



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



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
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ZONING APPLICATION FEES:

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- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: 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 5565 Hwy FM 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 PD-99

CURRENT USE Ag

PROPOSED ZONING

PROPOSED USE Single Family & Commercial

ACREAGE 262.94 Ac.

LOTS [CURRENT]

0

LOTS [PROPOSED]

384 SF, 10 OS, 1 AC
2 Comm. = 397 total

- 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

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brian Cramer ^{Applicant} [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

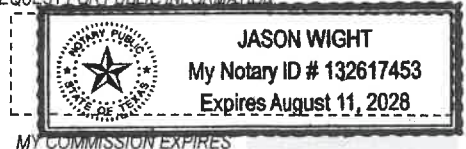
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 4,044.10 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF December, 2024 BY SIGNING THIS APPLICATION, 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."

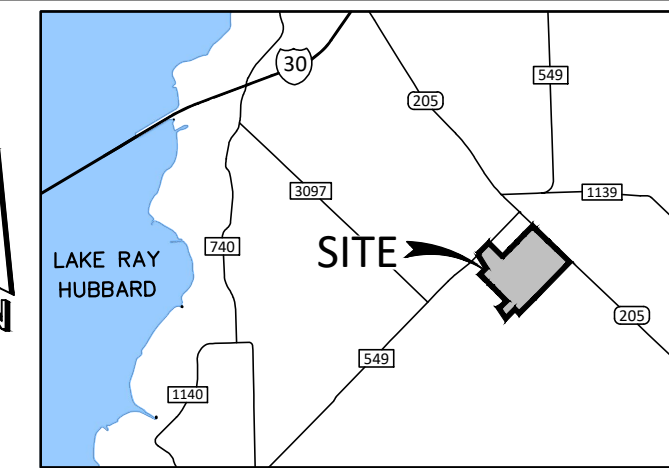
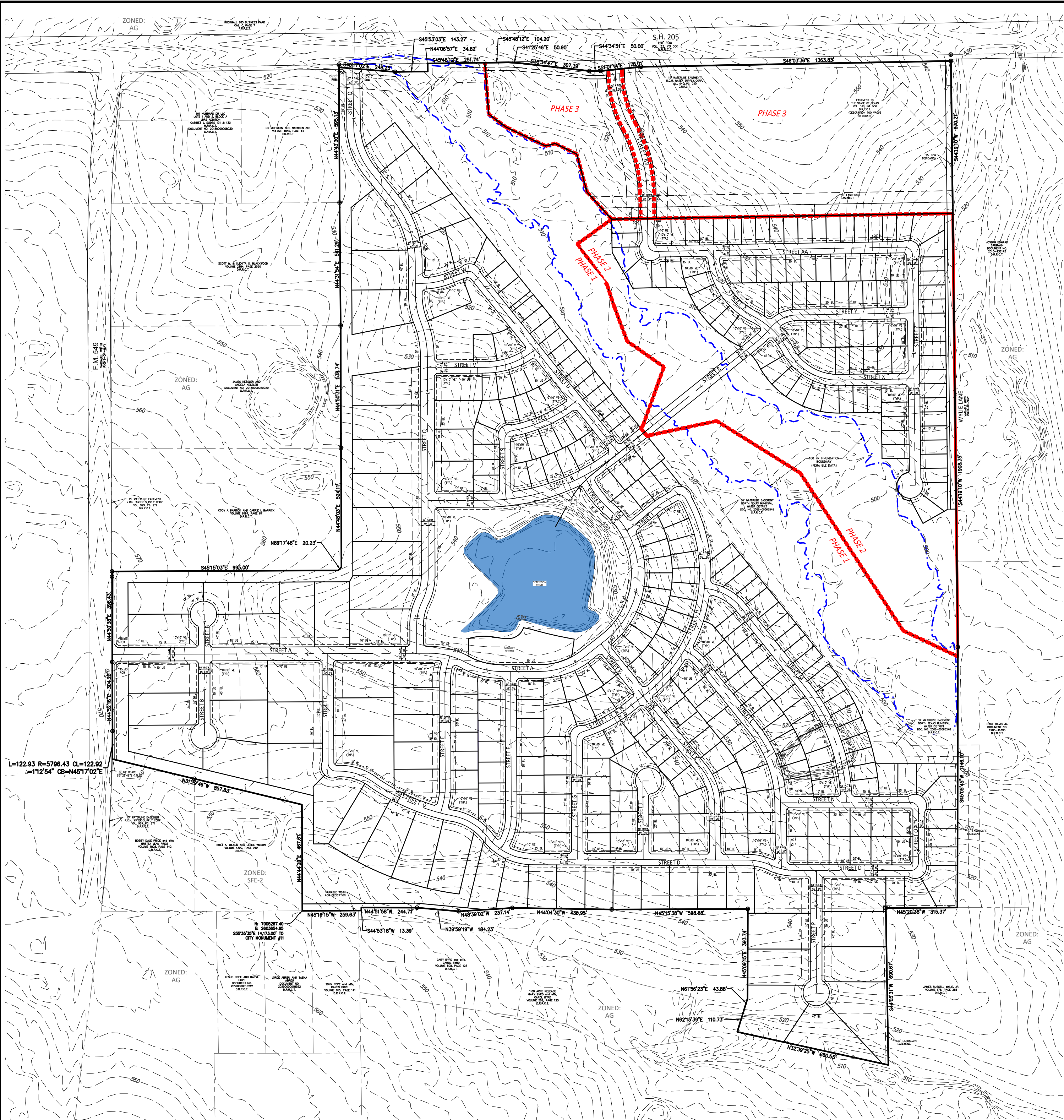
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF December, 2024.

Brian Cramer
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jason Wight
NOTARY PUBLIC





VICINITY MAP
N.T.S.

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	$[(29.4/2) + 44.4] / 262.94 = 22.4\%$

*ASSUMING HALF OF FLOODPLAIN

GROSS LOT DENSITY = 1.46 UNITS/ACRES

GENERAL NOTES:

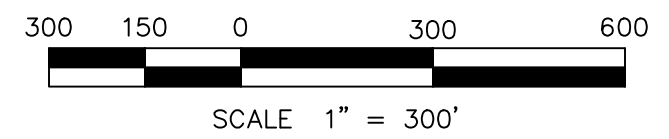
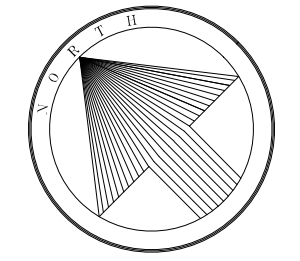
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LEGEND

- Point of Curvature or Tangency on Center Line
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- ⊙ 1/2" IRF (unless otherwise noted)

AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



**MASTER PLAT
SOUTHSIDE HILLS**

BEING
384 SINGLE FAMILY LOTS, 2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
262.94 ACRES OR 11,453,704.24 SQ. FT.
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

December 6, 2024
EXIST. ZONING: PD-99
LAND USE: SF

**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

F:\civil_3\projects\imp - michael jayce\properties\imp503 - southside hills\landscape\dwg\imp503 - open space.plt.dwg

ZONED: AG

ZONED: SF-1.5



ZONED: SF-1.5

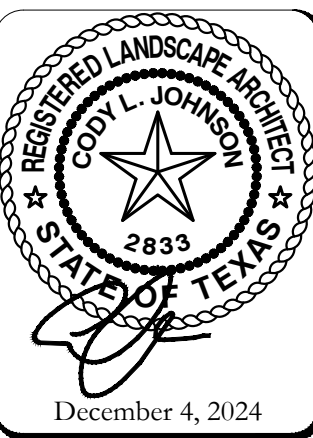
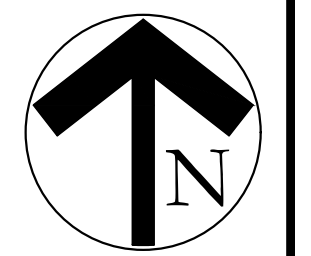
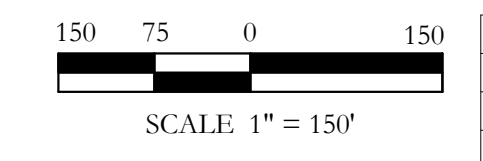
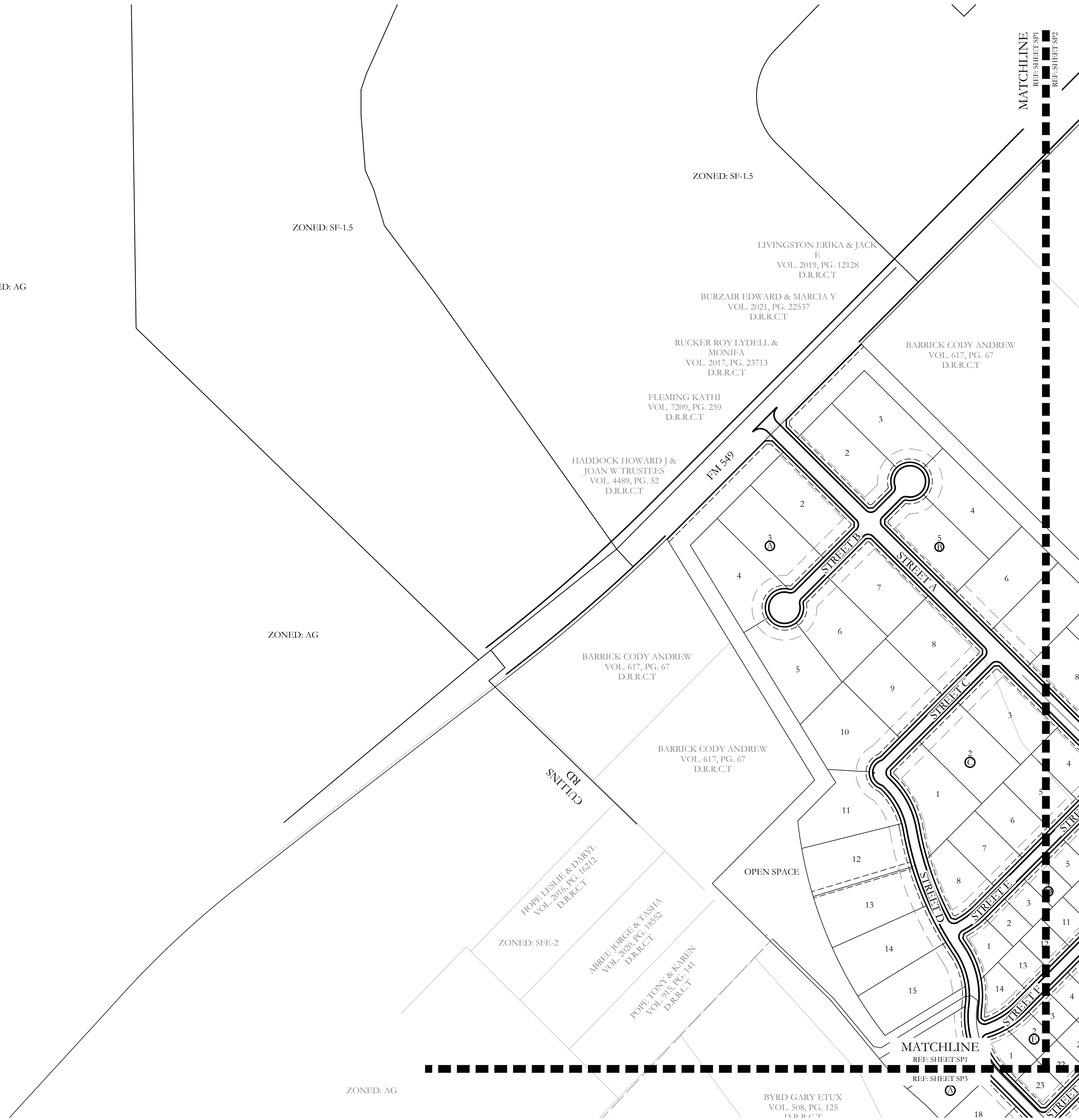
ZONED: AG

ZONED: SFE-2

ZONED: AG

OPEN SPACE LEGEND

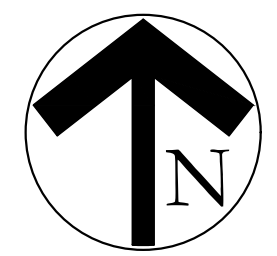
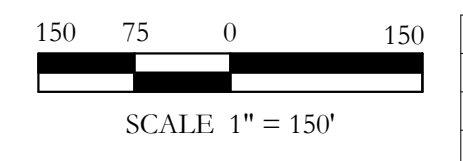
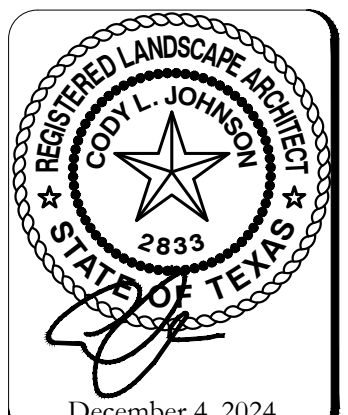
-  6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
-  4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.





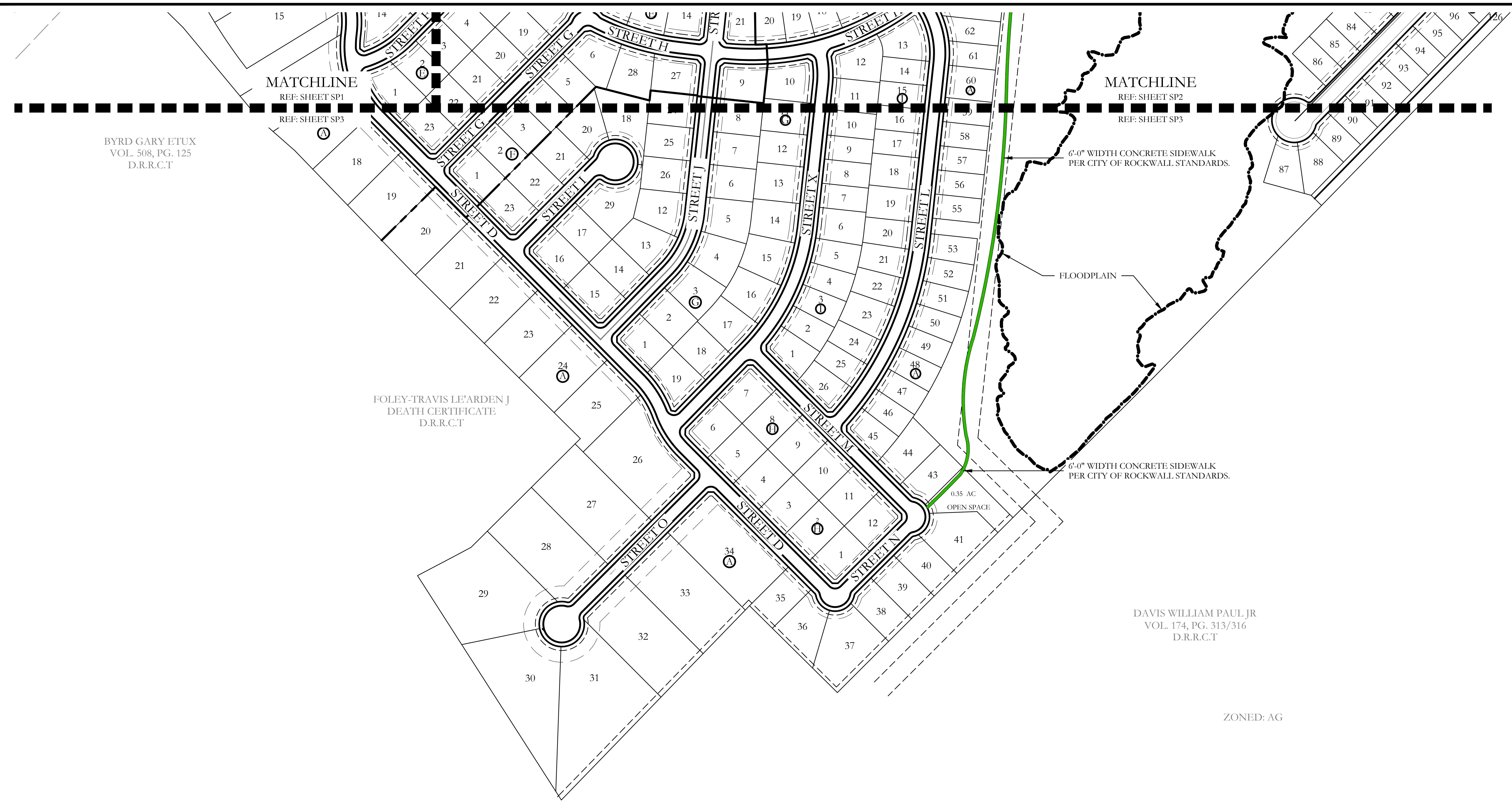
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BYRD GARY ETUX
VOL. 508, PG. 125
D.R.R.C.T

