

Z2016-036 - SADDLE STAR SOUTH ZONING - 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.

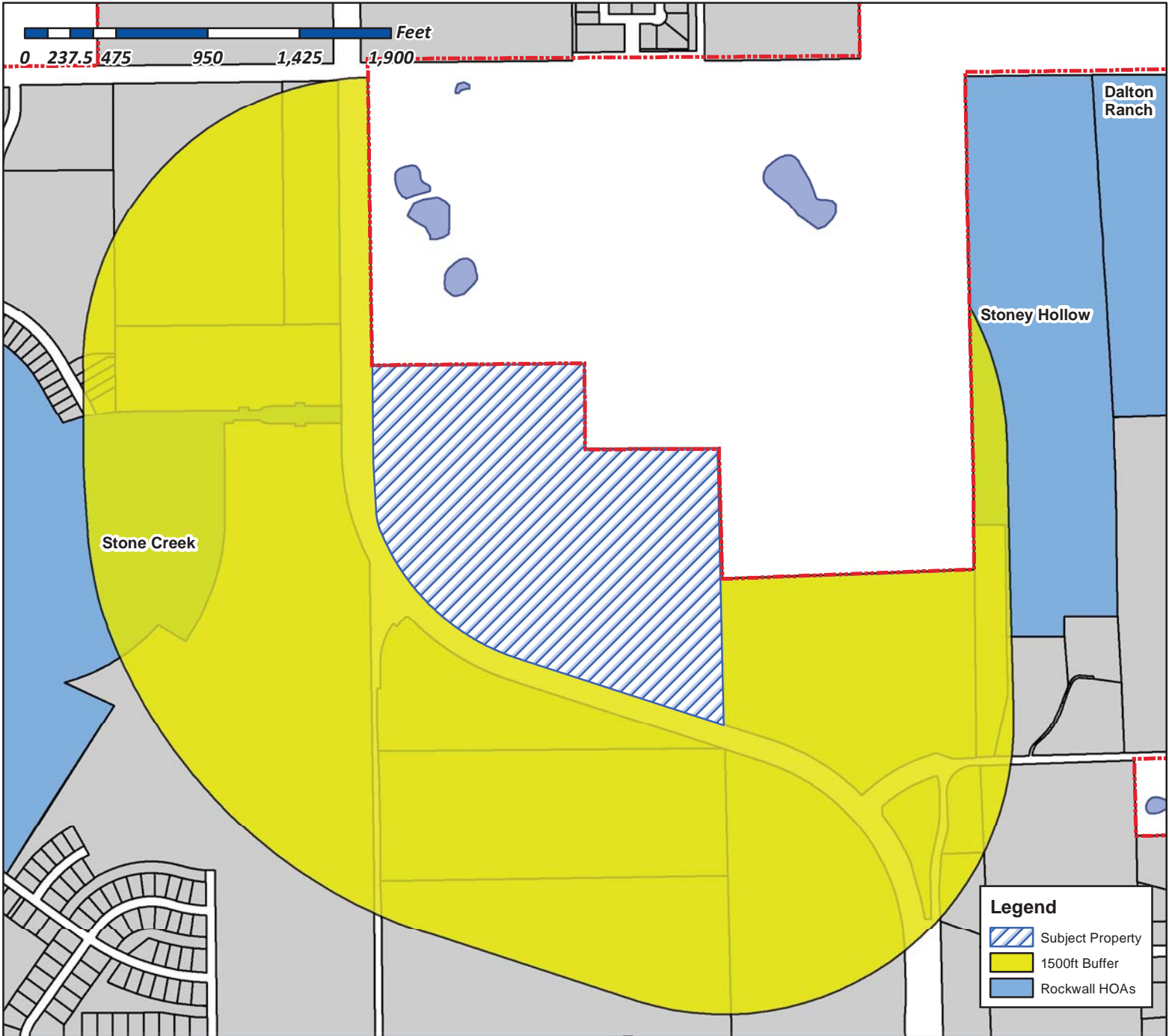




City of Rockwall

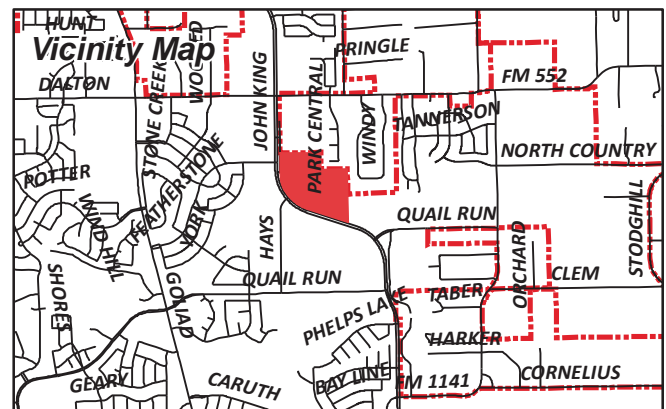
Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2016-036
Case Name: Amendment to PD-79
Case Type: Zoning
Zoning: PD-79
Case Address: East of Hays Ln, South of FM 552 along John King

