

PROJECT COMMENTS



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

DATE: 10/22/2020

PROJECT NUMBER: P2020-046
PROJECT NAME: Preliminary Plat for Gideon Grove Phase 2
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Discuss and consider a request by Humberto Johnson of the Skorburg Co. on behalf of the Gideon Grove Addition, LTD for the approval of a Preliminary Plat for Phase 2 of the Gideon Grove Subdivision consisting of 84 single-family residential lots on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 84 (PD-84) for Single-Family 7 (SF-7) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	10/21/2020	Needs Review

10/21/2020: P2020-046; Preliminary Plat for the Gideon Grove, Phase 2 Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Phase 2 of the Gideon Grove Subdivision consisting of 84 single-family residential lots on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 84 (PD-84) for Single-Family 7 (SF-7) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and John King Boulevard.

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

M.3 For reference, include the case number (P2020-046) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

I.4 The preliminary plat shall conform to all standards and requirements of Planned Development District No. 84 (PD-84) for Single-Family 7 (SF-7) District, the Unified Development Code (UDC), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

M.5 Please refer to the Plat Checklist attached and provide the necessary information for a Preliminary Plat.

M.6 Please provide a Treescape Plan, Utilities Plan, and Drainage Plan for development.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff by November 3, 2020, and provide any additional information that is requested.

I.8 Please provide two (2) large copies [24" X 36" FOLDED] and one PDF version for review by staff.

I.9 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on October 27, 2020

- 2) Parks and Recreations Board meeting will be held on November 3, 2020
- 3) Planning & Zoning Regular meeting will be held on November 10, 2020
- 4) City Council meeting will be held on November 16, 2020

1.10 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person and in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	10/22/2020	Needs Review

- 10/22/2020: M - Minimum cul-de-sac radius is 57.5'R for the ROW and 47.5'R for paving.
- M - Must include a 10' utility easement along all street frontage.
 - M - No Median opening will be allowed for Street E.
 - M - Must build E Quail Run Road (four lane divided roadway, 85' ROW width)
 - M - Must have a WoTUS determination for both existing ponds.
 - M - Add note to sheet, "drainage/detention and open spaces are to be maintained by the property owner/HOA.
 - M - Must meet City Standards of Design and Construction.
 - M - Must include a 10' utility easement along all street frontage.
 - M - Minimum 20'x20' Sidewalk and visibility easement clips at all intersecting residential to residential streets.
 - M - Minimum 30'x30' ROW clip at intersections of along Quail Run Rd and John King.
 - M - "Drainage/detention on site to be maintained by the HOA" add note to preliminary plat.
 - M - Must show existing and proposed utilities for the project.
 - M - Must build a left turn lane for both directions of Quail Run Rd. at Street D.
 - M - Must build a left turn lane on Quail to travel eastbound on John King.
 - M - must build E Quail Run Road to City Standards. 85' ROW width with a four lane divided roadway.
 - M - Need to show median locations.
 - M - Minimum Median opening spacing 260' ROW to ROW.
 - M - Minimum street spacing 200' edge to edge.

The following items are for your information for the engineering plan review process.

General Items:

- M - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20' for new easements. No structures allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.
- M - Must include a 10' utility easement along all street frontage.
- M - Minimum 20'x20' Sidewalk and visibility easement clips at all intersecting residential to residential streets.
- M - Minimum 30'x30' ROW clip at intersections of along Quail Run Rd and John King.

Drainage Items:

- I - No walls allowed in detention.
- I - Detention is required. Detention may be able to be accounted for in the flood study.
- I - Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- I - Manning's C-value is per zoning type.
- I - Must get a WOTUS/Wetland study for the ponds on site.
- M - "Drainage/detention on site to be maintained by the HOA" add note to preliminary plat.

Water and Wastewater Items:

M - Must show existing and proposed utilities for the project.

I - Must loop 8" water line on site. And loop from existing 12" in E. Quail Run to the 16" along John King on the north end of subdivision.

I - Only one "use" off a dead-end line (domestic, irrigation, fire hydrant, etc.)

I - Minimum public sewer is 8".

Roadway Paving Items:

I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.

I - Alleys to be 20' ROW, 12' wide paving.

I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.

M - Must build a left turn lane for both directions of Quail Run Rd. at Street D.

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M - must build E Quail Run Road to City Standards. 85' ROW width with a four lane divided roadway.

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M - Minimum street spacing 200' edge to edge.

Landscaping:

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

I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

M - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	10/20/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/21/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/21/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	10/21/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/20/2020	Approved w/ Comments

10/20/2020: FYI comments for Site Plan next phase

1. Tree Mitigation required
2. Landscape and treescape plans required for landscape buffer and common areas
3. Adhere to John King Landscape buffer and thoroughfare plan

