



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2019-001

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

DIRECTOR OF PLANNING:

R. Li

CITY ENGINEER:

[Signature]

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 3076 HAYS LANE

Subdivision

Lot

Block

General Location East of John King Blvd. and South of FM 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Planned Development District

Current Use Residential

Proposed Zoning Planned Development District

Proposed Use Residential

Acreage

9.126

Lots [Current]

Lots [Proposed]

178

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner GWENDOLYN REED

Applicant KPA CONSULTING, INC.

Contact Person

Contact Person PAT ATKINS

Address 3076 HAYS LANE

Address 3076 HAYS LANE

City, State & Zip ROCKWALL, TX. 75087

City, State & Zip ROCKWALL, TX. 75087

Phone 9723886383

Phone 9723886383

E-Mail

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Pat Atkins [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

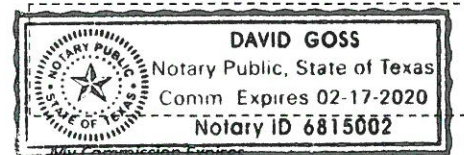
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 1279.41, to cover the cost of this application, has been paid to the City of Rockwall on this the 12th day of September, 20 19. 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 12th day of September, 20 19.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

Pat Atkins
[Signature]





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 PD Development Plans (\$200.00 + \$15.00 Acre)¹
Other Application Fees:
 Tree Removal (\$75.00)
Notes:
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PROPERTY INFORMATION [PLEASE PRINT]

Address 3076 HAYS LANE

Subdivision

Lot

Block

General Location East of John King Blvd. and South of FM 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Planned Development District

Current Use Agricultrue

Proposed Zoning Planned Development District

Proposed Use Residential

Acreage

34.325

Lots [Current]

Lots [Proposed]

178

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

Owner SADDLE STAR SOUTH HOLDINGS LLC

Applicant KPA CONSULTING, INC.

Contact Person

Contact Person PAT ATKINS

Address 2200 ROSS AVENUE

Address 3076 HAYS LANE

SUITE 4200 W

City, State & Zip DALLAS, TX. 75201

City, State & Zip ROCKWALL, TX. 75087

Phone

Phone 9723886383

E-Mail

E-Mail

NOTARY VERIFICATION [REQUIRED]

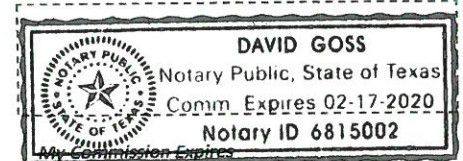
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Owner's/Applicant's Signature

Notary Public in and for the State of Texas





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City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
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PLANNING & ZONING CASE NO.

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CITY ENGINEER:

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Subdivision

Lot

Block

General Location East of John King Blvd. and South of FM 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Planned Development District

Current Use Agricultrue

Proposed Zoning Planned Development District

Proposed Use Residential

Acreage

24.957

Lots [Current]

Lots [Proposed]

178

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

Owner CDT ROCKWALL/2017 LLC

Applicant KPA CONSULTING, INC.

Contact Person

Contact Person PAT ATKINS

Address 6925 FM 2515

Address 3076 HAYS LANE

City, State & Zip KAUFMAN, TX. 75142

City, State & Zip ROCKWALL, TX. 75087

Phone

Phone 9723886383

E-Mail

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared PAT ATKINS [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

