF.

LEGEND

TYPICAL LOT SIZES

- TYPE A LOTS
52' X 120' - 180 LOTS
- TYPE B LOTS
62' X 120' - 311 LOTS
- TYPE C LOTS
72' X 120' - 51 LOTS
- TYPE D LOTS
82' X 120' - 20 LOTS
- OPEN SPACE - 8.771 Ac.
- AMENITY CENTER - 1.517 Ac.
- PARKLAND (REGIONAL PARK) - 51.8 Ac.



LOCATION MAP
N.T.S.

CONCEPT PLAN
OF
HOMESTEAD
SITUATED IN THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
KLUTTS FARM, LLC.
1604 NORTH HILLS DR.
ROCKWALL, TX 75087

TOTAL ACRES 196.009
TOTAL RESIDENTIAL LOTS 562
RESIDENTIAL DENSITY 2.867

MARCH 2021 SCALE 1" = 200'

CASE NO. XXXX



Lofland Lake

549

1139

Winding Ridge Ln



Google Earth

© 2021 Google

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/24/2021

PROJECT NUMBER: Z2021-007
PROJECT NAME: Zoning Change from AG to PD (Klutts Family Farm)
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Ryan Miller
CASE MANAGER PHONE: 972-772-6441
CASE MANAGER EMAIL: miller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-549 and FM-1139, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	03/24/2021	Approved w/ Comments

03/24/2021: Z2021-007; Zoning Change (AG to PD) for Klutts Family Farm
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and generally located at the northwest corner of the intersection of FM-549 and FM-1139.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.

M.3 For reference, include the case number (Z2021-007) in the lower right-hand corner of all pages on future submittals.

M.4 Please submit a legal description in .doc format and a survey in .pdf of the subject property to be included in the draft ordinance.

I.5 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the South Central Residential District, and according to the Future Land Use Map the subject property is designated for Low Density Residential district land uses. Low Density Residential is defined as 2.0 dwelling units/acre with the ability to increase the density up to 2.5 dwelling units/acre at the discretion of the City Council if they determine that increased amenity is provided. The proposed zoning request is proposing a density of 2.87 dwelling units/acre, which does not conform to the Future Land Use Map. This request will require the City Council to approve a change to the Future Land Use Map from Low Density Residential to Medium Density Residential.

I.6 According to the Land Use Plan the South Central Residential District, "...has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots."

M.7 According to the OURHometown Vision 2040 Comprehensive Plan, the proposed development deviates from the residential goals and policies in the following ways:

(1) Residential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes. [Goal 01; Section 02.02; Chapter 9].

Staff Response: Consider putting the smaller 62' x 120' lots fronting on to the park land area, and moving the 72' x 120' lots elsewhere in the development.

(2) All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas [Goal 03; Section 02.02; Chapter 9].

Staff Response: A trail system should be incorporated into the development that links the private open space areas to the proposed public park. Staff will require a hardscape plan showing the trail locations with the PD Site Plan.

(3) Identify and preserve existing neighborhood landmarks (e.g. historic or unique buildings and prominent natural features) to foster distinctiveness, neighborhood pride, and sense of ownership [Goal 01; Section 02.03; Chapter 9].

Staff Response: The existing farm house on the property could be used to meet this goal/policy.

(4) Require rear-entry garages and alleyways on all lots that have a lot width of 55-feet or less; however, alleyways should be prohibited on all lots greater than 55-feet. These lots should incorporate J-Swing or Recessed Front Entry garages [Goal 03; Section 02.03; Chapter 9].

Staff Response: Consider removing the 52' x 120' lot product as it does not adhere to the goals and policies of the Comprehensive Plan.

M.8 On the zoning exhibit please make the following changes:

- (1) Remove Table 2: Lot Dimensional Requirements and all notes from the zoning exhibit.
- (2) Change Regional Park to Public Park. Currently, the City does not have a classification in the Parkland Dedication Ordinance for Regional Park; however, this will be changed with the adoption of changes to the Parkland Dedication Ordinance in the future.
- (3) Remove the drainage and detention easements shown on the zoning exhibit. These have been addressed in the language in the Planned Development District ordinance.

I.9 Based on the submittal staff has made the following recommended changes to the proposed draft ordinance:

- (1) Changed the minimum square footage for the Type A lots from 2,000 SF to 2,200 SF and the Type D lots from 2,200 SF to 2,800 SF.
- (2) Removed Note #7 from the Dimensional Requirements table.
- (3) Consolidated the building standards into one (1) set of standards for all product.
- (4) Changed the masonry requirement to allow Traditional Neighborhood Design (TND) product and added a Specific Use Permit (SUP) process for housing plans that propose more than 50% cementitious fiberboard horizontal lap-siding.
- (5) Changed the minimum roof pitch from 6:12 to 8:12 as required by the minimum standards for Planned Development District standards as required by the Unified Development District (UDC).
- (6) Changed the garage orientation requirements from allowing 35% of the Type B lots in a flat-front entry configuration to only allow traditional swing (or j-swing). This also facilitated changing the minimum driveway length from 20-feet to 25-feet in the Dimensional Requirements table.
- (7) Added language requiring a row of shrubs behind the wrought iron fencing along FM-549. This is consistent with the Winding Creek Planned Development District ordinance.
- (8) Changed the language in the trail section since the concept plan does not delineate a trail system. This will need to be shown as part of the PD Site Plan.
- (9) Made minor changes to the Open Space/Public Park section with regards to the City's required fees.
- (10) Modified the language contained in the Amenity Center section.
- (11) Added language to the Homeowner's Association section to address the potential of drainage in the public park areas.

M.10 Please review the attached Draft Ordinance prior to the March 30, 2021 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than April 6, 2021. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.11 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 April 6, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 13, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 30, 2021.

I.12 The projected City Council meeting dates for this case will be April 19, 2021 (1st Reading) and May 3, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/24/2021	Needs Review

03/24/2021: M - Only 91.83 acres are with the City of Rockwall right to serve water.

- M - This plan shows 562 lots. Maximum 243 lots are required before the two 3097 Lift Stations will need to be upgraded to ultimate capacity.
- M - The Somerset Lift Station will need to have an infrastructure study done to determine upgrades required to be constructed.
- M - Detention is required.

The following are informational comments for the engineering design process.

General Items:

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20' for new easements. No structures allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.
- I - No structures, landscaping, fencing, monument signs, etc. can be in NTMWD easements and you must receive approval to cross the easements.

Drainage Items:

- I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- I - Manning's C-value is per zoning type.
- I - Flood Study is required to define all localized 100-yr flood plains or if you "touch" the existing floodplain, pond, or creek. Review fees apply. See the City Standards of Design for flood study requirements.
- I - Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- I - Cannot increase the flow leaving the property.
- M- Detention is required
- I - No lot to lot drainage is allowed from the existing subdivision to north or for these new lots.

Water and Wastewater Items:

- I - Must loop min 8" water line on site.
- I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- I - Minimum public sewer is 8". Must connect to Existing Long Branch Lift Station
- I - Existing Pro-rata for Long Branch Lift Station = \$545.38/acre
- I - Existing Pro-rata for FM 3097 Lift Stations = \$432.74/acre
- I - Infrastructure study to be performed to determine capacity and upgrades to the Long Branch Lift station. Fees apply for study.
- I - If you have 243 lots or more for this site: need to upsize the Long Branch and both FM 3097 #1 and #2 lift stations to ultimate capacity (pumps, electrical, generators, etc.).

Roadway Paving Items:

- I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
- I - Roads adjacent to parks will need to have 41' B-B paving in 60' ROW to allow for on street parking.
- I - Must install alleys at the back of the lots.
- I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- I - TXDOT to be ready to let FM 549 Widening July 2021.
- I - TXDOT permit and Traffic Impact Analysis required for 1139 and 549. Review fees apply.
- I - Make sure that you have shown the new right-of-way along FM 549 for the widening project

Landscaping:

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved

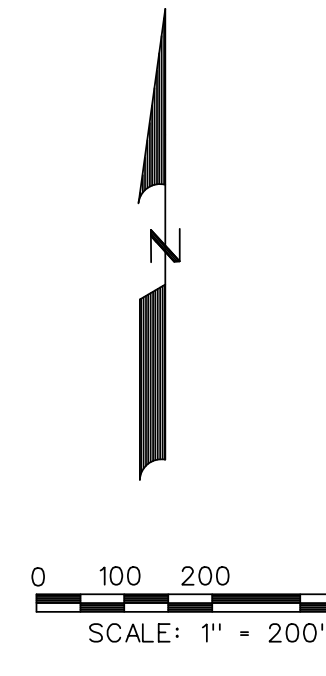
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	03/24/2021	N/A

No Comments

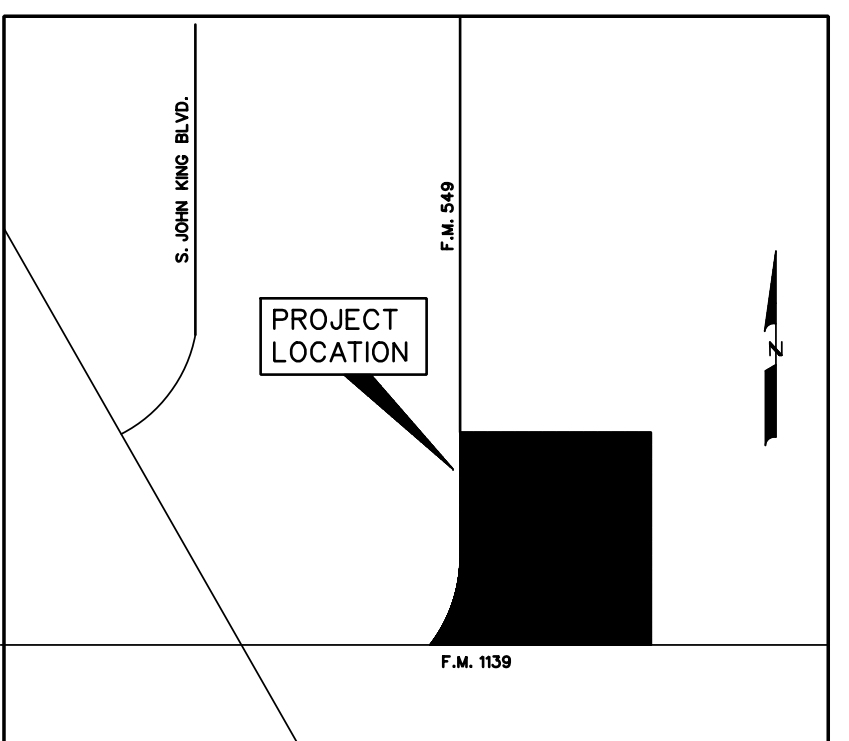
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved

03/22/2021: No comments



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N.T.S.

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ALLEN, TEXAS 75013
972-396-1200
OWNER
KLUTTS FARM, LLC.
1604 NORTH HILLS DR.
ROCKWALL, TX 75087
MARCH 2021 SCALE 1" = 200'



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-007

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [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)
- Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address S FM 549, Rockwall, TX

Subdivision Ramsey Survey Abstract-186

Lot N/A Block N/A

General Location NEC of S FM 549 and FM 1139

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning AG

Current Use Agricultural

Proposed Zoning PD - Single Family

Proposed Use Single Family Residential Subdivision

Acreage 198.52

Lots [Current] N/A

Lots [Proposed] 565

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Klutts Farm, LLC

Applicant Skorburg Company

Contact Person Ben Klutts, Jr

Contact Person Kevin Harrell

Address 1604 N Hills Dr

Address 8214 Westchester
Suite 900

City, State & Zip Rockwall, TX 75087

City, State & Zip Dallas, TX 75225

Phone 972-771-5755

Phone 214-888-8859

E-Mail BKluttsjr@att.net

E-Mail KHarrell@SkorburgCompany.com

NOTARY VERIFICATION [REQUIRED]

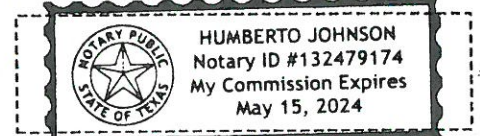
Before me, the undersigned authority, on this day personally appeared Ben Klutts [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of March, 20 21. 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."

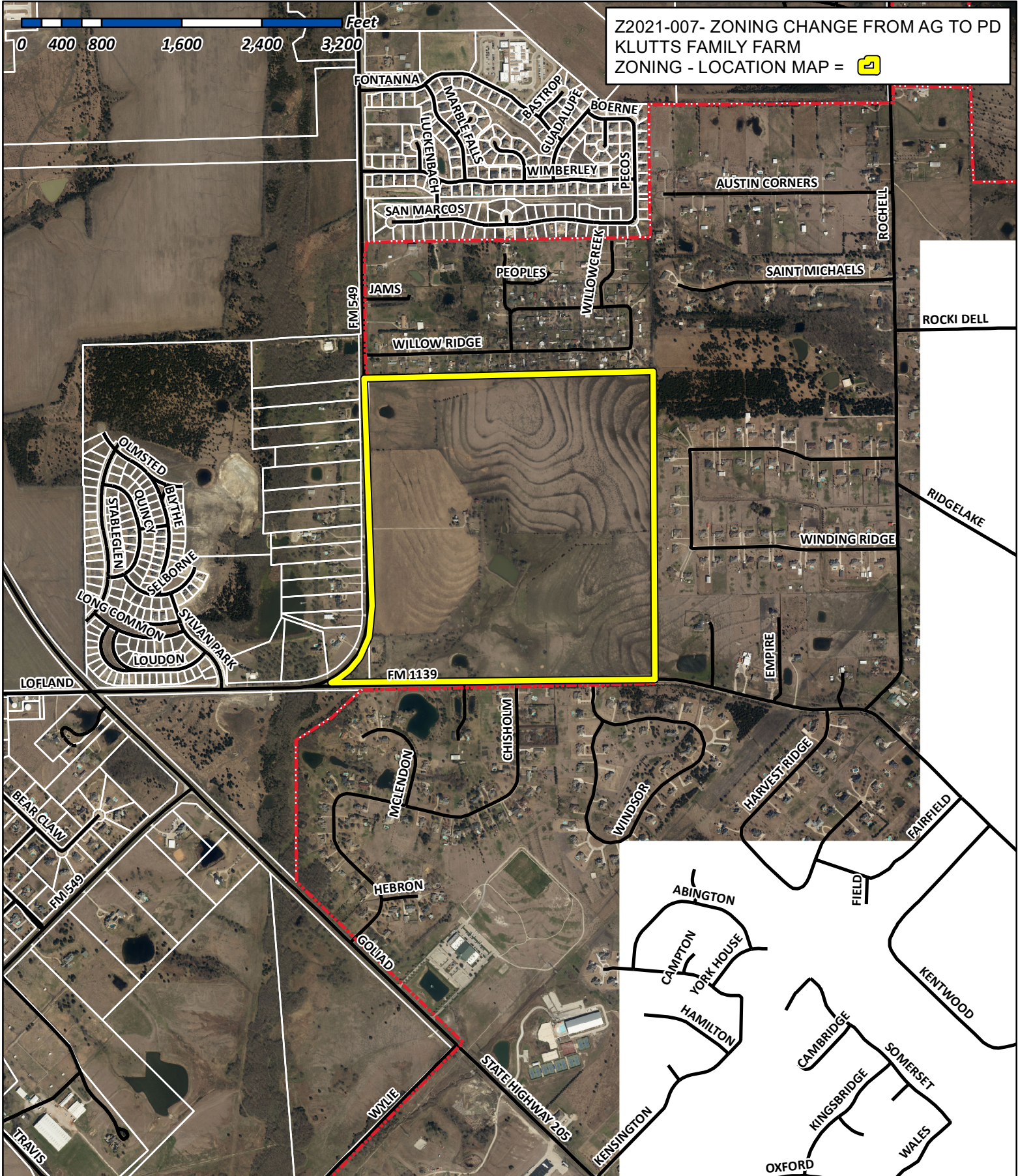
Given under my hand and seal of office on this the 18th day of March, 20 21.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires



Z2021-007- ZONING CHANGE FROM AG TO PD
 KLUTTS FAMILY FARM
 ZONING - LOCATION MAP = 1



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.

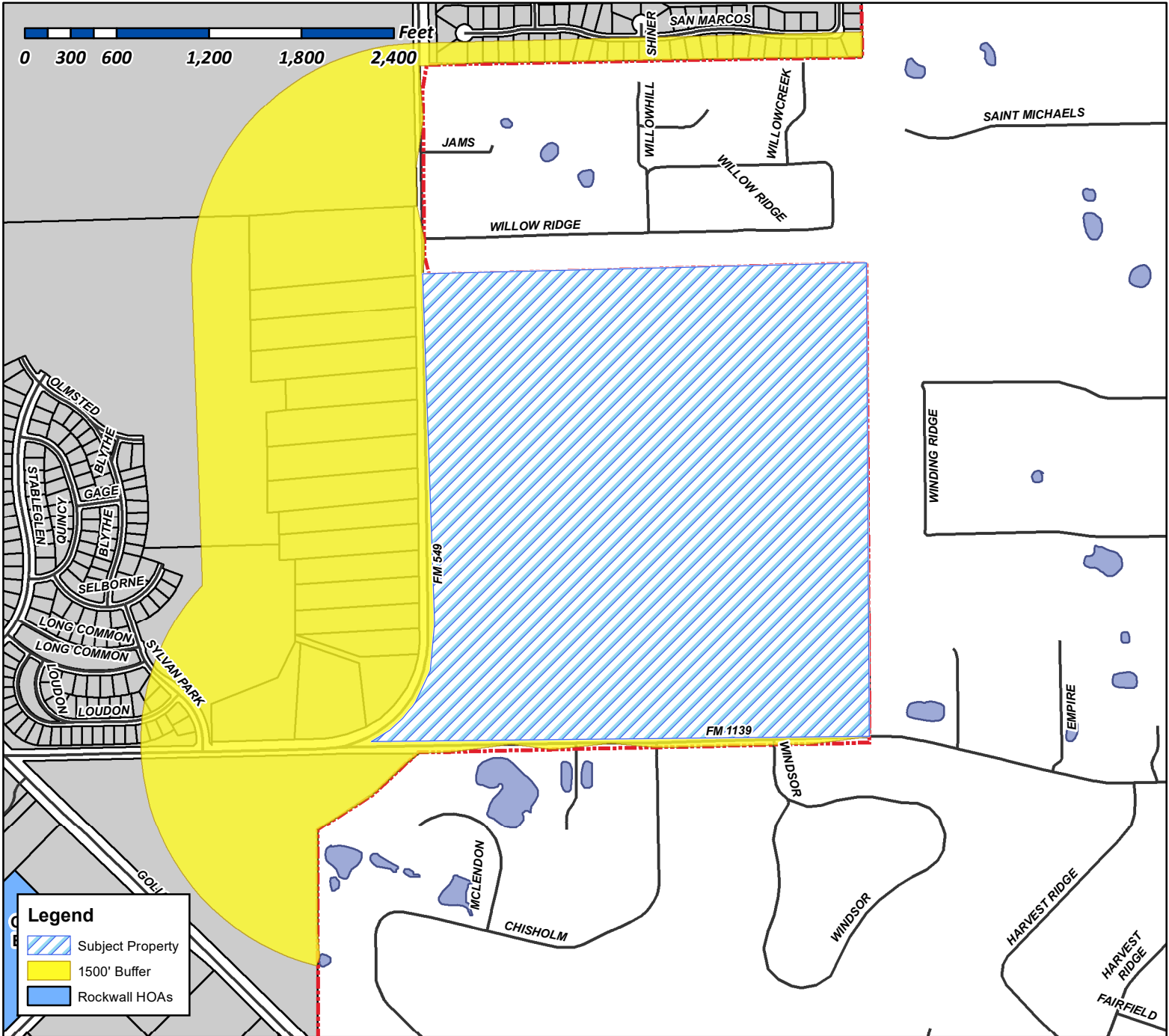
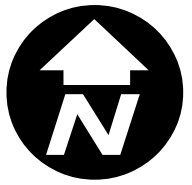




City of Rockwall

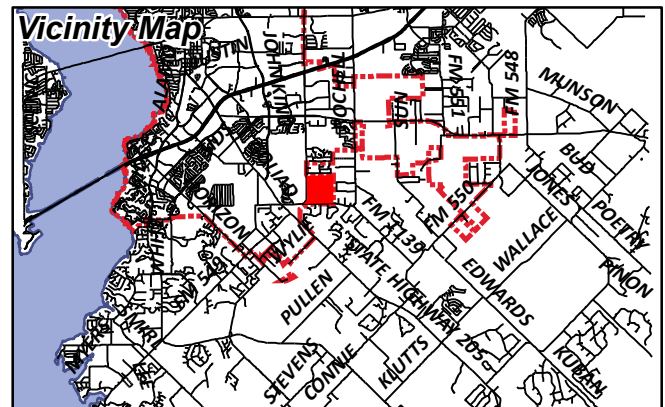
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(P): (972) 771-7745
(W): www.rockwall.com

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: Z2021-007
Case Name: Zoning
Case Type: Specific Use Permit
Zoning: Agricultural (AG) District
Case Address: Klutts Family Farm

Date Created: 3/19/2021
For Questions on this Case Call (972) 771-7745

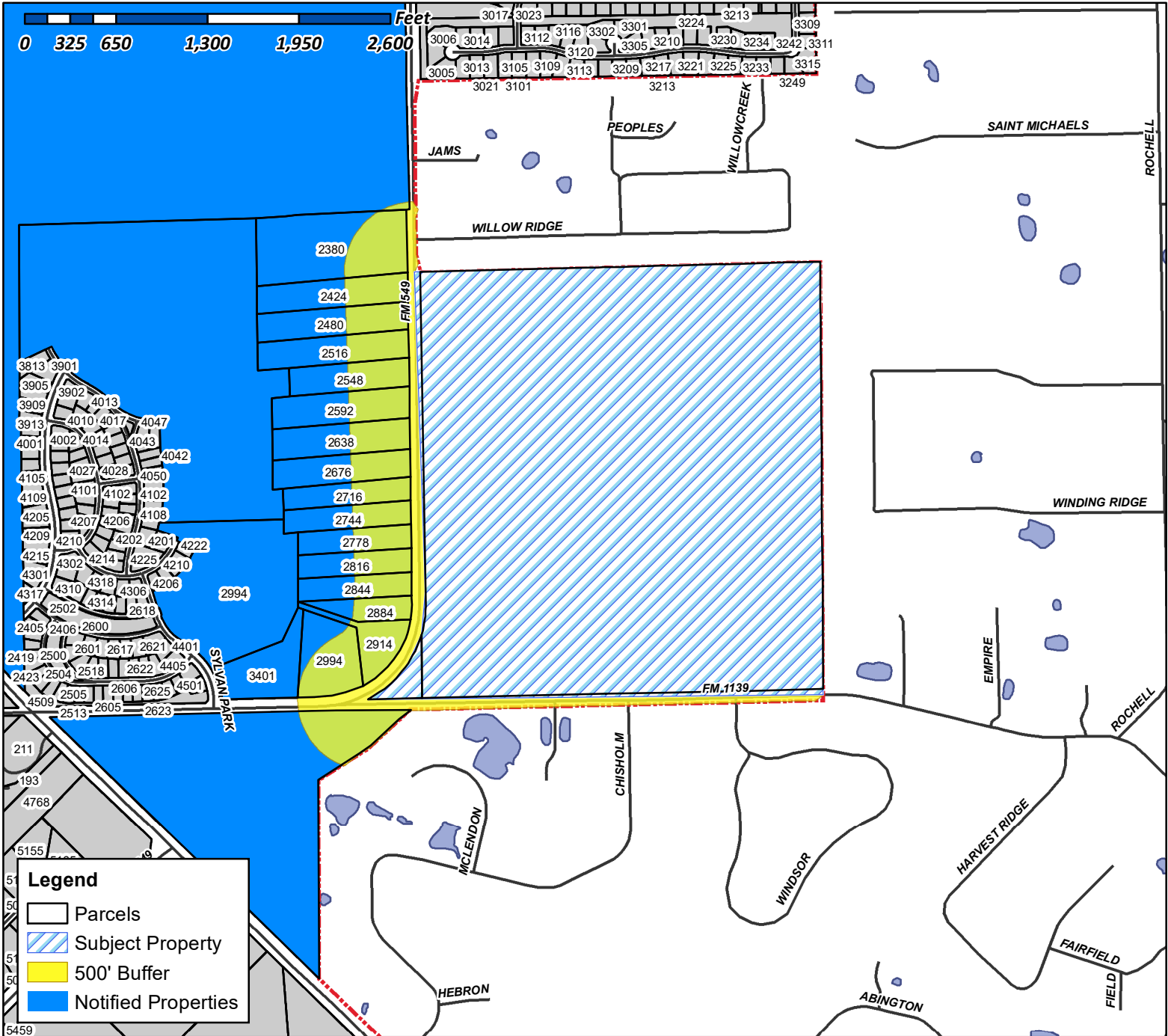




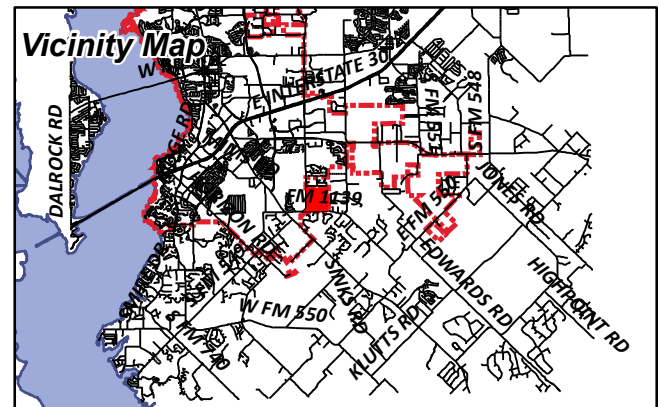
City of Rockwall

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

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Case Number: Z2021-007
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 549 and FM 1139



Date Created: 3/23/2021
For Questions on this Case Call (972) 771-7745

ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

CHERRY BRUCE
1111 CAMBRIDGE CT
ROCKWALL, TX 75032

NELLER GARY K & HELEN COMEAU
148 HARVEST HILL DR
ROCKWALL, TX 75032

KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

NELLER GARY K & HELEN COMEAU
2380 FM 549
ROCKWALL, TX 75032

HENSON RICHARD W & SHARON ES
2424 FM5 49
ROCKWALL, TX 75032

ACOSTA ANTHONY
2480 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2516 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2548 FM 549
ROCKWALL, TX 75032

CHERRY BRUCE
2592 FM 549
ROCKWALL, TX 75032

LEE RICHARD V & GLORIA J
2638 S FM 549
ROCKWALL, TX 75032

MCCANN KEVIN J AND ERIN M
2676 FM 549
ROCKWALL, TX 75032

POWERS FAMILY TRUST
JAMES DWAIN & PATRICIA ANNETTE POWERS
CO TRUSTEES
2716 FM549
ROCKWALL, TX 75032

OHMANN THOMAS J & CAROL J
2744 S FM 549
ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

HERRERA AARON J AND JENNIFER R AND
FOREHAND DALE A AND AMELIA A
2816 FM 549
ROCKWALL, TX 75032

WELCH CASEY K AND CATHARINE
2844 S FM 549
ROCKWALL, TX 75032

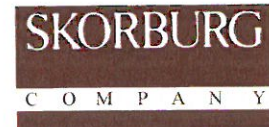
PETTIFORD SEAN AND BRANDI
2884 FM 549
ROCKWALL, TX 75032

SOLIS CARLOS HERIBERTO AND CRYSTAL GARZA-
SOLIS
2914 FM 549
ROCKWALL, TX 75032

JONES DOUGLAS A
2994 FM 549
ROCKWALL, TX 75032

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

POWERS FAMILY TRUST
JAMES DWAIN & PATRICIA ANNETTE POWERS
CO TRUSTEES
PO BOX 850
ROCKWALL, TX 75087



Skorburg Company
8214 Westchester Dr., Ste.
900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

March 19, 2021

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Skorburg Company is requesting that our project be taken to the April 13th, 2021 Planning and Zoning Meeting. This project is the development of ±198 Acres in the J. A. Ramsey Survey, City of Rockwall, Rockwall County, located at the Northeast corner of F.M. 549 and FM 1139.

The property is currently zoned AG. We are proposing a development of Single-Family Residential homes on lots ranging from 6,200 SF to 9,800 SF minimum. This community will feature high quality homes featured in other high quality Skorburg communities like Stone Creek Estates, Breezy Hill Estates, and Gideon Grove.

Within this development, we are proposing a 50-acre contiguous tract of land to be dedicated to the City of Rockwall for a Regional City Park which will add to the beautiful aesthetics of the surrounding area.

We look forward to working with the City to once again to develop another gorgeous development.

Cordially Yours,

A handwritten signature in blue ink, appearing to read "Kevin Harrell".

Kevin Harrell
Land Acquisition Manager

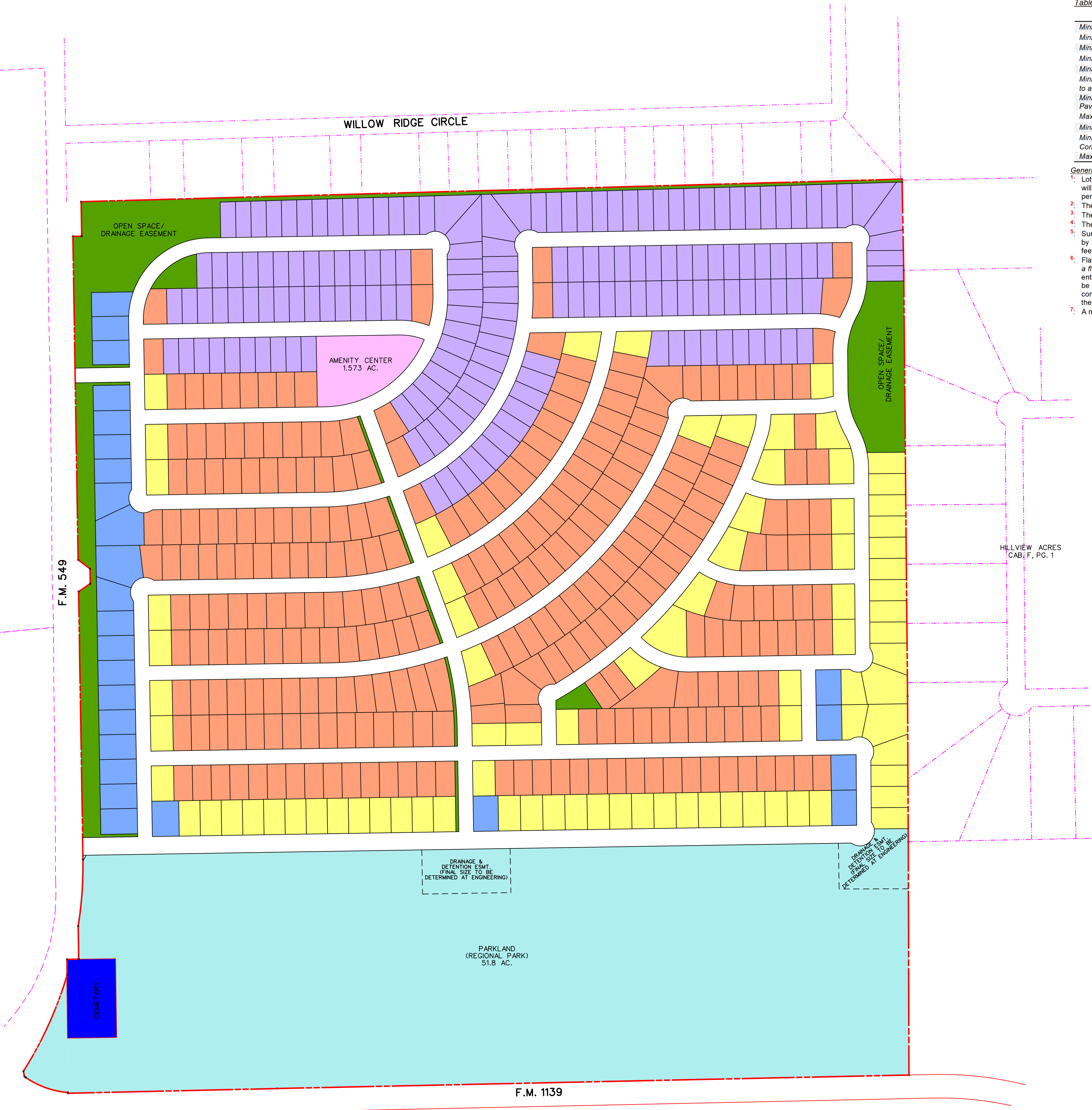
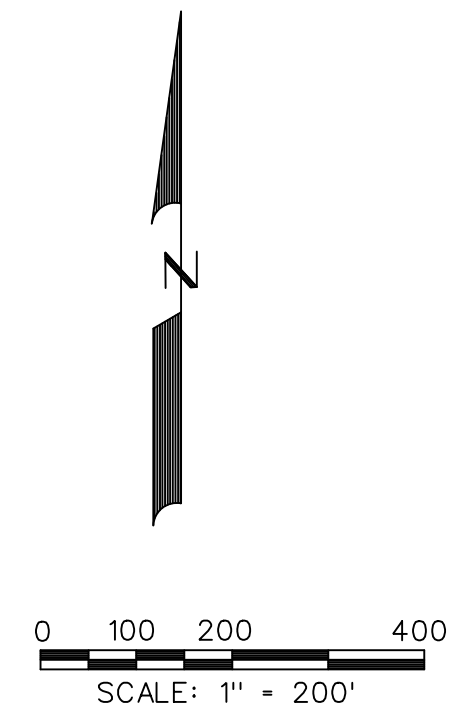


Table 2: Lot Dimensional Requirements

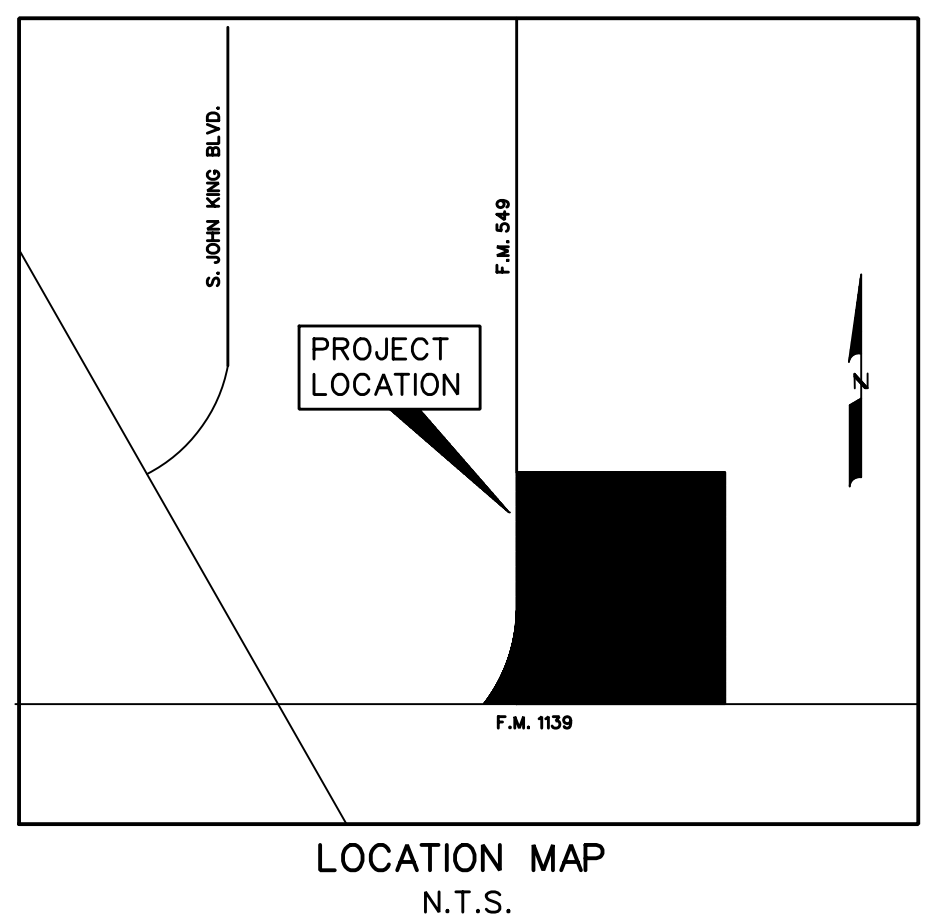
Lot Type (see Concept Plan)	A	B	C	D
Minimum Lot Width ⁽¹⁾	52'	62'	72'	82'
Minimum Lot Depth	120'	120'	120'	120'
Minimum Lot Area	6,240 SF	7,440 SF	8,640 SF	9,840 SF
Minimum Front Yard Setback ^{(2), (3) & (6)}	25'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) ^{(2) & (6)}	20'	20'	20'	20'
Minimum Length of Driveway Pavement	25'	20'	20'	20'
Maximum Height ⁽³⁾	36'	36'	36'	36'
Minimum Rear Yard Setback ⁽⁴⁾	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] ⁽¹⁾	2,000 SF	2,200 SF	2,200 SF	2,200 SF
Maximum Lot Coverage	65%	65%	65%	65%

- General Notes to Table 2:**
1. Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
 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. The location of the *Rear Yard Building Setback* as measured from the rear property line.
 5. Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. 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. Flat front entry garage configurations are permitted on all Lot Type 'A' lots, plus up to 35% of the total number of Lot Type 'B' lots (i.e. a total maximum of 288 lots may have a flat front entry only garage configuration between all lot types) provided that: [1] no more than 35% (i.e. a maximum of 110 lots) of the lots for Lot Type 'B' have a flat front entry garage, and [2] the front yard building setback for all lots with a flat front entry garage is increased to a minimum of 25-feet. All Lot Type 'C' and Lot Type 'D' lots shall be oriented in a traditional swing (or j-swing) (i.e. where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration). On traditional swing (or j-swing) garage configurations, a second single or double garage door facing the street is permitted if it is located behind the width of the double garage door.
 7. A maximum of 20% of the Type 'A' lots may have a minimum area/dwelling unit (SF) [Air-Conditioned Space] of 1,800 SF.