MATCHLINE
REF: SHEET SP1
REF: SHEET SP3

FOLEY-TRAVIS LE'ARDEN J
DEATH CERTIFICATE
D.R.R.C.T

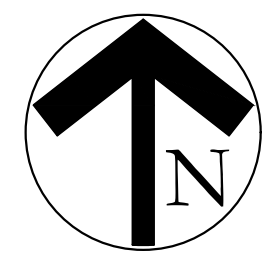
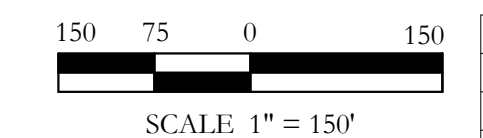
MATCHLINE
REF: SHEET SP2
REF: SHEET SP3

DAVIS WILLIAM PAUL JR
VOL. 174, PG. 313/316
D.R.R.C.T

ZONED: AG

OPEN SPACE LEGEND

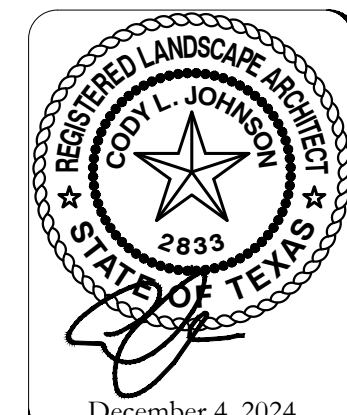
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 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OPEN SPACE MASTER PLAN
 OPEN SPACE MASTER PLAN



December 4, 2024
 SCALE: 1" = 150'
 One Inch
 JVC No. MJP503



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SUBDIVISION

LOT

BLOCK

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LOTS [CURRENT]

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LOTS [PROPOSED]

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OWNER

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

CCD - Rockwall, LLC

Brian Cramer

4925 Greenville Ave #604

Dallas, TX ~~75087~~ 75206

214.734.5924

BCramer@CCDEVTX.COM

NOTARY VERIFICATION [REQUIRED]

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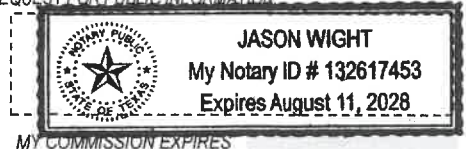
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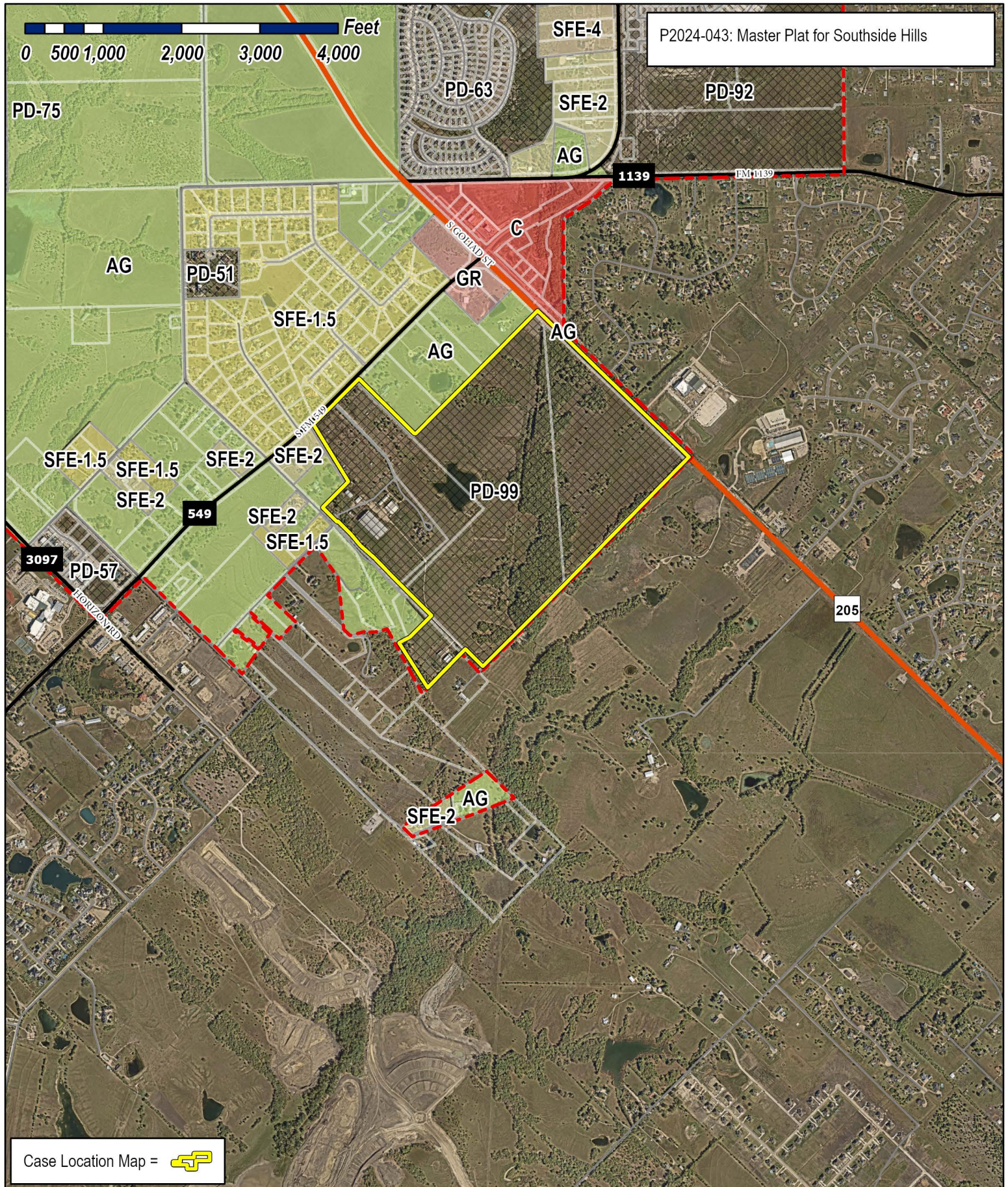
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jason Wight
NOTARY PUBLIC





Case Location Map = 

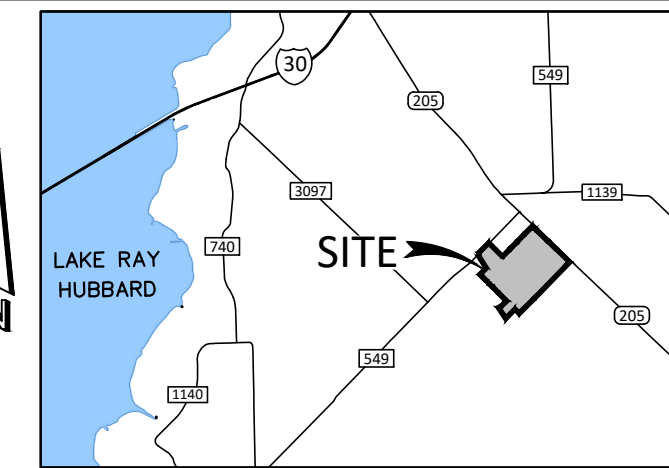
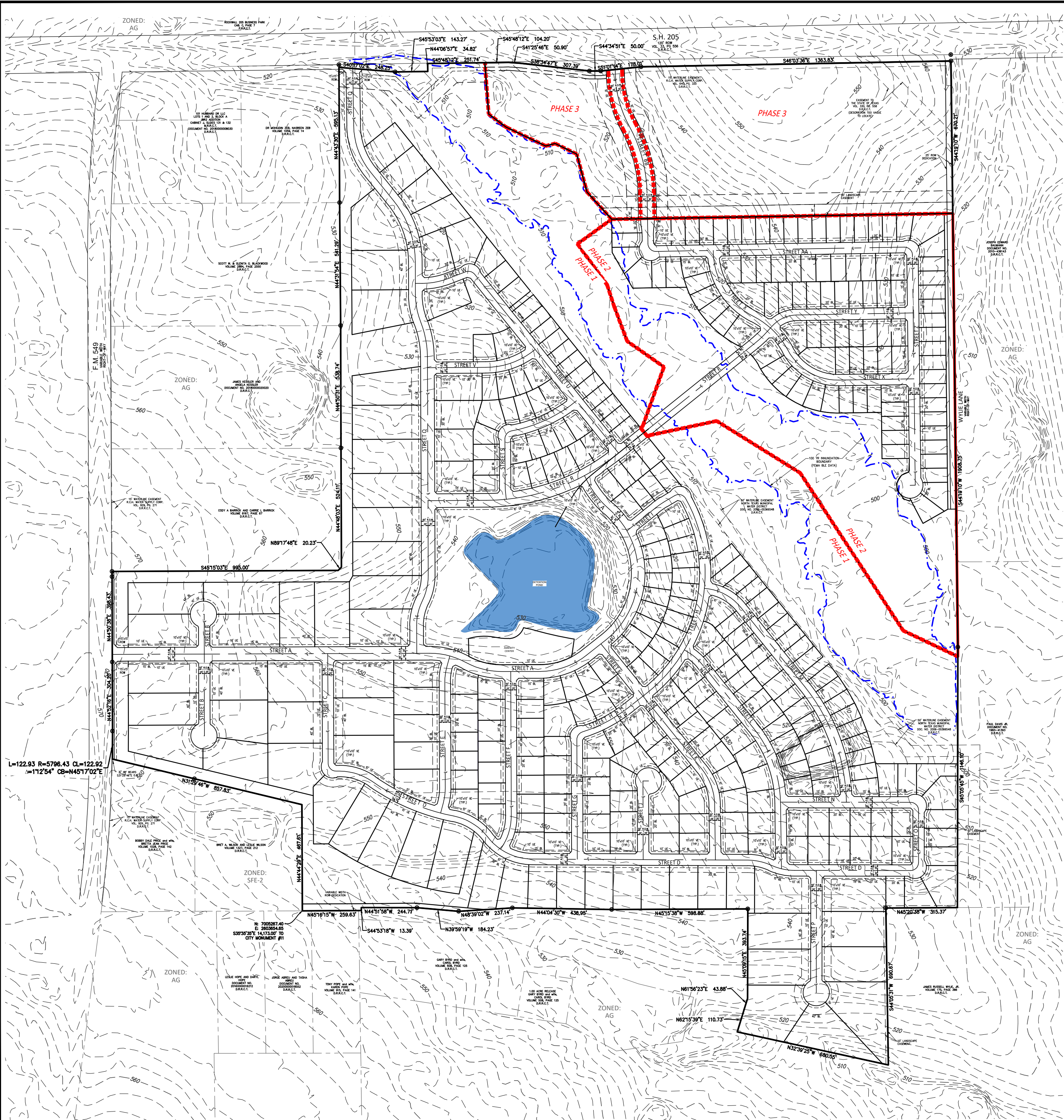


City of Rockwall

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.





VICINITY MAP
N.T.S.

OPEN SPACE	ACRES
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OTHER	44.4
TOTAL	73.8
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$[(29.4/2) + 44.4] / 262.94 =$	22.4%

GROSS LOT DENSITY = 1.46 UNITS/ACRES

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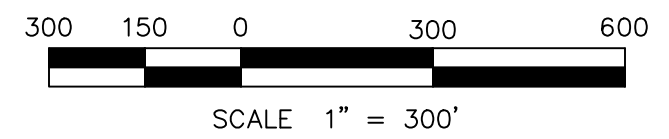
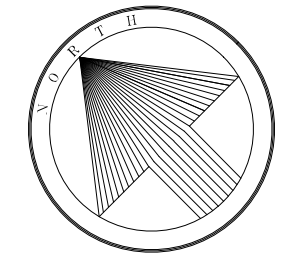
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10 OPEN SPACES & 1 AMENITY CENTER
262.94 ACRES OR 11,453,704.24 SQ. FT.
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2024-XXX

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
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Contact: Tom Dayton, PE

December 6, 2024
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LAND USE: SF

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ZONED: AG

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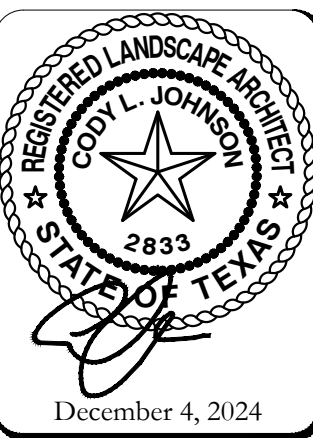
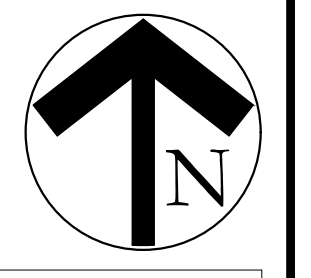
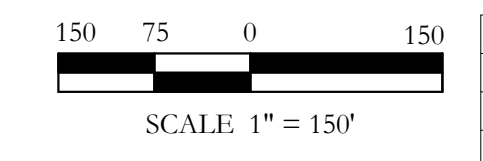
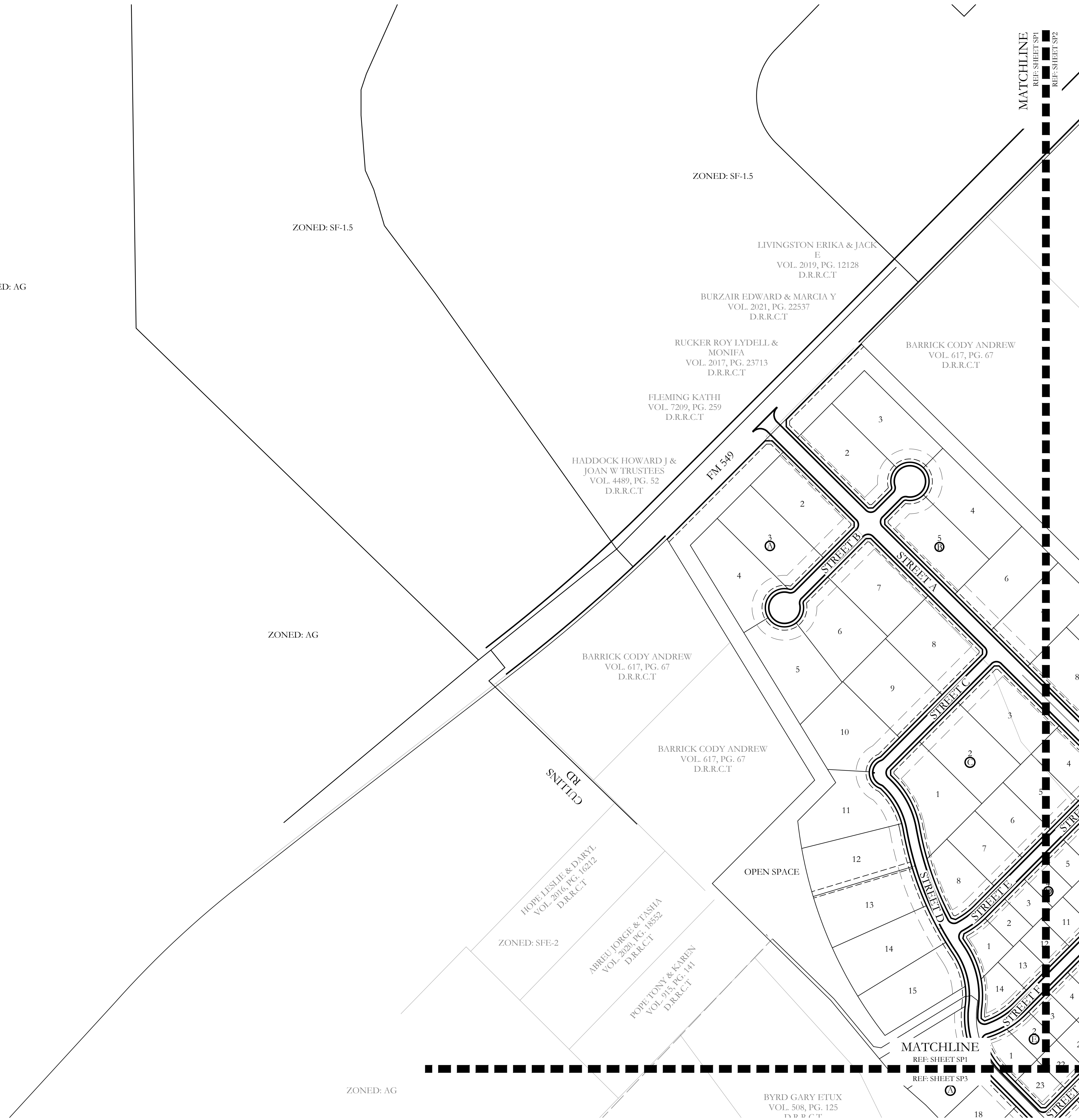
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ZONED: SFE-2

