



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # P2022-039 P&Z DATE 08.30.2022 CC DATE 09/19/2022 Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

HPAB Application

- Exhibit

Miscellaneous Application

- Variance/Exception Request

- Copy of Ordinance (ORD# _____)
- Applications
- Receipt
- Location Map
- HOA Map
- PON Map
- FLU Map
- Newspaper Public Notice
- 500-foot Buffer Public Notice
- Project Review
- Staff Report
- Correspondence
- Copy-all Plans Required
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled Date _____
 - Cabinet # _____
 - 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)
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)
- FINAL PLAT (\$300.00 + \$20.00 ACRE)
- REPLAT (\$300.00 + \$20.00 ACRE)
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)

NOTES:

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.
A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1244 E Quail Run Rd Rockwall Texas 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE AG

PROPOSED ZONING PD

PROPOSED USE PD

ACREAGE 85.629

LOTS [CURRENT] 1

LOTS [PROPOSED] 250

- 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 R&R Hance Investments

APPLICANT Skorburg Company

CONTACT PERSON Larry Hance

CONTACT PERSON Humberto Johnson Jr. PE

ADDRESS 6946 Sperry St

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Dallas Texas 75214

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 214-207-4362

PHONE 682-225-5834

E-MAIL larryhance@gmail.com

E-MAIL jrjohnson@skorburgcompany.com

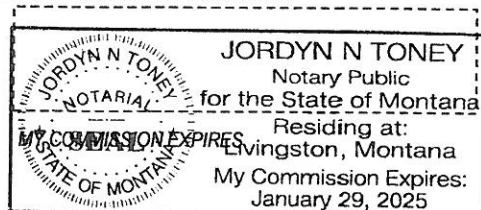
NOTARY VERIFICATION [REQUIRED]

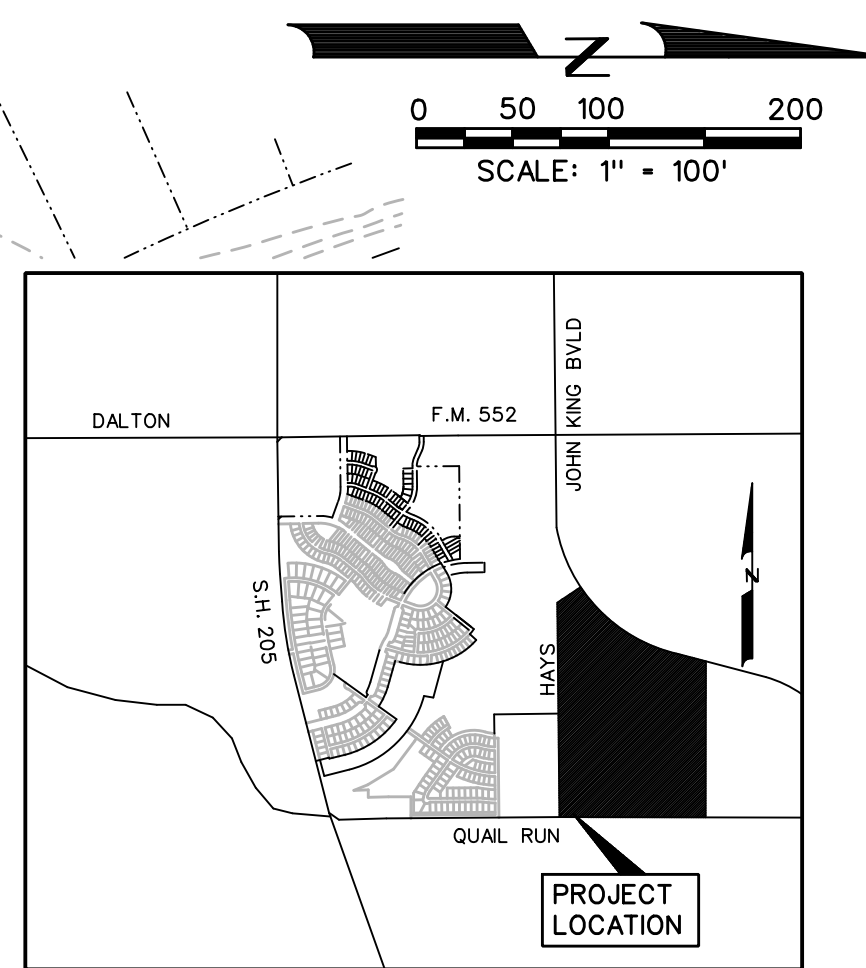
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry Hance [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 2868.87 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF AUGUST, 2022 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 11th DAY OF August, 2022.

[Signature]
OWNER'S SIGNATURE
NOTARY PUBLIC IN AND FOR THE STATE OF Montana
[Signature]
DEVELOPMENT APPLICATION





LOCATION MAP
N.T.S.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89° 40' 38" E	28.47'
2.	N 00° 19' 22" W	136.79'
3.	S 52° 12' 38" E	24.00'
4.	N 37° 47' 22" E	66.10'
5.	S 87° 00' 26" E	19.25'

LEGEND

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT OF WAY
- SF - SQUARE FEET
- PHASE LINE
- ↕ - STREET NAME CHANGE

TOTAL ACRES	85.157
TOTAL RESIDENTIAL LOTS	250
DENSITY	2.936
ZONING	PD
TOTAL OPEN SPACE ACRES	12.452
TOTAL AMENITY CENTER ACRES	4.817
PERCENTAGE OF OPEN SPACE	20.28%

MASTER PLAT OF
QUAIL HOLLOW
 LOTS 1-31, BLOCK A
 LOTS 1-13, BLOCK B
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 LOTS 1-7, BLOCK E
 LOTS 1-15, BLOCK F
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 LOTS 1-41, BLOCK H
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 LOTS 1-27, BLOCK K
 TOTAL ACRES 86.157
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 TOTAL OPEN SPACE LOTS 17
 PHASE I LOTS 116
 PHASE II LOTS 134
 OUT OF THE
 J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 R & R HANCE INVESTMENTS, L.P.
 6946 SPERRY STREET
 DALLAS, TEXAS 75214
 DEVELOPER
 SKORBURG COMPANY, LLC.
 8214 WESTCHESTER DRIVE, STE. 900
 DALLAS, TEXAS 75225
 PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

LAND USE SINGLE FAMILY DEVELOPMENT

AUGUST 2022 SCALE 1" = 100'
 CASE #P2022-xxx

QUAIL RUN VALLEY NO. 2
 CAB. E. SLD. 185

DRAINAGE EASEMENT
 DOC. NO. 2017000005568

R & R HANCE INVESTMENTS, L.P.
 VOL. 5-433, PG. 23

MICHEL & JENNIFER WILKINSON
 Doc. No. 2020-0000003578

CITY OF ROCKWALL GRID
 SYSTEM COORDINATES
 X 2598387.341 7036150.262
 Y 2598355.719 7037154.253
 ELEV. = 538.7

QUALICO DEVELOPMENT (US), INC.

GIDEON GROVE NORTH
 DOC. NO. 20190000006883

SADDLE STAR ESTATES
 SOUTH PHASE ONE
 DOC. NO. 20200000028575

CITY OF ROCKWALL GRID
 SYSTEM COORDINATES
 X 2598355.719 7037154.253
 Y 2598387.341 7036150.262
 ELEV. = 538.7

STONE CREEK PHASE X
 DOC. NO. 20200000028492

STONE CREEK PHASE VIII
 DOC. NO. 20190000004513

20' N.T.M.W.D. BENT
 VOL. 812, PG. 29

$\Delta = 38^\circ 06' 45''$
 $R = 320.00'$
 $L = 242.86'$
 $C = 208.96'$
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$\Delta = 28^\circ 29' 34''$
 $R = 1260.00'$
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 $B = S57^\circ 49' 05'' E$

$S01^\circ 26' 47'' E 1747.30'$

$N00^\circ 35' 35'' W 1480.61'$

$N00^\circ 35' 35'' W 311.11'$ $N00^\circ 35' 35'' W 287.09'$



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Planning and Zoning Department
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CONTACT PERSON Humberto Johnson Jr. PE

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ADDRESS 8214 westchester Dr STE 900

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CITY, STATE & ZIP Dallas, Tx 75225