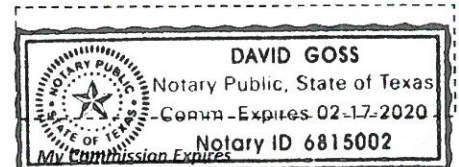
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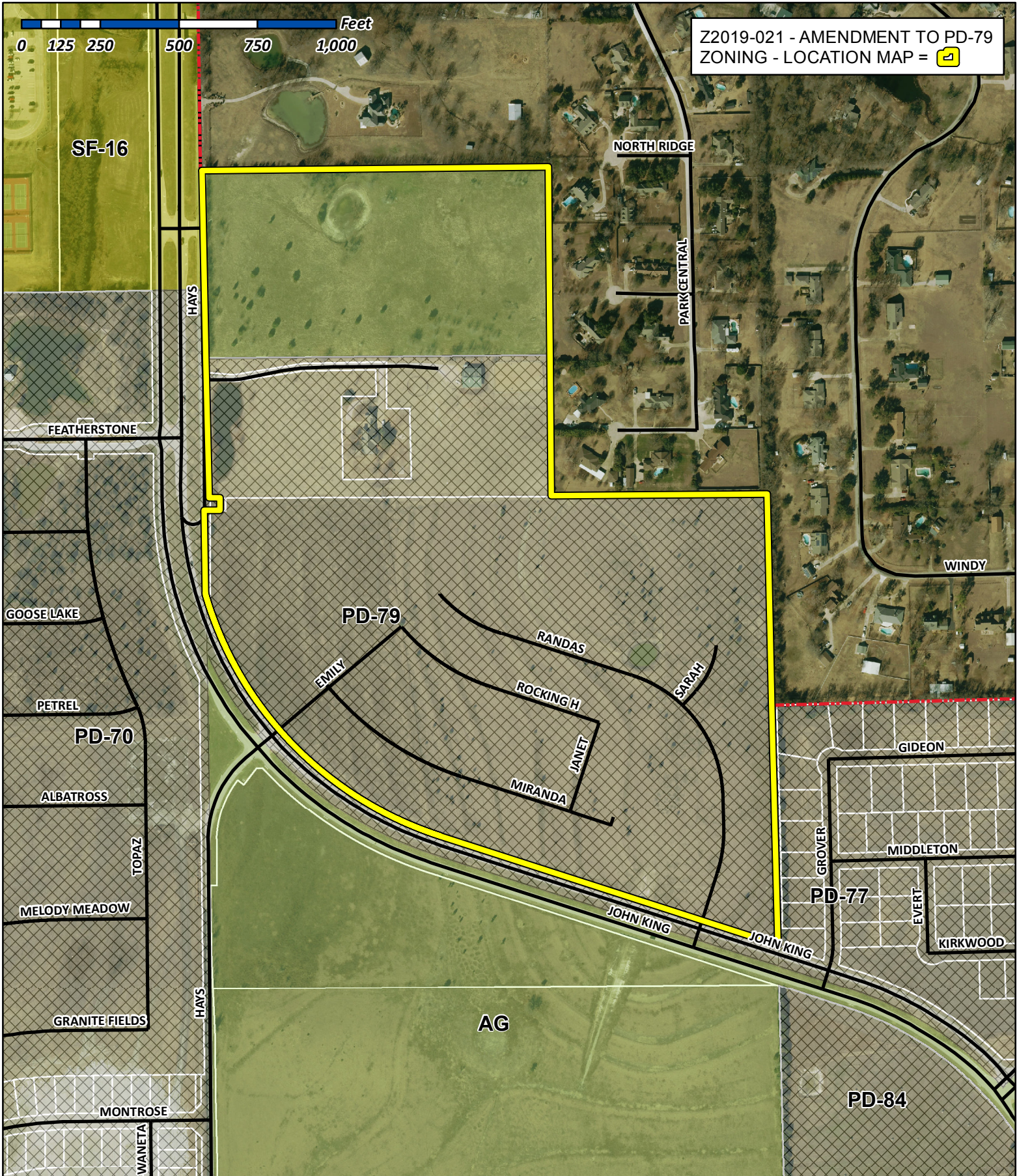
Given under my hand and seal of office on this the 12th day of September, 20 19.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

