



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22021-057 P&Z DATE 01/11/22 CC DATE 01/18/22 APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input checked="" type="checkbox"/> HOA MAP
<input 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.

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 5565 Hwy 549, Rockwall, TX

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION *West of SH 205 & South of FM 549*

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Ag

CURRENT USE

Ag

PROPOSED ZONING

PD

PROPOSED USE

Single Family & Commercial

ACREAGE

264.5

LOTS [CURRENT]

—

LOTS [PROPOSED]

476

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 Rockwall Hlghgate Ltd.

APPLICANT Corson Cramer Development

CONTACT PERSON Scott Asbury

CONTACT PERSON Brian Cramer

ADDRESS 13155 Noel Rd. #900

ADDRESS 4925 Greenville Ave., #604

CITY, STATE & ZIP Dallas, TX 75240

CITY, STATE & ZIP Dallas, TX 75206

PHONE 214-566-8699

PHONE 214-734-5924

E-MAIL SAsbury@3LRealtyGroup.com

E-MAIL bcramer@ccdevtx.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Asbury [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 \$ 4167.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE December DAY OF 2021. 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 8th DAY OF December 2021.

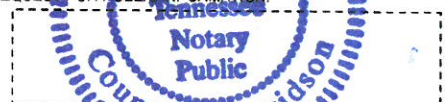
OWNER'S SIGNATURE

Scott Asbury

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TN

Diana J. Ransdorph



MY COMMISSION EXPIRES

2/2022



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.



J. VOLK consulting
Engineering | Planning | Surveying

December 15, 2021

City of Rockwall
Planning Department
385 South Goliad
Rockwall, TX 75087

RE: Highgate Property – Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located at the south corner of FM 549 and SH 205. The subject development will consist of +/-485 single family lots and commercial uses along SH 205 located on a 264.5 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

J. VOLK CONSULTING, INC.

Tom Dayton, PE

LEGAL DESCRIPTION
264.5 ACRES

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found; THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangent curve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said

Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

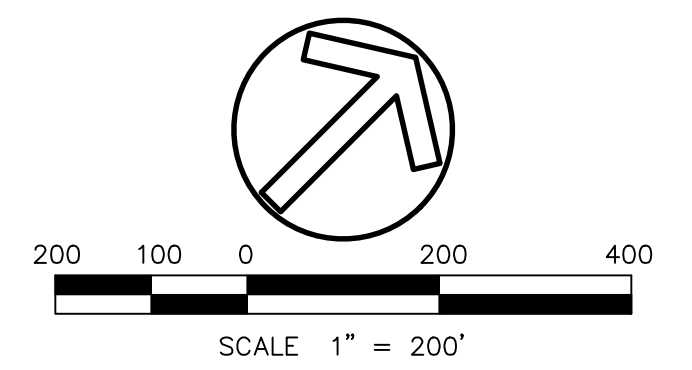
THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner; THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.



- LEGEND**
- TYPE A LOT
 - TYPE B LOT
 - TYPE C LOT
 - TYPE D LOT
 - TYPE E LOT
 - AMENITY CENTER
 - COMMERCIAL

LAND USE TABLE

LAND USE	AREA (AC)	PERCENT OF TOTAL
COMMERCIAL	28.4	10.7%
RESIDENTIAL	164.4	62.2%
PERIMETER ROAD ROW	3.2	1.2%
OPEN SPACE		
Public Park	12.6	4.7%
Private Open Space	20.4	7.7%
Amenity Center	1.5	0.6%
Floodplain	34.0	12.9%
OPEN SPACE TOTAL	68.5	25.9%
TOTAL	264.5	100.0%

Open Space Required: 20% (excluding commercial)
 = 20% x (264.5 - 28.4) = 47.2 acres
 Open Space Provided (including park and 1/2 of floodplain) = 51.5 Ac.

LOT DIMENSION STANDARDS

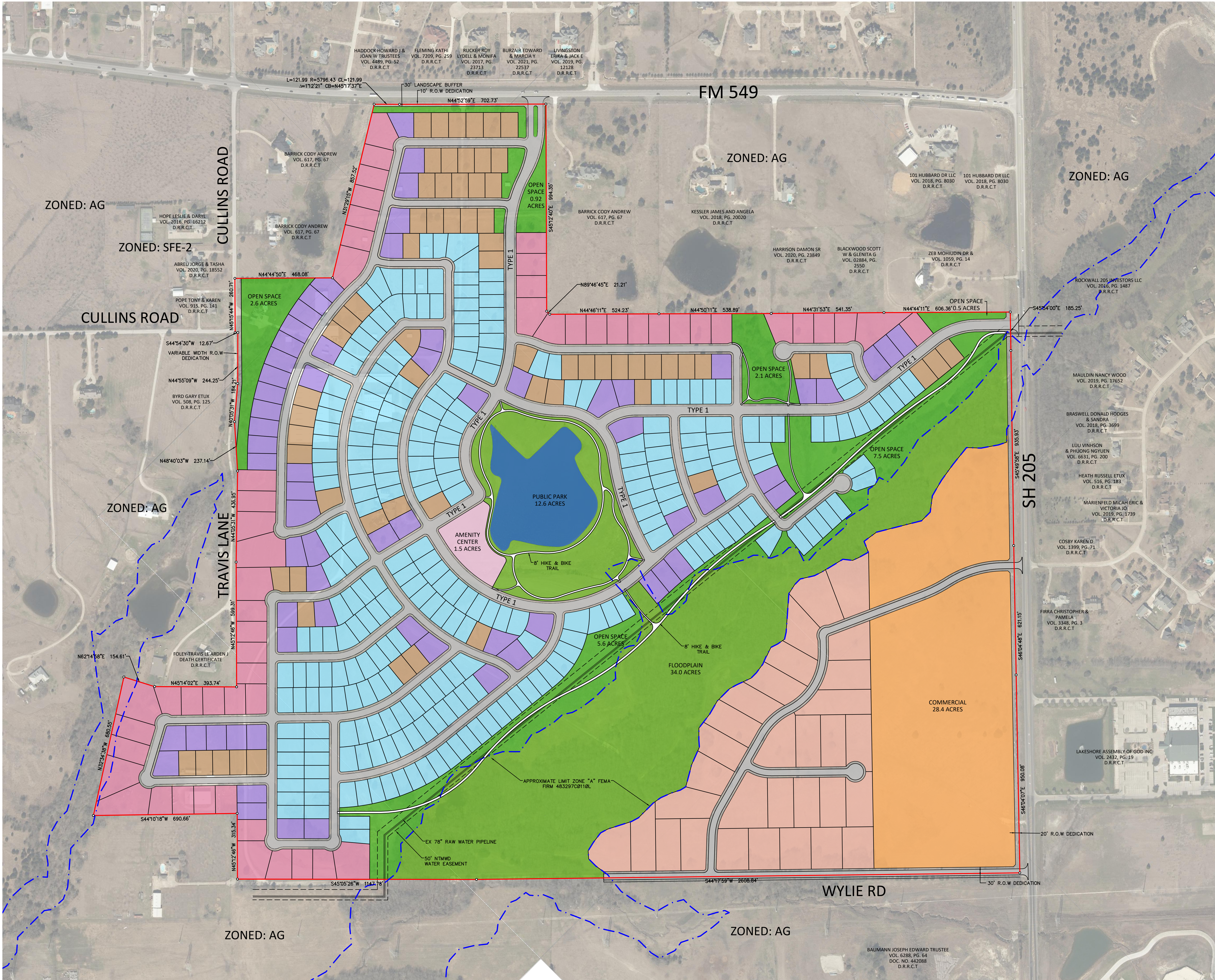
LOT TYPE	A	B	C	D	E
LOT COUNT	31	55	66	67	266
MINIMUM LOT AREA (SF)	30,000	14,000	11,000	9,600	7,200
MINIMUM LOT WIDTH (FT)*	120	90	80	80	62
MINIMUM LOT DEPTH (FT)	200	125	115	110	110
FRONT BUILDING SETBACK (FT)	30	20	20	20	20
REAR BUILDING SETBACK (FT)	30	20	20	20	20
SIDE BUILDING SETBACK - INTERIOR (FT)	15	10	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	50	65		65	65

*Measured at front building setback

STREET DESIGNATIONS

DESIGNATION	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH (B-B)
TYPE 1	MINOR COLLECTOR	60'	41'
TYPE 2	LOCAL RESIDENTIAL	50'	29'

NOTE: ALL INTERNAL STREETS SHALL BE TYPE 2 EXCEPT WHERE INDICATED



CONCEPT PLAN
HIGH GATE
 264.5 Acres
 Rockwall, Texas

J. VOLK
 consulting

830 Central Parkway East, Suite 300
 Plano, Texas 75074
 972.201.3100 Texas Registration No. F-11962

BAUMANN JOSEPH EDWARD TRUSTEE
 VOL. 6288, PG. 64
 DOC. NO. 442088
 D.R.R.C.T.

**Rockwall – Highgate
Development Standards.**

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District and Commercial (C) District as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC), are allowed on the Subject Property.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the Concept Plan depicted in Exhibit B and stated in Table 1 below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below;

Table 1: Lot Composition

LOT TYPE	MINIMUM LOT AREA (SF)	DWELLING UNITS		
		MINIMUM	MAXIMUM	%
A	30,000	30	-	6.1%
B	14,000	53	-	10.7%
C	11,000	65	-	13.1%
D	9,600	65	-	13.1%
E	7,200	-	282	57.0%
		MAX. TOTAL	495	100%

Residential land area: 236.1 acres (2.1 DU/AC)

- A maximum of 495 total lots are allowed.
- A maximum of 57% of the total lot count can be Lot Type E.
- A minimum of 43% of the total lot count can be comprised of Lot Types A, B, C and D per their respective minimum percentages in the table above.

3. *Density and Dimensional Requirements.* The maximum permissible density for the Subject Property shall not exceed 2.1 dwelling units per gross acre of land. All lots shall conform to the standards depicted in Table 2 below and generally conform to Exhibit F of this ordinance.

Table 2: Lot Dimension Requirements

LOT TYPE	A	B	C	D	E
LOT COUNT	31	55	66	67	266
MINIMUM LOT AREA (SF)	30,000	14,000	11,000	9,600	7,200
MINIMUM LOT WIDTH (FT) (1)	120	90	80	80	62
MINIMUM LOT DEPTH (FT)	200	125	115	110	110
FRONT BUILDING SETBACK (FT) (2)	30	20	20	20	20
REAR BUILDING SETBACK (FT) (4)	30	20	20	20	20
SIDE BUILDING SETBACK - INTERIOR (FT)	15	10	6	6	6

SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT (3)	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	50	65	65	65	65

General Notes:

- (1) The minimum lot width shall be measured at the Front Yard Building Setback
- (2) The location of the Front Yard Building Setback as measured from the front property line
- (3) The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- (4) As measured from the rear yard property line
- (5) 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

4. *Building Standard.* All development shall adhere to the following building standards:

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior facades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, stucco, cast stone, and cementaceous fiberboard horizontal lap-siding (e.g., HardiBoard or Hardy Plank).
- (b) **Roof Pitch.** A minimum of an 6:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.
- (c) **Garage Orientation.** Garages maybe oriented toward the street in a front entry configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure or porch structure. In addition, the following architectural elements must be included on all front entry homes:
 - 1) Divided bay garage doors for 2 stall and 16 foot and 8 foot for dividers for 3 stall
 - 2) Carriage style hardware and lighting
 - 3) Cedar clad trim garage doors
 - 4) Driveways must be constructed with ornamental stamped concrete brick pavers, broom finish or salt finish

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

- (A) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing appearance on the opposite side of the street. 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

- (B) Permitted encroachment (Porches) elevations shall not repeat or be the same along any block face without at least four (4) intervening homes of sufficient

dissimilarity on the same side of the street beginning with the home adjacent to the subject property and four (4) intervening homes beginning with the home on the opposite side of the street.

- (C) Each phase of the subdivision will allow for a maximum four (4) compatible roof Colors. All roof shingles shall be an architectural or dimensional shingle.

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) No front yard fences allowed
- (B) *Corner Lots.* Corner lots shall utilize a wood fence that extends no further than the back (rear) corner of the house. The fence shall be a minimum of six (6) feet tall. The fence shall be located a minimum of five (5) feet from the sidewalk's edge.
- (C) *Rear Yard Fences.* Rear yard fences shall not extend forward, towards the front of the house, beyond the back (rear) corner of the house.
- (D) *Wood Fences.* All wood fences shall be constructed of a standard fencing material (minimum of ½" thickness or better; spruce fencing will not be allowed), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be stained and sealed with all pickets being placed on the "Public side" facing the street. All wood fences shall a maximum of six (6) feet in height.
- (E) *Wrought Iron/Tubular Steel.* Lots located along the perimeter of roadways, abutting open space, 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.
- (F) *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. The following tree species are approved for planting within the subdivision:

- (1) Canopy/shade trees. Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
- (2) Accent/ornamental/under story trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

- (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 the frontage of FM 549 (outside of the required right-of-way dedication) and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30 inches and a maximum height of 48 inches. In addition, at least one canopy tree shall be planted per 50 feet of linear frontage. A minimum of a five (5) foot sidewalk shall be required along FM 549.
 - (2) *Landscape Buffer (SH 205)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH 205 (outside of the required right-of-way dedication), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30 inches and a maximum height of 48 inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100 feet of linear frontage.
- (C) *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.
- (D) *Street Trees and Hardscape*. Street tree and hardscape plans indicating the location of all sidewalk and trails shall be reviewed and approved with the PD Site Plan.
- (E) *Lighting*. Light poles shall not exceed 20 feet in total height. All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (F) *Sidewalks*. At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.
- (G) *Open Space*. The development shall consist of a minimum of 20% open space (excluding commercial area) and generally conform with the concept plan.
- (H) *Neighborhood signage*. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan.

- (I) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood open space and common areas, irrigation, landscaping, screening fences associated with this development.

- (J) *Variations*. The variance procedures and standards for approval that are set forth in The Unified Development Code shall apply to any application for variations to this ordinance.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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 ACREEGE 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 5565 Hwy 549, Rockwall, TX

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION *West of SH 205 & South of FM 549*

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Ag

CURRENT USE

Ag

PROPOSED ZONING

PD

PROPOSED USE

Single Family & Commercial

ACREAGE

264.5

LOTS [CURRENT]

—

LOTS [PROPOSED]

476

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 Rockwall Hlghgate Ltd.

APPLICANT Corson Cramer Development

CONTACT PERSON Scott Asbury

CONTACT PERSON Brian Cramer

ADDRESS 13155 Noel Rd. #900

ADDRESS 4925 Greenville Ave., #604

CITY, STATE & ZIP Dallas, TX 75240

CITY, STATE & ZIP Dallas, TX 75206

PHONE 214-566-8699

PHONE 214-734-5924

E-MAIL SAsbury@3LRealtyGroup.com

E-MAIL bcramer@ccdevtx.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Asbury [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 \$ 4167.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE December DAY OF 2021. 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 8th DAY OF December 2021.

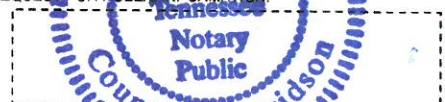
OWNER'S SIGNATURE

Scott Asbury

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

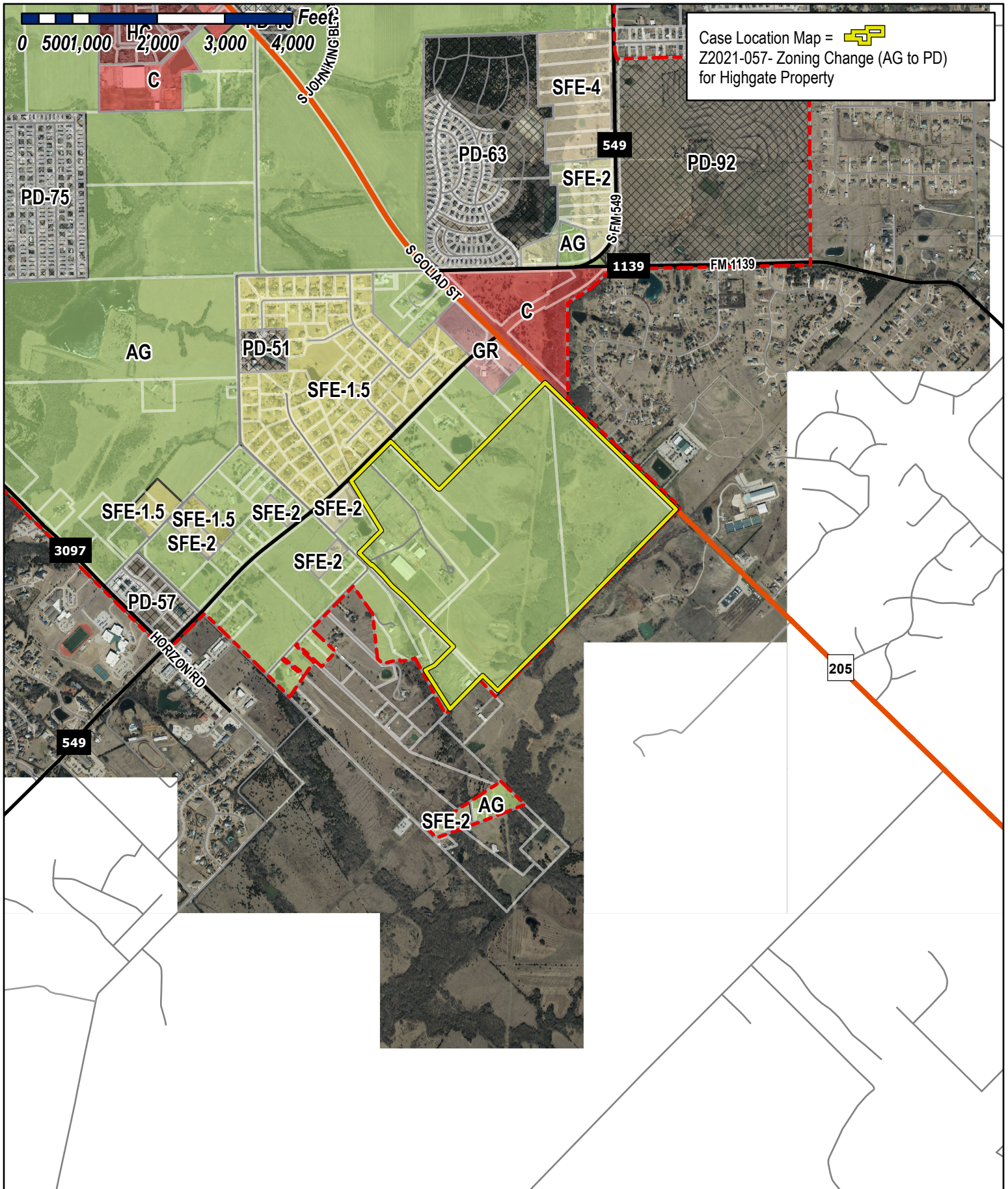
TN


Diana J. Ransavage



MY COMMISSION EXPIRES

2 2022



Case Location Map = 
 Z2021-057- Zoning Change (AG to PD)
 for Highgate Property



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.

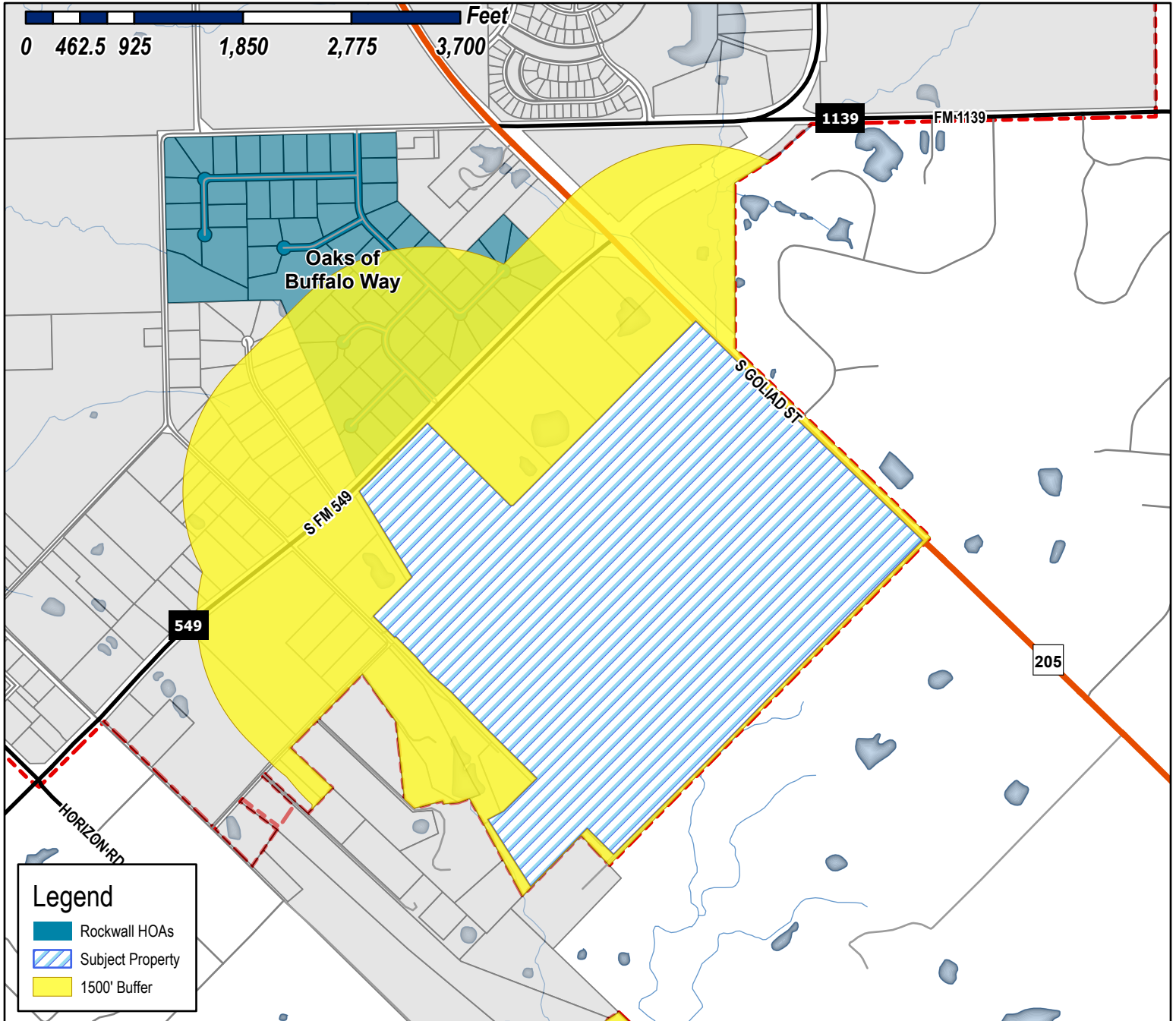




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Rockwall, Texas 75087
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Case Number: Z2021-057
Case Name: Zoning Change (AG to PD)
 for Highgate Property
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 5565 Hwy 549

Date Saved: 12/17/2021
 For Questions on this Case Call (972) 771-7745

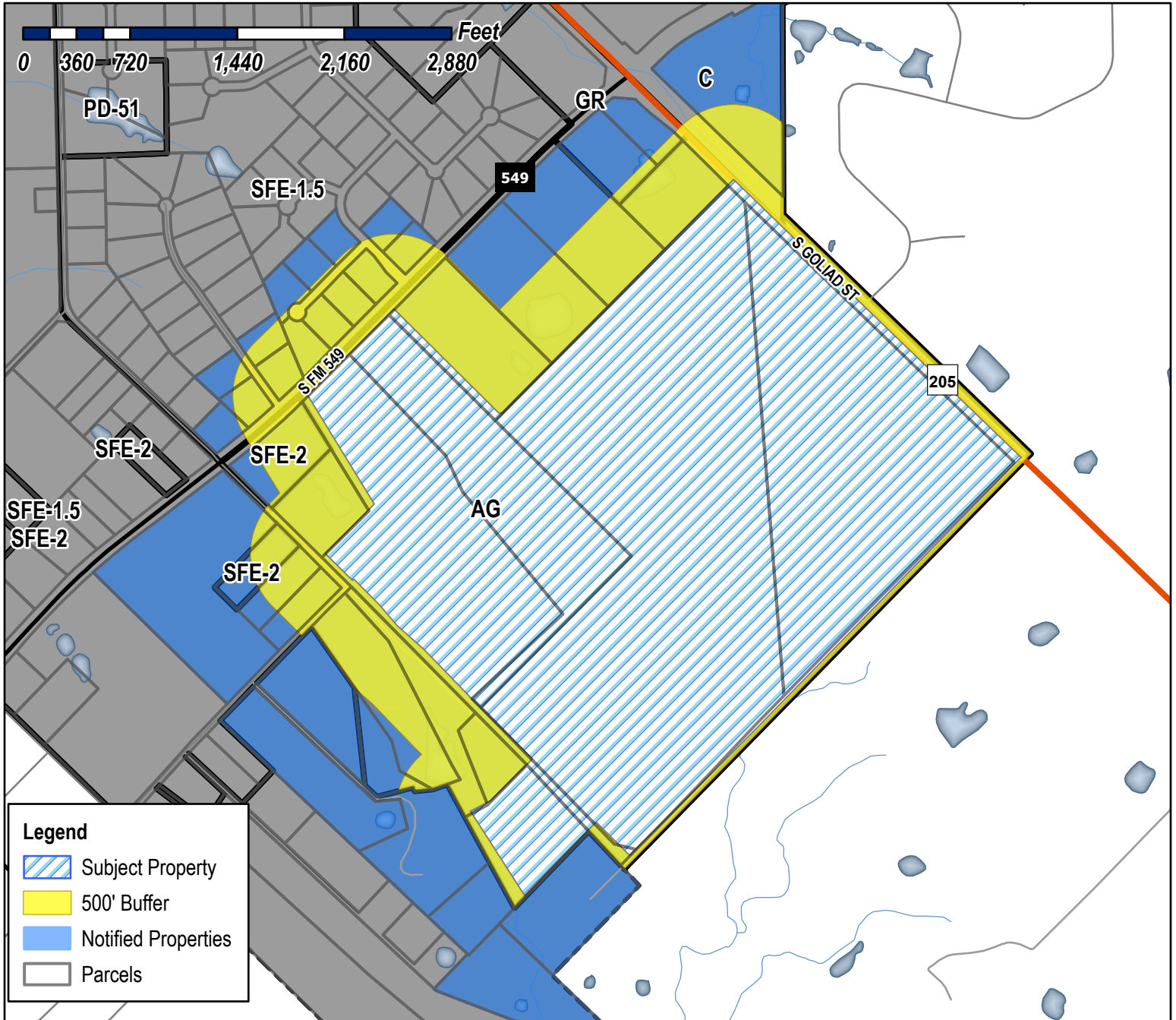




City of Rockwall

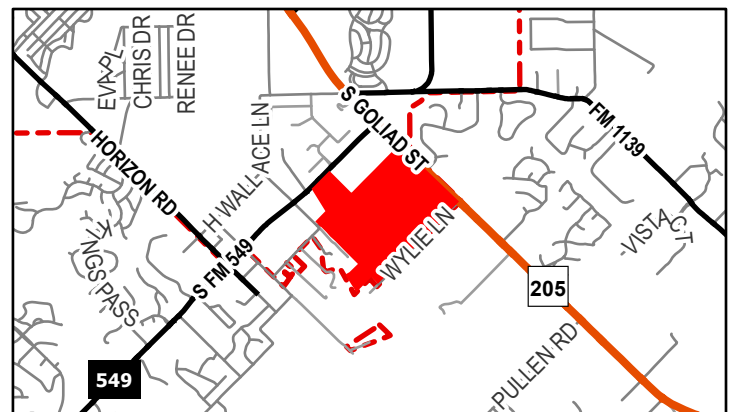
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 For Questions on this Case Call (972) 771-7745





J. VOLK consulting
Engineering | Planning | Surveying

December 15, 2021

City of Rockwall
Planning Department
385 South Goliad
Rockwall, TX 75087

RE: Highgate Property – Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located at the south corner of FM 549 and SH 205. The subject development will consist of +/-485 single family lots and commercial uses along SH 205 located on a 264.5 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

J. VOLK CONSULTING, INC.

Tom Dayton, PE

LEGAL DESCRIPTION
264.5 ACRES

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found; THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangent curve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said

Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

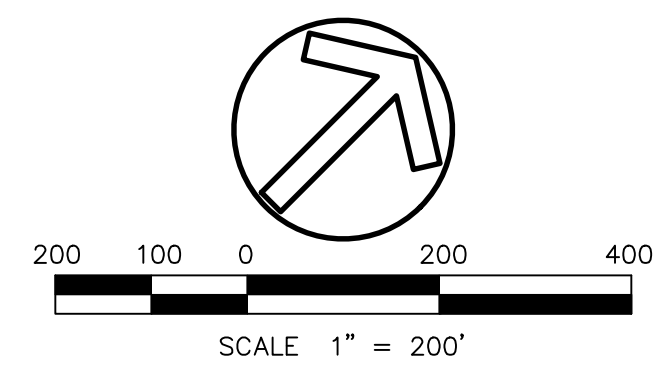
THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner; THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.



LEGEND

- TYPE A LOT
- TYPE B LOT
- TYPE C LOT
- TYPE D LOT
- TYPE E LOT
- AMENITY CENTER
- COMMERCIAL

LAND USE TABLE

LAND USE	AREA (AC)	PERCENT OF TOTAL
COMMERCIAL	28.4	10.7%
RESIDENTIAL	164.4	62.2%
PERIMETER ROAD ROW	3.2	1.2%
OPEN SPACE		
Public Park	12.6	4.7%
Private Open Space	20.4	7.7%
Amenity Center	1.5	0.6%
Floodplain	34.0	12.9%
OPEN SPACE TOTAL	68.5	25.9%
TOTAL	264.5	100.0%

Open Space Required: 20% (excluding commercial)
 = 20% x (264.5 - 28.4) = 47.2 acres
 Open Space Provided (including park and 1/2 of floodplain) = 51.5 Ac.