LEGEND

TYPICAL LOT SIZES

- TYPE A LOTS
52' X 120' - 168 LOTS
- TYPE B LOTS
62' X 120' - 287 LOTS
- TYPE C LOTS
72' X 120' - 82 LOTS
- TYPE D LOTS
82' X 120' - 26 LOTS
- OPEN SPACE - 8.771 Ac.
- AMENITY CENTER - 1.517 Ac.
- PARKLAND (REGIONAL PARK) - 51.8 Ac.



CONCEPT PLAN
OF
HOMESTEAD
SITUATED IN THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
KLUTTS FARM, LLC.
1604 NORTH HILLS DR.
ROCKWALL, TX 75087
MARCH 2021 SCALE 1" = 200'

TOTAL ACRES 196.009
TOTAL RESIDENTIAL LOTS 563
RESIDENTIAL DENSITY 2.872

CASE NO. XXXX



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] 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 SINGLE-FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 196.009-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN 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 has received a request by Kevin Harrell of the Skorburg Co. on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses, on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, 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. 20-02*] 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. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *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 development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined 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 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for 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) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary 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 3RD DAY OF MAY, 2021.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 19, 2021

2nd Reading: May 3, 2021

Exhibit 'A':
Legal Description

LEGAL DESCRIPTION

DRAFT
ORDINANCE
03.30.2021

Survey

DRAFT
ORDINANCE
03.30.2021

**Exhibit 'D':
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 Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	52' x 120'	6,240 SF	168	29.84%
B	62' x 120'	7,440 SF	287	50.98%
C	72' x 120'	8,640 SF	82	14.56%
D	82' x 120'	9,840 SF	26	04.62%
<i>Maximum Permitted Units:</i>			563	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article 05, *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 2.88 dwelling units per gross acre of land; however, in no case should the proposed development exceed 563 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	A	B	C	D
<i>Minimum Lot Width</i> ⁽¹⁾	52'	62'	72'	82'
<i>Minimum Lot Depth</i>	120'	120'	120'	120'
<i>Minimum Lot Area</i>	6,240 SF	7,440 SF	8,640 SF	9,840 SF
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	6'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	20'	20'	20'	20'
<i>Minimum Length of Driveway Pavement</i>	25'	25'	25'	25'
<i>Maximum Height</i> ⁽³⁾	36'	36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	2,200 SF	2,200 SF	2,600 SF	2,800 SF
<i>Maximum Lot Coverage</i>	65%	65%	65%	65%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 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: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of

Exhibit 'D':
Density and Development Standards

the encroaching faces.

- 6: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet.

(4) *Building Standards*. All development shall adhere to the following building standards:

- (a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90%; however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. *HardiBoard* or *Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (see *examples below*) may be used for up to 50% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50% of the masonry requirement.

Examples of Cementitious Fiberboard



- (b) *Roof Pitch*. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design and orientation requirements
- (1) *Type 'A' Lots*. The *Type 'A' Lots* (i.e. the purple lots depicted in Exhibit 'B') may be oriented in a *flat-front entry configuration* -- allowing the garage to be flush with the front façade of the primary structure -- pending the front yard setback is increased to a minimum setback of 25-feet.
- (2) *Type 'B', 'C' & 'D' Lots*. The *Type 'B', 'C' & 'D' Lots* (i.e. the orange, yellow and blue lots depicted in Exhibit 'B') may be oriented in a *traditional swing (or j-swing) garage configuration* -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a *traditional swing (or j-swing) garage configuration*, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing (or j-swing) configuration*.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and*

Exhibit 'D':
Density and Development Standards

Loading, of the Unified Development Code (UDC). In addition, all garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Wood Garage Door



- (5) Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see *Figures 3 & 4* below).

Table 3: Anti-Monotony Matrix

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	52' x 120'	(1), (2), (3), (4)
B	62' x 120'	(1), (2), (3), (4)
C	72' x 120'	(1), (2), (3), (4)
D	82' x 120'	(1), (2), (3), (4)

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or FM-549 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
- (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade

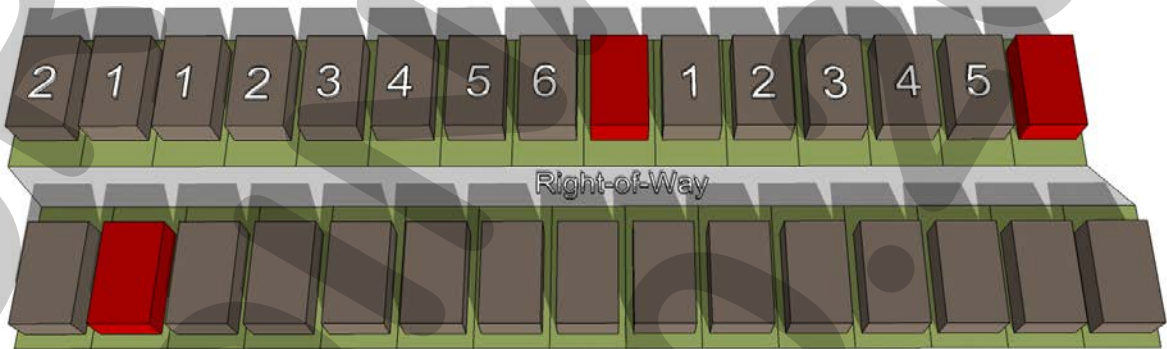
Exhibit 'D':
Density and Development Standards

- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.



Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) Front Yard Fences. Front yard fences shall be prohibited.
 - (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be

Exhibit 'D':
Density and Development Standards

stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

- (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-1141 and Clem Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (7) Landscape and Hardscape Standards.
- (a) 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. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
 - (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) Landscape Buffer and Sidewalks (FM-549). A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.
 - (2) Landscape Buffers (Northern Property Line). A minimum of a ten (10) foot landscape buffer shall be provided along the northern property boundary. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning --*, a minimum of four (4) caliper inches in size, that will be planted on 15-foot centers along the entire northern property boundary. An alternative screening plan proposing the use of existing trees, for the area directly adjacent to northern property line, may be

Exhibit 'D':
Density and Development Standards

submitted by the developer with the PD Site Plan. This alternative plan can be approved at the discretion of the Planning and Zoning Commission upon a finding that the proposed plan will provide adequate screening that is equal to or exceeds the standards stated in this section.

- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) 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).
- (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width unless otherwise required.
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) Open Space/Public Park. The development shall consist of a minimum of 20% open space (*or a minimum of 39.2018-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'C'* of this ordinance. In addition, the following shall apply to the proposed open space and public park areas:
 - (a) Public Park. The development shall incorporate a minimum of a 50-acre contiguous tract of land to the City of Rockwall -- *identified as "Regional Park" in Exhibit 'C'* -- for the provision of a public park. The proposed dedication of land shall be in lieu of the required cash-in-lieu of land fees required by Article II, *Parkland Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of

Exhibit 'D':
Density and Development Standards

Ordinances; however, the developer shall be required to pay the pro-rata equipment fees as required by the ordinance, which shall be used to amenitized the proposed public park. To accommodate the development, the City shall grant temporary grading and permanent drainage and detention easements as necessary to develop the residential portions of the property in accordance with City requirements. The City shall have the right to relocate said easements granted in connection with the residential development such that the City may develop the public park in accordance with the City's desired use. Performance of the obligations under this subparagraph shall be deemed fully to satisfy the City's open space requirements stipulated by the OURHometown Vision 2040 Comprehensive Plan.

- (b) Open Space. All open space areas not dedicated as part of the public park (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (13) Amenity Center. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan* and may incorporate materials from the historic farmhouse -- *which currently situated on the property* -- without requiring variances to the material requirements contained in this ordinance or the Unified Development Code (UDC).
- (14) Trails. A concrete trail system shall be required to be delineated on the *PD Site Plan*, and provide connectivity to the proposed park.
- (15) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (16) Homeowner's Association (HOA). A Homeowner's Association (HOA) 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*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. In addition, the HOA shall be responsible for maintaining any drainage areas on the public park that are necessary to provide sufficient stormwater detention for the residential lots. These areas are required to be delineated on the *PD Site Plan*.
- (17) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



TO: Planning and Zoning Commission
DATE: April 13, 2021
APPLICANT: Kevin Harrell; *Skorburg Company*
CASE NUMBER: Z2021-007; *Zoning Change (AG to PD) for the Klutts Farm*

SUMMARY

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

BACKGROUND

A 103.142-acre portion of the subject property was annexed on June 15, 1998 by *Ordinance No. 98-20*. The remainder of the subject property was annexed on October 4, 2010 by *Ordinance No. 10-27*. At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. Currently situated on the subject property is an old farmhouse, which is 1,860 SF in size and was constructed in 1889 by William Lawson Lawhorn (*known as the Lawhorn Farm House*). In addition, -- based on current aerial images -- there appears to be two (2) agricultural accessory buildings (*of an undetermined size*) on the property. No additional changes or improvements have been made to the subject property since its annexation, and the property has remained zoned Agricultural (AG) District.



FIGURE 1: LAWHORN FARM HOUSE.

PURPOSE

On March 19, 2021, the applicant -- *Kevin Harrell of the Skorburg Company* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 526-lot single-family, residential subdivision that will consists of four (4) lot sizes (*i.e. [A] 408, 62' x 120'; [B] 95, 72' x 120'; [C] 13, 82' x 120'; and [D] 10, 100' x 120'*).

ADJACENT LAND USES AND ACCESS

The subject property is located northeast of the intersection of FM-549 and FM-1139. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property are the corporate limits of the City of Rockwall followed by residential properties situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall. This area includes the Woolridge Estates and Willow Ridge Subdivisions. Beyond this is the corporate limits of the City of Rockwall followed by Phase 3 of the Fontanna Ranch Subdivision, which is zoned Planned Development District 67 (PD-67) for Single-Family 16 (SF-16) District land uses.

South: Directly south of the subject property is FM-1139, which is identified as a M4U (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are the corporate limits of the City of Rockwall followed by residential properties situated within the City of McLendon-Chisolm's Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property are the corporate limits of the City of Rockwall. Beyond this are the corporate limits of the City of Rockwall followed by residential properties situated within the City of McLendon-Chisolm's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is FM-549, which is identified as a TXDOT4D (*i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are eight (8) single-family residential homes zoned Single-Family Estate 2.0 (SFE-2.0) District, and eight (8) single-family residential homes zoned Single-Family Estate 4.0 (SFE-4.0) District. East of these properties is Phase 1 of the Somerset Park Subdivision, which consists of 152 single-family residential homes on 56.43-acres. This subdivision is zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses.

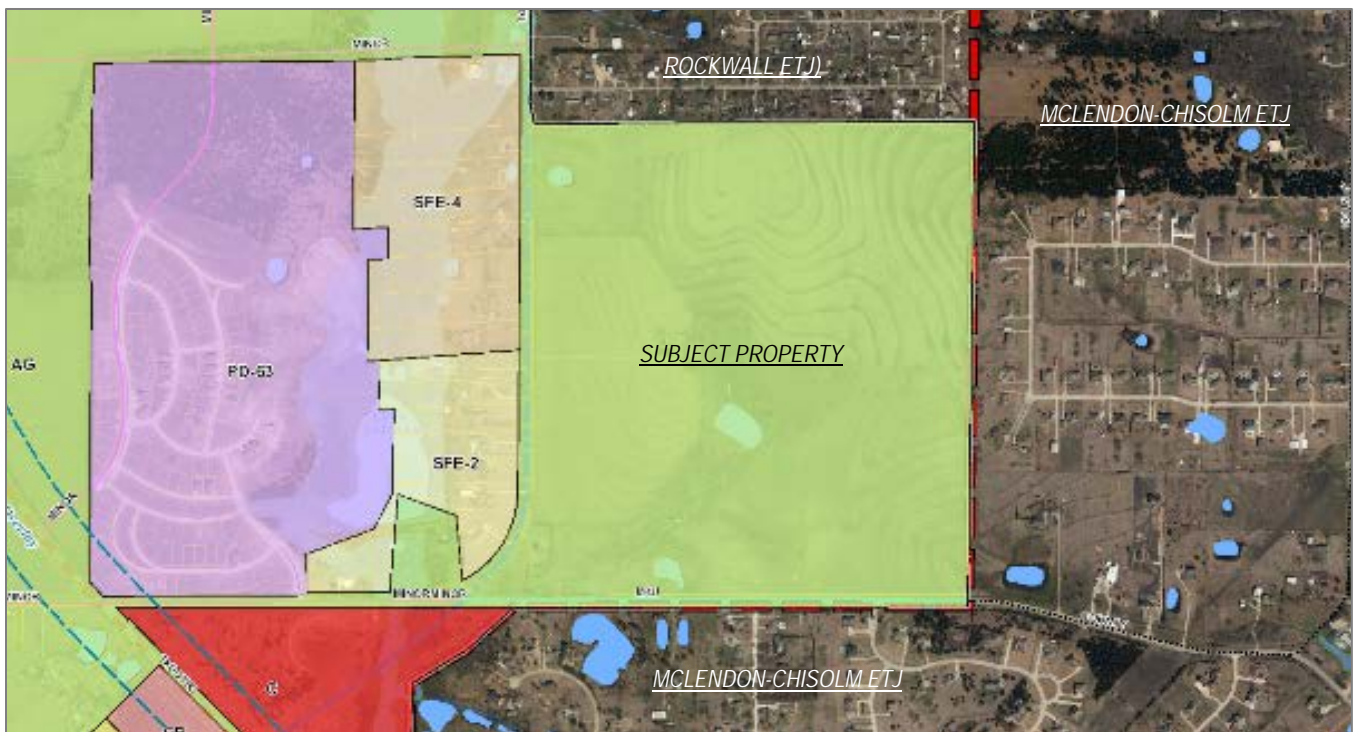


FIGURE 2: LOCATION MAP.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 196.009-acre subject property will be broken down into 526 single-family residential lots that will consist of four (4) lot types (*i.e. 62' x 120', 72' x 120', 82' x 120', and 100' x 120'*). More specifically, the development will incorporate 408, 62' x 120' lots (*i.e. a minimum of 7,440 SF*); 95, 72' x 120' lots (*i.e. a minimum of 8,640 SF*); 13, 82' x 120' lots (*i.e. a minimum of 9,840 SF*); and 10, 100' x 120' lots (*i.e. minimum of 12,000 SF*), which equates to an average lot size of 7,802.74 SF. This would translate to a density of 2.68 dwelling units per acre for the total development. The minimum dwelling unit size (*i.e. air-condition space*) will range from 2,200 SF to 2,800 SF. According to the applicant, the proposed housing product will be of the same quality as the Breezy Hill and Stone Creek Subdivisions, but will incorporate updated floor plans. Staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry (*with a minimum of 85% masonry on each façade*), and be subject to the City's upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to

50% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (also referred to as *Gingerbread*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 7 (SF-7) District. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
A	62' x 120'	7,440 SF	408	77.57%
B	72' x 120'	8,640 SF	95	18.06%
C	82' x 120'	9,840 SF	13	02.47%
D	100' x 120'	12,000 SF	10	01.90%
<i>Maximum Permitted Units:</i>			526	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

<i>Lot Type (see Concept Plan) ▶</i>	A	B	C	D
<i>Minimum Lot Width</i> ⁽¹⁾	62'	72'	82'	100'
<i>Minimum Lot Depth</i>	120'	120'	120'	120'
<i>Minimum Lot Area</i>	7,440 SF	8,640 SF	9,840 SF	12,000 SF
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	6'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	20'	20'	20'	20'
<i>Minimum Length of Driveway Pavement</i>	25'	25'	25'	25'
<i>Maximum Height</i> ⁽³⁾	36'	36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i> ⁽⁷⁾	2,200 SF	2,600 SF	2,800 SF	2,800 SF
<i>Maximum Lot Coverage</i>	65%	65%	65%	65%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 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: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. 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: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet.
- ⁷: All lots that have a rear yard that faces onto FM-549 shall be permitted to have a minimum area/dwelling unit (air-conditioned space) of 2,800 SF.

The proposed concept plan shows that the development will consist of 10.01-acres of open space (*which includes a dog park*), a 1.517-acre amenity center, and a 51.8-acre public park. This represents a total of 63.327-acre (or 32.31%) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (or 39.20-acres) by 12.31% (or 24.127-acres). In addition, the applicant has indicated that the proposed development will provide a six (6) foot meandering trail along the frontage of FM-549 and from the amenity center to the proposed public park. The applicant has also indicated that the building materials for the amenity center will incorporate materials from the old farmhouse currently on the subject property. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) Roadways. All of the residential streets will need to have a minimum of 50-feet of right-of-way with a 29-foot *back-to-back* concrete street; however, any roadway adjacent to the proposed public park will need to have a minimum of 60-feet of right-of-way with a 41-foot *back-to-back* concrete street. Since the Texas Department of Transportation (TXDOT) will be widening and improving FM-549 in July of 2021, no improvements are necessary for this roadway.
- (2) Water. The applicant shall be required to provide a letter from Blackland Water Supply Corporation -- *the holder of the Certificate of Convenience and Necessity (CCN) for a portion of the subject property* -- stating that they can serve domestic and fire protection meeting the City's minimum standards for the portion of the property that is located within their CCN. As an alternative, the applicant can pursue opting out of the Blackland Water Supply Corporation's CCN. Any water system utilized to provide water to the site will be required to utilize a minimum of an eight (8) inch line that is to be looped through the subject property.
- (3) Wastewater. The applicant will need to connect the subdivision to the City's existing sanitary sewer system. This includes extending a minimum of an eight (8) inch wastewater line connecting the subject property to the existing *Long Branch Lift Station*. Existing pro-rata agreements will also need to be paid for the *Long Branch* and both *FM-3097 Lift Stations* in the amount of \$545.38/acre and \$432.74/acre. In addition, both of the *FM-3097 Lift Stations* will need to be upgraded to ultimate capacity (*i.e. pumps, electrical equipment, generators, and any other appurtenances*) if more than 242 lots are constructed. Since the applicant is proposing to increase the densities that are called for on the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, an infrastructure study will need to be performed to determine the impact to the existing system, and the capacity and necessary improvements to all lift stations needed to sufficiently serve the development.
- (4) Drainage. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for the existing ponds on the subject property.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- (1) Alleyways. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the *Standards of Design and Construction Manual*]
- (2) Garage Configuration. The Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing* [or *traditional swing*] garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 75% *J-Swing* or *Traditional Swing* garages and 25% *Flat Front Entry* garages (*i.e. where the garage is even with the front façade*). This translates to 32.11% (*i.e. 131*) of the *Type 'A' Lots* (*i.e. 62' x 120' lots*) being *Flat Front Entry* with all of the *Type 'B', 'C', & 'D' Lots* (*i.e. Type 'B': 72' x 120' lots; Type 'C': 82' x 120' lots; and Type 'D': 100' x 120' lots*) being in a *J-Swing* or *Traditional Swing* garage configuration. As a compensatory measure the applicant is proposing to increase the front yard building setback from 20-feet to 25-feet for homes that have a *Flat Front Entry* garage configuration. The applicant is also proposing to provide decorative wood garage doors or garage doors that incorporate a wood overlay on an insulated metal

door. All garage doors will also incorporate carriage style hardware. In addition, the applicant will still have the ability to provide *Recessed Front Entry* garages (i.e. where the front of the garage is setback a minimum of 20-feet from the front façade of the house) on all lots.

- (3) Fencing. According to Subsection 02.02, *Minimum Standards for Residential Planned Development Districts*, of Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC), “(t)he fence standards contained in a Planned Development (PD) District ordinance shall -- at a minimum -- conform to the requirements contained in Section 08, *Fence Standards*, of Article 08, *Landscape and Fence Standards*.” This section of the code stipulates that “(t)ransparent fencing is required adjacent to all perimeter roadways (i.e. along the perimeter of the subdivision), abutting open spaces, greenbelts and parks ... [and that] (p)erimeter subdivision fencing shall be constructed of six (6) foot tall tubular steel or wrought-iron type fencing with masonry columns ...”

Applicant's Response to (3): In this case, the northern most lots are directly adjacent to a ten (10) foot drainage and utility easement that will run contiguous with the northern property line of the subject property. Per the Unified Development Code (UDC), the applicant would be required to construct a wrought-iron fence with masonry columns adjacent to this area and plant landscaping adjacent to the fence. The applicant is requesting to allow these property owners to construct a six (6) foot wood fence (to the same standards as listed in the *Planned Development District ordinance*) to better screen the areas north of the proposed ten (10) foot drainage easement.

- (4) Dog Park. According to Section 6-325, *Site Selection Criteria*, of Article X, *Dog Parks*, of Chapter 6, *Animals*, of the Municipal Code of Ordinances, “(s)ite selections shall be reviewed and approved by the City Council ...” and “(o)ff leash areas in parks shall be located a minimum of 500-feet from a residential dwelling unit.”

Applicant's Response to (4): In this case, the proposed dog park will be directly adjacent to residential properties within the subdivision; however, the dog park will be privately owned and maintained by the Homeowner's Association (HOA). If this Planned Development District ordinance is approved as requested, the City Council would be approving the location of the dog park allowing it to be closer than the required 500-feet from residential dwelling units. The applicant has stated that this is a highly desirable amenity for residents.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the South Central Residential District and is designated for Low Density Residential land uses on the Future Land Use Plan. According to the Comprehensive Plan, Low Density Residential land uses are defined as “... residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ...” In this case, the applicant is proposing an overall density of 2.68 dwelling units per acre, which exceeds the density stipulated for Low Density Residential land uses. According to the Comprehensive Plan, Medium Density Residential land uses are defined as “...residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre...” Therefore, the applicant's request will necessitate that the subject property be changed from a Low Density Residential land use designation to a Medium Density Residential land use designation on the Future Land Use Plan; however, staff should point out that the plan does appear to conform to the *District Strategies* outlined for the establishment of suburban residential in the South Central Residential District. This change is discretionary to the City Council and if approved would not change the desired land use ratio of residential to commercial, which is targeted at providing a ratio of 80% residential/ 20% commercial land uses per the Comprehensive Plan [*Goal 01, Policy 1; Section 02.01 of Chapter 1*].

With regard to the policies for residential development contained in the Comprehensive Plan the applicant has incorporated many of the policies and goals (e.g. *housing tree model, minimum of six [6] side yard setbacks on all lot types, fronting of homes on to a park/open space, etc.*); however, staff has identified the following non-conformities and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

- (1) [CH. 08 | Sec. 02.02 | Goal 1; Policy 4](#): Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.

Staff Response: Staff has asked the applicant to provide a mixture of lot sizes through each phase of the development and not create pods of one (1) type of lot product. This was echoed by the Planning and Zoning Commission at the Planning and Zoning Commission Work Session Meeting on March 30, 2021. [The applicant has changed the concept plan to incorporate small variations of lot products through out the phases of the development; however, this does not appear to conform to the intent of this policy.](#)

- (2) [CH. 08 | Sec. 02.02 | Goal 1; Policy 5](#): Residential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes.

Staff Response: Staff has requested that the applicant consider switching the 72' x 120' lots that front on to the proposed parkland with the 62' x 120' lots to better conform to this requirement (i.e. flip the orientation of the block so that the smaller lot product fronts onto the park and the larger lot product fronts towards the subdivision). [The applicant has changed the concept plan in accordance with staff's request.](#)

- (3) [CH. 08 | Sec. 02.02 | Goal 3; Policy 4](#): All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas.

Staff Response: Staff has recommended to the applicant that a trail system should be incorporated along FM-549 and extending from the amenity center to the proposed public park. [The applicant has incorporated this recommendation into the proposed concept plan and shows that a six \(6\) foot trail will be constructed along FM-549 and extending from the amenities center to the proposed public park.](#)

- (4) [CH. 08 | Sec. 02.03 | Goal 1; Policy 4](#): Identify and preserve existing neighborhood landmarks (e.g. historic or unique buildings and prominent natural features) to foster distinctiveness, neighborhood pride, and sense of ownership.

Staff Response: The old farmhouse on the subject property could be preserved as or incorporated into the amenities center, which would preserve a unique and historic building within the community. [The applicant has incorporated language into the Planned Development District ordinance that would allow the materials from the old farmhouse to be used in the design of the amenities center.](#)

- (5) [CH. 08 | Sec. 02.03 | Goal 3; Policy 2](#): Require rear-entry garages and alleyways on all lots that have a lot width of 55-feet or less; however, alleyways should be prohibited on all lots greater than 55-feet. These lots should incorporate *J-Swing* or *Recessed Front Entry* garages.

Staff Response: The applicant was originally proposing a 52' x 120' lot product that was to incorporate a *Flat Front Entry* garage configuration. Staff recommended to the applicant replacing the 52' x 120' lot product with the 62' x 120' lot product, and only incorporating garage configurations that meet the City's Planned Development District standards as stipulated by the Unified Development Code (UDC). [The applicant has removed the 52' x 120' product and is requesting garage configurations that are in conformance with the Unified Development Code \(UDC\) \[with the exception of the noted 25% flat-front entry garage configurations\].](#)

- (6) [CH. 08 | Sec. 02.03 | Goal 3; Policy 3](#): In cases where *Flat Front Entry* garages (i.e. even with the front façade of the primary structure) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, *Flat Front Entry* garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff Response: If a *Flat Front Entry* garage configuration is being requested it should be limited to 20% and the front building setback of these properties should be increased to 25-feet. [The applicant has chosen to request 25% Flat Front Entry garages \(i.e. 25% of the total lot count to be used only on the 62' x 120' lot product\), but has consented to upgraded](#)

[garage door requirements and has provided a minimum of a 25-foot front yard building setbacks on all Flat Front Entry garages.](#)

Taking all of this into account, the concept plan does incorporate many of the residential policies and guidelines contained in the Comprehensive Plan into the Planned Development District ordinance and appears to conform to Chapter 08, *Residential*, of the OURHometown Vision 2040 Comprehensive Plan; however, due to the increase in density, the approval of the applicant's request remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

PARKS AND RECREATION BOARD

Per the Planning and Zoning Commission's request at the Work Session Meeting on March 30, 2021, staff sent the proposed concept plan to the Parks and Recreation Board for their review and recommendation. On April 6, 2021, the Parks and Recreation Board approved a motion to recommend approval of the proposed public park as a regional park by a vote of 6-0, with Board Member Dodd absent. In addition, staff has provided an exhibit of Harry Meyers Park for the Planning and Zoning Commission's review. Harry Meyers Park is a regional park that consists of a total of 66.29-acres of land (*consisting of 22.76-acres of floodplain and 43.53-acres of land outside of the floodplain*).

NOTIFICATIONS

On March 26, 2021, staff mailed 23 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) email from a property owner outside of the 500-foot notification buffer in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses, then staff would propose the following conditions of approval:

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-007

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [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)
- Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address S FM 549, Rockwall, TX

Subdivision Ramsey Survey Abstract-186

Lot N/A Block N/A

General Location NEC of S FM 549 and FM 1139

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning AG

Current Use Agricultural

Proposed Zoning PD - Single Family

Proposed Use Single Family Residential Subdivision

Acreage 198.52

Lots [Current] N/A

Lots [Proposed] 565

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Klutts Farm, LLC

Applicant Skorburg Company

Contact Person Ben Klutts, Jr

Contact Person Kevin Harrell

Address 1604 N Hills Dr

Address 8214 Westchester

Suite 900

City, State & Zip Rockwall, TX 75087

City, State & Zip Dallas, TX 75225

Phone 972-771-5755

Phone 214-888-8859

E-Mail BKluttsjr@att.net

E-Mail KHarrell@SkorburgCompany.com

NOTARY VERIFICATION [REQUIRED]

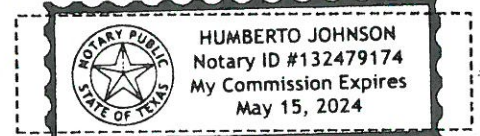
Before me, the undersigned authority, on this day personally appeared Ben Klutts [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of March, 20 21. 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."