Date Created: 10/17/2016
For Questions on this Case Call (972) 771-7745

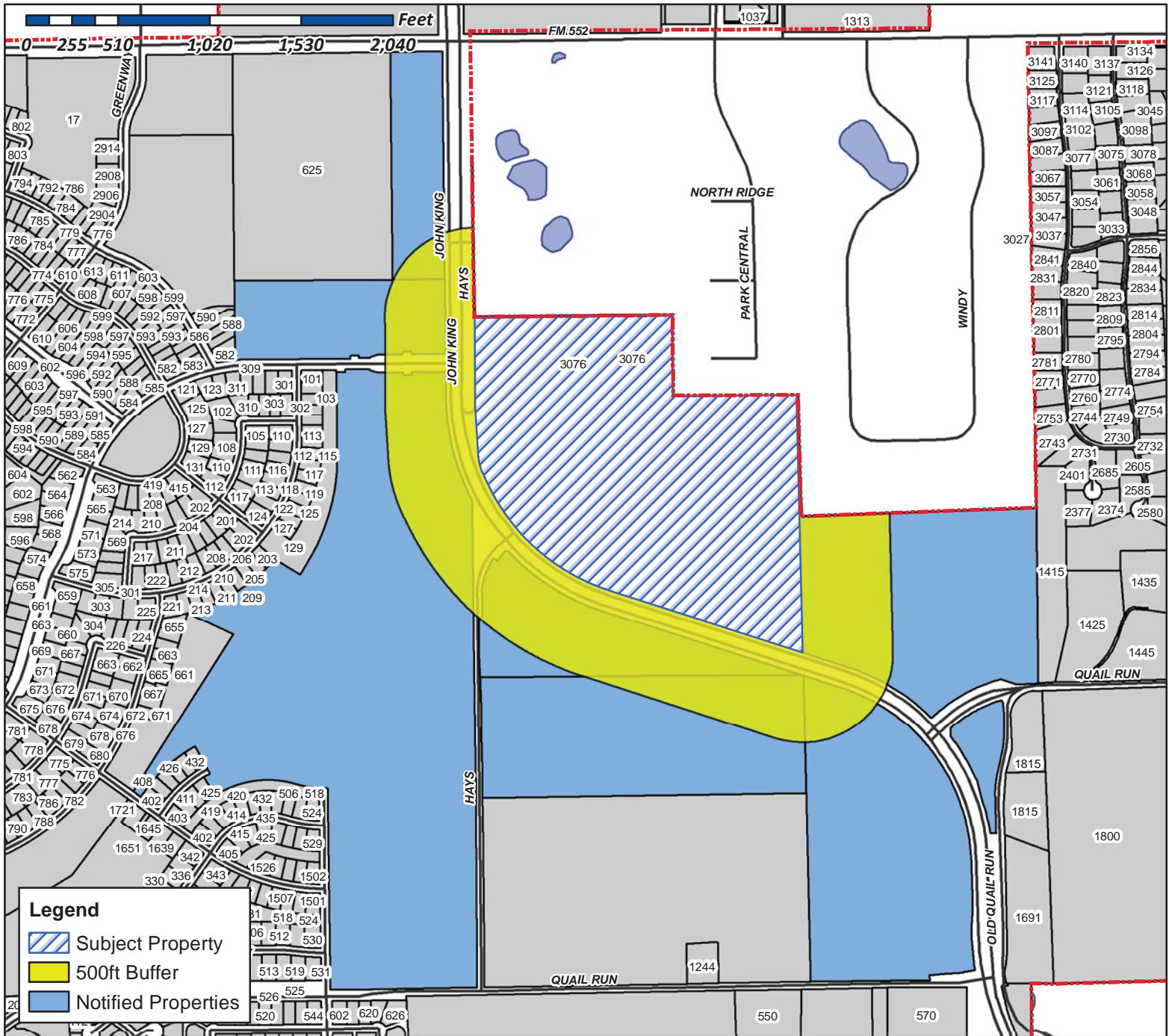




City of Rockwall

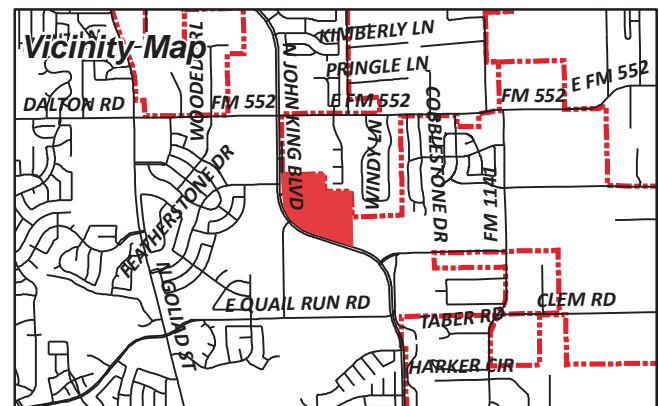
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Case Number: Z2016-036
Case Name: Saddle Star South
Case Type: Zoning
Zoning: Amendment to PD-79
Case Address: East of Hays Ln, South of FM 552 along John King

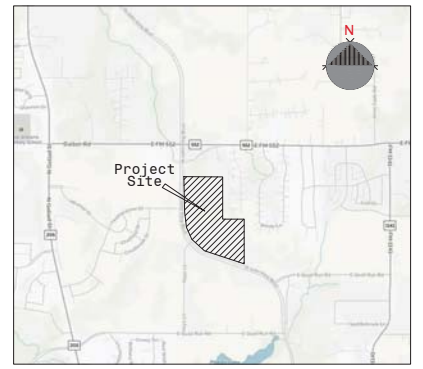
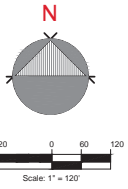
Date Created: 10/17/2015
For Questions on this Case Call (972) 771-7745



R & R HANCE INVESTMENTS LP
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

Current Resident
3076 HAYS RD
Rockwall, TX 75087

STONE CREEK SF LTD
8214 WESTCHESTER DR STE 710
DALLAS, TX 75225



Vicinity Map
n. t. s.

Note:
Detention to be provided as per City of Rockwall
Drainage Specifications and Standards.

Phasing Data

- PHASE ONE - 86 Lots
- PHASE TWO - 52 Lots

Land Use Data

Total Area - 55.413 Ac.
Total Open Space - 12.48 Ac.
Typ. Lot Size - 70'x125'
Total Lots - 138
Density - 2.49 D.U. / Ac.