ZONED: AG



OPEN SPACE LEGEND

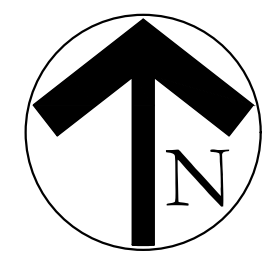
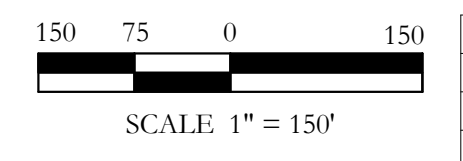
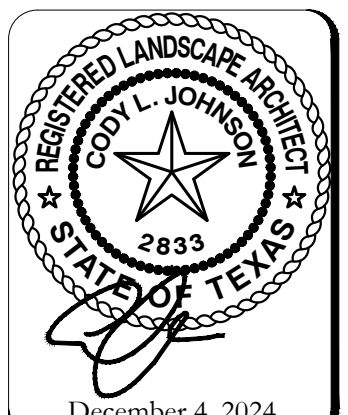
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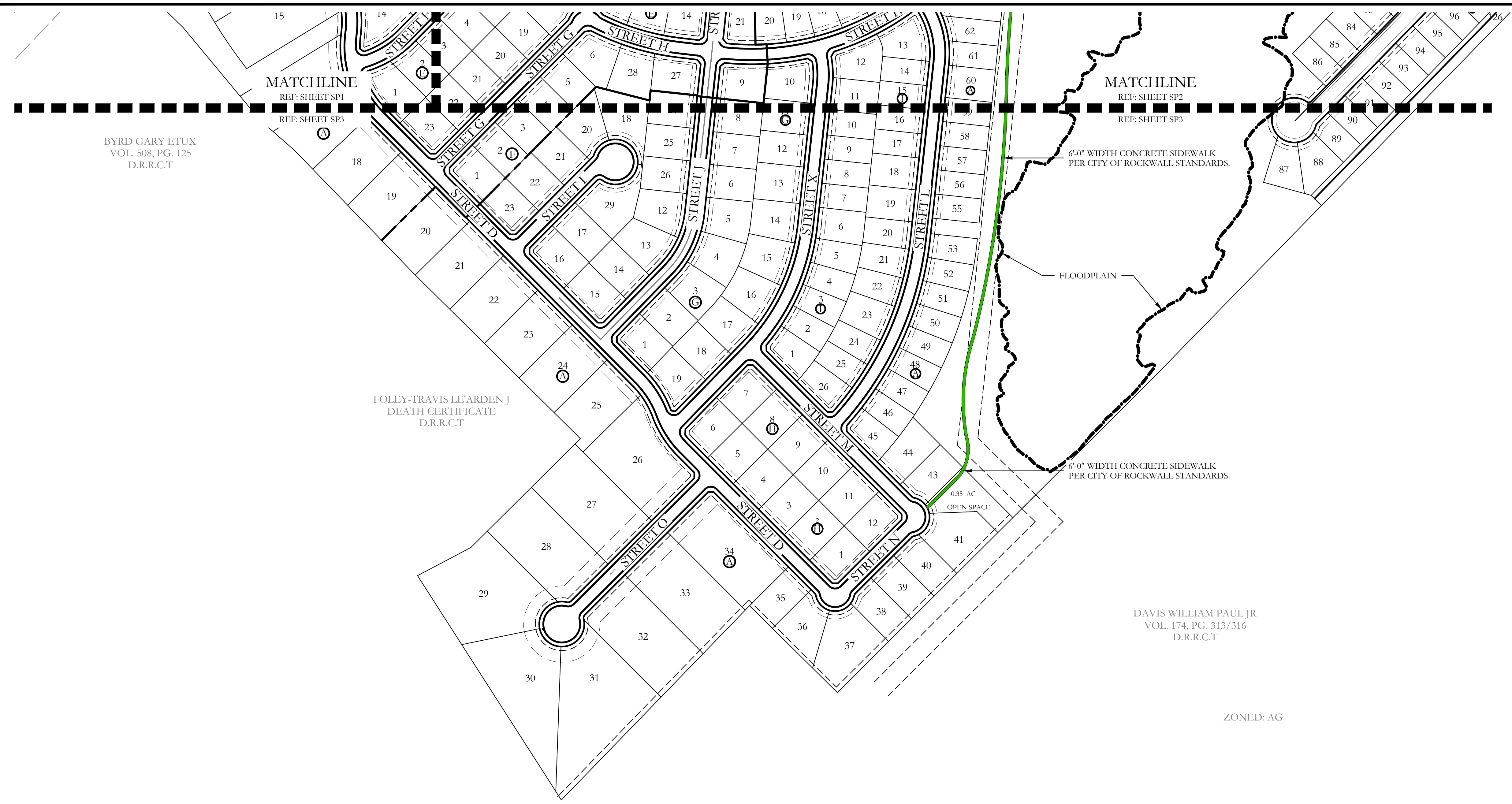
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	4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.



P:\2024\Projects\mp - mechal force\properties\mp03 - southside hills\landscape\dwg\mp03 - open space plan.dwg

F:\civil_3\projects\imp - michael jayce properties\imp503 - southside hills\landscape\dwg\imp503 - open space.plt.dwg



BYRD GARY ETUX
VOL. 508, PG. 125
D.R.R.C.T

MATCHLINE
REF: SHEET SP1
REF: SHEET SP3



FOLEY-TRAVIS LE'ARDEN J
DEATH CERTIFICATE
D.R.R.C.T

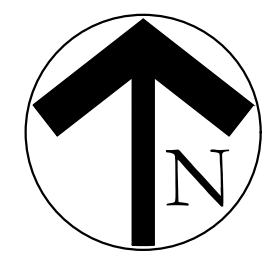
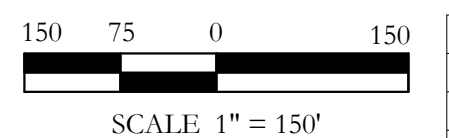
MATCHLINE
REF: SHEET SP2
REF: SHEET SP3

DAVIS WILLIAM PAUL JR
VOL. 174, PG. 313/316
D.R.R.C.T

ZONED: AG

OPEN SPACE LEGEND

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JOHNSON VOLK CONSULTING
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OPEN SPACE MASTER PLAN
OPEN SPACE MASTER PLAN



SCALE:
1" = 150'
One Inch
JVC No. MJP503

PROJECT COMMENTS



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

DATE: 12/20/2024

PROJECT NUMBER: P2024-043
PROJECT NAME: Master Plat for Southside Hills
SITE ADDRESS/LOCATIONS: 5555 S FM 549

CASE CAPTION: Discuss and consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Master Plat for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-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, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, 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
PLANNING	Henry Lee	12/18/2024	Needs Review

12/18/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Master Plat for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-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, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, 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 Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2024-043) in the lower right-hand corner of all pages on future submittals.

M.4 Based on staff's comments on the Preliminary Plat, please make the necessary changes to the master plat lot lines so they match. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.5 Please indicate the dwelling units per acre, which should not exceed 1.45 dwelling units per gross acre. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please delineate and label the City Limits on the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please provide street names to allow our GIS Department to verify the names. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please provide the Owner's Certificate, General Notes, and Signature Block detailed in the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please make the following changes to the Parks and Open Space Master Plan. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

- The minimum sidewalk size is 5-feet.

- Indicate the 6-foot meandering sidewalk along FM-549.
- Provide a detailed Open Space Plan that delineates the Park Improvements per Section (13) of the PD Ordinance. These will be public improvements and need to be resubmitted prior to the Parks Board meeting to be reviewed by the Parks Board. Failure to submit these improvements prior to the Parks Board meeting could delay the approval of the case by 30-days.

I.10 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: December 30, 2024
 Park Board meeting: January 7, 2025
 Planning and Zoning Public Hearing: January 14, 2025
 City Council: December 16, 2025

I.11 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	Madelyn Price	12/18/2024	Approved w/ Comments

- 12/18/2024: 1. This existing pond here, and all of these lots, drain south to the existing floodplain. This off-site drainage will need to be captured and routed to the existing floodplain. Easements will be required.
2. An existing 84" NTMWD transmission main is located within this existing easement. No grading or landscaping can encroach into this easement without NTMWD approval.
3. The cul-de-sac at the end of Street Z should have a min. radius of 57.7' (check table on sheet 4)
4. HOA lot needed for utility crossings.
5. This existing pond and these two lots drain south through the corner of the property. This off-site drainage will need to be captured and routed in order to maintain existing flow patterns.
6. All sidewalks to be a minimum of 5'
7. Is this an easement for a utility line? Utility easements may not cross through or between residential properties. Must be within a HOA maintained lot.
8. An existing 84" NTMWD transmission main is located within this existing easement. No grading or landscaping can encroach into this easement without NTMWD approval.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, 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 (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Additional comments may be provided at time of Site Plan.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Need approval from NTMWD for any construction in their existing easement.
- Other requirements could be required dependent on zoning and Engineering Standards of Design and Construction.

Streets/Paving:

- All streets must be names prior to engineering submittal and must be approved by City's GIS Department.

- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- Streets adjacent to a public park or open space must have 60' ROW and 41' B-B street section
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Cul-de-sac dimensions must meet City of Rockwall Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City (and TXDOT) driveway spacing requirements must be met.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required for Cullins Road (must build 24' min. on the section adjacent to development if accessing). A minimum 5' sidewalk will be required on both sides of the roadways if building the full width. If not accessing, 1/2 of the ROW must be dedicated.
- Must construct all roadways on the current Master Thoroughfare Plan
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
- Any medians must be curbed, and streets draining away from medians.
- A TXDOT permit will be required for driveways along TXDOT roadways.

Water and Wastewater Items:

- Revised infrastructure study required. Review fees apply.
- Must loop min 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- Must install 12" water mains per City master plans. Dedicate easements except across the Lofland property then it can be 1' inside the TXDOT ROW.
- Must install a 8" and 15" sewer main per City master plans. Dedicate easements.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- Sewer pro-rata: \$432.74/acre
- Lift station required
- Public utilities may not be installed in TXDOT right-of-way except adjacent to the Lofland property only.
- Need to pursue opting out of the RCH water district.

Drainage/Floodplain/Lakes:

- Existing flow patterns must be maintained.
- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention ponds must be in a drainage easement located at the freeboard elevations to be maintained by the property owner/HOA.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the flood plain at all.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- Must show and meet erosion hazard setback for all creeks/streams.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- Floodplain must be in a drainage easement and the erosion hazard setback must be in a lot of its own (HOA/Open Space lot).
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Lot to Lot drainage is not allowed.
- WOTUS and Wetland determination required

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".
- No berms will be placed on top of any public utility or NTMWD utility.
- Revise all landscaping sheets to show a minimum of 5' sidewalks (not 4').

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2024	Needs Review

12/18/2024: All key lots need to be looked at with different Build Lines and where the fences will be allowed

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/18/2024	Approved w/ Comments

12/18/2024: To accommodate fire apparatus access, all cul-de-sacs shall have a 48-foot minimum radius/96-foot diameter.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/16/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/16/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	12/19/2024	Approved w/ Comments

12/19/2024: P2024-043 (Master Plat)

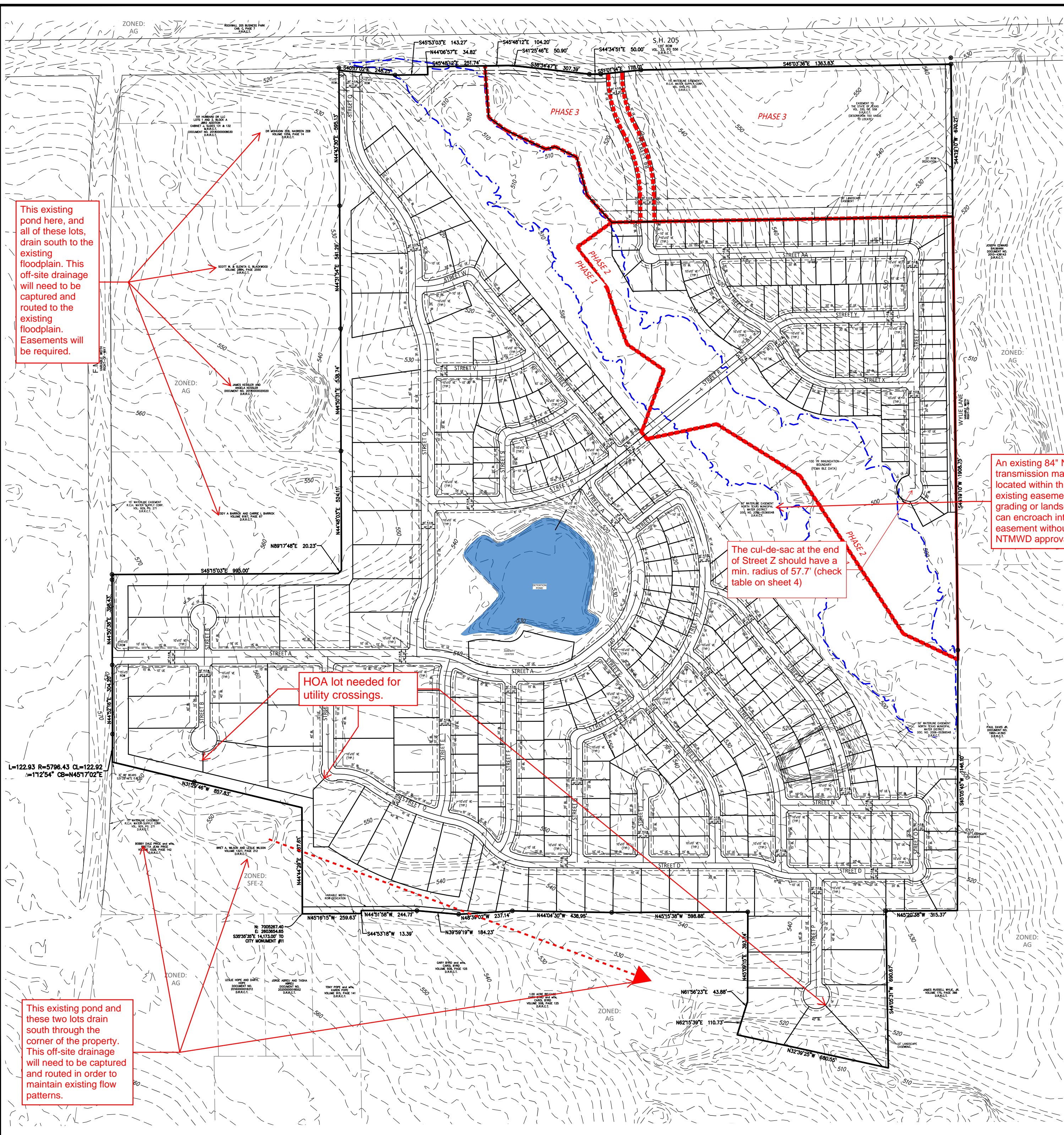
Park District 13

Cash In Lieu of Land: \$984.65 x 384 lots = \$378,105.60 (this has been satisfied through donating the land and developing future park)

Pro Rata Equipment Fee: \$920.72 x 384 lots = \$353,556.48 (this will be utilized and tracked for developing this future park)

Total per lot x lots: \$1905.37 x 384 lots = \$731,662.08

- Please provide shrub species and turf varieties as needed
- Specifications have changed and the hike and bike trail needs to be 8' vs. 6'
- Neighborhood street sides walks per City of Rockwall require 5' sidewalks vs. 4' sidewalks.
- Request to meander the sidewalk in areas where there is room and it is design fairly straight.
- City of Rockwall (Parks and Recreation) needs to be involved with the design and amenities choices in the City of Rockwall park.