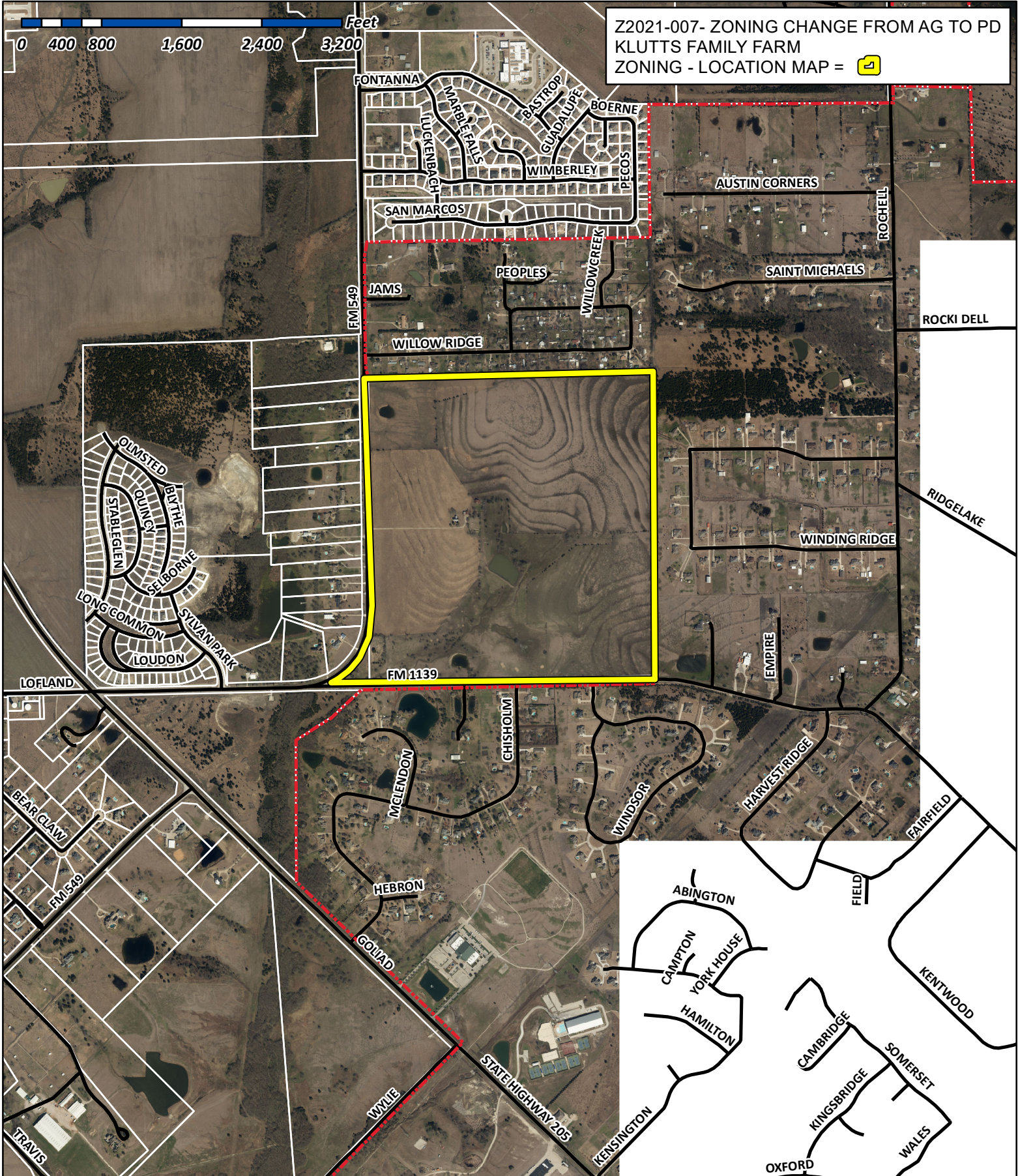
Given under my hand and seal of office on this the 18th day of March, 20 21.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires



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.

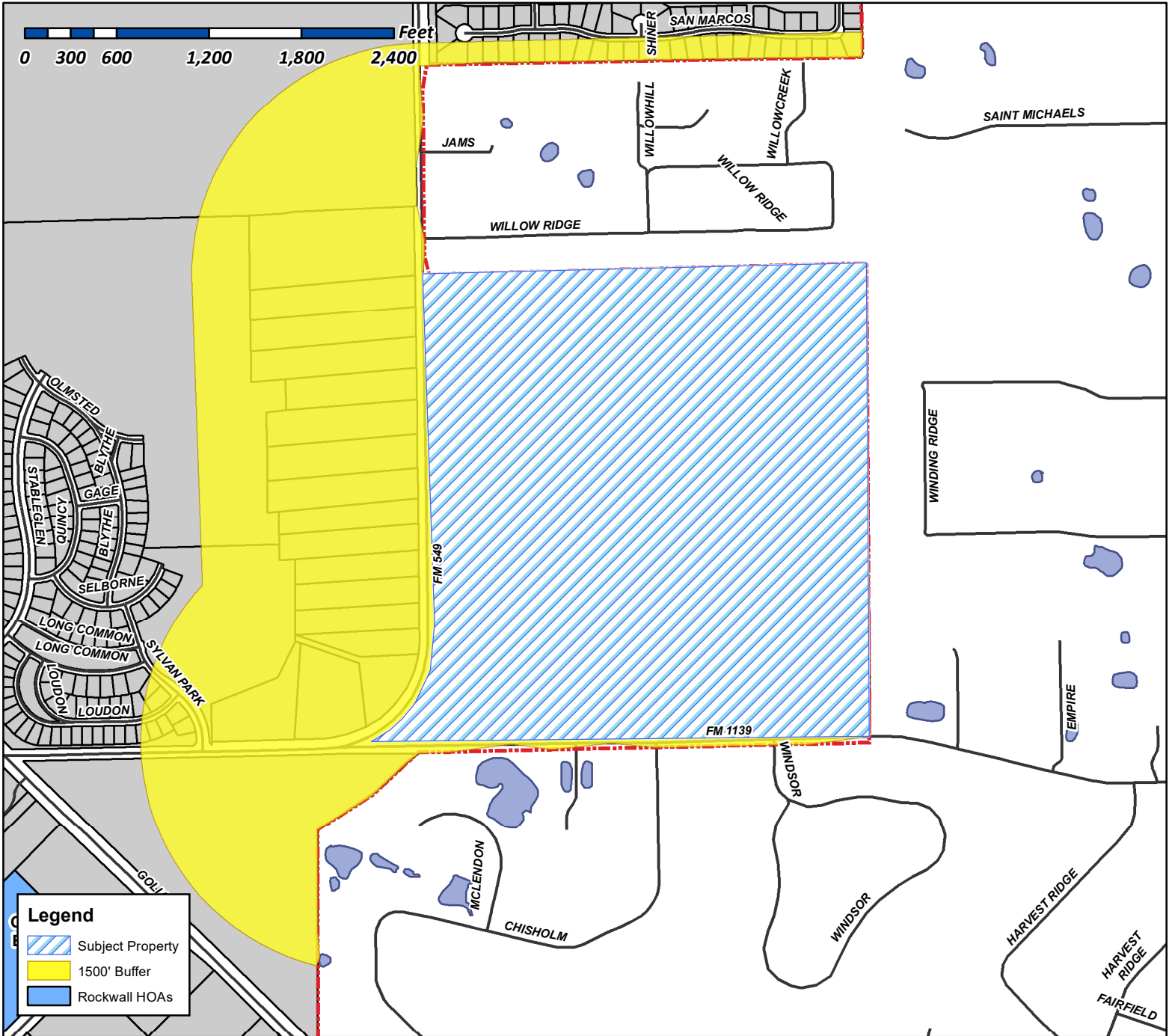
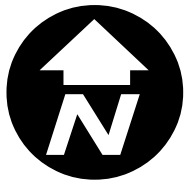




City of Rockwall

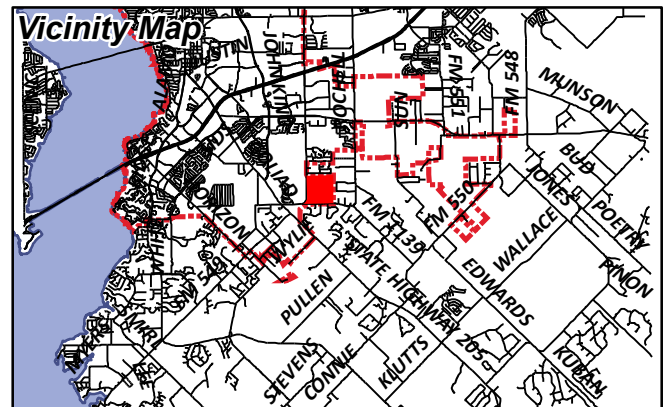
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2021-007
Case Name: Zoning
Case Type: Specific Use Permit
Zoning: Agricultural (AG) District
Case Address: Klutts Family Farm

Date Created: 3/19/2021
For Questions on this Case Call (972) 771-7745

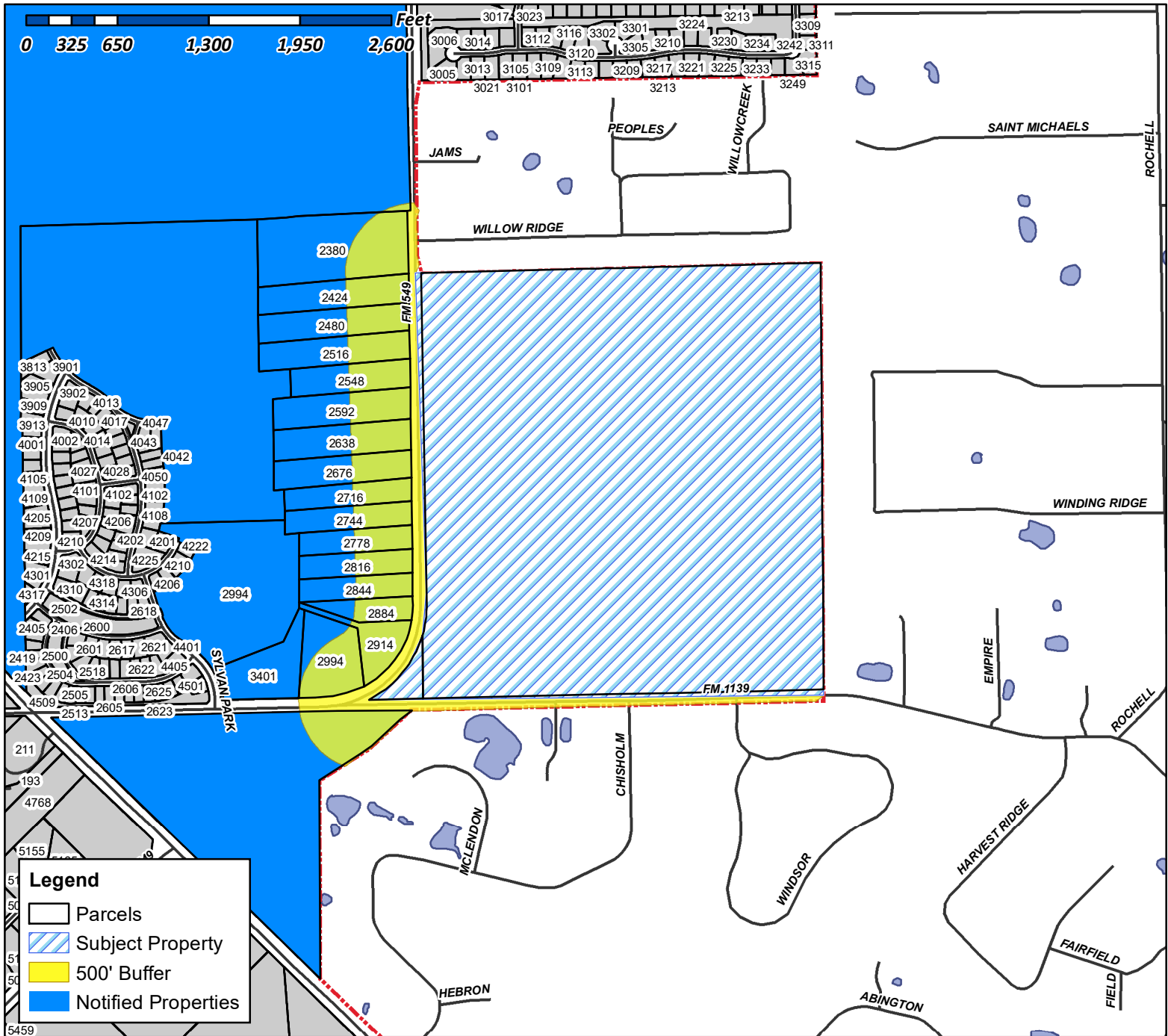




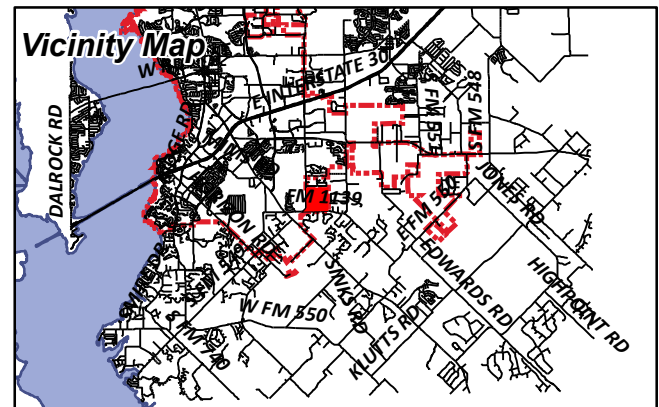
City of Rockwall

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

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Case Number: Z2021-007
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 549 and FM 1139



Date Created: 3/23/2021
 For Questions on this Case Call (972) 771-7745

ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

CHERRY BRUCE
1111 CAMBRIDGE CT
ROCKWALL, TX 75032

NELLER GARY K & HELEN COMEAU
148 HARVEST HILL DR
ROCKWALL, TX 75032

KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

NELLER GARY K & HELEN COMEAU
2380 FM 549
ROCKWALL, TX 75032

HENSON RICHARD W & SHARON ES
2424 FM5 49
ROCKWALL, TX 75032

ACOSTA ANTHONY
2480 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2516 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2548 FM 549
ROCKWALL, TX 75032

CHERRY BRUCE
2592 FM 549
ROCKWALL, TX 75032

LEE RICHARD V & GLORIA J
2638 S FM 549
ROCKWALL, TX 75032

MCCANN KEVIN J AND ERIN M
2676 FM 549
ROCKWALL, TX 75032

POWERS FAMILY TRUST
JAMES DWAIN & PATRICIA ANNETTE POWERS
CO TRUSTEES
2716 FM549
ROCKWALL, TX 75032

OHMANN THOMAS J & CAROL J
2744 S FM 549
ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

HERRERA AARON J AND JENNIFER R AND
FOREHAND DALE A AND AMELIA A
2816 FM 549
ROCKWALL, TX 75032

WELCH CASEY K AND CATHARINE
2844 S FM 549
ROCKWALL, TX 75032

PETTIFORD SEAN AND BRANDI
2884 FM 549
ROCKWALL, TX 75032

SOLIS CARLOS HERIBERTO AND CRYSTAL GARZA-
SOLIS
2914 FM 549
ROCKWALL, TX 75032

JONES DOUGLAS A
2994 FM 549
ROCKWALL, TX 75032

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

POWERS FAMILY TRUST
JAMES DWAIN & PATRICIA ANNETTE POWERS
CO TRUSTEES
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Case No. Z2021-007: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-549 and FM-1139, 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, April 13, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 19, 2021 at 6:00 PM. 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:

Ryan Miller
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 Monday, April 19, 2021 at 4:00 PM 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 AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

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

Case No. Z2021-007: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

[Redacted area for comments]

Name: [Redacted]
Address: [Redacted]

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

Miller, Ryan

From: Erica G <ericaa110588@yahoo.com>
Sent: Monday, March 29, 2021 8:21 PM
To: Miller, Ryan
Subject: New purposed subdivision

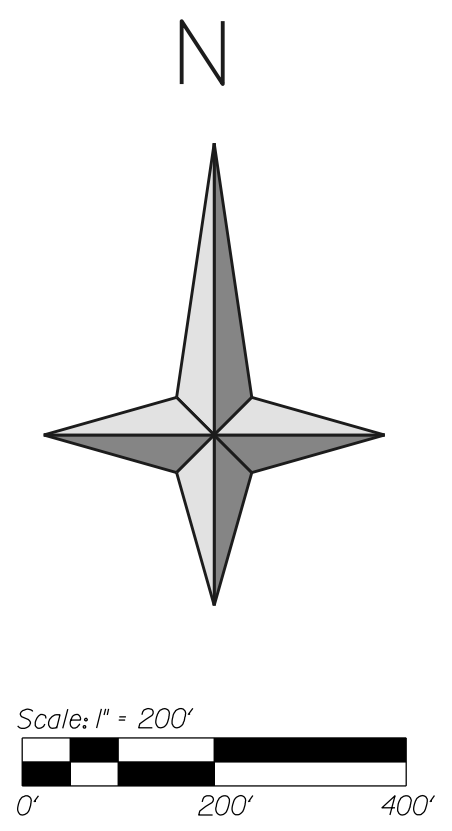
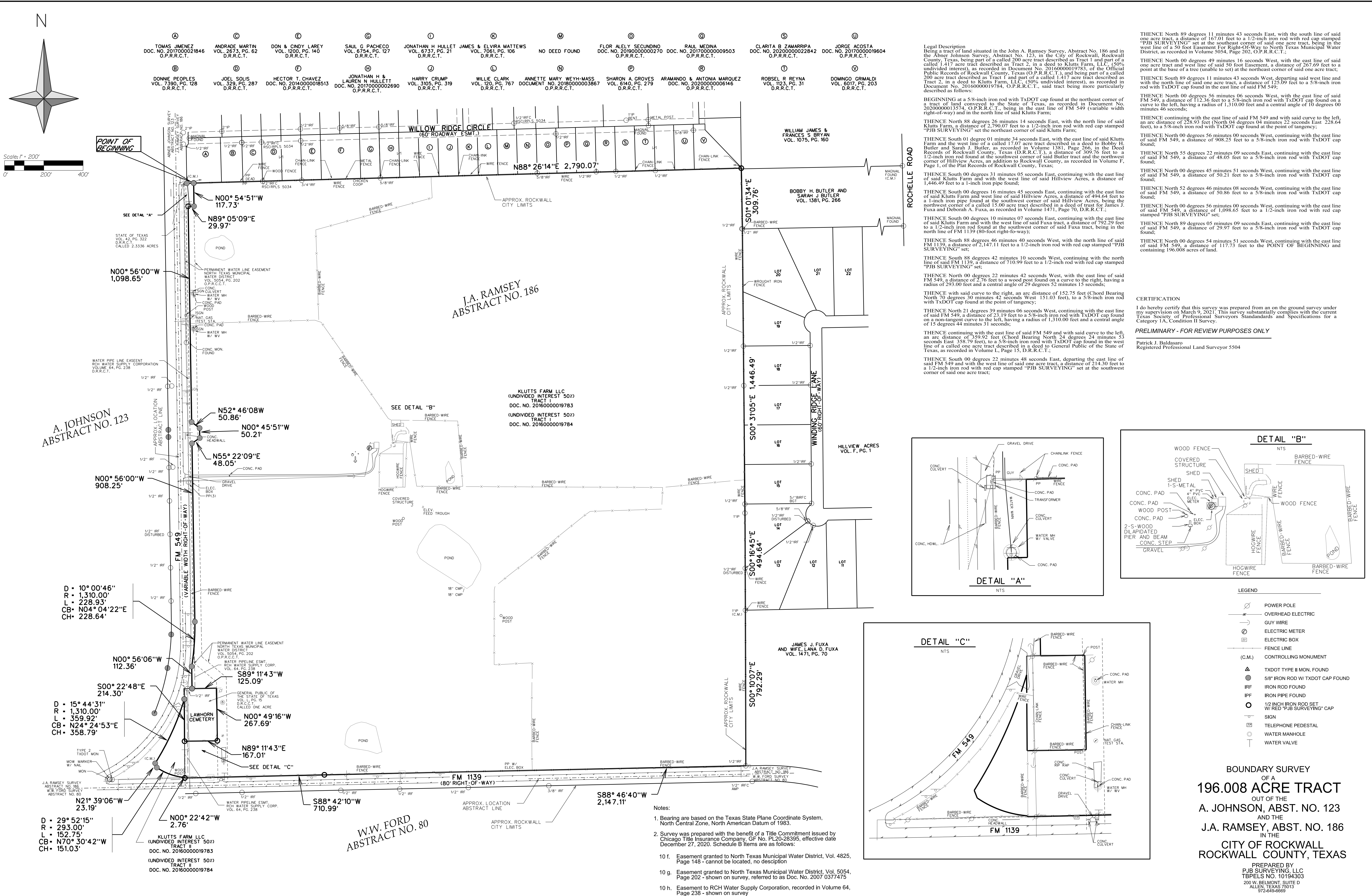
Follow Up Flag: FollowUp
Flag Status: Flagged

I live in Fontanna Ranch and have recently heard about the purposed subdivision where kluts farm was. I am against this idea for many reasons . It's seems as though this is the city's way to pay for a city park yet not realizing what comes with it. We moved to this neighborhood because it was in Rockwall yet away from all the main traffic. 30 is already a nightmare and now you are planning on adding about 1500-2000 people. Decisions like this are causing good people to move out. Also, I am concerned for the traffic this will cause in my neighborhood because we house one of the closest schools to this area. Please think about all the issues this will cause rather than the reward of a park the city doesn't have to pay as much for because of this deal.

Sent from my iPhone

This email was scanned by Bitdefender

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.



- Ⓐ TOMAS JIMENEZ
DOC. NO. 2017000021846
O.P.R.R.C.T.
- Ⓒ ANDRADE MARTIN
VOL. 1200, PG. 62
D.R.R.C.T.
- Ⓔ DON & CINDY LAREY
VOL. 1200, PG. 140
D.R.R.C.T.
- Ⓖ SAUL G. PACHECO
VOL. 6754, PG. 127
D.R.R.C.T.
- Ⓛ JONATHAN H. HULLETT
VOL. 6737, PG. 21
D.R.R.C.T.
- Ⓜ JAMES & ELVIRA MATTEWS
VOL. 7061, PG. 106
D.R.R.C.T.
- Ⓝ NO DEED FOUND
- Ⓟ FLOR ALEY SECUNDO
DOC. NO. 201900000270
O.P.R.R.C.T.
- Ⓡ RAIL MEDINA
DOC. NO. 2017000009503
O.P.R.R.C.T.
- Ⓢ CLARITA B. ZAMARRIPA
DOC. NO. 2020000022842
O.P.R.R.C.T.
- Ⓣ JORGE ACOSTA
DOC. NO. 2017000019604
O.P.R.R.C.T.
- Ⓛ DONNE PEOPLES
VOL. 7390, PG. 128
D.R.R.C.T.
- Ⓝ JOEL SOLIS
VOL. 329, PG. 287
D.R.R.C.T.
- Ⓟ HECTOR T. CHAVEZ
DOC. NO. 2014000018513
O.P.R.R.C.T.
- Ⓡ JONATHAN H. & LAUREN N. HULLETT
DOC. NO. 2017000002690
O.P.R.R.C.T.
- Ⓛ HARRY CRUMP
VOL. 3105, PG. 319
D.R.R.C.T.
- Ⓜ WILLIE CLARK
VOL. 120, PG. 767
D.R.R.C.T.
- Ⓝ ANNETTE MARY WEY-MASS
DOCUMENT NO. 2018000003567
O.P.R.R.C.T.
- Ⓟ SHARON A. GROVES
VOL. 6140, PG. 279
D.R.R.C.T.
- Ⓡ ARAMANDO & ANTONIA MARQUEZ
DOC. NO. 2020000006146
O.P.R.R.C.T.
- Ⓢ ROSEL R. REYNA
VOL. 1123, PG. 31
D.R.R.C.T.
- Ⓣ DOMINGO GRIMALDI
VOL. 6017, PG. 203
D.R.R.C.T.

Legal Description
Being a tract of land situated in the John A. Ramsey Survey, Abstract No. 186 and in the Amber Johnson Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being part of a called 200 acre tract described as Tract 1 and part of a called 1,417 acre tract described as Tract 2, in a deed to Klutts Farm, LLC, (50% undivided interest), as recorded in Document No. 2016000019783, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being part of a called 200 acre tract described as Tract 1 and part of a called 1,417 acre tract described as Tract 2, in a deed to Klutts Farm, LLC, (50% undivided interest), as recorded in Document No. 2016000019784, O.P.R.R.C.T., said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with TxDOT cap found at the northeast corner of a tract of land conveyed to the State of Texas, as recorded in Document No. 2020000013574, O.P.R.R.C.T., being in the east line of FM 549 (variable width right-of-way) and in the north line of said Klutts Farm;

THENCE North 88 degrees 26 minutes 14 seconds East, with the north line of said Klutts Farm, a distance of 2,790.07 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set the northeast corner of said Klutts Farm;

THENCE South 01 degree 01 minute 34 seconds East, with the east line of said Klutts Farm and the west line of a called 17.07 acre tract described in a deed to Bobby H. Butler and Sarah J. Butler, as recorded in Volume 1381, Page 266, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), a distance of 309.76 feet to a 1/2-inch iron rod found at the southwest corner of said Butler tract and the northwest corner of Hillview Acres, an addition to Rockwall County, as recorded in Volume F, Page 1, of the Plat Records of Rockwall County, Texas;

THENCE South 00 degrees 21 minutes 05 seconds East, continuing with the east line of said Klutts Farm and with the west line of said Hillview Acres, a distance of 1,446.49 feet to a 1-inch iron pipe found;

THENCE South 00 degrees 16 minutes 45 seconds East, continuing with the east line of said Klutts Farm and west line of said Hillview Acres, a distance of 494.64 feet to a 1-inch iron pipe found at the southwest corner of said Hillview Acres, being the northwest corner of a called 15.00 acre tract described in a deed to James J. Fuxa and Deborah A. Fuxa, as recorded in Volume 1471, Page 70, D.R.R.C.T.;

THENCE South 00 degrees 10 minutes 07 seconds East, continuing with the east line of said Klutts Farm and with the west line of said Fuxa tract, a distance of 792.29 feet to a 1/2-inch iron rod found at the southwest corner of said Fuxa tract, being in the north line of FM 1139 (80-foot right-of-way);

THENCE South 88 degrees 46 minutes 40 seconds West, with the north line of said FM 1139, a distance of 2,147.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

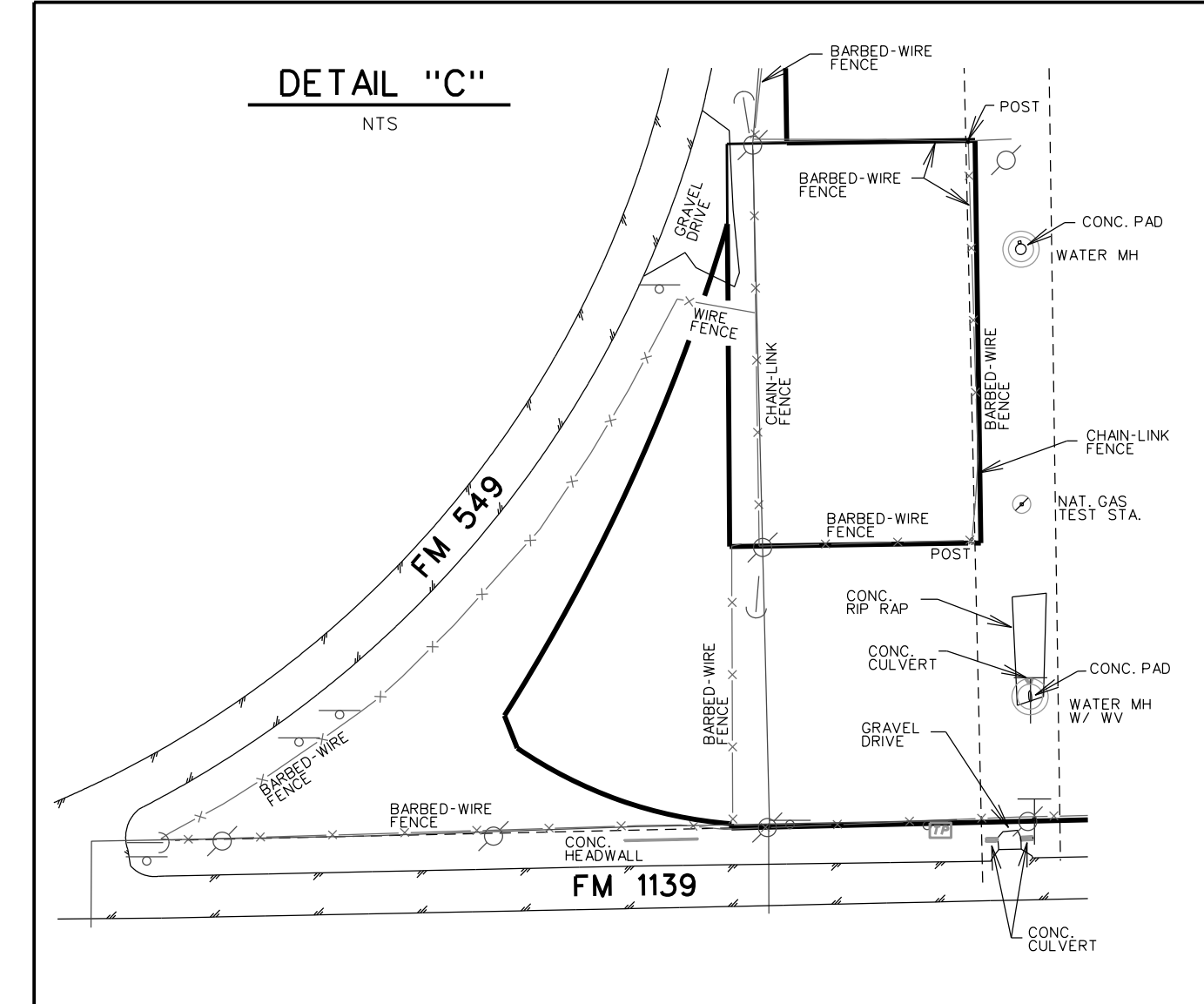
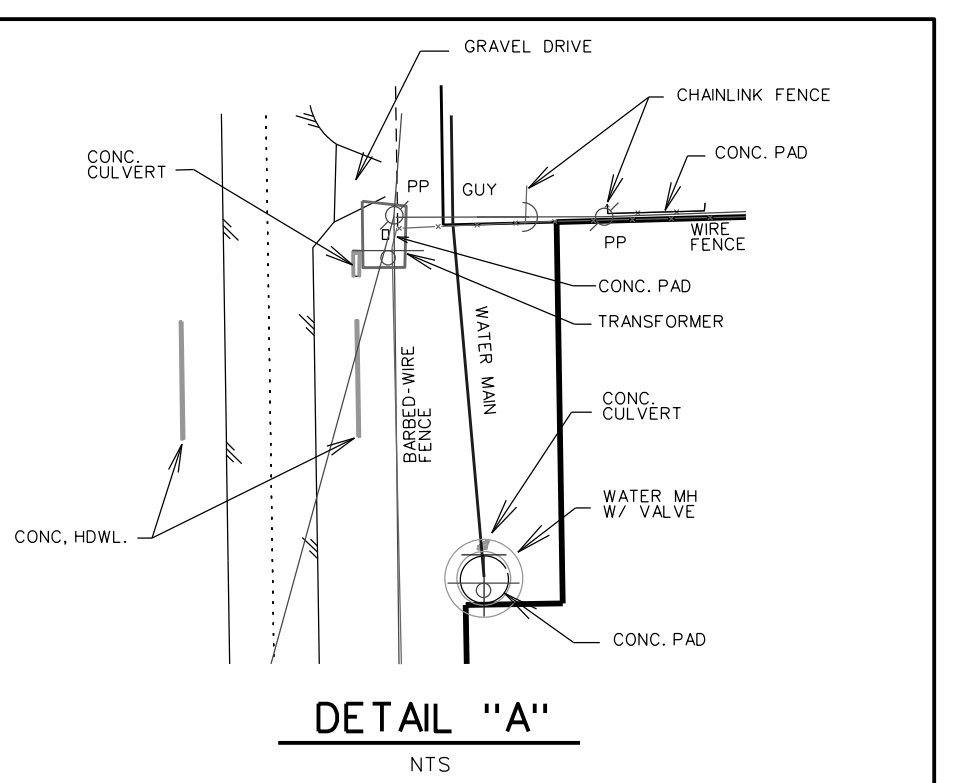
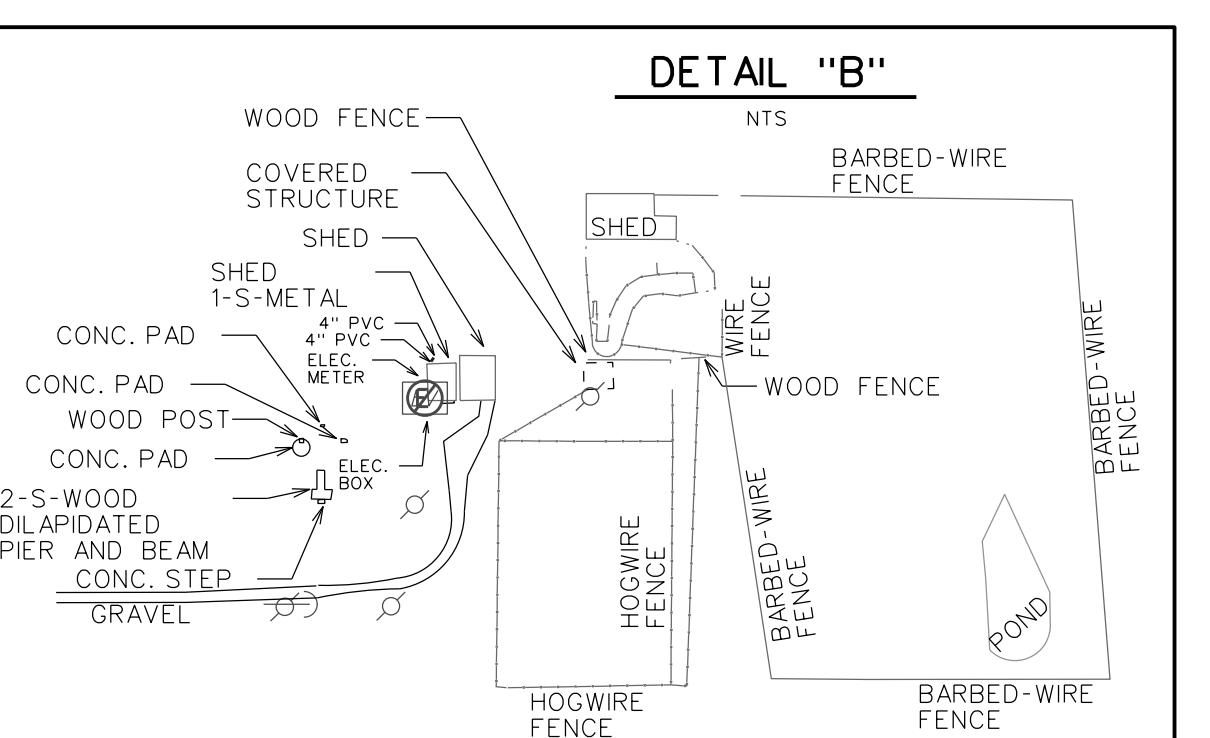
THENCE North 00 degrees 22 minutes 42 seconds West, continuing with the north line of said FM 549, a distance of 710.99 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE with said curve to the right, an arc distance of 152.75 feet (Chord Bearing North 70 degrees 30 minutes 42 seconds West 131.03 feet), to a 5/8-inch iron rod with TxDOT cap found at the point of tangency;