PHONE 214-207-4362

PHONE 682-225-5834

E-MAIL larryhance@gmail.com

E-MAIL jrjohnson@skorburgcompany.com

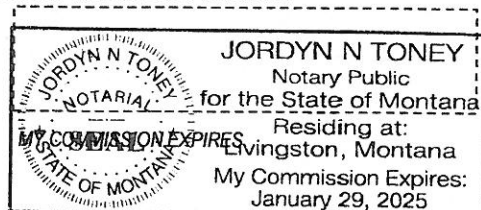
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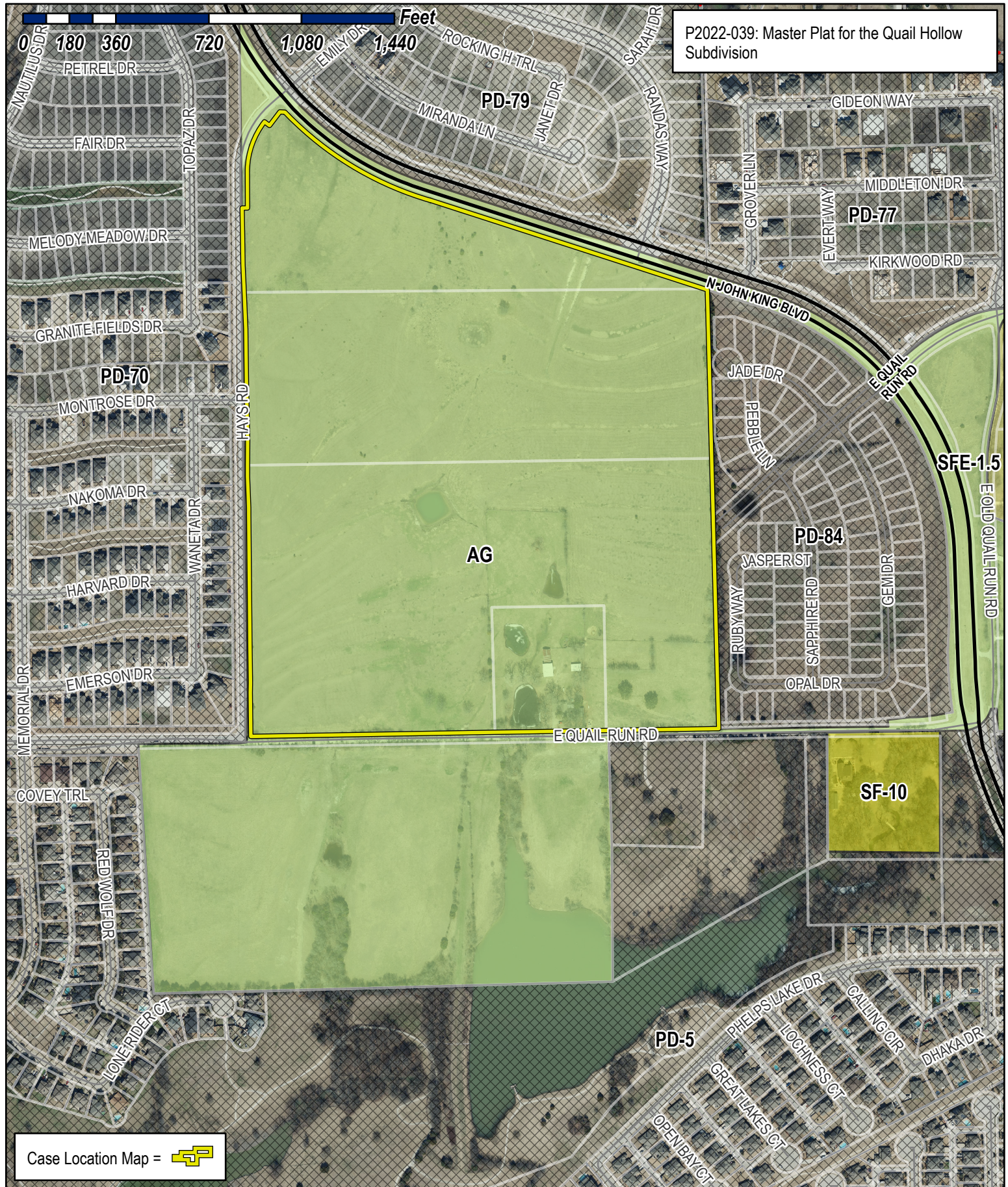
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P2022-039: Master Plat for the Quail Hollow Subdivision

Case Location Map = 

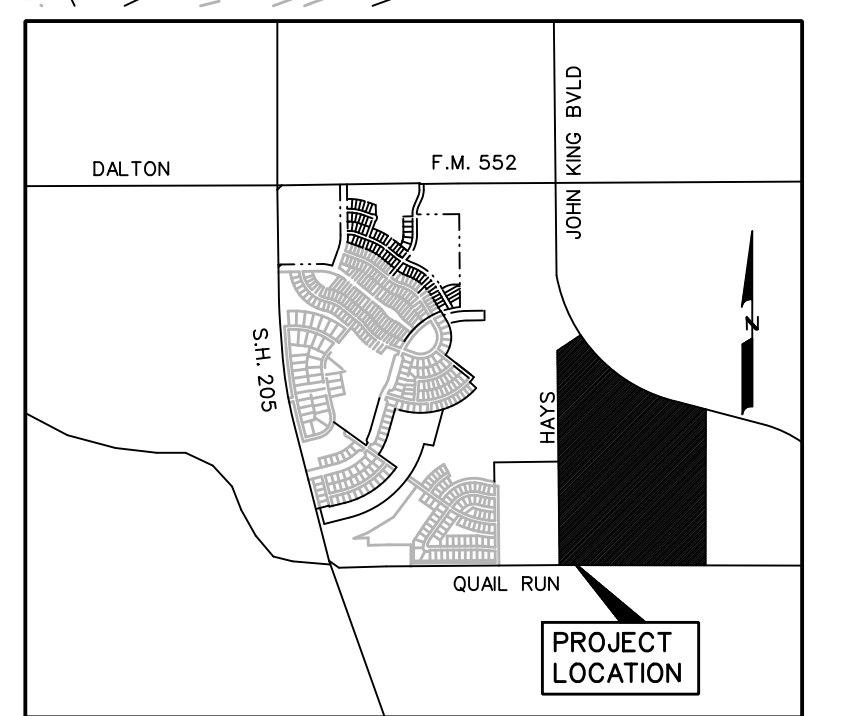
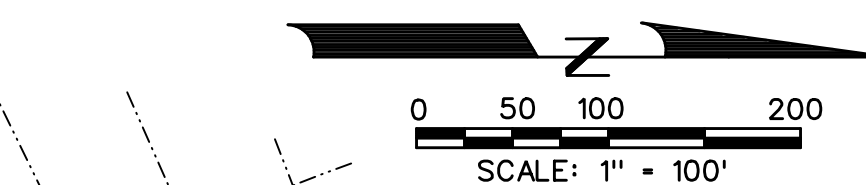


City of Rockwall

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

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





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N.T.S.

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PHASE I LOTS 116
 PHASE II LOTS 134
 OUT OF THE
 J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
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 OWNER
 R & R HANCE INVESTMENTS, L.P.

6946 SPERRY STREET
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 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

LAND USE SINGLE FAMILY DEVELOPMENT

AUGUST 2022 SCALE 1" = 100'
 CASE #P2022-xxx

PROJECT COMMENTS



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

DATE: 8/26/2022

PROJECT NUMBER: P2022-039
PROJECT NAME: Master Plat for Quail Hollow
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Bethany Ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a Master Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	08/26/2022	Approved w/ Comments

08/26/2022: P2022-039: Master Plat for the Quail Hollow Subdivision

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a Master Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (P2022-043) in the lower right-hand corner of all pages on future submittals.

M.4 Requests to change E. Quail Run Road to Bethpage Road will require approval from City Council pending a recommendation from the City's Street Naming Committee (SNC).

M.5 Provide the lot frontage of the lots fronting onto curvilinear streets, culdesacs, and eyebrows measured at the Front Yard Building Setback. (Planned Development 96)

M.6 Indicate all existing buildings. (Subsection 7.d.9, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.7 Provide a statement of service that indicates that the subdivision will be served by water, wastewater, roadway, and drainage facilities that have adequate capacity. (Subsection 7.d.13, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.8 Please review and correct all items listed by the Engineering Department.

M.9 Please submit an open space master plan showing the trails and open spaces. This will need to be reviewed by the Parks Department as part of their review of this Master Plat on September 7, 2022.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Meeting for this case will be held on September 13, 2022.

I.11 The projected City Council Meeting date for this case will be September 19, 2022.

I.12 Please note that once the Master Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	08/25/2022	Needs Review

- 08/25/2022: - Additional easement width may be required along Quail Run ROW dedication.
- Sewer must be centered in easement (10' easement on each side of the line).
- I believe Granite Falls Dr. is not aligned in this location. Please align.

The following items are informational for the engineering design process.

General Items:

- 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 including walls 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:

- Flood and Detention Study required (must pay retainer to City before review).
 - Waters of the US and Wetlands Determination for all creeks and ponds.
 - Erosion setback required along creeks.
 - No detention in 100yr flood plain.
 - Detention is required. Post-Development C value is by zoning. No walls allowed in detention easement. Maximum slope is 4:1.
 - Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- Remove drainage areas from plat,

Water and Wastewater Items:

- Loop 8-inch Water Line on site
- Public sewer to be 8" minimum.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Gideon Grove Sewer Pro-rata \$361.54/acre
- Utility easement widths depends on size and depth of main.

Roadway Paving Items:

- Sidewalk to be installed along all roadways.
- No dead-end parking.
- Must construct Hays Road 60' ROW total and 16.5' paving with sidewalk
- Must construct E Quail Run Road (85' ROW, 2-25' paving with raised median) & min 24.5' along existing roadway from Hays to new E. Quail
- Internal streets to be 50' ROW with 29' B-B paving min.
- Must build the left turn lane on John King.

- 10' trail along John King

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	08/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/22/2022	Approved w/ Comments

08/22/2022: Peach Tree Dr. is too similar to an existing street name (Pecan Tree Dr. is available). Please submit alternative.