LOT DIMENSION STANDARDS

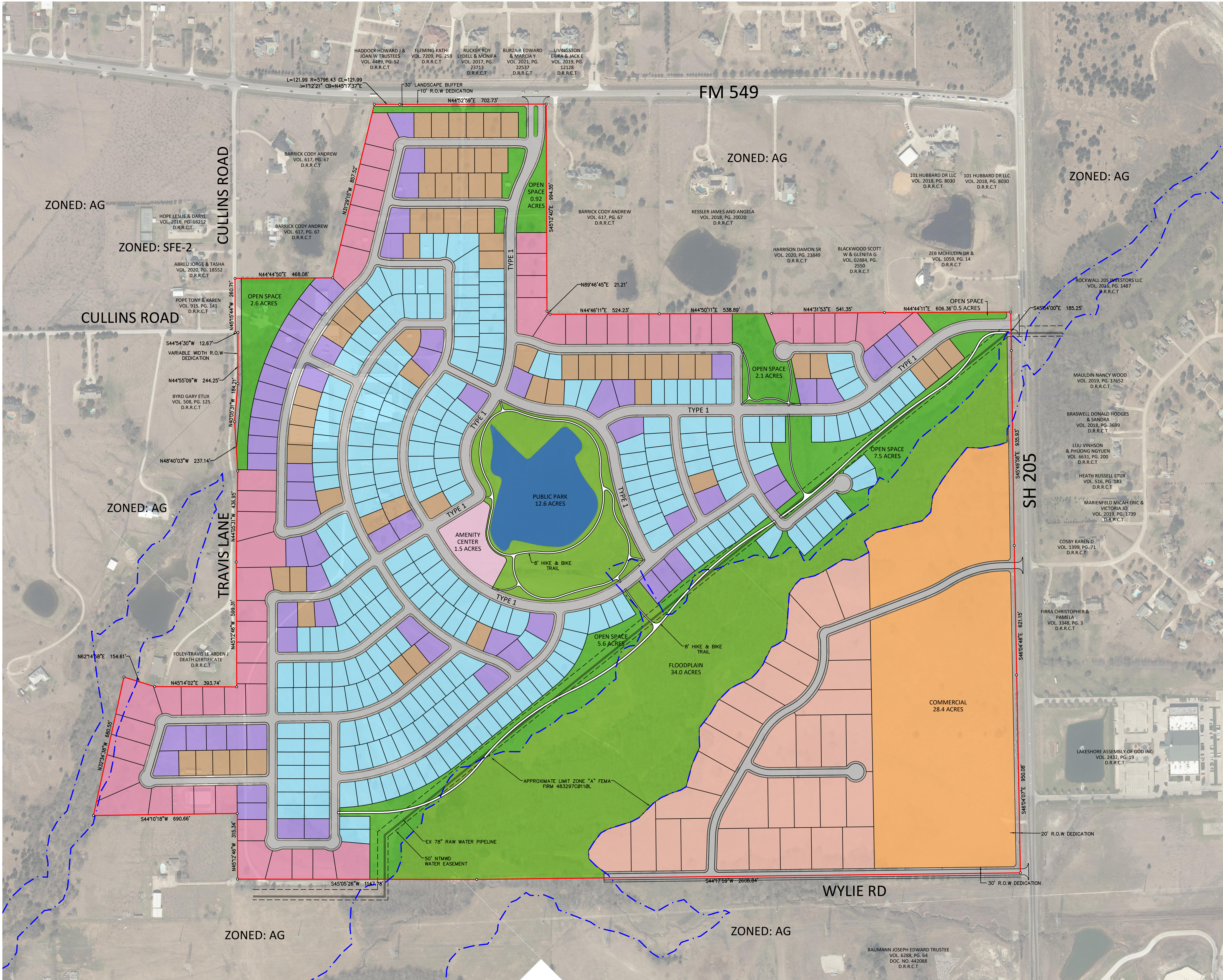
LOT TYPE	A	B	C	D	E
LOT COUNT	31	55	66	67	266
MINIMUM LOT AREA (SF)	30,000	14,000	11,000	9,600	7,200
MINIMUM LOT WIDTH (FT)*	120	90	80	80	62
MINIMUM LOT DEPTH (FT)	200	125	115	110	110
FRONT BUILDING SETBACK (FT)	30	20	20	20	20
REAR BUILDING SETBACK (FT)	30	20	20	20	20
SIDE BUILDING SETBACK - INTERIOR (FT)	15	10	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	50	65		65	65

*Measured at front building setback

STREET DESIGNATIONS

DESIGNATION	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH (B-B)
TYPE 1	MINOR COLLECTOR	60'	41'
TYPE 2	LOCAL RESIDENTIAL	50'	29'

NOTE: ALL INTERNAL STREETS SHALL BE TYPE 2 EXCEPT WHERE INDICATED



CONCEPT PLAN
HIGH GATE
 264.5 Acres
 Rockwall, Texas

J. VOLK
 consulting

830 Central Parkway East, Suite 300
 Plano, Texas 75074
 972.201.3100 Texas Registration No. F-11962

BAUMANN JOSEPH EDWARD TRUSTEE
 VOL. 6288, PG. 64
 DOC. NO. 442088
 D.R.R.C.T.

**Rockwall – Highgate
Development Standards.**

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District and Commercial (C) District as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC), are allowed on the Subject Property.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the Concept Plan depicted in Exhibit B and stated in Table 1 below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below;

Table 1: Lot Composition

LOT TYPE	MINIMUM LOT AREA (SF)	DWELLING UNITS		
		MINIMUM	MAXIMUM	%
A	30,000	30	-	6.1%
B	14,000	53	-	10.7%
C	11,000	65	-	13.1%
D	9,600	65	-	13.1%
E	7,200	-	282	57.0%
		MAX. TOTAL	495	100%

Residential land area: 236.1 acres (2.1 DU/AC)

- A maximum of 495 total lots are allowed.
- A maximum of 57% of the total lot count can be Lot Type E.
- A minimum of 43% of the total lot count can be comprised of Lot Types A, B, C and D per their respective minimum percentages in the table above.

3. *Density and Dimensional Requirements.* The maximum permissible density for the Subject Property shall not exceed 2.1 dwelling units per gross acre of land. All lots shall conform to the standards depicted in Table 2 below and generally conform to Exhibit F of this ordinance.

Table 2: Lot Dimension Requirements

LOT TYPE	A	B	C	D	E
LOT COUNT	31	55	66	67	266
MINIMUM LOT AREA (SF)	30,000	14,000	11,000	9,600	7,200
MINIMUM LOT WIDTH (FT) (1)	120	90	80	80	62
MINIMUM LOT DEPTH (FT)	200	125	115	110	110
FRONT BUILDING SETBACK (FT) (2)	30	20	20	20	20
REAR BUILDING SETBACK (FT) (4)	30	20	20	20	20
SIDE BUILDING SETBACK - INTERIOR (FT)	15	10	6	6	6

SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT (3)	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	50	65	65	65	65

General Notes:

- (1) The minimum lot width shall be measured at the Front Yard Building Setback
- (2) The location of the Front Yard Building Setback as measured from the front property line
- (3) The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- (4) As measured from the rear yard property line
- (5) 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

4. *Building Standard.* All development shall adhere to the following building standards:

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior facades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, stucco, cast stone, and cementaceous fiberboard horizontal lap-siding (e.g., HardiBoard or Hardy Plank).
- (b) **Roof Pitch.** A minimum of an 6:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.
- (c) **Garage Orientation.** Garages maybe oriented toward the street in a front entry configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure or porch structure. In addition, the following architectural elements must be included on all front entry homes:
 - 1) Divided bay garage doors for 2 stall and 16 foot and 8 foot for dividers for 3 stall
 - 2) Carriage style hardware and lighting
 - 3) Cedar clad trim garage doors
 - 4) Driveways must be constructed with ornamental stamped concrete brick pavers, broom finish or salt finish

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

- (A) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing appearance on the opposite side of the street. 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

- (B) Permitted encroachment (Porches) elevations shall not repeat or be the same along any block face without at least four (4) intervening homes of sufficient

dissimilarity on the same side of the street beginning with the home adjacent to the subject property and four (4) intervening homes beginning with the home on the opposite side of the street.

- (C) Each phase of the subdivision will allow for a maximum four (4) compatible roof Colors. All roof shingles shall be an architectural or dimensional shingle.

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) No front yard fences allowed
- (B) *Corner Lots.* Corner lots shall utilize a wood fence that extends no further than the back (rear) corner of the house. The fence shall be a minimum of six (6) feet tall. The fence shall be located a minimum of five (5) feet from the sidewalk's edge.
- (C) *Rear Yard Fences.* Rear yard fences shall not extend forward, towards the front of the house, beyond the back (rear) corner of the house.
- (D) *Wood Fences.* All wood fences shall be constructed of a standard fencing material (minimum of ½" thickness or better; spruce fencing will not be allowed), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be stained and sealed with all pickets being placed on the "Public side" facing the street. All wood fences shall a maximum of six (6) feet in height.
- (E) *Wrought Iron/Tubular Steel.* Lots located along the perimeter of roadways, abutting open space, 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.
- (F) *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. The following tree species are approved for planting within the subdivision:

- (1) Canopy/shade trees. Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
- (2) Accent/ornamental/under story trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

- (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 the frontage of FM 549 (outside of the required right-of-way dedication) and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30 inches and a maximum height of 48 inches. In addition, at least one canopy tree shall be planted per 50 feet of linear frontage. A minimum of a five (5) foot sidewalk shall be required along FM 549.
 - (2) *Landscape Buffer (SH 205)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH 205 (outside of the required right-of-way dedication), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30 inches and a maximum height of 48 inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100 feet of linear frontage.
- (C) *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.
- (D) *Street Trees and Hardscape*. Street tree and hardscape plans indicating the location of all sidewalk and trails shall be reviewed and approved with the PD Site Plan.
- (E) *Lighting*. Light poles shall not exceed 20 feet in total height. All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (F) *Sidewalks*. At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.
- (G) *Open Space*. The development shall consist of a minimum of 20% open space (excluding commercial area) and generally conform with the concept plan.
- (H) *Neighborhood signage*. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan.

- (I) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood open space and common areas, irrigation, landscaping, screening fences associated with this development.

- (J) *Variations*. The variance procedures and standards for approval that are set forth in The Unified Development Code shall apply to any application for variations to this ordinance.

PROJECT COMMENTS



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

DATE: 12/21/2021

PROJECT NUMBER: Z2021-057
 PROJECT NAME: Zoning Change (AG to PD) for High Gate
 SITE ADDRESS/LOCATIONS:

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

CASE CAPTION: Hold a public hearing to discuss and consider a request by Brian Cramer of Brian Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	12/20/2021	Approved w/ Comments

12/20/2021: Z2021-057; Zoning Change (AG to PD) for High Gate
 Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-4 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549.

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

M.3 For reference, include the case number (Z2021-057) in the lower right-hand corner of all pages on future submittals.

I.4 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the Southwest Residential District, and according to the Future Land Use Map contained within this document the subject property is designated for Low Density Residential land uses. The proposed zoning request does conform to this designation and appears to conform to the district strategies for the Southwest Residential District; however, the proposed Commercial (C) District will require the City Council to consider a change in the Future Land Use Map from Low Density Residential land use designation to a Commercial/Retail land use designation.

I.5 The OURHometown Vision 2040 Comprehensive Plan stipulates various goals for residential developments. The following aspects of the applicant's proposal either do not conform to or could better conform to the stated goals of the City's plan, and could be revised -- per staff's recommendations -- to bring the project closer to conformance with the plan:

- (1) CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2). Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.
- (2) CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2). Existing development patterns and surrounding conditions (e.g. lot size, architectural style, public improvements, etc.) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.
- (3) CH. 8; Section 2.02; Goal #4 | Policy #2 (Page 8-3). Use berms and buffers to transition land uses as opposed to walls. This creates a natural transition in which trails can be incorporated to connect residential areas with non-residential areas.
- (4) CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3). Design neighborhoods utilizing the Housing Tree Model (i.e. a method of laying out single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision).
- (5) CH. 8; Section 2.03; Goal #3 | Policy #3 (Page 8-4). 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.

Based on these goals, staff would make the following recommendations to the applicant:

- (1) Consider changing the lots that directly back up to FM-549 with the Type 'B' lots. This provides a better transition from the Oaks of Buffalo Way Subdivision (which is directly across the street and consists of larger lots). This will also better help the proposed housing development conform to the Housing Tree Model identified by the Comprehensive Plan.
- (2) Staff has added a section in the Planned Development District ordinance incorporating this language to address how the areas where residential and commercial land uses have adjacency should be designed. It is recommended that this language stay in the Planned Development District ordinance as it has been incorporated into other Planned Development District ordinances in the City.
- (3) Provide an 80% J-Swing (or Traditional Swing) and Recessed Front Entry (i.e. the garage being setback a minimum of 20-feet behind the front façade of the home) and 20% Flat Front Entry garage configuration mix.
- (4) Entry signage for the City of Rockwall could be incorporated adjacent to the Commercial property at the southeast corner of the subject property.

M.6 Based on the submitted Concept Plan, please make the following corrections and resubmit the updated plan by January 4, 2022:

- (1) Open Space. The minimum open space required for this development is 52.902-acres (i.e. 264.51 x 20%); however, only 51.50-acres have been provided. Please revise the concept plan to add an additional 1.402-acres.
- (2) Open Space Proximity Requirements. The Unified Development Code (UDC) requires that all residential lots less than 12,000 SF be within 800-feet of a park or open space. Please provide a separate exhibit that demonstrate that all Type 'C', 'D' & 'E' lots are within 800-feet of an open space.

M.7 Please review the attached draft ordinance prior to the December 28, 2021 Planning & Zoning Commission meeting, and provide staff with your markups by January 4, 2022. In reviewing the draft ordinance, please pay close attention to staff's suggestions, which differ from the applicant's submitted development standards. Specifically, staff has made changes to the following sections in the draft ordinance:

- (1) Roof Pitch. The proposed 6:12 roof pitch does not conform to the Minimum Standards for Residential Planned Development Districts. Based on this staff has changed the roof pitch to the conforming 8:12.
- (2) Masonry Materials. Staff updated the masonry material requirements to be consist with the Planned Development Districts that the City Council has recently approved.
- (3) Garage Orientation. Based on the proposed Garage Orientation Standards all garages could be oriented in a Flat Front Entry garage configuration utilizing a five (5) foot off-set. This garage configuration is not permitted by the Unified Development Code (UDC). The Comprehensive Plan does have an allowance for up to 20% Flat Front Entry; however, the current proposal does not meet the standards and has not been approved by the City Council in past cases. Based on this staff would recommend an 80% J-Swing (or Traditional Swing) and Recessed Front Entry (i.e. the garage being setback a minimum of 20-feet behind the front façade of the home) and 20% Flat Front Entry garage configuration mix. Staff has left what the applicant has proposed in the ordinance, but recommends changing it.
- (4) Fences. Staff stipulated cedar materials and updated the corner lot fence standards to conform to the minimum requirements of the Unified Development Code (UDC).
- (5) Anti-Monotony Standards. The anti-monotony standards provided by the applicant do not meet the minimum General Residential District Standards for anti-monotony. Staff has changed this in the PD Ordinance to conform to the minimum standards and to be consistent with other Planned Development Districts that the City Council has recently approved.
- (6) Landscaping. Staff added a requirement that an additional row of shrubs be provided adjacent to any residential property that backs to a major roadway adjacent to the wrought iron fence. In addition, the tree planting requirements along FM-549 do not reflect the required tree planting requirements as stipulated by the Minimum Standards for Residential Planned Development Districts. Staff has changed this to conform to the Unified Development Code (UDC). Staff has also added buffer requirements for residential adjacency.

I.8 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 January 4, 2022; 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 January 11, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on December 28, 2021.

I.9 The projected City Council meeting dates for this case will be January 18, 2022 (1st Reading) and February 7, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	12/21/2021	Approved w/ Comments

12/21/2021: General Items:

- See markups
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Detention is required for the commercial site. Stormwater cannot increase off the property. May need detention for residential area if the flood study doesn't suffice.
- Areas of 20 acres or more draining to a single point and or detention pond must use the unit hydrograph method. Review fees apply.
- Manning's C-value is per zoning type.
- Flood Study is required to define all fully developed 100-yr flood plains. Review fees apply. See the City Standards of Design for flood study requirements.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- Must match the existing flow conditions for the detention outfall or an offsite easement is required.
- Must show the erosion hazard setback from flood plain/creek. No construction is allowed in erosion hazard setback. This area will be in a easement outside of any residential lots and right-of-way. This will be maintained and repaired by the HOA.

Water and Wastewater Items:

- Must loop min 8" water line on site.
- Must install water lines per master plans (see attached).
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- May pursue opting out of the RCH water district. If not, must have flow reports that verify fire flow and TCEQ min. standards.
- Water not served by City. This is RCH Water Supply's area to serve.
- \$432.74/acre sewer pro-rata.
- Need to install Long Branch lift station and force main per Master Sewer
- 2-lift station upgrades will be required. FM 3097 #1 4.25 MGD and #2 5.6 MGD capacity for pumps and electrical.
- Water installation per Master Water plan if City supplies water but easements will be required either way
- Need to show RCH easement along SH 205.
- Must complete an Infrastructure study to determine the offsite Master Plan water and wastewater improvements needed.
- Need permission for crossings and trail on NTMWD waterline easement.

Roadway Paving Items:

- All streets to be concrete. 50' ROW, 29' back-to-back paving minimum. Streets must be curb and gutter style. No asphalt or rock streets.
- Must install alleys at the back of the lots.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Right-of-way dedication for SH 205 and FM 549 (60' from centerline)
- Right-of-way dedication for Cullens/Travis drive is 30' from the Centerline.
- Traffic Impact Analysis required
- Must construct a minimum of 29' of paving for Wylie Road with a cul-de-sac that has a minimum radius of 47.5'
- The paving/grading for Wylie Rd can't be in the flood plain with a flood study to remove the roadway from the flood plain.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- 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	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/17/2021	Approved

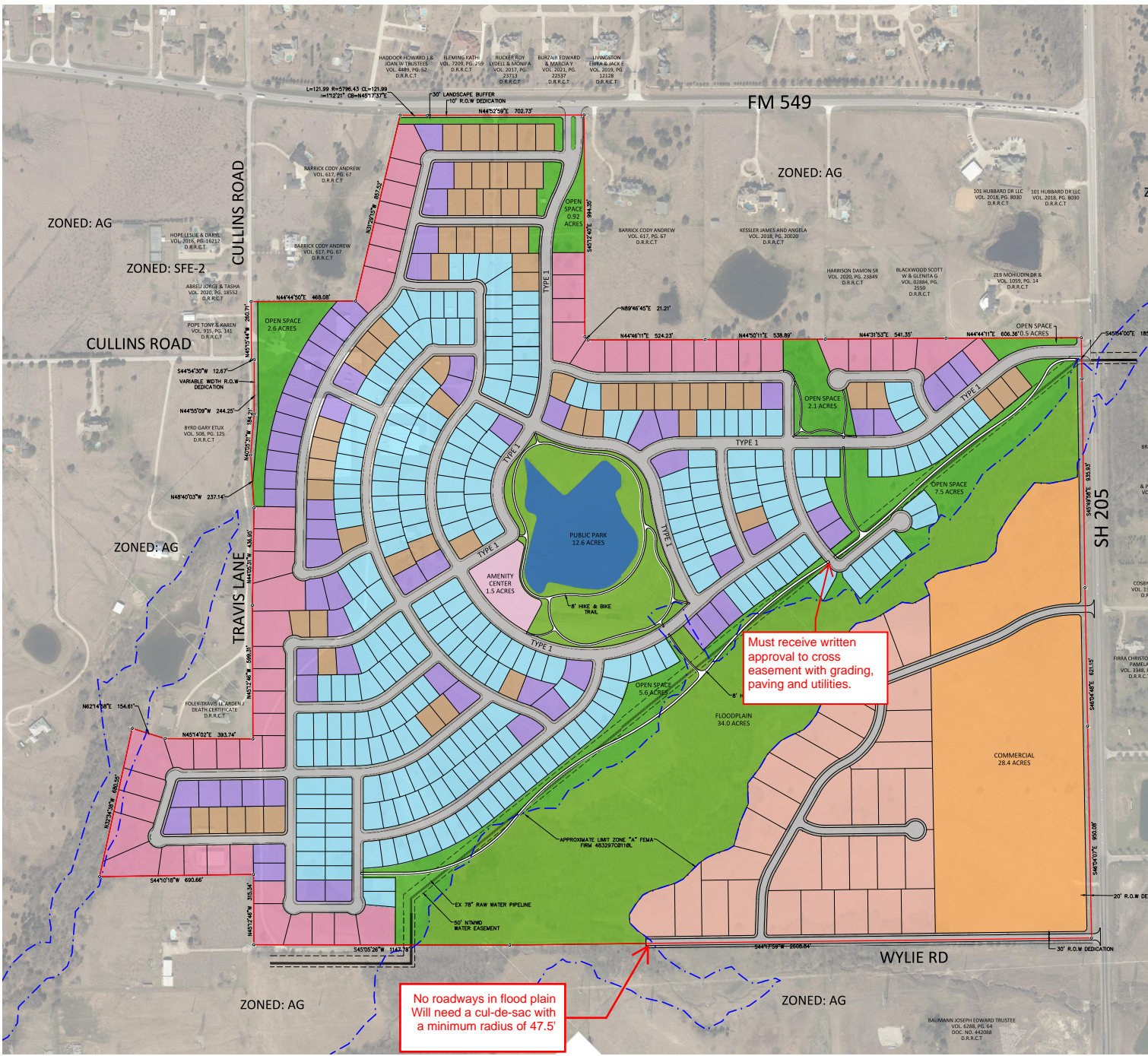
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	12/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	12/21/2021	N/A

No Comments



- General Items:**
- Must meet City Standards of Design and Construction
 - 4% Engineering Inspection Fees
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 - Right-of-way dedication for Cullens/Travis drive is 30' from the Centerline.
 - Traffic Impact Analysis required
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 - The paving/grading for Wylie Rd can't be in the flood plain with a flood study to remove the roadway from the flood plain.
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

Must receive written approval to cross easement with grading, paving and utilities.

No roadways in flood plain Will need a cul-de-sac with a minimum radius of 47.5'

PERCENT OF TOTAL	
10.7%	
62.7%	
1.7%	
4.7%	
7.7%	
0.6%	
12.9%	
25.3%	
100.0%	

RDS		
z	o	e
6	67	266
100	9,650	7,200
0	80	62
15	1,10	110
0	20	20
0	20	20
3	6	6
3	15	15
5 STORES		
	65	65

PAVEMENT WIDTH (ft)	
41	
29	

ERE INDICATED



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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 5565 Hwy 549, Rockwall, TX

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION *West of SH 205 & South of FM 549*

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Ag

CURRENT USE

Ag

PROPOSED ZONING

PD

PROPOSED USE

Single Family & Commercial

ACREAGE

264.5

LOTS [CURRENT]

—

LOTS [PROPOSED]

476

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 Rockwall Hlghgate Ltd.

APPLICANT Corson Cramer Development

CONTACT PERSON Scott Asbury

CONTACT PERSON Brian Cramer

ADDRESS 13155 Noel Rd. #900

ADDRESS 4925 Greenville Ave., #604

CITY, STATE & ZIP Dallas, TX 75240

CITY, STATE & ZIP Dallas, TX 75206

PHONE 214-566-8699

PHONE 214-734-5924

E-MAIL SAsbury@3LRealtyGroup.com

E-MAIL bcramer@ccdevtx.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Asbury [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 \$ 4167.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE December DAY OF 2021. 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 8th DAY OF December 2021.

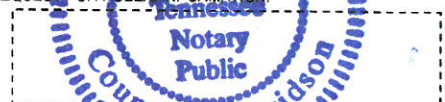
OWNER'S SIGNATURE

Scott Asbury

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

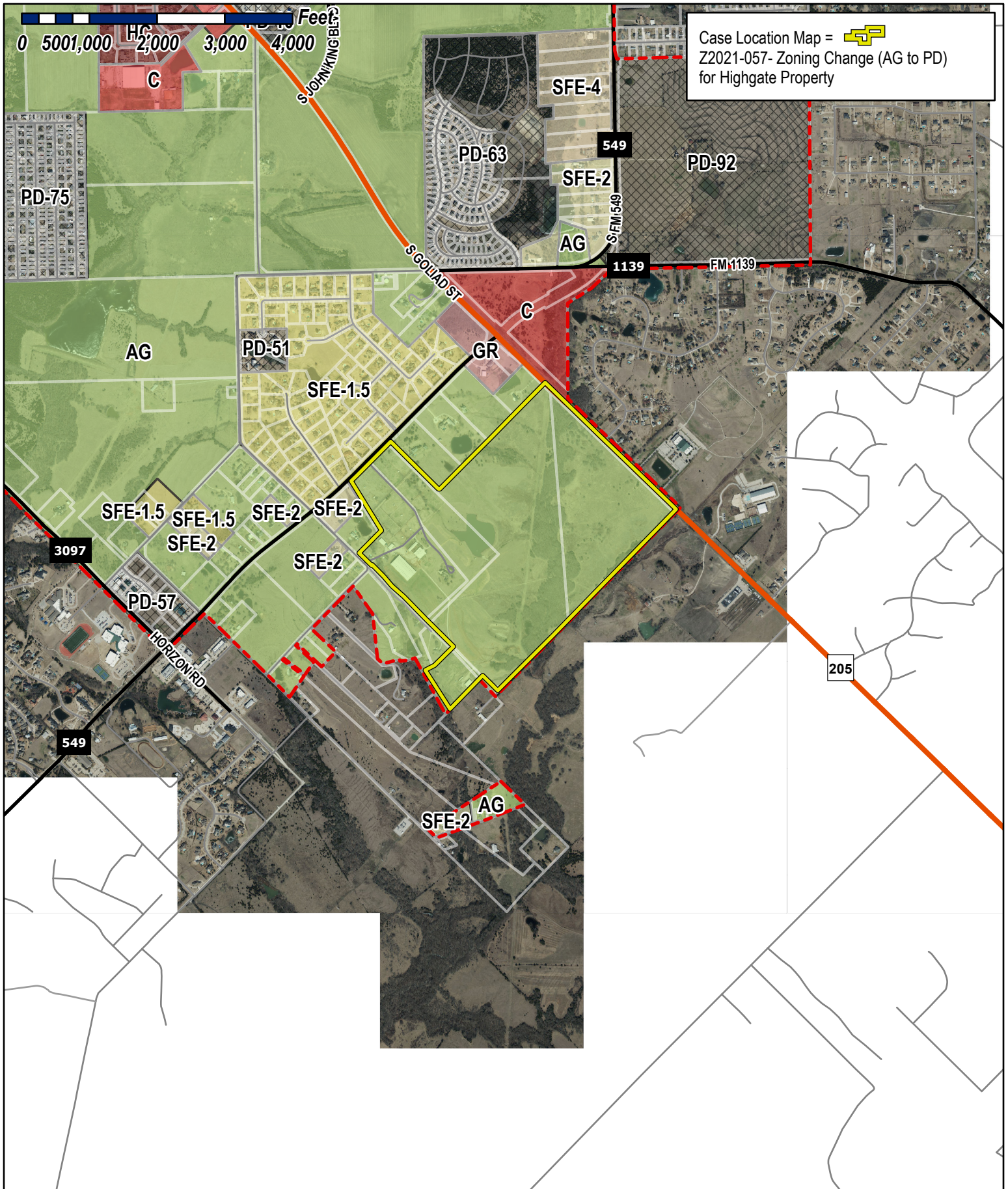
TN


Diana J. Ransdorph



MY COMMISSION EXPIRES

2 2022



Case Location Map = 
 Z2021-057- Zoning Change (AG to PD)
 for Highgate Property



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.