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- General Items:**
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 - 4% Engineering Inspection Fees
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OPEN SPACE
FLOOD PLAIN
OTHER
TOTAL
OPEN SPACE
[(29.4/2) + 44.4]
*ASSUMING H

GROSS LOT

- GENERAL NOTES:**
1. OPEN SPACE
 2. THE PROPOSED WASTEWATER, R
 - 2.1. WATER - C ON FM 549
 - 2.2. WASTEWATE STATION AN WASTEWATE
 - 2.3. ROADWAY - FM 549 &
 - 2.4. DRAINAGE

OW
Rockwal
13155 Noel
Dallas, Te
Phone: 214

Ap
Corson Cra
4925 Green
Dallas,
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

EXIST. ZONING: PD-99
LAND USE: SF

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ZONED: AG

ZONED: SF-1.5



ZONED: SF-1.5

ZONED: AG

ZONED: SFE-2

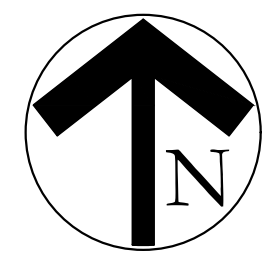
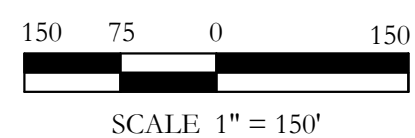
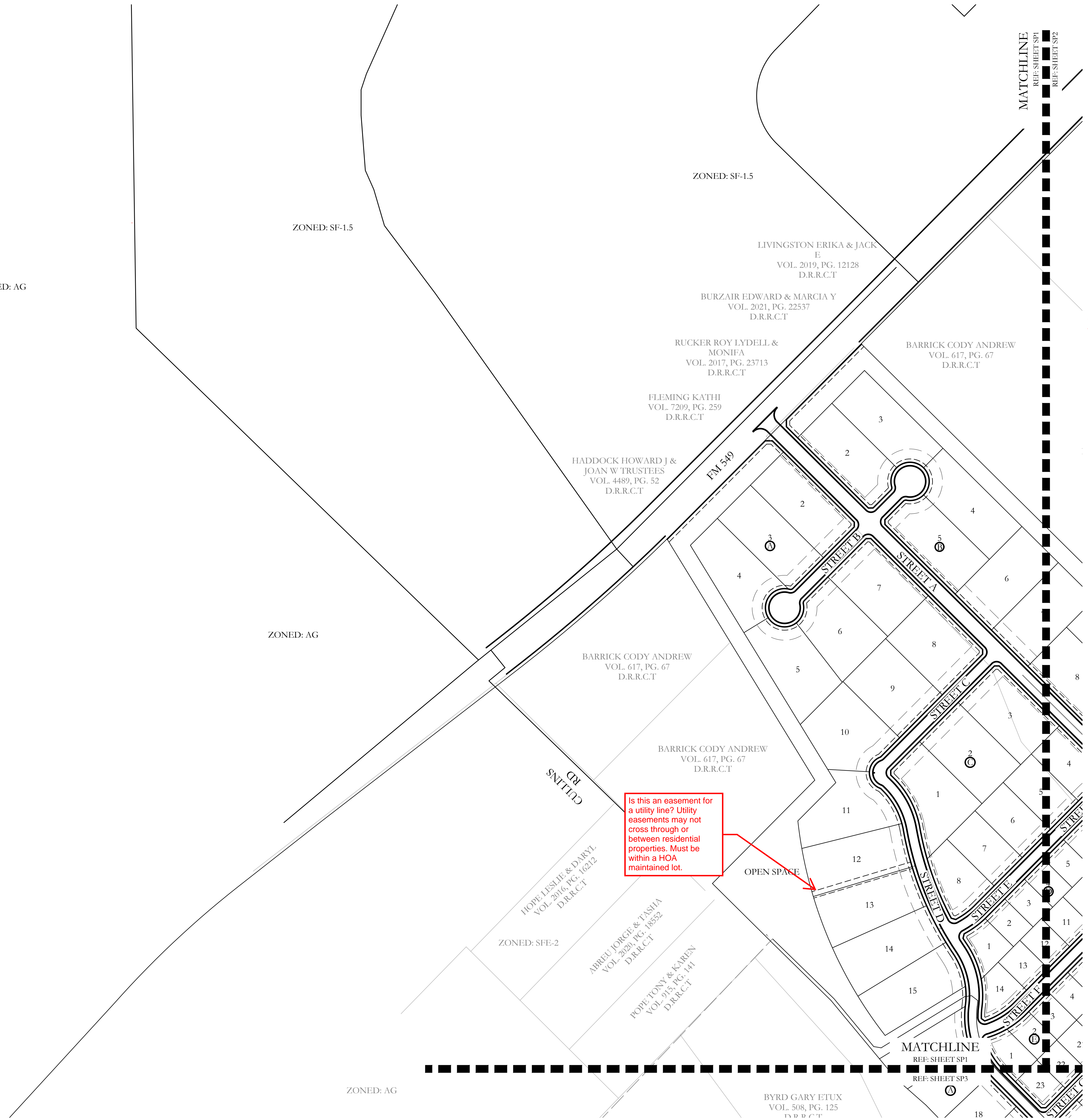
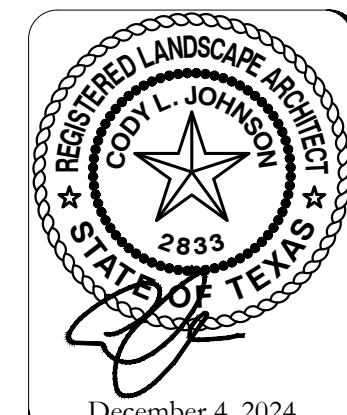
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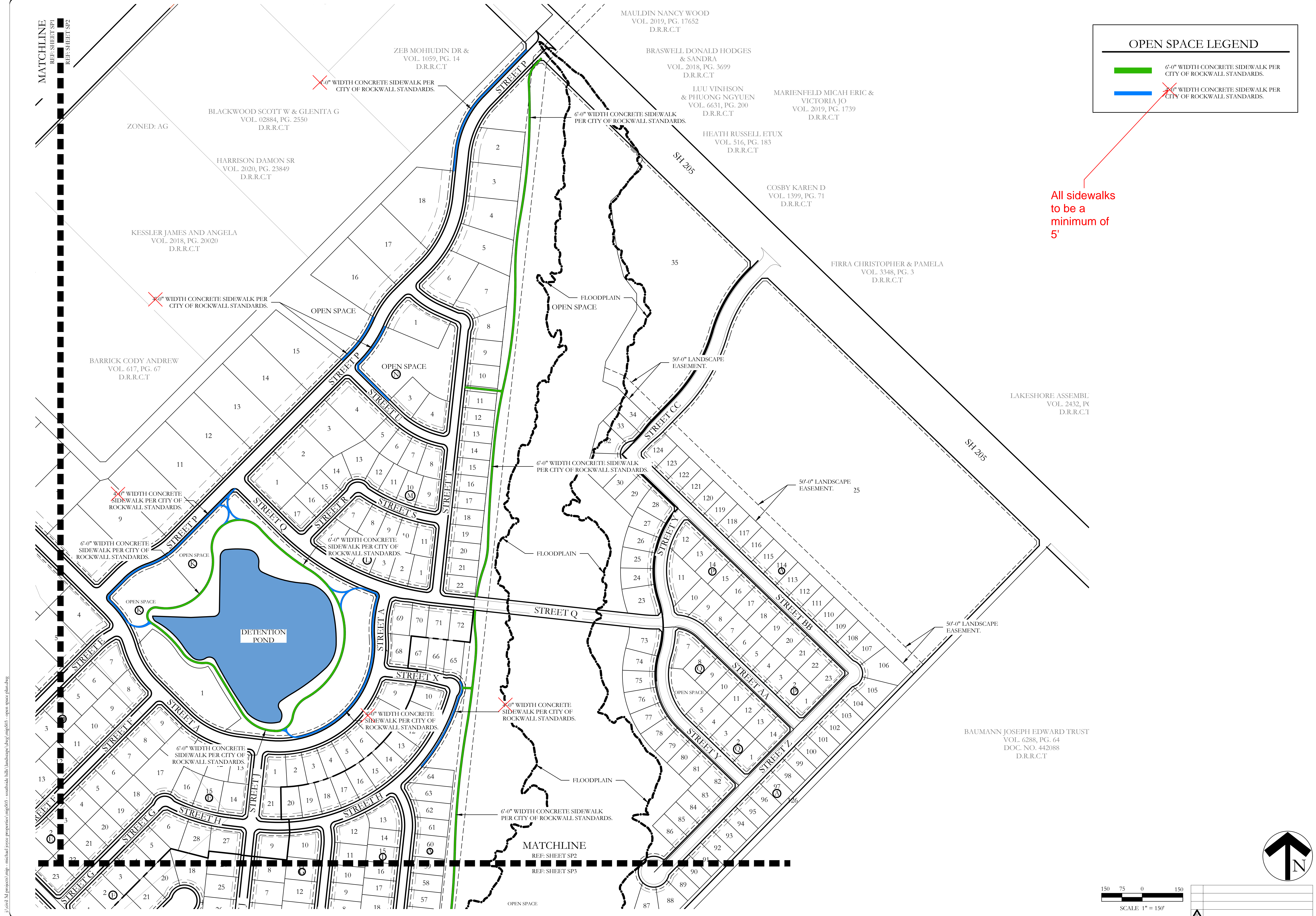
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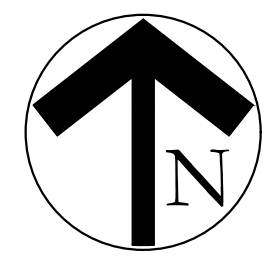
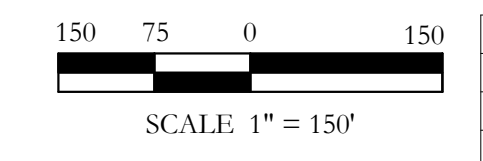




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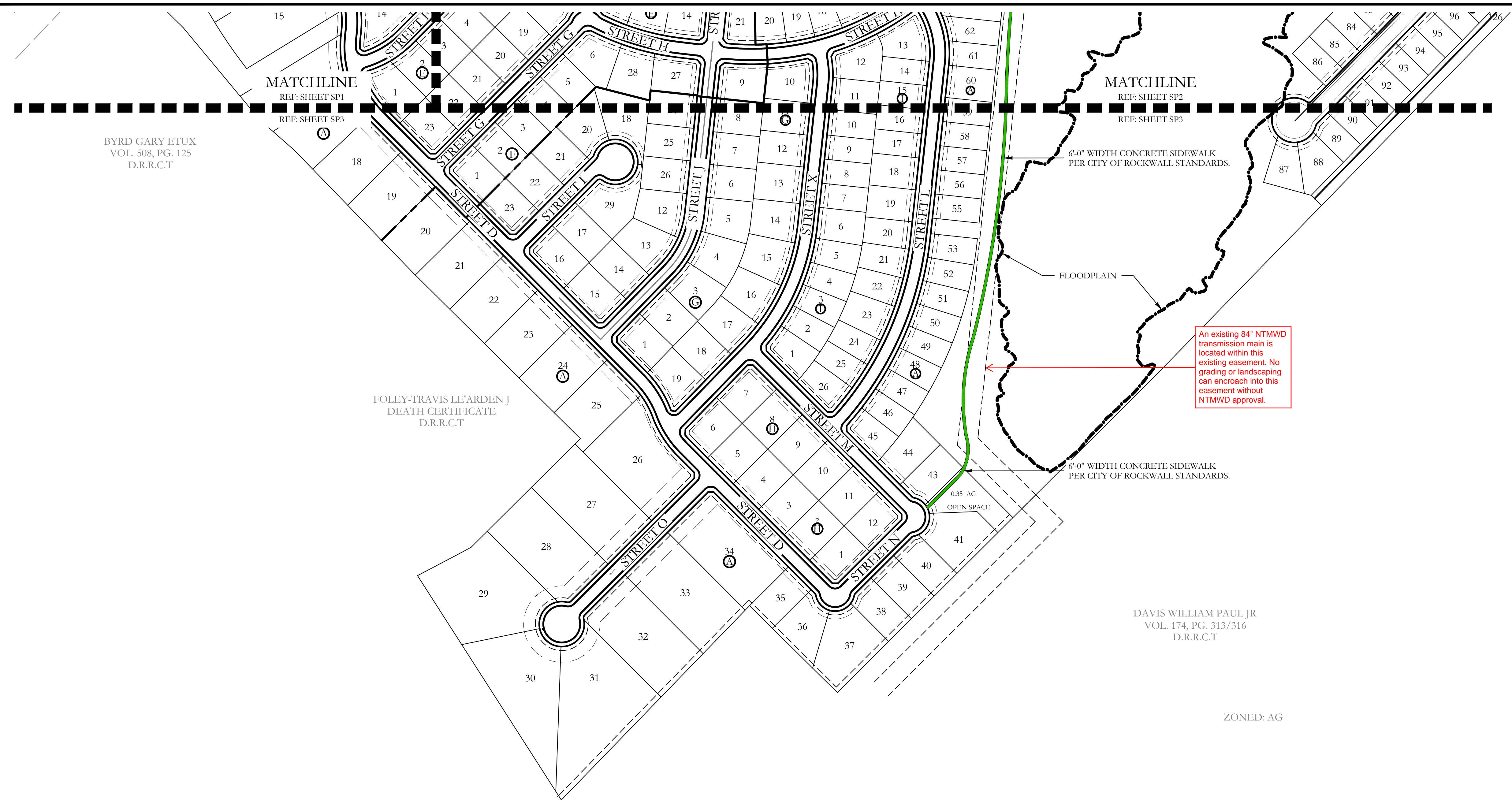
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VOL. 508, PG. 125
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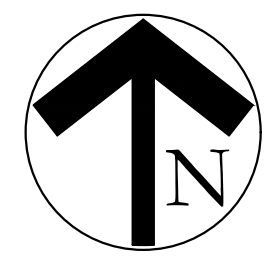
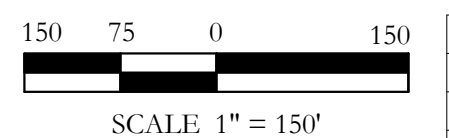
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JOHNSON VOLK CONSULTING
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OPEN SPACE MASTER PLAN
OPEN SPACE MASTER PLAN



December 4, 2024
SCALE: 1" = 150'
One Inch
JVC No. MJP503



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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: 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 5565 Hwy FM 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 PD-99

CURRENT USE Ag

PROPOSED ZONING _____

PROPOSED USE Single Family & Commercial

ACREAGE 262.94 Ac. LOTS [CURRENT] 0 LOTS [PROPOSED] 384 SF, 10 OS, 1 AC
2 Comm. = 397 total

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

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brian Cramer ^{Applicant} [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

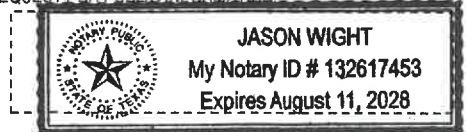
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 4,044.10 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF December, 2024 BY SIGNING THIS APPLICATION, 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."