The street name Bethpage will have to be approved by City Council as a separate action since it is part of an existing street.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/19/2022	Approved

No Comments

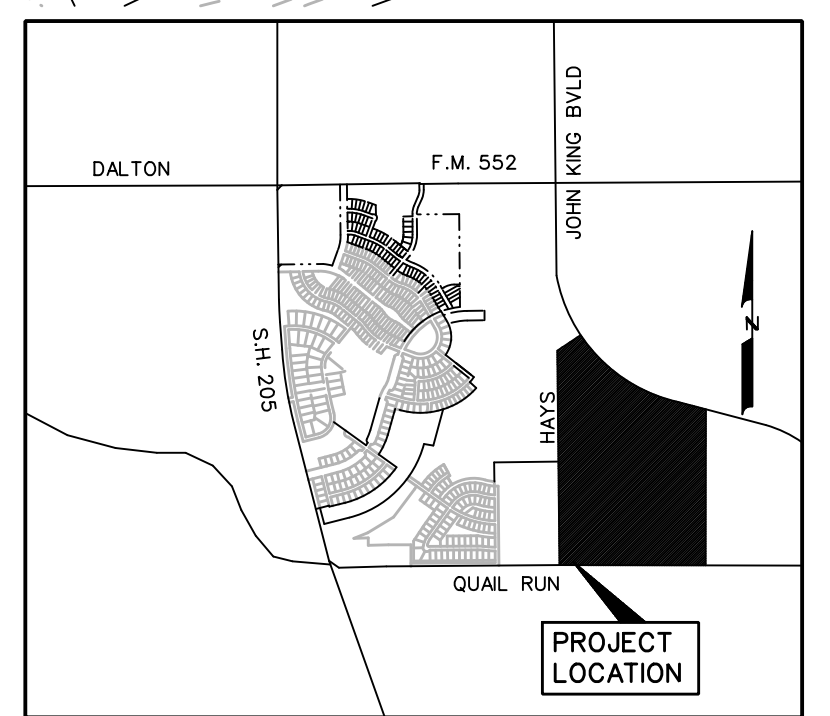
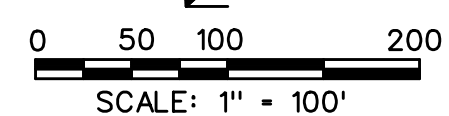
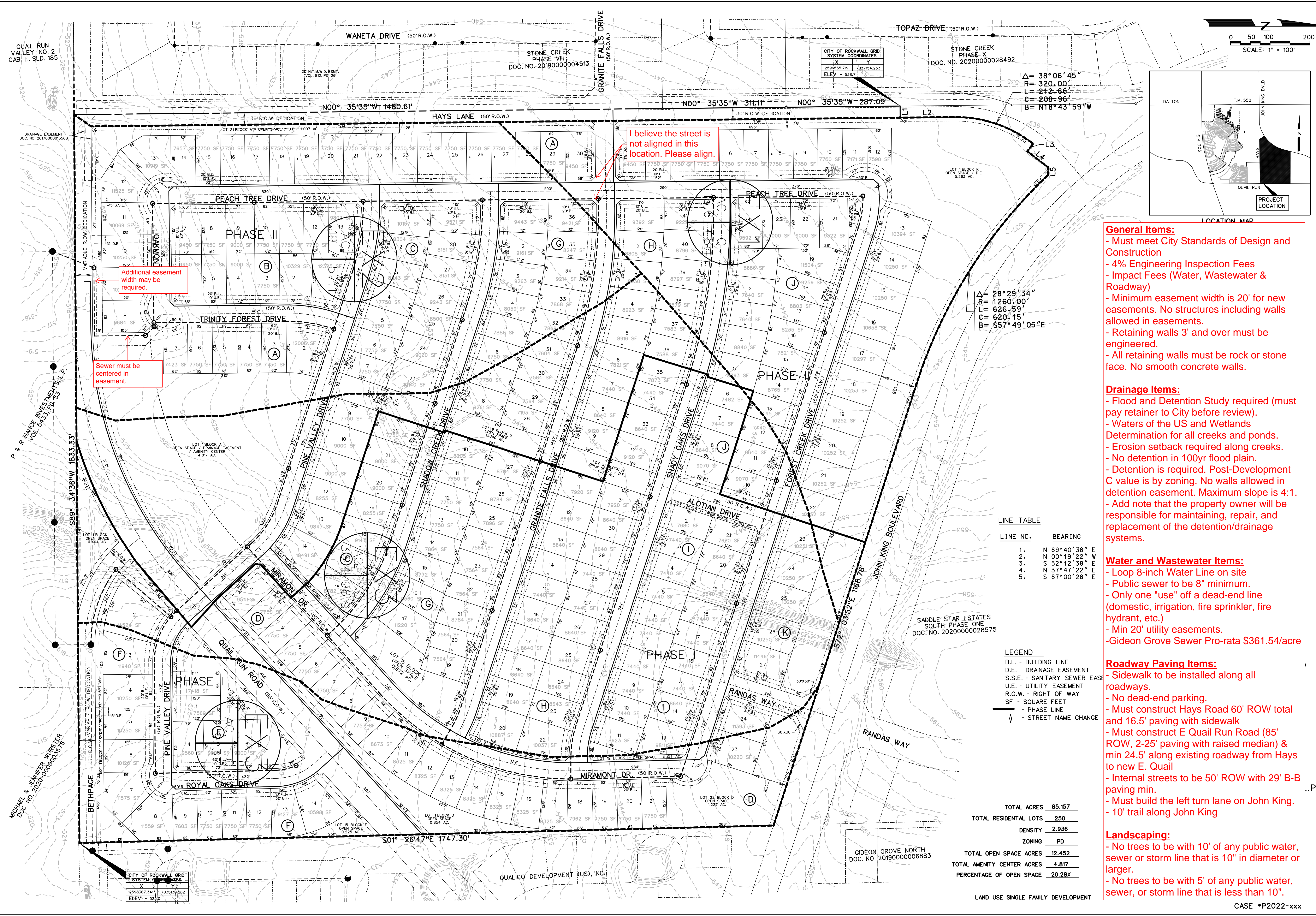
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/22/2022	Approved w/ Comments

08/22/2022: Park District 5

Cash in Lieu of Land \$516.00 x 250 lots = \$129,000.00

Pro Rata Equipment Fees \$489.00 x 250 lots = \$122,250.00

Total per lot (1) Lot \$1,005.00 x 250 lots = \$251,250.00



I believe the street is not aligned in this location. Please align.

Additional easement width may be required.

Sewer must be centered in easement.

$\Delta = 38^{\circ}06'45''$
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4.	N 37°47'22" E
5.	S 87°00'26" E

LEGEND

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT OF WAY
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- PHASE LINE
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TOTAL ACRES	85.157
TOTAL RESIDENTIAL LOTS	250
DENSITY	2.936
ZONING	PD
TOTAL OPEN SPACE ACRES	12.452
TOTAL AMENITY CENTER ACRES	4.817
PERCENTAGE OF OPEN SPACE	20.28%

LAND USE SINGLE FAMILY DEVELOPMENT

General Items:

- 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 including walls 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:

- Flood and Detention Study required (must pay retainer to City before review).
- Waters of the US and Wetlands Determination for all creeks and ponds.
- Erosion setback required along creeks.
- No detention in 100yr flood plain.
- Detention is required. Post-Development C value is by zoning. No walls allowed in detention easement. Maximum slope is 4:1.
- Add note that the property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

Water and Wastewater Items:

- Loop 8-inch Water Line on site
- Public sewer to be 8" minimum.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Gideon Grove Sewer Pro-rata \$361.54/acre

Roadway Paving Items:

- Sidewalk to be installed along all roadways.
- No dead-end parking.
- Must construct Hays Road 60' ROW total and 16.5' paving with sidewalk
- Must construct E Quail Run Road (85' ROW, 2-25' paving with raised median) & min 24.5' along existing roadway from Hays to new E. Quail
- Internal streets to be 50' ROW with 29' B-B paving min.
- Must build the left turn lane on John King.
- 10' trail along John King

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".



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:

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- PLAT REINSTATEMENT REQUEST (\$100.00)

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- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1244 E Quail Run Rd Rockwall Texas 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE AG

PROPOSED ZONING PD

PROPOSED USE PD

ACREAGE 85.629

LOTS [CURRENT] 1

LOTS [PROPOSED] 250

- 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 R&R Hance Investments

APPLICANT Skorburg Company

CONTACT PERSON Larry Hance

CONTACT PERSON Humberto Johnson Jr. PE

ADDRESS 6946 Sperry St

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Dallas Texas 75214

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 214-207-4362

PHONE 682-225-5834

E-MAIL larryhance@gmail.com

E-MAIL jrjohnson@skorburgcompany.com

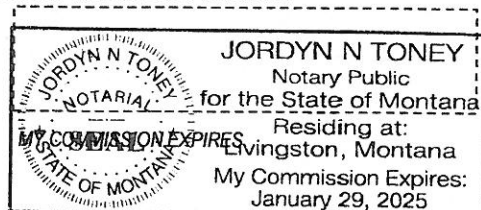
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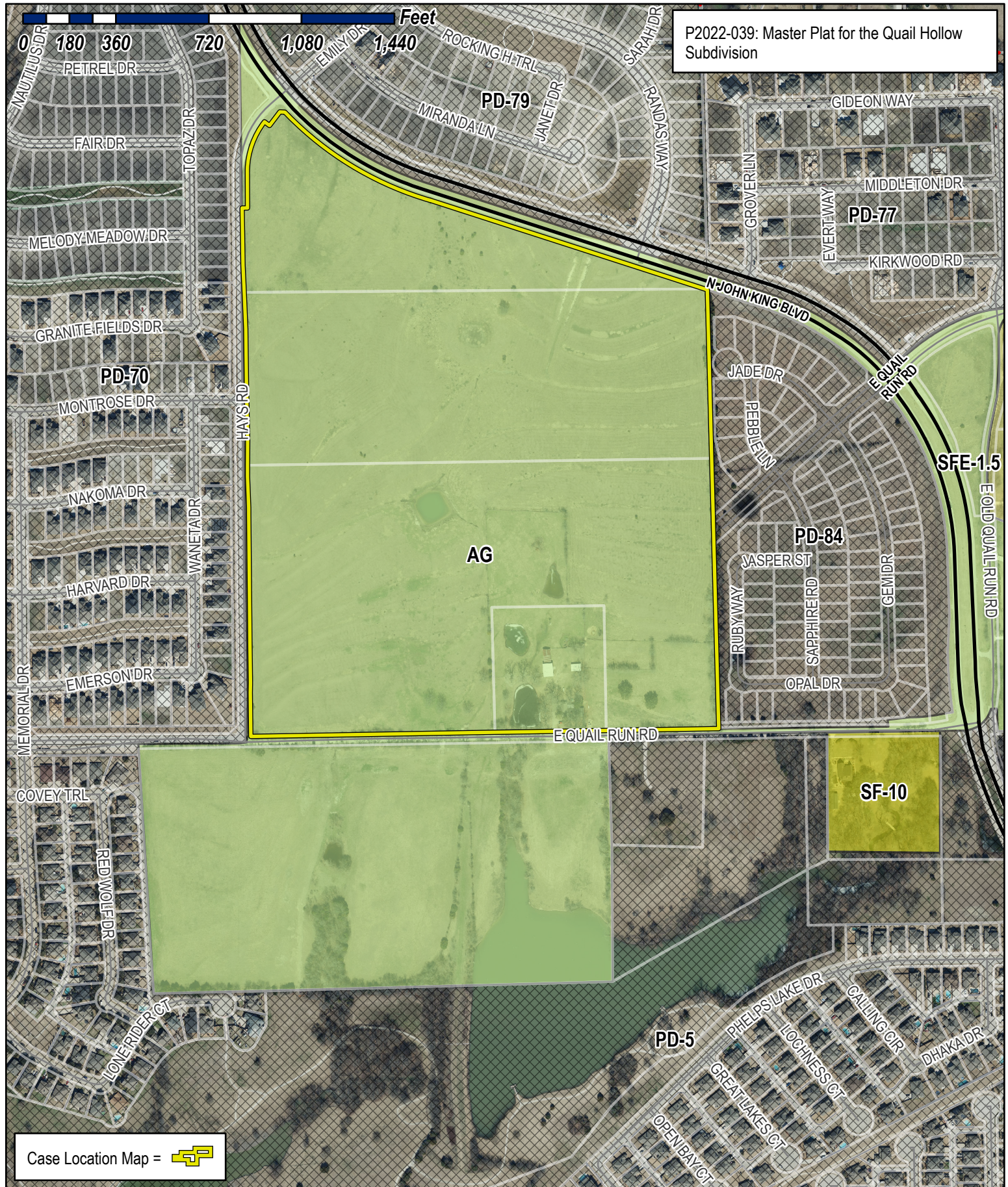
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry Hance [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 2868.87 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF AUGUST, 2022 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 11th DAY OF August, 2022.