THENCE North 21 degrees 39 minutes 06 seconds West, continuing with the east line of said FM 549, a distance of 23.19 feet to a 5/8-inch iron rod with TxDOT cap found on a non-tangent curve to the left, having a radius of 1,310.00 feet and a central angle of 15 degrees 44 minutes 31 seconds;

THENCE continuing with the east line of said FM 549 and with said curve to the left, an arc distance of 359.92 feet (Chord Bearing North 24 degrees 24 minutes 53 seconds East 358.79 feet) to a 5/8-inch iron rod with TxDOT cap found in the west line of a called one acre tract described in a deed to General Public of the State of Texas, as recorded in Volume L, Page 15, D.R.R.C.T.;

THENCE South 00 degrees 22 minutes 48 seconds East, departing the east line of said FM 549 and with the west line of said one acre tract, a distance of 214.30 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said one acre tract;



BOUNDARY SURVEY
OF A
196.008 ACRE TRACT
OUT OF THE
A. JOHNSON, ABST. NO. 123
AND THE
J.A. RAMSEY, ABST. NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75015
972-649-6689

MARCH 2021

- Notes:**
1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983.
 2. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. PL20-28395, effective date December 27, 2020. Schedule B items are as follows:
 - 10 f. Easement granted to North Texas Municipal Water District, Vol. 4825, Page 148 - cannot be located, no description
 - 10 g. Easement granted to North Texas Municipal Water District, Vol. 5054, Page 202 - shown on survey, referred to as Doc. No. 2007 0377475
 - 10 h. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 238 - shown on survey

- D = 10° 00' 46"**
R = 1,310.00'
L = 228.93'
CB = N04° 04' 22"E
CH = 228.64'
- D = 15° 44' 31"**
R = 1,310.00'
L = 359.92'
CB = N24° 24' 53"E
CH = 358.79'
- D = 29° 52' 15"**
R = 293.00'
L = 152.75'
CB = N70° 30' 42"W
CH = 151.03'

A. JOHNSON
ABSTRACT NO. 123

J.A. RAMSEY
ABSTRACT NO. 186

KLUTTS FARM LLC
(UNDIVIDED INTEREST 50%)
TRACT I
DOC. NO. 2016000019783
(UNDIVIDED INTEREST 50%)
TRACT I
DOC. NO. 2016000019784

JAMES J. FUXA
AND WIFE, LANA D. FUXA
VOL. 1471, PG. 70

W.W. FORD
ABSTRACT NO. 80



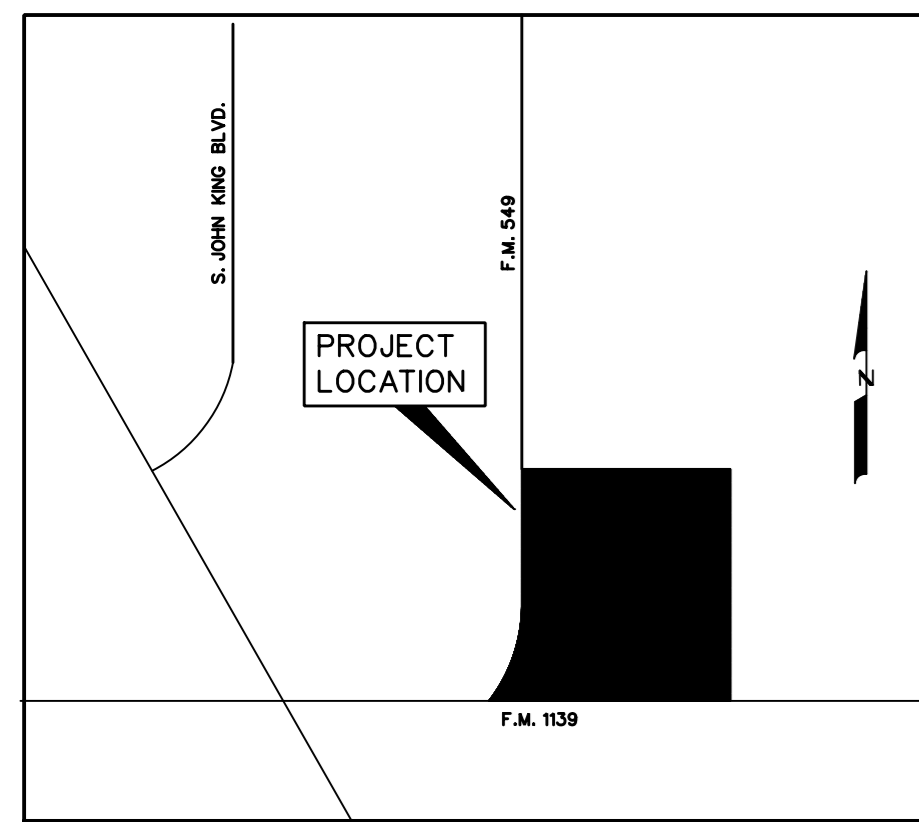
0 100 200 400
SCALE: 1" = 200'



LEGEND

TYPICAL LOT SIZES

- TYPE A LOTS
62' X 120' - 408 LOTS
- TYPE B LOTS
72' X 120' - 95 LOTS
- TYPE C LOTS
82' X 120' - 13 LOTS
- TYPE D LOTS
100' X 120' - 10 LOTS
- OPEN SPACE - 10.01 Ac.
- AMENITY CENTER - 1.517 Ac.
- PARKLAND (REGIONAL PARK) - 51.8 Ac.



LOCATION MAP
N.T.S.

CONCEPT PLAN
OF
HOMESTEAD
SITUATED IN THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
KLUTTS FARM, LLC.
1604 NORTH HILLS DR.
ROCKWALL, TX 75087
APRIL 2021 SCALE 1" = 200'

TOTAL ACRES	196.009
TOTAL RESIDENTIAL LOTS	526
RESIDENTIAL DENSITY	2.68

16 SOUTH CENTRAL RESIDENTIAL DISTRICT

 = SUBJECT PROPERTY

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

POINTS OF REFERENCE

- A. Meadow Creek Estates Subdivision
- B. Hickory Ridge Subdivision
- C. Lofland Farms Subdivision
- D. RISD's Career Academy
- E. Somerset Park Subdivision
- F. Sterling Farms Subdivision
- G. Fontanna Ranch Subdivision
- H. Timber Creek Subdivision

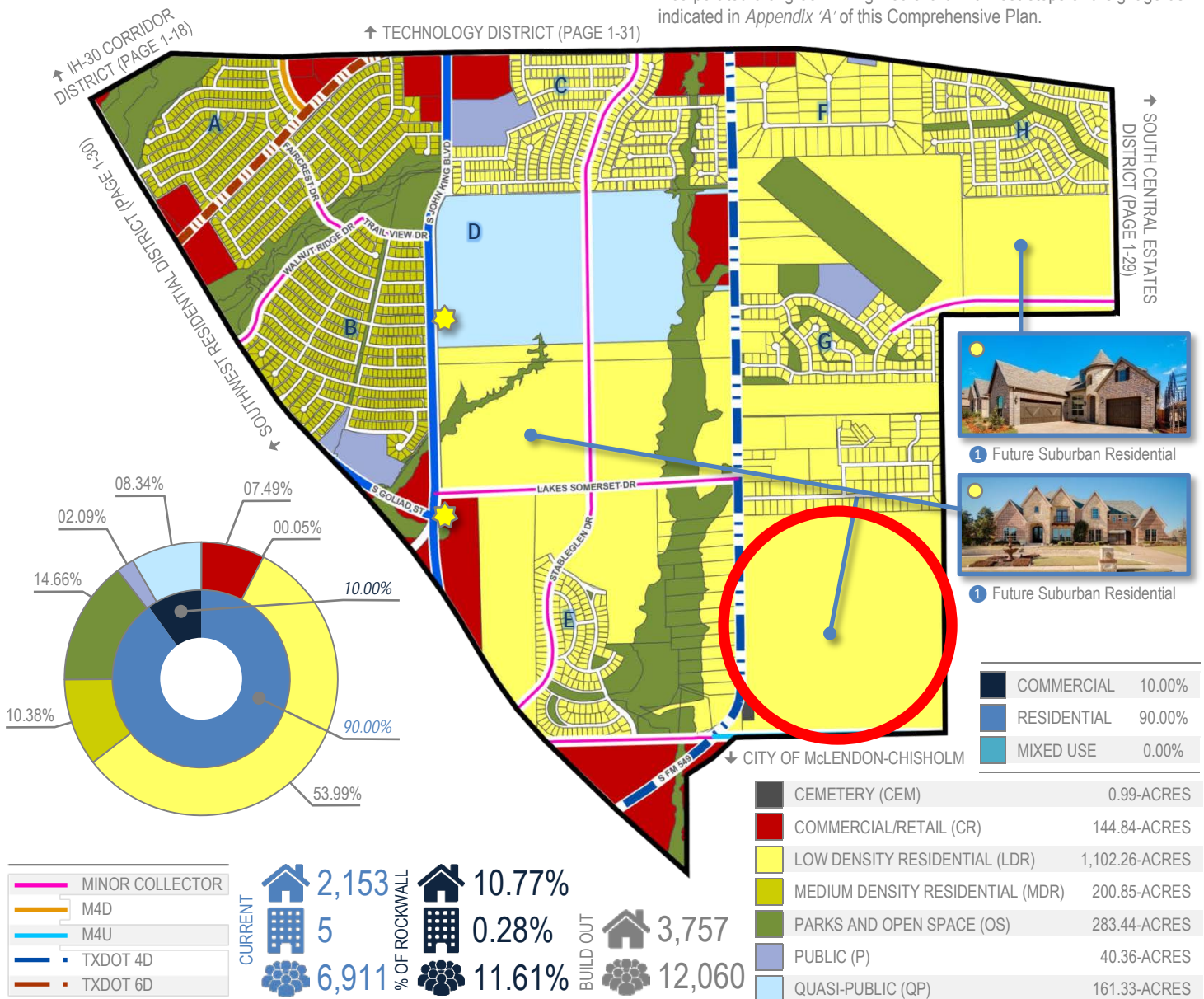
LAND USE PALETTES

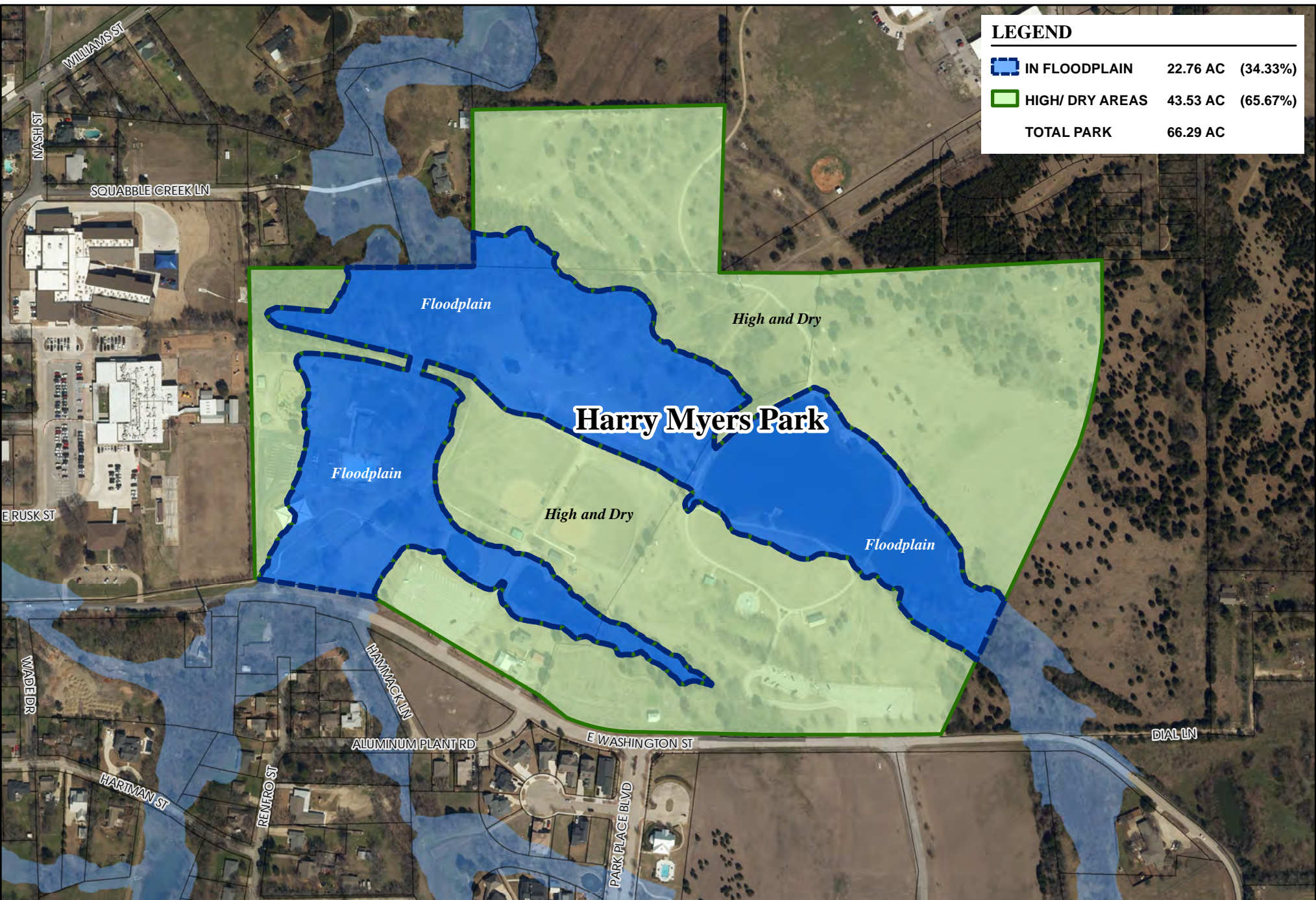
-  Current Land Use
-  Future Land Use
-  John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

- 1 **Suburban Residential.** This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
- 2 **Commercial Land Uses.** Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [SH-205] and SH-276 and S. Goliad Street [SH-205] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
- 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 'A' of this Comprehensive Plan.





LEGEND		
	IN FLOODPLAIN	22.76 AC (34.33%)
	HIGH/ DRY AREAS	43.53 AC (65.67%)
	TOTAL PARK	66.29 AC



The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

HARRY MYERS PARK

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] 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 SINGLE-FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 196.009-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN 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 has received a request by Kevin Harrell of the Skorburg Co. on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses, on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, 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. 20-02*] 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. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *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 development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined 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 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for 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) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary 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 3RD DAY OF MAY, 2021.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 19, 2021

2nd Reading: May 3, 2021

Exhibit 'A':
Legal Description

Being a tract of land situated in the John A. Ramsey Survey, Abstract No. 186 and in the Abner Johnson Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being part of a called 200 acre tract described as Tract 1 and part of a called 1.417 acre tract described as Tract 2, in a deed to Klutts Farm, LLC, (50% undivided interest), as recorded in *Document No. 20160000019783*, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being part of a called 200 acre tract described as Tract 1 and part of a called 1.417 acre tract described as Tract 2, in a deed to Klutts Farm, LLC, (50% undivided interest), as recorded in *Document No. 20160000019784*, O.P.R.R.C.T., said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land conveyed to the State of Texas, as recorded in *Document No. 20200000013574*, O.P.R.R.C.T., being in the east line of FM-549 (*variable width right-of-way*) and in the north line of said Klutts Farm;

THENCE North 88 degrees 26 minutes 14 seconds East, with the north line of said Klutts Farm, a distance of 2,790.07-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set the northeast corner of said Klutts Farm;

THENCE South 01 degree 01 minute 34 seconds East, with the east line of said Klutts Farm and the west line of a called 17.07 acre tract described in a deed to Bobby H Butler and Sarah J. Butler, as recorded in *Volume 1381, Page 266*, in the Deed Records of Rockwall County, Texas (D,R,R,C,T.), a distance of 309.76-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set the southwest corner of said Butler tract and the northwest corner of Hillview Acres, an addition to Rockwall County, as recorded in *Volume F, Page 1*, of the Plat Records of Rockwall County, Texas;

THENCE South 00 degrees 31 minutes 05 seconds East, continuing with the east line of said Klutts Farm and with the west line of said Hillview Acres, a distance of 1,446.49-feet to a 1-inch iron pipe found at the southwest corner of said Hillview Acres, being the northwest corner of a called 15.00 acre tract described in a deed of trust for James J. Fuxa and Deborah A. Fuxa, as recorded in *Volume 1741, Page 70, D.R.R.C.T.*;

THENCE South 00 degrees 10 minutes 07 seconds East, continuing with the east line of said Klutts Farm and with the west line of said Fuxa tract, a distance of 792.29-feet to a 1/2-inch iron rod found at the southwest corner of said Fuxa tract, being in the north line of FM-1139 (80-foot right-of-way);

THENCE South 88 degrees 46 minutes 40 seconds West, with the north line of said FM-1139, a distance of 2,230.29-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 88 degrees 42 minutes 10 seconds West, continuing with the north line of said FM-1139, a distance of 710.99-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the east line of said FM-549;

THENCE North 00 degrees 22 minutes 42 seconds West, with the east line of said FM-549, a distance of 2.77-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set on a curve to the right, having a radius of 293.00-feet and a central angle of 29 degrees 52 minutes 15 seconds;

THENCE with said curve to the right, an arc distance of 152.75-feet (Chord Bearing North 70 degrees 30 minutes 42 seconds West – 151.03 feet), to a 5/8-inch iron rod with TXDOT cap found at the point of tangency;

THENCE North 55 degrees 34 minutes 29 seconds West, continuing with the east line of said FM-549, a distance of 6.30-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 10 degrees 34 minutes 29 seconds West, continuing with the east line of said FM-549, a distance of 18.30-feet to a 5/8-inch iron rod with TXDOT cap found on a non-tangent curve to the left, having a radius of 1,310.00-feet and a central angle of 15 degrees 44 minutes 31 seconds;

Exhibit 'A':
Legal Description

THENCE continuing with the east line of said FM-549 and with said curve to the left, an arc distance of 359.92-feet (*Chord Bearing North 24 degrees 24 minutes 53 seconds East – 358.79 feet*), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of a called one acre tract described in a deed to General Public of the State of Texas, as recorded in *Volume L, Page 15, D.R.R.C.T.*;

THENCE South 00 degrees 22 minutes 48 seconds East, departing the east line of said FM-549 and with the west line of said one (1) acre tract, a distance of 214.30-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said one (1) acre tract;

THENCE North 89 degrees 11 minutes 43 seconds East, with the south line of said one (1) acre tract, a distance of 167.02-feet to a 1/2-inch iron rod with red cap stamped "*PJB SURVEYING*" set at the southeast corner of said one (1) acre tract, being in the west line of a 50-foot Easement for Right-Of-Way to North Texas Municipal Water District, as recorded in *Volume 5054, Page 202, O.P.R.R.C.T.*;

THENCE North 00 degrees 49 minutes 16 seconds West, with the east line of said one (1) acre tract and west line of said 50-foot Easement, a distance of 267.69-feet to a 1/2-inch iron rod with red cap stamped "*PJB SURVEYING*" set at the northeast corner of said one (1) acre tract;

THENCE South 89 degrees 11 minutes 43 seconds West, departing said west line and with the north line of said one (1) acre tract, a distance of 125.09-feet to a 1/2-inch iron rod with red cap stamped "*PJB SURVEYING*" set in the east line of said FM-549;

THENCE North 00 degrees 56 minutes 06 seconds West, with the east line of said FM-549, a distance of 112.36-feet to a 5/8-inch iron rod with TXDOT cap found on a curve to the left, having a radius of 1,310.00-feet and a central angle of 10 degrees 00 minutes 46 seconds;

THENCE continuing with the east line of said FM-549 and with said curve to the left, an arc distance of 228.93-feet (*North 04 degrees 04 minutes 22 seconds East – 228.64 feet*), to a 5/8-inch iron rod with TXDOT cap found at the point of tangency;

THENCE North 00 degrees 56 minutes 00 seconds East, continuing with the east line of said FM-549, a distance of 908.25-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 55 degrees 22 minutes 09 seconds East, continuing with the east line of said FM-549, a distance of 48.05-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 00 degrees 45 minutes 51 seconds East, continuing with the east line of said FM-549, a distance of 50.21-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 52 degrees 46 minutes 08 seconds West, continuing with the east line of said FM-549, a distance of 50.86-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 00 degrees 56 minutes 00 seconds West, continuing with the east line of said FM-549, a distance of 1,098.56-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 89 degrees 05 minutes 09 seconds East, continuing with the east line of said FM-549, a distance of 29.97-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 00 degrees 54 minutes 51 seconds West, continuing with the east line of said FM-549, a distance of 48.05-feet to the *POINT OF BEGINNING* and containing 196.008 acres of land.

Exhibit 'B': Survey

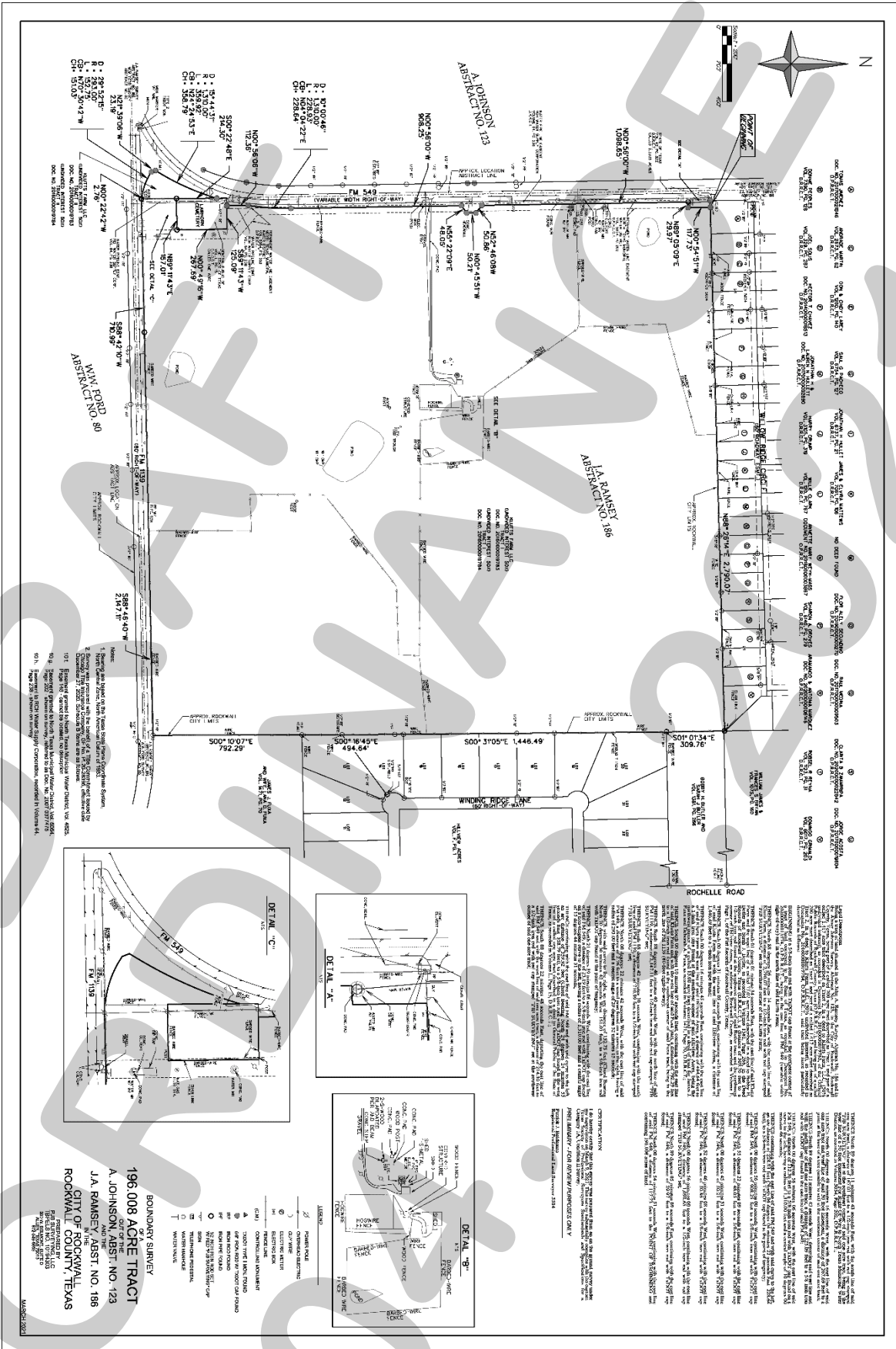
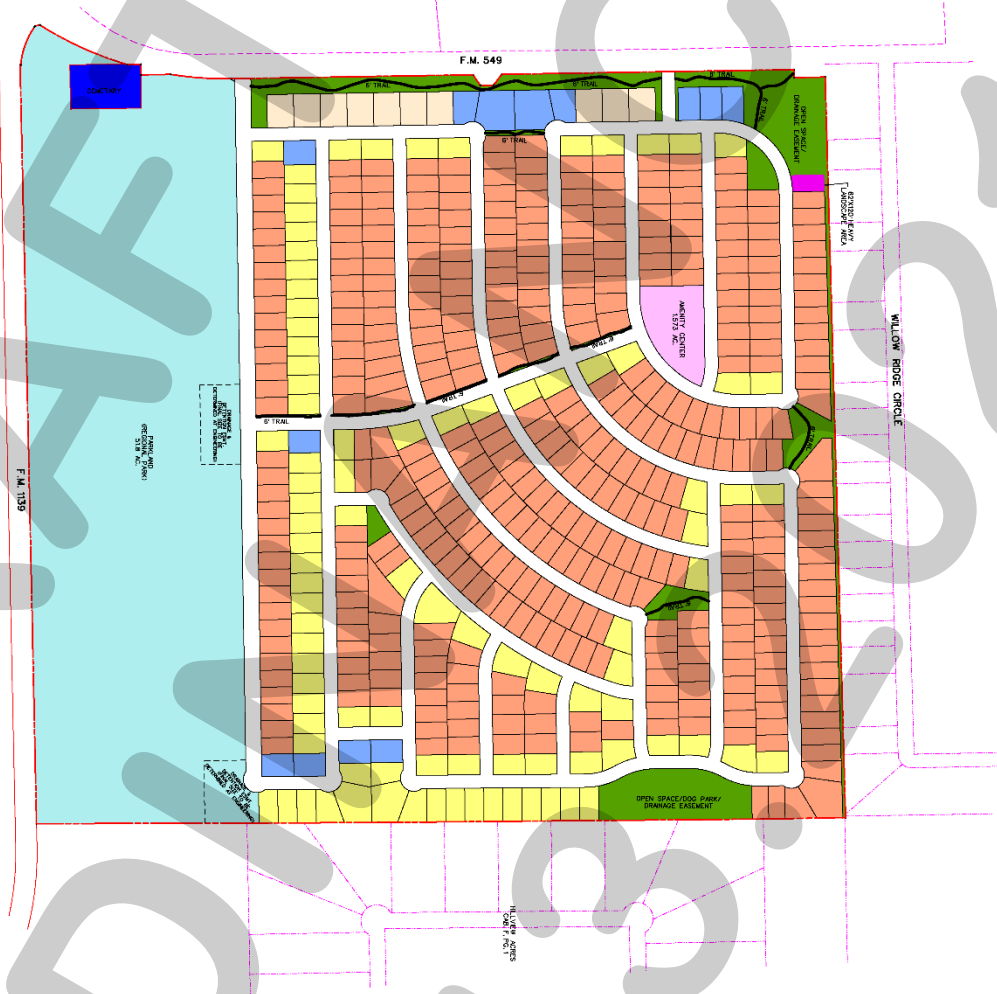
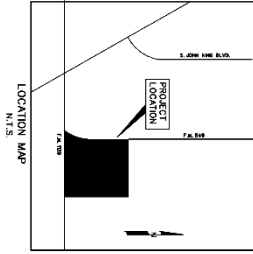


Exhibit 'C':
Concept Plan



TOTAL ACRES 98.009
TOTAL RESIDENTIAL LOTS 528
RESIDENTIAL DENSITY 2.09

LEGEND	
[Light Blue Box]	TYPICAL LOT SIZES
[Orange Box]	- TYPE A LOTS - 500' LOTS
[Yellow Box]	- TYPE B LOTS - 500' LOTS
[Light Green Box]	- TYPE C LOTS - 500' LOTS
[Light Blue Box]	- TYPE D LOTS - 100' X 200' - 90' LOTS
[Light Green Box]	- OPEN SPACE - 10.0% AC.
[Light Green Box]	- AMENITY CENTER - 1.97 AC.
[Light Green Box]	- PARKING PARK - 51.8 AC.

CONCEPT PLAN
HOMESTEAD
SITUATED IN THE
J.L.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ROCKWALL, TX 75087
TEL: 972.396-4200
OWNER
KLUTTS FARM, L.L.C.
APRIL 2021 SCALE 1" = 200'
CASE NO. XXXX

Exhibit 'D':
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 Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
A	62' x 120'	7,440 SF	408	77.57%
B	72' x 120'	8,640 SF	95	18.06%
C	82' x 120'	9,840 SF	13	02.47%
D	100' x 120'	12,000 SF	10	01.90%
<i>Maximum Permitted Units:</i>			526	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article 05, *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 2.68 dwelling units per gross acre of land; however, in no case should the proposed development exceed 526 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

<i>Lot Type (see Concept Plan) ▶</i>	A	B	C	D
<i>Minimum Lot Width</i> ⁽¹⁾	62'	72'	82'	100'
<i>Minimum Lot Depth</i>	120'	120'	120'	120'
<i>Minimum Lot Area</i>	7,440 SF	8,640 SF	9,840 SF	12,000 SF
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	6'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	20'	20'	20'	20'
<i>Minimum Length of Driveway Pavement</i>	25'	25'	25'	25'
<i>Maximum Height</i> ⁽³⁾	36'	36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i> ⁽⁷⁾	2,200 SF	2,600 SF	2,800 SF	2,800 SF
<i>Maximum Lot Coverage</i>	65%	65%	65%	65%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 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: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of

Exhibit 'D':
Density and Development Standards

the encroaching faces.

- 6: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet.
- 7: All lots that have a rear yard that faces onto FM-549 shall be permitted to have a minimum area/dwelling unit (air-conditioned space) of 2,800 SF.

(4) *Building Standards*. All development shall adhere to the following building standards:

- (a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50% of the masonry requirement.

Examples of Cementitious Fiberboard



- (b) *Roof Pitch*. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design and orientation requirements
 - (1) *Type 'A' Lots*. The *Type 'A' Lots* (*i.e. the orange lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration. A maximum of 32.11% of these lots (*i.e. 131 Lots or 25.00% of the total lots*) shall be permitted to be oriented in a *flat-front entry configuration* -- *allowing the garage to be flush with the front façade of the primary structure* -- pending the front yard setback is increased to a minimum setback of 25-feet.

Exhibit 'D':
Density and Development Standards

- (2) Type 'B', 'C', & 'D' Lots. The Type 'B', 'C', & 'D' Lots (i.e. yellow, blue, and tan lots depicted in Exhibit 'C') may be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Wood Garage Door



- (5) Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see *Figures 3 & 4* below).

Table 3: Anti-Monotony Matrix

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	62' x 120'	(1), (2), (3), (4)
B	72' x 120'	(1), (2), (3), (4)
C	82' x 120'	(1), (2), (3), (4)
D	100' x 120'	(1), (2), (3), (4)

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street.

Exhibit 'D':
Density and Development Standards

The rear elevation of homes backing to open spaces or FM-549 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

- (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.



Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

- (a) Front Yard Fences. Front yard fences shall be prohibited.

Exhibit 'D':
Density and Development Standards

- (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
- (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-549*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence; however, the properties adjacent to the northern property line (*i.e. running parallel to Willow Ridge Circle and abutting the ten [10] foot wide drainage easement*) shall be permitted to have a wood fence conforming to the requirements for *Wood Fences* outline in Section (6)(b) of this ordinance. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
- (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(7) Landscape and Hardscape Standards.