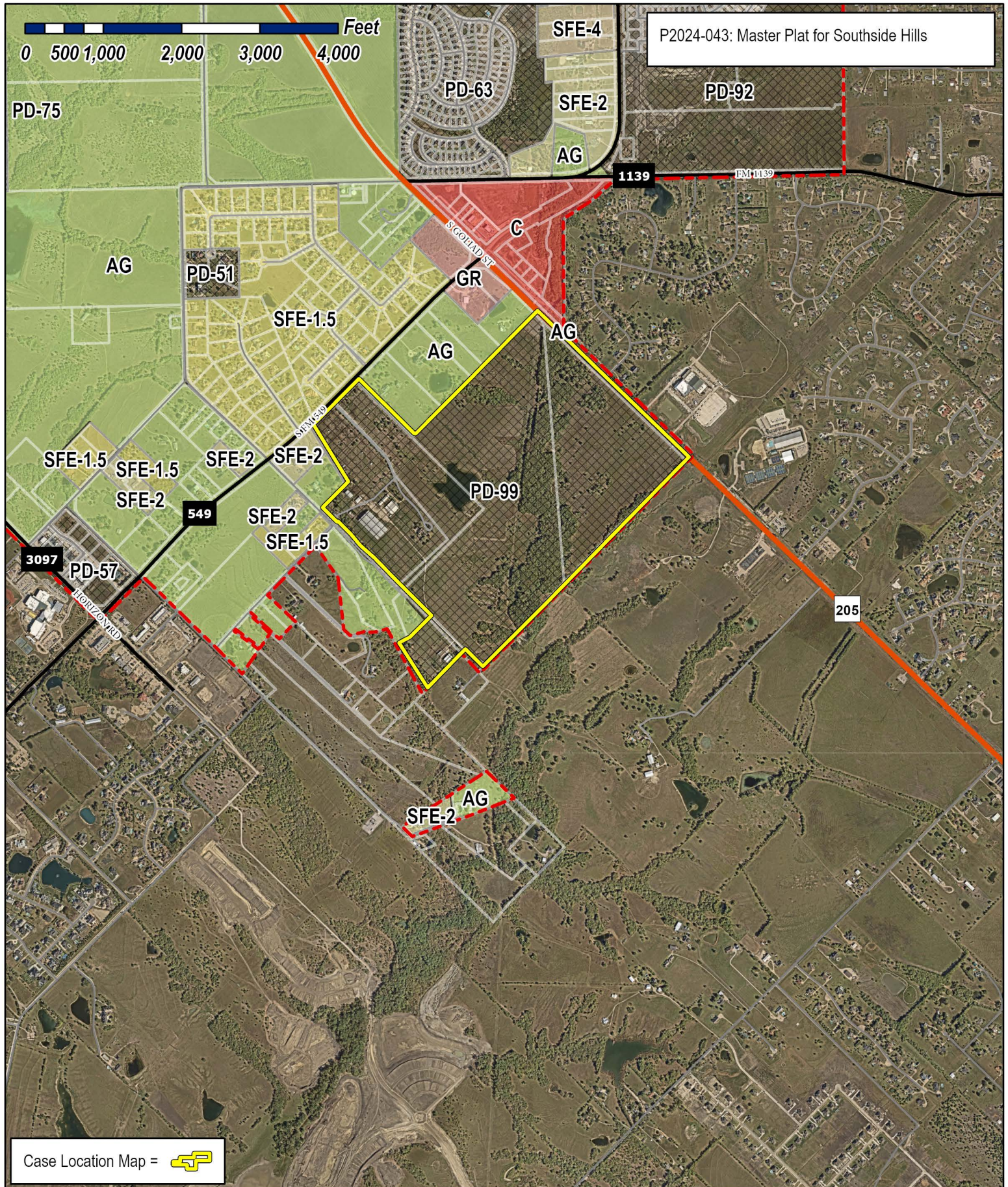
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Brian Cramer
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jason Wight
NOTARY PUBLIC





Case Location Map = 

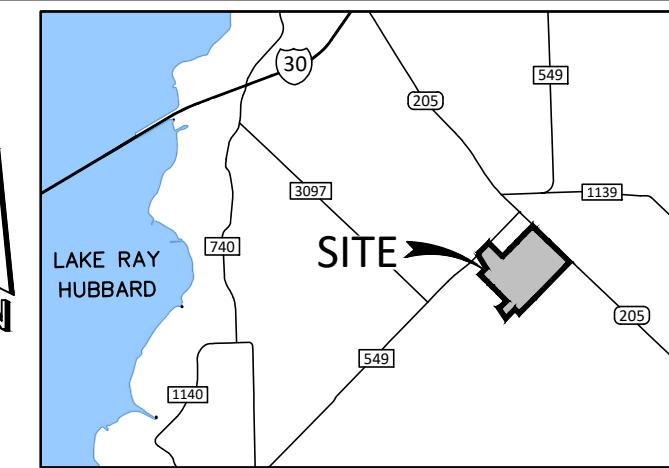
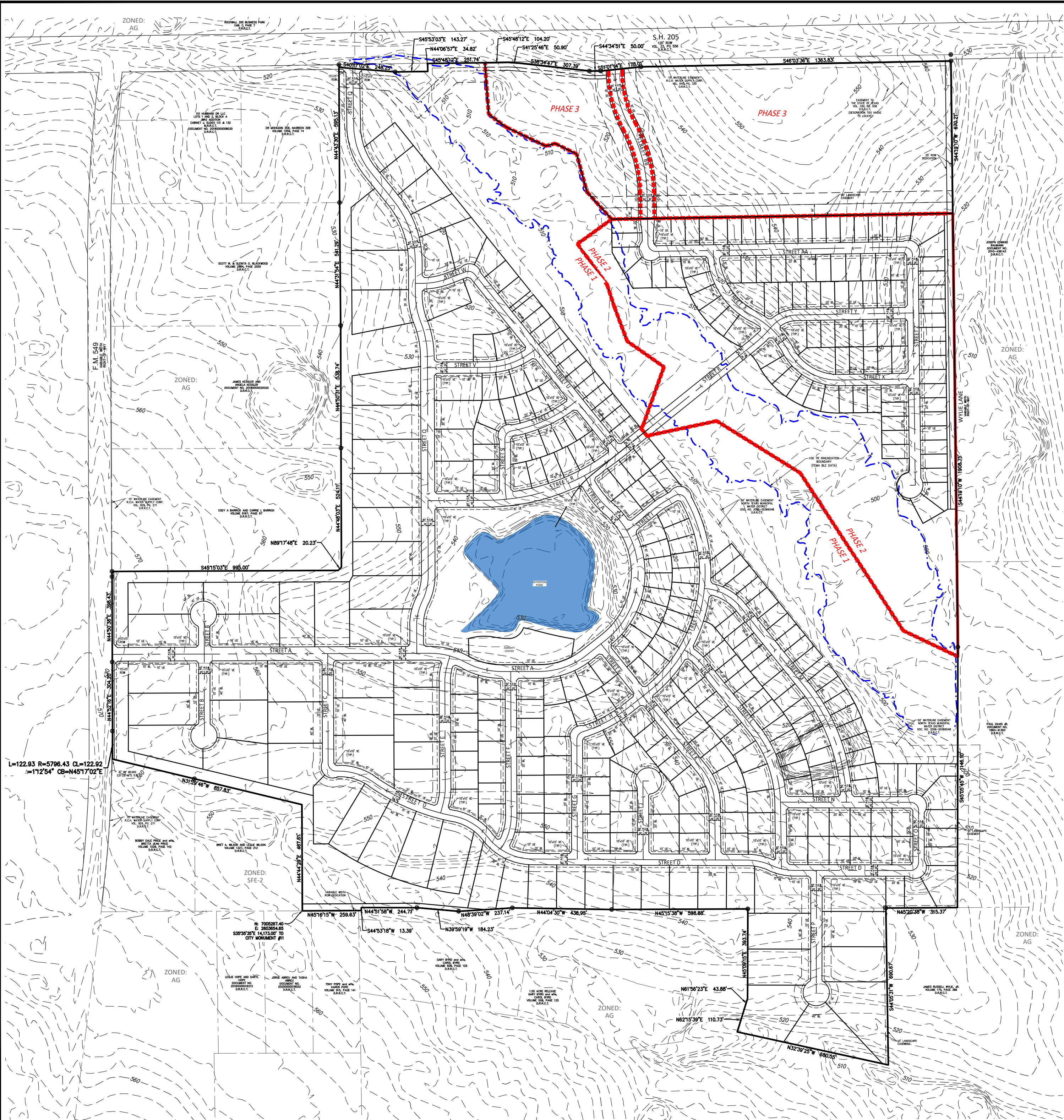


City of Rockwall

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

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VICINITY MAP
N.T.S.

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
$[(29.4/2) + 44.4] / 262.94 =$	22.4%

GROSS LOT DENSITY = 1.46 UNITS/ACRES

GENERAL NOTES:

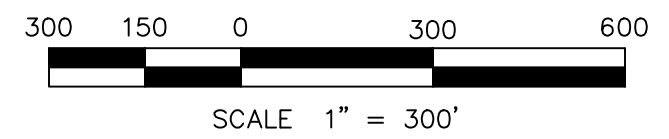
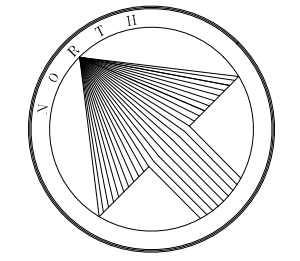
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LEGEND

- Point of Curvature or Tangency on Center Line
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AC Acre
 BL Building Line
 C1 Curve No.
 <CM> Control Monument
 DE Drainage Easement
 DUE Drainage Utility Easement
 Esmt Easement
 L1 Line No.
 SF Square Feet
 UE Utility Easement
 VE Visibility Easement
 SE Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas
 P.R.R.C.T.= Plat Records of Rockwall County, Texas



**MASTER PLAT
SOUTHSIDE HILLS**

BEING
 384 SINGLE FAMILY LOTS, 2 COMMERCIAL LOTS,
 10 OPEN SPACES & 1 AMENITY CENTER
 262.94 ACRES OR 11,453,704.24 SQ. FT.
 SITUATED WITHIN
 W.W. FORD SURVEY, ABSTRACT NO. 80
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 P2024-XXX

Owner:
 Rockwall Highgate, Ltd.
 13155 Noel Rd., Ste 900
 Dallas, Texas 75240
 Phone: 214-566-8699

Applicant:
 Corson Cramer Development
 4925 Greenville Ave, Ste. 604
 Dallas, Texas 75206
 Phone: 214-734-5924

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Tom Dayton, PE

December 6, 2024
 EXIST. ZONING: PD-99
 LAND USE: SF



F:\civil_3\projects\imp - michael jayce\properties\imp503 - southside hills\landscape\dwg\imp503 - open space.plt.dwg

ZONED: AG

ZONED: SF-1.5



ZONED: SF-1.5

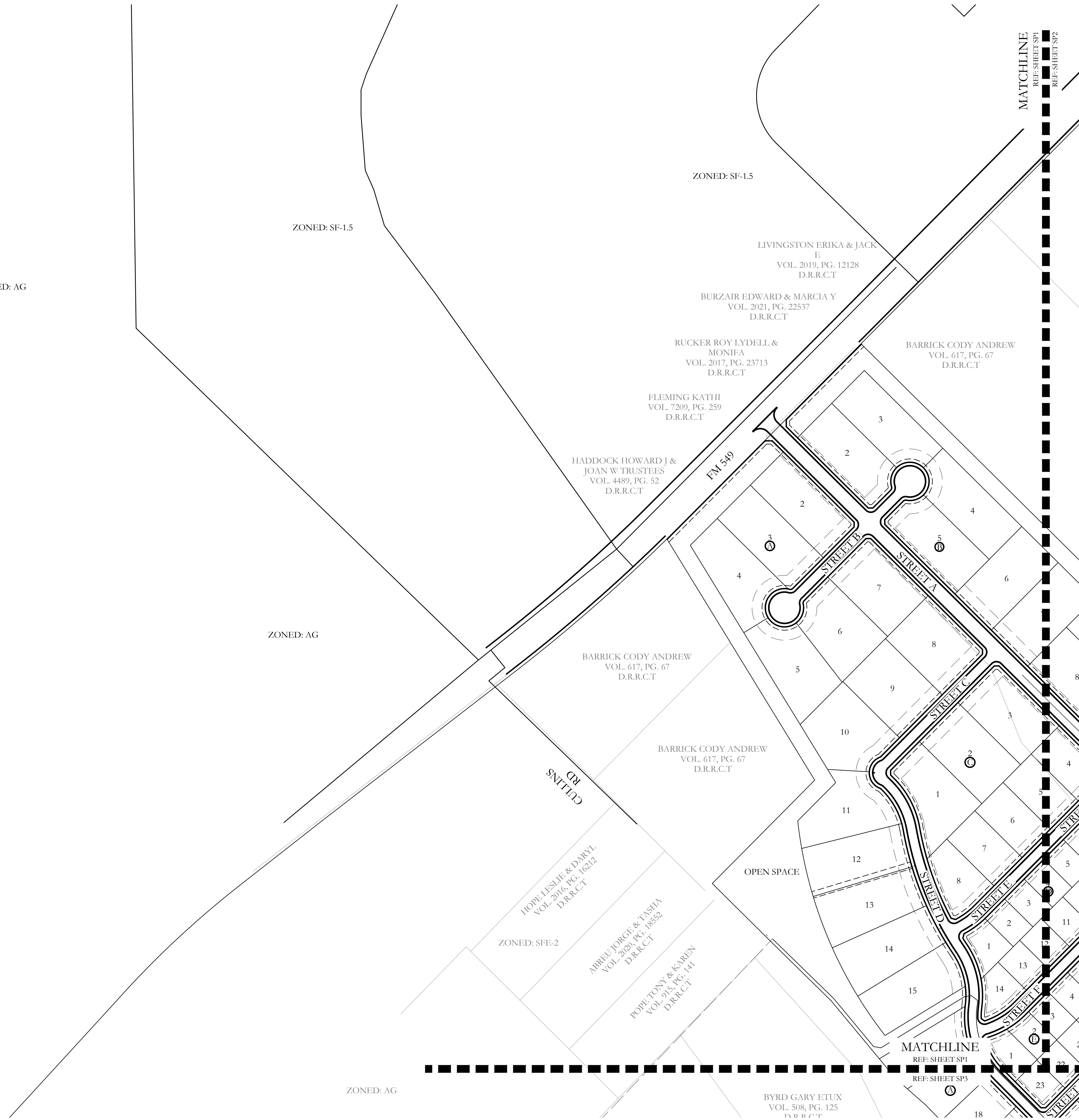
ZONED: AG

ZONED: SFE-2

ZONED: AG



OPEN SPACE LEGEND

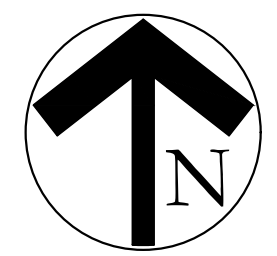
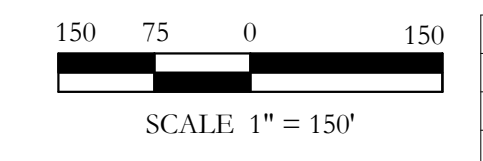
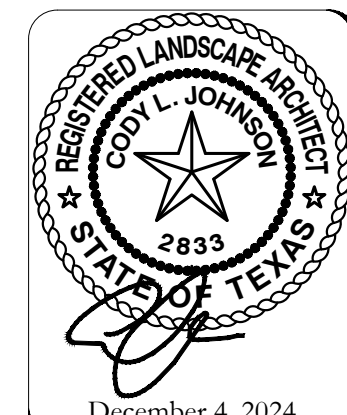
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-  4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.