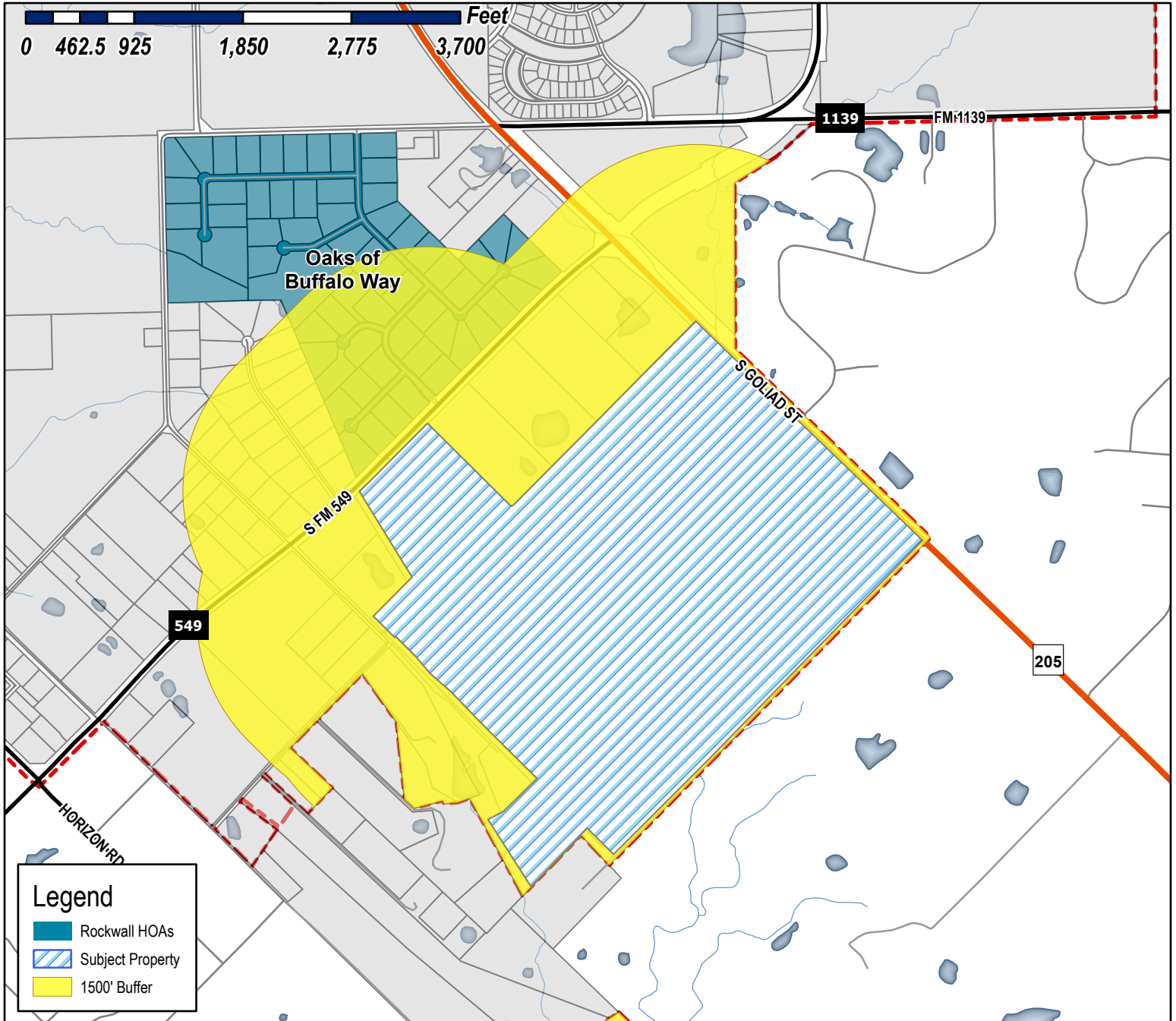




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Case Number: Z2021-057
Case Name: Zoning Change (AG to PD) for Highgate Property
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 5565 Hwy 549

Date Saved: 12/17/2021
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, December 21, 2021 10:52 AM
Cc: Miller, Ryan; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-057]
Attachments: Public Notice (12.20.2021).pdf; HOA Map (12.17.2021).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *December 24, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 18, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2021-057: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Brian Cramer of Brian Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

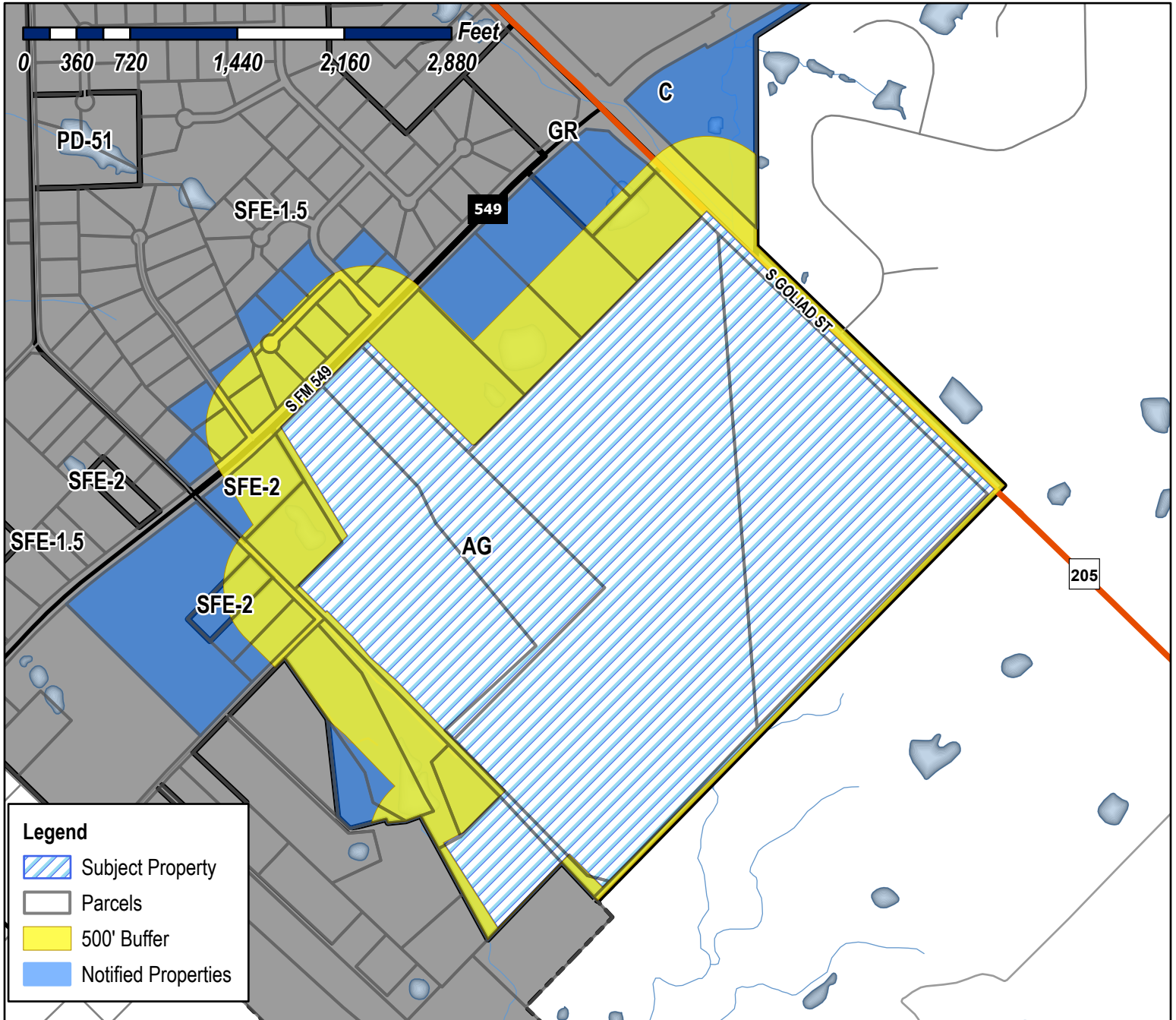
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City of Rockwall

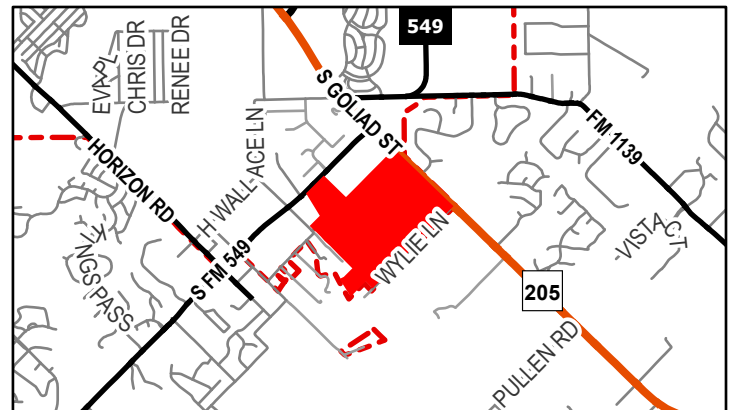
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2021-057
Case Name: Zoning Change (AG to PD) for Highgate Property
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 5565 Hwy 549

Date Saved: 12/20/2021
 For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
13155 NOEL RD # 900
DALLAS, TX 75240

WHITEFIELD BRANDON AND SAMANTHA LYNN
150 WILLOWCREST
ROCKWALL, TX 75032

HADDOCK HOWARD J & JOAN W TRUSTEES
HADDOCK FAMILY LIVING TRUST
155 WILLOWCREST
ROCKWALL, TX 75032

CONFIDENTIAL
200 WILLOWCREST
ROCKWALL, TX 75032

MUELLER JOHN HERMAN AND MELANIE KAY
ANN BEAR-MUELLER
201 WILLOWCREST LN
ROCKWALL, TX 75032

RUCKER ROY LYDELL AND MONIFA
2155 ARROWHEAD CT
ROCKWALL, TX 75032

GRAHAM M TODD AND SHANNA R
2160 ARROWHEAD COURT
ROCKWALL, TX 75032

FLEMING KATHI
2165 ARROWHEAD CT
ROCKWALL, TX 75032

BURZAI EDWARD C & MARCIA Y
2175 ARROWHEAD CT
ROCKWALL, TX 75032

GREEN JACKIE & TAMI
2180 ARROWHEAD CT
ROCKWALL, TX 75032

RUMMEL STEVEN DAVID AND JANET L
2230 ARROWHEAD CT
ROCKWALL, TX 75032

LIVINGSTON ERIKA S & JACK E
2235 ARROWHEAD COURT
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J
326 CULLINS RD
ROCKWALL, TX 75087

LEE SHERRIE
363 CULLINS RD
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J
403 TRAVIS LANE
ROCKWALL, TX 75032

PRICE BOBBY DALE & BRETTE JEAN
453 CULLINS RD
ROCKWALL, TX 75032

ZEB MOHIUDIN DR &
NASREEN ZEB
5128 S STATE HIGHWAY 205
ROCKWALL, TX 75032

101 HUBBARD DR LLC
5133 S FM 549
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75087

HEAGNEY SCOTT AND LISA
5295 STANDING OAK LN
ROCKWALL, TX 75032

KESSLER JAMES AND ANGELA
5297 SOUTH FM 549
ROCKWALL, TX 75032

HOPE LESLIE AND DARYL
530 CULLINS RD
ROCKWALL, TX 75032

RENTA LARRY J & VICKI
5315 STANDING OAK LN
ROCKWALL, TX 75032

WILSON BRET A & LESLIE
535 CULLINS RD
ROCKWALL, TX 75032

BARRICK CODY ANDREW
5459 S. FM 549
ROCKWALL, TX 75032

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
5565 S FM 549
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5574 CANADA CT
ROCKWALL, TX 75032

ABREU JORGE AND TASHA
570 CULLINS RD
ROCKWALL, TX 75032

POPE TONY W & KARREN L
626 E CULLINS ROAD
ROCKWALL, TX 75032

BYRD GARY ETUX
707 CULLINS RD
ROCKWALL, TX 75032

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. Z2021-057: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Brian Cramer of Brian Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, 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, January 11, 2022 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 18, 2022 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 Tuesday, January 18, 2022 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. Z2021-057: 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]

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



J. VOLK consulting
Engineering | Planning | Surveying

December 15, 2021

City of Rockwall
Planning Department
385 South Goliad
Rockwall, TX 75087

RE: Highgate Property – Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located at the south corner of FM 549 and SH 205. The subject development will consist of +/-485 single family lots and commercial uses along SH 205 located on a 264.5 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

J. VOLK CONSULTING, INC.

Tom Dayton, PE

LEGAL DESCRIPTION
264.5 ACRES

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found; THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangent curve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said

Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

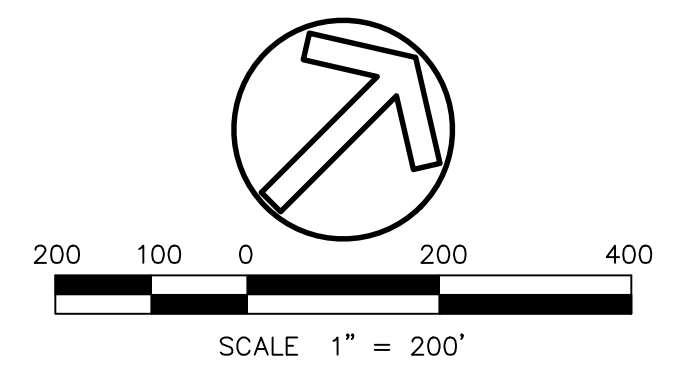
THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner; THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.



- LEGEND**
- TYPE A LOT
 - TYPE B LOT
 - TYPE C LOT
 - TYPE D LOT
 - TYPE E LOT
 - AMENITY CENTER
 - COMMERCIAL

LAND USE TABLE

LAND USE	AREA (AC)	PERCENT OF TOTAL
COMMERCIAL	28.4	10.7%
RESIDENTIAL	164.4	62.2%
PERIMETER ROAD ROW	3.2	1.2%
OPEN SPACE		
Public Park	12.6	4.7%
Private Open Space	20.4	7.7%
Amenity Center	1.5	0.6%
Floodplain	34.0	12.9%
OPEN SPACE TOTAL	68.5	25.9%
TOTAL	264.5	100.0%

Open Space Required: 20% (excluding commercial)
 = 20% x (264.5 - 28.4) = 47.2 acres
 Open Space Provided (including park and 1/2 of floodplain) = 51.5 Ac.

LOT DIMENSION STANDARDS

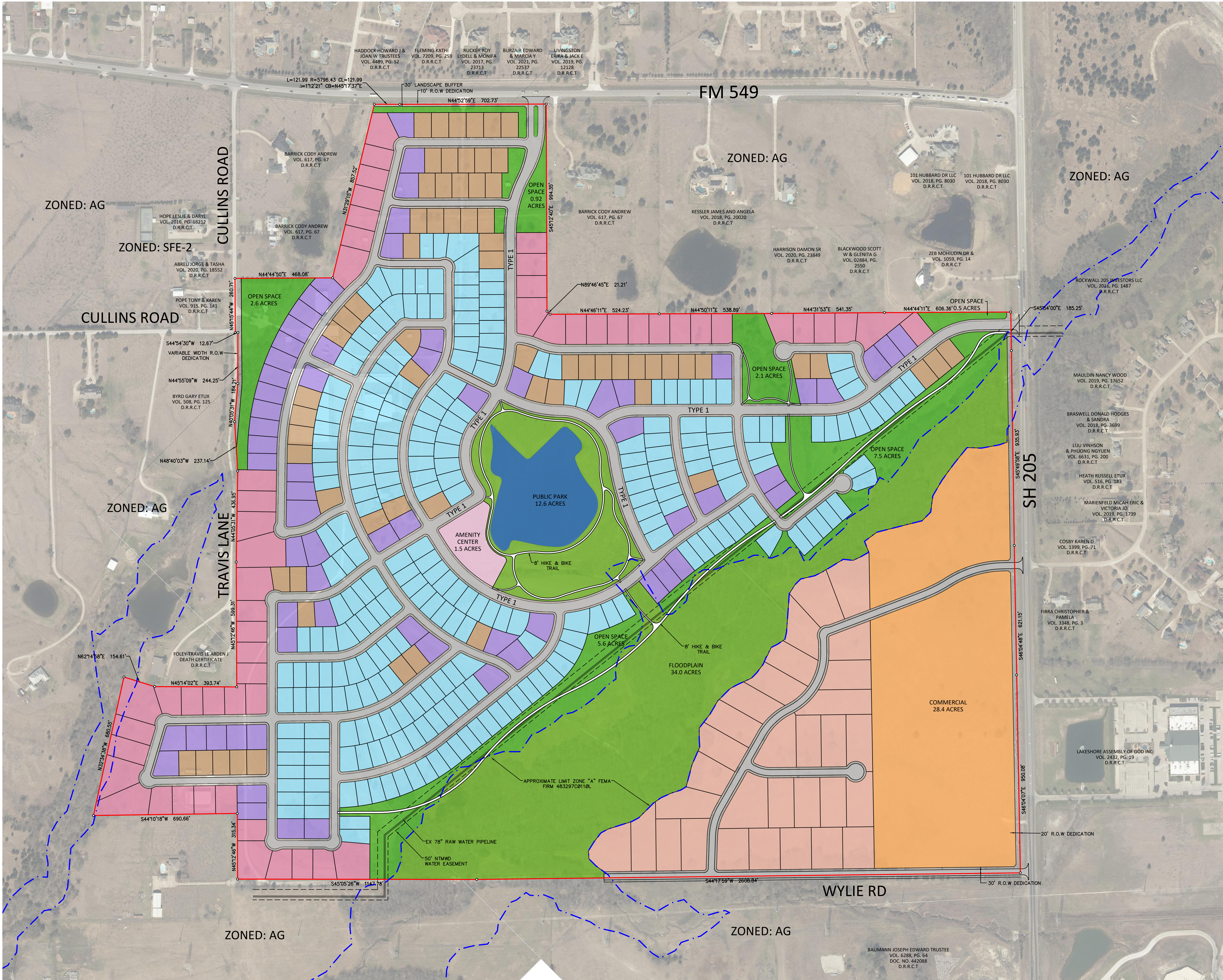
LOT TYPE	A	B	C	D	E
LOT COUNT	31	55	66	67	266
MINIMUM LOT AREA (SF)	30,000	14,000	11,000	9,600	7,200
MINIMUM LOT WIDTH (FT)*	120	90	80	80	62
MINIMUM LOT DEPTH (FT)	200	125	115	110	110
FRONT BUILDING SETBACK (FT)	30	20	20	20	20
REAR BUILDING SETBACK (FT)	30	20	20	20	20
SIDE BUILDING SETBACK - INTERIOR (FT)	15	10	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	50	65		65	65

*Measured at front building setback

STREET DESIGNATIONS

DESIGNATION	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH (B-B)
TYPE 1	MINOR COLLECTOR	60'	41'
TYPE 2	LOCAL RESIDENTIAL	50'	29'

NOTE: ALL INTERNAL STREETS SHALL BE TYPE 2 EXCEPT WHERE INDICATED



CONCEPT PLAN
HIGH GATE
 264.5 Acres
 Rockwall, Texas

J. VOLK
 consulting

830 Central Parkway East, Suite 300
 Plano, Texas 75074
 972.201.3100 Texas Registration No. F-11962

BAUMANN JOSEPH EDWARD TRUSTEE
 VOL. 6288, PG. 64
 DOC. NO. 442088
 D.R.R.C.T.

**Rockwall – Highgate
Development Standards.**

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 7 (SF-7) District and Commercial (C) District as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC), are allowed on the Subject Property.

2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the Concept Plan depicted in Exhibit B and stated in Table 1 below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below;

Table 1: Lot Composition

LOT TYPE	MINIMUM LOT AREA (SF)	DWELLING UNITS		
		MINIMUM	MAXIMUM	%
A	30,000	30	-	6.1%
B	14,000	53	-	10.7%
C	11,000	65	-	13.1%
D	9,600	65	-	13.1%
E	7,200	-	282	57.0%
		MAX. TOTAL	495	100%

Residential land area: 236.1 acres (2.1 DU/AC)

- A maximum of 495 total lots are allowed.
- A maximum of 57% of the total lot count can be Lot Type E.
- A minimum of 43% of the total lot count can be comprised of Lot Types A, B, C and D per their respective minimum percentages in the table above.

3. *Density and Dimensional Requirements.* The maximum permissible density for the Subject Property shall not exceed 2.1 dwelling units per gross acre of land. All lots shall conform to the standards depicted in Table 2 below and generally conform to Exhibit F of this ordinance.

Table 2: Lot Dimension Requirements

LOT TYPE	A	B	C	D	E
LOT COUNT	31	55	66	67	266
MINIMUM LOT AREA (SF)	30,000	14,000	11,000	9,600	7,200
MINIMUM LOT WIDTH (FT) (1)	120	90	80	80	62
MINIMUM LOT DEPTH (FT)	200	125	115	110	110
FRONT BUILDING SETBACK (FT) (2)	30	20	20	20	20
REAR BUILDING SETBACK (FT) (4)	30	20	20	20	20
SIDE BUILDING SETBACK - INTERIOR (FT)	15	10	6	6	6

SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT (3)	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	50	65	65	65	65

General Notes:

- (1) The minimum lot width shall be measured at the Front Yard Building Setback
- (2) The location of the Front Yard Building Setback as measured from the front property line
- (3) The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- (4) As measured from the rear yard property line
- (5) 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

4. *Building Standard.* All development shall adhere to the following building standards:

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior facades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, stucco, cast stone, and cementaceous fiberboard horizontal lap-siding (e.g., HardiBoard or Hardy Plank).
- (b) **Roof Pitch.** A minimum of an 6:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.
- (c) **Garage Orientation.** Garages maybe oriented toward the street in a front entry configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure or porch structure. In addition, the following architectural elements must be included on all front entry homes:
 - 1) Divided bay garage doors for 2 stall and 16 foot and 8 foot for dividers for 3 stall
 - 2) Carriage style hardware and lighting
 - 3) Cedar clad trim garage doors
 - 4) Driveways must be constructed with ornamental stamped concrete brick pavers, broom finish or salt finish

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

- (A) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing appearance on the opposite side of the street. 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

- (B) Permitted encroachment (Porches) elevations shall not repeat or be the same along any block face without at least four (4) intervening homes of sufficient

dissimilarity on the same side of the street beginning with the home adjacent to the subject property and four (4) intervening homes beginning with the home on the opposite side of the street.

- (C) Each phase of the subdivision will allow for a maximum four (4) compatible roof Colors. All roof shingles shall be an architectural or dimensional shingle.

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) No front yard fences allowed
- (B) *Corner Lots.* Corner lots shall utilize a wood fence that extends no further than the back (rear) corner of the house. The fence shall be a minimum of six (6) feet tall. The fence shall be located a minimum of five (5) feet from the sidewalk's edge.
- (C) *Rear Yard Fences.* Rear yard fences shall not extend forward, towards the front of the house, beyond the back (rear) corner of the house.
- (D) *Wood Fences.* All wood fences shall be constructed of a standard fencing material (minimum of ½" thickness or better; spruce fencing will not be allowed), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be stained and sealed with all pickets being placed on the "Public side" facing the street. All wood fences shall a maximum of six (6) feet in height.
- (E) *Wrought Iron/Tubular Steel.* Lots located along the perimeter of roadways, abutting open space, 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.
- (F) *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. The following tree species are approved for planting within the subdivision:

- (1) Canopy/shade trees. Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
- (2) Accent/ornamental/under story trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

- (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 the frontage of FM 549 (outside of the required right-of-way dedication) and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30 inches and a maximum height of 48 inches. In addition, at least one canopy tree shall be planted per 50 feet of linear frontage. A minimum of a five (5) foot sidewalk shall be required along FM 549.
 - (2) *Landscape Buffer (SH 205)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of SH 205 (outside of the required right-of-way dedication), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30 inches and a maximum height of 48 inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100 feet of linear frontage.
- (C) *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.
- (D) *Street Trees and Hardscape*. Street tree and hardscape plans indicating the location of all sidewalk and trails shall be reviewed and approved with the PD Site Plan.
- (E) *Lighting*. Light poles shall not exceed 20 feet in total height. All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (F) *Sidewalks*. At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.
- (G) *Open Space*. The development shall consist of a minimum of 20% open space (excluding commercial area) and generally conform with the concept plan.
- (H) *Neighborhood signage*. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan.

- (I) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood open space and common areas, irrigation, landscaping, screening fences associated with this development.

- (J) *Variances*. The variance procedures and standards for approval that are set forth in The Unified Development Code shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 22-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 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, 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 Brian Cramer of Brian Cramer Development on behalf of Scott Asbury of Rockwall Highgate, LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [50.00-Acres], 17-14 [26.452-Acres], 17-15 [134.33-Acres], 17-16 [43.60-Acres], & 40-8 [8.79-Acres] of the W. W. Ford Survey, Abstract No. 80, 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* depicted 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 residential development on 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 commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

SECTION 7. 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 8. 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 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF FEBRUARY, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 18, 2022

2nd Reading: February 7, 2022

DRAFT
ORDINANCE
12.28.2021

Exhibit 'B':
Survey

BEING a 264.61-acre tract of land situated in the W. M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30-acre tract of land (*Tract 1*) and a called 212.55-acre tract of land (*Tract 2*) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's *File Number 2007-375596*, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, LTD., recorded in County Clerk's *File Number 2008-404731*, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55-acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;
THENCE South 44 Degrees 31Minutes 24 Seconds West, along the northwest line of said Wylie Lane, a distance of 2609.49 feet, to a point for corner;

THENCE South 45 Degrees 18 Minutes 48 Seconds West, continuing along said northwest line, a distance of 1,147.99 feet, to the southwest corner of said called 43.30-acre tract;

THENCE North 45 Degrees 02 Minutes 31 Seconds West, departing said northwest line, and along the southwest line of said called 212.55-acre tract, a distance of 315.56-feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 22 Minutes 37 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66-feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55-feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73-feet;

THENCE North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88-feet;

THENCE North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74-feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30-acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06-feet, to a point for corner;

North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95-feet, to a point for corner;
North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14-feet, to a point for corner;
North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23-feet, to a point for corner;
North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69-feet, to a point for corner;
South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69-feet, to a point for corner;

North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06-feet, to the lower northwest corner of said called 43.30-acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's *File Number 1998- 181246*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30-acre tract, being common with the South line of said Wilson tract, a

Exhibit 'B':
Survey

distance of 467.61-feet, to the southeast corner of said Wilson tract;

North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30-acre tract, a distance of 857.52-feet, to the northwest corner of said called 43.30-acre tract, being on the South right-of-way line of FM Highway No. 549;

THENCE North 45 Degrees 31 Minutes 38 Seconds East, a long said South right-of-way line, a distance of 121.99-feet, to a point for corner;

North 45 Degrees 00 Minutes 31 Seconds East, continuing a long said South right-of-way line, a distance of 703.71-feet, to the upper northeast corner of said called 212.55-acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's *File Number 2010-436143*, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 2 12.55-acre tract, being common with the West line of said Barrick tract, a distance of 995.00-feet, to a point for corner;

THENCE South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21-feet, to a point for corner;

THENCE North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Barrick tract, a distance of 524.11-feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's *File Number 2014-16421*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Enloe tract, a distance of 539.08-feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493-acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in *Volume 2884, Page 250*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said called 12.493-acre tract, a distance of 541.09-feet, to the southeast corner of said called 12.493-acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's *File Number 1995-156072*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Zeb tract, a distance of 606.32-feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1,121.18-feet, to a point for corner;

THENCE South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15-feet, to a point for corner;

THENCE South 45 Degrees 50 Minutes 42 Seconds East, continuing a long said East right-of-way line, a distance of 951.25-feet, to the *POINT OF BEGINNING*, and containing 264.61-acres of land, more or less.