MASTER PLAT
OPEN SPACE PLAN



SOUTH

City of Rockwall, Rockwall County, Texas

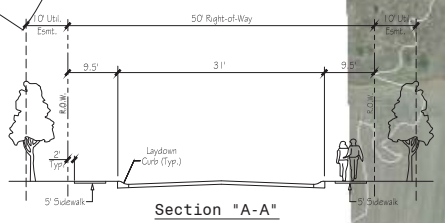
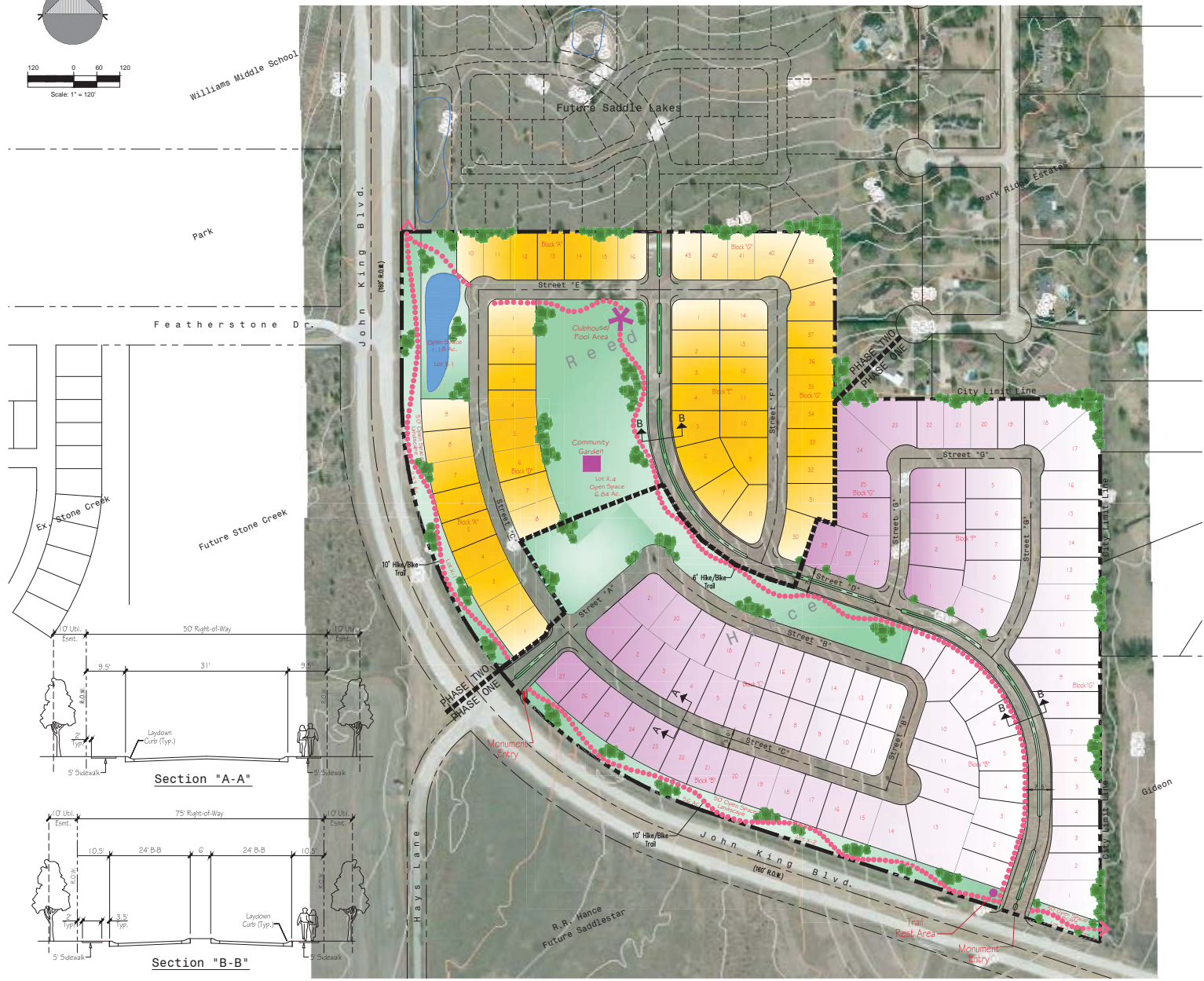
Owner:
RANDY HANCE
14241 North Dallas Pkwy., 51050
Dallas, Texas 75234
972.291.1600