[Signature]
OWNER'S SIGNATURE
NOTARY PUBLIC IN AND FOR THE STATE OF Montana
[Signature]
DEVELOPMENT APPLICATION





P2022-039: Master Plat for the Quail Hollow Subdivision

Case Location Map =

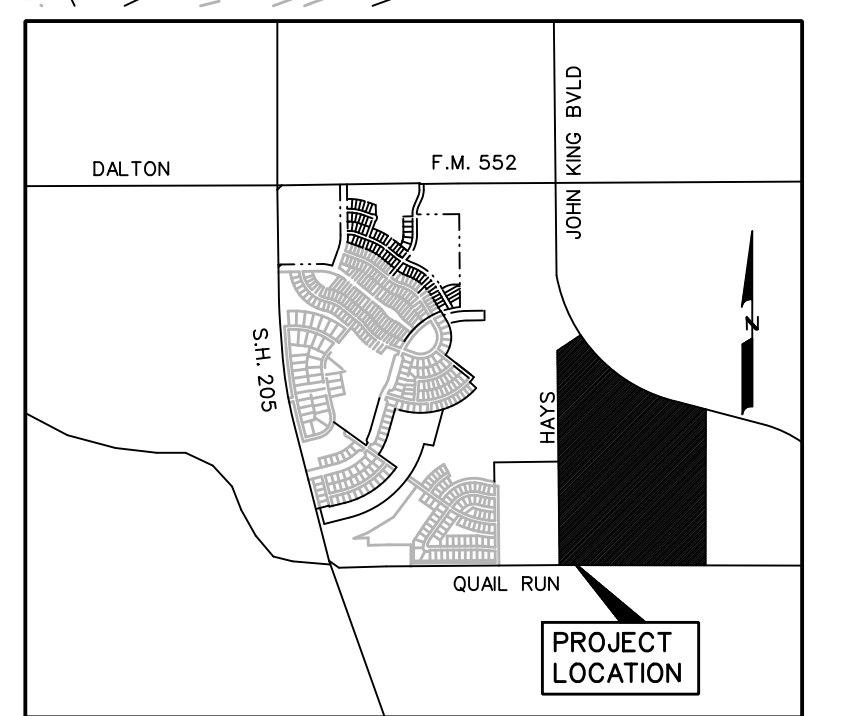
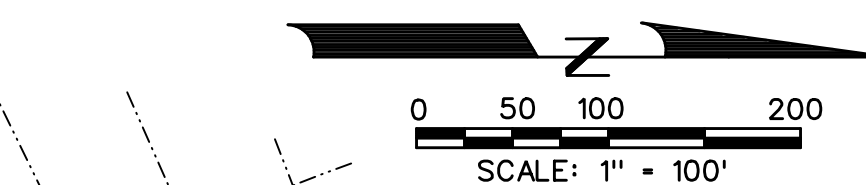


City of Rockwall

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

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LOCATION MAP
N.T.S.

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 $R = 320.00'$
 $L = 242.86'$
 $C = 208.96'$
 $B = N18^\circ 43' 59'' W$

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MASTER PLAT
 OF
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 LOTS 1-24, BLOCK J
 LOTS 1-27, BLOCK K
 TOTAL ACRES 86.157

TOTAL RESIDENTIAL LOTS 250
 TOTAL OPEN SPACE LOTS 17

PHASE I LOTS 116
 PHASE II LOTS 134
 OUT OF THE
 J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 R & R HANCE INVESTMENTS, L.P.

6946 SPERRY STREET
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 DEVELOPER
 SKORBURG COMPANY, LLC.
 8214 WESTCHESTER DRIVE, STE. 900
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 PREPARED BY
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 200 W. BELMONT, SUITE E
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 972-396-1200

LAND USE SINGLE FAMILY DEVELOPMENT

AUGUST 2022 SCALE 1" = 100'
 CASE #P2022-xxx



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: September 13, 2022
APPLICANT: Humberto Johnson JR; Skorburg Company
CASE NUMBER: P2022-039; *Master Plat for the Quail Hollow Subdivision*

SUMMARY

Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a *Master Plat* for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a *Master Plat* for the Quail Hollow Subdivision. The Quail Hollow Subdivision will be a two (2) phase, master planned community that will consist of 250 single-family residential lots on an 85.63-acre tract of land. The *Master Plat* indicates the location of the trails, canopy trees within the open space, and the amenities proposed for the public park. It should be noted that the applicant has also submitted a *Preliminary Plat* [*i.e.* Case No. P2022-037] concurrently with this *Master Plat*.
- The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [Case No. A1998-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,236 SF single-family home, [2] a 64 SF storage building, [3] a 2,400 SF metal storage building, [4] a 2,208 SF barn, [5] an 897 SF storage shed, and [6] an 864 SF storage building. All of these improvements were constructed in 1975. On August 15, 2022, the City Council approved *Ordinance No. 22-44* rezoning the subject property from an Agricultural (AG) District to Planned Development District 96 (PD-96).
- On September 7, 2022, the Parks and Recreation Board reviewed the *Master Plat* and made the following recommendations concerning the proposed subdivision.
 - (1) The property owner shall pay pro-rata equipment fees of \$122,250 (*i.e.* \$489.00 x 250 Lots).
 - (2) The property owner shall pay cash-in-lieu of land fees of \$129,000.00 (*i.e.* \$516.00 x 250 Lots)
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for master plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Master Plat for the *Quail Hollow Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Master Plat 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.

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CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

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SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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PROPOSED ZONING PD