**Exhibit 'B':
Survey**

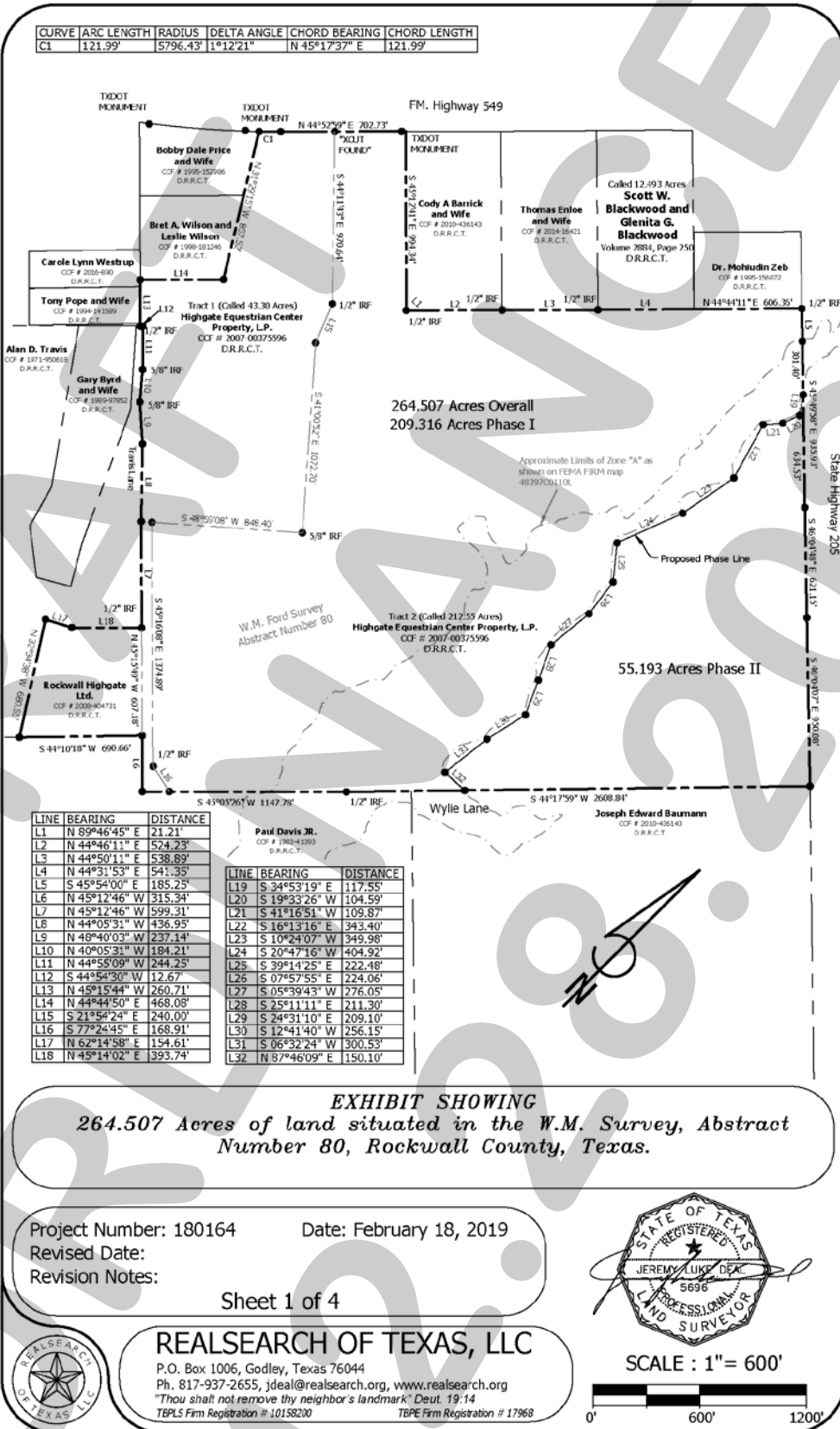
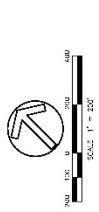


Exhibit 'C': Concept Plan



- LEGEND**
- TYPE A LOT
 - TYPE B LOT
 - TYPE C LOT
 - TYPE D LOT
 - TYPE E LOT
 - AMENITY CENTER
 - COMMERCIAL

LAND USE TABLE

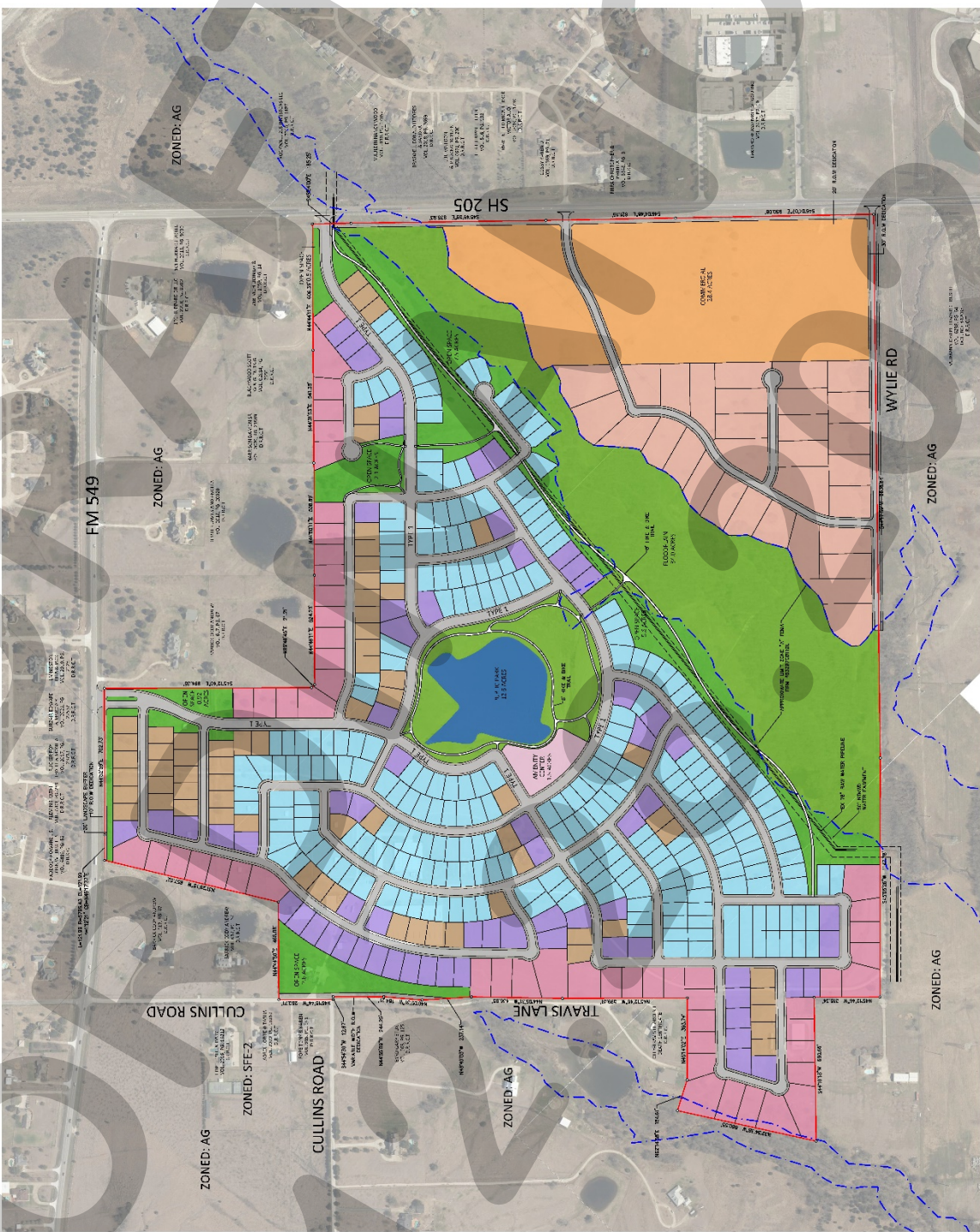
LAND USE	AREA (AC)	PERCENT OF TOTAL
COMMERCIAL	28.4	11.7%
RESIDENTIAL	211.1	82.3%
TOTAL	239.5	100%

LOT DIMENSION STANDARDS

LOT TYPE	A	B	C	D	E
MINIMUM	31	35	46	42	296
MAXIMUM	14,000	14,000	14,000	9,999	1,200
MINIMUM FRONT YIELD	100	135	135	135	135
MINIMUM SIDE YIELD	30	30	30	30	30
MINIMUM REAR YIELD	30	30	30	30	30
MINIMUM FRONT SETBACK	15	15	15	15	15
MINIMUM SIDE SETBACK	15	15	15	15	15
MINIMUM REAR SETBACK	15	15	15	15	15

STREET DESIGNATIONS

DESIGNATION	CLASSIFICATION	NO. OF LOTS	PERCENT OF TOTAL
TYPE 1	MIN. 5' COLLECTOR	52	22%
TYPE 2	MIN. 10' COLLECTOR	10	4%
TYPE 3	MIN. 15' COLLECTOR	1	0%



**CONCEPT PLAN
HIGH GATE**
264.5 Acres
Rockwall, Texas
J. VOLK consulting
830 Central Expressway East, Suite 300
Rockwall, TX 75087
972.201.2300 Texas Registration No. 4-11962

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) Residential Land Uses. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) Non-Residential Land Uses. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- Animal Boarding/Kennel without Outside Pens
- Animal Hospital or Clinic
- Convent, Monastery, or Temple
- Commercial Parking Garage
- Residence Hotel
- Motel
- Cemetery/Mausoleum
- Congregate Care Facility/Elderly Housing
- Emergency Ground Ambulance Services
- Hospital
- Mortuary or Funeral Chapel
- Temporary Carnival, Circus, or Amusement
- Private Sports Arena, Stadium, and or Track
- Portable Beverage Service Facility
- Temporary Christmas Tree Sales Lot and/or Similar Uses
- Copy Center
- Garden Supply/Plant Nursery
- Self Service Laundromat
- Night Club, Discotheque, or Dance Hall
- Pawn Shop
- Rental Store without Outside Storage and/or Display
- Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- Bail Bond Service
- Building and Landscape Material with Limited Outside Storage
- Building Maintenance, Service, and Sales without Outside Storage
- Furniture Upholstery/Refinishing and Resale
- Rental, Sales, and Service of Heavy Machinery and Equipment
- Research and Technology or Light Assembly

**Exhibit 'D':
Density and Development Standards**

- Trade School
- Minor Auto Repair Garage
- New or Used Boat and Trailer Dealership
- Self Service Car Wash
- New and/or Use Indoor Motor Vehicle Dealership/Showroom
- New Motor Vehicle Dealership-for Cars and Light Trucks
- Used Motor Vehicle Dealership-for Cars and Light Trucks
- Commercial Parking
- Non-Commercial Parking Lot
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Commercial Freestanding Antenna
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

- (2) Residential 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>
<i>A</i>	120' x 200'	30,000 SF	30	06.06%
<i>B</i>	90' x 125'	14,000 SF	53	10.71%
<i>C</i>	80' x 115'	11,000 SF	65	13.13%
<i>D</i>	80' x 110'	9,600 SF	65	13.13%
<i>E</i>	62' x 110'	7,200 SF	282	56.97%
<i>Maximum Permitted Units:</i>			<i>495</i>	<i>100.00%</i>

- (3) Variation in Residential Lot Composition. The allocation of single-family residential lot types may deviate from that in Subsection (2), *Residential Lot Composition and Layout*, provided that the maximum allowed total dwelling units does not exceed **495** units provided [1] a minimum of 43.00% of the total lot count be comprised of *Lot Types 'A', 'B', 'C' & 'D'*, [2] a minimum of 30 *Lot Type 'A'* lots and 53 *Lot Type 'B'* lots are provided, and [3] a maximum of 57.00% *Lot Type 'E'* lots can be provided.
- (4) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:
- (a) Residential. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed **1.87** dwelling units per gross acre of land; however, in no case should the proposed development exceed **495** units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

**Exhibit 'D':
Density and Development Standards**

Table 2: Lot Dimensional Requirements

<i>Lot Type (see Concept Plan) ►</i>	A	B	C	D	E
<i>Minimum Lot Width</i> ⁽¹⁾	120'	90'	80'	80'	62'
<i>Minimum Lot Depth</i>	200'	125'	115'	110'	110'
<i>Minimum Lot Area (SF)</i>	30,000	14,000	11,000	9,600	7,200
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	30'	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	15'	10'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	15'	15'	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'	20'	20'
<i>Maximum Height</i> ⁽³⁾	35'	35'	35'	35'	35'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	30'	20'	20'	20'	20'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	2,500	2,500	2,400	2,200	2,200
<i>Maximum Lot Coverage</i>	50'	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.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e.* [1] *a small to mid-sized shrub*, [2] *large shrubs or accent trees*, and [3] *canopy trees on 20-foot centers*), building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(5) *Building Standards for Residential*. All residential 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*

Exhibit 'D':
Density and Development Standards

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. Garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. In addition, the following architectural elements must be incorporated into all *Front Entry* garage configurations: [1] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [2] carriage style hardware and lighting, [3] decorative wood doors or wood overlays on insulated metal doors, and [4] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Wood Garage Door



Exhibit 'D':
Density and Development Standards

- (6) 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

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	120' x 200'	(1), (2), (3), (4)
B	90' x 125'	(1), (2), (3), (4)
C	80' x 115'	(1), (2), (3), (4)
D	80' x 110'	(1), (2), (3), (4)
E	62' x 110'	(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, FM-549 or Wylie Road 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*).

Continued on Next Page ...

Exhibit 'D':
Density and Development Standards

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

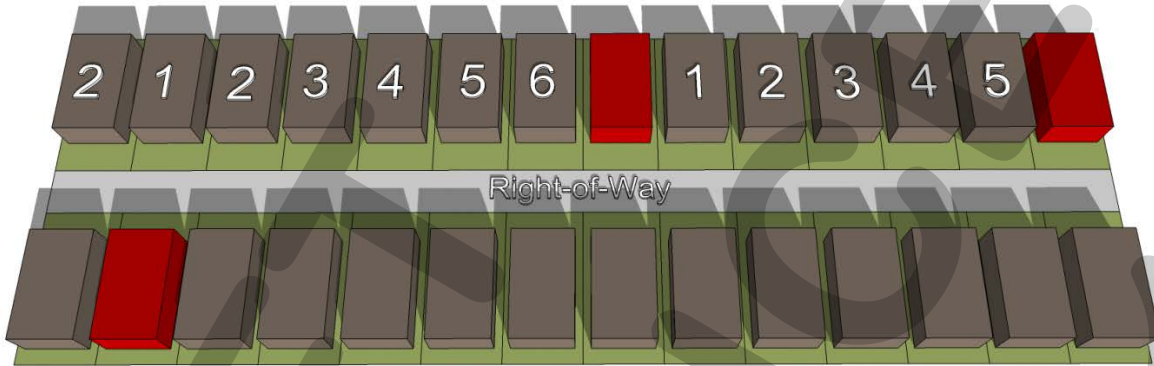


Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



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

Exhibit 'D':
Density and Development Standards

- (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.
 - (f) Fence in Easements. No fencing shall be constructed in or across North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.
- (8) 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 shrubbery shall have a minimum height of 48-inches each. 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 Buffer and Sidewalks (SH-205). A minimum of a 30-foot landscape buffer shall be provided along SH-205 for the residential property (*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 shrubbery shall have a minimum height of 48-inches each. 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.
 - (3) Landscape Buffer and Sidewalks (SH-205). A minimum of a 20-foot landscape buffer shall be provided for the *Commercial* property along SH-205 (*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.

Exhibit 'D':
Density and Development Standards

Berms shall have a minimum height of 30-inches and a maximum 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 20-foot landscape buffer.

- (4) Commercial Landscape Buffer (Adjacent to Residential Properties). A minimum of a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.
- (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) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (e) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within detention areas, 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).
- (f) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (9) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (10) 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.
- (11) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.
- (12) 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,

Exhibit 'D':
Density and Development Standards

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.

- (13) Open Space/Public Park. The development shall consist of a minimum of 20% open space (or a minimum of 52.902-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.
- (14) 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*.
- (15) Trails. A minimum of a six (6) foot 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 *Public 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*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. 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 AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: January 11, 2022
SUBJECT: Z2021-057; *Zoning Change (AG to PD) for the Highgate Subdivision*

The applicant -- *Brian Cramer of Corson Cramer Development* -- has requested that the Planning and Zoning Commission postpone the public hearing for *Case No. Z2021-057* to the January 25, 2022 Planning and Zoning Commission Work Session meeting (see *attached applicant's letter*). The purpose of this request is to allow the applicant time to meet with the Oaks of Buffalo Way Homeowner's Association (HOA). In addition, the applicant is still working with staff concerning entry monumentation signage along SH-205 and the timing and construction of the public park amenities for the proposed public park. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) [Article 11; UDC] may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required." Should the Planning and Zoning Commission have any questions staff and the applicant will be available at the January 11, 2022 Planning and Zoning Commission meeting.

CORSON  CRAMER
DEVELOPMENT

January 7, 2022

Mr. Ryan Miller
385 S. Golid
Rockwall, TX 75087

Re: Highgate zoning

Dear Mr. Miller:

Corson Cramer Development is scheduled to have a Planning and Zoning Commission public hearing on January 11, 2022, regarding the zoning of approximately 265 acres located near the intersection of Hwy 205 and FM 549. We are in the process of reaching out to our neighbors to present and discuss our concept plan. However, due to the holidays we were not able to schedule a meeting with the Oaks of Buffalo Way HOA until January 18, 2022. As a result, we would like to request that our application be tabled until the January 25th P&Z meeting to allow time to complete our community outreach.

Sincerely,

Corson Cramer Development



Brian Cramer
MANAGING MEMBER



CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMORANDUM
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: January 25, 2022
SUBJECT: Z2021-057; *Zoning Change (AG to PD) for the Highgate Subdivision*

On January 21, 2022, the applicant -- *Brian Cramer of Corson Cramer Development* -- sent an email to staff requesting to withdraw *Case No. Z2021-057*. According to the applicant, the purpose of the withdrawal request is to allow more time to address the concerns raised by the adjacent neighborhoods prior to resubmitting the case. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means the Planning and Zoning Commission will need to vote on the applicant's request to withdraw. Should the Planning and Zoning Commission have any questions staff will be available at the January 25, 2022 meeting.

Exhibit 'A'
Applicant's Request to Withdraw



January 21, 2022

Mr. Ryan Miller
385 S. Golid
Rockwall, TX 75087

Re: Highgate zoning

Dear Mr. Miller:

Corson Cramer Development is scheduled to have a Planning and Zoning Commission public hearing on January 25, 2022, regarding the zoning of approximately 265 acres located near the intersection of Hwy 205 and FM 549. We have received considerable feedback from our neighbors and are considering changes to the concept plan. As a result, we would like to request that our application be withdrawn at this time.

Sincerely,

Corson Cramer Development

A handwritten signature in blue ink, appearing to read "Brian Cramer", is written over a light blue rectangular background.

Brian Cramer
MANAGING MEMBER



TO: Planning and Zoning Commission
DATE: January 11, 2022
APPLICANT: Brian Cramer; *Corson Cramer Development*
CASE NUMBER: Z2021-057; *Zoning Change (AG to PD) for High Gate*

SUMMARY

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, and take any action necessary.

BACKGROUND

The subject property is a 264.51-acre tract of land that was annexed into the City on November 4, 2010 by *Ordinance No. 10-27 [Case No. A2010-001]*. At the time of annexation, the subject property was zoned as an Agricultural (AG) District, and no changes to this designation have been approved since its adoption. According to the Rockwall Central Appraisal District (RCAD), there is an existing 8,567 SF single-family home, a 1,568 SF mobile home, a 61,200 SF metal building, and various other commercial buildings currently situated on the property. The subject property is currently being operated as a residence and equestrian center.

PURPOSE

On December 18, 2021, the applicant -- *Brian Cramer of Corson Cramer Development* -- 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 10 (SF-10) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 495-lot single-family, residential subdivision that will consists of five (5) lot sizes (*i.e. [A] 35, 120' x 200' lots; [B] 55, 90' x 125' lots; [C] 70, 80' x 115' lots; [D] 53, 80' x 110' lots; and [E] 282, 62' x 110' lots*), and approximately 28.40-acres of land zoned for limited Commercial (C) District land uses.

ADJACENT LAND USES AND ACCESS

The subject property is generally located between FM-549, SH-205 (*S. Goliad Street*), Travis Lane, and Wylie Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT] roadway, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is the Oaks of Buffalo Way and Willowcrest Estates Subdivisions, which consist of 91 single-family residential lots. These subdivisions are zoned Single Family Estate 1.5 (SFE-1.5) District and Planned Development District 51 (PD-51) for single-family estate land uses.

South: Directly south of the subject property are the corporate limits of the City of Rockwall, and the corporate limits of the City of McLendon-Chisholm. Beyond this are two (2) vacant tracts of land situated within the City of McLendon-Chisolm and its Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property is SH-205 (S. Goliad Street), which is identified as a TXDOT4D (i.e. Texas Department of Transportation [TXDOT] roadway, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this roadway are the corporate limits of the City of Rockwall, followed by a single-family subdivision situated within McLendon-Chisholm's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is Travis Lane, which is identified as an R2U (i.e. residential, two [2] lane, undivided roadways) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several residential properties zoned Agricultural (AG) District.

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 264.51-acre subject property will incorporate *commercial* and *residential* land uses. This includes 28.40-acres of land dedicated to limited Commercial (C) District land uses and 236.11-acres consisting of 495 residential lots, a public park, and open space. The proposed 495 single-family residential lots that will consist of five (5) lot types: [1] 35 Type 'A' lots that are a minimum of 120' x 200', [2] 55 Type 'B' lots that are a minimum of 90' x 125', [3] 70 Type 'C' lots that are a minimum of 80' x 115', [4] 53 Type 'D' lots that are a minimum of 80' x 110', and [5] 282 Type 'E' lots that are a minimum of 62' x 110'. This translates to a gross density of 1.87 dwelling units per acre for the total development (i.e. 2.10 dwelling units per acre less the 28.40-acre tract of land designated for commercial). The minimum dwelling unit size (i.e. air-condition space) will range from 2,200 SF to 2,500 SF. With regard to the proposed housing product, 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 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. 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	120' x 200'	30,000 SF	35	07.07%
B	90' x 125'	14,000 SF	55	11.11%
C	80' x 115'	11,000 SF	70	14.14%
D	80' x 110'	9,600 SF	53	10.71%
E	62' x 110'	7,200 SF	282	56.97%
<i>Maximum Permitted Units:</i>			495	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C	D	E
<i>Minimum Lot Width</i> ⁽¹⁾	120'	90'	80'	80'	62'
<i>Minimum Lot Depth</i>	200'	125'	115'	110'	110'
<i>Minimum Lot Area (SF)</i>	30,000	14,000	11,000	9,600	7,200
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	30'	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	15'	10'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	15'	15'	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'	20'	20'
<i>Maximum Height</i> ⁽³⁾	35'	35'	35'	35'	35'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	30'	10'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	2,500	2,500	2,400	2,200	2,200
<i>Maximum Lot Coverage</i>	50'	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: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

The proposed concept plan shows that the development will consist of 20.40-acres of private open space, a 1.50-acre amenity center, and a 12.60-acre public park. This -- with the 34.00-acres of floodplain -- represents a total of 68.50-acres of open space and which translates to 19.47% (i.e. $[34.00\text{-acres of floodplain}/2] + 34.5 = 51.5\text{-acres}/264.51\text{-acres gross} = 19.4699\%$) of the site being dedicated to open space/amenity. This is deficient of the total required open space of 20.00% (or 52.902-acres) by 00.53% (or 1.402-acres). This means that a minimum of 1.402-acres of contiguous open space will need to be provided in the area designated for *commercial* land uses. In addition, the proposed development will be incorporate a minimum of a 30-foot landscape buffer with a six (6) meandering trail for all residential adjacency to FM-549 and SH-205. The concept plan also depicts the provision of a six (6) foot trail that will be situated adjacent to the floodplain that traverses the site from the northeast corner of the subject property to the southwest corner of 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.

With regard to the proposed 28.40-acres designated for limited Commercial (C) District land uses. Staff has identified all of the land uses within the Commercial (C) District that would be inconsistent with residential adjacency and specifically prohibited the land uses in the Planned Development District ordinance. Staff has also incorporated language in the Planned Development District ordinance requiring a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees, and [3] a row of canopy trees on 20-foot centers) to be situated between the *commercial* and *residential* land uses. Along SH-205, a landscape buffer meeting the SH-205 Overlay (SH-205 OV) District has been required.

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. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, Cullins Road is required to be a *Minor Collector*, which requires a 60-foot right-of-way with a 41-foot *back-to-back* street. The applicant only has a small adjacency to the roadway and has the option of [1] constructing 24-feet of the roadway or [2] escrowing their required portion of the roadway at 115%. In addition, a 30-foot right-of-way dedication -- as measured from the centerline -- will be required for Cullins Road, right-of-way dedication -- 25-feet as measured from the centerline - - will be required for Travis Lane, and additional future right-of-way for FM-549 may be required to be reserved at the time of final plat. The applicant will also need to check and dedicate any additional right-of-way needed for Wylie Lane (i.e. 50-feet of right-of-way or 25-feet as measured from the centerline) and build a 29-foot *back-to-back* street. The applicant will also need to provide a cul-de-sac at the end of Wylie Lane with a minimum diameter of 47.50-feet. All residential streets are required to be in a 50-foot right-of-way with a 29-foot *back-to-back* street, and all roadways adjacent to the proposed park will be required to be a 41-foot *back-to-back* street. The right-of-way along SH-205 will need to be check and any required dedication will be accounted for at the time of final plat.
- (2) Water. The Water Distribution Master Plan indicates that a 12-inch waterline will need to be constructed along S. Goliad Street (SH-205), Wylie Lane, and connect to the existing eight (8) inch water line located along Travis Lane. In addition, a 12-inch waterline will need to be extended from the *Rockwall College and Career Academy*, south along John King Boulevard, and follow the eastern right-of-way line of SH-205 to the southern property line of the subject property.

- (3) Wastewater. The Wastewater Collection System Master Plan shows that the applicant will be responsible for the construction of the Long Branch lift station (*location on the subject property to be determined at the time of civil engineering*), which will be located south of the subject property. This will require full upgrades -- including appurtenances -- to the ultimate capacity of lift stations #1 & #2 along FM-3097. In addition, the applicant will be required to pay a \$432.74 per acre pro-rata fee for the wastewater improvements that were previously installed.
- (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. Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of 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 40% *J-Swing* or *Traditional Swing* garages and 60% *Flat Front Entry* garages with a five (5) recess for the garage (*i.e. where the garage is setback five [5] feet from the front façade*). As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations: [A] divided garage by doors (*i.e. for two [2] car garages two [2] individual entrances and for three [3] car garages a standard two [2] bay garage door with a single by garage door adjacent*), [B] carriage style hardware and lighting, [C] decorative wood doors or wood overlays on insulated metal doors, and [D] driveway with ornamental stamped concrete brick pavers, broom finished, or salt finished. Staff should also point out that by providing a five (5) foot recess in the *Flat Front Entry* garages a minimum of a 25-foot driveway is being provided.

- (3) Open Space. According to the *General Residential Standards* contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(u)nless otherwise provided by this [*the*] Unified Development Code, a minimum of 20% of the gross land area within a residential subdivision that is five (5) acres or greater shall be devoted to open space. Where floodplain exists in a proposed subdivision, the floodplain may be used to meet the 20% requirements at a rate of one-half (½) acre for every one (1) acre of floodplain dedicated to open space. Open space requirements for subdivisions may be satisfied by public open space/parkland, or by a combination of public and private open space."

Applicant's Response to (3): The gross land area of the subject property is 264.50-acres, which would equate to a minimum open space area of 52.902-acres. The concept plan provided by the applicant indicates that a total of 12.60-acre will be provided for a public park, 20.40-acres of private open space, a 1.50-acre amenity center, and 34.00-acres of floodplain will all be counted toward the open space requirement. This equates to a total open space percentage of 19.4699% (*i.e. [34.00-acres of floodplain/2] + 34.5 = 51.5-acres/264.51-acres gross = 19.4699%*), which is deficient of the open space requirement by 00.53% (*or 1.402-acres*). In lieu of changing the plan, the applicant has indicated that the 28.40-acres of land designated for *commercial* land uses shall provide the additional 1.402-acres of open space. Based on this staff has included a condition of approval that the additional open space shall be delineated as part of the required *PD Development Plan* for the *commercial* area.

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 *Southwest Residential District* and is designated for *Low Density Residential* land uses. The plan defines *Low Density Residential* land uses 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 addition, the Comprehensive Plan defines increased amenity as, "... developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In this case the applicant is proposing a total density of 1.87 dwelling units per acre (or 2.10 dwelling units per acre less the 28.40-acre tract of land designated for commercial). In addition, the applicant is proposing to incorporate an amenities center, walking trails, and a 12.60-acre public park. Based on this the applicant's request appears to be in conformance with the *Low Density Residential* designation indicated for the subject property; however, the proposed 28.40-acres of land that is designated for limited Commercial (C) District land uses will require the City Council to change the Future Land Use Plan from a *Low Density Residential* land use designation to a *Commercial/Retail* designation. Staff should note that the Comprehensive Plan specifically states that the City should "(e)ncourage large master planned communicates that incorporate a mixture of land uses (i.e. residential, commercial, etc.), unit types and lot sizes to create neighborhoods with unique identities and to facilitate the property transition between land uses." [*Goal #1; Section 02.02, Chapter 08*] In addition, staff should point out that the *commercial* area provides a buffer between the proposed residential land uses (i.e. the *Type 'A' lots*) adjacent to Wylie Lane and S. Goliad Street [*SH-205*]. Should the City Council choose to approve this case, staff has included a condition of approval that would make the required changes to the Future Land Use Map.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (e.g. *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 on the original concept plan 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. 01 | Goal 02; Policy 1: Non-transparent fencing and masonry screening walls should be discouraged in areas between residential and commercial/retail shopping centers where a properly sized landscape buffer can be established.
- (2) CH. 01 | Goal 02; Policy 2: Commercial/retail shopping centers should be screened from residential area utilizing landscape buffers that are composed of berms, landscaping and trees.
- (3) CH. 01 | Goal 02; Policy 3: The design of commercial/retail shopping centers should incorporate streets, sidewalks and trails to ensure multi-modal access to adjacent residential and commercial developments.

Staff Response (1), (2), & (3): Based on these sections of the Comprehensive Plan staff incorporated language into the Planned Development District ordinance addressing the design and size of the required buffers between residential and commercial land uses. In addition, staff incorporated a *PD Development Plan* requirement to ensure that there is connectivity provided between the two (2) land uses. The applicant has consented to the language included in the Planned Development District ordinance.

- (4) CH. 08 | Sec. 02.03 | Goal 01; Policy 5: Design neighborhoods utilizing the *Housing Tree Model* (a method of laying of single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision).

Staff Response to (3): The concept plan should be rearranged so that larger lots (i.e. *Type 'A' or 'B' lots*) are adjacent to FM-549. This will reduce the number of lots backing to this roadway and bring the plan better into conformance with the *Housing Tree Model*. The applicant has changed the lots adjacent to FM-549 from the *Type 'D' lots* to the *Type 'B' lots*.

- (5) CH. 08 | Sec. 02.03 | Goal 03: 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 with a recess of five (5) feet is being requested it should be limited to 20%. [The applicant has chosen to request 60% Flat Front Entry garages and 40% J-Swing or Traditional Swing garages, but has consented to upgraded garage door and driveway requirements. In addition, the added five \(5\) foot recess provides a 25-foot driveway on the Flat Front Entry garage product, which has a similar effect as the 25-foot setback requested by the Comprehensive Plan.](#)

In addition to these suggestions, staff has also suggested to the applicant that the entry portal along SH-205 -- which is designated as for commercial land uses -- would be an ideal location for entry signage for the City. While the applicant acknowledged this in his comments to staff no requirements were added into the Planned Development District ordinance or as conditions of approval to this case.

Taking into account the applicant's concept plan, proposed density, and development standards, the request does appear to conform with the majority of the OURHometown Vision 2040 Comprehensive Plan; however, as with all zoning cases, this request remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On December 16, 2021, staff mailed 32 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Oaks of Buffalo Way Homeowner's Association (HOA), which is the only HOA 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 two (2) notices in favor of the applicants request and 22 notices in opposition to the applicant's request from property owners within the City limits. A summary of all notifications received is as follows:

Responses Inside of the City Limits

- (1) One (1) property owner notification from an owner of two (2) properties within the 500-foot notification buffer in favor of the applicant's request.
- (2) Five (5) property owner notifications from five (5) property owners within the 500-foot notification buffer in opposition to the applicant's request.
- (3) Three (3) responses from the City's online *Zoning and Specific Use Input Form* from three (3) property owners inside the 500-foot notification buffer in opposition to the applicant's request.
- (4) Four (4) emails from four (4) property owners within the 500-foot notification buffer in opposition to the applicant's request.
- (5) Two (2) letters from two (2) property owners within the 500-foot notification buffer in opposition to the applicant's request.
- (6) Four (4) responses from the City's online *Zoning and Specific Use Input Form* from three (3) property owners outside of the 500-foot notification buffer in opposition to the applicant's request.
- (7) Five (5) emails from five (5) property owners outside of the 500-foot notification buffer in opposition to the applicant's request.