Engineer:
ENGINEERING CONCEPTS
A Division of
G.W. BEED & ASSOCIATES, L.P.
3976 Hays Lane
Rockwall, Texas 75087

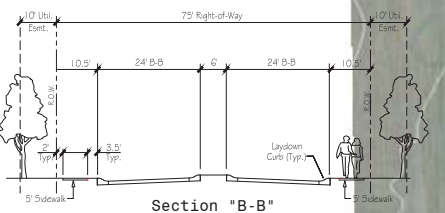
May 2, 2016

Scale: 1" = 120'

Case No. Z-2016-015



Section "A-A"



Section "B-B"

SADDLE STAR LAND DEVELOPMENT L.L.C.

3076 HAYS LN.-ROCKWALL,TEXAS 75087-PAT ATKINS-DIRECTOR

10-12-16

RYAN C. MILLER AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL,TEXAS 75087

RE: SADDLE STAR SOUTH- PD-79 –ORDINACE NO. 16-39-55.413 ACRES

ROCKWALL . ROCKWALL COUNTY , TEXAS

DEAR MR. MILLER ,

WE ARE THE SAID AUTHORIZED REPRESENTATIVES OF THE OWNERS OF THE 55.413 ACRE TRACT IN ROCKWALL, ROCKWALL COUNTY.

WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS DIRECTOR OF SADDLE STAR LAND DEVELOPMENT L.L.C., TO PURSUE AMENDMENT TO PD-79 ZONING, TO AMEND THE FOLLOWING DEVELOPMENT STANDARDS,

4. BUILDING STANDARDS ARTICLE C. GARAGE ORIENTATION OF ORDINACE NO.16-30 TO THE FOLLOWING:

(C) ALL GARAGES MAYBE CONFIGURED IN A FRONT ENTRY CONFIGURATION WITH A MINIMUM SETBACK OF 20'(I.E. ALLOWING THE GARAGE TO BE FLUSH WITH THE FRONT FAÇADE OF THE PRIMARY STRUCTURE) IN THIS CASE THE FRONT FACADE OF THE PRIMARY STRUCTURE DOES NOT INCLUDE A PERMITTED ENCROACHMENT (E.G. A PORCH,SUNROOM,ETCETERA) ALLOWED IN TABLE 2 ABOVE. ALL GARAGE CONFIGURATIONS THAT ARE NOT FRONT ENTRY SHALL MEET THE REQUIREMENTS OF ARTICLE VI , PARKING AND LOADING, OF THE UNIFIED DEVELOPMENT CODE.

WE ARE CURRENTLY UNDER CONTRACT NEGOTIATIONS WITH DAVID WEEKLEY HOMES AND HIGHLAND HOMES THAT NEED THIS DESIGN STANDARD AS OUTLINED IN BUILDER STATEMENT ENCLOSED DOCUMENTS. WE NEED TO BRING TO ROCKWALL THIS QUALITY BUILDER GROUP.

SINCERELY


PAT ATKINS-DIRECTOR-SADDLE STAR

Exhibit 'C':
Development Standards

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

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the masonry requirement; however, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted through a Specific Use Permit (SUP) only.

(b) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.

Modification

(c) *Garage Orientation.* ~~A minimum of 50% of garages shall be oriented in a traditional swing (or j swing) configuration. The remainder of garages may be configured in a front entry configuration with a minimum setback of 20-feet (i.e. allowing the garage to be flush with the front façade of the primary structure). In this case the front façade of the primary structure does not include a permitted encroachment (e.g. a porch, sunroom, etcetera) allowed in Table 2 above. All garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code.~~

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

Table 3: Anti-Monotony Matrix

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	70' x 120'	(1), (2), (3), (4)

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

(2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on John King Boulevard shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

- (a) Number of Stories
- (b) Permitted Encroachment Type and Layout
- (c) Roof Type and Layout
- (d) Articulation of the Front Façade

(3) Permitted encroachments (i.e. *porch and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the