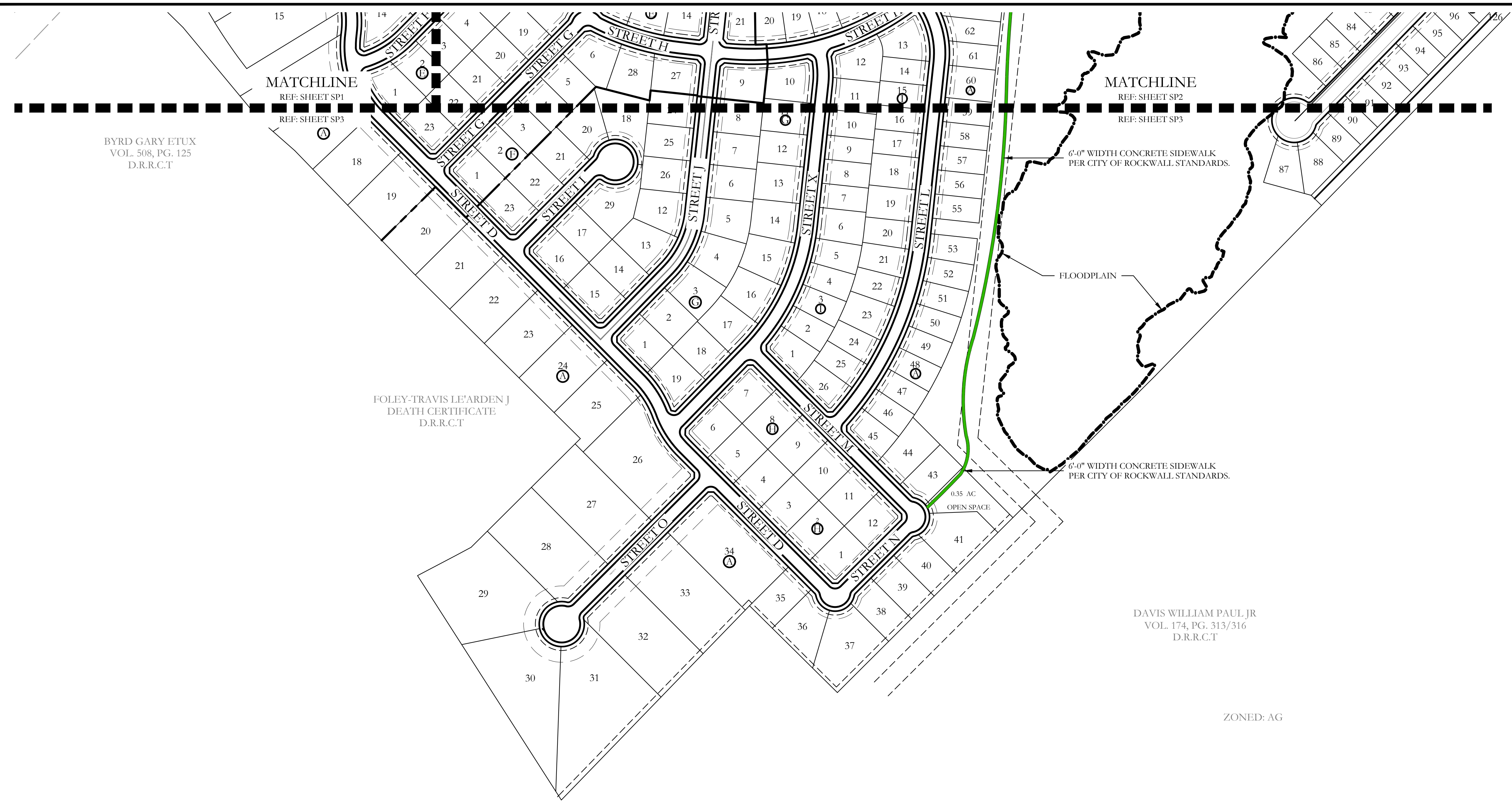
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P:\2024\Projects\mp - southside hills landscape\dwg\mp503 - open space plan.dwg
 P:\2024\Projects\mp - southside hills landscape\dwg\mp503 - open space plan.dwg

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BYRD GARY ETUX
VOL. 508, PG. 125
D.R.R.C.T

MATCHLINE
REF: SHEET SP1
REF: SHEET SP3

FOLEY-TRAVIS LE'ARDEN J
DEATH CERTIFICATE
D.R.R.C.T

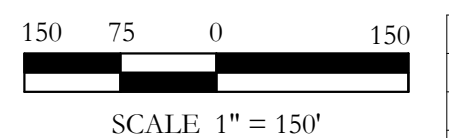
MATCHLINE
REF: SHEET SP2
REF: SHEET SP3

DAVIS WILLIAM PAUL JR
VOL. 174, PG. 313/316
D.R.R.C.T

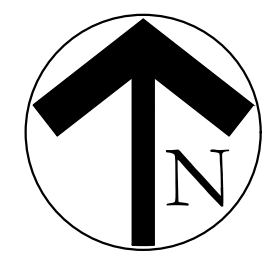
ZONED: AG

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- 4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.



SCALE 1" = 150'



JOHNSON VOLK CONSULTING
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OPEN SPACE MASTER PLAN
OPEN SPACE MASTER PLAN



December 4, 2024

SCALE:
1" = 150'
One Inch
JVC No. MJP503



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: January 14, 2025
APPLICANT: Brian Cramer; CCD – Rockwall, LLC
CASE NUMBER: P2024-043; *Master Plat for the Southside Hills Subdivision*

SUMMARY

Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Master Plat for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-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, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, 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.

PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Master Plat for the Southside Hills Subdivision. The Southside Subdivision will be constructed in three (3) phases (*i.e. two [2] residential phases and one [1] commercial phase*) that will consist of 384 single-family residential lots, two (2) commercial lots, ten (10) open space lots, and one (1) amenity center. Based on the proposed Master Plat, Phase 1 will consist of 284 single-family lots, the amenity center, and a 11.60-acre public park. Phase 2 will contain the remaining 100 single-family lots, and Phase 3 will consist of the commercial lots. In addition, the Master Plat indicates the trail locations and the open space lots for the proposed subdivision. Staff should note that in conjunction with the submittal of this Master Plat, the applicant has also submitted a Preliminary Plat [Case No. P2024-042] for the Southside Hills Subdivision.
- 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. 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. On December 18, 2021, the applicant -- *Brian Cramer of Corson Cramer Development* -- submitted an application requesting to change the zoning [Case No. Z2021-057] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses, which was ultimately withdrawn. Following this submittal, the applicant submitted a subsequent application on May 20, 2022. This application was requesting to change the zoning [Case No. Z2022-028] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. The applicant also withdrew this request on June 20, 2022. The applicant submitted a third and final zoning request [Case No. Z2022-039] to change the zoning on the subject property from Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. The City Council approved this request on October 3, 2022.
- Parks Board. Per the zoning ordinance for Planned Development District 99 (PD-99) [Ordinance No. 22-51], the Southside Hills Subdivision is not required to pay pro-rata equipment fees or cash-in-lieu of land fees; however, a fully amenitized 11.60-acre park must be developed and dedicated to the City of Rockwall. In addition, all improvements 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. Normally the park improvements would be approved at the time of Master Plat; however, at the January 7, 2025 Parks Board meeting, the Board agreed to delay the approval of the park improvements until the PD Site Plan.

- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for 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. Conditional approval of this Master Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Master Plat for the *Southside Hills 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 Master Plat; and,
- (2) The Parks and Open Space Master Plan for the Southside Hills Subdivision shall be provided at the time of PD Site Plan; 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.

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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
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SUBDIVISION

LOT

BLOCK

GENERAL LOCATION West of SH 205 & South of FM 549

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PROPOSED USE Single Family & Commercial

ACREAGE 262.94 Ac.

LOTS [CURRENT]

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LOTS [PROPOSED]

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PHONE

PHONE

E-MAIL

E-MAIL

CCD - Rockwall, LLC

Brian Cramer

4925 Greenville Ave #604

Dallas, TX ~~75087~~ 75206

214.734.5924

BCramer@CCDEVTX.COM

NOTARY VERIFICATION [REQUIRED]

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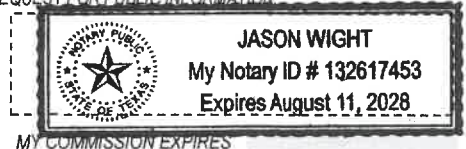
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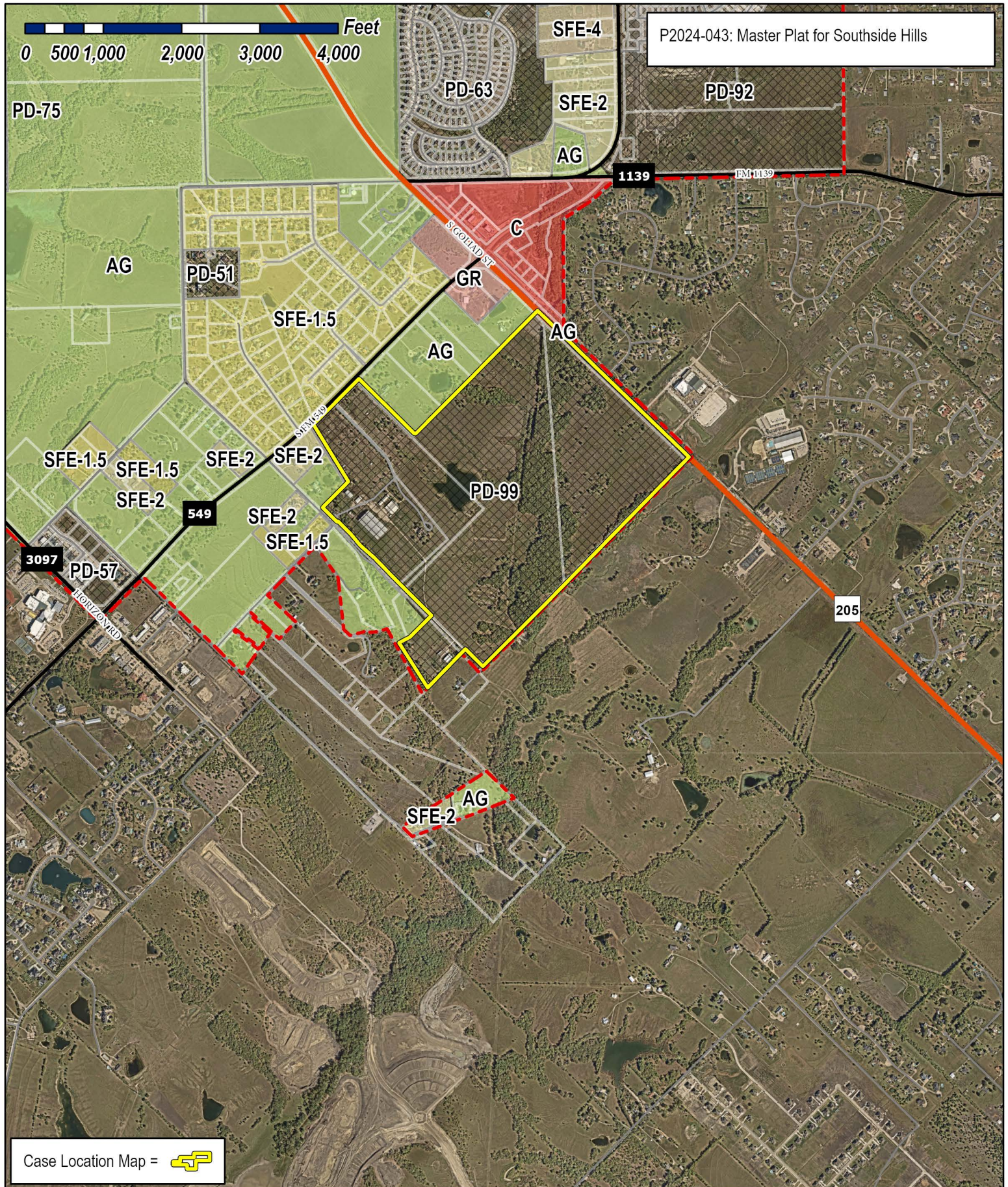
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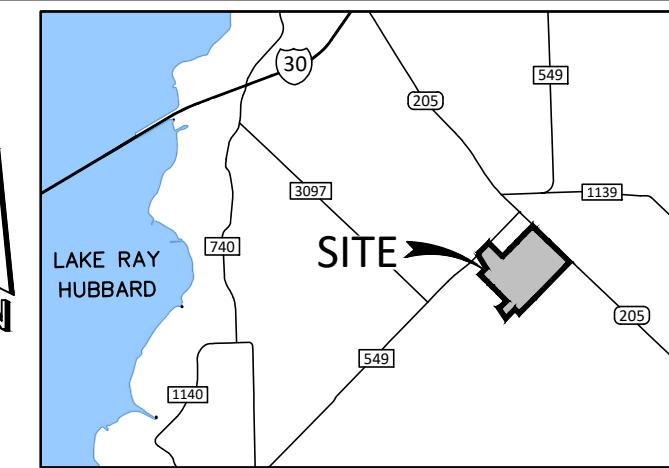
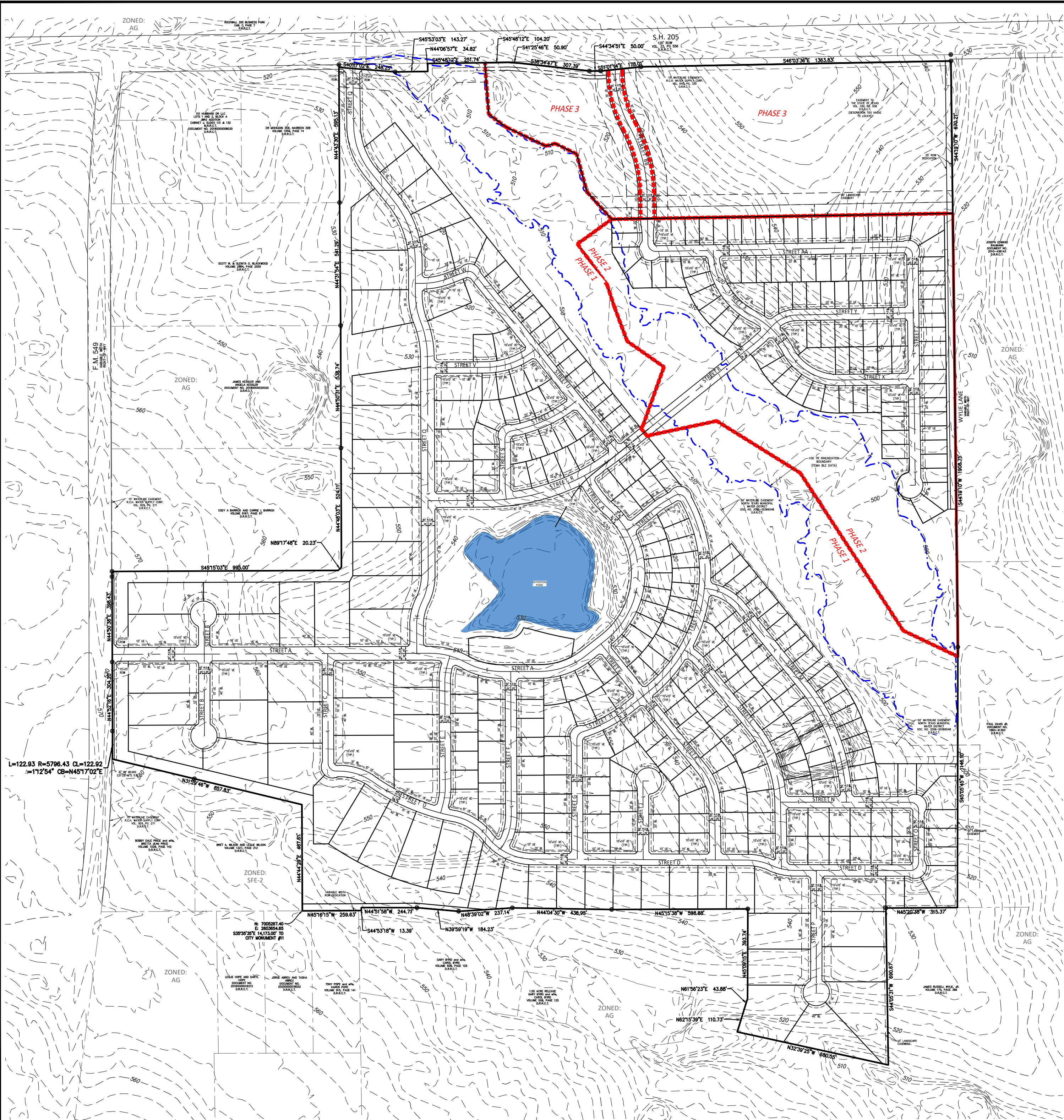