Handwritten signature of Pat Atkins





City of Rockwall

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

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

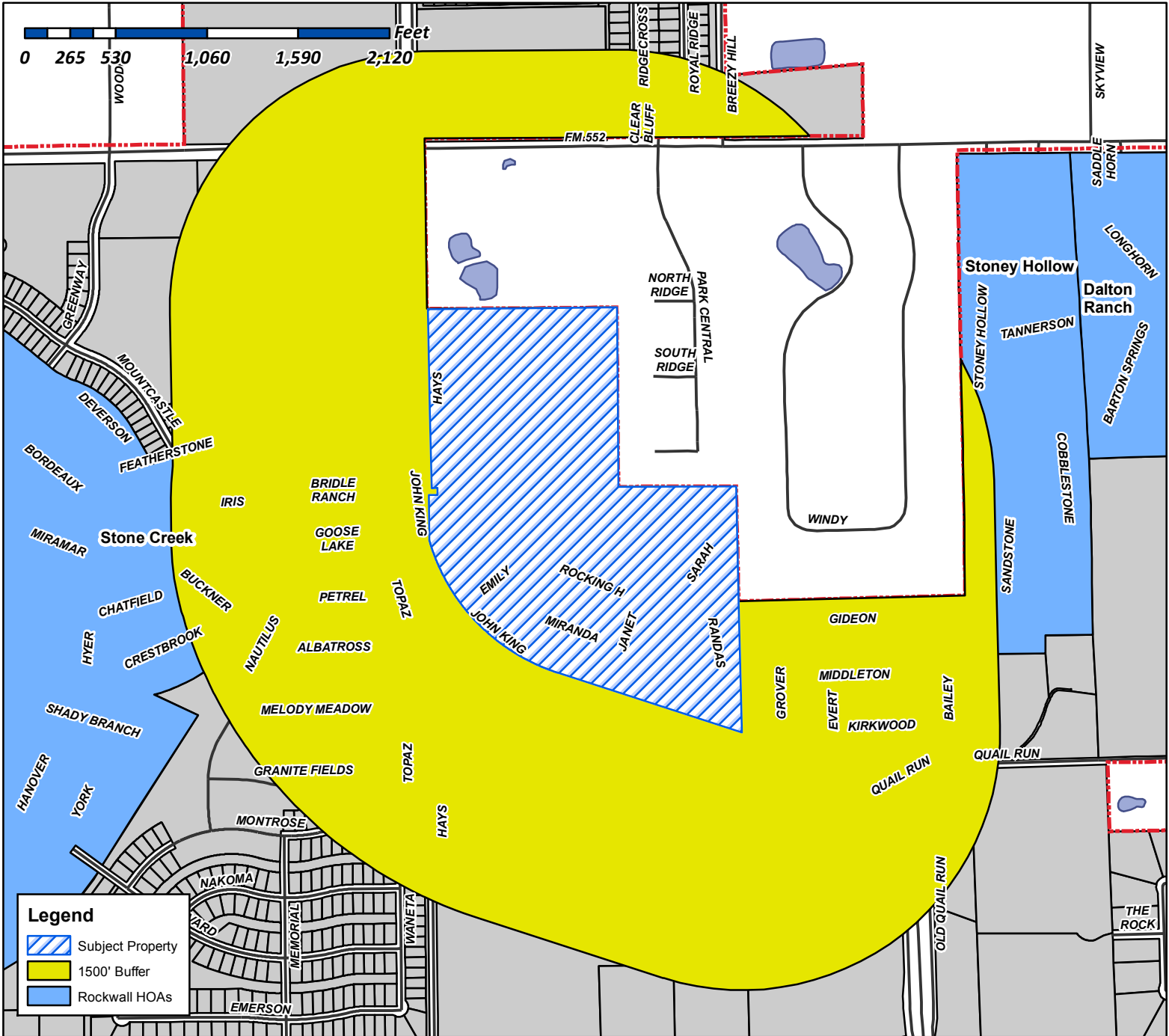




City of Rockwall

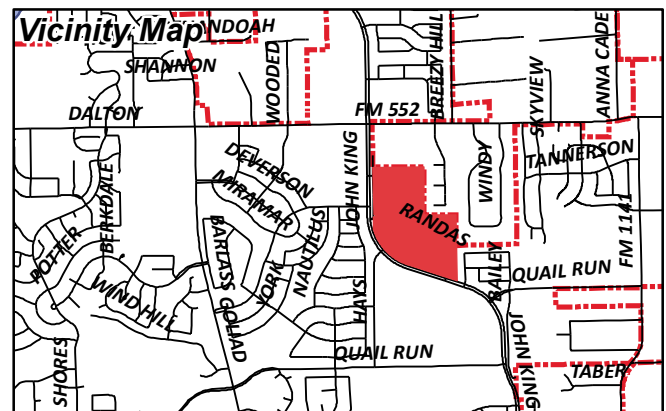
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2019-021
Case Name: Amendment to PD-79
Case Type: Zoning
Zoning: Planned Development District
Case Address: East of John King & South of FM 552