PROPOSED USE PD

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

OWNER R&R Hance Investments

APPLICANT Skorburg Company

CONTACT PERSON Larry Hance

CONTACT PERSON Humberto Johnson Jr. PE

ADDRESS 6946 Sperry St

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Dallas Texas 75214

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 214-207-4362

PHONE 682-225-5834

E-MAIL larryhance@gmail.com

E-MAIL jrjohnson@skorburgcompany.com

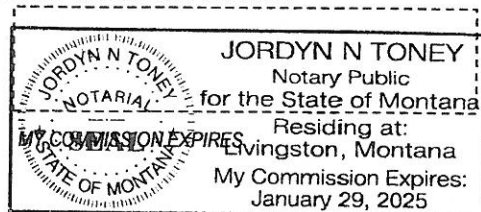
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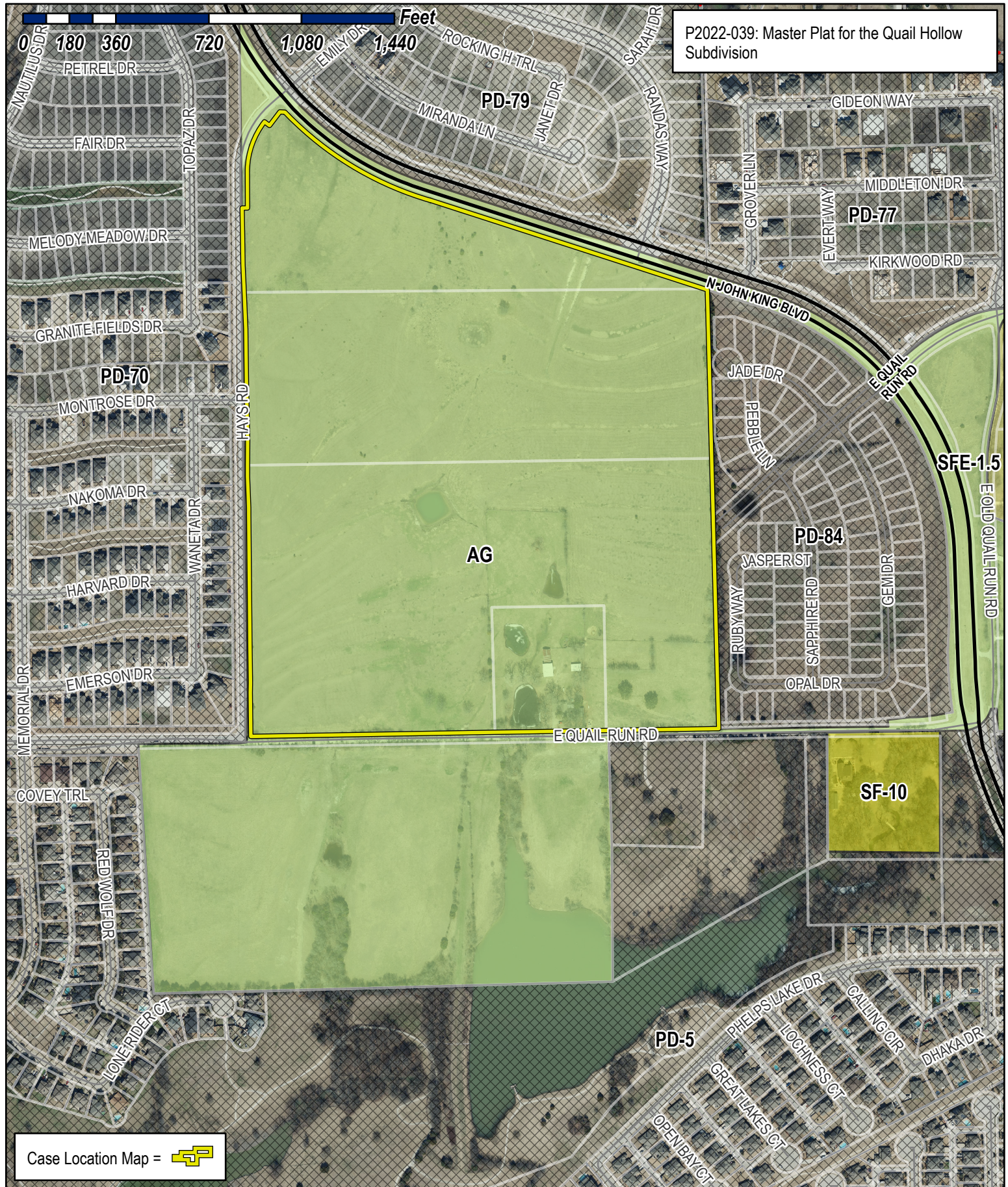
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF August, 2022.

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[Signature]
DEVELOPMENT APPLICATION





P2022-039: Master Plat for the Quail Hollow Subdivision

Case Location Map =

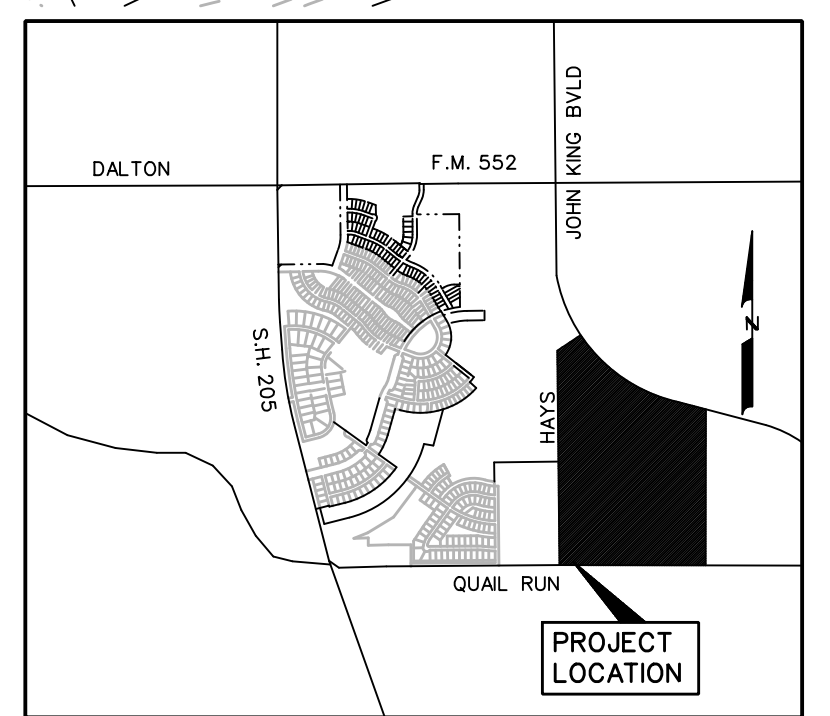
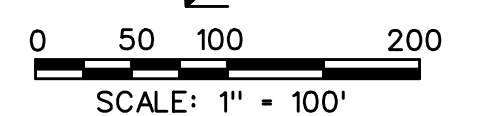


City of Rockwall

Planning & Zoning Department
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 PHASE II LOTS 134
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 ABSTRACT NO. 186
 IN THE
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 ROCKWALL COUNTY, TEXAS
 OWNER
 R & R HANCE INVESTMENTS, L.P.
 6946 SPERRY STREET
 DALLAS, TEXAS 75214
 DEVELOPER
 SKORBURG COMPANY, LLC.
 8214 WESTCHESTER DRIVE, STE. 900
 DALLAS, TEXAS 75225
 PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

LAND USE SINGLE FAMILY DEVELOPMENT

AUGUST 2022 SCALE 1" = 100'
CASE #P2022-043

QUAIL RUN VALLEY NO. 2
CAB. E. SLD. 185

R & R HANCE INVESTMENTS, L.P.
VOL. 5-433, PG. 23

MICHEL & JENNIFER WILKINSON
Doc. No. 2020-000003578

CITY OF ROCKWALL GRID
SYSTEM COORDINATES
X
2598387.341 7036150.262
Y
ELEV = 923.0

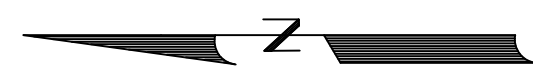
CITY OF ROCKWALL GRID
SYSTEM COORDINATES
X
2598335.719 7037154.253
Y
ELEV = 538.7

STONE CREEK PHASE X
DOC. NO. 2020000028492

STONE CREEK PHASE VIII
DOC. NO. 20190000004513

GIDEON GROVE NORTH
DOC. NO. 20190000006883

QUALICO DEVELOPMENT (US), INC.

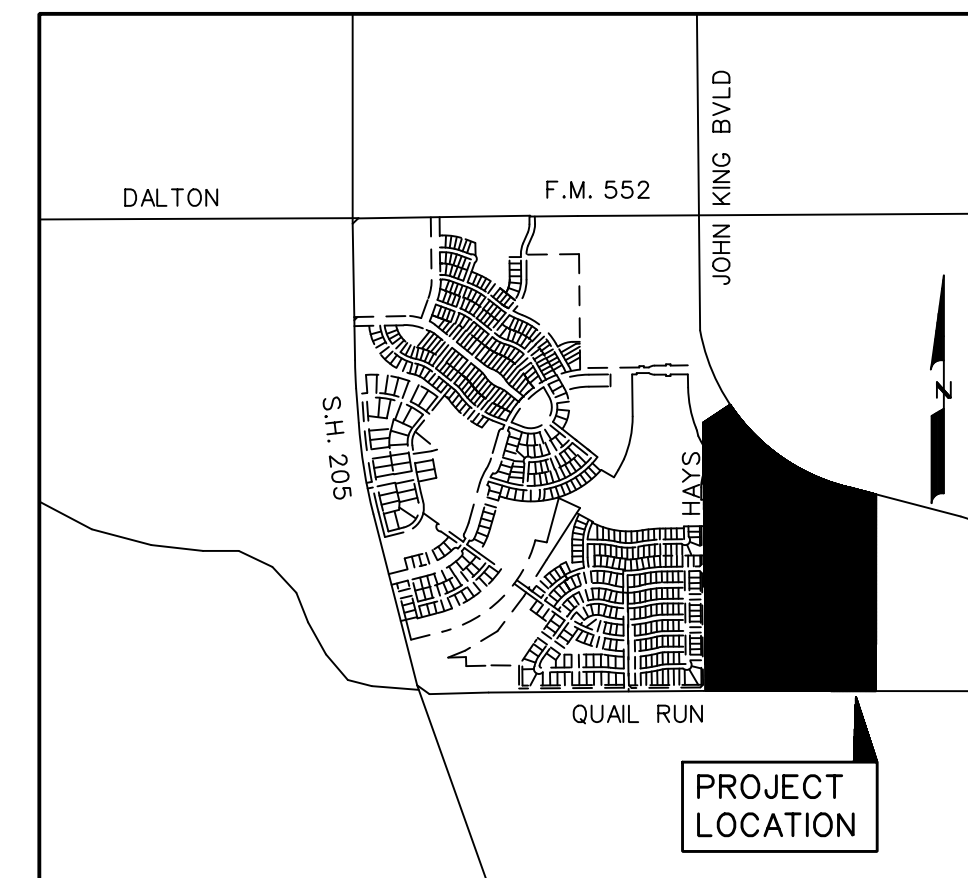
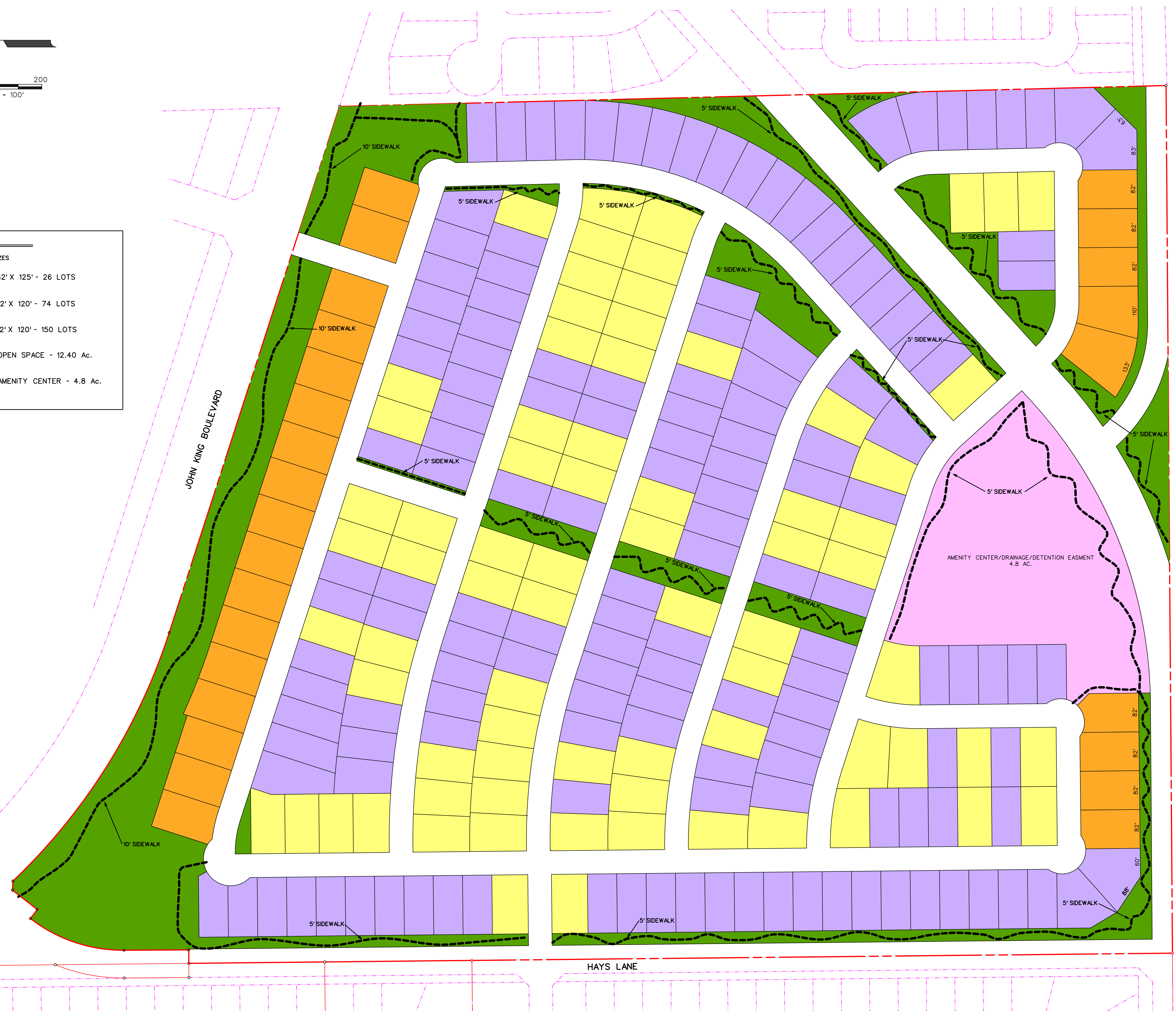