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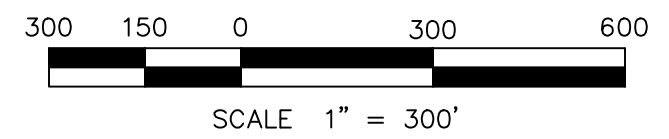
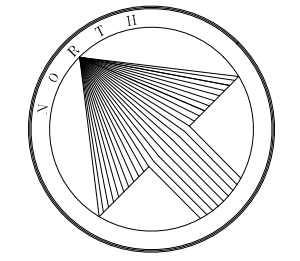
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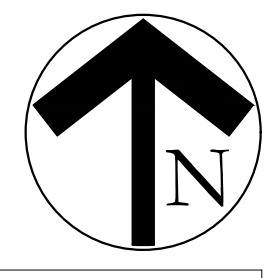
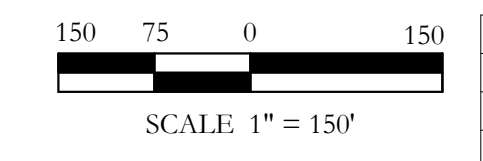
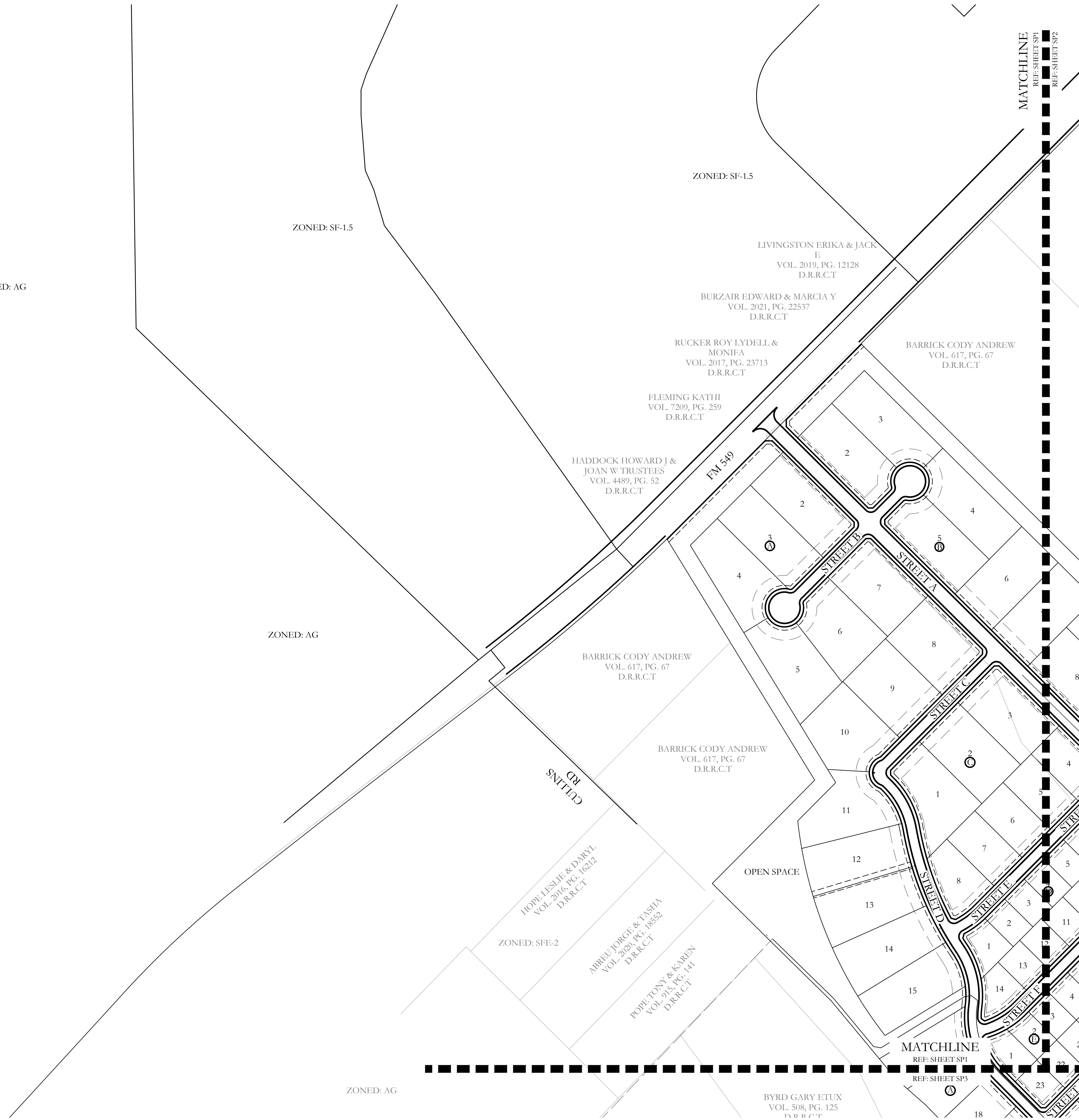
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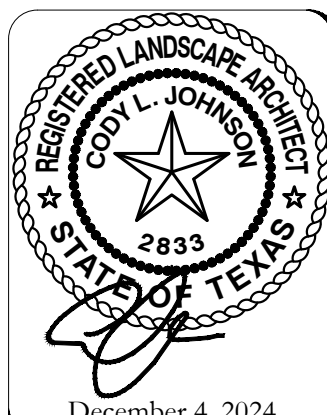
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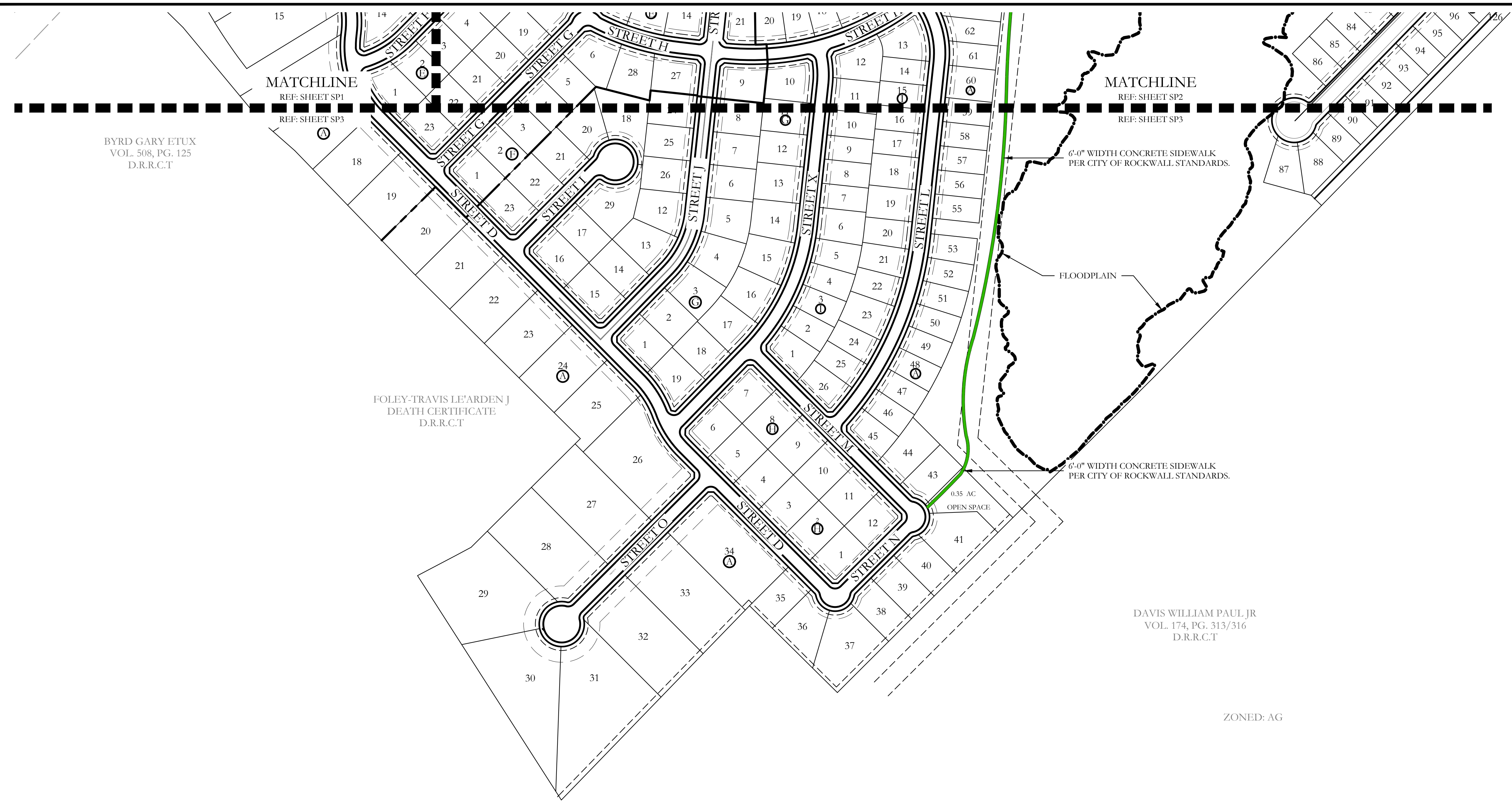
OPEN SPACE LEGEND

	6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
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BYRD GARY ETUX
VOL. 508, PG. 125
D.R.R.C.T

MATCHLINE
REF: SHEET SP1
REF: SHEET SP3



FOLEY-TRAVIS LE'ARDEN J
DEATH CERTIFICATE
D.R.R.C.T

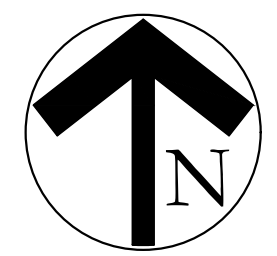
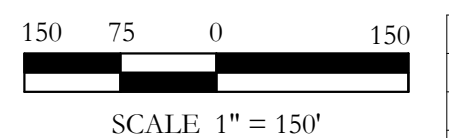
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REF: SHEET SP2
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DAVIS WILLIAM PAUL JR
VOL. 174, PG. 313/316
D.R.R.C.T

ZONED: AG

OPEN SPACE LEGEND

-  6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
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JOHNSON VOLK CONSULTING
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SOUTHSIDE HILLS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OPEN SPACE MASTER PLAN
OPEN SPACE MASTER PLAN



December 4, 2024
SCALE: 1" = 150'
One Inch
JVC No. MJP503



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: January 21, 2025
APPLICANT: Brian Cramer; CCD – Rockwall, LLC
CASE NUMBER: P2024-043; *Master Plat for the Southside Hills Subdivision*

SUMMARY

Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Master Plat for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-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, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, 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.

PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Master Plat for the Southside Hills Subdivision. The Southside Subdivision will be constructed in three (3) phases (*i.e. two [2] residential phases and one [1] commercial phase*) that will consist of 384 single-family residential lots, two (2) commercial lots, ten (10) open space lots, and one (1) amenity center. Based on the proposed Master Plat, Phase 1 will consist of 284 single-family lots, the amenity center, and a 11.60-acre public park. Phase 2 will contain the remaining 100 single-family lots, and Phase 3 will consist of the commercial lots. In addition, the Master Plat indicates the trail locations and the open space lots for the proposed subdivision. Staff should note that in conjunction with the submittal of this Master Plat, the applicant has also submitted a Preliminary Plat [Case No. P2024-042] for the Southside Hills Subdivision.
- 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. 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. On December 18, 2021, the applicant -- *Brian Cramer of Corson Cramer Development* -- submitted an application requesting to change the zoning [Case No. Z2021-057] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses, which was ultimately withdrawn. Following this submittal, the applicant submitted a subsequent application on May 20, 2022. This application was requesting to change the zoning [Case No. Z2022-028] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. The applicant also withdrew this request on June 20, 2022. The applicant submitted a third and final zoning request [Case No. Z2022-039] to change the zoning on the subject property from Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. The City Council approved this request on October 3, 2022.
- Parks Board. Per the zoning ordinance for Planned Development District 99 (PD-99) [Ordinance No. 22-51], the Southside Hills Subdivision is not required to pay pro-rata equipment fees or cash-in-lieu of land fees; however, a fully amenitized 11.60-acre park must be developed and dedicated to the City of Rockwall. In addition, all improvements 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. Normally the park improvements would be approved at the time of Master Plat; however, at the January 7, 2025 Parks Board meeting, the Board agreed to delay the approval of the park improvements until the PD Site Plan.

- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for 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. Conditional approval of this Master Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Master Plat for the *Southside Hills 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 Master Plat; and,
- (2) The Parks and Open Space Master Plan for the Southside Hills Subdivision shall be provided at the time of PD Site Plan; 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 January 14, 2025, The Planning and Zoning Commission approved a motion to recommend approval of the Master Plat by a vote of 7-0.



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 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

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.
²: 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 5565 Hwy FM 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 PD-99

CURRENT USE Ag

PROPOSED ZONING

PROPOSED USE Single Family & Commercial

ACREAGE 262.94 Ac.

LOTS [CURRENT]

0

LOTS [PROPOSED]

384 SF, 10 OS, 1 AC
2 Comm. = 397 total

- 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

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brian Cramer ^{Applicant} [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

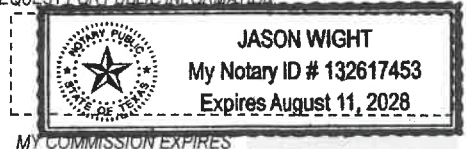
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 4,044.10 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF December, 2024 BY SIGNING THIS APPLICATION, 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."

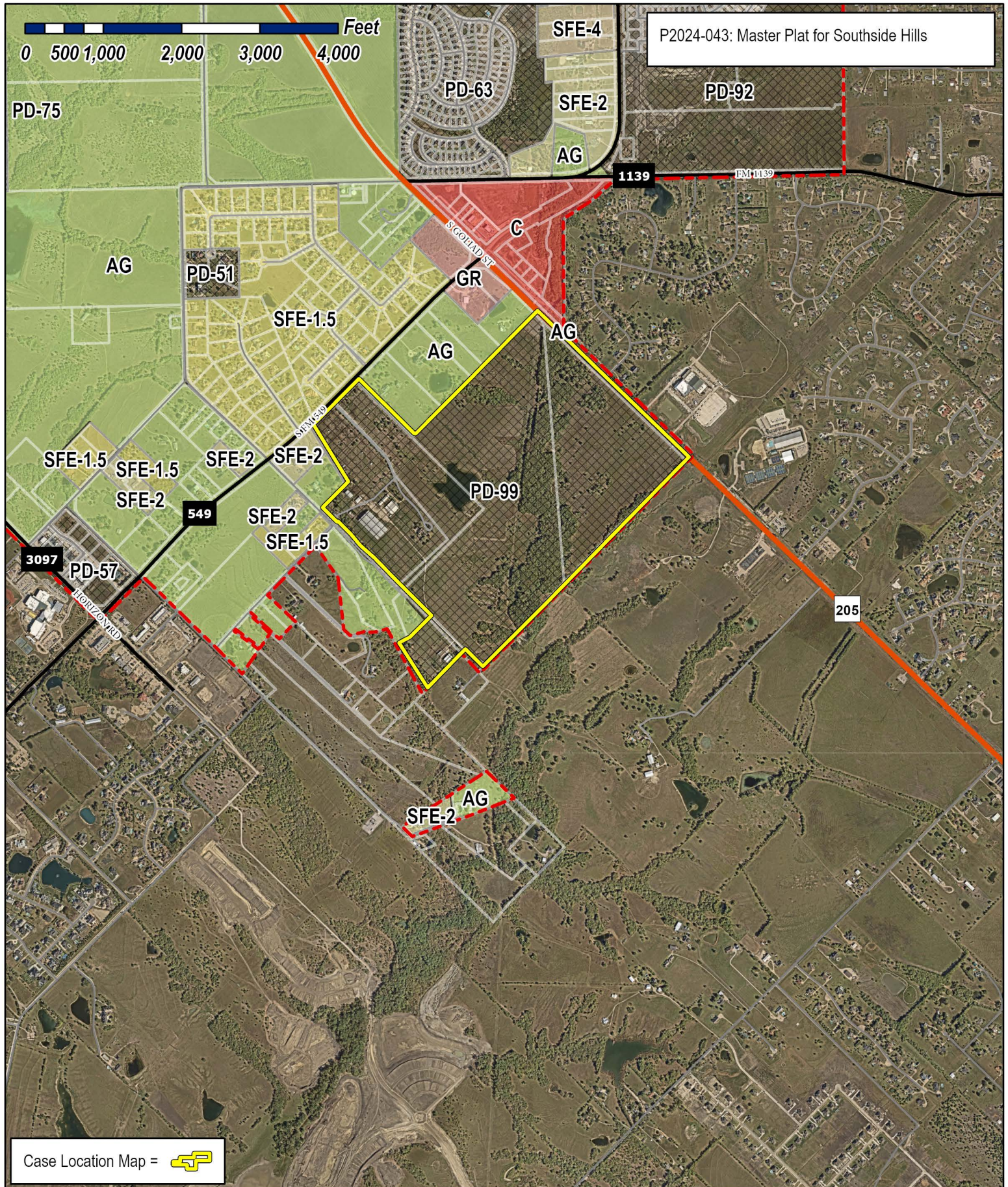
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF December, 2024.