- (a) 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. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
- (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
- (1) Landscape Buffer and Sidewalks (FM-549). A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm

Exhibit 'D':
Density and Development Standards

and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

- (2) Landscape Buffers (Northern Property Line). A minimum of a ten (10) foot landscape buffer shall be provided along the northern property boundary. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning --*, a minimum of four (4) caliper inches in size, that will be planted on 15-foot centers along the entire northern property boundary. An alternative screening plan proposing the use of existing trees, for the area directly adjacent to northern property line, may be submitted by the developer with the PD Site Plan. This alternative plan can be approved at the discretion of the Planning and Zoning Commission upon a finding that the proposed plan will provide adequate screening that is equal to or exceeds the standards stated in this section.
- (3) Landscape Buffer (Adjacent to the Properties Along the Northern Boundary). A heavy landscape area (*i.e. indicated in dark pink in Exhibit 'C' and labeled as a "62' x 120' Heavy Landscape Area"*) shall be provided adjacent to the northern properties. This landscape area shall consist of a minimum of canopy trees, accent trees, and shrubs and shall be reviewed for conformance with the *PD Site Plan*.
- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) 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).
- (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

Exhibit 'D':
Density and Development Standards

- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) Open Space/Public Park. The development shall consist of a minimum of 20% open space (or a minimum of 39.2018-acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'C'* of this ordinance. In addition, the following shall apply to the proposed open space and public park areas:
- (a) Public Park. The development shall incorporate a minimum of a 50-acre contiguous tract of land to the City of Rockwall -- identified as "*Regional Park*" in *Exhibit 'C'* -- for the provision of a public park. The proposed dedication of land shall be in lieu of the required cash-in-lieu of land fees required by Article II, *Parkland Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances; however, the developer shall be required to pay the pro-rata equipment fees as required by the ordinance, which shall be used to amenitized the proposed public park. To accommodate the development, the City shall grant temporary grading and permanent drainage and detention easements as necessary to develop the residential portions of the property in accordance with City requirements. The City shall have the right to relocate said easements granted in connection with the residential development -- at no cost to the residential developer -- such that the City may develop the public park in accordance with the City's desired use. Performance of the obligations under this subparagraph shall be deemed fully to satisfy the City's open space requirements stipulated by the OURHometown Vision 2040 Comprehensive Plan.
- (b) Open Space. All open space areas not dedicated as part of the public park (including landscape buffers) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (13) Amenity Center. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan* and may incorporate materials from the historic farmhouse -- which currently situated on the property -- without requiring variances to the material requirements contained in this ordinance or the Unified Development Code (UDC).
- (14) Dog Park. The proposed dog park shall provide two (2) separate areas for large dogs and small dogs. A six (6) foot, vinyl coated chain link fence shall be required around the perimeter of the dog park and separating the two (2) areas. A double gate system shall be installed to reduce the chance of dogs escaping owners when leaving or entering the off-leash area. Self-closing gates shall be used to aid in keeping dogs from escaping owners. Waste disposal stations shall be provided for the two (2) separate areas. All areas of the dog park including restocking the waste disposal

Exhibit 'D':
Density and Development Standards

stations shall be the responsibility of the Homeowner's Association (HOA). In addition, all activities in the proposed dog park shall be subject to Article X, *Dog Parks*, of Chapter 6, *Animals*, of the Municipal Code of Ordinances.

- (15) Trails. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed park.
- (16) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (17) Homeowner's Association (HOA). A Homeowner's Association (HOA) 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*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. In addition, the HOA shall be responsible for maintaining any drainage areas on the public park that are necessary to provide sufficient stormwater detention for the residential lots. These areas are required to be delineated on the *PD Site Plan*.
- (18) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



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: April 19, 2021
APPLICANT: Kevin Harrell; *Skorburg Company*
CASE NUMBER: Z2021-007; *Zoning Change (AG to PD) for the Klutts Farm*

ORANGE: *Changes proposed by the applicant based on the recommendation of the Planning and Zoning Commission.*

SUMMARY

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

BACKGROUND

A 103.142-acre portion of the subject property was annexed on June 15, 1998 by *Ordinance No. 98-20*. The remainder of the subject property was annexed on October 4, 2010 by *Ordinance No. 10-27*. At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. Currently situated on the subject property is an old farmhouse, which is 1,860 SF in size and was constructed in 1889 by William Lawson Lawhorn (*known as the Lawhorn Farm House*). In addition, -- based on current aerial images -- there appears to be two (2) agricultural accessory buildings (*of an undetermined size*) on the property. No additional changes or improvements have been made to the subject property since its annexation, and the property has remained zoned Agricultural (AG) District.



FIGURE 1: LAWHORN FARM HOUSE.

PURPOSE

On March 19, 2021, the applicant -- *Kevin Harrell of the Skorburg Company* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 526-lot single-family, residential subdivision that will consists of four (4) lot sizes (*i.e. [A] 408, 62' x 120'; [B] 95, 72' x 120'; [C] 13, 82' x 120'; and [D] 10, 100' x 120'*). **NOTE:** *Based on the changes requested/recommended by the Planning and Zoning Commission the revised lot count is as follows: [A] 396, 62' x 120'; [B] 109, 72' x 120'; [C] 11, 82' x 120'; and [D] 10, 100' x 120'.*

ADJACENT LAND USES AND ACCESS

The subject property is located northeast of the intersection of FM-549 and FM-1139. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall followed by residential properties situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall. This area includes the Woolridge

Estates and Willow Ridge Subdivisions. Beyond this is the corporate limits of the City of Rockwall followed by Phase 3 of the Fontanna Ranch Subdivision, which is zoned Planned Development District 67 (PD-67) for Single-Family 16 (SF-16) District land uses.

South: Directly south of the subject property is FM-1139, which is identified as a M4U (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are the corporate limits of the City of Rockwall followed by residential properties situated within the City of McLendon-Chisolm's Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property are the corporate limits of the City of Rockwall. Beyond this are the corporate limits of the City of Rockwall followed by residential properties situated within the City of McLendon-Chisolm's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is FM-549, which is identified as a TXDOT4D (*i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are eight (8) single-family residential homes zoned Single-Family Estate 2.0 (SFE-2.0) District, and eight (8) single-family residential homes zoned Single-Family Estate 4.0 (SFE-4.0) District. East of these properties is Phase 1 of the Somerset Park Subdivision, which consists of 152 single-family residential homes on 56.43-acres. This subdivision is zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses.

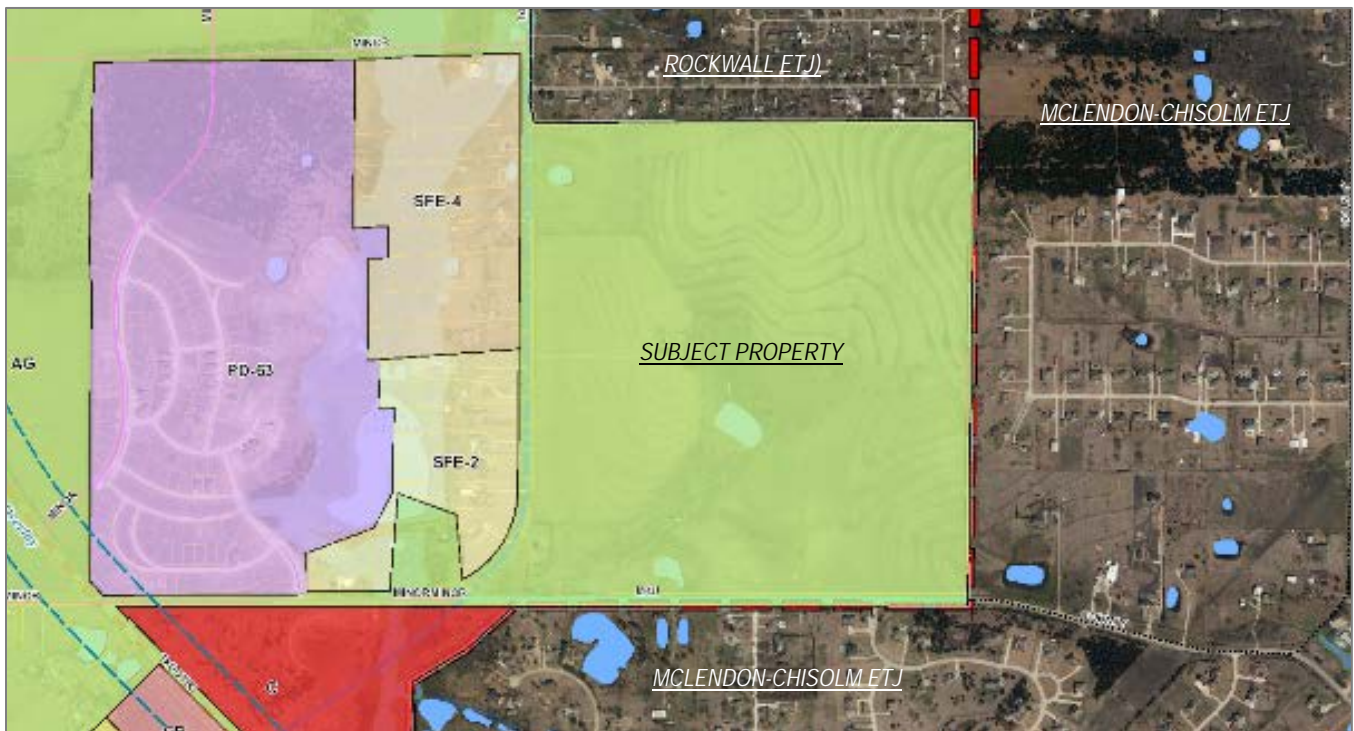


FIGURE 2: LOCATION MAP.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 196.009-acre subject property will be broken down into 526 single-family residential lots that will consist of four (4) lot types (*i.e. 62' x 120', 72' x 120', 82' x 120', and 100' x 120'*). **More specifically, the development will incorporate 408, 62' x 120' lots (*i.e. a minimum of 7,440 SF*); 95, 72' x 120' lots (*i.e. a minimum of 8,640 SF*); 13, 82' x 120' lots (*i.e. a minimum of 9,840 SF*); and 10, 100' x 120' lots (*i.e. minimum of 12,000 SF*), which equates to an average lot size of 7,802.74 SF.** **More specifically, the development will incorporate 396, 62' x 120' lots (*i.e. a minimum of 7,440 SF*); 109, 72' x 120' lots (*i.e. a minimum of 8,640 SF*); 11, 82' x 120' lots (*i.e. a minimum of 9,840 SF*); and 10, 100' x 120' lots (*i.e. minimum of 12,000 SF*), which equates to an average lot size of 7,825.55 SF.** This would translate to a density of 2.68 dwelling units per acre for the total development.

The minimum dwelling unit size (*i.e. air-condition space*) will range from 2,200 SF to 2,800 SF. According to the applicant, the proposed housing product will be of the same quality as the Breezy Hill and Stone Creek Subdivisions, but will incorporate updated floor plans. Staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry (*with a minimum of 85% masonry on each façade*), and be subject to the City's upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to 50% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 7 (SF-7) District. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	62' x 120'	7,440 SF	408 396	77.57 75.29%
B	72' x 120'	8,640 SF	95 109	48.06 20.72%
C	82' x 120'	9,840 SF	43 11	02.47 02.09%
D	100' x 120'	12,000 SF	10	01.90%
<i>Maximum Permitted Units:</i>			526	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C	D
<i>Minimum Lot Width</i> ⁽¹⁾	62'	72'	82'	100'
<i>Minimum Lot Depth</i>	120'	120'	120'	120'
<i>Minimum Lot Area</i>	7,440 SF	8,640 SF	9,840 SF	12,000 SF
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	6'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	20'	20'	20'	20'
<i>Minimum Length of Driveway Pavement</i>	25'	25'	25'	25'
<i>Maximum Height</i> ⁽³⁾	36'	36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i> ⁽⁷⁾	2,200 SF	2,600 SF	2,800 SF	2,800 SF
<i>Maximum Lot Coverage</i>	65%	65%	65%	65%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 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: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. 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: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet.
- ⁷: All lots that have a rear yard that faces onto FM-549 shall be permitted to have a minimum area/dwelling unit (air-conditioned space) of 2,800 SF.

The proposed concept plan shows that the development will consist of 10.01-acres of open space (*which includes a dog park*), a 1.517-acre amenity center, and a 51.8-acre public park. This represents a total of 63.327-acre (*or 32.31%*) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (*or 39.20-acres*) by 12.31% (*or 24.127-acres*). In addition, the applicant has indicated that the proposed development will provide a six (6) foot meandering trail along the frontage of FM-549 and from the amenity center to the proposed public park. The applicant has also indicated that the building materials for the amenity center will incorporate materials from the old farmhouse currently on the subject property. All

of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) Roadways. All of the residential streets will need to have a minimum of 50-feet of right-of-way with a 29-foot *back-to-back* concrete street; however, any roadway adjacent to the proposed public park will need to have a minimum of 60-feet of right-of-way with a 41-foot *back-to-back* concrete street. Since the Texas Department of Transportation (TXDOT) will be widening and improving FM-549 in July of 2021, no improvements are necessary for this roadway.
- (2) Water. The applicant shall be required to provide a letter from Blackland Water Supply Corporation -- *the holder of the Certificate of Convenience and Necessity (CCN) for a portion of the subject property* -- stating that they can serve domestic and fire protection meeting the City's minimum standards for the portion of the property that is located within their CCN. As an alternative, the applicant can pursue opting out of the Blackland Water Supply Corporation's CCN. Any water system utilized to provide water to the site will be required to utilize a minimum of an eight (8) inch line that is to be looped through the subject property.
- (3) Wastewater. The applicant will need to connect the subdivision to the City's existing sanitary sewer system. This includes extending a minimum of an eight (8) inch wastewater line connecting the subject property to the existing *Long Branch Lift Station*. Existing pro-rata agreements will also need to be paid for the *Long Branch* and both *FM-3097 Lift Stations* in the amount of \$545.38/acre and \$432.74/acre. In addition, both of the *FM-3097 Lift Stations* will need to be upgraded to ultimate capacity (*i.e. pumps, electrical equipment, generators, and any other appurtenances*) if more than 242 lots are constructed. Since the applicant is proposing to increase the densities that are called for on the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, an infrastructure study will need to be performed to determine the impact to the existing system, and the capacity and necessary improvements to all lift stations needed to sufficiently serve the development.
- (4) Drainage. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for the existing ponds on the subject property.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- (1) Alleyways. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the *Standards of Design and Construction Manual*]
- (2) Garage Configuration. The Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing* [or *traditional swing*] garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 75 80% *J-Swing* or *Traditional Swing* garages and 25 20% *Flat Front Entry* garages (*i.e. where the garage is even with the front façade*). This translates to 32-44 25.74% (*i.e. 434 105*) of the *Type 'A' Lots* (*i.e. 62' x 120' lots*) being *Flat Front Entry* with all of the *Type 'B', 'C', & 'D' Lots* (*i.e. Type 'B': 72' x 120' lots; Type 'C': 82' x 120' lots; and Type 'D': 100' x 120' lots*) being

in a *J-Swing* or *Traditional Swing* garage configuration. As a compensatory measure the applicant is proposing to increase the front yard building setback from 20-feet to 25-feet for homes that have a *Flat Front Entry* garage configuration. The applicant is also proposing to provide decorative wood garage doors or garage doors that incorporate a wood overlay on an insulated metal door. All garage doors will also incorporate carriage style hardware. In addition, the applicant will still have the ability to provide *Recessed Front Entry* garages (*i.e. where the front of the garage is setback a minimum of 20-feet from the front façade of the house*) on all lots.

- (3) Fencing. According to Subsection 02.02, *Minimum Standards for Residential Planned Development Districts*, of Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC), “(t)he fence standards contained in a Planned Development (PD) District ordinance shall -- *at a minimum* -- conform to the requirements contained in Section 08, *Fence Standards*, of Article 08, *Landscape and Fence Standards*.” This section of the code stipulates that “(t)ransparent fencing is required adjacent to all perimeter roadways (*i.e. along the perimeter of the subdivision*), abutting open spaces, greenbelts and parks ... [*and that*] (p)erimeter subdivision fencing shall be constructed of six (6) foot tall tubular steel or wrought-iron type fencing with masonry columns ...”

Applicant's Response to (3): In this case, the northern most lots are directly adjacent to a ten (10) foot drainage and utility easement that will run contiguous with the northern property line of the subject property. Per the Unified Development Code (UDC), the applicant would be required to construct a wrought-iron fence with masonry columns adjacent to this area and plant landscaping adjacent to the fence. The applicant is requesting to allow these property owners to construct a six (6) foot wood fence (*to the same standards as listed in the Planned Development District ordinance*) to better screen the areas north of the proposed ten (10) foot drainage easement.

- (4) Dog Park. According to Section 6-325, *Site Selection Criteria*, of Article X, *Dog Parks*, of Chapter 6, *Animals*, of the Municipal Code of Ordinances, “(s)ite selections shall be reviewed and approved by the City Council ...” and “(o)ff leash areas in parks shall be located a minimum of 500-feet from a residential dwelling unit.”

Applicant's Response to (4): In this case, the proposed dog park will be directly adjacent to residential properties within the subdivision; however, the dog park will be privately owned and maintained by the Homeowner's Association (HOA). If this Planned Development District ordinance is approved as requested, the City Council would be approving the location of the dog park allowing it to be closer than the required 500-feet from residential dwelling units. The applicant has stated that this is a highly desirable amenity for residents.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the South Central Residential District and is designated for Low Density Residential land uses on the Future Land Use Plan. According to the Comprehensive Plan, Low Density Residential land uses are defined as “... residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ...” In this case, the applicant is proposing an overall density of 2.68 dwelling units per acre, which exceeds the density stipulated for Low Density Residential land uses. According to the Comprehensive Plan, Medium Density Residential land uses are defined as “...residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre...” Therefore, the applicant's request will necessitate that the subject property be changed from a Low Density Residential land use designation to a Medium Density Residential land use designation on the Future Land Use Plan; however, staff should point out that the plan does appear to conform to the *District Strategies* outlined for the establishment of suburban residential in the South Central Residential District. This change is discretionary to the City Council and if approved would not change the desired land use ratio of residential to commercial, which is targeted at providing a ratio of 80% residential/ 20% commercial land uses per the Comprehensive Plan [*Goal 01, Policy 1; Section 02.01 of Chapter 1*].

With regard to the policies for residential development contained in the Comprehensive Plan the applicant has incorporated many of the policies and goals (*e.g. housing tree model, minimum of six [6] side yard setbacks on all lot types, fronting of homes on to a park/open space, etc.*); however, staff has identified the following non-conformities and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

- (1) CH. 08 | Sec. 02.02 | Goal 1; Policy 4: Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.

Staff Response: Staff has asked the applicant to provide a mixture of lot sizes through each phase of the development and not create pods of one (1) type of lot product. This was echoed by the Planning and Zoning Commission at the Planning and Zoning Commission Work Session Meeting on March 30, 2021. Based on the Planning and Zoning Commission's recommendation and the April 13, 2021 Planning and Zoning Commission meeting, the applicant has taken the homogenous pods of 72' x 120' lots and dispersed them within the 62' x 120' lot product.

- (2) CH. 08 | Sec. 02.02 | Goal 1; Policy 5: Residential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes.

Staff Response: Staff has requested that the applicant consider switching the 72' x 120' lots that front on to the proposed parkland with the 62' x 120' lots to better conform to this requirement (i.e. flip the orientation of the block so that the smaller lot product fronts onto the park and the larger lot product fronts towards the subdivision). The applicant has changed the concept plan in accordance with staff's request.

- (3) CH. 08 | Sec. 02.02 | Goal 3; Policy 4: All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas.

Staff Response: Staff has recommended to the applicant that a trail system should be incorporated along FM-549 and extending from the amenity center to the proposed public park. The applicant has incorporated this recommendation into the proposed concept plan and shows that a six (6) foot trail will be constructed along FM-549 and extending from the amenities center to the proposed public park.

- (4) CH. 08 | Sec. 02.03 | Goal 1; Policy 4: Identify and preserve existing neighborhood landmarks (e.g. historic or unique buildings and prominent natural features) to foster distinctiveness, neighborhood pride, and sense of ownership.

Staff Response: The old farmhouse on the subject property could be preserved as or incorporated into the amenities center, which would preserve a unique and historic building within the community. The applicant has incorporated language into the Planned Development District ordinance that would allow the materials from the old farmhouse to be used in the design of the amenities center.

- (5) CH. 08 | Sec. 02.03 | Goal 3; Policy 2: Require rear-entry garages and alleyways on all lots that have a lot width of 55-feet or less; however, alleyways should be prohibited on all lots greater than 55-feet. These lots should incorporate *J-Swing* or *Recessed Front Entry* garages.

Staff Response: The applicant was originally proposing a 52' x 120' lot product that was to incorporate a *Flat Front Entry* garage configuration. Staff recommended to the applicant replacing the 52' x 120' lot product with the 62' x 120' lot product, and only incorporating garage configurations that meet the City's Planned Development District standards as stipulated by the Unified Development Code (UDC). The applicant has removed the 52' x 120' product and is requesting garage configurations that are in conformance with the Unified Development Code (UDC).

- (6) CH. 08 | Sec. 02.03 | Goal 3; Policy 3: In cases where *Flat Front Entry* garages (i.e. even with the front façade of the primary structure) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, *Flat Front Entry* garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff Response: If a *Flat Front Entry* garage configuration is being requested it should be limited to 20% and the front building setback of these properties should be increased to 25-feet. Based on the Planning and Zoning Commission's

recommendation at the April 13, 2021 Planning and Zoning Commission meeting, the applicant has reduced the Flat Front Entry garages from 25% to 20%. In addition, the applicant has consented to upgraded garage door requirements and has provided a minimum of a 25-foot front yard building setbacks on all Flat Front Entry garages.

Taking all of this into account, the concept plan does incorporate many of the residential policies and guidelines contained in the Comprehensive Plan into the Planned Development District ordinance and appears to conform to Chapter 08, *Residential*, of the OURHometown Vision 2040 Comprehensive Plan; however, due to the increase in density, the approval of the applicant's request remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

PARKS AND RECREATION BOARD

Per the Planning and Zoning Commission's request at the Work Session Meeting on March 30, 2021, staff sent the proposed concept plan to the Parks and Recreation Board for their review and recommendation. On April 6, 2021, the Parks and Recreation Board approved a motion to recommend approval of the proposed public park as a regional park by a vote of 6-0, with Board Member Dodd absent. In addition, staff has provided an exhibit of Harry Myers Park for the Planning and Zoning Commission's review. Harry Myers Park is a regional park that consists of a total of 66.29-acres of land (*consisting of 22.76-acres of floodplain and 43.53-acres of land outside of the floodplain*).

NOTIFICATIONS

On March 26, 2021, staff mailed 23 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

- (1) Two (2) emails from two (2) property owners within the 500-foot notification buffer in favor of the applicant's request.
- (2) A petition signed by thirteen (13) property owners representing nine (9) properties within the 500-foot notification buffer in opposition to the applicant's request.
- (3) Two (2) emails from two (2) property owners outside of the 500-foot notification buffer in opposition to the applicant's request.
- (4) One (1) email from a non-participating Homeowner's Association (HOA) [*i.e. Fontanna Ranch HOA*] within the 1,500-foot notification buffer in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses, then staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On April 13, 2021 the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses by a vote of 5-2, with Commissioners Chodun and Moeller dissenting. As part of the motion the Planning and Zoning Commission stipulated that the Planned Development District ordinance be changed to [1] reduce the *Flat Front Entry Garages* from 25% to 20%, and [2] that the 72' x 120' lots be mixed throughout the development instead of being in homogenous pods. The applicant has agreed to these changes and staff has changed the case memo and Planned Development District ordinance accordingly.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-007

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [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)
- Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address S FM 549, Rockwall, TX

Subdivision Ramsey Survey Abstract-186

Lot N/A Block N/A

General Location NEC of S FM 549 and FM 1139

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning AG

Current Use Agricultural

Proposed Zoning PD - Single Family

Proposed Use Single Family Residential Subdivision

Acreage 198.52

Lots [Current] N/A

Lots [Proposed] 565

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Klutts Farm, LLC

Applicant Skorburg Company

Contact Person Ben Klutts, Jr

Contact Person Kevin Harrell

Address 1604 N Hills Dr

Address 8214 Westchester

Suite 900

City, State & Zip Rockwall, TX 75087

City, State & Zip Dallas, TX 75225

Phone 972-771-5755

Phone 214-888-8859

E-Mail BKluttsjr@att.net

E-Mail KHarrell@SkorburgCompany.com

NOTARY VERIFICATION [REQUIRED]

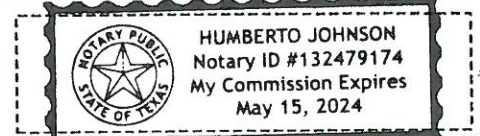
Before me, the undersigned authority, on this day personally appeared Ben Klutts [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of March, 20 21. 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."

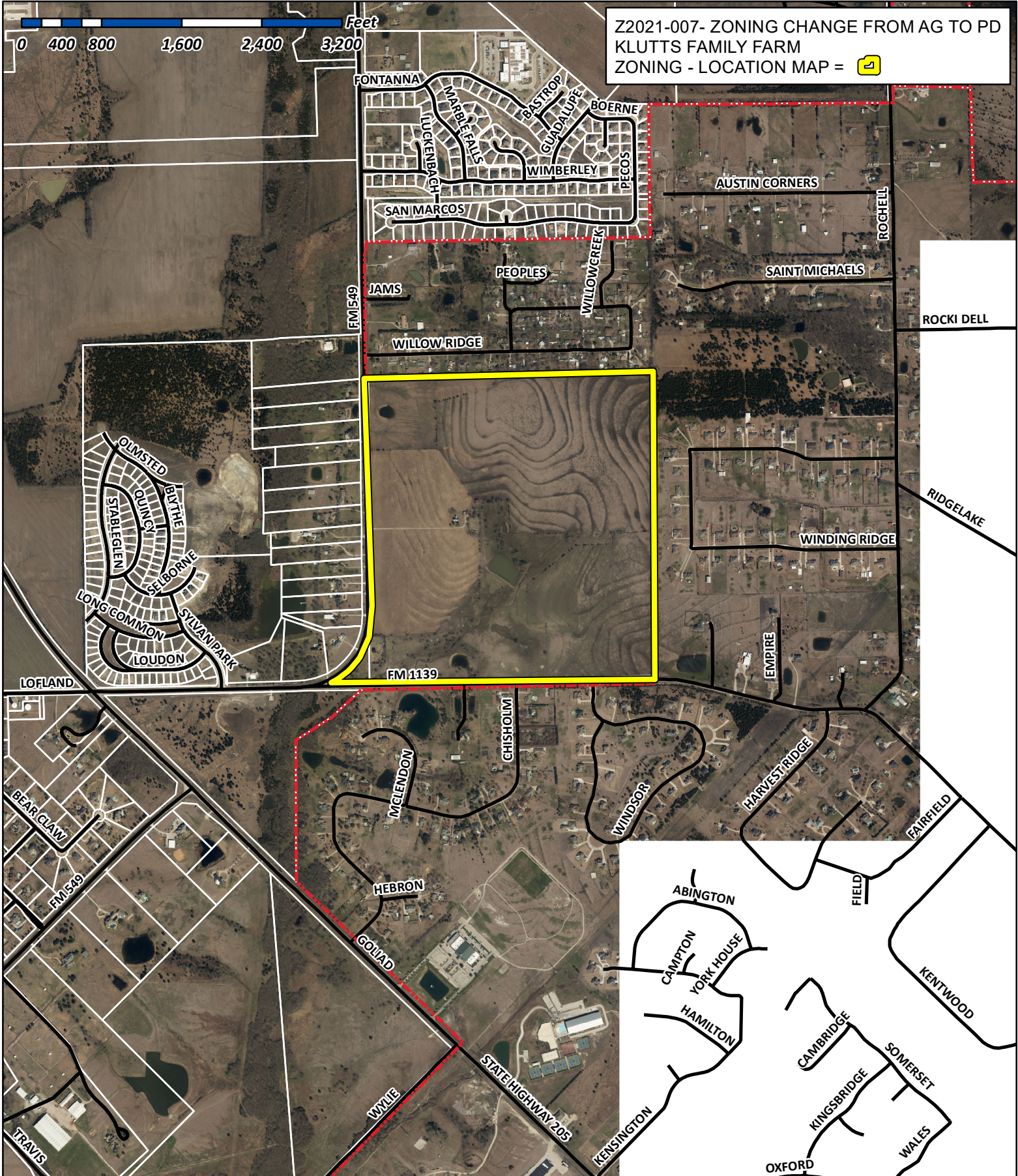
Given under my hand and seal of office on this the 18th day of March, 20 21.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires



Z2021-007- ZONING CHANGE FROM AG TO PD
 KLUTTS FAMILY FARM
 ZONING - LOCATION MAP = 1



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.

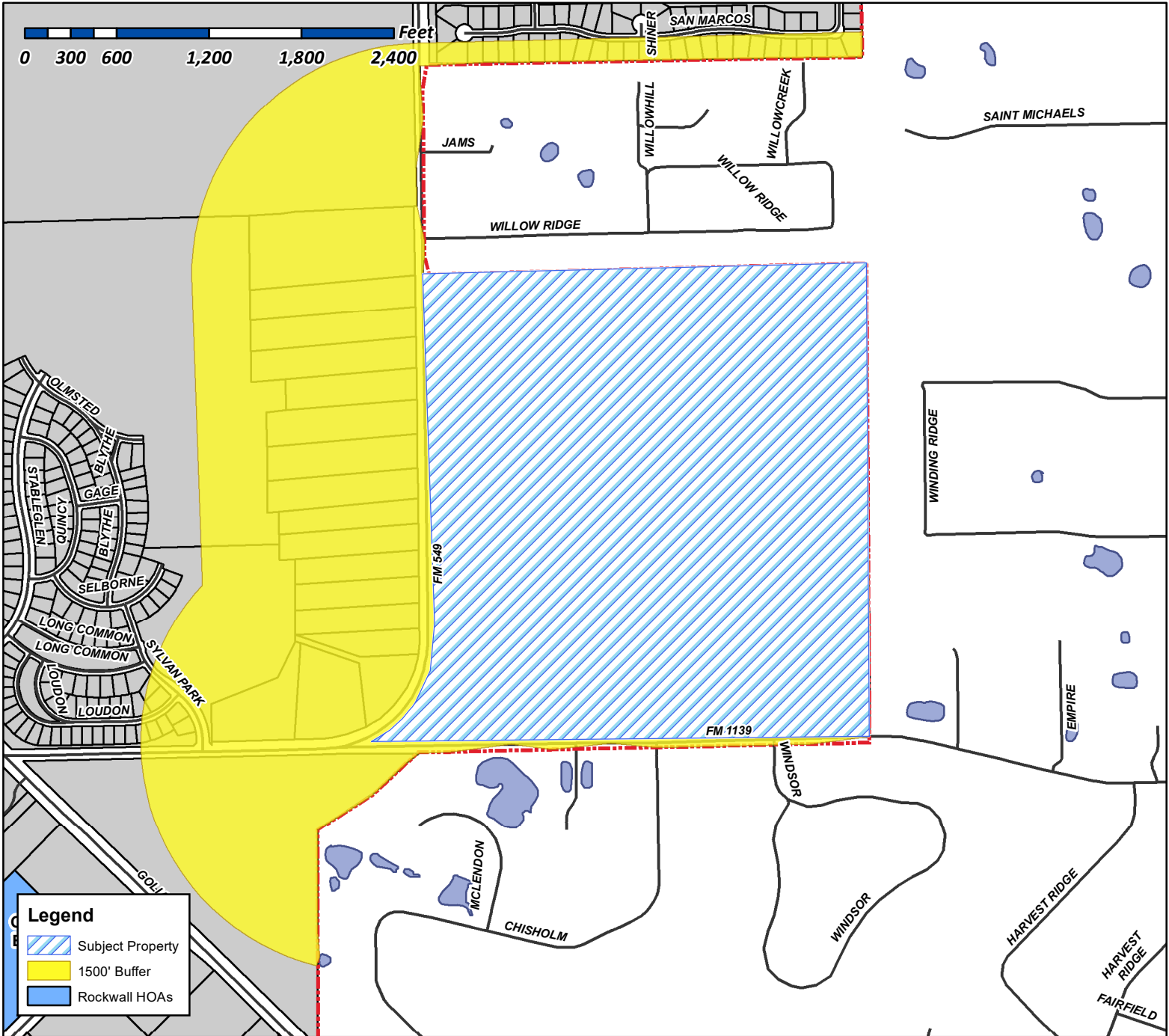
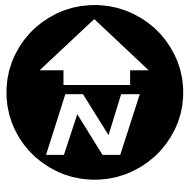




City of Rockwall

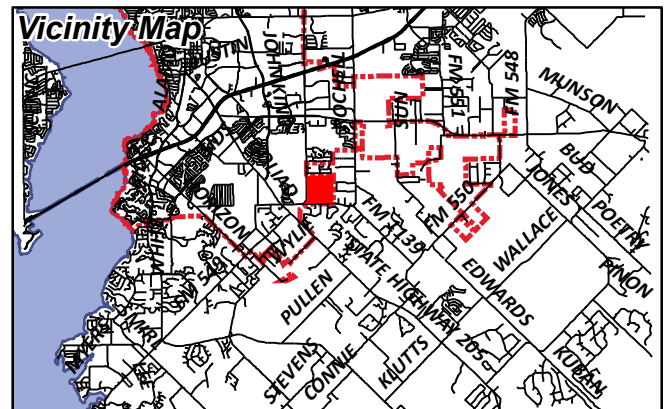
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2021-007
Case Name: Zoning
Case Type: Specific Use Permit
Zoning: Agricultural (AG) District
Case Address: Klutts Family Farm