David Weekley Homes

October 10, 2016

Tommy Cansler

Timberland Creek Companies

3930 Glade Road, Suite 108-322

Colleyville, Texas 76034

RE: SADDLESTAR RANCH – GARAGE ORIENTATION

Dear Tommy,

Per our discussion on front entry verses J-swing garages, we see a much greater acceptance in the marketplace of true front entry product over a hybrid (J-swing) or alley served rear entry home. There are several factors in play to lead buyers to prefer true front entry. In most parts of the country, standard front entry homes are the norm. Given the large amount of relo buyers in the Metroplex, many find anything other than a front entry garage as undesirable. Most importantly, if buyers have made the decision that they want a large lot product, they also want large backyard as the benefit.

A home with a J-swing garage forces the home much further back into the lot resulting in more front yard space where the buyer sees little value, and shrinking the back yard space where the buyer sees the greatest value. In fact, large lots with little backyards are often difficult to sell.

As you can see from the enclosed examples of homes, all these have garages that face the street and allow for an attractive façade. Proper massing of the façade, use of roof pitches and use of materials will result in front entry product that is attractive and provides what the customer is seeking.

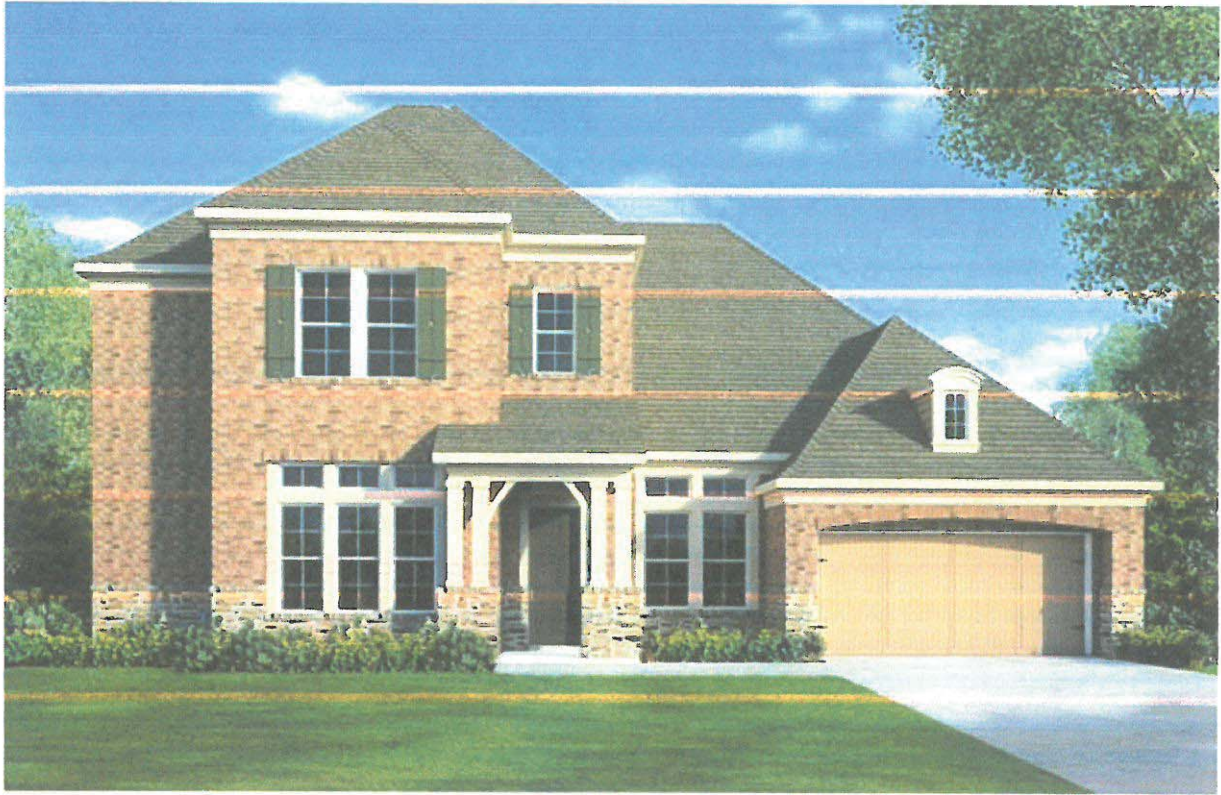
Please let me know if you need any further information for your discussion with the City of Rockwall.