Date Created: 9/13/2019
For Questions on this Case Call (972) 771-7745



PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

REED GWENDOLYN
3076 HAYS RD
ROCKWALL, TX 75087

REED GWENDOLYN
3076 HAYS LN
ROCKWALL, TX 75087

ROCKWALL I S D
625 FM552
ROCKWALL, TX 75087

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 75142

SKORBURG CO.
ATTN: JOHN ARNOLD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

RANDA BARTON HANCE LIVING TRUST AND
LARRY HANCE
963 W YELLOW JACKET LN APT 107
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
963 W YELLOW JACKET LN
ROCKWALL, TX 75087

SADDLE STAR LAND DEVELOPMENT L.L.C.

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

9-13-19

RYAN C. MILLER AICP , DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL,TEXAS 75087

LETTER OF EXPLANATION

**RE: SADDLE STAR SOUTH-70.408 ACRES –OWNER - C.D.T-2017 L.L.C.-Saddle Star South Holdings, LLC
And Gwendolyn Reed**

ROCKWALL , ROCKWALL COUNTY , TEXAS

DEAR MR. MILLER ,GONZALES

WE ARE THE SAID AUTHORIZED REPRESENTATIVES OF THE OWNERS OF THE 70.408 ACRE TRACT IN
ROCKWALL, ROCKWALL COUNTY.

WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS DIRECTOR OF SADDLE STAR LAND DEVELOPMENT
L.L.C.,TO PURSUE APPROVAL OF OUR PLANNED DEVELOPMENT REQUEST . OUR REQUEST IS ADDING THE
ADDITIONAL 14.995 ACRES TO THE OVERALL SADDLE STAR SOUTH DEVELOPMENT .

THIS ADDITION WILL REPRESENT THE 80'X125' PRODUCT ALL OTHER REQUIREMENTS WITHIN THE
ORIGINAL PLANNED DEVELOPMENT WILL REMAIN THE SAME.

SINCERELY

Pat Atkins

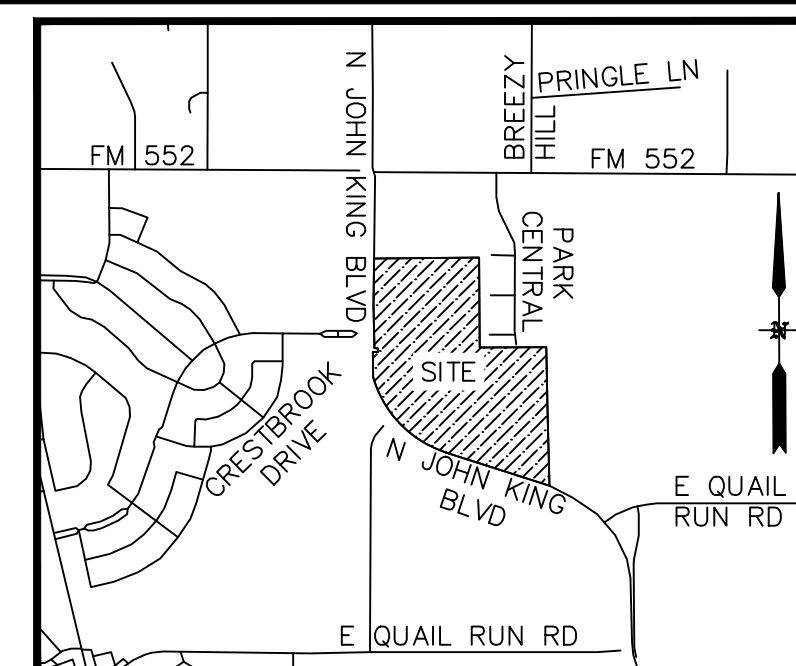
PAT ATKINS-DIRECTOR-SADDLE STAR

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 0°38'27" W	40.00'
L3	S 89°38'05" W	34.29'