Date Created: 3/19/2021
For Questions on this Case Call (972) 771-7745

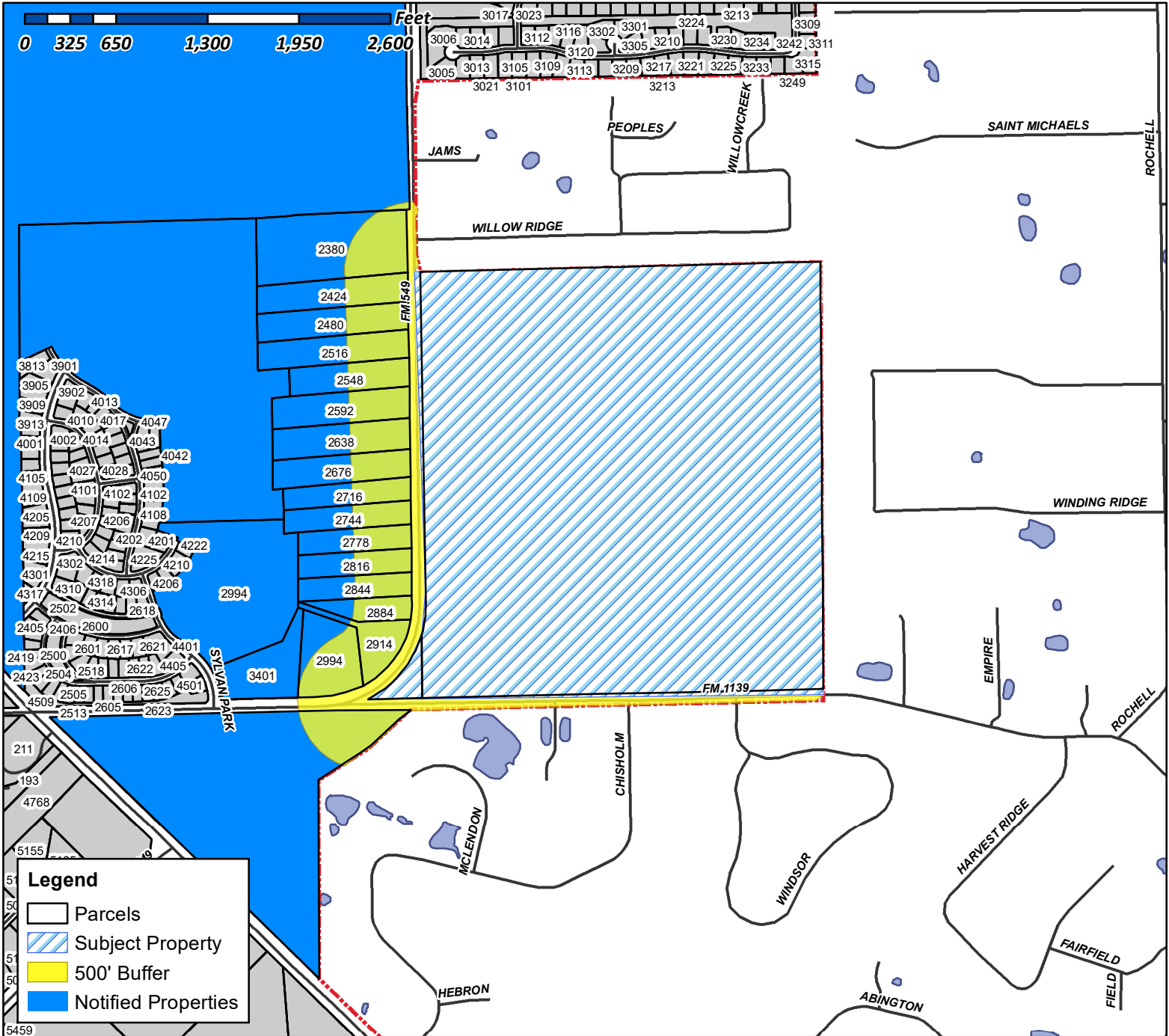
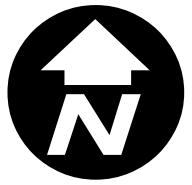




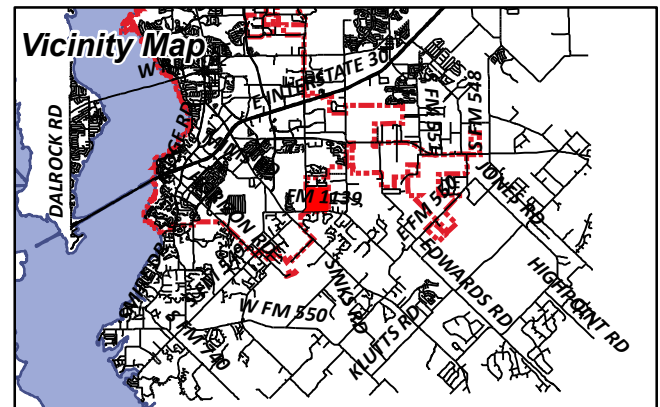
City of Rockwall

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Case Number: Z2021-007
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 549 and FM 1139



Date Created: 3/23/2021
For Questions on this Case Call (972) 771-7745

ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

CHERRY BRUCE
1111 CAMBRIDGE CT
ROCKWALL, TX 75032

NELLER GARY K & HELEN COMEAU
148 HARVEST HILL DR
ROCKWALL, TX 75032

KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087

NELLER GARY K & HELEN COMEAU
2380 FM 549
ROCKWALL, TX 75032

HENSON RICHARD W & SHARON ES
2424 FM5 49
ROCKWALL, TX 75032

ACOSTA ANTHONY
2480 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2516 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2548 FM 549
ROCKWALL, TX 75032

CHERRY BRUCE
2592 FM 549
ROCKWALL, TX 75032

LEE RICHARD V & GLORIA J
2638 S FM 549
ROCKWALL, TX 75032

MCCANN KEVIN J AND ERIN M
2676 FM 549
ROCKWALL, TX 75032

POWERS FAMILY TRUST
JAMES DWAIN & PATRICIA ANNETTE POWERS
CO TRUSTEES
2716 FM549
ROCKWALL, TX 75032

OHMANN THOMAS J & CAROL J
2744 S FM 549
ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

HERRERA AARON J AND JENNIFER R AND
FOREHAND DALE A AND AMELIA A
2816 FM 549
ROCKWALL, TX 75032

WELCH CASEY K AND CATHARINE
2844 S FM 549
ROCKWALL, TX 75032

PETTIFORD SEAN AND BRANDI
2884 FM 549
ROCKWALL, TX 75032

SOLIS CARLOS HERIBERTO AND CRYSTAL GARZA-
SOLIS
2914 FM 549
ROCKWALL, TX 75032

JONES DOUGLAS A
2994 FM 549
ROCKWALL, TX 75032

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

POWERS FAMILY TRUST
JAMES DWAIN & PATRICIA ANNETTE POWERS
CO TRUSTEES
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Case No. Z2021-007: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-549 and FM-1139, 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, April 13, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 19, 2021 at 6:00 PM. 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:

Ryan Miller
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 Monday, April 19, 2021 at 4:00 PM 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 AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2021-007: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

[Redacted area for comments]

Name: [Redacted]
Address: [Redacted]

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

Miller, Ryan

From: Jennifer Herrera <aandj_forever@hotmail.com>
Sent: Tuesday, April 13, 2021 4:56 PM
To: Miller, Ryan
Subject: Homestead Klutts Farm

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Ryan! Please accept the following in regards to this evening's meeting.

My name is Jennifer Herrera. My husband and I live at 2816 FM 549. I am writing to support the Skorburg company's proposed development at the Klutts Farm. I believe that this developer is bringing in quality homes and a regional park, both of which should have a positive impact on my property value. Given the large number of homes coming to the area, I expect that the city will now be running a city sewer line and gas line to my property and the other existing properties on FM549 that will face this housing development. We have been waiting patiently for city infrastructure to finally reach us. I find it only fair for us to have what the new developments are getting in Rockwall.

Thank you for your time,
Aaron and Jennifer Herrera

Sent from my iPhone

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Miller, Ryan

From: Katie Welch <katie@welcheducation.com>
Sent: Tuesday, April 13, 2021 2:08 PM
To: Miller, Ryan
Subject: Planning & Zoning written comments - Welch

Hi Ryan,

Attached are my written comments that I would like to submit to the Planning & Zoning Commission. Would you be able to assist me in getting these added to the written record for Case#Z2021-007?

Many thanks!

Katie

April 13, 2021

To the Commissioners of the City of Rockwall Planning & Zoning Board:

My name is Catharine Welch. My husband Casey and I are homeowners at one of the impacted properties for Case #Z2021-007, the proposed Homestead development at the Klutts Farm.

While we are certainly sad to see the Klutts Farm sold, we acknowledge that as landowners, the Klutts family is well within their rights to sell. We are pleased that the proposed design includes a 50-acre regional park, which will help preserve the integrity of this beautiful piece of land. While we would certainly expect a voice in future discussions involving the development and amenitization of this park, we encourage the City to accept this gift and move forward with the park. We hope that the City will consider incorporating the Klutts name into the plans as a way to honor the history of this piece of land as well as the contributions of this significant Rockwall family.

I have spent quite a bit of time the past couple of weeks speaking with Ryan Miller, Director of Planning and Zoning, as well as Adam Buczek from the Skorburg company. They have been very willing to dialogue about this project, and Mr. Buczek not only agreed to meet with a group of neighbors to discuss the proposal, he also has made concessions based on our concerns, where possible. We were very pleased to see the FM549 streetscape being revised to include 100' lots as well as the elimination of the 52' lots.

While I recognize that this proposal does conflict with the existing 2040 comprehensive plan for low-density housing at the Klutts property, I believe the 30 or so additional homes being requested that raise the density slightly above the 2.5 threshold are negligible in light of the regional park and high-quality homes that are being offered. In all likelihood, this proposal will raise nearby property values and contribute to making south Rockwall a destination district. I therefore encourage the board to move forward with the Skorburg company's revised proposal.

However, as part of this planned development, the city needs to do its part in providing needed infrastructure to the area. When the City of Rockwall unilaterally annexed our neighborhood in 1997, we began paying Rockwall taxes but were not given full access to City services, specifically City sewer. We were in essence given an implicit "IOU" that someday, when the City developed around us, these services would be provided. That day has arrived. It is unreasonable for the City to continue to deny us taxpayers access to sewer services when all of the neighborhoods in our area will have this service.

Over the 25 years since we were involuntarily annexed, the 16 homes from 2380 to 2994 FM 549 collectively have provided millions of dollars in revenue for the City. Without sewer, our homes require septic systems that

indiscriminately spray gray water onto large portions of our properties, making this land incapable of being improved. This means that for almost three decades we have actually been asked to pay taxes on land that is rendered unusable, something easily remedied if the City would provide full services.

The developer for Case #Z2021-007 has indicated that they plan to provide City sewer to the 526 houses that will now be directly across from our front doors. They will be upgrading two lift stations in the area and installing a third on the property. Unfortunately, the City has indicated that even with all of these impending upgrades, they are still unable to provide us sewer services. They have suggested we could pay for the lines ourselves, but at a roughly 1 million-dollar price tag, this is a non-starter.

Many Texas cities have found themselves in similar situations over the past 20 years, and these types of scenarios have been the impetus for much litigation and legislation regarding homeowner rights in annexation cases. Rockwall is a highly complex situation because we have such a large quantity of homes in this same situation. A quick glance through the GIS Utilities map reveals many other neighborhoods without sewer. It does not appear that the City has any long-term plan to remedy this situation; they only seem to be planning sewer services for new development. That's why this issue is extremely relevant to Case #Z2021-007 and not simply a tertiary concern.

Without a plan to address its sewer infrastructure issues on existing homes, the City of Rockwall must be creative when new developments such as the one at the Klutts property are proposed. For example, has the City considered making a Tax Increment Financing District (TIF) for southern Rockwall? These types of districts are available for situations where infrastructure needs to be upgraded. It allows the City to borrow against future property tax earnings to fund the effort. Or, could the City obligate developers such as the Skorburg company who are building in areas with existing infrastructure issues to cost-share in these efforts? These are the types of conversations and creative solutions that we need to be discussing now to ensure that all taxpayers, not just those in new developments, are being treated equitably.

Sincerely,

Catharine (Katie) Welch, Ph.D.
2844 FM 549
Rockwall, TX 75032

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Letter from the Property Owners at Lofland Lakes Estates - City of Rockwall:
SUP # Z2021-007 (Klutts Family Farm)

April 11, 2021

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

RE:

Case Number: SUP # Z2021-007

Case Name: Zoning

Case Type: Special Use Permit ("Proposed SUP")

Zoning: Agricultural (AG) District

Case Address: Klutts Family Farm

WHEREAS

1. The following property owners, were recently notified of the subject Proposed SUP:

ROCKWALL 209 INVA STORE LLC
0 CANDLELITE TRAIL
HEATH, TX 75012

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

CHERRY BRUCE
1111 CAMBRIDGE CT
ROCKWALL, TX 75087

NELLER GARY K & HELEN EDWALD
248 HARVEST HILLS DR
ROCKWALL, TX 75087

KLUTTS FARM LLC
1804 NORTH HILLS DR
ROCKWALL, TX 75087

NELLER GARY K & HELEN EDWALD
2882 FM 549
ROCKWALL, TX 75087

HENSON RICHARD W & SHARON ES
3424 FMS 49
ROCKWALL, TX 75087

ACOSTA ANTHONY
2482 S FM 549
ROCKWALL, TX 75087

DUGGAN CHRISTOPHER W & SHERILL
2516 S FM 549
ROCKWALL, TX 75087

DUGGAN CHRISTOPHER W & SHERILL
2548 FMS 49
ROCKWALL, TX 75087

CHERRY BRUCE
2592 FM 549
ROCKWALL, TX 75087

LEE RICHARD V & GLORIA J
2628 S FM 549
ROCKWALL, TX 75087

MCCANN KEVIN J AND ERIN M
2576 FM 549
ROCKWALL, TX 75087

POWERS FAMILY TRUST
JAMES DWYANE & PATRICIA ANNETTE POWERS
CO TRUSTEES
2716 FMS 49
ROCKWALL, TX 75087

OHMANN THOMAS J & CAROL J
2748 S FM 549
ROCKWALL, TX 75087

HOLLIN GREGORY D
2778 S FM 549
ROCKWALL, TX 75087

HERRERA AARON J AND JENNIFER R AND
FOREHAND DALE A AND AMELIA A
2816 FM 549
ROCKWALL, TX 75087

WILCOX CASEY E AND CATHARINE
2848 S FM 549
ROCKWALL, TX 75087

PETTIFORD SEAN AND BRADEN
2884 FM 549
ROCKWALL, TX 75087

SOLIS CARLOS HERBERTO AND CRYSTAL GARZA-
SOLIS
2914 FM 549
ROCKWALL, TX 75087

JONES DOUGLAS A
2984 FM 549
ROCKWALL, TX 75087

HENSON RICHARD W & SHARON ES
PO BOX 1993
ROCKWALL, TX 75087

POWERS FAMILY TRUST
JAMES DWYANE & PATRICIA ANNETTE POWERS
CO TRUSTEES
PO BOX 282
ROCKWALL, TX 75087

2. Property owners, residing West & North of the Southern most entrance to the subdivision and where the highest density lots are located, (The Property Owners), collectively represent one hundred percent (100%) of the property and lands within the city of Rockwall bordering the Proposed SUP's most dense lots, within the development;

Letter from the Property Owners at Lofland Lakes Estates - City of Rockwall:
SUP # Z2021-007 (Klutts Family Farm)

3. The Property Owners each own between 3 & 10(+/-) acres of land along FM 549, within the Lofland Lakes Estates area;
4. The Property Owners all currently have low density houses, one (1) single family home on their land, except one has no improvements;
5. The Property owners all have side and/or rear entry garages and/or shops;
6. The Property Owners currently suffer from extreme traffic congestion at the closest intersections, often having to sit through 2 and 3 traffic light cycles, due to the lack of road infrastructure;
7. Some of the Property Owners currently endure significant flooding and water run-off, originating from Klutts Farm;
8. The Proposed SUP includes a 50 acres Regional City Park which is bordering lands outside of the city limits of Rockwall, facing toward McClendon-Chisholm


NOW THEREFORE


The Property Owners are opposed to the SUP, as proposed, for the following reasons:

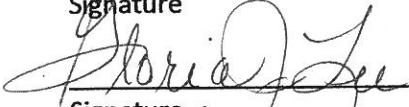
1. **High & Medium Density** - The SUP includes high and medium density lots sizes.
 - a. This type of high and medium density development is inconsistent with the current development of the Property Owners, making the SUP geographically out of place.
2. **Flat Front Entry with Minimum Set Backs** - The SUP includes densely developed lots and homes with front entry garages and minimum set backs.
 - a. This type of development is inconsistent with the current development of the Property Owners, making the SUP geographically out of place.
 - b. This type of development encourages street parking, making the SUP inconsistent with the current development of the Property Owners, making the SUP geographically out of place, as well as limits ability of first responder trucks to service the neighborhood
3. **Infrastructure** - The city and county of Rockwall does not currently have the roads infrastructure to accommodate the traffic associated to SUP, due to the extreme maximum density of the development.
 - a. TX-DOT has plans to widen FM 549 to a four lane road;
 - b. Perhaps when the road widening is completed, the infrastructure may be able to handle the additional traffic associated to the Proposed SUP
 - c. Currently, and for the next several years, the Property Owners are required to sit in our vehicles for 3-4 light cycles, when attempting to drive onto Hwy 205.
4. **Water run-off** - The Proposed SUP will convert agricultural soil and retention pond, to concrete. This will force some of the Property Owners to make capital investments to their property to accommodate the associated additional water run-off, caused by the Proposed SUP.
5. **50 acres Regional City Park** - appears to serve to city of McClendon-Chisholm, instead of Rockwall. It should be relocated, facing the city of Rockwall to serve as a buffer, between the geographically out of place development.
6. **Entry Level Housing Development** - This SUP is a recipe for rental property neighborhood, next to park and there will likely be filled with Section 8 housing in the future.

Property Owners Signatures - next page


Letter from the Property Owners at Lofland Lakes Estates - City of Rockwall:
 SUP # Z2021-007 (Klutts Family Farm)


 Richard W. Henson 2424 S FM 549 214 288 3084
 Signature Print Name Address Phone #


 Sharon K. Henson 2424 S FM 549 214 674 5374
 Signature Print Name Address Phone #

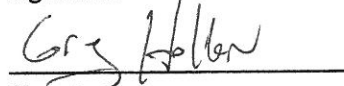
 Gloria J. Lee 2638 FM 549 972-772-6908
 Signature Print Name Address Phone #

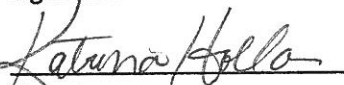
 Thomas J. Ohmann 2744 S FM 549 214-288-2162
 Signature Print Name Address Phone #

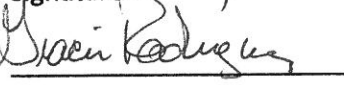
 Kevin McCann 2676 FM 549 214 723 2200
 Signature Print Name Address Phone #

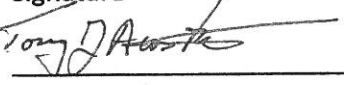
 Erin McCann 2676 FM 549 469 879 5942
 Signature Print Name Address Phone #

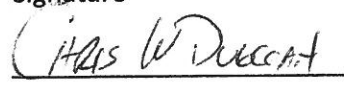
 Bruce Cherry 2592 FM 549 469-831-3423
 Signature Print Name Address Phone #

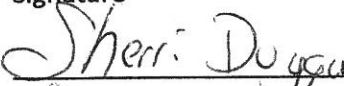
 Greg Hollen 2772 S FM 549 214 288-2131
 Signature Print Name Address Phone #

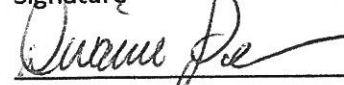
 Katrina Hollen 2778 S. FM 549 972-898-5927
 Signature Print Name Address Phone #

 Grace Rodriguez 2480 S.F.M. 549 214-680-0894
 Signature Print Name Address Phone #

 Tony J. Acosta 2480 S.F.M. 549 469-358-0990
 Signature Print Name Address Phone #

 Chris W. Duggan 2548 S FM 549 972-342-2407
 Signature Print Name Address Phone #

 Sherril Duggan 2516 S FM 549 972-977-9401
 Signature Print Name Address Phone #

 Powers Family Trust 2716 S FM 549 972 670 5455
 Signature Print Name Address Phone #

Miller, Ryan

From: David Schoen <david.l.schoen@gmail.com>
Sent: Tuesday, April 13, 2021 9:36 PM
To: Miller, Ryan; Pruitt, Jim; Hohenshelt, John; Campbell, Anna; Macalik, Dana; Daniels, Bennie; Johannesen, Trace; Fowler, Kevin
Cc: Smith, Mary; Boyd, Joey
Subject: Klutts farm: Z2021-007

Hi Mr. Miller,

I David Schoen of 3006 San Marcos Drive, Rockwall 75032 am writing in opposition to the plans as proposed in Z2021-007. The density is just too much. The plans as submitted will overload Shannon elementary, not meet the 2040 density plan, and overload 549 that will only be started to be widened in 2021.

Not only that, it will make Fontanna BLVD more of a NASCAR racetrack than it currently is.

Ask yourself (All P&Z members should as well) would you want this for your neighborhood? Going out on a limb here and going to assume no...

I sincerely hope that the developer has made staff recommendation changes, and concessions to conform to density plans. If not, and the plans as filed are approved by P&Z, I'll be forced to take my objections directly to the city council.

Why even have a 2040 plan if it won't be followed? Even further here, why has this been a consistent issue in Rockwall for the 6+ years that I've lived in this fine city. (Two addresses)

Hoping to resolve this without having to rally the neighbors, and take this directly to the city council (copied)

Thanks,

David Schoen
3006 San Marcos Drive
Rockwall, Tx 75032
817-913-0036

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Miller, Ryan

From: Erica G <ericaa110588@yahoo.com>
Sent: Monday, March 29, 2021 8:21 PM
To: Miller, Ryan
Subject: New purposed subdivision

Follow Up Flag: FollowUp
Flag Status: Flagged

I live in Fontanna Ranch and have recently heard about the purposed subdivision where kluts farm was. I am against this idea for many reasons . It's seems as though this is the city's way to pay for a city park yet not realizing what comes with it. We moved to this neighborhood because it was in Rockwall yet away from all the main traffic. 30 is already a nightmare and now you are planning on adding about 1500-2000 people. Decisions like this are causing good people to move out. Also, I am concerned for the traffic this will cause in my neighborhood because we house one of the closest schools to this area. Please think about all the issues this will cause rather than the reward of a park the city doesn't have to pay as much for because of this deal.

Sent from my iPhone

This email was scanned by Bitdefender

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Fontanna Ranch Homeowners Association

04/12/2021

Dear Honorable Commission Members and Mr. Miller,

My name is Jason Alvarado, I am currently serving as the President of the Fontanna Ranch HOA Board of Directors. Our southern property line is within 1,500 feet of the Klutts farm (approximately 1,300ft). I am writing you on behalf of one hundred ninety-six homeowners in opposition of the subdivision proposed by Mr. Harrell.

Fontanna Ranch is located in the South Central Residential District along with the proposed subdivision. One of the key attractants of this residential district is the Low Density Residential designation in the 2040 Comprehensive Plan. When I speak to our homeowners, the low density designation was one of the primary motivators for moving here. While we recognize that the designation is not an intangible right that we possess when making a home purchase; it doesn't appear proper to us that a this should be changed at this time.

Thank you for your service to the city and your consideration.

Sincerely,

Jason Alvarado



President, Fontanna Ranch HOA

3219 Burnett Cir

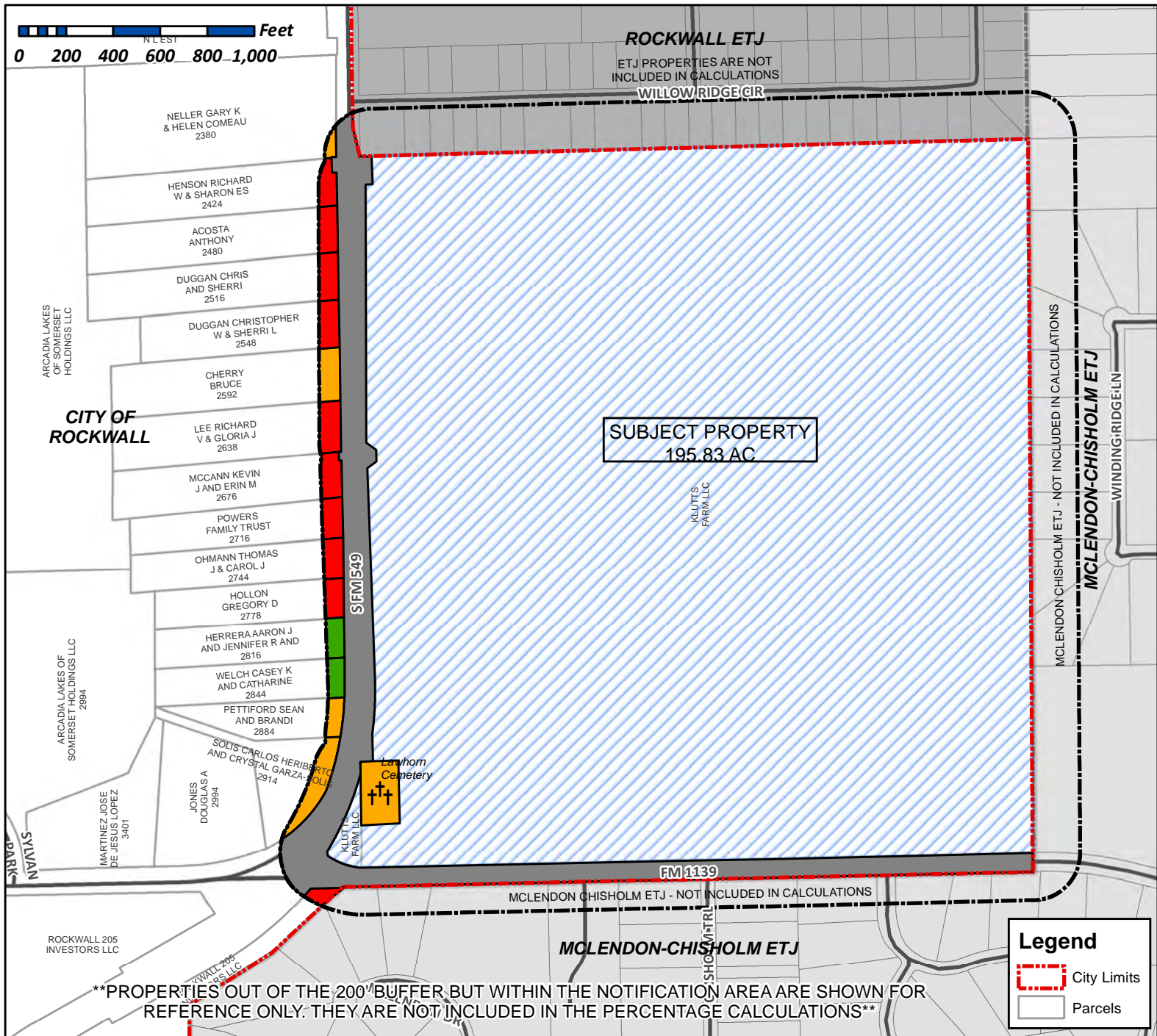
Rockwall, TX 75032



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.

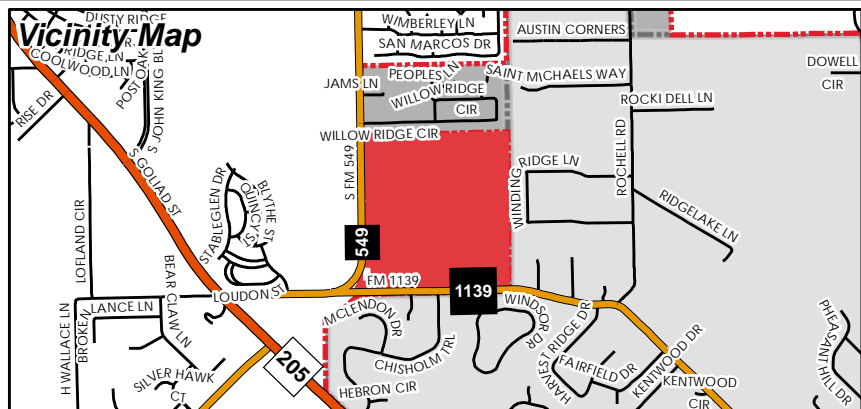


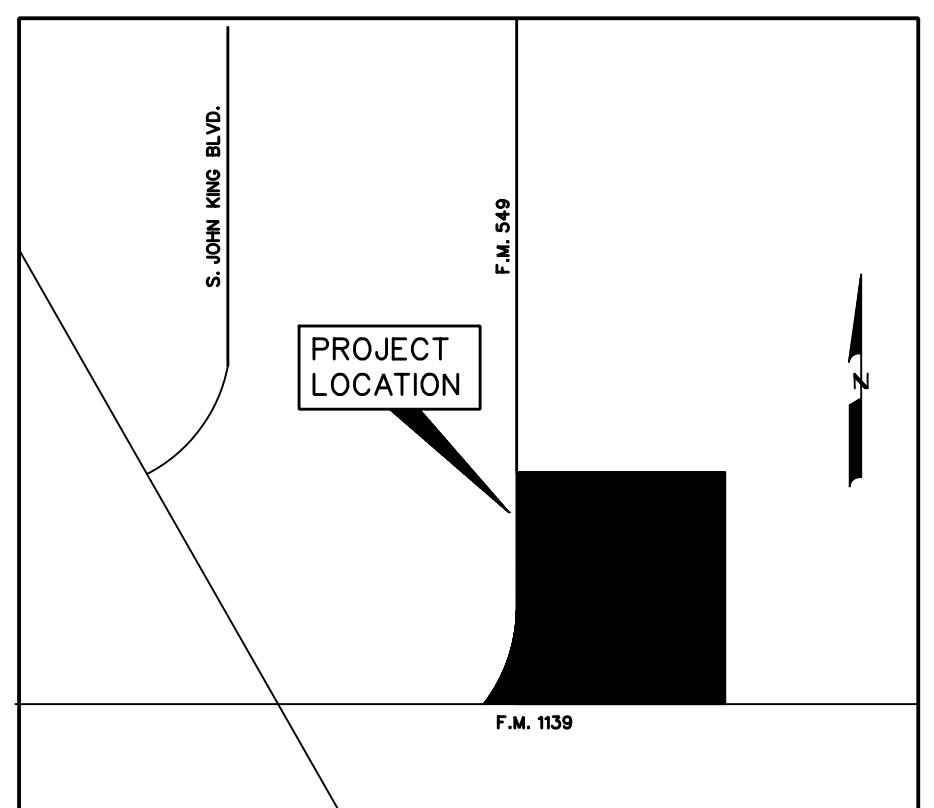
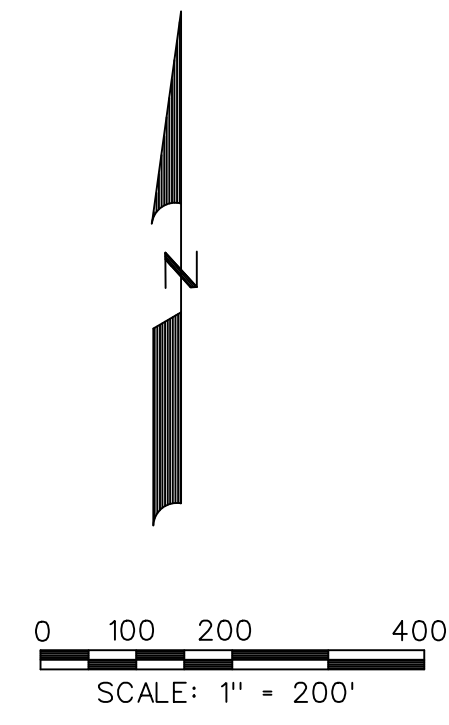
Z2021-007 - PLANNED DEVELOPMENT

- AGAINST (3.47 ac) 16%
- FOR (0.58 ac) 2.68%
- NO RESPONSE (2.55 ac) 11.76%
- ROW (15.09 ac) 69.56%
- ETJ (0.0 ac not counted)

Legend

Date Created: 4/14/2021
For Questions on this Case Call (972) 771-7745





LOCATION MAP
N.T.S.