Responses Outside of the City Limits

- (1) One (1) email from one (1) property owner outside of the City's corporate limits and in the City's Extraterritorial Jurisdiction (ETJ) in opposition to the applicant's request.
- (2) Two (2) responses from the City's online *Zoning and Specific Use Input Form* from one (1) property owner in Rockwall County in opposition to the applicant's request.
- (3) One (1) email from one (1) property owner in Rockwall County in opposition to the applicant's request.
- (4) Two (2) emails from two (2) property owners in McClendon-Chisholm in opposition to the applicant's request.
- (5) Two (2) responses from the City's online *Zoning and Specific Use Input Form* from two (2) property owners in McClendon-Chisholm in opposition to the applicant's request.
- (6) One (1) letter from one (1) property owner in McClendon-Chisholm in opposition to the applicant's request.

NOTE: According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(p)roperty owners adjacent to and within a radius of 200-feet of a property for which a zoning change or Specific Use Permit (SUP) is being considered have the right to file a written protest against the request. The land area of this 200-foot radius includes public right-of-way, open space and parkland. Whenever such written protest is signed by the owners of 20% or more of the area of the lots or land included in the request, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius ... such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.” In accordance with this section of the Unified Development Code (UDC), staff has prepared a *For/Against Map* for the property owner notifications received within 200-feet of the subject property. Currently, the opposition to the applicant’s request equates to 25% of the total land area within 200-feet of the subject property. This means that this case will require a supermajority vote of the City Council for approval.

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 10 (SF-10) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) By approving this *Zoning Amendment*, 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 28.40-acre tract of *Commercial* land from a *Low Density Residential* designation to a *Commercial/Retail* designation.
- (3) A *PD Development Plan* for the 28.40-acre tract of *Commercial* land will be required prior to site plan. This *PD Development Plan* will be required to delineate a 1.402-acre tract of land dedicated to open space. This area should be amenitized and serve the *Commercial* development.
- (4) 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.

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 5565 Hwy 549, Rockwall, TX

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION *West of SH 205 & South of FM 549*

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Ag

CURRENT USE

Ag

PROPOSED ZONING

PD

PROPOSED USE

Single Family & Commercial

ACREAGE

264.5

LOTS [CURRENT]

—

LOTS [PROPOSED]

476

- 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 Rockwall Hlghgate Ltd.

APPLICANT Corson Cramer Development

CONTACT PERSON Scott Asbury

CONTACT PERSON Brian Cramer

ADDRESS 13155 Noel Rd. #900

ADDRESS 4925 Greenville Ave., #604

CITY, STATE & ZIP Dallas, TX 75240

CITY, STATE & ZIP Dallas, TX 75206

PHONE 214-566-8699

PHONE 214-734-5924

E-MAIL SAsbury@3LRealtyGroup.com

E-MAIL bcramer@ccdevtx.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Asbury [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 \$ 4167.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE December DAY OF 2021. 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 8th DAY OF December 2021.

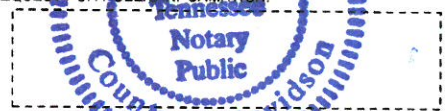
OWNER'S SIGNATURE

Scott Asbury

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

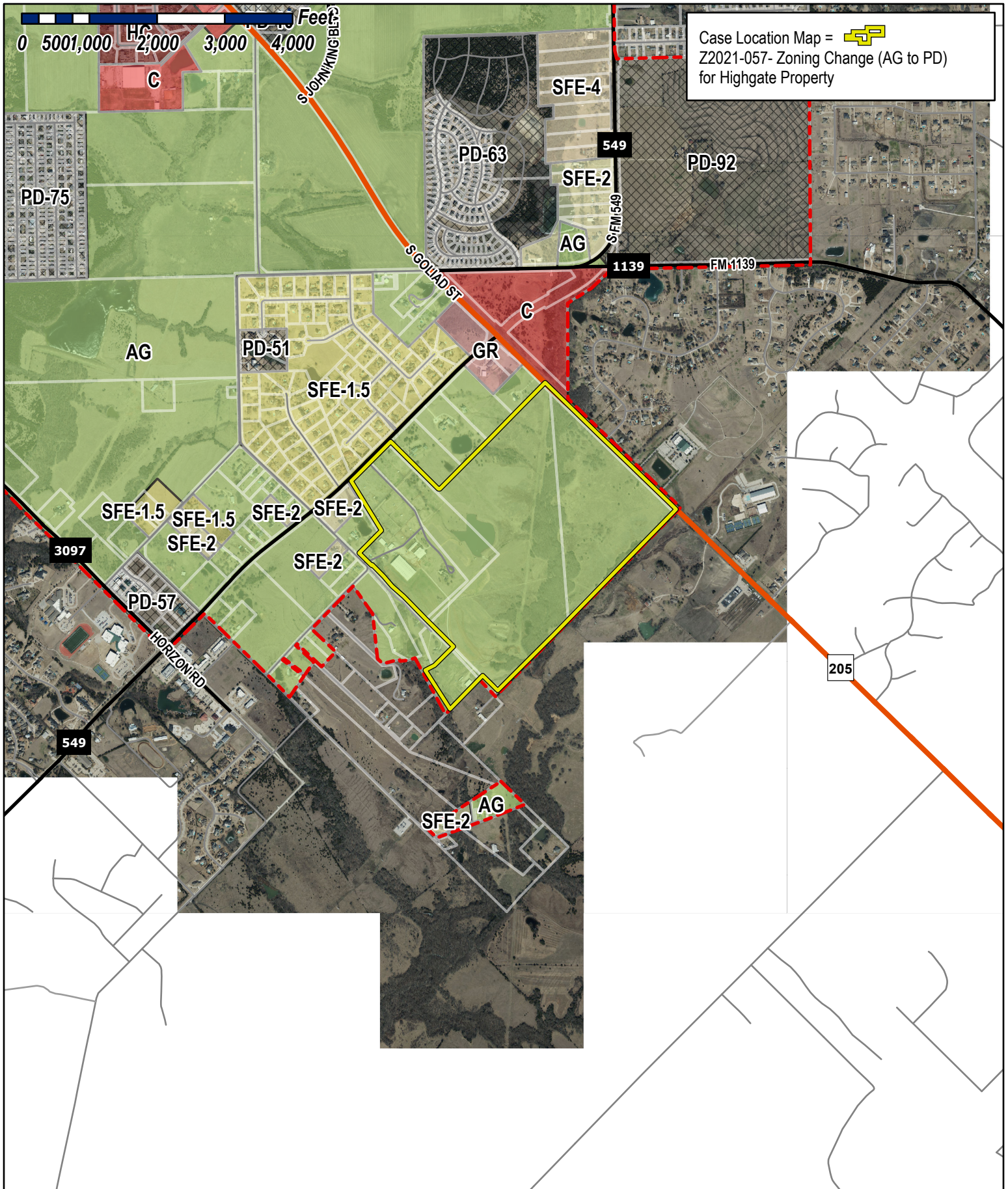
TN


Diana J. Ransavage



MY COMMISSION EXPIRES

2/2022



Case Location Map = 
 Z2021-057- Zoning Change (AG to PD)
 for Highgate Property



City of Rockwall

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

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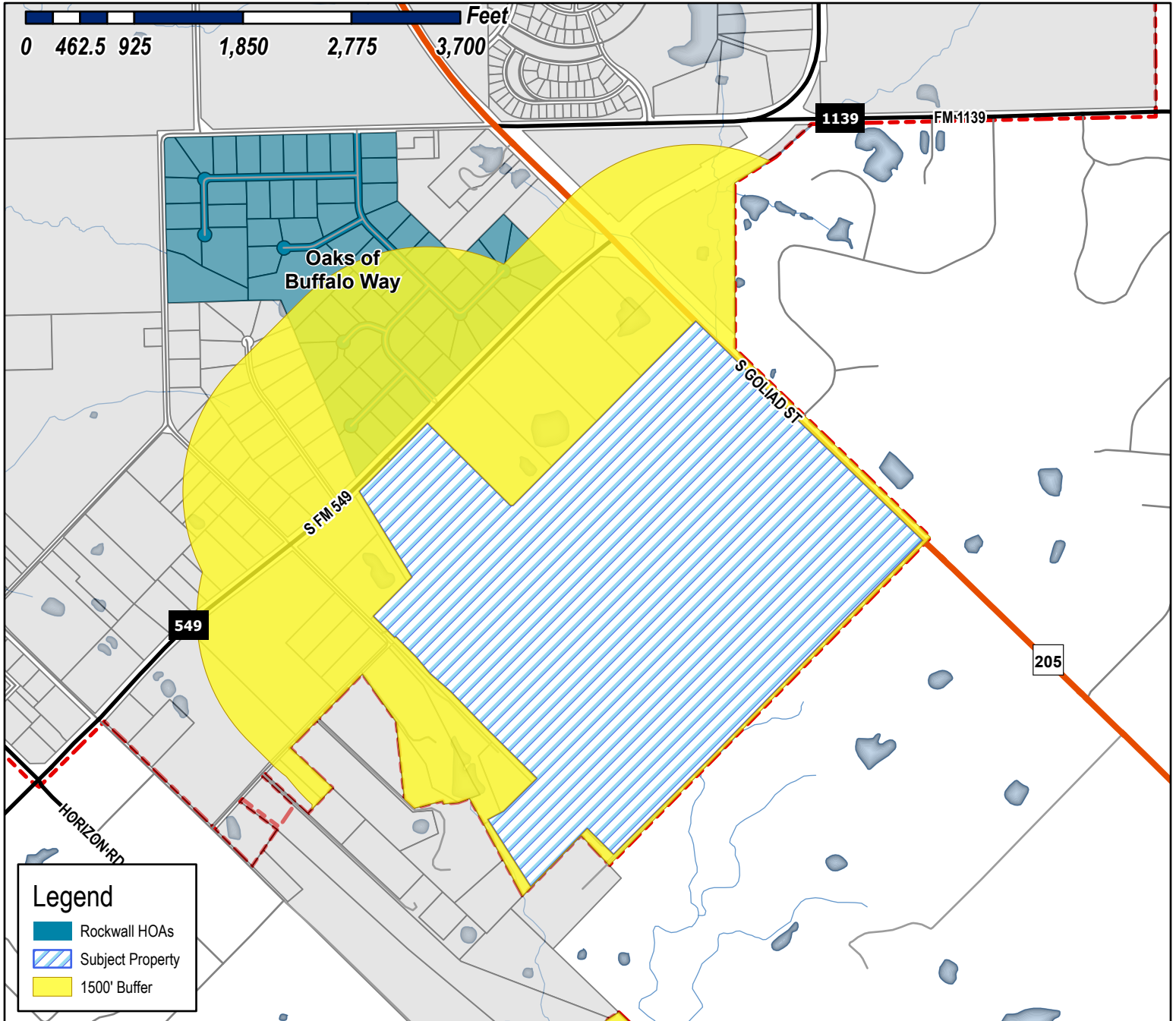
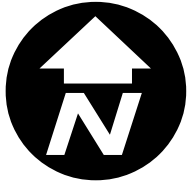




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Case Number: Z2021-057
Case Name: Zoning Change (AG to PD) for Highgate Property
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 5565 Hwy 549

Date Saved: 12/17/2021
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, December 21, 2021 10:52 AM
Cc: Miller, Ryan; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-057]
Attachments: Public Notice (12.20.2021).pdf; HOA Map (12.17.2021).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *December 24, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 18, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:

<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2021-057: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Brian Cramer of Brian Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

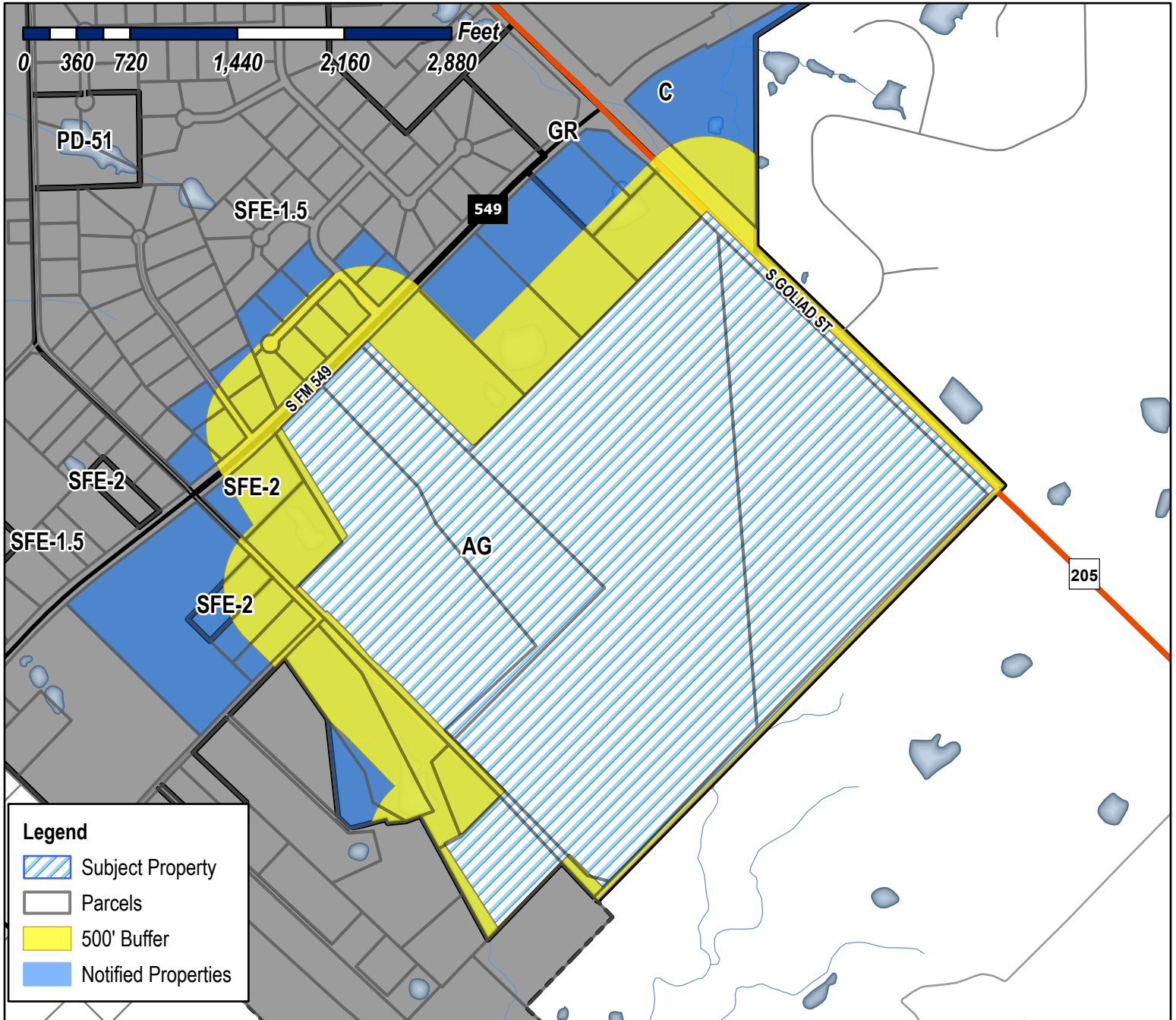
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City of Rockwall

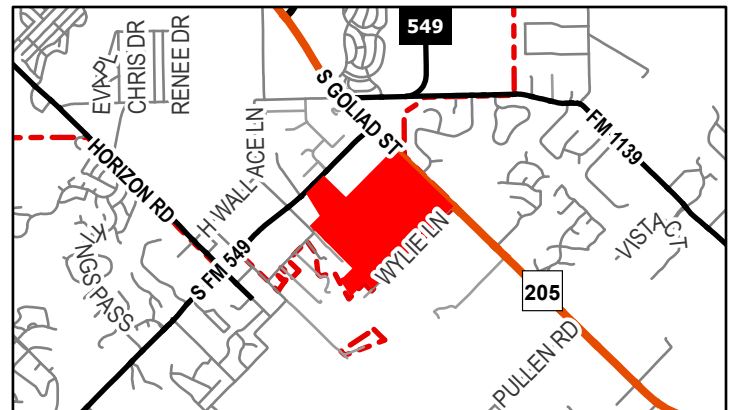
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Case Number: Z2021-057
Case Name: Zoning Change (AG to PD) for Highgate Property
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 5565 Hwy 549

Date Saved: 12/20/2021
 For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
13155 NOEL RD # 900
DALLAS, TX 75240

WHITEFIELD BRANDON AND SAMANTHA LYNN
150 WILLOWCREST
ROCKWALL, TX 75032

HADDOCK HOWARD J & JOAN W TRUSTEES
HADDOCK FAMILY LIVING TRUST
155 WILLOWCREST
ROCKWALL, TX 75032

CONFIDENTIAL
200 WILLOWCREST
ROCKWALL, TX 75032

MUELLER JOHN HERMAN AND MELANIE KAY
ANN BEAR-MUELLER
201 WILLOWCREST LN
ROCKWALL, TX 75032

RUCKER ROY LYDELL AND MONIFA
2155 ARROWHEAD CT
ROCKWALL, TX 75032

GRAHAM M TODD AND SHANNA R
2160 ARROWHEAD COURT
ROCKWALL, TX 75032

FLEMING KATHI
2165 ARROWHEAD CT
ROCKWALL, TX 75032

BURZAI EDWARD C & MARCIA Y
2175 ARROWHEAD CT
ROCKWALL, TX 75032

GREEN JACKIE & TAMI
2180 ARROWHEAD CT
ROCKWALL, TX 75032

RUMMEL STEVEN DAVID AND JANET L
2230 ARROWHEAD CT
ROCKWALL, TX 75032

LIVINGSTON ERIKA S & JACK E
2235 ARROWHEAD COURT
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J
326 CULLINS RD
ROCKWALL, TX 75087

LEE SHERRIE
363 CULLINS RD
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J
403 TRAVIS LANE
ROCKWALL, TX 75032

PRICE BOBBY DALE & BRETTE JEAN
453 CULLINS RD
ROCKWALL, TX 75032

ZEB MOHIUDIN DR &
NASREEN ZEB
5128 S STATE HIGHWAY 205
ROCKWALL, TX 75032

101 HUBBARD DR LLC
5133 S FM 549
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75087

HEAGNEY SCOTT AND LISA
5295 STANDING OAK LN
ROCKWALL, TX 75032

KESSLER JAMES AND ANGELA
5297 SOUTH FM 549
ROCKWALL, TX 75032

HOPE LESLIE AND DARYL
530 CULLINS RD
ROCKWALL, TX 75032

RENTA LARRY J & VICKI
5315 STANDING OAK LN
ROCKWALL, TX 75032

WILSON BRET A & LESLIE
535 CULLINS RD
ROCKWALL, TX 75032

BARRICK CODY ANDREW
5459 S. FM 549
ROCKWALL, TX 75032

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
5565 S FM 549
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5574 CANADA CT
ROCKWALL, TX 75032

ABREU JORGE AND TASHA
570 CULLINS RD
ROCKWALL, TX 75032

POPE TONY W & KARREN L
626 E CULLINS ROAD
ROCKWALL, TX 75032

BYRD GARY ETUX
707 CULLINS RD
ROCKWALL, TX 75032

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. Z2021-057: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Brian Cramer of Brian Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, 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, January 11, 2022 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 18, 2022 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 Tuesday, January 18, 2022 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. Z2021-057: 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.

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

Name:
Address:

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

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

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:

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Ryan Miller, AICP
Director of Planning & Zoning



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

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

WE NEED SEWER BROUGHT DOWN FURTHER SOUTH. (AS LONG AS IT IS A QUALITY PROJECT)

Name:

Address:

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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Case No. Z2021-057: Zoning Change from AG to PD

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

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

Homeowner 2010 identifies the proposed ~~acreage~~ acreage as low density. Yet, due to technicalities, it is primarily mid to high density in this proposal. So this is now a bait-and-switch situation. Homeowners have been misled by the city. Not even the lots that border existing homes are low density.

Name: **BRET & LESLIE WILSON**

Address: **535 CULLINS ROAD 75032**

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

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Miller, Ryan

From: Leslie Wilson <leslieporterwilson@gmail.com>
Sent: Thursday, January 6, 2022 10:36 AM
To: Miller, Ryan
Cc: Leslie Wilson; Bret Wilson
Subject: Re: Case No. Z2021-057: Zoning Change from AD to PD

To Whom It May Concern with the City of Rockwall, Rockwall City Council, and Rockwall City Planning & Zoning Board:

I'm Leslie Wilson. My husband, Bret A. Wilson, and I have lived at 535 Cullins Road, Rockwall, TX 75032 for nearly 25 years. We back up to Highgate Ranch, the area proposed for a zoning change to SF7 as part of Case No. Z2021-057: Zoning Change from AG to PD.

I am OPPOSED to the zoning change request because of the density of the proposed homes.

The other homes/subdivisions in the area—The Oaks of Buffalo Way, Willowcrest Estates, Cullins Road (north and south of FM 549), Jeff Boyd Circle, Longbranch, Wallace Road, etc. are all much larger lots and homes. We realize this property is more likely than not going to be developed (even though we've enjoyed it as AG for two decades), but we think it should be more in keeping with the other development in the area, which is not small homes on small lots, as projected in the SF7 proposed designation in the Rockwall Hometown 2040 plan.

Additional reasons:

- There's not enough infrastructure (particularly in terms of roads—SH 205 and FM 549) for this many homes and the resulting traffic.
- There's not enough room at Pullen and Springer (and Cain and RHHS) for students to attend school without increases to already-crowded classroom size.

Thanks for letting me voice my opposition. I definitely plan to attend the P & Z meeting on Tuesday night.

Kind regards,

Leslie Wilson

214.505.5336

leslieporterwilson@gmail.com

On Apr 4, 2019, at 1:56 PM, Miller, Ryan <RMiller@rockwall.com> wrote:

Leslie ... Thanks for the reply. I will make sure to provide this to the Planning and Zoning Commission and City Council.

<image005.jpg>**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE

From: Planning
Sent: Thursday, April 4, 2019 11:09 AM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: FW: Case No. Z2019-005: Heritage Park

From: Leslie Wilson [<mailto:leslieporterwilson@gmail.com>]
Sent: Thursday, April 4, 2019 10:38 AM
To: Planning <planning@rockwall.com>
Cc: Leslie Wilson <leslieporterwilson@gmail.com>
Subject: Re: Case No. Z2019-005: Heritage Park

I'm Leslie Wilson. I've lived at 535 Cullins Road for 22 years. We back up to Highgate Ranch, the area proposed for a zoning change to SF7 as part of Case No. Z2019-005: Heritage Park.

I am OPPOSED to the zoning change request because of the density of the homes.

The other homes/subdivisions in the area—The Oaks of Buffalo Way, Willowcrest Estates, Cullins Road (north and south of FM 549), Jeff Boyd Circle, Longbranch, Wallace Road, etc. are all much larger lots and homes. We realize this property is more likely than not going to be developed (even though we've enjoyed it as AG for two decades), but we think it should be more in keeping with the other development in the area, which is not small homes on small lots, as projected in the SF7 proposed designation.

Additional reasons:

- There's not enough infrastructure (particularly in terms of roads—SH 205 and FM 549) for this many homes and the resulting traffic.
- There's not enough room at Pullen and Springer (and Cain and RHHS) for students to attend school without increases to already-crowded classroom size.
- I also don't think the City of Rockwall should work with Kent Donahue, Donahue Development Corporation. He did such a poor job with the Bayview Project in Rowlett, and I don't think he bring integrity or the best interest of Rockwall.

Thanks for letting me voice my opposition. I definitely plan to attend the P & Z meeting on Tuesday night.

Kind regards,
Leslie Wilson

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PUBLIC NOTICE



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Rockwall, TX 75087

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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>

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Case No. Z2021-057: 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.

There would be a massive increase in traffic on both Hwy 549 and SH 205!! Many days it is backed up to the Oaks of Buffalo Way. Also the number of houses per acre of land is completely out of line with what is already built here.

Name: DAVID + BARBARA GOELDEU

Address: 200 WILLOWCREST
ROCKWALL, TX 75032

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

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P+Z

Case No. Z2021-057: 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.

Absolutely NOT. 3497 205 cannot handle the traffic we already have. Widen 3497 205 and then I will say yes! Not safe. I have already had one person plow through the HOA fence / take out a 25 year old live Oak. Widen the roads.

Name:

Kathleen Fleming

Address:

2165 Arrowhead Ct. Rockwall, Tx 75082

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

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Ryan Miller, AICP
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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.

*On 205, my house is the one that would be affected, there is already sooo much traffic on 205, its like HELL its impossible to get in + out of the house for a long time. So just imagine so many houses being built, or any other commercial development in that area --- We completely **OPPOSE***

Name: *Nasreen Zeb / Mohiudin Zeb / Adeel, Sumel, Myra + Ali Zeb.*
Address: *5128 - S. Hwy 205 Rockwall, TX.*

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

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

→ This inaccurately defines the property on the EAST side of 205, the change in question is on the WEST side. This needs to be resubmitted properly

The traffic on FM549 is already unacceptable and cannot hold additional traffic
The servicing schools are already "full" and will be overburdened
The intersection of FM549 and 205 (Goliad) is already a bottleneck.
The zone change is not properly defined as west of 205

Name: Steve and Janet Rummel

Address: 2230 Arrowhead Ct. Rockwall TX 75032

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2021-057

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

I am in favor of the request.

I am in opposition to the request.

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

The infrastructure is not in place to support a planned community. Our schools do not have the space. 205 and 549 are already a nightmare, but if you had in 100's of more commuters on a daily base it will be a complete disaster. Please keep this area of Rockwall beautiful and don't over develop it.

Respondent Information

Please provide your information.

First Name *

Angela

Last Name *

Kessler

Address *

5297 S FM 549

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

angkes3@hotmail.com

Phone Number

Please check all that apply: *

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

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

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

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Case Number *

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

Z2021-057

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

I am in favor of the request.

I am in opposition to the request.

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

The proposed SF-7 guidelines do not meet the cities comprehensive plan and the areas infrastructure cannot sustain current let alone this development

Respondent Information

Please provide your information.

First Name *

Anthony

Last Name *

Shimkus

Address *

5315 standing oak lane

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

wiz321654@aol.com

Phone Number

469-235-8134

Please check all that apply: *

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

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- Other:

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Z2021-057: Zoning Change from AG to PD

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

I am in favor of the request.

I am in opposition to the request.

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

I hate the density of the homes being proposed.

Respondent Information

Please provide your information.

First Name *

Jack

Last Name *

Green

Address *

2180 Arrowhead Ct.

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

jgreen@greenelectronicsolutions.com

Phone Number

214-536-7704

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other:

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Google Forms

Miller, Ryan

From: Dale Price <bdalep2003@icloud.com>
Sent: Tuesday, January 18, 2022 2:17 PM
To: Miller, Ryan
Subject: Case Number: Z2021-057

Mr Ryan

My name is Bobby Price and my wife is Bretta Price. We currently live at 453 Cullins Road 75032.

We strenuously oppose this zoning change for the following reasons, which I'm sure you are already familiar with.

Let me first say that we are not opposed to development. We know it is inevitable. We do believe it should follow the minimum standards of 1 home/ 2+ acre tract with the home conforming to a minimum 2,500 sqft standard. This seem reasonable especially since there is no infrastructure existing including sewer!

This development violates everything in the City's own Comprehensive Plan. The plan calls for low density development in this are, which is stated as 2 dwellings per acre or less. The proposed development has only 6% of their dwellings meeting this requirement, with 57% of their housing at 6 per acre! That's a lot of additional traffic coming starting in 2024!!

We are not opposed to the 28 acre commercial property on the 205 frontage.

Sent from Dale's I-phone

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Miller, Ryan

From: karren.pope <karren.pope@aol.com>
Sent: Tuesday, January 18, 2022 5:42 PM
To: Planning
Subject: Z2021-057

I am opposed to the request for zoning change from AG to PD

The current roadways will not support any additional traffic. There is not room on the listed property for the proposed number of residences.

Tony and Karren Pope
626 Cullins Rd
Rockwall 75032

Sent from my T-Mobile 4G LTE Device

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Miller, Ryan

From: Sherrie Lee <sherriylee@yahoo.com>
Sent: Tuesday, January 11, 2022 12:01 PM
To: Miller, Ryan
Subject: Proposed Zoning Change (549 & 205)

I have lived at 363 Cullins Rd (corner of 549 & Cullins Rd) since July 2004. The traffic on 549 is so bad that many hours a day it is backed up from 205 all the way to my house; 205 is worse! I can't even imagine the gridlock if 500 more houses are built in this very congested area.

Please consider my vote of NO to the proposed zoning change.