Sincerely,

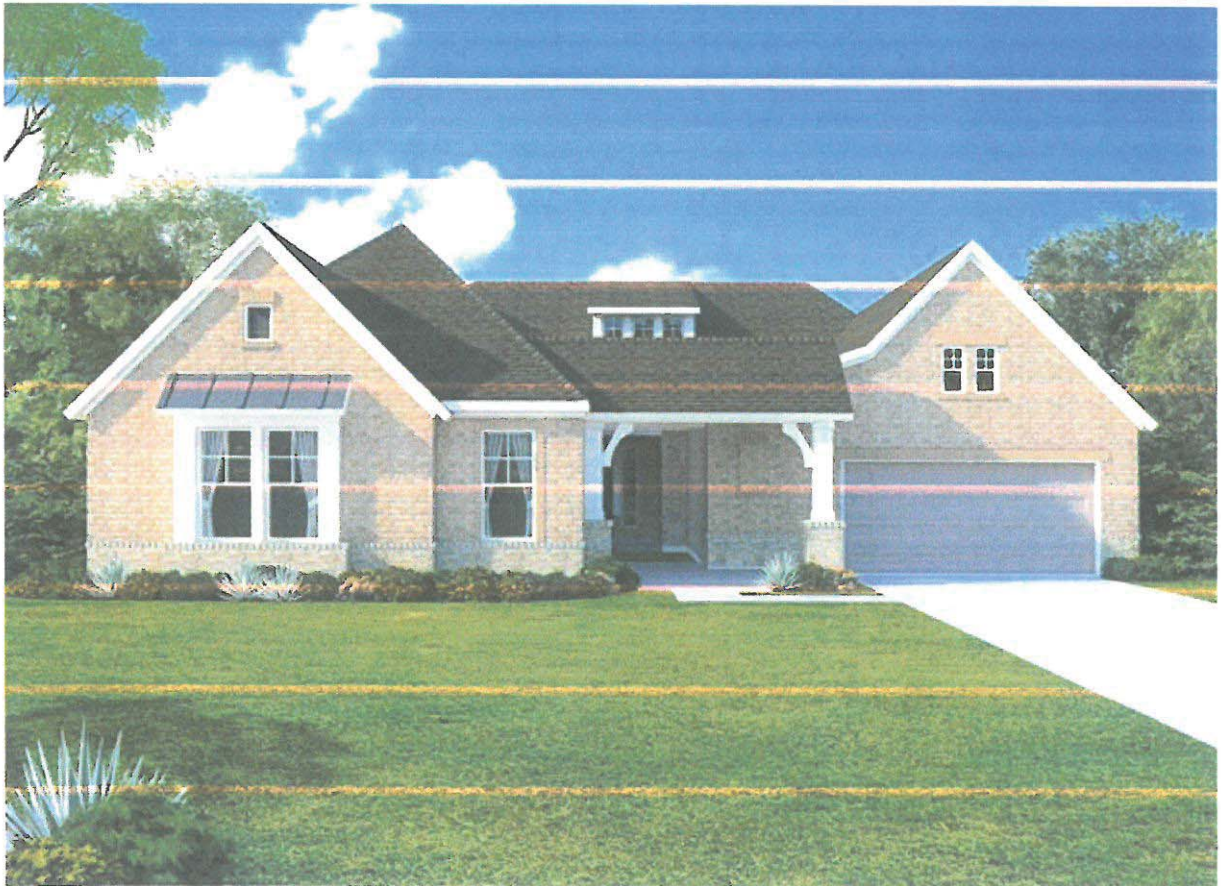


Matt Torbit

Land Acquisition Manager



6649 DAL - B



6642 DAL - A



4712D91-B



4712D91-B



4193 HOU - A



4255 HOU - B