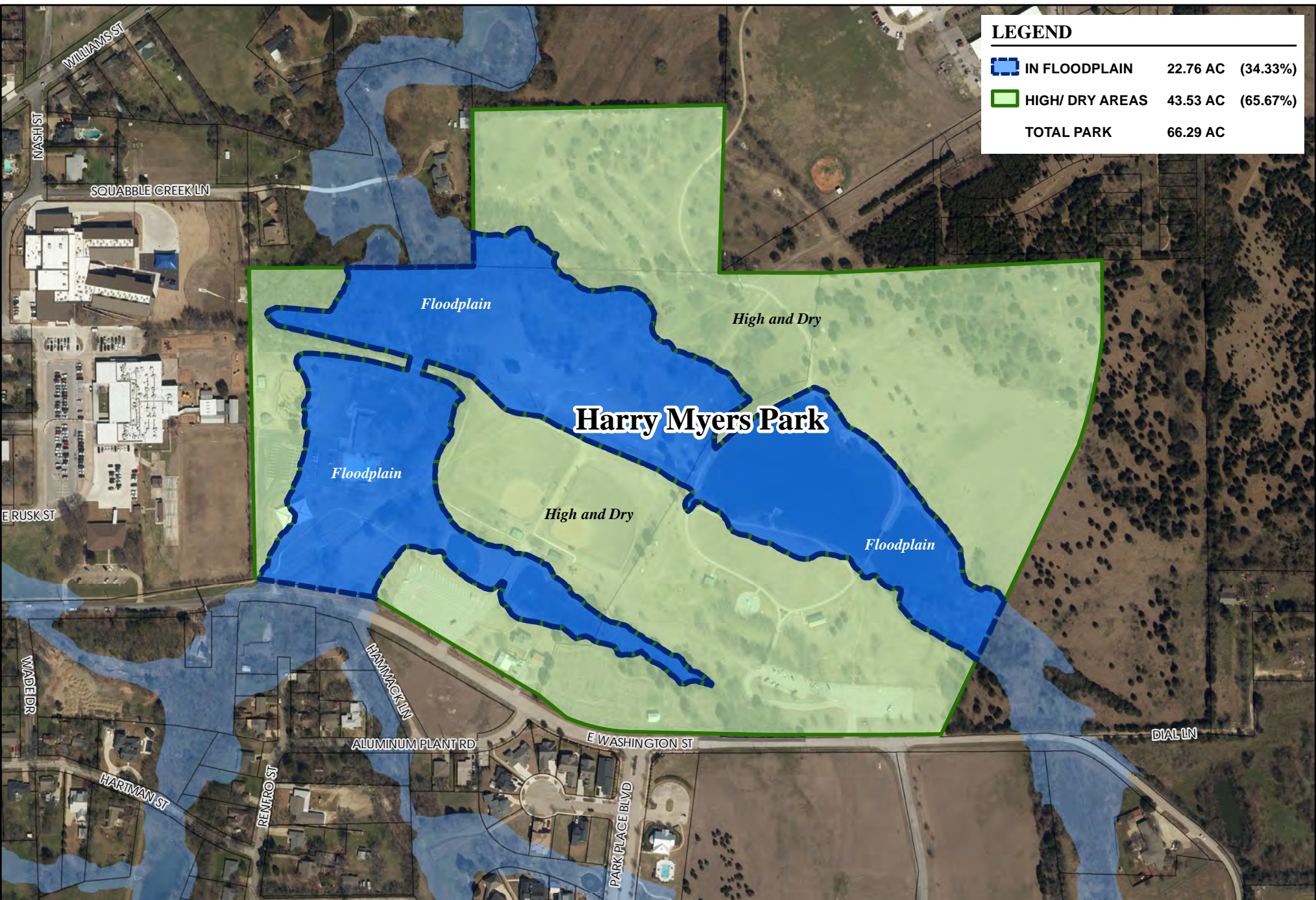
LEGEND	
TYPICAL LOT SIZES	
	- TYPE A LOTS 62' X 120' - 396 LOTS
	- TYPE B LOTS 72' X 120' - 109 LOTS
	- TYPE C LOTS 82' X 120' - 11 LOTS
	- TYPE D LOTS 100' X 120' - 10 LOTS
	- OPEN SPACE - 10.01 Ac.
	- AMENITY CENTER - 1.517 Ac.
	- PARKLAND (REGIONAL PARK) - 51.8 Ac.

CONCEPT PLAN
OF
HOMESTEAD
SITUATED IN THE
J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OWNER
KLUTTS FARM, LLC.
1604 NORTH HILLS DR.
ROCKWALL, TX 75087

TOTAL ACRES	196.009
TOTAL RESIDENTIAL LOTS	526
RESIDENTIAL DENSITY	2.68

APRIL 2021 SCALE 1" = 200'

CASE NO. XXXX



LEGEND		
	IN FLOODPLAIN	22.76 AC (34.33%)
	HIGH/ DRY AREAS	43.53 AC (65.67%)
TOTAL PARK		66.29 AC



**City of
Rockwall**



Feet
0 100 200
Date: 4/1/2021

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

HARRY MYERS PARK

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] 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 SINGLE-FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 196.009-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN 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 has received a request by Kevin Harrell of the Skorburg Co. on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses, on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, 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. 20-02*] 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. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *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 development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined 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 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for 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) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary 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 3RD DAY OF MAY, 2021.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 19, 2021

2nd Reading: May 3, 2021

Exhibit 'A':
Legal Description

Being a tract of land situated in the John A. Ramsey Survey, Abstract No. 186 and in the Abner Johnson Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being part of a called 200 acre tract described as Tract 1 and part of a called 1.417 acre tract described as Tract 2, in a deed to Klutts Farm, LLC, (50% undivided interest), as recorded in *Document No. 20160000019783*, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being part of a called 200 acre tract described as Tract 1 and part of a called 1.417 acre tract described as Tract 2, in a deed to Klutts Farm, LLC, (50% undivided interest), as recorded in *Document No. 20160000019784*, O.P.R.R.C.T., said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land conveyed to the State of Texas, as recorded in *Document No. 20200000013574*, O.P.R.R.C.T., being in the east line of FM-549 (*variable width right-of-way*) and in the north line of said Klutts Farm;

THENCE North 88 degrees 26 minutes 14 seconds East, with the north line of said Klutts Farm, a distance of 2,790.07-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set the northeast corner of said Klutts Farm;

THENCE South 01 degree 01 minute 34 seconds East, with the east line of said Klutts Farm and the west line of a called 17.07 acre tract described in a deed to Bobby H Butler and Sarah J. Butler, as recorded in *Volume 1381, Page 266*, in the Deed Records of Rockwall County, Texas (D,R,R,C,T.), a distance of 309.76-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set the southwest corner of said Butler tract and the northwest corner of Hillview Acres, an addition to Rockwall County, as recorded in *Volume F, Page 1*, of the Plat Records of Rockwall County, Texas;

THENCE South 00 degrees 31 minutes 05 seconds East, continuing with the east line of said Klutts Farm and with the west line of said Hillview Acres, a distance of 1,446.49-feet to a 1-inch iron pipe found at the southwest corner of said Hillview Acres, being the northwest corner of a called 15.00 acre tract described in a deed of trust for James J. Fuxa and Deborah A. Fuxa, as recorded in *Volume 1741, Page 70, D.R.R.C.T.*;

THENCE South 00 degrees 10 minutes 07 seconds East, continuing with the east line of said Klutts Farm and with the west line of said Fuxa tract, a distance of 792.29-feet to a 1/2-inch iron rod found at the southwest corner of said Fuxa tract, being in the north line of FM-1139 (80-foot right-of-way);

THENCE South 88 degrees 46 minutes 40 seconds West, with the north line of said FM-1139, a distance of 2,230.29-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 88 degrees 42 minutes 10 seconds West, continuing with the north line of said FM-1139, a distance of 710.99-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the east line of said FM-549;

THENCE North 00 degrees 22 minutes 42 seconds West, with the east line of said FM-549, a distance of 2.77-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set on a curve to the right, having a radius of 293.00-feet and a central angle of 29 degrees 52 minutes 15 seconds;

THENCE with said curve to the right, an arc distance of 152.75-feet (Chord Bearing North 70 degrees 30 minutes 42 seconds West – 151.03 feet), to a 5/8-inch iron rod with TXDOT cap found at the point of tangency;

THENCE North 55 degrees 34 minutes 29 seconds West, continuing with the east line of said FM-549, a distance of 6.30-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 10 degrees 34 minutes 29 seconds West, continuing with the east line of said FM-549, a distance of 18.30-feet to a 5/8-inch iron rod with TXDOT cap found on a non-tangent curve to the left, having a radius of 1,310.00-feet and a central angle of 15 degrees 44 minutes 31 seconds;

Exhibit 'A':
Legal Description

THENCE continuing with the east line of said FM-549 and with said curve to the left, an arc distance of 359.92-feet (*Chord Bearing North 24 degrees 24 minutes 53 seconds East – 358.79 feet*), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of a called one acre tract described in a deed to General Public of the State of Texas, as recorded in *Volume L, Page 15, D.R.R.C.T.*;

THENCE South 00 degrees 22 minutes 48 seconds East, departing the east line of said FM-549 and with the west line of said one (1) acre tract, a distance of 214.30-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said one (1) acre tract;

THENCE North 89 degrees 11 minutes 43 seconds East, with the south line of said one (1) acre tract, a distance of 167.02-feet to a 1/2-inch iron rod with red cap stamped "*PJB SURVEYING*" set at the southeast corner of said one (1) acre tract, being in the west line of a 50-foot Easement for Right-Of-Way to North Texas Municipal Water District, as recorded in *Volume 5054, Page 202, O.P.R.R.C.T.*;

THENCE North 00 degrees 49 minutes 16 seconds West, with the east line of said one (1) acre tract and west line of said 50-foot Easement, a distance of 267.69-feet to a 1/2-inch iron rod with red cap stamped "*PJB SURVEYING*" set at the northeast corner of said one (1) acre tract;

THENCE South 89 degrees 11 minutes 43 seconds West, departing said west line and with the north line of said one (1) acre tract, a distance of 125.09-feet to a 1/2-inch iron rod with red cap stamped "*PJB SURVEYING*" set in the east line of said FM-549;

THENCE North 00 degrees 56 minutes 06 seconds West, with the east line of said FM-549, a distance of 112.36-feet to a 5/8-inch iron rod with TXDOT cap found on a curve to the left, having a radius of 1,310.00-feet and a central angle of 10 degrees 00 minutes 46 seconds;

THENCE continuing with the east line of said FM-549 and with said curve to the left, an arc distance of 228.93-feet (*North 04 degrees 04 minutes 22 seconds East – 228.64 feet*), to a 5/8-inch iron rod with TXDOT cap found at the point of tangency;

THENCE North 00 degrees 56 minutes 00 seconds East, continuing with the east line of said FM-549, a distance of 908.25-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 55 degrees 22 minutes 09 seconds East, continuing with the east line of said FM-549, a distance of 48.05-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 00 degrees 45 minutes 51 seconds East, continuing with the east line of said FM-549, a distance of 50.21-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 52 degrees 46 minutes 08 seconds West, continuing with the east line of said FM-549, a distance of 50.86-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 00 degrees 56 minutes 00 seconds West, continuing with the east line of said FM-549, a distance of 1,098.56-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 89 degrees 05 minutes 09 seconds East, continuing with the east line of said FM-549, a distance of 29.97-feet to a 5/8-inch iron rod with TXDOT cap found;

THENCE North 00 degrees 54 minutes 51 seconds West, continuing with the east line of said FM-549, a distance of 48.05-feet to the *POINT OF BEGINNING* and containing 196.008 acres of land.

Exhibit 'C': Concept Plan

LEGEND

Orange	TYPICAL LOT SIZES	- TYPE A LOTS - 386 LOTS 62' X 120'
Yellow	- TYPE B LOTS - 158 LOTS 72' X 120'	- TYPE C LOTS - 101 LOTS 80' X 120'
Blue	- TYPE D LOTS - 101 LOTS 100' X 120'	- TYPE E LOTS - 101 LOTS 100' X 120'
Green	- OPEN SPACE - 10.01 AC.	- AMENITY CENTER - 1.57 AC.
Pink	- PARKLAND REGIONAL PARK - 51.8 AC.	

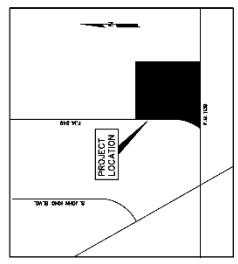
CONCEPT PLAN OF
HOMESTEAD
SITUATED IN THE
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLIANCE, TEXAS 75007
ALTAIR 2021-006-003
817-236-7000

J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLIANCE, TEXAS 75007
ALTAIR 2021-006-003
817-236-7000

OWNER
KLUTTS FARM, LLC.
ROCKWALL, TX 75087

APRIL 2021 SCALE 1" = 200'
CASE NO. XXXX

TOTAL ACRES	188.009
TOTAL RESIDENTIAL LOTS	526
RESIDENTIAL DENSITY	2.88



**Exhibit 'D':
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 Single Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	62' x 120'	7,440 SF	396	75.29%
B	72' x 120'	8,640 SF	109	20.72%
C	82' x 120'	9,840 SF	11	02.09%
D	100' x 120'	12,000 SF	10	01.90%
<i>Maximum Permitted Units:</i>			526	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article 05, *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 2.68 dwelling units per gross acre of land; however, in no case should the proposed development exceed 526 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ▶	A	B	C	D
<i>Minimum Lot Width</i> ⁽¹⁾	62'	72'	82'	100'
<i>Minimum Lot Depth</i>	120'	120'	120'	120'
<i>Minimum Lot Area</i>	7,440 SF	8,640 SF	9,840 SF	12,000 SF
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	6'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	20'	20'	20'	20'
<i>Minimum Length of Driveway Pavement</i>	25'	25'	25'	25'
<i>Maximum Height</i> ⁽³⁾	36'	36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i> ⁽⁷⁾	2,200 SF	2,600 SF	2,800 SF	2,800 SF
<i>Maximum Lot Coverage</i>	65%	65%	65%	65%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 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: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of

Exhibit 'D':
Density and Development Standards

the encroaching faces.

- 6: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet.
- 7: All lots that have a rear yard that faces onto FM-549 shall be permitted to have a minimum area/dwelling unit (air-conditioned space) of 2,800 SF.

(4) *Building Standards*. All development shall adhere to the following building standards:

- (a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50% of the masonry requirement.

Examples of Cementitious Fiberboard



- (b) *Roof Pitch*. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design and orientation requirements
 - (1) *Type 'A' Lots*. The *Type 'A' Lots* (*i.e. the orange lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration. A maximum of 25.74% of these lots (*i.e. 105 Lots or 20.00% of the total lots*) shall be permitted to be oriented in a *flat-front entry configuration* -- *allowing the garage to be flush with the front façade of the primary structure* -- pending the front yard setback is increased to a minimum setback of 25-feet.

Exhibit 'D':
Density and Development Standards

- (2) Type 'B', 'C', & 'D' Lots. The Type 'B', 'C', & 'D' Lots (i.e. yellow, blue, and tan lots depicted in Exhibit 'C') may be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in Figure 1.

Figure 1. Examples of Enhanced Wood Garage Door



- (5) Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see Figures 3 & 4 below).

Table 3: Anti-Monotony Matrix

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	62' x 120'	(1), (2), (3), (4)
B	72' x 120'	(1), (2), (3), (4)
C	82' x 120'	(1), (2), (3), (4)
D	100' x 120'	(1), (2), (3), (4)

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street.

Exhibit 'D':
Density and Development Standards

The rear elevation of homes backing to open spaces or FM-549 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

- (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.



Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

- (a) Front Yard Fences. Front yard fences shall be prohibited.

Exhibit 'D':
Density and Development Standards

- (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
- (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-549*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence; however, the properties adjacent to the northern property line (*i.e. running parallel to Willow Ridge Circle and abutting the ten [10] foot wide drainage easement*) shall be permitted to have a wood fence conforming to the requirements for *Wood Fences* outline in Section (6)(b) of this ordinance. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
- (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(7) Landscape and Hardscape Standards.

- (a) 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. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
- (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
- (1) Landscape Buffer and Sidewalks (FM-549). A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm

Exhibit 'D':
Density and Development Standards

and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

- (2) Landscape Buffers (Northern Property Line). A minimum of a ten (10) foot landscape buffer shall be provided along the northern property boundary. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning --*, a minimum of four (4) caliper inches in size, that will be planted on 15-foot centers along the entire northern property boundary. An alternative screening plan proposing the use of existing trees, for the area directly adjacent to northern property line, may be submitted by the developer with the PD Site Plan. This alternative plan can be approved at the discretion of the Planning and Zoning Commission upon a finding that the proposed plan will provide adequate screening that is equal to or exceeds the standards stated in this section.
- (3) Landscape Buffer (Adjacent to the Properties Along the Northern Boundary). A heavy landscape area (*i.e. indicated in dark pink in Exhibit 'C' and labeled as a "62' x 120' Heavy Landscape Area"*) shall be provided adjacent to the northern properties. This landscape area shall consist of a minimum of canopy trees, accent trees, and shrubs and shall be reviewed for conformance with the *PD Site Plan*.
- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) 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).
- (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

Exhibit 'D':
Density and Development Standards

- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) Open Space/Public Park. The development shall consist of a minimum of 20% open space (or a minimum of 39.2018-acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'C'* of this ordinance. In addition, the following shall apply to the proposed open space and public park areas:
- (a) Public Park. The development shall incorporate a minimum of a 50-acre contiguous tract of land to the City of Rockwall -- identified as "Regional Park" in *Exhibit 'C'* -- for the provision of a public park. The proposed dedication of land shall be in lieu of the required cash-in-lieu of land fees required by Article II, *Parkland Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances; however, the developer shall be required to pay the pro-rata equipment fees as required by the ordinance, which shall be used to amenitized the proposed public park. To accommodate the development, the City shall grant temporary grading and permanent drainage and detention easements as necessary to develop the residential portions of the property in accordance with City requirements. The City shall have the right to relocate said easements granted in connection with the residential development -- at no cost to the residential developer -- such that the City may develop the public park in accordance with the City's desired use. Performance of the obligations under this subparagraph shall be deemed fully to satisfy the City's open space requirements stipulated by the OURHometown Vision 2040 Comprehensive Plan.
- (b) Open Space. All open space areas not dedicated as part of the public park (including landscape buffers) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (13) Amenity Center. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan* and may incorporate materials from the historic farmhouse -- which currently situated on the property -- without requiring variances to the material requirements contained in this ordinance or the Unified Development Code (UDC).
- (14) Dog Park. The proposed dog park shall provide two (2) separate areas for large dogs and small dogs. A six (6) foot, vinyl coated chain link fence shall be required around the perimeter of the dog park and separating the two (2) areas. A double gate system shall be installed to reduce the chance of dogs escaping owners when leaving or entering the off-leash area. Self-closing gates shall be used to aid in keeping dogs from escaping owners. Waste disposal stations shall be provided for the two (2) separate areas. All areas of the dog park including restocking the waste disposal

Exhibit 'D':
Density and Development Standards

stations shall be the responsibility of the Homeowner's Association (HOA). In addition, all activities in the proposed dog park shall be subject to Article X, *Dog Parks*, of Chapter 6, *Animals*, of the Municipal Code of Ordinances.

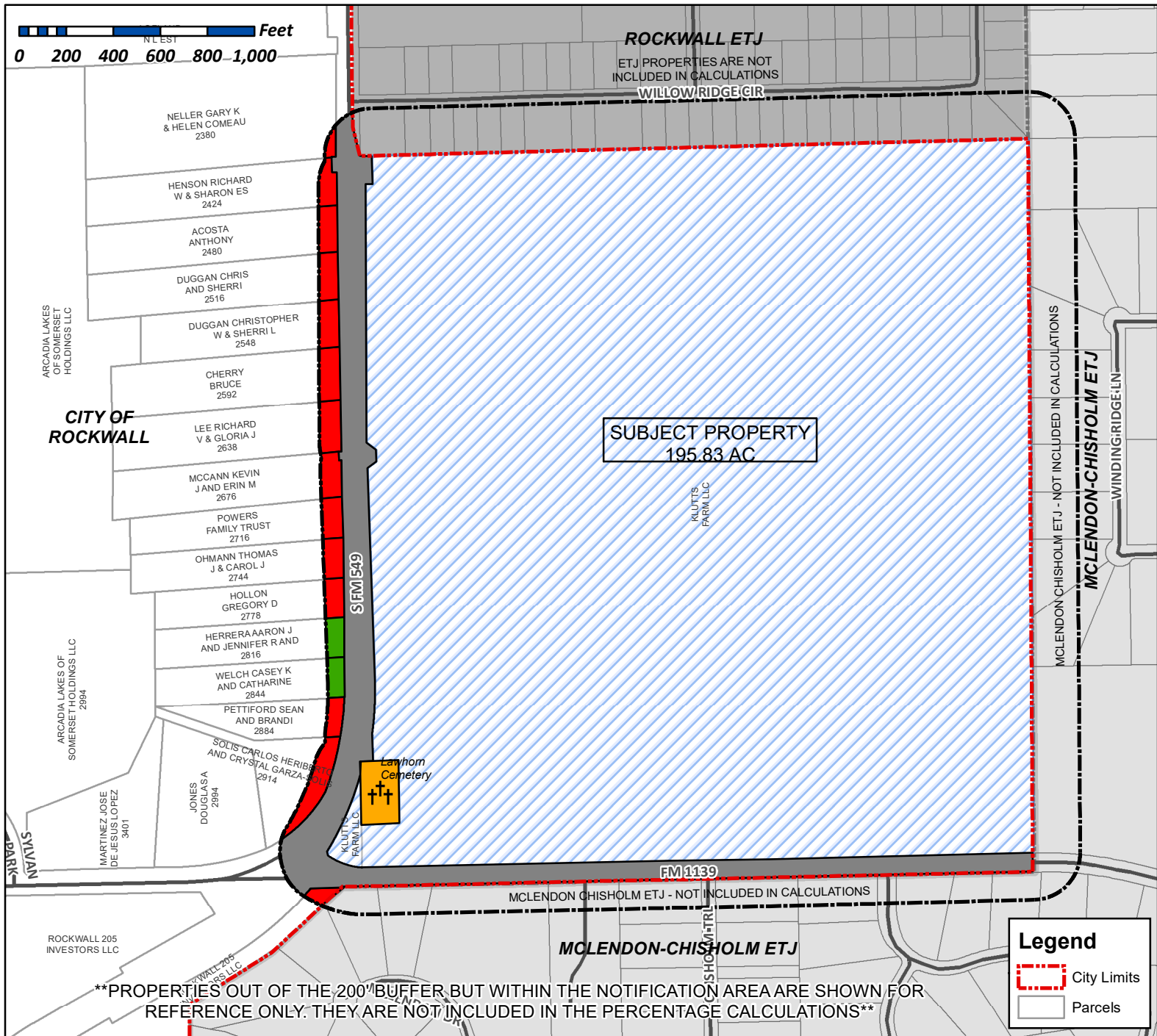
- (15) Trails. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed park.
- (16) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (17) Homeowner's Association (HOA). A Homeowner's Association (HOA) 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*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. In addition, the HOA shall be responsible for maintaining any drainage areas on the public park that are necessary to provide sufficient stormwater detention for the residential lots. These areas are required to be delineated on the *PD Site Plan*.
- (18) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



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.

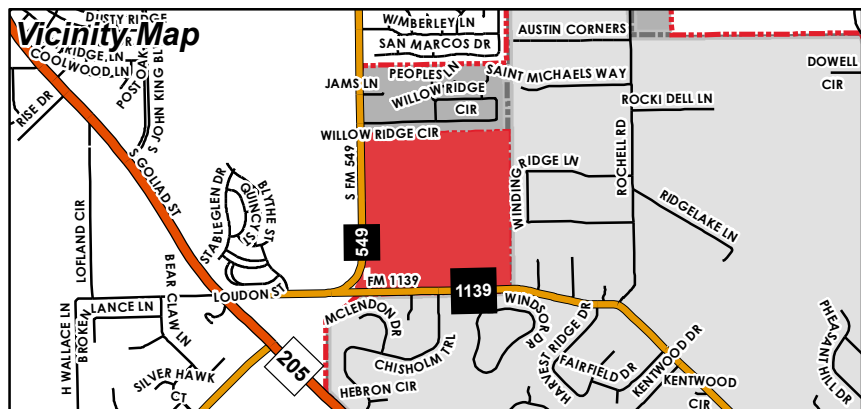


Z2021-007 - PLANNED DEVELOPMENT

- AGAINST (5.01 ac) 23.11%
- FOR (0.58 ac) 2.68%
- NO RESPONSE (1 ac) 4.63%
- ROW (15.09 ac) 69.56%
- ETJ (0.0 ac not counted)

Legend

Date Created: 4/19/2021
For Questions on this Case Call (972) 771-7745



Case No. Z2021-007: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

I feel the Rockwall Residents would best be served by placing the park along 549, adjacent to Rockwall Residents vs Aloma 1139 which would favor Melwood Chisholm Residents

Name: Tom & Carol Ohmann

Address: 2744 S Fm 549, Rockwall

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

02/16/2021

Letter from the Property Owners at Lofland Lakes Estates - City of Rockwall:
SUP # Z2021-007 (Klutts Family Farm)

April 11, 2021

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

RE:
Case Number: SUP # Z2021-007
Case Name: Zoning
Case Type: Special Use Permit ("Proposed SUP")
Zoning: Agricultural (AG) District
Case Address: Klutts Family Farm

WHEREAS

1. The following property owners, were recently notified of the subject Proposed SUP:

- | | | |
|---|---|--|
| ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032 | LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225 | CHERRY BRUCE
1111 CAMBRIDGE CT
ROCKWALL, TX 75032 |
| NELLER GARY K & HELEN COMEAU
148 HARVEST HILL DR
ROCKWALL, TX 75032 | KLUTTS FARM LLC
1604 NORTH HILLS DR
ROCKWALL, TX 75087 | NELLER GARY K & HELEN COMEAU
2380 FM 549
ROCKWALL, TX 75032 |
| HENSON RICHARD W & SHARON ES
2424 FMS 49
ROCKWALL, TX 75032 | ACOSTA ANTHONY
2480 S FM 549
ROCKWALL, TX 75032 | DUGGAN CHRISTOPHER W & SHERRI L
2516 S FM 549
ROCKWALL, TX 75032 |
| DUGGAN CHRISTOPHER W & SHERRI L
2548 FM 549
ROCKWALL, TX 75032 | CHERRY BRUCE
2592 FM 549
ROCKWALL, TX 75032 | LEE RICHARD V & GLORIA J
2638 S FM 549
ROCKWALL, TX 75032 |
| MCCANN KEVIN J AND ERIN M
2676 FM 549
ROCKWALL, TX 75032 | POWERS FAMILY TRUST
JAMES DWAIN & PATRICIA ANNETTE POWERS
CO TRUSTEES
2716 FMS49
ROCKWALL, TX 75032 | OHMANN THOMAS J & CAROL J
2744 S FM 549
ROCKWALL, TX 75032 |

Letter from the Property Owners at Lofland Lakes Estates - City of Rockwall:
SUP # Z2021-007 (Klutts Family Farm)

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

HERRERA AARON J AND JENNIFER R AND
FOREHAND DALE A AND AMELIA A
2816 FM 549
ROCKWALL, TX 75032

WELCH CASEY K AND CATHARINE
2844 S FM 549
ROCKWALL, TX 75032

PETTIFORD SEAN AND BRANDI
2884 FM 549
ROCKWALL, TX 75032

SOLIS CARLOS HERIBERTO AND CRYSTAL GARZA-
SOLIS
2914 FM 549
ROCKWALL, TX 75032

JONES DOUGLAS A
2994 FM 549
ROCKWALL, TX 75032

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

POWERS FAMILY TRUST
JAMES DWAIN & PATRICIA ANNETTE POWERS
CO TRUSTEES
PO BOX 850
ROCKWALL, TX 75087

2. Property owners, residing to the West of Klutts Farm, the ("Property Owners"), collectively represent one hundred percent (100%) of the property and lands within the city of Rockwall bordering the Proposed SUP's, within the development. All but two (2) residents are a party to this petition;
3. The Property Owners each own between 3 & 10(+/-) acres of land along FM 549, within the Lofland Lakes Estates area;
4. The Property Owners all currently have custom built low density houses, one (1) single family home on their 3-10 acres of land, except one has no improvements, another has only a barn;
5. The Property owners all have side and/or rear entry garages and/or shops;
6. The Property Owners currently suffer from extreme traffic congestion at the closest intersections, often having to sit through 2 and 3 traffic light cycles, due to the lack of road infrastructure;
7. Some of the Property Owners currently endure significant flooding and water run-off, originating from Klutts Farm;
8. The Proposed SUP includes a 50 acres Regional City Park, which will be separate from the proposed 150 acres residential development.

NOW THEREFORE

The Property Owners are **OPPOSED** to the SUP, as proposed, for the following reasons:


1. **High Density – Flawed density calculation.** The SUP allegedly includes high and medium density lots sizes, by current standards:


Letter from the Property Owners at Lofland Lakes Estates - City of Rockwall:
SUP # Z2021-007 (Klutts Family Farm)

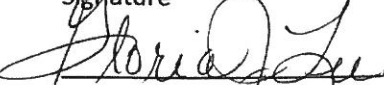
- a. The **50 acres proposed park is NOT a part of the development**. The developer will not be developing the 50 acres.
 - b. The **development is only 150 acres and density should be calculated accordingly**.
 - c. This type of **extreme high density development is un-precedented in Rockwall and inconsistent with the current development of the Property Owners**.
2. **Flat Front Entry with Minimum Set Backs** - The SUP includes densely developed lots and homes with **front entry garages and minimum set backs**;
- a. This type of development is inconsistent with the current development of the Property Owners, making the SUP geographically out of place.
 - b. This type of development **encourages street parking**, making the SUP **inconsistent with the current development** of the Property Owners, making the SUP geographically out of place, as well as **limits ability of first responder trucks** to service the neighborhood.
3. **Infrastructure** - The city and county of **Rockwall does not currently have the roads infrastructure** to accommodate the traffic associated to SUP, due to the extreme maximum density of the development.
- a. It is our understanding that TX-DOT has plans to widen FM 549 to a four lane road (in 5 years+-) from now;
 - b. Currently, and for the next several years, the Property Owners are required to sit in our vehicles for 3-4 light cycles, when attempting to drive onto Hwy 205.
 - c. The Property owners have paid millions in taxes, yet do not currently receive basic services (sewer)
4. **Water run-off** – The Proposed SUP will convert agricultural soil and current retention pond, to concrete. Causing Property Owners to make capital investments to their property to accommodate the associated additional water run-off.
5. **50 acres Regional City Park** – Rockwall is not prepared for regional park development equivalent to Harry Meyers Park,
- a. The existing infrastructure is not adequate to handle the amount of people that will visit this location. Inadequacies include: roads; water, sewer.
 - b. The Property Owners do not desire to have a Regional City Park in their low density area.
6. **This is NOT a 200 acres Housing Development – This is a 150 acres Housing Development** causing this development to be one of, if not the **most densely populated residential developed in Rockwall's history**. This SUP is a **recipe for rental property** neighborhood, next to park and there is evidence this development will become a rental housing community in the future.


Property Owners Signatures - next page


Letter from the Property Owners at Lofland Lakes Estates - City of Rockwall:
 SUP # Z2021-007 (Klutts Family Farm)


 Richard W. Hinson 2424 S FM 549 214 288-3084
 Signature Print Name Address Phone #


 Sharon K. Henson 2424 S FM 549 214 674 5374
 Signature Print Name Address Phone #


 Gloria J. Lee 2638 FM 549 972-772-6908
 Signature Print Name Address Phone #


 Thomas J. Ohmann 2744 S FM 549 214-288-2162
 Signature Print Name Address Phone #

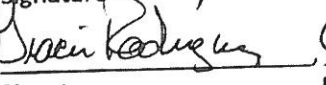
 Kevin McCann 2676 FM 549 214 723 2200
 Signature Print Name Address Phone #


 Erin McCann 2676 FM 549 469 879 5942
 Signature Print Name Address Phone #


 Bruce Cherry 2592 FM 549 469-831-3423
 Signature Print Name Address Phone #


 Greg Hollen 2772 S FM 549 214 288-9131
 Signature Print Name Address Phone #


 Katrina Hollen 2772 S FM 549 972-898-5927
 Signature Print Name Address Phone #

 Grace Rodriguez 2480 S.F.M. 549 214-680-0894
 Signature Print Name Address Phone #

 Tony J. Aosta 2480 S.F.M. 549 469-358-0990
 Signature Print Name Address Phone #

 Chris W. Duggan 2548 S FM 549 972-342-2407
 Signature Print Name Address Phone #

 Sherril Duggan 2516 S FM 549 972-977-9401
 Signature Print Name Address Phone #

 Powers Family Trust 2716 S FM 549 972 670 5455
 Signature Print Name Address Phone #

~~Casly + Kaiti Welen 2811 FM 549 903 217 2332~~

2 Prox Express

Letter from the Property Owners at Lofland Lakes Estates - City of Rockwall:
 SUP # Z2021-007 (Klutts Family Farm)

Brandi Pettiford Brandi Pettiford 2884 FM 549 469 450 0810
 Signature Print Name Address Phone #

Sean Pettiford Sean Pettiford 2884 FM 549 972 5059797
 Signature Print Name Address Phone #

Crystal Solis Crystal Garcia Solis 2914 FM 549 469 644-7966
 Signature Print Name Address Phone #

Carlos Solis Carlos Solis 2914 FM 549 972 370-6776
 Signature Print Name Address Phone #

Sheri Jones Sheri Jones 2994 FM 549 214-669-1994
 Signature Print Name Address Phone #

Douglas Jones Douglas Jones 2994 FM 549 214-282-4227
 Signature Print Name Address Phone #

Helea Cowan GARY NEWER 2380 FM 549 972-772-9911
 Signature Print Name Address Phone #

Gary Newer Helea Cowan - Newer 2380 FM 549 972 772 9911
 Signature Print Name Address Phone #

 Signature Print Name Address Phone #

 Signature Print Name Address Phone #

 Signature Print Name Address Phone #

 Signature Print Name Address Phone #

 Signature Print Name Address Phone #

 Signature Print Name Address Phone #

Miller, Ryan

From: Bryan Holland <bholland@skorburgcompany.com>
Sent: Wednesday, March 17, 2021 10:49 AM
To: Miller, Ryan
Subject: FW: Homestead PD Concept Plan
Attachments: Exhibit C - Concept Plan - Homestead.pdf; Homestead Layout - Aerial Topo.pdf

From: Kevin Harrell
Sent: Wednesday, March 17, 2021 10:29 AM
To: Miller, Ryan
Cc: Bryan Holland ; Adam Buczek
Subject: Homestead PD Concept Plan

Good morning Ryan,

I have attached the PD Concept Plan for Homestead (Klutts Farm) for your review. As shown on the Concept Plan, we are proposing to dedicate approx. 51.8 acres of land as Parkland to be used as a Regional Park. I have also included the layout over an aerial with topo for reference.

We are flexible as to the location and treatment of the detention areas.

Please review and get back to me with any feedback.

Best regards,

Kevin Harrell | Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
O: 214.888.8859 | C: 214.403.3664

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Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Friday, April 16, 2021 10:00 AM
To: Miller, Ryan
Subject: FW: Updates / revised Homestead (Klutts Farm) Concept Plan zoning request
Attachments: Plat revised 4-15-21.pdf

Ryan – I just want to share this respectful exchange between me and Mr. Richard Henson (who is our neighbor across from FM 549 at the northwest corner of the Klutts Tract). Attached is his counter proposal to my plan he send me last night that he said I'd need to do for him to withdraw his protest, which I obviously cannot due as explained in my e-mail to him below.