Regards,
Sherrie Lee

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9 January 2021

Reference Rockwall Planning and Zoning Case No. Z2021-057: Rockwall Highgate LTD

I am OPPOSED to this Development for the following reasons:

1. The plan is to build 485 new homes with a density of 2 houses per acre. The existing housing around the proposed development is One (1) acre plus per house lots.
2. There will be an additional 970 to 1400 plus vehicles traveling on FM 549 two lane road, SH 205 two lane road, Horizon Road two lane road and I-30 every day - all of which are already highly congested.
3. The existing City and County Services Police, Fire, EMS will be overburdened to support this new development in addition to local infrastructure (municipal water system, drainage and power).
4. Property taxes will be increased to accommodate the expansion of services and infrastructure required to support this large development.
5. The local schools will also have to absorb the additional students.
6. Property values will go down in the area due to the addition of a high-density tract housing (HUD style) neighborhood.
7. This planned high-density tract housing **Development** project is in **incompatible with** the City of Rockwall's "**Hometown 2040**" Plan, Land Use and Growth Management Plan for the Southwest Residential District, Page 1-30, which has designated and planned for this area to be Low Density Residential (LDR) properties.
8. The land should **ONLY** be Developed In Accordance With the City of Rockwall's **Hometown 2040 Plan** which is Low Density Residential properties.
9. This project is similar to the Rezoning Plan proposed in 2011 and 2019 that was canceled to due citizen objections.



John Mueller and Melanie Bear

201 Willowcrest

Rockwall, Texas 75032

Case No. Z2021-057: 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.

TRAFFIC
 HOUSING DENSITY
 NON COMPLIANCE WITH THE INTENT OF ROCKWALL ZONING
 NOT CONSISTANT WITH THE AREA AS CURRENTLY BUILT
 HEWARD & LOAN HADDOCK
 155 WINDOOR CREST

Name:

Address:

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

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

January 10, 2022

Attn: Ryan Miller P&Z- Director
Kevin Fowler -Mayor
Bennie Daniels – Councilman
John Hohenshelt – Councilman
Clarence Jorif – Councilman
Trace Johanneson – Councilman
Dan Macalik – Councilman
Anna Campbell – Councilman

Subject – Z2021-057

It has been brought to my attention that the P&Z board will be considering this case at their 1/11 meeting and the Council will schedule a review of this case on 1/18

I have been in touch with Ryan Miller and Mayor Fowler concerning this request and have reviewed the history and details of this proposal requesting the Highgate Farms be re-zoned to PD.

Recognizing that this case is similar in configuration to a previous request but dissimilar in the taxing structure and the financial credibility of the developer it is obvious that this development will add about 476 new homes. In reviewing the Southwest Residential District plan (Rockwall 2040) this clearly does not meet the standards of the area or Rockwall's best long term interest. It is very disappointing that compliance with those standards are only met by playing games with the interpretation of the code where park space is used to allow the building of high density homes in a low density area. Simply a stunning betrayal of the intent.

I am attaching for your consideration comments that I intend to offer the P&Z board when this topic is reviewed.

When looking at the road bond recently approved, the County debt management and the sequencing of those projects it is obvious that SH-205 and the Intersection with SH-549 improvements are decades away.

It would seem to me that the proper course of action would be to have the necessary road improvements in place before you compound an already existing traffic problem with additional housing. No one that ever traveled through that intersection between 3:00 PM and 6:00 PM would ever approve this project. I urge each of you to experience that situation personally.

Our neighborhood is a low density area where homes are on 2-2.5 acre lots. We recognize that constructing new homes on Highgate will eventually occur and we urge any developer who is considering a similar project there take into account the fact that this area needs to conform to current standards. Building 476 homes on lots as small as 7200 square feet is

unacceptable even with the contorted interpretation of the standards as they currently exists.

We urge the P&Z board and the City Council to reject this proposal and insist that any future development take into account the current standards of the area as it currently exists not as the convoluted interpretation of the standards

I am attaching my prepared comments to be expressed at the appropriate time to the board and the Council

Regards

Howard and Joan Haddock
155 Willowcrest

Highgate Farms – P&Z

My name is Howard Haddock residing at 155 Willowcrest which is located directly across the street (SH-549) from Highgate.

This is either the 3rd or 4th time that we have appeared before this committee concerning a proposed zoning change to planned development for this property.

It should be obvious to any resident of Rockwall who travels that area that there can be no added housing in that area until the highways are able to accommodate added houses. I do not know if a traffic study has been performed, but each of you should experience the horrendous traffic conditions that exist on every work day of every week. Attempting to traverse the SH-205 intersection with SH-549 between the hours of 3:00 PM and 6:00PM is impossible. Traffic on SH-205 both North and South is backed up forever and traffic on SH-549 heading East is backed up at that light over ½ mile taking 20-25 minutes just to proceed through that light. It is unacceptable and unsafe. Even emergency vehicles traveling to Presbyterian are challenged due to the traffic conditions at that intersection. Additionally, SH-549 heading both East and West is the conduit for school buses throughout the day traveling between Heath high school and the Gene Burton Academy.

Any responsible consideration of adding houses in that area must insist that the expansion and widening of SH-205 must be in place first before developing that area.

In addition, the neighborhood is rural and has existing low density housing with lot sizes about 1.5 acres. We expect that any added housing in the area meet those standards.

Looking at this proposed change, we see the same scenario that has been proposed before where compliance with existing codes is met by having a park on green space and then loading up the remaining properties with various configurations of high density housing. Various lots sizes being proposed come no where near the existing neighborhood standard to 1.5 acres for each house.

In verbal discussions with the zoning group we were lead to believe that certain commercial facilities were being considered along the West side of SH-205 as part of this request. The plan seems to exclude any commercial facilities along SH-549 which would also be unacceptable.

This proposed change is unacceptable to the neighborhood and the Rockwall community. We can and must keep our standards consistent with the area. We strongly recommend that the board reject this change as currently proposed.

Howard and Joan Haddock
155 Willowcrest

January 16, 2022

Attention

Ryan Miller – P&Z Director

Eric Chodun – P&Z Commissioner

John Womble – P&Z Commissioner

Sedric Thomas – P&Z Commissioner

Derek Deckard -- P&Z Commissioner

Mark Mueller – P&Z Commissioner

Jean Conway – P&Z Commissioner

Jerry Welch – P&Z Commissioner

Subject: Z2021-057

My Name is Howard Haddock and I live at 155 Willowcrest which is immediately across SH-549 from the proposed Zoning request.

You will hear tonight from many who will be objecting to this proposed change and rightfully so, but I want to focus to the significant flaws in the decision making process that may in fact be a fatal flaw when not applied properly or within the spirit or intent of the communities best interest.

I have been led to believe that traffic considerations are not a criteria for making Zoning decisions. A stunning revelation!

Without belaboring the point, I challenge anyone exposed to the traffic situation on SH-549 and the intersection with SH-205 as not worthy of being included in the decision loop.

Heading East on SH-549 and trying to turn North on SH-205 is a 30 minute adventure between 3:00PM and 6:00 PM on any work day and is ridiculous. I have been first or second in line at that traffic light and not been able to move through a green light cycle due to the grid lock on SH-205.

So I would urge that traffic be a consideration on future decisions including this one. Deciding zoning request and then relying on TxDot to address the issue 10 years later is not acceptable.

However the main point I want to make to this Board and to the City Council is the contortions of the Rockwall 2040 guidelines in order to allow these developments to abuse the intent of those guidelines.

I have been informed that the current practice of massaging the low density, high density dilemma with green space shenanigans has been standard practice for almost 20 years. That is a fatal flaw in our decision making process that must immediately be changed by the council. Starting with this case.

It is simply unacceptable that we rationalize high density developments by using the distorted logic of counting green space, parks and amenities to offset the low density intent. That practice must be changes immediately if we are ever going to get this matter back into logical decision making.

As you look at the Highgate case, the Klutts Farm case, the Rabbitt Ridge case, you see abuse of the process at every turn. Compliance using current methodology is a mockery of the intent.

Developers come in and buy farm land on the cheap, build their Magic Kingdoms of Postage stamp villages, walk away with a boat load of money and move on to the next location when their next prey has been identified. City Governments see an opportunity for a tax revenue windfall and see these green spaces added to their communities and thus turn a blind eye to the abuse of the current standards.

The residence in these areas are left with the mess created. This is unacceptable, unnecessary and deceptive to the intent of the current standards.

When we moved to Rockwall after retirement (19 years ago) we looked for almost a year with our criteria of large lots (2-5 Acres), upscale surroundings, a dynamic involved community and a rural setting. When we found it, we immediately purchased our home.

We urge this Board and this Council to immediately implement the needed changes to the process that will not compromise our community standards.

We know that Highgate will eventually be developed and all we are asking is that it be done in a manner that is consistent with the current area and the real interpretation of the standards set forth in Rockwall 2040.

Lets get this process back on track. It takes the council do the right thing

Howard and Joan Haddock
155 Willowcrest

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2021-057

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

I am in favor of the request.

I am in opposition to the request.

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

This proposed development does not follow current guidelines set forth to protect existing neighborhoods

Respondent Information

Please provide your information.

First Name *

Chris

Last Name *

Lacquement

Address *

5200 Standing Oak

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

chris.lmpg@gmail.com

Phone Number

972-900-0802

Please check all that apply: *

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

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

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

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2021-056

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

I am in favor of the request.

I am in opposition to the request.

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

1. New residential developments should be equal to or of higher higher quality than the surrounding developments. (example: Oaks of Buffalo Way neighborhood - large lots, large, quality homes)
2. No discussion as to how this will impact the school district, fire and police forces, traffic issues, drainage issues, water pressure issues.
3. No greater than 20% front facing garages should be incorporated - this development plans for 100% front facing garages.

Respondent Information

Please provide your information.

First Name *

Andrea

Last Name *

Lacquement

Address *

5200 Standing Oak Ln

City *

Rockwall

State *

TEXAS

Zip Code *

75228

Email Address *

andrea.lynn.huber@gmail.com

Phone Number

214-502-1540

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Case Number *

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

Z2021-057

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

I am in favor of the request.



I am in opposition to the request.

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

Heavily against. The traffic cannot bare anymore building and infrastructure until roads are redone. This is an absolute nightmare for the city!

Respondent Information

Please provide your information.

First Name *

Chris

Last Name *

Curtis

Address *

4735 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

clchokey2005@yahoo.com

Phone Number

972-955-9016

Please check all that apply: *

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

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- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other:

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TO: RYAN MILLER, ROCKWALL PLANNING AND ZONING DEPARTMENT

FROM: Christine and John Rister

PROPERTY OWNED: 4815 Bear Claw Ln, Rockwall, Texas 75032

DATE: January 6, 2022

RE: Highland Ranch – Case No. Z2021-057 – Requested Zoning Change from AG to PD (SF7)

We are **OPPOSED** to this zoning change for the following reasons:

1. The proposed density of the proposed development seeks to add over 485 new homes in the area that is bound by FM549 and SH205. This would increase the horrific traffic that already exists into and out of the area which notably is at a capacity that far exceeds the amount for which the roads were constructed. Indeed, the addition of the homes located north of FM549 and east of SH205 has already rendered the roads impassible at certain times of day. Often SH205 is backed up for well over a mile trying to navigate the FM549 and SH205 intersection. In fact, at times, the traffic on FM549 in either direction is often backed up so much that it makes it impossible to get out of our neighborhood (Oaks of Buffalo Way) and often takes 15-20 minutes to get through the FM549 and SH205 intersection. The addition of almost 1000 more cars is not sustainable in the current configuration.
2. The schools in the area are maxed out. The middle school (Cain) that would service the students is already well beyond capacity with all classes ranging from 600-700 students per grade. The high school that would serve the area is similarly over capacity. The current freshman class alone is over 770 students. I am sure the elementary schools have similar issues. Though there is a bond that was passed, there is no current relief for the overcrowding of our classrooms. Adding 485 new households will only exasperate the problem.
3. There is already a sufficient number of small lot homes in the area (see SH205/FM549 DR Horton Development). Similar to the issues that arose when prior properties in the area (i.e the Wallace Property) sought to change zoning, the planned subdivision is not consistent with the surrounding area homes and frankly is not needed and cannot be accommodated until the infrastructure is first changed.

While I understand that development is inevitable, cramming 485 new homes and the accompanying traffic and persons into an already over-crowded area without the proper infrastructure to get those persons in and out of the new development and without the proper room in schools to educate those persons is contrary to the best interest of Rockwall.

Christine and John Rister

Miller, Ryan

From: Gary <garyfullington@sbcglobal.net>
Sent: Tuesday, January 11, 2022 5:22 PM
To: Planning
Subject: Case #Z2021-057

Sirs, I am writing to let you know if my opposition to the zoning change. I'm outside the notification area by a few hundred feet and only today became aware of the request. My opposition is not based on having a PD but rather the number one f dwelling units. The area to the north, east and west have much larger lots and homes. The market and surrounding neighborhoods can support a development with fewer lots. The number of units is just too many.

Gary Fullington
217 Cullins
Rockwall, Tx 75032
972-339-0474 cell
Sent from my iPhone

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Miller, Ryan

From: James M. Baugher <JMBaugher@msn.com>
Sent: Wednesday, January 12, 2022 10:58 AM
To: Planning
Cc: James M. Baugher
Subject: Zoning Case Z2021-057 comments

Team:

I writing to express my opposition to zoning case Z2021-057(Highgate Property project development).

There was a request for this same action (Z2019-005) for this property that was reviewed and denied by the City Council in April of 2019.

At that time, I expressed to the Commission and the City Council a number of objections to the proposed development, including the impact of traffic and city services anticipated from a high density buildout. The objections in 2019 still hold true.

My residence is on Willowcrest, and the current traffic on FM549 and 205 are difficult to navigate at best. During peak traffic hours, the intersection of FM549 and 205 requires 15-20 minutes to navigate from any direction and traffic often backs up to Willowcrest on FM549 from the east (one mile!).

I have seen ambulances attempt to route through either of the roads during the peak traffic hours and the effort borders on the impossible. Adding 500 houses to the existing traffic load will make accessing either FM549 or 205 for those ambulances simply impossible.

In addition, the existing Willowcrest entrance is only what appears as 100' east of the developments' proposed north access road to FM549, which will make the access to FM549 from Willowcrest difficult at best. As a suggestion, if the development is approved, locate the development access road directly south of Willowcrest and add a traffic signal.

My salient opposition point is that the development is not compatible with the current road infrastructure or with the Rockwall 2040 Development Plan, whose purpose is to guide the development of Rockwall. The 2040 plan clearly indicates that the proposed Highgate development area is planned for a low density housing, not the currently proposed high density development. Following the intent of the 2040 plan and the impact of the development on the existing road infrastructure requires the rejection of the Highgate plan as currently presented.

What is the intent and value of the 2040 plan if it is not used as the intended blueprint for a rational development of Rockwall?

Just as a reminder, the mission of Rockwall's government is "... to provide responsible leadership and the services of the infrastructure necessary for a safe environment and a high quality of life for our citizens." The high density proposal violates the mission statement in both the safe environment and quality of life aspects.

If the developer is guided to adhere to the low density recommendations of the 2040 plan, if there is proof of a planned development for improving the FM549 and 205 infrastructure, and those improvements are in place before the construction of the development to accommodate the increased traffic volume, then I would find the proposed development not ideal, but acceptable.

Sincerely,
James Baugher
362 Willowcrest
Rockwall

Miller, Ryan

From: Jan Miller <jmillerrock@gmail.com>
Sent: Tuesday, January 18, 2022 11:18 AM
To: Planning
Subject: Cause No. Z2021-057: Zoning Change from AG to PD

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Ryan Miller
Rockwall Planning and Zoning Dept

*** We are opposed to the request for the reasons listed below:**

The current amount of traffic traveling each direction on both Hwy 205 and Hwy 549 in the vicinity of this proposed parcel of land is already exasperating and dangerous. These roads were not designed to handle this amount of traffic, nor are they wide enough to be considered safe by any standards.

The speed limit is too high in this area. Distracted drivers not paying full attention are an extreme danger to drivers stopped while waiting to turn into both Willowcrest Estates and Oaks of Buffalo Way. Teenage drivers in route to or from Heath High School make up a large amount of this traffic during morning and after school hours. In addition to passenger vehicles traveling these routes, there are also large commercial vehicles such as gravel, lumber and concrete trucks hauling heavy freight.

We have lived on Willowcrest for over 20 years, directly across from the current main entrance to the existing horse farm. Over the past few years, we have witnessed vehicles backed all the way to our street waiting at the traffic signal at Hwy 549 and 205. After school and rush hour traffic on Hwy 205 (from I-30) traveling south can back up past John King Blvd due to this same signal. . When stuck in this jam, there is no viable or safe turnaround. Yet, this does not stop cars from attempting to turn around anyway into the oncoming lane of traffic.

The current infrastructure of our roads in Rockwall south of I-30 is already totally insufficient for the existing number of citizens living here. Approving this zoning change and adding 485 additional home lots, which can easily add 1,000 more passenger vehicles to this already overly congested intersection, is both irrational and unsafe.

For the sake of safety for the current Rockwall citizens, please do not pass this zoning change.

Thank you for your consideration,

Jason and Janith Miller
420 Willowcrest
214-202-6949

Miller, Ryan

From: Kari Vigil <kari_76651@yahoo.com>
Sent: Friday, January 14, 2022 8:41 AM
To: Planning
Cc: Armando
Subject: Case No. Z2021-057 Zoning Change from AG to PD

Hi Mr. Miller,

My name is Kari Vigil (at 330 Willowcrest), and I live across the street from the land in the proposed subdivision. I wish to kindly note our family's opposition for the proposed subdivision. We moved to our current address a little over a year ago much due to traffic congestion connected to our previous subdivision, and we desired to move into an area with more of a "country" feel. The proposed subdivision would nullify both of those advantages.

We appreciate your consideration in hearing from all community members.

Kind regards,
Kari Vigil

Sent from my iPhone

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Zoning & Specific Use Permit Input Form

Case Number *

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

z2021-057

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

I am in favor of the request.



I am in opposition to the request.

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

This development does not meet any of the guidelines in the Hometown 2040 Comprehensive Plan adopted by the City. It does not meet the policy "At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development". The lot sizes are significantly smaller than required for the southwest residential district as stated in that plan. There is no mention of commercial development in this area in the comprehensive plan and I don't believe a 28 acre commercial use on this property is in keeping with the goals of the plan. Both SH 205 and FM 549 are significantly over capacity currently and this development will make that situation even worse.

Respondent Information

Please provide your information.

First Name *

Susan

Last Name *

Langdon

Address *

5050 Bear Claw Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

susan.m.langdon@outlook.com

Phone Number

972-722-1344

Please check all that apply: *

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

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

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

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Miller, Ryan

From: rusty wylie <rustywylie@sbcglobal.net>
Sent: Monday, January 10, 2022 2:44 PM
To: Miller, Ryan; JRW; Lisa Constant
Subject: Development of Highgate Ranch

Dear Ryan Miller and the Rockwall Planning and Zoning department,

We are Rusty and Lisa Wylie. We have lived at 924 Wylie Lane for 37 years. Our home faces the Highgate Ranch, the area proposed for a zoning change to SF7 as part of Case No. Z2021-057: Zoning change from AG to PD.

We are opposed to the zoning change request namely because of the density of the proposed development.

Other homes/subdivisions and individual properties in the area, like The Oaks of Buffalo Way, Longbranch, Willowcrest Estates, Cullins Road, Jeff Boyd Circle, Wallace Road and Wylie Lane are all much larger lots and homes. We understand this property will someday be developed even though we have enjoyed it as AG for almost four decades but we would like to encourage any development of said property to be more in the keeping with other properties in the area, which is definitely not small houses on extremely small lots as projected in the SF7 proposed designation in the Rockwall Hometown 2040 plan.

Additionally, there is not enough infrastructure, particularly in terms of roads like the intersections at SH205 and FM549 or Wylie Lane and SH205 for this many houses and the resulting traffic. Daily the FM549 and SH205 intersection backs up to Cullins Road, Northbound SH205 often backs up past Davis Lane, to exit Wylie Lane on to SH205 is difficult already, and Southbound SH205 backs up as far as SH276. Furthermore, the school infrastructure does not support adequate space available at Pullen, Springer, Cain or RHHS for students to attend school without increasing already crowded classroom sizes.

Lastly, we would like to add that the view for Rockwall's development should consider the lifestyle for all of it's current residents that have already built there homes and maintained their AG lifestyle, this has made Rockwall such a truly special place to live. Nor do we want to consider the displacement of all the unique wildlife that would be disrupted with this kind of development and traffic.

Respectfully submitted,

James "Rusty" Wylie and Lisa Wylie

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Miller, Ryan

From: Daniel VanMilligan <del914@gmail.com>
Sent: Monday, January 10, 2022 9:14 PM
To: Miller, Ryan
Subject: Regarding the Zoning Change at 205/249

Mr Miller,

I'm a concerned citizen of Rockwall County. I live just inside Mclendon-Chisholm city lines (Kensington Park near Urban Air) close to Rockwall city limits. I was recently made aware of the zoning change request at the south corner of SH 205 and FM 549, and I oppose this change. Please do not approve this change.

I drive down 205 nearly every day, traveling between home and work, and until SH 205 is wide enough to handle the traffic we consistently see within that corridor, a development of that density will continue to make the traffic in our area worse. It already takes 30 minutes to an hour to drive past that 1 mile stretch between John King and FM 549 during peak hours.

Please take my request into consideration and keep this change from happening.

Thank you.

-- Daniel VanMilligan

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OUTSIDE OF THE CITY LIMITS (CITY OF McLENDON-CHISHOLM)

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2021-057

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

I am in favor of the request.

I am in opposition to the request.

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

This is a horrible idea. The current infrastructure can not handle another 487 homes. Sh205 can not handle the traffic it currently has without significant delays, the one grocery store in Rockwall on the south side of I30 can't handle the customers it currently has, The restaurant scene in Rockwall is atrocious with very few exceptions. Kensington park, just south of this area, was built on a minimum of 1 acre lots. We bought out here to get away from crowded Dallas and all the traffic and 3 years later that has changed. If you want to improve the area bring in some better grocery options and restaurants. No more chains and maybe inspect the restaurants you have. I can count the restaurants in Rockwall that didn't disgust me when I ate there on one hand. Either horrible odors of dirty bar mats or disgusting food.

Respondent Information

Please provide your information.

First Name *

Daryl

Last Name *

Hersch

Address *

905 Campton court

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

mean12011@live.com

Phone Number

469-602-6787

Please check all that apply: *

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

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

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

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Miller, Ryan

From: James Falkowski <jwf67@aol.com>
Sent: Tuesday, January 11, 2022 1:36 PM
To: Miller, Ryan
Subject: Development on 205 and 549

Hello Mr Miller.

My name is Jim Falkowski and we just moved to McLennan Chisholm 6 months ago from Fort Lauderdale. My wife and I grew up in Fort Lauderdale and it was a big move here. We came to be by our grandbabies in a rural area. I was made aware of the proposed development on 205 and 549. As owner of one of the largest dry cleaners in Broward County for 40 years, president of the Rotary club, sitting on city boards, numerous awards from the Chamber of Commerce, etc. I understand the need for tax revenue. I also understand that sometimes development is inappropriate for an area. I'm also a very Blunt and upfront person. I tell it like it is. Has the city completely lost their ever loving mind to even consider this? 😞 it's beyond all comprehension! 205 going north is already a nitemare. Try driving that one morning going north from 550 to the interstate . Has anyone on the board done that? The road is way over capacity now. Adding 600-800 more vehicles is irresponsible. Looking at the plans it appears after allowing for easements, roads, access etc. the homes will be zero lot line or quarter acre at the most. That does not fit at all with our area. This congested of a development in an area without roads that can sustain the traffic is ridiculous! I grew up in a suburb of Fort Lauderdale in the 1960s. I witnessed over the last 30-40years what over development has done to destroy the Fort Lauderdale suburbs. Don't let it happen here. It's totally irresponsible. As someone who fought with the county to build home on my 2 1/2 acres, that I was paying taxes on because the roads were "overcrowded" I saw how it worked. I saw the lobbyists come into the commission meetings, talk to the commissioners privately and of course when it came up for a vote, they expanded traffic count for the road so the developers could build . One must wonder who's hand is in what pocket to approve this. You're more than welcome to call me to try & explain why this was even being considered.

Thank you
Jim Falkowski
954-609-7017

[Sent from the all new AOL app for iOS](#)

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OUTSIDE OF THE CITY LIMITS (CITY OF McLENDON-CHISHOLM)

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2021-057

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

I am in favor of the request.

I am in opposition to the request.

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

This doesn't comply with current zoning and there isn't adequate infrastructure to support it!

Respondent Information

Please provide your information.

First Name *

John

Last Name *

Tauss

Address *

216 Devonport

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

j_tauss@yahoo.com

Phone Number

Please check all that apply: *

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

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

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

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OUTSIDE OF THE CITY LIMITS (CITY OF McLENDON-CHISHOLM)

Dr. Joshua & Chelsea Acree
772 Kensington Dr
McLendon-Chisholm, TX 75032

Rockwall Planning & Zoning Dept
Ryan Miller
385 S. Goliad St
Rockwall, TX 75087

We live in Kensington Park and live off the 205 near the proposed area for the zoning change to SF7 as part of Case No. Z2021-057: Zoning Change from AG to PD.

We are opposed to the zoning change request because of the density of the proposed homes. Our zoned elementary school, Springer, is only 2.1 miles from our house; but taking State Hwy 205 can take us twenty-five minutes or more to drop our children off at the school. There is not enough infrastructure for this many homes. The traffic is already awful just to get into town. The elementary school (Springer and Pullen, Cain middle school, and Rockwall Heath high school are already crowded.

Not only that, but the density of the proposed homes are unlike the other homes and subdivisions in the area. Currently they are all much larger lots and homes. We think it should be more in keeping with other developments in the area. Again, the infrastructure of the roads are not near ready for the development of any new homes at this time.

Thank you

Dr Joshua and Chelsea Acree

OUTSIDE OF THE CITY LIMITS (ROCKWALL COUNTY)

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2021-057

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

I am in favor of the request.

I am in opposition to the request.

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

Hwy 205 needs to be widened before this neighborhood is built. Traffic at 549/205 is already terrible and this would add so many more cars.

Respondent Information

Please provide your information.

First Name *

Brenda

Last Name *

Kelley

Address *

1645 San Donato Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

brenkelley218@gmail.com

Phone Number

Please check all that apply: *

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

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- My neighbors told me about the request.
- Other:

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OUTSIDE OF THE CITY LIMITS (ROCKWALL COUNTY)

Zoning & Specific Use Permit Input Form

Case Number *

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

Hometown2040 Rockwall Comprehensive Land Use Plan

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

I am in favor of the request.

I am in opposition to the request.

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

The Highland Development being proposed at FM549 and HWY 205. 1) Lot sizes: 57% of the dwellings are on lots that equate to 6.1 dwellings per acre, 93.9% of their dwellings are on lots that equate to more than 3 dwellings per acre, only 6.1 % of dwellings are 1.45 dwellings per acre - that's only 6% of the entire residential lots meeting the requirements of the current Comprehensive Land Use plan.

The Comprehensive Plan states "Low-Density Residential land uses should be the predominate residential designation for the city of Rockwall" and "At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development." For reference, the document clarifies low density residential as two units per acre or less.

The Comprehensive Plan states regarding garages: 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. This plan has 100% front entry garages.

Not to mention how this will impact the school district, fire department, police department, impact to water pressure in the area, drainage issues created by this many homes, and of course the traffic issues that are already unacceptable.

Respondent Information

Please provide your information.

First Name *

Randy

Last Name *

Kelley

Address *

1300 Somerset LN

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

rkelly1265@gmail.com

Phone Number

Please check all that apply: *

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

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- Other:

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OUTSIDE OF THE CITY LIMITS (ROCKWALL COUNTY)

Miller, Ryan

From: Wendi Narramore <wendinarramore@yahoo.com>
Sent: Tuesday, January 11, 2022 9:37 AM
To: Miller, Ryan
Subject: Opposing the 549 and 205 housing development

I would like to voice my opinion about not zoning for the new housing development at FM 549 and 205. 205 is already over crowded with all the neighborhoods we have now. Adding another neighborhood will only continue to add more traffic to this area and even over populate the schools even more.

I am against the new housing development for FM 549 and 205!

Thanks,
Wendi Narramore

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831 Cullins Rd.
Rockwall, TX 75032

January 17, 2022

To Whom it May Concern:

My name is Ed Kohorst. My wife, Olivia Casey and I live on 15 acres at 831 Cullins Road in Rockwall/Heath. We purchased the land and built our home nearly 30 years ago.

The acreage is maintained in its natural state to conform to an arrangement we have with Texas Parks and Wildlife to attract and cultivate Native animals, specifically, birds of prey.

We have nesting pairs of Red Tail Hawks, Red Shouldered Hawks, American Kestrels, Sharp Shinned Hawks, Cooper's Hawks, Great Horned owls, Pygmy owls and Barred owls living in our woods. Qual nest in the grasses. We have also spotted what we believe is a Aplomado Falcon – a rare and endangered species native to Northern Mexico and one that is being encouraged to habitat Southern and Central Texas. There are also many frogs and snakes that make this their home, including the Texas Indigo snake, a threatened species, that we have also seen on the property. Finally we are the stopover for many migratory birds, having seen many types of geese, ducks and songbirds over the years. We have fulfilled our ongoing commitment to ensuring this valuable habitat for these species remains.

In our woods runs a creek that stretches from Cullins Road to Wylie Lane and from there onwards to McClendon Chisolm. That creek is fed by runoff. I have here photos from a spring storm that show the creek running at max fill. This creek is less than 50 yards from the western edge of the High Gate Ranch and runs directly behind several of the proposed properties. While current runoff does not pose a hazard, the presence of 475 homes situated on the High Gate Ranch property, less than 50 yards from our creek will generate runoff much more than what the creek can now accommodate.