0 50 100 200
SCALE: 1" = 100'

LEGEND

TYPICAL LOT SIZES

- 82' X 125' - 26 LOTS
- 72' X 120' - 74 LOTS
- 62' X 120' - 150 LOTS
- OPEN SPACE - 12.40 Ac.
- AMENITY CENTER - 4.8 Ac.



LOCATION MAP
N.T.S.

TOTAL ACRES	85.63
TOTAL RESIDENTIAL LOTS	250
RESIDENTIAL DENSITY	2.92
OPEN SPACE PERCENTAGE	20.09%

OPEN SPACE
MASTER PLAN
OF
HANCE TRACT
SITUATED IN THE
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IN THE
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ROCKWALL COUNTY, TEXAS
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6946 SPERRY STREET
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PREPARED BY
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

SEPTEMBER 2022 SCALE 1" = 100'

CASE NO. ???



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: September 19, 2022
APPLICANT: Humberto Johnson JR; Skorburg Company
CASE NUMBER: P2022-039; *Master Plat for the Quail Hollow Subdivision*

SUMMARY

Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a *Master Plat* for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a *Master Plat* for the Quail Hollow Subdivision. The Quail Hollow Subdivision will be a two (2) phase, master planned community that will consist of 250 single-family residential lots on an 85.63-acre tract of land. The *Master Plat* indicates the location of the trails, canopy trees within the open space, and the amenities proposed for the public park. It should be noted that the applicant has also submitted a *Preliminary Plat* [*i.e. Case No. P2022-037*] concurrently with this *Master Plat*.
- The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,236 SF single-family home, [2] a 64 SF storage building, [3] a 2,400 SF metal storage building, [4] a 2,208 SF barn, [5] an 897 SF storage shed, and [6] an 864 SF storage building. All of these improvements were constructed in 1975. On August 15, 2022, the City Council approved *Ordinance No. 22-44* rezoning the subject property from an Agricultural (AG) District to Planned Development District 96 (PD-96).
- On September 7, 2022, the Parks and Recreation Board reviewed the *Master Plat* and made the following recommendations concerning the proposed subdivision.
 - (1) The property owner shall pay pro-rata equipment fees of \$122,250 (*i.e. \$489.00 x 250 Lots*).
 - (2) The property owner shall pay cash-in-lieu of land fees of \$129,000.00 (*i.e. \$516.00 x 250 Lots*)
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for master plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Master Plat for the *Quail Hollow Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Master Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On September 13, 2022, the Planning and Zoning Commission recommended approval of the Master Plat with a vote of 6-0, with Commissioner Welch absent.



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)
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)
- FINAL PLAT (\$300.00 + \$20.00 ACRE)
- REPLAT (\$300.00 + \$20.00 ACRE)
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)

NOTES:

- 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.
- A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1244 E Quail Run Rd Rockwall Texas 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE AG

PROPOSED ZONING PD

PROPOSED USE PD

ACREAGE 85.629

LOTS [CURRENT] 1

LOTS [PROPOSED] 250

- 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 R&R Hance Investments

APPLICANT Skorburg Company

CONTACT PERSON Larry Hance

CONTACT PERSON Humberto Johnson Jr. PE

ADDRESS 6946 Sperry St

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Dallas Texas 75214

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 214-207-4362

PHONE 682-225-5834

E-MAIL larryhance@gmail.com

E-MAIL jrjohnson@skorburgcompany.com

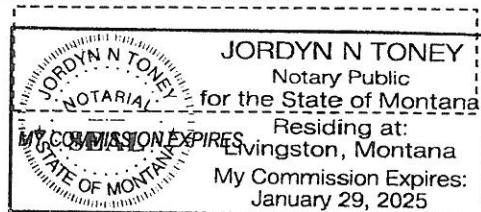
NOTARY VERIFICATION [REQUIRED]

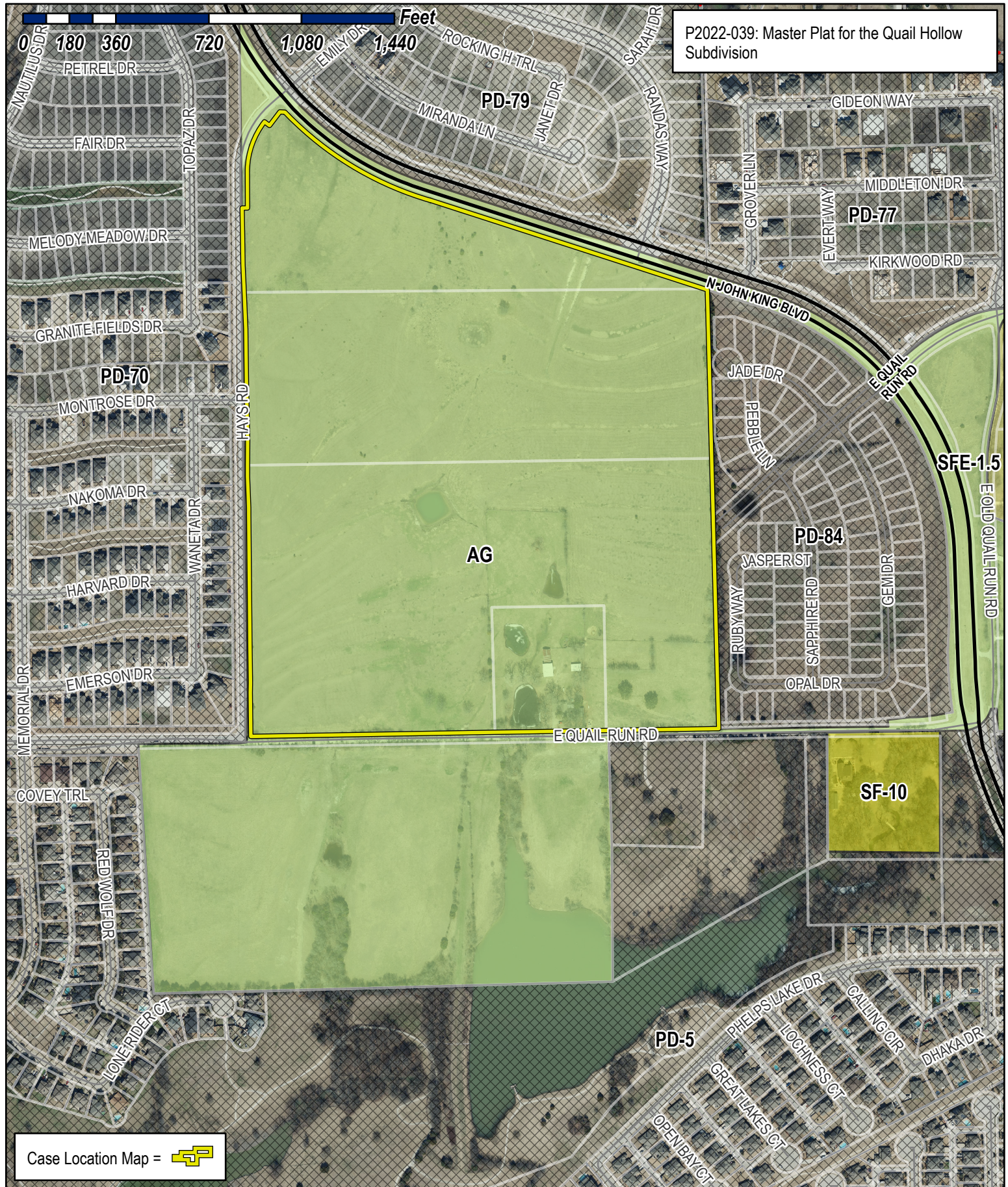
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry Hance [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 2868.87 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF AUGUST, 2022 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 11th DAY OF August, 2022.