Just want you to know I've continued to reach out to the neighbors as well as council members to keep everyone involved and communicated as much as possible. I'll never make everyone happy, but hopefully my rationale as outlined below will resonate with city council Monday night.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

From: Richard Henson
Sent: Friday, April 16, 2021 9:47 AM
To: Adam Buczek ; txsharon1@yahoo.com
Subject: Re: Updates / revised Homestead (Klutts Farm) Concept Plan zoning request

Adam
Thank you for your well thought out response.
Due to the P&Z approval, the PD will surely be quickly approved at the City Council meeting.

We will remain opposed to the PD for reasons previously stated. However, we want you to know, we do not take any of this this personal, as this process is like a vapor and will pass.

On a positive note, We look forward to seeing you Saturday night at the 20s gala. It will be fun.

Best
Richard

[Sent from Yahoo Mail for iPhone](#)

On Friday, April 16, 2021, 9:11 AM, Adam Buczek <abuczek@skorburgcompany.com> wrote:

Thank you, Richard. I know this idea took you a fair amount of time to illustrate. I genuinely appreciate your continued dialogue and engaging with me for ideas to better our zoning request, and I understand your desire for more open space across from your home.

As you know, our concept plan incorporates more open space across from your home than anyone else on the other side of FM 549 other than those who are directly across from the Regional City Park. We've also added the enhanced landscaping area across from your home before the first northernmost house in our subdivision to further block your view from our homes and keep the look across from your home as natural as possible.

In large part due to your good faith dialogue with me through this process whereby you've expressed concerns about flat front entry garages, I offered the concession at the P&Z Commission meeting last Monday at the podium to further reduce the flat front entry garages to a maximum of 20%, which complies with the City's comp plan for garage doors.

I take great pride in going the extra mile to satisfy our neighbors as much as possible, but maintaining a mercantile enterprise for the development is a requirement I must maintain or there is no deal at all.

At this point, I've used all my chips with my landowner to remove all the 52' wide lots and reduced density by 37 lots, while also making several other enhancements to the PD (such as larger lots along FM 549, increased square footages of homes, reduction in flat front entry garages, additional landscaping, and more).

I am unable to lose any more lots and still have enough money left over to pay the landowner what it takes to buy this property. The Klutts family is ready to sell. They are going to sell to someone soon (whether that be me or someone else).

The question that will be determined by City Council on Monday night is whether the City will allow the Klutts family to sell us the land so we can bring this high quality plan to fruition (which locks in all the quality construction standards, huge amenity package, and over 31% open space including a 51 acre regional city park), or whether they sell the land to a party that will submit a zoning alternative to soon follow that conforms from a lot count standpoint to the Comp Plan, but won't have anywhere near the same quality standards, open space amenities, and certainly won't provide a regional city park.

In addition to that element, I respectfully ask you to consider one last point. Our PD is only 35 lots more than a conforming PD, which is over 196 acres. Otherwise, our PD conforms to the Comp Plan. This equates to only 1 more lot for every 5 acres of land. I personally do not believe that anyone is going to even notice any adverse impact with only 1 more lot for every 5 acres of land, particularly given the

benefits and high price points that will be experienced due to the quality materials / home construction enhancements and the benefits that come from being close to a 50 acre regional city park that is provided for in our PD which go above and beyond a conforming PD. I hope this rationale makes sense, and am happy to discuss if you'd like. If not and either way, I respect your thoughts and opinions, and look forward to seeing you on Monday evening.

Sincerely,

Adam J. Buczek

Development Partner

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

Ph: (214) 888-8843

Cell: (817) 657-5548

Fax: (214) 888-8861

From: Richard Henson <hendad4@yahoo.com>

Sent: Friday, April 16, 2021 12:55 AM

To: txsharon1@yahoo.com; Adam Buczek <abuczek@skorburgcompany.com>

Subject: Re: Updates / revised Homestead (Klutts Farm) Concept Plan zoning request

Adam

Please see attached

- Your most recent plat of the development; and
- Our counter proposed plat (2nd page)

I do not have the appropriate software for this type of map manipulation (just Power Point). You can easily see where I manipulated the map (NW part of development)

If you will agree to these edits, along with your previous concessions, we will not protest the development at next week at city hall.

Best

Richard W Henson

214-288-3084

On Thursday, April 15, 2021, 07:30:19 PM CDT, Adam Buczek <abuczek@skorburgcompany.com> wrote:

Good evening, Richard & Sharon.

I wanted to provide you with the latest updated / revised Homestead layout that incorporates the changes as required by the P&Z Commission's recommendation on Monday night (plus I was able to provide some additional enhancement of a larger average lot size in the mix as I explain below).

This will be our final layout that I present to city council next Monday night.

Nothing changed except we incorporated the recommendation of the P&Z Commission to intermix the 72' wide lots with the 62' wide lots to create a more mix of product types within the streets (hence you see the mixing of the yellow and orange colored lots).

Interestingly, in doing this work with my engineer since the P&Z Meeting and due to us having extensive curvilinear streets – we were actually able to convert 14 of the 62' wide lots into 72' wide lots as part of the intermixing of lot types (so this revised layout actually goes above and beyond P&Z's recommendation by increasing the # of 72' wide lots without any change to the total # of lots).

I hope these changes make the plan more to your liking. I am happy to discuss any other questions you or your neighbors may have. Thank you.

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Sent: Friday, April 16, 2021 10:00 AM
To: Miller, Ryan
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Attachments: Plat revised 4-15-21.pdf

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Development Partner

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Cell: (817) 657-5548

Fax: (214) 888-8861

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Sent: Friday, April 16, 2021 12:55 AM

To: txsharon1@yahoo.com; Adam Buczek <abuczek@skorburgcompany.com>

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Richard W Henson

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Development Partner

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Ph: (214) 888-8843

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Fax: (214) 888-8861

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Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Wednesday, April 7, 2021 11:51 AM
To: Miller, Ryan
Cc: Kevin Harrell; John Arnold; JR Johnson; Bryan Holland
Subject: FW: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit
Attachments: Draft Ordinance (04.07.2021).pdf; AB staff report comments.pdf

Ryan,

I approve your latest version of the Draft Ordinance for Homestead. Also – please see 2nd attachment with a couple of requested changes /edits to your Case Memo. Thank you.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

From: Miller, Ryan
Sent: Wednesday, April 7, 2021 10:38 AM
To: Adam Buczek
Subject: RE: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit

Adam ... Attached is the updated draft ordinance and case memo. Please let me know if you are good with the draft ordinance. Thanks.



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: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Tuesday, April 6, 2021 5:59 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit

Ryan,

Please see comments to the Homestead PD attached.

I had a typo in my e-mail to you. I meant for the minimum A/C SF of all homes abutting FM 549 to be 2,800 SF (not 2,600 SF). Sorry about that.

I also changed the # of front entry garages to reflect the lower lot count. Other than these items, I'm good with it.

Please e-mail me the final version with these changes in pdf and MS Word format.

Also – I just finished a productive and lengthy conversation with Katie Welch. She was very polite and asked articulate / intelligent questions. I can't do everything she asked of me, but I think our conversation went a long way in the positive direction in terms of providing her with details to her questions and concerns. I think the general conclusion was positive. I offered to set up a Zoom call or two or would make myself available in person if desired to meet with her and any of her neighbors as their schedule allows between tomorrow and next Tuesday. She'll shoot me a couple of options asap to meet as she thinks the information I gave her will be very helpful to some of her neighbors to hear first-hand as well.

I'll call you tomorrow. Thanks.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Tuesday, April 6, 2021 4:57 PM
To: Adam Buczek <abuczek@skorburgcompany.com>
Subject: RE: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit

Adam ... Attached is the updated PD ordinance. Please let me know if you are good with all the changes. Thanks.



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

NOTES

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

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Tuesday, April 6, 2021 3:03 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit

Ryan,

Please see attached revised concept plan for The Homestead (Klutts Farm).

Key highlights / changes include:

- 1) I got the density down to 2.68 upa. 526 total lots (down from 563 at the P&Z Work Session – 37 fewer lots), and NO 52's.
- 2) As goodwill gestures for our neighbors to the immediate west, I did 2 things:
 - a. I added a 4th lot type (Type "D") – which is 100' x 120' sized lots for the majority of the lots that back up to FM 549. I'll also point out that 2 of the Type C lots (82's) backing up to FM 549 are actually larger than a Type D lot, but due to the building setback requirements being on a knuckle, they are still categorized as 82' wide lots. So – from a visual attenuation standpoint – nearly the entire western perimeter (other than the park and our HOA open space) along FM 549 will look and feel like 100' wide lots for our western neighbors.
 - b. I would like you to add to the PD a provision that "All homes on lots that back up to FM 549 shall be a minimum of 2,600 A/C square feet."
- 3) I added 3 additional linear open space areas each with 6' wide trail sections in them at strategic pedestrian access points to provide attractive terminal vistas for vehicle and pedestrian traffic.

We're giving it all we've got. I hope this gets enough favor to get the deal done.

Please send me your modified PD with these changes incorporated when you can so I can review / approve. Thanks!

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
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Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Monday, April 5, 2021 12:40 PM
To: Miller, Ryan
Cc: Kevin Harrell
Subject: Homestead (Klutts Farm) updated survey
Attachments: Boundary Survey - updated 4-1-21.pdf

Ryan,

To drop into the Homestead PD, please see attached the updated boundary survey we just received today from our surveyor.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

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Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Monday, March 29, 2021 2:02 PM
To: Miller, Ryan
Cc: Kevin Harrell; Bryan Holland; JR Johnson; John Arnold
Subject: RE: Homestead (Rockwall) PD revisions

Ryan,

This latest / revised draft version of the PD is acceptable for tomorrow night's P&Z Work Session Meeting.

Would you please e-mail me your MS Word version so that I can use it to make any changes / redlines between the P&Z Work Session and the P&Z Action meeting? Thanks.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

From: Miller, Ryan
Sent: Monday, March 29, 2021 1:49 PM
To: Adam Buczek
Cc: Kevin Harrell ; Bryan Holland ; JR Johnson ; John Arnold
Subject: RE: Homestead (Rockwall) PD revisions

Adam ... Attached is the updated PD Ordinance. Let me know if you need any additional changes. Thanks.



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: Adam Buczek <abuczek@skorburgcompany.com>

Sent: Monday, March 29, 2021 1:38 PM

To: Miller, Ryan <RMiller@rockwall.com>

Cc: Kevin Harrell <kharrell@skorburgcompany.com>; Bryan Holland <bholland@skorburgcompany.com>; JR Johnson <jrjohnson@skorburgcompany.com>; John Arnold <jarnold@skorburgcompany.com>

Subject: RE: Homestead (Rockwall) PD revisions

Ryan,

Attached is the Exhibit "C" Concept Plan with the 6' trail sections added to it to coincide with one of my requested edits to the PD (so it's not ambiguous as to where the trail sections are to be located).

Best Regards,

Adam J. Buczek

Development Partner

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

Ph: (214) 888-8843

Cell: (817) 657-5548

Fax: (214) 888-8861

From: Adam Buczek

Sent: Monday, March 29, 2021 12:29 PM

To: rmiller@rockwall.com

Cc: Kevin Harrell <kharrell@skorburgcompany.com>; Bryan Holland <bholland@skorburgcompany.com>

Subject: Homestead (Rockwall) PD revisions

Importance: High

Ryan,

I reviewed the Homestead PD that you sent us on Friday. Please see attached my proposed / requested redline provisions to what you sent us. I've asked our engineer to add the trail system sections to the Concept Plan that will coincide to one of my requested changes to the MS Word file. I'll send it to you as soon as I get it from him.

I've also attached the signed Nelson Lakes PD ordinance for convenience in case helpful to have the comparison handy.

I'll call you to discuss early this afternoon and to make sure we're on the same page for tomorrow night. Thanks.

Best Regards,

Adam J. Buczek

Development Partner

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

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Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Monday, March 29, 2021 12:29 PM
To: Miller, Ryan
Cc: Kevin Harrell; Bryan Holland
Subject: Homestead (Rockwall) PD revisions
Attachments: 2946_001.pdf; Draft Ordinance_Homestead_AB redline to RM's draft (03.29.2021).docx; Nelson Lakes_Signed PD-090.pdf

Importance: High

Ryan,

I reviewed the Homestead PD that you sent us on Friday. Please see attached my proposed / requested redline provisions to what you sent us. I've asked our engineer to add the trail system sections to the Concept Plan that will coincide to one of my requested changes to the MS Word file. I'll send it to you as soon as I get it from him.

I've also attached the signed Nelson Lakes PD ordinance for convenience in case helpful to have the comparison handy.

I'll call you to discuss early this afternoon and to make sure we're on the same page for tomorrow night. Thanks.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
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Cell: (817) 657-5548
Fax: (214) 888-8861

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Miller, Ryan

From: Bryan Holland <bholland@skorburgcompany.com>
Sent: Wednesday, March 17, 2021 10:50 AM
To: Miller, Ryan
Subject: FW: Homestead PD Concept Plan
Attachments: Draft Homestead Ordinance_031921.docx

From: Kevin Harrell
Sent: Wednesday, March 17, 2021 10:42 AM
To: Miller, Ryan
Cc: Bryan Holland ; Adam Buczek
Subject: RE: Homestead PD Concept Plan

Ryan,

I apologize, attached for your review is our draft PD.

Best regards,

Kevin Harrell | Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
O: 214.888.8859 | C: 214.403.3664

From: Kevin Harrell
Sent: Wednesday, March 17, 2021 10:29 AM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: Bryan Holland <bholland@skorburgcompany.com>; Adam Buczek <abuczek@skorburgcompany.com>
Subject: Homestead PD Concept Plan

Good morning Ryan,

I have attached the PD Concept Plan for Homestead (Klutts Farm) for your review. As shown on the Concept Plan, we are proposing to dedicate approx. 51.8 acres of land as Parkland to be used as a Regional Park. I have also included the layout over an aerial with topo for reference.

We are flexible as to the location and treatment of the detention areas.

Please review and get back to me with any feedback.

Best regards,

Kevin Harrell | Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
O: 214.888.8859 | C: 214.403.3664

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Miller, Ryan

From: Miller, Ryan
Sent: Friday, March 26, 2021 10:57 AM
To: Adam Buczek
Cc: Kevin Harrell
Subject: Z2021-007: Project Comments
Attachments: Draft Ordinance (03.23.2021).pdf; Project Comments (03.24.2021).pdf; Engineering Comments (03.21.2021).pdf

Adam ... Attached are the project comments, engineering comments, and the draft ordinance for the proposed zoning change. Please review these and get any changes back to me by April 6, 2021. The remaining meeting schedule for this case is as follows:

P&Z Work Session: March 30, 2021
P&Z Public Hearing: April 13, 2021
City Council Public Hearing/1st Reading: April 19, 2021
City Council 2nd Reading: May 3, 2021

All meetings are held at 6:00 PM in the City Council chambers at City Hall. Should you have any questions or need any additional information please let me know. Thanks.



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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Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Wednesday, April 7, 2021 2:37 PM
To: Miller, Ryan
Cc: Kevin Harrell; John Arnold; JR Johnson; Bryan Holland
Subject: RE: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit - for lot swap along the City Park

Thank you, Ryan. Much appreciated, and it looks good.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

From: Miller, Ryan
Sent: Wednesday, April 7, 2021 2:20 PM
To: Adam Buczek
Cc: Kevin Harrell ; John Arnold ; JR Johnson ; Bryan Holland
Subject: RE: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit - for lot swap along the City Park

Adam ... Attached is the final draft ordinance and final case memo. Thanks.



Ryan C. Miller, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
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From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Wednesday, April 7, 2021 1:59 PM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: Kevin Harrell <kharell@skorburgcompany.com>; John Arnold <jarnold@skorburgcompany.com>; JR Johnson

<jrjohnson@skorburgcompany.com>; Bryan Holland <bholland@skorburgcompany.com>

Subject: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit - for lot swap along the City Park

Ryan,

As discussed, please see attached revised PD Concept Plan for The Homestead that swaps the lot types along the Regional City Park. No other changes.

Would you please insert this into the PD and update your case memo for this change? Thank you very much.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

From: Adam Buczek

Sent: Wednesday, April 7, 2021 11:51 AM

To: rmiller@rockwall.com

Cc: Kevin Harrell <kharrell@skorburgcompany.com>; John Arnold <jarnold@skorburgcompany.com>; JR Johnson <jrjohnson@skorburgcompany.com>; Bryan Holland <bholland@skorburgcompany.com>

Subject: FW: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit

Ryan,

I approve your latest version of the Draft Ordinance for Homestead. Also – please see 2nd attachment with a couple of requested changes /edits to your Case Memo. Thank you.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

From: Miller, Ryan <RMiller@rockwall.com>

Sent: Wednesday, April 7, 2021 10:38 AM

To: Adam Buczek <abuczek@skorburgcompany.com>

Subject: RE: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit

Adam ... Attached is the updated draft ordinance and case memo. Please let me know if you are good with the draft ordinance. Thanks.



Ryan C. Miller, AICP

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From: Adam Buczek <abuczek@skorburgcompany.com>

Sent: Tuesday, April 6, 2021 5:59 PM

To: Miller, Ryan <RMiller@rockwall.com>

Subject: RE: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit

Ryan,

Please see comments to the Homestead PD attached.

I had a typo in my e-mail to you. I meant for the minimum A/C SF of all homes abutting FM 549 to be 2,800 SF (not 2,600 SF). Sorry about that.

I also changed the # of front entry garages to reflect the lower lot count. Other than these items, I'm good with it.

Please e-mail me the final version with these changes in pdf and MS Word format.

Also – I just finished a productive and lengthy conversation with Katie Welch. She was very polite and asked articulate / intelligent questions. I can't do everything she asked of me, but I think our conversation went a long way in the positive direction in terms of providing her with details to her questions and concerns. I think the general conclusion was positive. I offered to set up a Zoom call or two or would make myself available in person if desired to meet with her and any of her neighbors as their schedule allows between tomorrow and next Tuesday. She'll shoot me a couple of options asap to meet as she thinks the information I gave her will be very helpful to some of her neighbors to hear first-hand as well.

I'll call you tomorrow. Thanks.

Best Regards,

Adam J. Buczek

Development Partner

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

Ph: (214) 888-8843

Cell: (817) 657-5548

Fax: (214) 888-8861

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Tuesday, April 6, 2021 4:57 PM
To: Adam Buczek <abuczek@skorburgcompany.com>
Subject: RE: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit

Adam ... Attached is the updated PD ordinance. Please let me know if you are good with all the changes. Thanks.



Ryan C. Miller, AICP
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From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Tuesday, April 6, 2021 3:03 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit

Ryan,

Please see attached revised concept plan for The Homestead (Klutts Farm).

Key highlights / changes include:

- 1) I got the density down to 2.68 upa. 526 total lots (down from 563 at the P&Z Work Session – 37 fewer lots), and NO 52's.
- 2) As goodwill gestures for our neighbors to the immediate west, I did 2 things:
 - a. I added a 4th lot type (Type "D") – which is 100' x 120' sized lots for the majority of the lots that back up to FM 549. I'll also point out that 2 of the Type C lots (82's) backing up to FM 549 are actually larger than a Type D lot, but due to the building setback requirements being on a knuckle, they are still categorized as 82' wide lots. So – from a visual attenuation standpoint – nearly the entire western perimeter (other than the park and our HOA open space) along FM 549 will look and feel like 100' wide lots for our western neighbors.
 - b. I would like you to add to the PD a provision that "All homes on lots that back up to FM 549 shall be a minimum of 2,600 A/C square feet."

- 3) I added 3 additional linear open space areas each with 6' wide trail sections in them at strategic pedestrian access points to provide attractive terminal vistas for vehicle and pedestrian traffic.

We're giving it all we've got. I hope this gets enough favor to get the deal done.

Please send me your modified PD with these changes incorporated when you can so I can review / approve. Thanks!

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
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Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Tuesday, April 6, 2021 5:59 PM
To: Miller, Ryan
Subject: RE: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit
Attachments: AB comments _ 4-6-21.pdf

Ryan,

Please see comments to the Homestead PD attached.

I had a typo in my e-mail to you. I meant for the minimum A/C SF of all homes abutting FM 549 to be 2,800 SF (not 2,600 SF). Sorry about that.

I also changed the # of front entry garages to reflect the lower lot count. Other than these items, I'm good with it.

Please e-mail me the final version with these changes in pdf and MS Word format.

Also – I just finished a productive and lengthy conversation with Katie Welch. She was very polite and asked articulate / intelligent questions. I can't do everything she asked of me, but I think our conversation went a long way in the positive direction in terms of providing her with details to her questions and concerns. I think the general conclusion was positive. I offered to set up a Zoom call or two or would make myself available in person if desired to meet with her and any of her neighbors as their schedule allows between tomorrow and next Tuesday. She'll shoot me a couple of options asap to meet as she thinks the information I gave her will be very helpful to some of her neighbors to hear first-hand as well.

I'll call you tomorrow. Thanks.

Best Regards,

Adam J. Buczek
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Ph: (214) 888-8843
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Fax: (214) 888-8861

From: Miller, Ryan
Sent: Tuesday, April 6, 2021 4:57 PM
To: Adam Buczek
Subject: RE: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit

Adam ... Attached is the updated PD ordinance. Please let me know if you are good with all the changes. Thanks.



Ryan C. Miller, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL

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From: Adam Buczek <abuczek@skorburgcompany.com>

Sent: Tuesday, April 6, 2021 3:03 PM

To: Miller, Ryan <RMiller@rockwall.com>

Subject: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit

Ryan,

Please see attached revised concept plan for The Homestead (Klutts Farm).

Key highlights / changes include:

- 1) I got the density down to 2.68 upa. 526 total lots (down from 563 at the P&Z Work Session – 37 fewer lots), and NO 52's.
- 2) As goodwill gestures for our neighbors to the immediate west, I did 2 things:
 - a. I added a 4th lot type (Type "D") – which is 100' x 120' sized lots for the majority of the lots that back up to FM 549. I'll also point out that 2 of the Type C lots (82's) backing up to FM 549 are actually larger than a Type D lot, but due to the building setback requirements being on a knuckle, they are still categorized as 82' wide lots. So – from a visual attenuation standpoint – nearly the entire western perimeter (other than the park and our HOA open space) along FM 549 will look and feel like 100' wide lots for our western neighbors.
 - b. I would like you to add to the PD a provision that "All homes on lots that back up to FM 549 shall be a minimum of 2,600 A/C square feet."
- 3) I added 3 additional linear open space areas each with 6' wide trail sections in them at strategic pedestrian access points to provide attractive terminal vistas for vehicle and pedestrian traffic.

We're giving it all we've got. I hope this gets enough favor to get the deal done.

Please send me your modified PD with these changes incorporated when you can so I can review / approve. Thanks!

Best Regards,

Adam J. Buczek

Development Partner

Skorburg Company

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Dallas, Texas 75225

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Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Tuesday, March 23, 2021 8:43 AM
To: Miller, Ryan
Cc: Kevin Harrell; Bryan Holland; John Arnold; Chase Finch (CFinch@corwinengineering.com); JR Johnson
Subject: Revised Homestead Concept Plan for P&Z Work Session
Attachments: Homestead_ Ex C - Concept Plan - Rev 3-23-21.pdf

Good morning, Ryan.

Please see attached revised concept plan for Homestead per my e-mail below. This revised concept corrects the typo/error we had in the total lot count to 563 total lots (the version we submitted on Friday labeled 562 total lots), and also colorizes the lots per their actual lot width to more accurately reflect the true lot mix.

I'll call you to discuss shortly as well. Thanks.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

From: Adam Buczek
Sent: Monday, March 22, 2021 5:53 PM
To: rmiller@rockwall.com
Cc: Kevin Harrell ; Bryan Holland ; John Arnold ; Chase Finch (CFinch@corwinengineering.com)
Subject: P&Z packet deadline for Homestead
Importance: High

Ryan,

We are having our engineering make the colorization change to our concept plan per our discussion this morning. In doing so, we discovered that our lot count was off by 1 lot in aggregate (we have 563 lots instead of 562 lots). Is it possible for us to incorporate these changes to the PD and the concept plan in time to make it in the P&Z packet, or will these just have to be explained as differences at the podium on Tuesday night?

We can get the revised concept plan and PD changes made tomorrow for sure, but if there's a specific time deadline you'd need these by to make a difference by tomorrow, please let me know. Thanks.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900

Dallas, Texas 75225
Ph: (214) 888-8843
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Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Thursday, April 1, 2021 3:33 PM
To: Miller, Ryan
Cc: Kevin Harrell; JR Johnson; John Arnold; Bryan Holland
Subject: Homestead revised concept plan and PD changes for your review and input
Attachments: Klutts Tract Concept plan - for 4-13-21 P&Z (533 lots - no 52's).pdf

Follow Up Flag: FollowUp
Flag Status: Flagged

Ryan,

As discussed shortly ago, I'm pleased to be able to present to you the attached / revised zoning concept plan for Homestead (The Klutts Farm), which completely eliminates the 52' wide lot category as strongly advised by the P&Z Commission.

This revised concept plan includes the following lot mix:

- 412 (62's)
- 95 (72's), and
- 26 (82's)

Total # of lots: 533 lots

This revised concept plan includes 30 fewer lots than what we had at the P&Z Commission work session this past Tuesday night as a result of eliminating the 52' lots completely.

Other items I'd like to point out to you for the PD that we'll send to you by next Tuesday in prep for the 4/13 P&Z action meeting:

- Density is now reduced to 2.72 upa (down from 2.87 upa).
 - A "conforming" PD based on 2.5 upa would allow up to 491 lots for this property (196 acres). Based on the reduced lot count of only 533 lots, we now have only 42 more lots than a "conforming" PD, which is only 8.5% more lots, yet we maintain our value dedication to the City with the 50 acre regional park (which has no 100-year floodplain and is a nicely shaped contiguous piece of property). It is our sincere hope the City will find it worthwhile to provide us with this nominal increase in density in exchange for the tremendous value being provided by this regional park, and given we've entirely eliminated the 52' wide lots from the PD. This park dedication is costing us +/- \$3.0 mm, and we also have substantial offsite sanitary sewer (lift station) upgrades we will be making with this development.
- I added the dog park label to the open space near the northeast corner of the property, which will be an additional HOA maintained amenity. I'll let you add the language as needed to the PD for this.
- I deleted the lot mix table and notes that was on the previous version of the concept plan per your request.
- Garages:
 - At the P&Z Work Session - I think I heard you say that the maximum % allowed by City ordinance for flat front entry only garages for a PD is 25% of total lots without needing a variance. Assuming I heard correctly, then what I'd like to propose to keep things simple and not ask for a variance is to request that

a maximum of 113 lots (25% of the total # of lots) be allowed a flat front entry only garage configuration – all of which would be allowed only on the 62’ wide lot category (which I’ll now call the Type “A” category since the 52’s are now eliminated).

- Hence, all of the 72’ and 82’ wide lots shall be required to have the traditional garage configuration with an inside or “j-swing” garage that also allows an additional 1 or 2 car front entry garage provided the additional garage has the additional setback as required by city ordinance (so we can do 3 or 4 car garages).

If my understanding is incorrect in any way, or if you think I missed some important considerations, I’d appreciate you letting me know.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

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Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Wednesday, April 7, 2021 1:59 PM
To: Miller, Ryan
Cc: Kevin Harrell; John Arnold; JR Johnson; Bryan Holland
Subject: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit - for lot swap along the City Park
Attachments: Klutts Tract Concept plan - for 4-13-21 P&Z (526 lots - no 52's).pdf

Ryan,

As discussed, please see attached revised PD Concept Plan for The Homestead that swaps the lot types along the Regional City Park. No other changes.

Would you please insert this into the PD and update your case memo for this change? Thank you very much.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

From: Adam Buczek
Sent: Wednesday, April 7, 2021 11:51 AM
To: rmiller@rockwall.com
Cc: Kevin Harrell ; John Arnold ; JR Johnson ; Bryan Holland
Subject: FW: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit

Ryan,

I approve your latest version of the Draft Ordinance for Homestead. Also – please see 2nd attachment with a couple of requested changes /edits to your Case Memo. Thank you.

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
Cell: (817) 657-5548
Fax: (214) 888-8861

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Wednesday, April 7, 2021 10:38 AM

To: Adam Buczek <abuczek@skorburgcompany.com>

Subject: RE: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit

Adam ... Attached is the updated draft ordinance and case memo. Please let me know if you are good with the draft ordinance. Thanks.



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: Adam Buczek <abuczek@skorburgcompany.com>

Sent: Tuesday, April 6, 2021 5:59 PM

To: Miller, Ryan <RMiller@rockwall.com>

Subject: RE: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit

Ryan,

Please see comments to the Homestead PD attached.

I had a typo in my e-mail to you. I meant for the minimum A/C SF of all homes abutting FM 549 to be 2,800 SF (not 2,600 SF). Sorry about that.

I also changed the # of front entry garages to reflect the lower lot count. Other than these items, I'm good with it.

Please e-mail me the final version with these changes in pdf and MS Word format.

Also – I just finished a productive and lengthy conversation with Katie Welch. She was very polite and asked articulate / intelligent questions. I can't do everything she asked of me, but I think our conversation went a long way in the positive direction in terms of providing her with details to her questions and concerns. I think the general conclusion was positive. I offered to set up a Zoom call or two or would make myself available in person if desired to meet with her and any of her neighbors as their schedule allows between tomorrow and next Tuesday. She'll shoot me a couple of options asap to meet as she thinks the information I gave her will be very helpful to some of her neighbors to hear first-hand as well.

I'll call you tomorrow. Thanks.

Best Regards,

Adam J. Buczek

Development Partner

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

Ph: (214) 888-8843

Cell: (817) 657-5548

Fax: (214) 888-8861

From: Miller, Ryan <RMiller@rockwall.com>

Sent: Tuesday, April 6, 2021 4:57 PM

To: Adam Buczek <abuczek@skorburgcompany.com>

Subject: RE: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit

Adam ... Attached is the updated PD ordinance. Please let me know if you are good with all the changes. Thanks.



Ryan C. Miller, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6441 OFFICE

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From: Adam Buczek <abuczek@skorburgcompany.com>

Sent: Tuesday, April 6, 2021 3:03 PM

To: Miller, Ryan <RMiller@rockwall.com>

Subject: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit

Ryan,

Please see attached revised concept plan for The Homestead (Klutts Farm).

Key highlights / changes include:

- 1) I got the density down to 2.68 upa. 526 total lots (down from 563 at the P&Z Work Session – 37 fewer lots), and NO 52's.
- 2) As goodwill gestures for our neighbors to the immediate west, I did 2 things:
 - a. I added a 4th lot type (Type "D") – which is 100' x 120' sized lots for the majority of the lots that back up to FM 549. I'll also point out that 2 of the Type C lots (82's) backing up to FM 549 are actually larger than a Type D lot, but due to the building setback requirements being on a knuckle, they are still categorized as 82' wide lots. So – from a visual attenuation standpoint – nearly the entire western perimeter (other

than the park and our HOA open space) along FM 549 will look and feel like 100' wide lots for our western neighbors.

- b. I would like you to add to the PD a provision that "All homes on lots that back up to FM 549 shall be a minimum of 2,600 A/C square feet."

- 3) I added 3 additional linear open space areas each with 6' wide trail sections in them at strategic pedestrian access points to provide attractive terminal vistas for vehicle and pedestrian traffic.

We're giving it all we've got. I hope this gets enough favor to get the deal done.

Please send me your modified PD with these changes incorporated when you can so I can review / approve. Thanks!

Best Regards,

Adam J. Buczek
Development Partner
Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
Ph: (214) 888-8843
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Miller, Ryan

From: Adam Buczek <abuczek@skorburgcompany.com>
Sent: Tuesday, April 6, 2021 3:03 PM
To: Miller, Ryan
Subject: Revised Homestead (Klutts Farm) Concept Plan zoning exhibit
Attachments: Klutts Tract Concept plan - for 4-13-21 P&Z (526 lots - no 52's).pdf

Ryan,

Please see attached revised concept plan for The Homestead (Klutts Farm).

Key highlights / changes include:

- 1) I got the density down to 2.68 upa. 526 total lots (down from 563 at the P&Z Work Session – 37 fewer lots), and NO 52's.
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We're giving it all we've got. I hope this gets enough favor to get the deal done.

Please send me your modified PD with these changes incorporated when you can so I can review / approve. Thanks!

Best Regards,

Adam J. Buczek
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Cell: (817) 657-5548
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April 22, 201

TO: Kevin Harrell
Skorburg Company
8214 Westchester Parkway, Suite 900
Dallas, TX 75225

CC: Ben Klutts, Jr.
Klutts Farm, LLC
1604 N. Hills Drive
Rockwall, TX 75087

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2021-007; Zoning Change (AG to PD) for the Klutts Family Farm

Mr. Harrell:

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was denied by the City Council on Monday April 19, 2021. The following is a record of all voting records:

Planning and Zoning Commission

On April 13, 2021 the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses by a vote of 5-2, with Commissioners Chodun and Moeller dissenting. As part of the motion the Planning and Zoning Commission stipulated that the Planned Development District ordinance be changed to [1] reduce the Flat Front Entry Garages from 25% to 20%, and [2] that the 72' x 120' lots be mixed throughout the development instead of being in homogenous pods. The applicant has agreed to these changes and staff has changed the case memo and Planned Development District ordinance accordingly.

City Council

On April 19, 2021, the City Council denied the zoning change by a vote of 3-4, with Mayor Pruitt and Council Members Macalik, Campbell, and Daniels dissenting.

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- or any portion thereof -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall apply (i.e. an application for the same request may be filed at the applicant's discretion). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Miller', is written over a horizontal line.

Ryan Miller, AICP
Director of Planning and Zoning