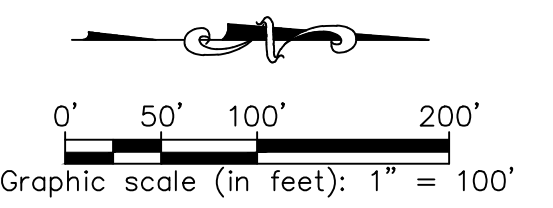
STONE CREEK SF, LTD
VOLUME 5011, PAGE 9

FEATHERSTONE
DRIVE
98' R.O.W.
CABINET L.H.
PAGE 33

CITY OF ROCKWALL
STONE CREEK PHASE VI
CABINET I, PAGE 161



VICINITY MAP
NOT TO SCALE



NOTE:
DETENTION TO BE PROVIDED PER CITY OF ROCKWALL
DRAINAGE SPECIFICATIONS AND STANDARDS

MICHAEL & STACY
MILLER
CC #2017000011122

LAND USE DATA
TOTAL AREA ~ 70.408 ACRES / 3,066,972 SQ. FT.
TOTAL OPEN SPACE ~ 13.725 ACRE / 597,865 SQ. FT.
TYPICAL LOT SIZE ~ 70' x 125'
TOTAL LOTS ~ 178
DENSITY ~ 2.5 DWELLING UNITS / ACRE

CONCEPT PLAN
SADDLE STAR SOUTH
70.408 ACRES SITUATED IN THE
P.B. HARRISON SURVEY, ABSTRACT No. 97
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN L.P.
ENGINEERING / SURVEYING / PROJECT MANAGEMENT
201 WINDCO CIRCLE, SUITE 200 WYLIE, TX 75098
(972) 941-8400