The proposed development on the High Gate Ranch is problematic for the potential destruction of the forest that allows us to maintain this as one of the few protected habitats for these animals in this area. We do not want to lose our tax deferment, nor the habitat that we have worked very hard to secure. Without any type of mitigation there is also a serious issue with regards to erosion, and flooding for those communities who will be impacted down water as well. We are not against progress, but we need to do so in a thoughtful and productive way that will incorporate the concerns of homeowners who are already here.

Best regards

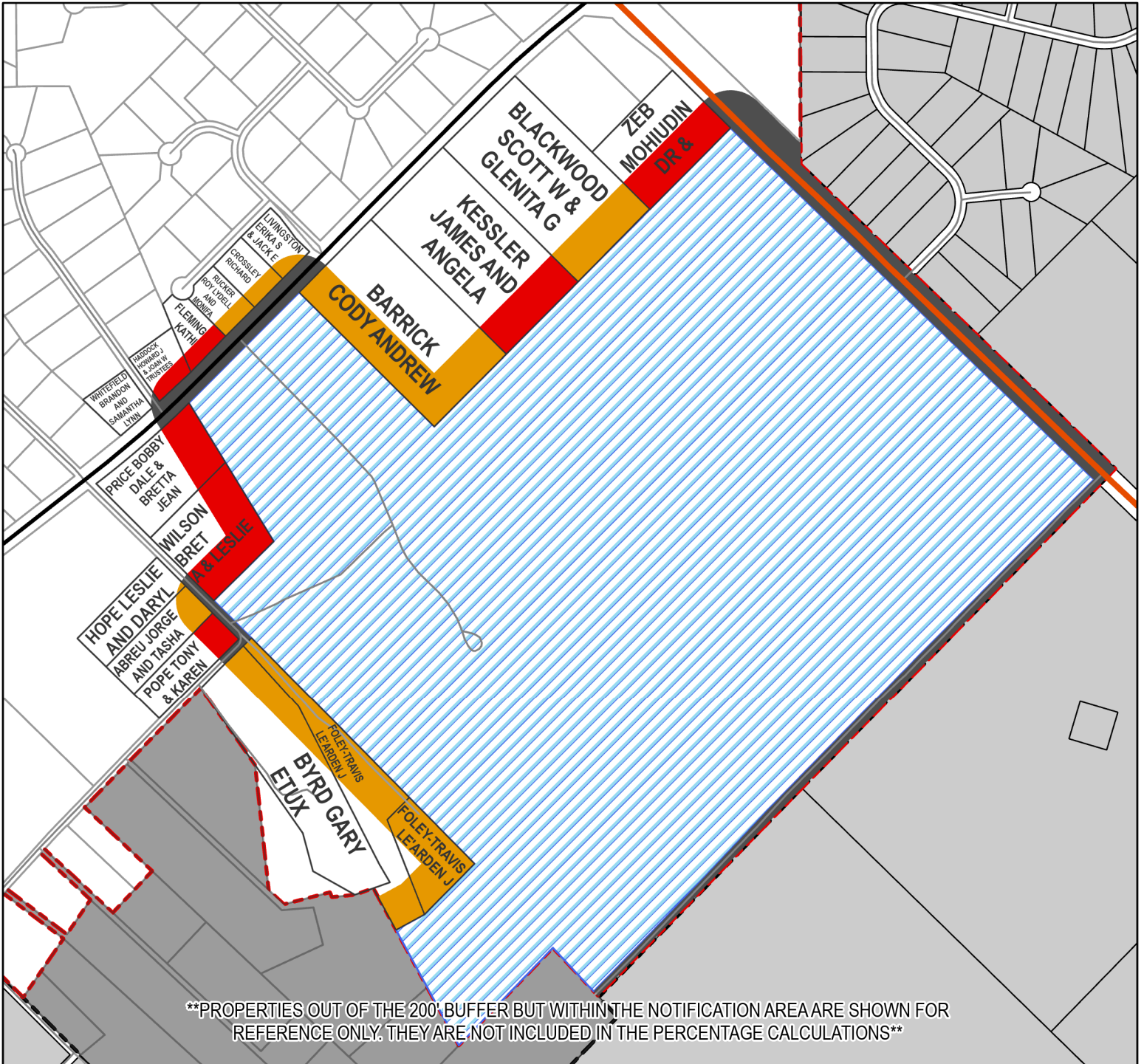
Ed Kohorst
Ed Kohorst



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.



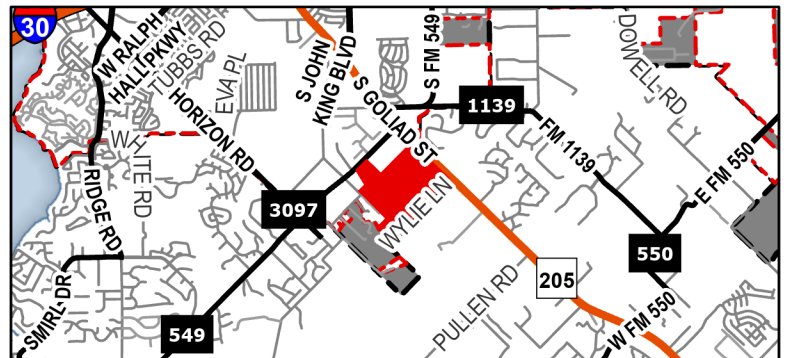
Z2021-057 ZONING CHNGE (AG TO PD) FOR HIGHGATE

- AGAINST (12.062 Acres) 25%
- NO RESPONSE (19.60 Acres) 41%
- ROW (16.48 Acres) 34%
- Subject Property

Legend

Date Created: 1/20/2022

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





J. VOLK consulting
Engineering | Planning | Surveying

December 15, 2021

City of Rockwall
Planning Department
385 South Goliad
Rockwall, TX 75087

RE: Highgate Property – Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located at the south corner of FM 549 and SH 205. The subject development will consist of +/-485 single family lots and commercial uses along SH 205 located on a 264.5 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

J. VOLK CONSULTING, INC.

Tom Dayton, PE

LEGAL DESCRIPTION
264.5 ACRES

BEING a 264.507 acre tract of land situated in the W.M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30 acre tract of land (Tract 1) and a called 212.55 acre tract of land (Tract 2) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's File Number 2007-375596, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, Ltd., recorded in County Clerk's File Number 2008-404731, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55 acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found; THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract;

THENCE North 45 Degrees 12 Minutes 46 Seconds West, departing said northwest line, and along the southwest line of said called 212.55 acre tract, a distance of 315.34 feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 10 Minutes 18 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66 feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 34 Minutes 38 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55 feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 14 Minutes 58 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 154.61 feet;

THENCE North 45 Degrees 14 Minutes 02 Seconds East, continuing along said northwest line, a distance of 393.74 feet, to a 1/2" iron rod found at the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30 acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

North 44 Degrees 05 Minutes 31 Seconds West, a distance of 436.95 feet, to a point for corner;

North 48 Degrees 40 Minutes 03 Seconds West, a distance of 237.14 feet, to a 5/8" iron rod found;

North 40 Degrees 05 Minutes 31 Seconds West, a distance of 184.21 feet, to a 5/8" iron rod found;

North 44 Degrees 55 Minutes 09 Seconds West, a distance of 244.25 feet, to a 5/8" iron rod found;

South 44 Degrees 54 Minutes 30 Seconds West, a distance of 12.67 feet, to a point for corner;

North 45 Degrees 15 Minutes 44 Seconds West, a distance of 260.71 feet, to the lower northwest corner of said called 43.30 acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's File Number 1998-181246, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 50 Seconds East, departing said East line and along the lower North line of said called 43.30 acre tract, being common with the South line of said Wilson tract, a distance of 468.08 feet, to the southeast corner of said Wilson tract;

North 31 Degrees 29 Minutes 15 Seconds West, departing said common line and along the upper West line of said called 43.30 acre tract, a distance of 857.52 feet, to the northwest corner of said called 43.30 acre tract, being on the South right-of-way line of F.M. Highway No. 549 and being at the beginning of a non-tangent curve to the left;

THENCE 121.99 feet, along said South right-of-way line and with said curve to the left, having a radius of 5796.43 feet, through a central angle of 01 Degrees 12 Minutes 21 Seconds, whose long chord bears North 45 Degrees 17 Minutes 37 Seconds East, a chord length of 121.99 feet, to a point for corner;

THENCE North 44 Degrees 52 Minutes 59 Seconds East, continuing along said South right-of-way line, a distance of 702.73 feet, to the upper northeast corner of said called 212.55 acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's File Number 2010-436143, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 12 Minutes 41 Seconds East, departing said South right-of-way line and along the upper East line of said called 212.55 acre tract, being common with the West line of said Barrick tract, a distance of 994.34 feet, to a point for corner;

THENCE North 89 Degrees 46 Minutes 45 Seconds East, continuing along said common line, a distance of 21.21 feet, to a point for corner;

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said

Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 50 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Enloe tract, a distance of 538.89 feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493 acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in Volume 2884, Page 250, Deed Records, Rockwall County, Texas;

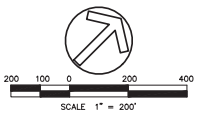
THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's File Number 1995-156072, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said Zeb tract, a distance of 606.36 feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

THENCE South 45 Degrees 54 Minutes 00 Seconds East, departing said common line and along said West right-of-way line, a distance of 185.25 feet, to a point for corner;

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner; THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

THENCE South 46 Degrees 04 Minutes 07 Seconds East, continuing along said East right-of-way line, a distance of 950.08 feet, to the POINT OF BEGINNING, and containing 264.507 acres of land, more or less.



- LEGEND**
- TYPE A LOT
 - TYPE B LOT
 - TYPE C LOT
 - TYPE D LOT
 - TYPE E LOT
 - AMENITY CENTER
 - COMMERCIAL

LAND USE TABLE

LAND USE	AREA (AC)	PERCENT OF TOTAL
COMMERCIAL	28.4	10.7%
RESIDENTIAL	164.4	62.2%
PERIMETER ROAD ROW	3.2	1.2%
OPEN SPACE		
Public Park	12.6	4.7%
Private Open Space	20.4	7.7%
Amenity Center	1.5	0.6%
Floodplain	34.0	12.9%
OPEN SPACE TOTAL	68.5	25.9%
TOTAL	264.5	100.0%

Open Space Required: 20% (excluding commercial)
 = 20% x (264.5 - 28.4) = 47.2 acres
 Open Space Provided (including park and 1/2 of Floodplain) = 51.5 Ac.

LOT DIMENSION STANDARDS

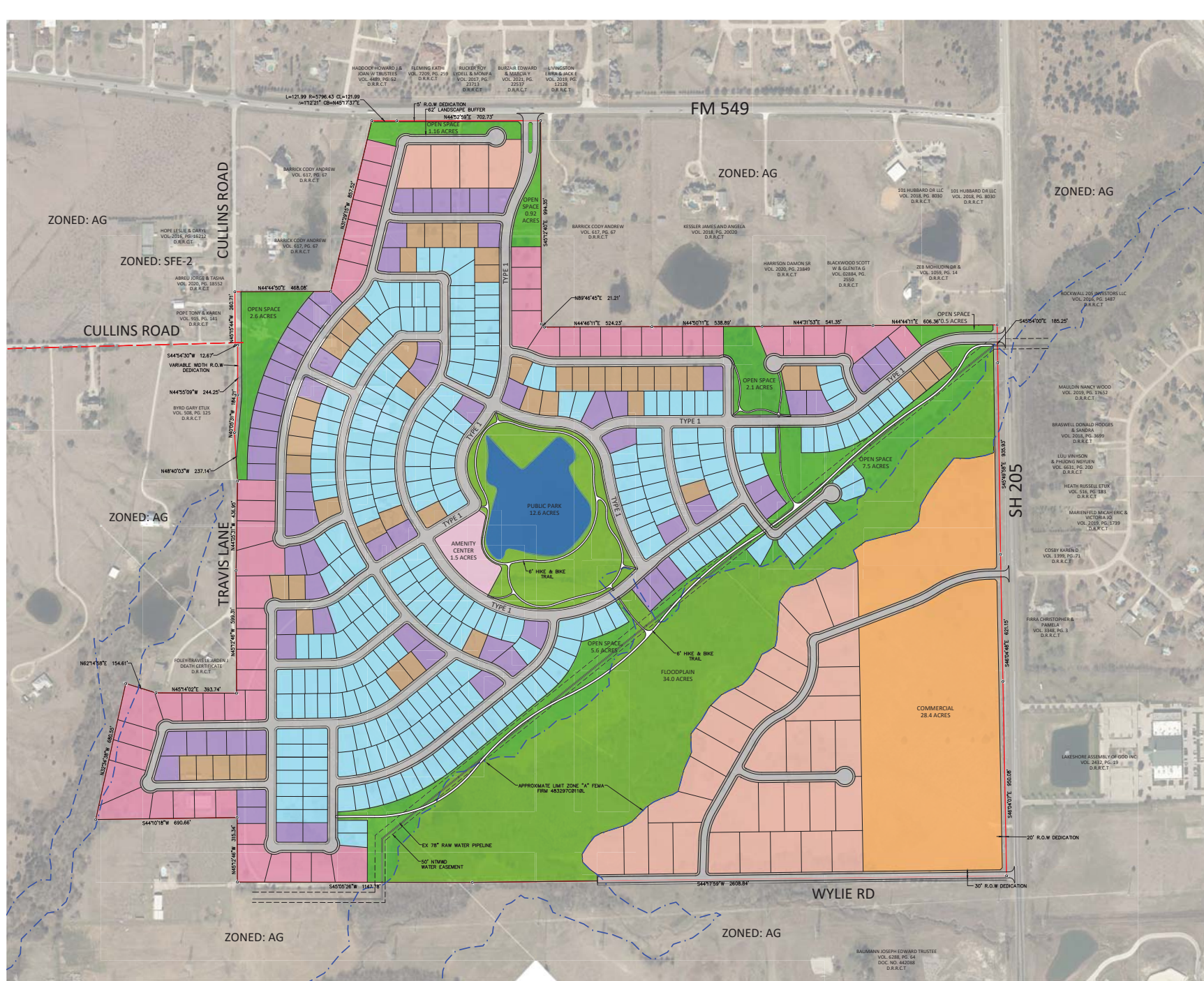
LOT TYPE	A	B	C	D	E
LOT COUNT	88	95	70	50	266
MINIMUM LOT AREA (SF)	30,000	14,000	11,000	9,000	7,200
MINIMUM LOT WIDTH (FT)*	120	90	80	80	62
MINIMUM LOT DEPTH (FT)	200	120	115	110	110
FRONT BUILDING SETBACK (FT)	30	20	20	20	20
REAR BUILDING SETBACK (FT)	30	20	20	20	20
SIDE BUILDING SETBACK - INTERIOR (FT)	15	10	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	50	65	65	65	65

*Measured at front building setback

STREET DESIGNATIONS

DESIGNATION	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH (B-B)
TYPE 1	MINOR COLLECTOR	60'	61'
TYPE 2	LOCAL RESIDENTIAL	50'	29'

NOTE: ALL INTERNAL STREETS SHALL BE TYPE 2 EXCEPT WHERE INDICATED



CONCEPT PLAN
HIGH GATE
 264.5 Acres
 Rockwall, Texas

J. VOLK consulting
 830 Central Parkway East, Suite 300
 Plano, Texas 75074
 972.201.3100 Texas Registration No. F-11962

ZONING CASE #2021-057

SAUBMAN EDWARD TRUSTEE
 VOL. 4288, PG. 64
 DOC. NO. 482888
 D.R.R.C.T.

18 SOUTHWEST RESIDENTIAL DISTRICT

 = SUBJECT PROPERTY

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

- 1 **Suburban Residential.** This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

- 2 **Commercial/Industrial Land Uses.** The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (i.e. *residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

- 3 **Transitional Areas.** The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

- 4 **Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street).** The intersection at Sids Road and S. Goliad Street [SH-205] -- also identified as the future intersection of SH-276 and S. Goliad Street -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [SH-205]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



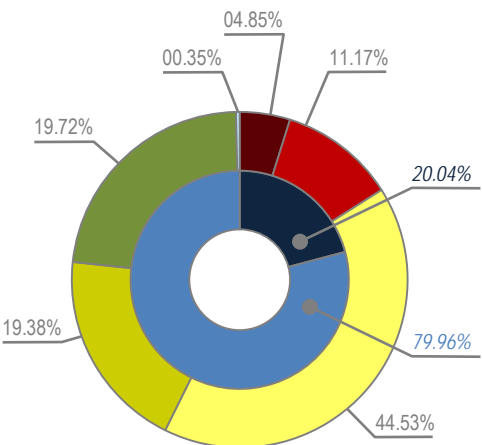
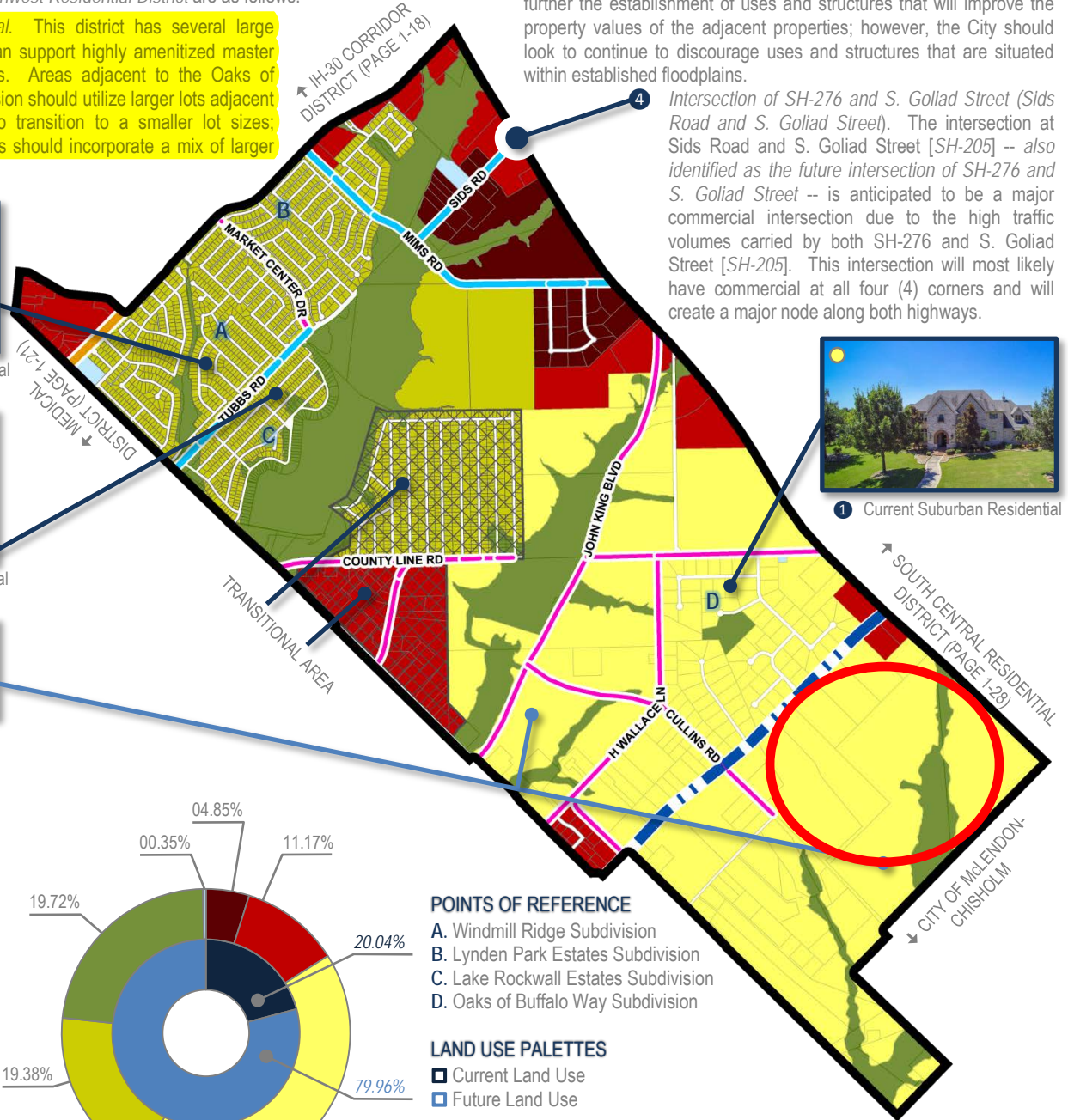
1 Current Suburban Residential



1 Current Suburban Residential



1 Future Suburban Residential



POINTS OF REFERENCE

- A. Windmill Ridge Subdivision
- B. Lynden Park Estates Subdivision
- C. Lake Rockwall Estates Subdivision
- D. Oaks of Buffalo Way Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

BUILD OUT	4,251
	14,108
% OF ROCKWALL	10.95%
	10.34%
	12.49%
CURRENT	2,190
	188
	7,437

COMMERCIAL	20.04%		MINOR COLLECTOR
RESIDENTIAL	79.96%		M4D
MIXED USE	0.00%		M4U
			TXDOT 4D

GOAL 02 | INFILL DEVELOPMENT

Preserve and enhance the City's established residential neighborhoods and encourage appropriate infill development when pertinent to a revitalization effort.

GOAL 03 | EXISTING NEIGHBORHOODS

Promote clean, safe, healthy, and active neighborhoods.

POLICIES

- 1 Look for opportunities to provide sidewalks and trail connections to existing single-family neighborhoods for the purpose of promoting walkability within the community. This will also provide connections to parks and commercial activity centers.
- 2 Continue to strictly enforce the property maintenance code to ensure that all residential properties are maintained to at least the minimum standard.
- 3 Look for opportunities to foster stronger relationships and better communication with Homeowner's Associations and Neighborhood groups.

02.02 GENERAL RESIDENTIAL/MASTER PLANNED COMMUNITIES

GOAL 01 | MASTER PLANNED COMMUNITIES

Encourage large master planned communities that incorporate a mixture of land uses (*i.e. residential, commercial, etc.*), unit types and lot sizes to create neighborhoods with unique identities and to facilitate the proper transition between land uses.

POLICIES

- 1 All new developments should include a range of high quality, well-constructed, and appropriately planned residential unit types.
- 2 Large residential developments and master planned communities should require differing residential home types, lot sizes and land uses in the overall development plan.
- 3 Large residential developments should include ten (10) percent housing that is suitable for young persons, empty nesters, and the elderly for the purpose of creating a master planned community¹.

¹ *Master Planned Community: Communities that incorporate a variety of housing that cater to the full life*

These units may include townhouse², garden homes³, lofts⁴, guest homes⁵, and live/work units⁶.

- 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.
- 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.
- 6 The residential development process should include consideration for the way in which residential and non-residential lots are laid out, and adjacency and accessibility to parks and open spaces should be optimized.

GOAL 02 | OPEN SPACE

Support the establishment of contiguous open spaces and encourage mixed lot sizes and layouts that will preserve open space.

POLICIES

- 1 When planning a residential development, open space, drainage areas, trails and tree groupings should be identified prior to laying out the development. This will lead to a development that places an

cycle of citizens. This includes housing for young singles, young professionals, professional couples, families with children, empty-nesters, retirees and seniors, and those requiring living assistance. This should include high-income homes of various types (e.g. large lot, small lot, townhome, loft and condominium) and more affordable housing types (small lot/small home, townhome, loft, condominium, and garden homes).

² *Townhouse: A single-family dwelling unit constructed in a series, or group of units having common walls, each on a separate lot.*

³ *Garden House: Single-family home with a house size that is a maximum of 1,500 SF. These are popular products for active adult/age-restricted communities and young professionals.*

⁴ *Loft: These units are typically located in association with retail (either above or in close proximity to) and generally include mezzanine space. They are often located above the first floor, which may be used for office or retail land uses.*

⁵ *Guest House: This is an accessory residential unit located on a single-family lot, which does not have a presence from the street. It will also include a separate entry from the main house. It is often constructed above the primary unit's garage or attached to the rear of the primary home.*

⁶ *Live/Work Unit: A live/work unit is a residential unit that includes the capability for the ground floor space adjacent to the front sidewalk to become an allowed business use.*

emphasis on preserving the natural environment.

- 2 Open space should be preserved and utilized in a manner that will contribute significantly to the surrounding development and the City as a whole.

GOAL 03 | PUBLIC PARKS AND PRIVATE OPEN SPACE

Encourage all residential developments to incorporate open space that can serve as a public park or privately maintained open space.

POLICIES

- 1 All residential development -- five (5) acres or greater -- should consist of a minimum of 20% open space as calculated by the gross land area. Floodplain should be counted at a rate of ½-acre for every acre provided (*e.g. ten [10] acres of floodplain dedicated as open space would count as five [5] acres of open space*).
- 2 Public parks should be established per the *Parks, Recreation & Open Space Master Plan* to ensure that all residential communities have access to high quality recreational park amenities.
- 3 In general, parks and private open space should have a minimum width/depth of 50-feet and be contiguous throughout the development.
- 4 All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas.
- 5 Developments should incorporate privately maintained open space in the form of landscaped medians, boulevards, landscape islands, and conservation areas to provide a heightened sense of green space.

GOAL 04 | CONNECTIVITY

Encourage connectivity between residential and non-residential developments.

POLICIES

- 1 A hike-and-bike trail system should connect residential units, parks, schools, retail, employment, and entertainment centers where possible. These trail connections should be primarily off-street/dedicated trails, and only be located adjacent to streets in retail areas,

or where it is absolutely necessary for continuity.

- 2 Use berms and buffers to transition land uses as opposed to walls. This creates a natural transition in which trails can be incorporated to connect residential areas with non-residential areas.

02.03 SINGLE FAMILY/SUBURBAN RESIDENTIAL

GOAL 01 | UNIQUE AND DISTINCTIVE NEIGHBORHOODS

Encourage single-family/suburban developments that will have a distinctive and unique identity and create a sense of place, resulting in a neighborhood of enduring value.

POLICIES

- 1 Preserve contiguous open space and integrate it into the neighborhood as common greens, boulevards, recreation areas, trails, private open space, public parks, and for the preservation of floodplain.
- 2 To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, the house on the property should face onto the park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a meow-type street design.
- 3 Locate single-family lots in a manner that ensures a mixture of amenities can be provided (e.g. ensuring a close proximity to open space and access to retail services, preserving unique views, etc.).
- 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.
- 5 Design neighborhoods utilizing the Housing Tree Model⁷.
- 6 Only allow increased densities (i.e. up to 2½ units per gross acre for properties identified as Low Density Residential

⁷ Housing Tree Model: A method of laying of single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.

[LDR] and up to 3½ units per gross acre for properties identified as Medium Density Residential (MDR) for Planned Development Districts that are in conformance with all applicable residential requirements, incorporate a mixture of land uses, and provide increased amenities. Increased amenities in this case refers to developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreational facilities, (3) amenity/recreation center, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council.

GOAL 02 | SINGLE-FAMILY DEVELOPMENT STANDARDS

- 1 Maintain high single-family development standards and review these standards on an annual basis to ensure that the City's subdivisions retain their value over time.

GOAL 03 | HOUSING STRATEGIES AND DESIGN STANDARDS

Use targeted housing strategies and design standards to create distinct areas with a broad range of housing product within the City that will help maintain long-term values.

POLICIES

- 1 Encourage Suburban Design⁸ and Traditional Neighborhood Design (TND)⁹ principles in specified areas of the City (see the individual district strategies contained in Chapter 1, Land Use &

⁸ Suburban Design is a traditional development model for suburban residential that tends to follow the neighborhood concept model, which places commercial developments adjacent to major intersections and creates a distinct separation of the commercial and residential land uses. These developments typically embrace the City's standard street cross sections, provide a limited range of housing product (i.e. the majority single-family detached housing) on larger lots, incorporating green spaces and public/private parks as amenities and at times will incorporate schools within walking distance of the residential.

⁹ Traditional Neighborhood Development or Traditional Neighborhood Design (TND) is a development model that utilizes traditional town planning principles to create village-style developments. To qualify as a TND, a project should incorporate a range of housing types, a network of well-connected streets and blocks, vibrant public spaces, and have amenities and institutions within walking distance of residences.



Stone Creek Subdivision: Representative housing product from the Stone Creek Subdivision, which commenced construction in 2007 and is currently in the final phases of development.



Breezy Hill Subdivision: Representative housing product from the Breezy Hill Subdivision, which commenced construction in 2011 and is currently in the final phases of development.



Fontanna Ranch Subdivision: Representative housing product from Fontanna Ranch, Phase 3, which is currently under construction.



Caruth Lakes Subdivision: Representative housing product from the final phases of the Caruth Lakes Subdivision.



Lakeview Summit: Representative housing product from Lakeview Summit, Phase 4, which commenced construction in 2015-2016.