Brian Cramer
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jason Wight
NOTARY PUBLIC





Case Location Map = 

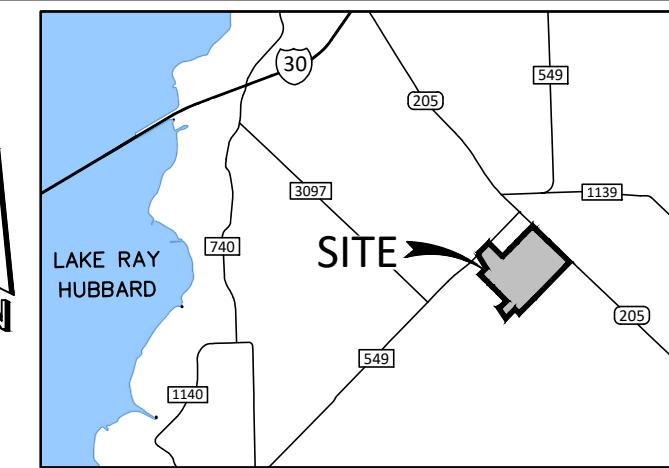
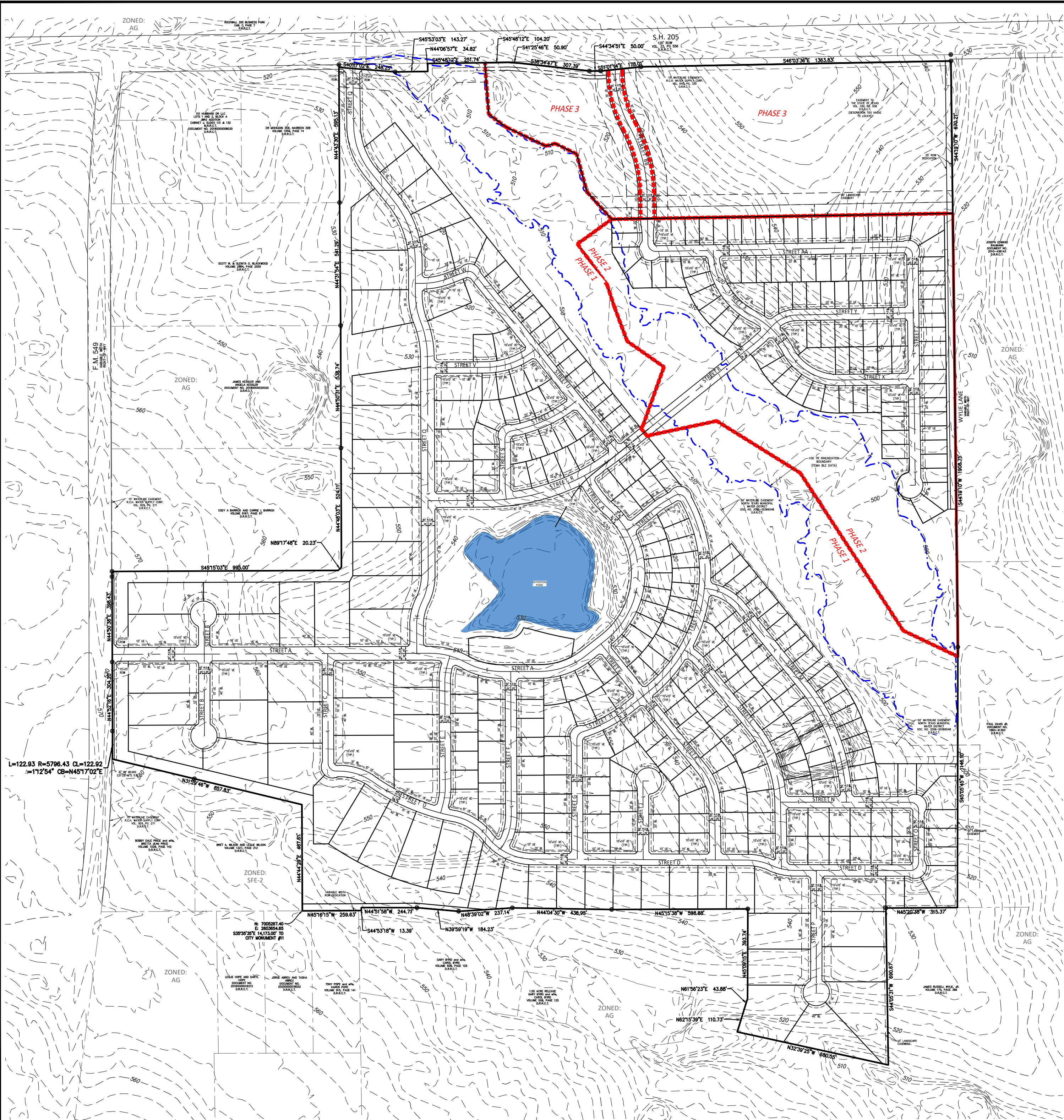


City of Rockwall

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.





VICINITY MAP
N.T.S.

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
$[(29.4/2) + 44.4] / 262.94$	= 22.4%

GROSS LOT DENSITY = 1.46 UNITS/ACRES

GENERAL NOTES:

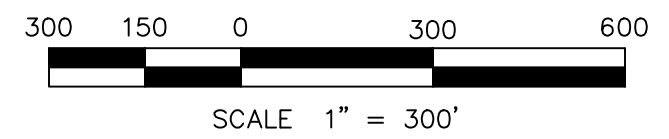
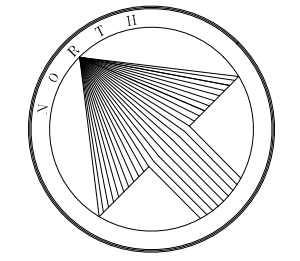
- OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
- THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - WATER - CONNECTIONS TO EXISTING WATER LINES ON FM 549 & SH 205
 - WASTEWATER - CONSTRUCTION OF ONSITE LIFT STATION AND FORCE MAIN TO EXISTING GRAVITY WASTEWATER LINE ON FM 549
 - ROADWAY - CONNECTIONS TO EXISTING ROADWAYS FM 549 & SH 205
 - DRAINAGE - DRAINAGE TO LONG BRANCH CREEK

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ⊙ 1/2" IRF (unless otherwise noted)

AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



**MASTER PLAT
SOUTHSIDE HILLS**
BEING
384 SINGLE FAMILY LOTS, 2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
262.94 ACRES OR 11,453,704.24 SQ. FT.
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2024-XXX

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

December 6, 2024
EXIST. ZONING: PD-99
LAND USE: SF



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ZONED: AG

ZONED: SF-1.5



ZONED: SF-1.5

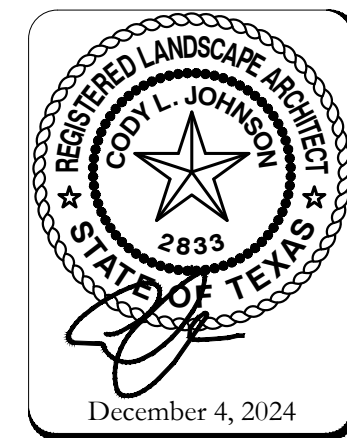
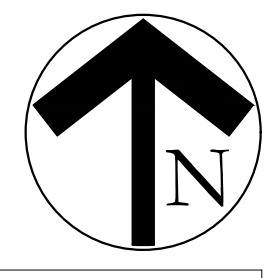
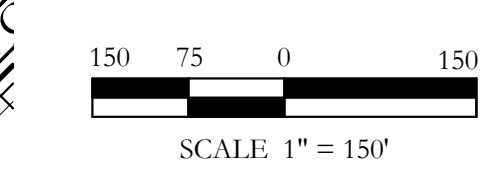
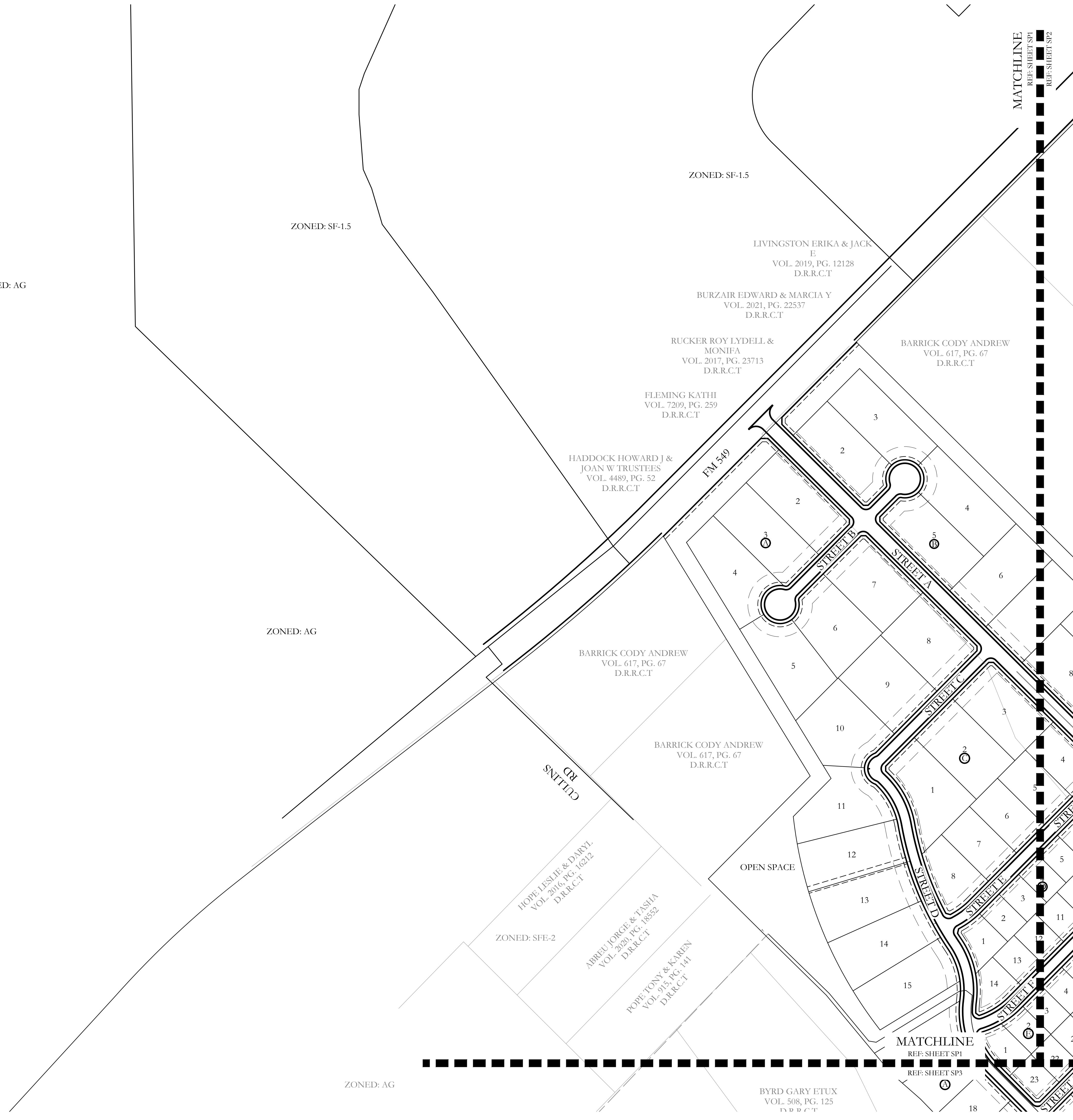
ZONED: AG

ZONED: SFE-2

ZONED: AG

OPEN SPACE LEGEND

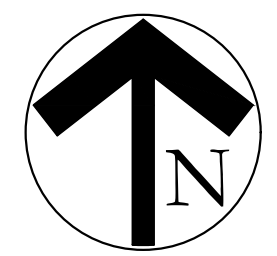
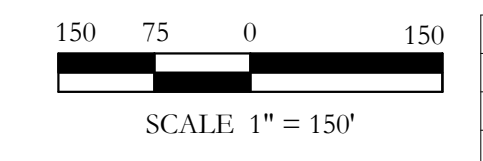
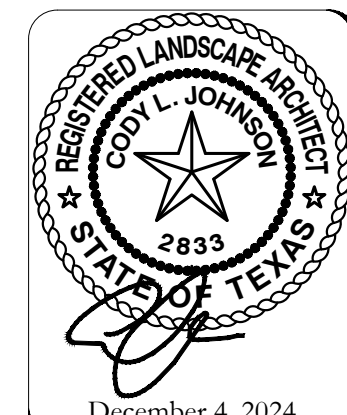
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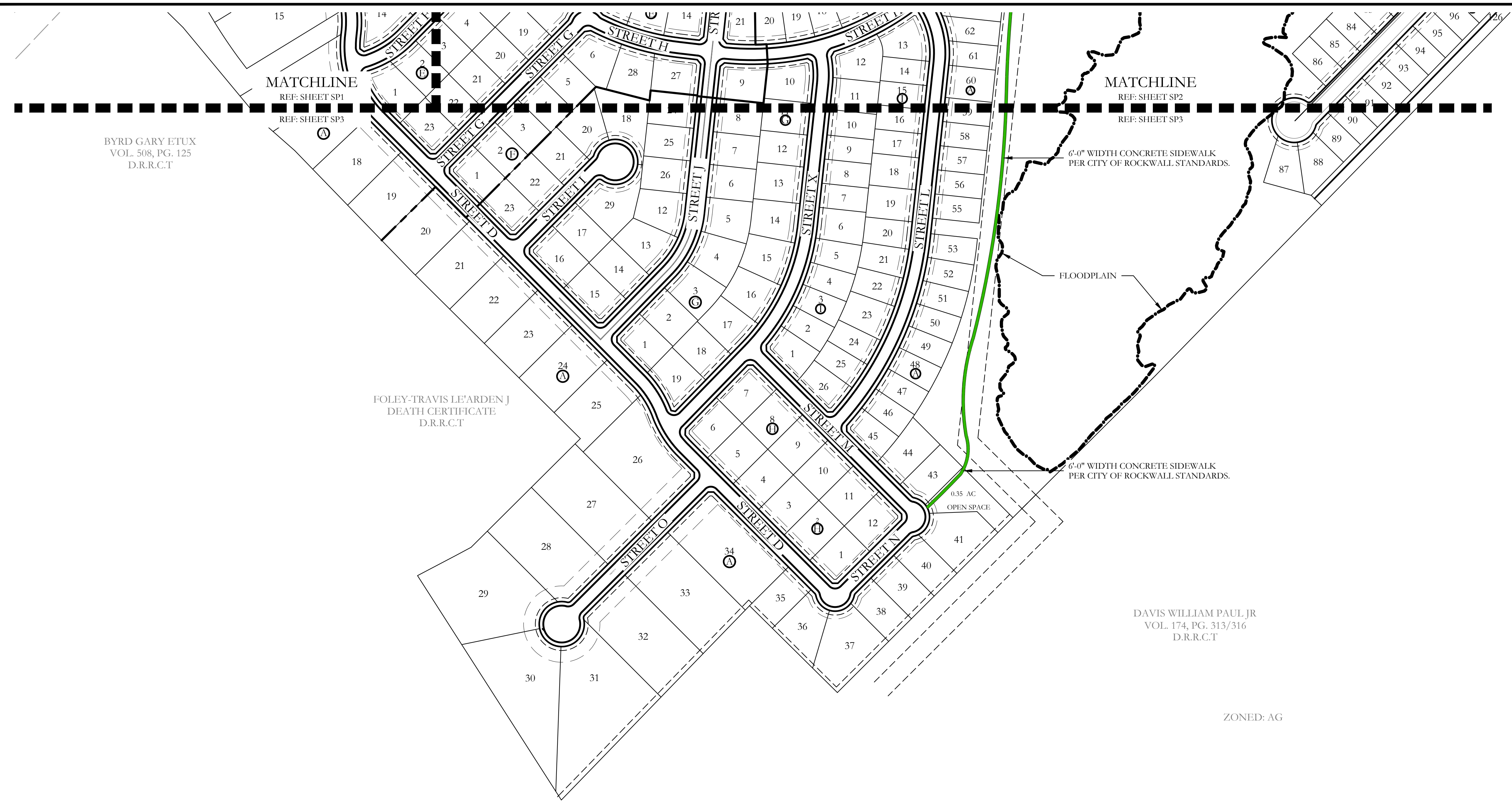
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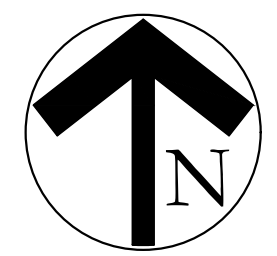
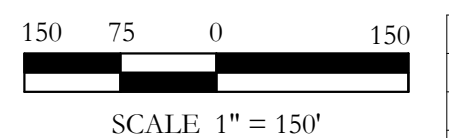
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DAVIS WILLIAM PAUL JR
VOL. 174, PG. 313/316
D.R.R.C.T

ZONED: AG

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 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
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SOUTHSIDE HILLS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OPEN SPACE MASTER PLAN
OPEN SPACE MASTER PLAN



December 4, 2024
SCALE: 1" = 150'
One Inch
JVC No. MJP503



DATE: February 13, 2025

TO: Brian Cramer
4925 Greenville Avenue, Suite 604
Dallas, Texas 75206

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2024-043; *Master Plat for the Southside Hills Subdivision*

Brian Cramer,

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 January 21, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Master Plat; and,
- (2) The Parks and Open Space Master Plan for the Southside Hills Subdivision shall be provided at the time of PD Site Plan; and,
- (1) 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 January 14, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Master Plat by a vote of 7-0.

City Council

On January 21, 2025, the City Council approved a motion to approve the Master Plat by a vote of 7-0.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a faint, larger signature.

Henry Lee, AICP, Senior Planner
City of Rockwall Planning and Zoning Department