DEVELOPER
K P A CONSULTING, INC.
3076 HAYS LANE ROCKWALL, TEXAS 75087
PAT ATKINS: 972-388-6383

OWNERS

SADDLE STAR SOUTH HOLDINGS LLC 2200 ROSS AVENUE SUITE 4200W DALLAS, TEXAS 75201	CDT ROCKWALL/2017 LLC 6925 F.M. 2515 KAUFMAN, TEXAS 75142	GWENDOLYN REED 3076 HAYS LANE ROCKWALL, TEXAS 75087
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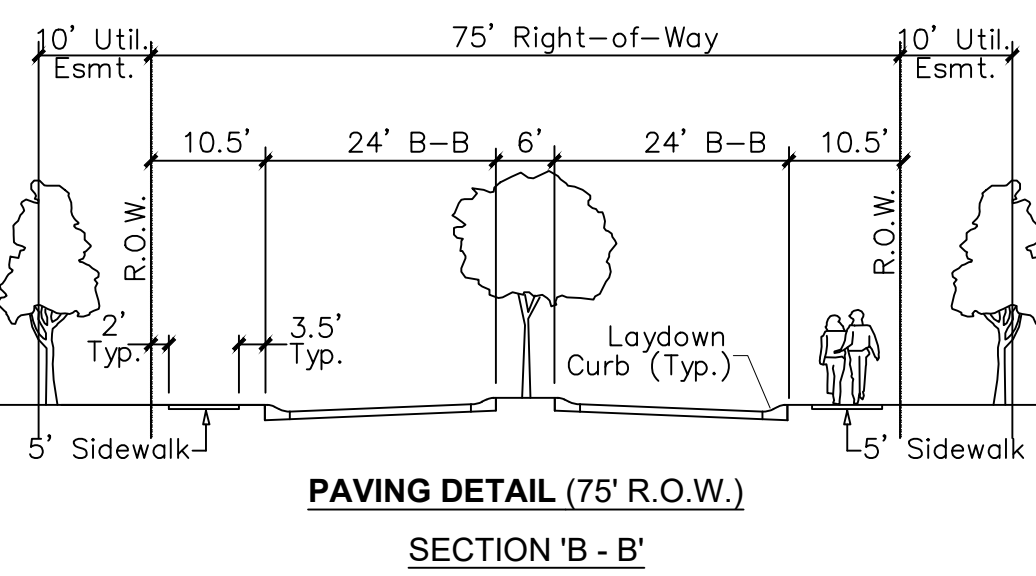
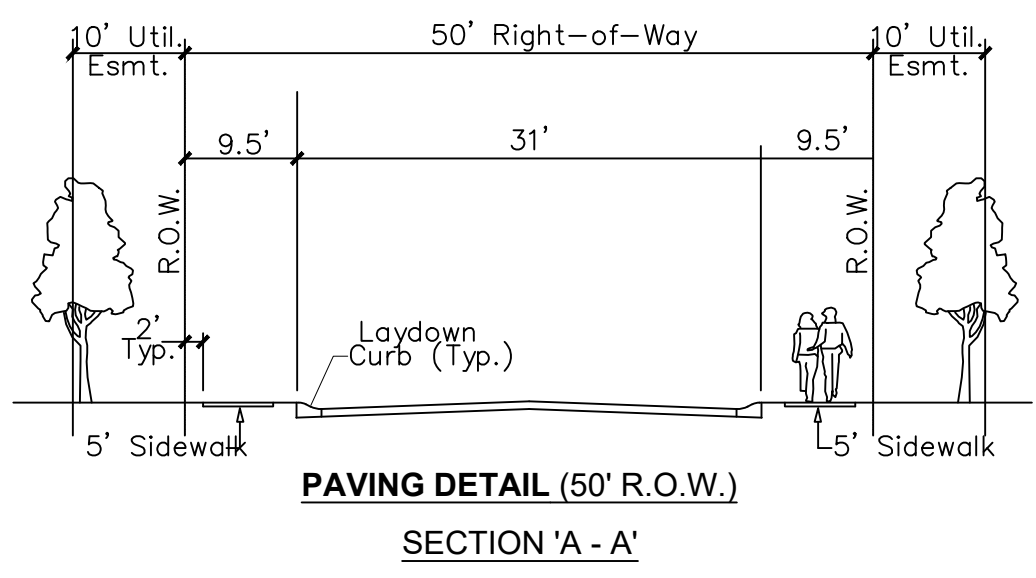
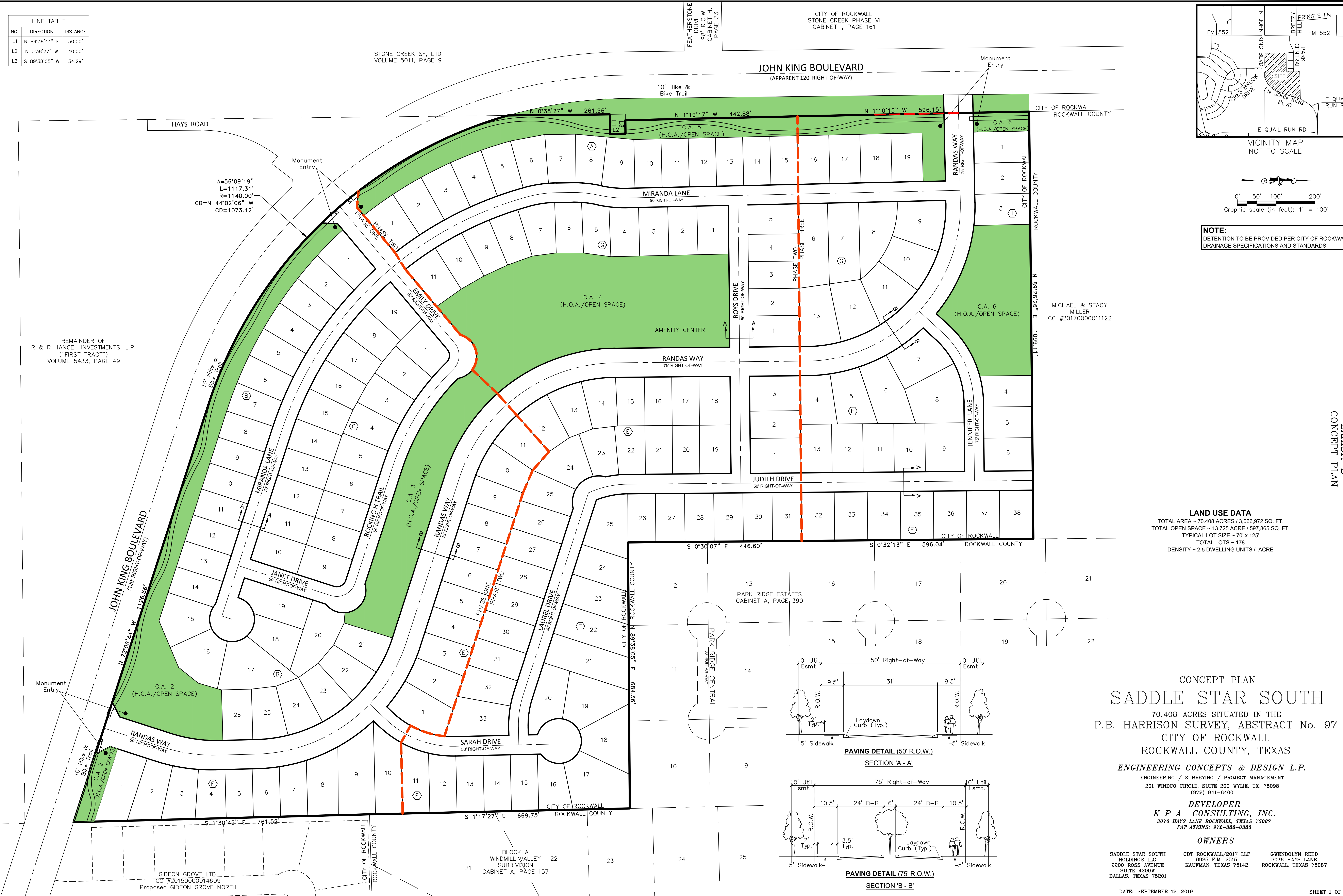