CITY OF ROCKWALL

ORDINANCE NO. 22-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 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, 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 Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate, LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [50.00-Acres], 17-14 [26.452-Acres], 17-15 [134.33-Acres], 17-16 [43.60-Acres], & 40-8 [8.79-Acres] of the W. W. Ford Survey, Abstract No. 80, 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* depicted 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 residential development on 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 commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

SECTION 7. 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 8. 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 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF FEBRUARY, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 18, 2022

2nd Reading: February 7, 2022

Exhibit 'B':
Survey

BEING a 264.61-acre tract of land situated in the W. M. Ford Survey, Abstract Number 80, Rockwall County, Texas, and being all of a called 43.30-acre tract of land (*Tract 1*) and a called 212.55-acre tract of land (*Tract 2*) described by deed to Highgate Equestrian Center Property, L.P., recorded in County Clerk's *File Number 2007-375596*, Deed Records, Rockwall County, Texas, and being all of that certain tract of land described by deed to Rockwall Highgate, LTD., recorded in County Clerk's *File Number 2008-404731*, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said called 212.55-acre tract, being at the intersection of the southwest right-of-way line of State Highway No. 205, and the northwest line of Wylie Lane;
THENCE South 44 Degrees 31Minutes 24 Seconds West, along the northwest line of said Wylie Lane, a distance of 2609.49 feet, to a point for corner;

THENCE South 45 Degrees 18 Minutes 48 Seconds West, continuing along said northwest line, a distance of 1,147.99 feet, to the southwest corner of said called 43.30-acre tract;

THENCE North 45 Degrees 02 Minutes 31 Seconds West, departing said northwest line, and along the southwest line of said called 212.55-acre tract, a distance of 315.56-feet, to the easternmost corner of said called Rockwall Highgate tract;

THENCE South 44 Degrees 22 Minutes 37 Seconds West, departing said West line and along the southeast line of said Rockwall Highgate tract, a distance of 690.66-feet, to the southernmost corner of said Rockwall Highgate tract;

THENCE North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55-feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73-feet;

THENCE North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88-feet;

THENCE North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74-feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30-acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06-feet, to a point for corner;

North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95-feet, to a point for corner;
North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14-feet, to a point for corner;
North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23-feet, to a point for corner;
North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69-feet, to a point for corner;
South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69-feet, to a point for corner;

North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06-feet, to the lower northwest corner of said called 43.30-acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's *File Number 1998- 181246*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30-acre tract, being common with the South line of said Wilson tract, a distance of 467.61-feet, to the southeast corner of said Wilson tract;

Exhibit 'B':
Survey

North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30-acre tract, a distance of 857.52-feet, to the northwest corner of said called 43.30-acre tract, being on the South right-of-way line of FM Highway No. 549;

THENCE North 45 Degrees 31 Minutes 38 Seconds East, a long said South right-of-way line, a distance of 121.99-feet, to a point for corner;

North 45 Degrees 00 Minutes 31 Seconds East, continuing a long said South right-of-way line, a distance of 703.71-feet, to the upper northeast corner of said called 212.55-acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's *File Number 2010-436143*, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 2 12.55-acre tract, being common with the West line of said Barrick tract, a distance of 995.00-feet, to a point for corner;

THENCE South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21-feet, to a point for corner;

THENCE North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Barrick tract, a distance of 524.11-feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's *File Number 2014-16421*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Enloe tract, a distance of 539.08-feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493-acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in *Volume 2884, Page 250*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said called 12.493-acre tract, a distance of 541.09-feet, to the southeast corner of said called 12.493-acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's *File Number 1995-156072*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Zeb tract, a distance of 606.32-feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

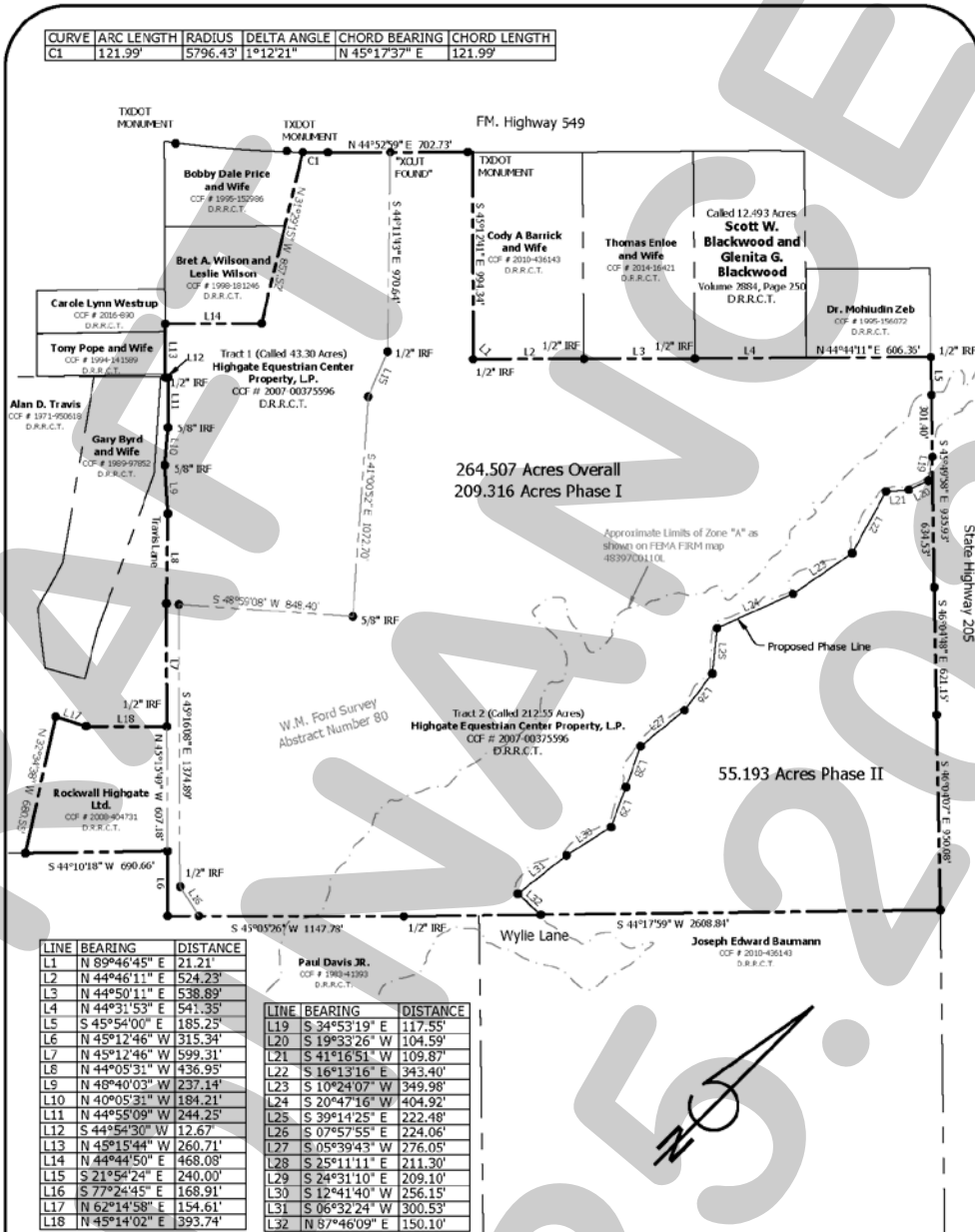
THENCE South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1,121.18-feet, to a point for corner;

THENCE South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15-feet, to a point for corner;

THENCE South 45 Degrees 50 Minutes 42 Seconds East, continuing a long said East right-of-way line, a distance of 951.25-feet, to the *POINT OF BEGINNING*, and containing 264.61-acres of land, more or less.

Exhibit 'B': Survey

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.99'	5796.43'	1°12'21"	N 45°17'37" E	121.99'



LINE	BEARING	DISTANCE
L1	N 89°46'45" E	21.21'
L2	N 44°46'11" E	524.23'
L3	N 44°50'11" E	538.89'
L4	N 44°31'53" E	541.35'
L5	S 45°54'00" E	185.25'
L6	N 45°12'46" W	315.34'
L7	N 45°12'46" W	599.31'
L8	N 44°05'31" W	436.95'
L9	N 48°40'03" W	237.14'
L10	N 40°05'31" W	184.21'
L11	N 44°55'09" W	244.25'
L12	S 44°54'30" W	12.67'
L13	N 45°15'44" W	260.71'
L14	N 44°44'50" E	468.08'
L15	S 21°54'24" E	240.00'
L16	S 77°24'45" E	168.91'
L17	N 62°14'58" E	154.61'
L18	N 45°14'02" E	393.74'

LINE	BEARING	DISTANCE
L19	S 34°53'19" E	117.55'
L20	S 19°33'26" W	104.59'
L21	S 41°16'51" W	109.87'
L22	S 16°13'16" E	343.40'
L23	S 10°24'07" W	349.98'
L24	S 20°47'16" W	404.92'
L25	S 39°14'25" E	222.48'
L26	S 07°57'55" E	224.06'
L27	S 05°39'43" W	276.05'
L28	S 25°11'11" E	211.30'
L29	S 24°31'10" E	209.10'
L30	S 12°41'40" W	256.15'
L31	S 06°32'24" W	300.53'
L32	N 87°46'09" E	150.10'

EXHIBIT SHOWING
264,507 Acres of land situated in the W.M. Survey, Abstract Number 80, Rockwall County, Texas.

Project Number: 180164 Date: February 18, 2019
 Revised Date:
 Revision Notes:
 Sheet 1 of 4



REALSEARCH OF TEXAS, LLC

P.O. Box 1006, Godley, Texas 76044
 Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
 "Thou shalt not remove thy neighbor's landmark" Deut. 19:14
 TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

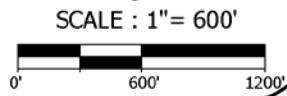


Exhibit 'C': Concept Plan



- LEGEND**
- TYPE A LOT
 - TYPE B LOT
 - TYPE C LOT
 - TYPE D LOT
 - TYPE E LOT
 - AMENITY CENTER
 - COMMERCIAL

LAND USE TABLE

LAND USE	AREA (AC)	PERCENT OF TOTAL
COMMERCIAL	28.1	10.7%
RESIDENTIAL	235.1	87.2%
TOTAL	263.2	100%

LAND USE	AREA (AC)	PERCENT OF TOTAL
TYPE A LOT	2.6	1.0%
TYPE B LOT	20.4	7.7%
TYPE C LOT	1.1	0.4%
TYPE D LOT	96.7	36.7%
TYPE E LOT	206.4	78.2%
AMENITY CENTER	1.1	0.4%
COMMERCIAL	28.1	10.7%

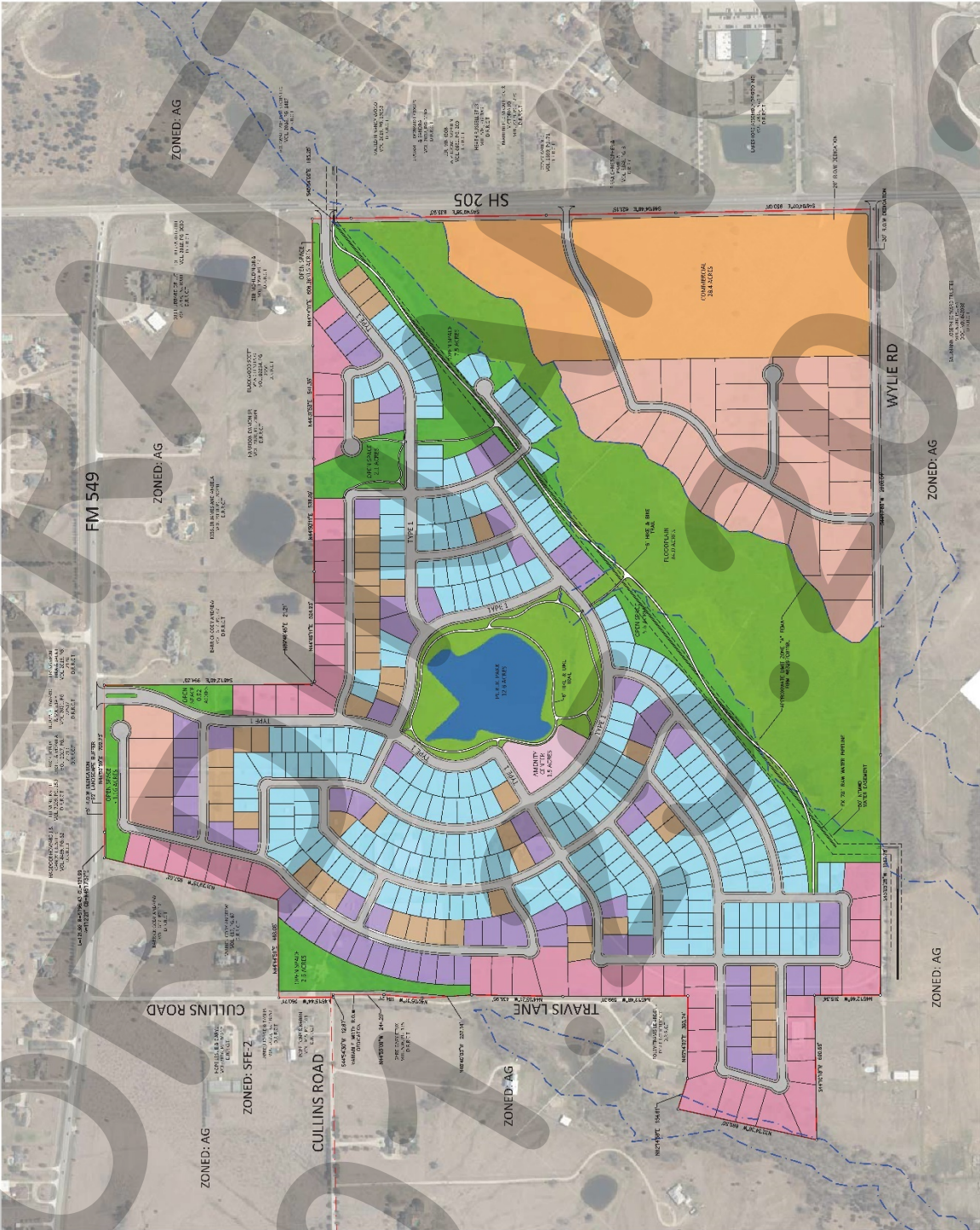
Open Space Ratio: 28% (see table above)
 Open Space: 73.7 AC (see table above)
 Open Space: 28.1% of 263.2 AC

LOT DIMENSION STANDARDS

LOT TYPE	MIN. WIDTH	MIN. DEPTH	MIN. AREA	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK
TYPE A	10	15	150	5	5	5
TYPE B	15	20	300	5	5	5
TYPE C	20	30	600	5	5	5
TYPE D	30	40	1200	5	5	5
TYPE E	40	50	2000	5	5	5

STREET DESIGNATIONS

STREET NAME	CLASSIFICATION	ROW WIDTH	RIGHT-OF-WAY WIDTH
WYLE RD	MAJOR COLLECTOR	60	100
SH 205	STATE HIGHWAY	100	100
FM 549	MAJOR COLLECTOR	60	100



**CONCEPT PLAN
HIGH GATE**
 264.5 Acres
 Rockwall, Texas

J. VOLK consulting
 830 Central Parkway, Suite 300
 Wylie, Texas 75094
 972.201.3100 | Texas Registration No. F-13952

ZONING CASE #2021-057

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) Residential Land Uses. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) Non-Residential Land Uses. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- Animal Boarding/Kennel without Outside Pens
- Animal Hospital or Clinic
- Convent, Monastery, or Temple
- Commercial Parking Garage
- Residence Hotel
- Motel
- Cemetery/Mausoleum
- Congregate Care Facility/Elderly Housing
- Emergency Ground Ambulance Services
- Hospital
- Mortuary or Funeral Chapel
- Temporary Carnival, Circus, or Amusement
- Private Sports Arena, Stadium, and or Track
- Portable Beverage Service Facility
- Temporary Christmas Tree Sales Lot and/or Similar Uses
- Copy Center
- Garden Supply/Plant Nursery
- Self Service Laundromat
- Night Club, Discotheque, or Dance Hall
- Pawn Shop
- Rental Store without Outside Storage and/or Display
- Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- Bail Bond Service
- Building and Landscape Material with Limited Outside Storage
- Building Maintenance, Service, and Sales without Outside Storage
- Furniture Upholstery/Refinishing and Resale
- Rental, Sales, and Service of Heavy Machinery and Equipment
- Research and Technology or Light Assembly

Exhibit 'D':
Density and Development Standards

- Trade School
- Minor Auto Repair Garage
- New or Used Boat and Trailer Dealership
- Self Service Car Wash
- New and/or Use Indoor Motor Vehicle Dealership/Showroom
- New Motor Vehicle Dealership-for Cars and Light Trucks
- Used Motor Vehicle Dealership-for Cars and Light Trucks
- Commercial Parking
- Non-Commercial Parking Lot
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Commercial Freestanding Antenna
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

- (2) *Residential 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>
<i>A</i>	120' x 200'	30,000 SF	35	07.07%
<i>B</i>	90' x 125'	14,000 SF	55	11.11%
<i>C</i>	80' x 115'	11, 000 SF	70	14.14%
<i>D</i>	80' x 110'	9,600 SF	53	10.71%
<i>E</i>	62' x 110'	7,200 SF	282	56.97%
<i>Maximum Permitted Units:</i>			495	100.00%

- (3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from that in Subsection (2), *Residential Lot Composition and Layout*, provided that the maximum allowed total dwelling units does not exceed 495 units provided [1] a minimum of 43.00% of the total lot count be comprised of *Lot Types 'A', 'B', 'C' & 'D'*, [2] a minimum of 30 *Lot Type 'A'* lots and 53 *Lot Type 'B'* lots are provided, and [3] a maximum of 57.00% *Lot Type 'E'* lots can be provided.

- (4) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

- (a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed 1.87 dwelling units per gross acre of land; however, in no case should the proposed development exceed 495 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

**Exhibit 'D':
Density and Development Standards**

Table 2: Lot Dimensional Requirements

<i>Lot Type (see Concept Plan) ▶</i>	A	B	C	D	E
<i>Minimum Lot Width</i> ⁽¹⁾	120'	90'	80'	80'	62'
<i>Minimum Lot Depth</i>	200'	125'	115'	110'	110'
<i>Minimum Lot Area (SF)</i>	30,000	14,000	11,000	9,600	7,200
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	30'	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	15'	10'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	15'	15'	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'	20'	20'
<i>Maximum Height</i> ⁽³⁾	35'	35'	35'	35'	35'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	30'	10'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	2,500	2,500	2,400	2,200	2,200
<i>Maximum Lot Coverage</i>	50'	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: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

(b) *Non-Residential!* Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(5) *Building Standards for Residential!* All residential 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,

Exhibit 'D':
Density and Development Standards

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. A total of 60% of all garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 40% of all garages shall be oriented in a *J-Swing* (or *Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, the following architectural elements must be incorporated into all garage configurations: [1] divided garage bay doors (i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent), [2] carriage style hardware and lighting, [3] decorative wood doors or wood overlays on insulated metal doors, and [4] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 1*.

... Continued on Next Page

**Exhibit 'D':
Density and Development Standards**

Figure 1. Examples of Enhanced Wood Garage Door



- (6) 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	120' x 200'	(1), (2), (3), (4)
B	90' x 125'	(1), (2), (3), (4)
C	80' x 115'	(1), (2), (3), (4)
D	80' x 110'	(1), (2), (3), (4)
E	62' x 110'	(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, FM-549 or Wylie Road 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.

Exhibit 'D':
Density and Development Standards

- (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.



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

- (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 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 and Wylie Road*), abutting open spaces, greenbelts and parks shall be required

Exhibit 'D':
Density and Development Standards

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-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.
 - (f) Fence in Easements. No fencing shall be constructed in or across North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.
- (8) 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 shrubbery shall have a minimum height of 48-inches each. 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) Landscaping in the Open Space Adjacent to the Entrance off of FM-549. The open space adjacent to the entrance drive off of FM-549 (*i.e. on the eastside of the entrance roadway*) shall incorporate a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, a row of canopy trees on 20-foot centers shall be planted along the entire length of the open space.
 - (3) Landscape Buffer and Sidewalks (SH-205). A minimum of a 30-foot landscape buffer shall be provided along SH-205 for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground

Exhibit 'D':
Density and Development Standards

cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. 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.

- (4) Landscape Buffer and Sidewalks (SH-205). A minimum of a 20-foot landscape buffer shall be provided for the *Commercial* property along SH-205 (*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 shall have a minimum height of 30-inches and a maximum 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 20-foot landscape buffer.
- (5) Commercial Landscape Buffer (Adjacent to Residential Properties). A minimum of a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.
- (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) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (e) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within detention areas, 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).
- (f) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (9) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (10) 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.

Exhibit 'D':
Density and Development Standards

- (11) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.
- (12) 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.
- (13) Park Improvements. All park improvements within this development -- *including all features outlined below* -- shall be maintained by the Homeowner's Association (HOA). The development of the 12.60-acre public park -- *as depicted in Exhibit 'C' of this ordinance* -- shall be developed with the first phase of the proposed subdivision and shall have fully established natural turf (*e.g. seeding process*) and be irrigated in accordance with the requirements of the Parks and Recreation Department of the City of Rockwall. This area shall also incorporate the following improvements:
- (A) An Eight (8) Foot Concrete *Hike & Bike Trail*.
 - (B) A Playground.
 - (C) A Plaza Area.
 - (D) A Covered Pavilion.
 - (E) A Picnic Area.
 - (F) Benches.
 - (G) Landscape Features (*e.g. Trees and Other Vegetation*).

All improvement will need to be approved and accepted by the Parks and Recreation Board after being reviewed and recommended by the Director of Parks and Recreation. The dedication of the proposed public park shall satisfy all cash-in-lieu of land fees associated with this proposed development. In addition, if the above stated improvements are greater than or equal to the required pro-rata equipment fees, then this fee shall be considered to be satisfied as well. The costs/receipts for the improvements will need to be reviewed and compared to the cost of the pro-rata equipment fees -- *and ultimately accepted* -- by the Parks and Recreation Board in order to be considered to be satisfied.

- (14) Open Space/Public Park. The development shall consist of a minimum of 20% open space (*or a minimum of 52.902-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. Of the total open space requirement, 1.402-acres of contiguous land shall be incorporated into the proposed 28.40-acre area designated as *Commercial* on the *Concept Plan* in *Exhibit 'C'* of this ordinance.
- (15) 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*.

Exhibit 'D':
Density and Development Standards

- (16) Trails. A minimum of a six (6) foot 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 *Public Park*.
- (17) 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*.
- (18) 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*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (19) 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.

Miller, Ryan

From: Miller, Ryan
Sent: Tuesday, December 21, 2021 10:24 AM
To: Brian Cramer
Cc: 'sasbury@3LRealtyGroup.com'
Subject: Project Comments: Z2021-057
Attachments: Draft Ordinance (12.16.2021).pdf; Engineering MarkUps (12.21.2021).pdf; Project Comments (12.21.2021).pdf

Mr. Cramer ... Attached to this email are the project comments/markups and draft ordinance for Case No. Z2021-057. Please review the draft ordinance and let me know if you have any issues or questions. All comments for this case will need to be addressed by January 4, 2022. The schedule of meetings for this case is as follows:

Planning and Zoning Commission Work Session Meeting: December 28, 2021
Planning and Zoning Commission Public Hearing: January 11, 2022
City Council Public Hearing/1st Reading: January 18, 2022
City Council 2nd Reading: February 7, 2022

All meetings will start at 6:00 PM in the City Council Chambers at City Hall, which is located at 385 S. Goliad Street [SH-205]. Please note that a representative will need to be present at each meeting. Should you have any additional questions 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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[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

Miller, Ryan

From: Brian Cramer <bcramer@ccdevtx.com>
Sent: Friday, January 7, 2022 10:53 AM
To: Miller, Ryan
Cc: Larry Corson; Tom Dayton (Tom.Dayton@JVolkConsulting.com); Jay Volk
Subject: Corson Cramer P&Z extension request
Attachments: Corson Cramer P&Z extension request.pdf

Ryan,

Per our conversation, attached is a letter requesting that our P&Z case be tabled until the January 25th meeting.

Thanks again for your guidance.

Brian Cramer

bcramer@ccdevtx.com

(214) 734-5924



www.corsoncramer.com

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Miller, Ryan

From: Brian Cramer <bcramer@ccdevtx.com>
Sent: Thursday, January 20, 2022 8:56 AM
To: Miller, Ryan; 'Tom Dayton'
Cc: Jay Volk
Subject: RE: Rockwall - Highgate

Okay, we can stick with the original language.

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, January 20, 2022 8:55 AM
To: Brian Cramer <bcramer@ccdevtx.com>; 'Tom Dayton' <tom.dayton@johnsonvolk.com>
Cc: Jay Volk <jay.volk@johnsonvolk.com>
Subject: RE: Rockwall - Highgate

Correct.



Ryan C. Miller, AICP

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

From: Brian Cramer <bcramer@ccdevtx.com>
Sent: Thursday, January 20, 2022 8:55 AM
To: Miller, Ryan <RMiller@rockwall.com>; 'Tom Dayton' <tom.dayton@johnsonvolk.com>
Cc: Jay Volk <jay.volk@johnsonvolk.com>
Subject: RE: Rockwall - Highgate

Ryan,

The anti-monotony language?

Brian

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, January 20, 2022 8:53 AM
To: 'Tom Dayton' <tom.dayton@johnsonvolk.com>; Brian Cramer <bcramer@ccdevtx.com>

Cc: Jay Volk <jay.volk@johnsonvolk.com>

Subject: RE: Rockwall - Highgate

Tom ... Are you sure you want this language? This was done before the new standards were adopted and would not conform to what is required today. I would advise you against this but will make whatever changes you want. 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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- 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: Tom Dayton <tom.dayton@johnsonvolk.com>

Sent: Thursday, January 20, 2022 8:51 AM

To: Miller, Ryan <RMiller@rockwall.com>; Brian Cramer <brcramer@ccdevtx.com>

Cc: Jay Volk <jay.volk@johnsonvolk.com>

Subject: RE: Rockwall - Highgate

Ryan. Please see the link below.

Also can you revise the 'Anti-Monotony Restrictions' language to match the language used from PD-82. <http://www.rockwall.com/pz/Planning/Planned%20Development%20Districts/PD-082.pdf>

Please let us know if you have any questions.

thanks

Citrix Attachments

Expires July 19, 2022

2147 - HIGHGATE - CONCEPT PLAN-24x36.pdf	4.4 MB
Draft Ordinance (01.04.2022)-tkd.docx	2.1 MB
park dedication markup.pdf	1.4 MB

[Download Attachments](#)

Tom Dayton uses Citrix Files to share documents securely.

Tom Dayton, PE | Vice President



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972-201-3100 ext. 202 (office)
682-225-7189 (mobile)
972-201-3099 (fax)
www.johnsonvolk.com

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

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Wednesday, January 19, 2022 6:14 PM
To: Brian Cramer <bcramer@ccdevtx.com>; Tom Dayton <tom.dayton@johnsonvolk.com>
Cc: Jay Volk <jay.volk@johnsonvolk.com>
Subject: RE: Rockwall - Highgate

Brian ... Just red line your changes and I will review them tomorrow. Thanks.

Ryan C. Miller, AICP
Director of Planning and Zoning
Planning and Zoning Department
City of Rockwall, Texas

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From: Tom Dayton <tom.dayton@johnsonvolk.com<mailto:tom.dayton@johnsonvolk.com>>
Sent: Wednesday, January 19, 2022 4:01 PM
To: Miller, Ryan <RMiller@rockwall.com<mailto:RMiller@rockwall.com>>
Cc: Jay Volk <jay.volk@johnsonvolk.com<mailto:jay.volk@johnsonvolk.com>>; Brian Cramer <bcramer@ccdevtx.com<mailto:bcramer@ccdevtx.com>>
Subject: Rockwall - Highgate

Ryan

Were you planning to send us back comments on the Jan. 4th PD ordinance we submitted? We don't have a copy of the word document you are using so we are making changes to the pdf copy you previously sent. I know you are wanting us to add some language in the PD about the park and we can do that, but can you send us the latest and greatest PD ordinance draft that has the Jan. 4th comments incorporated?

Thanks

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[cid:image006.png@01D80D5B.27AE29A0]
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From: Brian Cramer <bcramer@ccdevtx.com>
Sent: Thursday, January 20, 2022 3:40 PM
To: Miller, Ryan; 'Tom Dayton'
Cc: Jay Volk
Subject: RE: Rockwall - Highgate

Looks good. Thanks Ryan.

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, January 20, 2022 1:31 PM
To: 'Tom Dayton' <tom.dayton@johnsonvolk.com>; Brian Cramer <bcramer@ccdevtx.com>
Cc: Jay Volk <jay.volk@johnsonvolk.com>
Subject: RE: Rockwall - Highgate

All ... Attached is the updated PD ordinance. I included all of your changes, but I had to tweak the Park Improvements language to be specific to this development. I also tweaked the Open Space language to make sure the development met the 20% open space requirement. Please review this ordinance and let me know *by the end of the day* if you are good moving forward with this ordinance. If you have changes please red line them and send them back. 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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Maps<<https://rockwall.maps.arcgis.com/apps/webappviewer/index.html?id=08e04181992e4040980ba6ae2cd667b1>> |
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CODE<[http://www.rockwall.com/pz/Planning/Documents/Unified%20Development%20Code%20\(UDC\).pdf](http://www.rockwall.com/pz/Planning/Documents/Unified%20Development%20Code%20(UDC).pdf)>

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Miller, Ryan

From: Brian Cramer <bcramer@ccdevtx.com>
Sent: Friday, January 21, 2022 10:54 AM
To: Miller, Ryan
Subject: P&Z withdraw letter
Attachments: Corson Cramer P&Z withdraw.pdf

Ryan,

Per our conversation, attached is a letter withdrawing our zoning application.

We will be in touch soon with our thoughts moving forward. Have a great weekend.

Thanks,

Brian Cramer

bcramer@ccdevtx.com

(214) 734-5924



www.corsoncramer.com

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CORSON  CRAMER
DEVELOPMENT

January 21, 2022

Mr. Ryan Miller
385 S. Golid
Rockwall, TX 75087

Re: Highgate zoning

Dear Mr. Miller:

Corson Cramer Development is scheduled to have a Planning and Zoning Commission public hearing on January 25, 2022, regarding the zoning of approximately 265 acres located near the intersection of Hwy 205 and FM 549. We have received considerable feedback from our neighbors and are considering changes to the concept plan. As a result, we would like to request that our application be withdrawn at this time.

Sincerely,

Corson Cramer Development



Brian Cramer
MANAGING MEMBER