[Signature]
OWNER'S SIGNATURE
NOTARY PUBLIC IN AND FOR THE STATE OF Montana
[Signature]
DEVELOPMENT APPLICATION





P2022-039: Master Plat for the Quail Hollow Subdivision

Case Location Map =



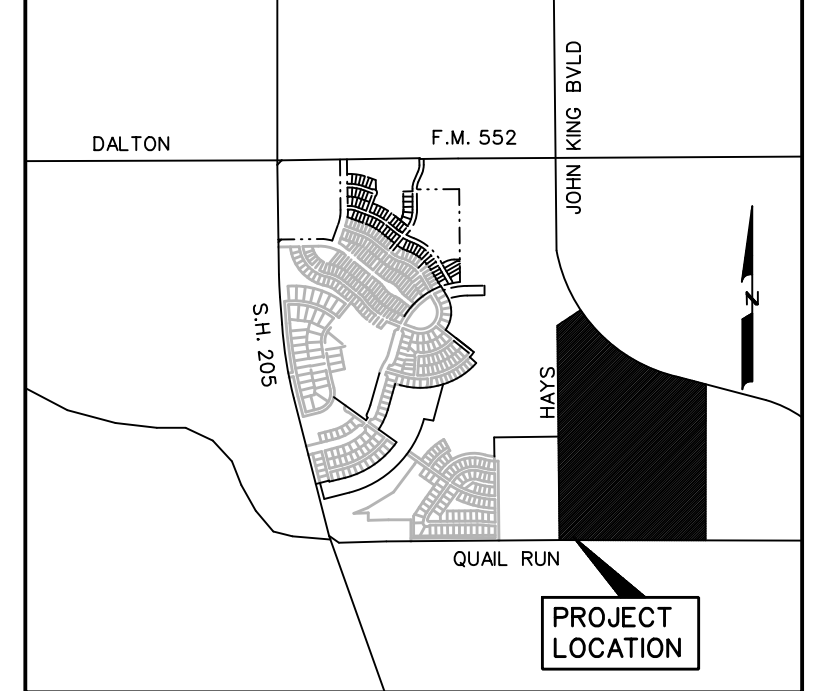
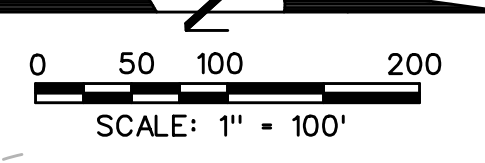
City of Rockwall

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

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

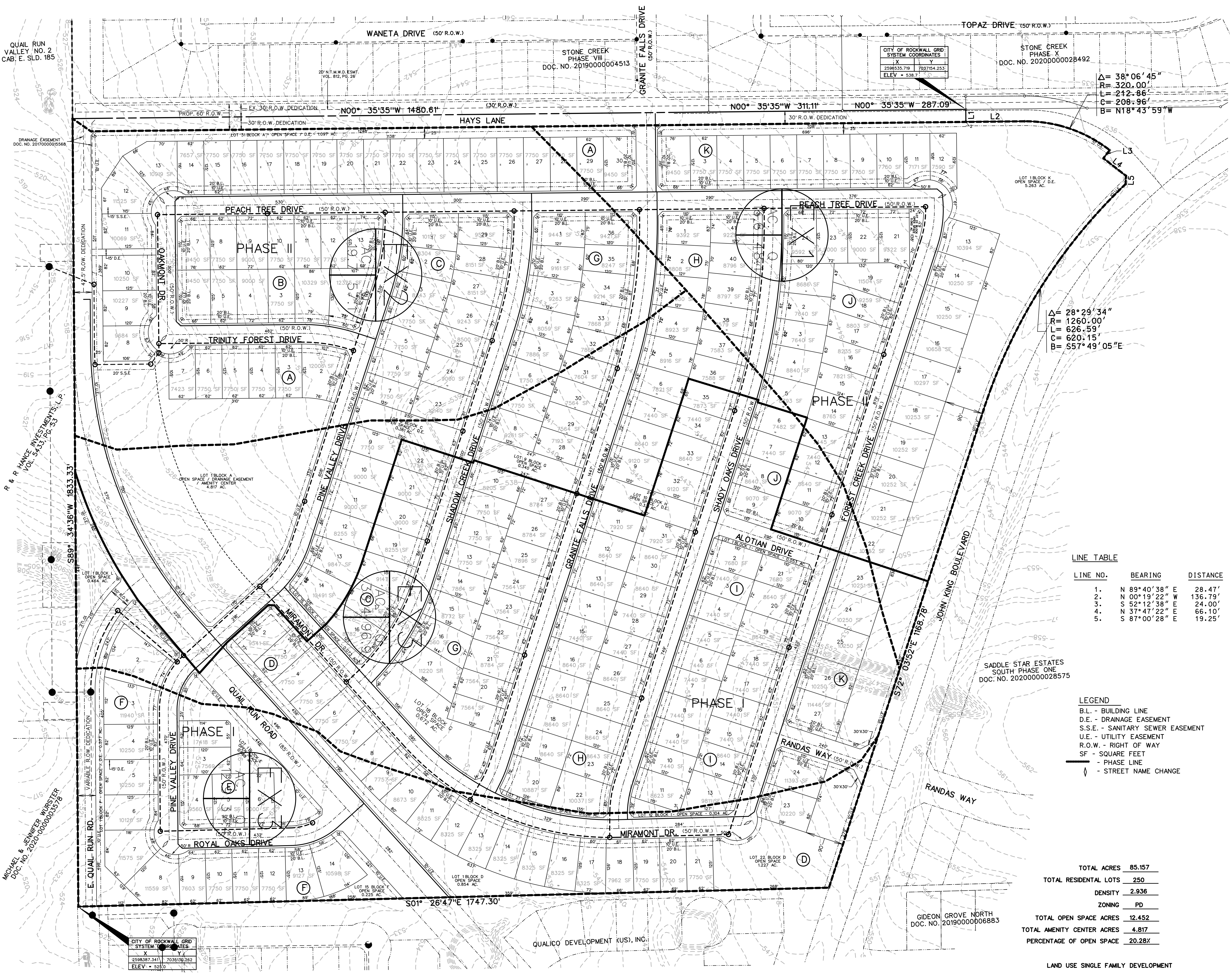


QUAIL RUN VALLEY NO. 2 CAB. E. SLD. 185



$\Delta = 38^{\circ}06'45''$
 $R = 320.00'$
 $L = 242.86'$
 $C = 208.96'$
 $B = N18^{\circ}43'59''W$

$\Delta = 28^{\circ}29'34''$
 $R = 1260.00'$
 $L = 626.59'$
 $C = 620.15'$
 $B = S57^{\circ}49'05''E$



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°40'38" E	28.47'
2.	N 00°19'22" W	136.79'
3.	S 52°12'38" E	24.00'
4.	N 37°47'22" E	66.10'
5.	S 87°00'26" E	19.25'

LEGEND

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT OF WAY
- SF - SQUARE FEET
- PHASE LINE
- ↕ - STREET NAME CHANGE

TOTAL ACRES	85.157
TOTAL RESIDENTIAL LOTS	250
DENSITY	2.936
ZONING	PD
TOTAL OPEN SPACE ACRES	12.452
TOTAL AMENITY CENTER ACRES	4.817
PERCENTAGE OF OPEN SPACE	20.28%

MASTER PLAT OF
QUAIL HOLLOW
 LOTS 1-31, BLOCK A
 LOTS 1-13, BLOCK B
 LOTS 1-29, BLOCK C
 LOTS 1-24, BLOCK D
 LOTS 1-7, BLOCK E
 LOTS 1-15, BLOCK F
 LOTS 1-36, BLOCK G
 LOTS 1-41, BLOCK H
 LOTS 1-21, BLOCK I
 LOTS 1-24, BLOCK J
 LOTS 1-27, BLOCK K
 TOTAL ACRES 86.157

TOTAL RESIDENTIAL LOTS 250
 TOTAL OPEN SPACE LOTS 17
 PHASE I LOTS 116
 PHASE II LOTS 134
 OUT OF THE
 J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 R & R HANCE INVESTMENTS, L.P.

6946 SPERRY STREET
 DALLAS, TEXAS 75214
 DEVELOPER
 SKORBURG COMPANY, LLC.
 8214 WESTCHESTER DRIVE, STE. 900
 DALLAS, TEXAS 75225
 PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

LAND USE SINGLE FAMILY DEVELOPMENT

AUGUST 2022 SCALE 1" = 100'
 CASE #P2022-043

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	2598387.341	7036150.262
Y		
ELEV	522.0	

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	2598335.719	7037154.253
Y		
ELEV	538.7	

QUALICO DEVELOPMENT (US), INC.