EXHIBIT B
CONCEPT PLAN

REMAINDER OF
R & R HANCE INVESTMENTS, L.P.
("FIRST TRACT")
VOLUME 5433, PAGE 49

GIDEON GROVE LTD
CC #2015000014609
Proposed GIDEON GROVE NORTH

BLOCK A
WINDMILL VALLEY
SUBDIVISION
CABINET A, PAGE 157

CITY OF ROCKWALL
ROCKWALL COUNTY
N 89°26'26" E 1099.11'

CITY OF ROCKWALL
ROCKWALL COUNTY
S 0°30'07" E 446.60'

CITY OF ROCKWALL
ROCKWALL COUNTY
S 0°32'13" E 596.04'

CITY OF ROCKWALL
ROCKWALL COUNTY
S 1°17'27" E 669.75'

CITY OF ROCKWALL
ROCKWALL COUNTY
S 1°30'45" E 761.52'

CITY OF ROCKWALL
ROCKWALL COUNTY
N 72°06'44" W 1128.56'

CITY OF ROCKWALL
ROCKWALL COUNTY
N 0°38'27" W 261.96'

CITY OF ROCKWALL
ROCKWALL COUNTY
N 1°19'17" W 442.88'

CITY OF ROCKWALL
ROCKWALL COUNTY
N 1°10'15" W 596.15'

CITY OF ROCKWALL
ROCKWALL COUNTY
N 89°26'26" E 1099.11'

TRACT ONE

BEING 44.292 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "First Tract" being a called 32.5 acres and the "Second Tract" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, L.P., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Volume 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John Kind Boulevard (variable width right-of-way) at the common north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North $72^{\circ}06'44''$ West along the common northeasterly line of said John Kind Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North $44^{\circ}02'06''$ West, a distance of 1,073.12 feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of $56^{\circ}09'19''$, an arc distance of 1,117.31 feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North $00^{\circ}38'27''$ West continuing along the east right-of-way line of said John Kind Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North $89^{\circ}38'44''$ East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract common to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the common east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185 acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

TRACT TWO

BEING 11.121 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the edge of an asphalt surface in the east margin of Hays Road, said point also being the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52 feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described in a Special Warranty Deed to R & R Hance Investments, L.P., as "Second Tract," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19 feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east margin of said Hays Road;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Hays Road, a distance of 442.88 feet to the PLACE OF BEGINNING and Containing 11.121 acres, or 484,450 square feet, of land.

TRACT THREE

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and within Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 3295 Page 9, (DRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod with a yellow cap stamped "5034" bears South 68°26'26" West, a distance of 0.18 feet;

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.