GIDEON GROVE NORTH
 DOC. NO. 2019000006883

SADDLE STAR ESTATES
 SOUTH PHASE ONE
 DOC. NO. 20200000028575

R & R HANCE INVESTMENTS, L.P.
 VOL. 5-433, PG. 23

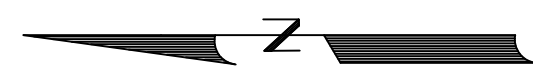
MICHEL & JENNIFER WILKINSON
 DOC. NO. 2020-000003578

DRAINAGE EASEMENT
 DOC. NO. 2017000005568

QUAIL RUN VALLEY NO. 2
 CAB. E. SLD. 185

STONE CREEK PHASE VIII
 DOC. NO. 20190000004513

STONE CREEK PHASE X
 DOC. NO. 20200000028492

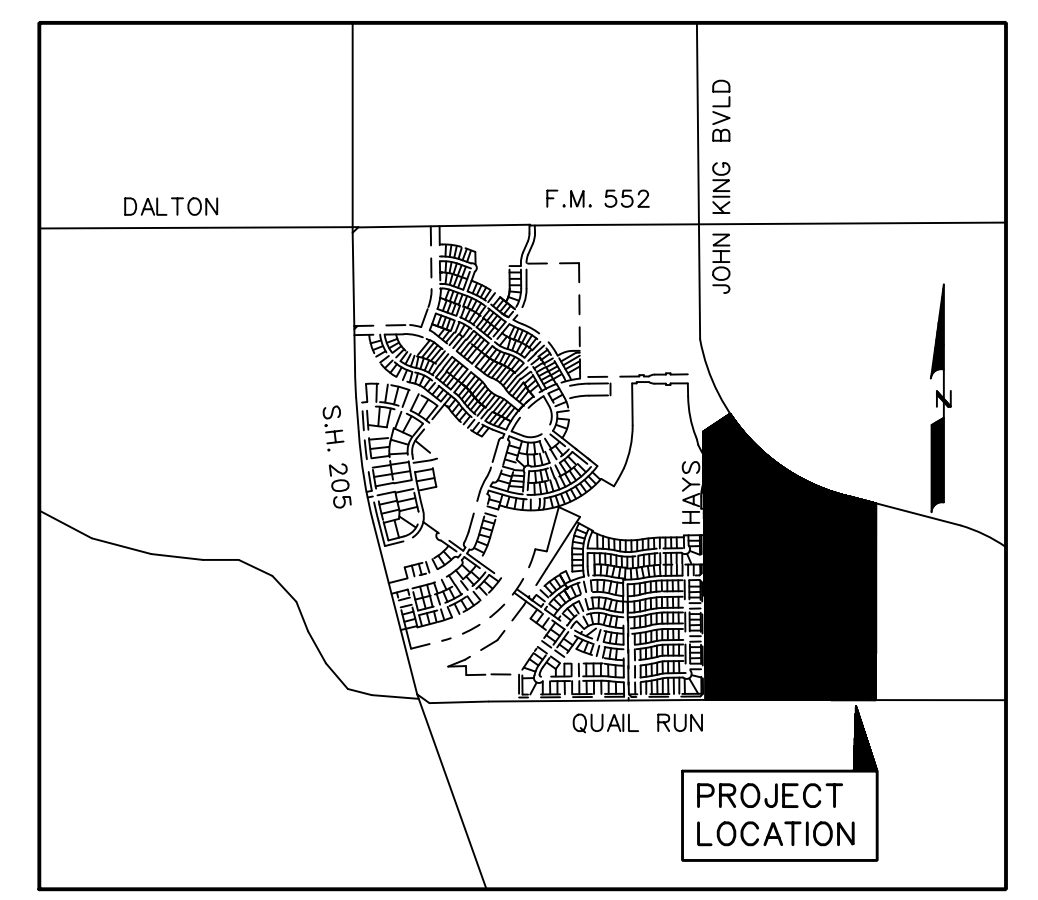
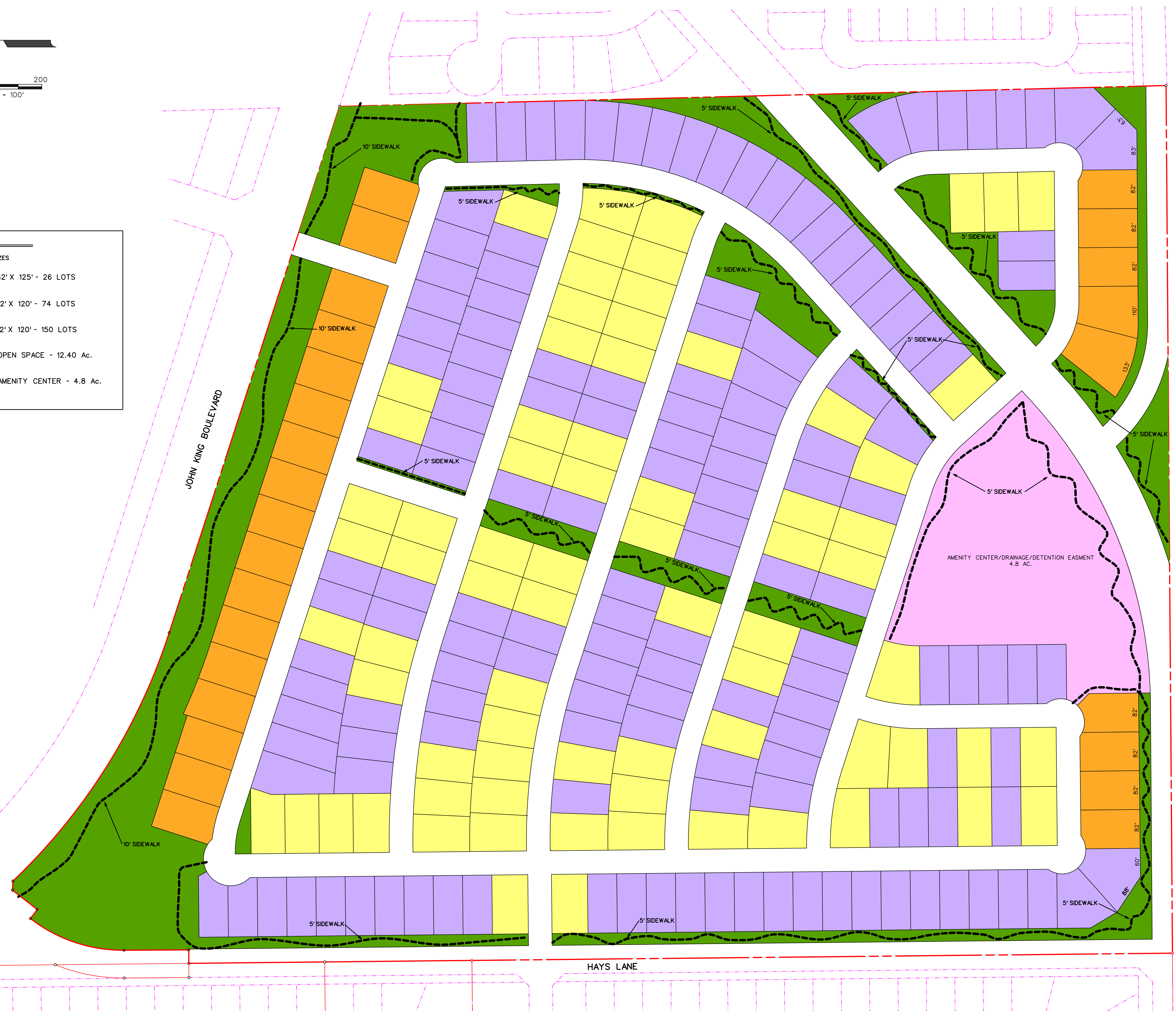


0 50 100 200
SCALE: 1" = 100'

LEGEND

TYPICAL LOT SIZES

- 82' X 125' - 26 LOTS
- 72' X 120' - 74 LOTS
- 62' X 120' - 150 LOTS
- OPEN SPACE - 12.40 Ac.
- AMENITY CENTER - 4.8 Ac.



LOCATION MAP
N.T.S.

TOTAL ACRES	85.63
TOTAL RESIDENTIAL LOTS	250
RESIDENTIAL DENSITY	2.92
OPEN SPACE PERCENTAGE	20.09%

OPEN SPACE
MASTER PLAN
OF
HANCE TRACT
SITUATED IN THE
P.B. HARRISON SURVEY, ABSTRACT NO. 97
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
R & R HANCE INVESTMENTS LP
6946 SPERRY STREET
DALLAS, TEXAS 75214
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
SEPTEMBER 2022 SCALE 1" = 100'



September 20, 2022

TO: Humberto Johnson Jr., PE
8214 Westchester Drive STE 900
Dallas, TX 75225

CC: Larry Hance
6946 Sperry Street
Dallas, TX 75214

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2022-039; Master Plat for Quail Hollow

JR:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on September 19, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Master Plat 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.

Parks and Recreation Board:

On September 7, 2022, the Parks and Recreation Board reviewed the Master Plat and made the following recommendations concerning the proposed subdivision.

- a. The property owner shall pay pro-rata equipment fees of \$122,250 (*i.e.* \$489.00 x 250 Lots).
- b. The property owner shall pay cash-in-lieu of land fees of \$129,000.00 (*i.e.* \$516.00 x 250 Lots)

Planning and Zoning Commission

On September 13, 2022, the Planning and Zoning Commission recommended approval of the Master Plat with a vote of 6-0, with Commissioner Welch absent.

City Council

On September 19, 2022, the City Council approved the Master Plat with a vote of 7-0.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- one (1) bonded copy of the preliminary plat and all subsequent documents. All preliminary plats must be submitted to the City within 180-days of the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6488.

Sincerely,

Bethany Ross
Planner