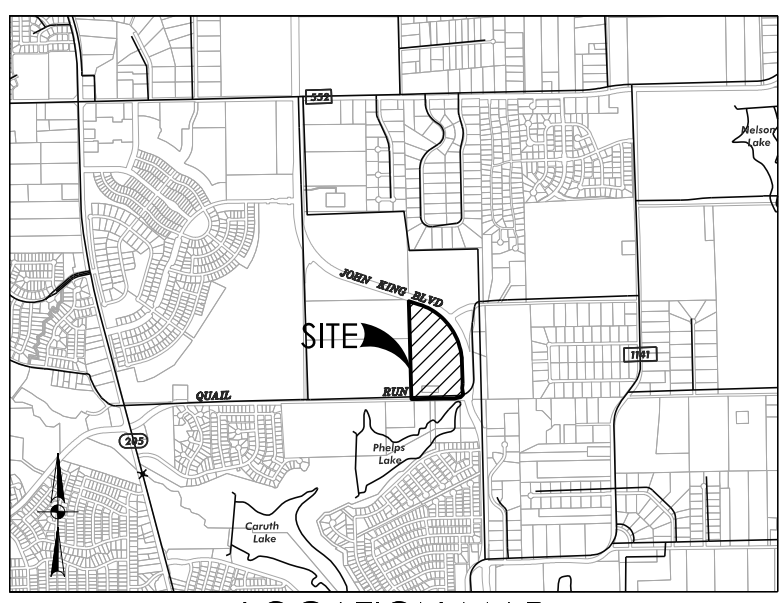
10/21/2020: 2020 Park Land Dedication Fee (P2020-046)

Park District 5

Cash In Lieu Of Land: \$516.00 x 84 lots = \$43,344.00

Pro Rata Equipment Fees: \$489.00 x 84 lots = \$41,076.00

These are fees that will be due on final plat



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Min 57.5' radius

Must include a 10' utility easement along all street frontage.

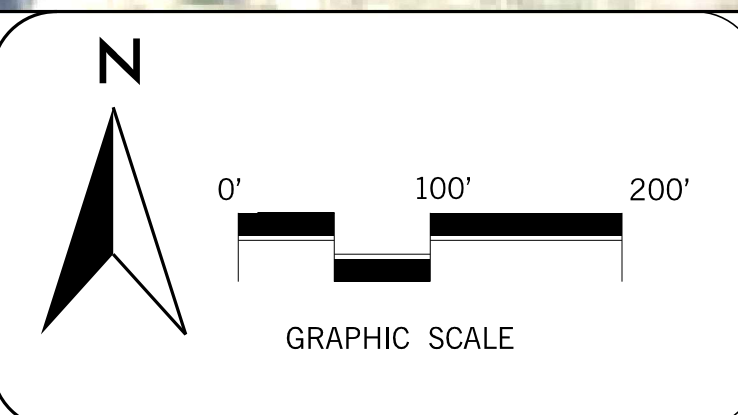
No Median opening will be allowed for Street E

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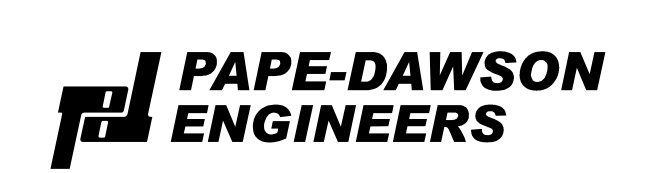
Must have a WoTUS determination for both existing ponds.

Add note to sheet, "drainage/detention and open spaces are to be maintained by the property owner/HOA."

JOB NO. 61263-00
DATE OCTOBER 21, 2020
SHEET



GIDEON
ROCKWALL
PHASE 2



6500 WEST FWY. | FORT WORTH TEXAS 76116 | PHONE: 817.870.3668
SUITE 700
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2820-046

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

DIRECTOR OF PLANNING: [Signature]
CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address **PROPERTY ID #10188, JOHN KING BLVD. - A PORTION OF TRACT 1-01 OR THE S.R. BARNES SURVEY, ABSTRACT NO. 13**

Subdivision **GIDEON GROVE - PHASE 2** Lot Block

General Location **ALONG THE SOUTH SIDE OF JOHN KING BLVD, NEAR THE INTERSECTION WITH E. QUAIL RUN ROAD.N WITH E. QUAIL RUN ROAD.**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	ORD. NO 17-25, PD-84	Current Use	VACANT / AGRICULTURAL
Proposed Zoning	ORD. NO 17-25, PD-84	Proposed Use	SINGLE-FAMILY RESIDENTIAL
Acreage	30.337 AC	Lots [Current]	1
		Lots [Proposed]	84

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]

<input checked="" type="checkbox"/> Owner	Gideon Grove Addition 2, Ltd., a Texas Limited Partnership By: Gideon Grove Addition 2 GP Corporation, a Texas Corporation, its General Partner	<input checked="" type="checkbox"/> Applicant	Skorburg Company
Contact Person	John Arnold	Contact Person	Humberto Johnson, Jr.
Address	8214 Westchester Drive, Suite 900	Address	8214 Westchester Drive, Suite 900
City, State & Zip	Dallas, TX 75225	City, State & Zip	Dallas, TX 75225
Phone	214-522-4945	Phone	214-888-8857
E-Mail	jarnold@skorburgcompany.com	E-Mail	jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared John Arnold [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 \$655.06, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of October, 2020. 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."

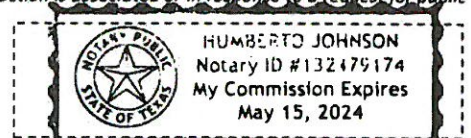
Given under my hand and seal of office on this the 16 day of October, 2020.

Owner's Signature

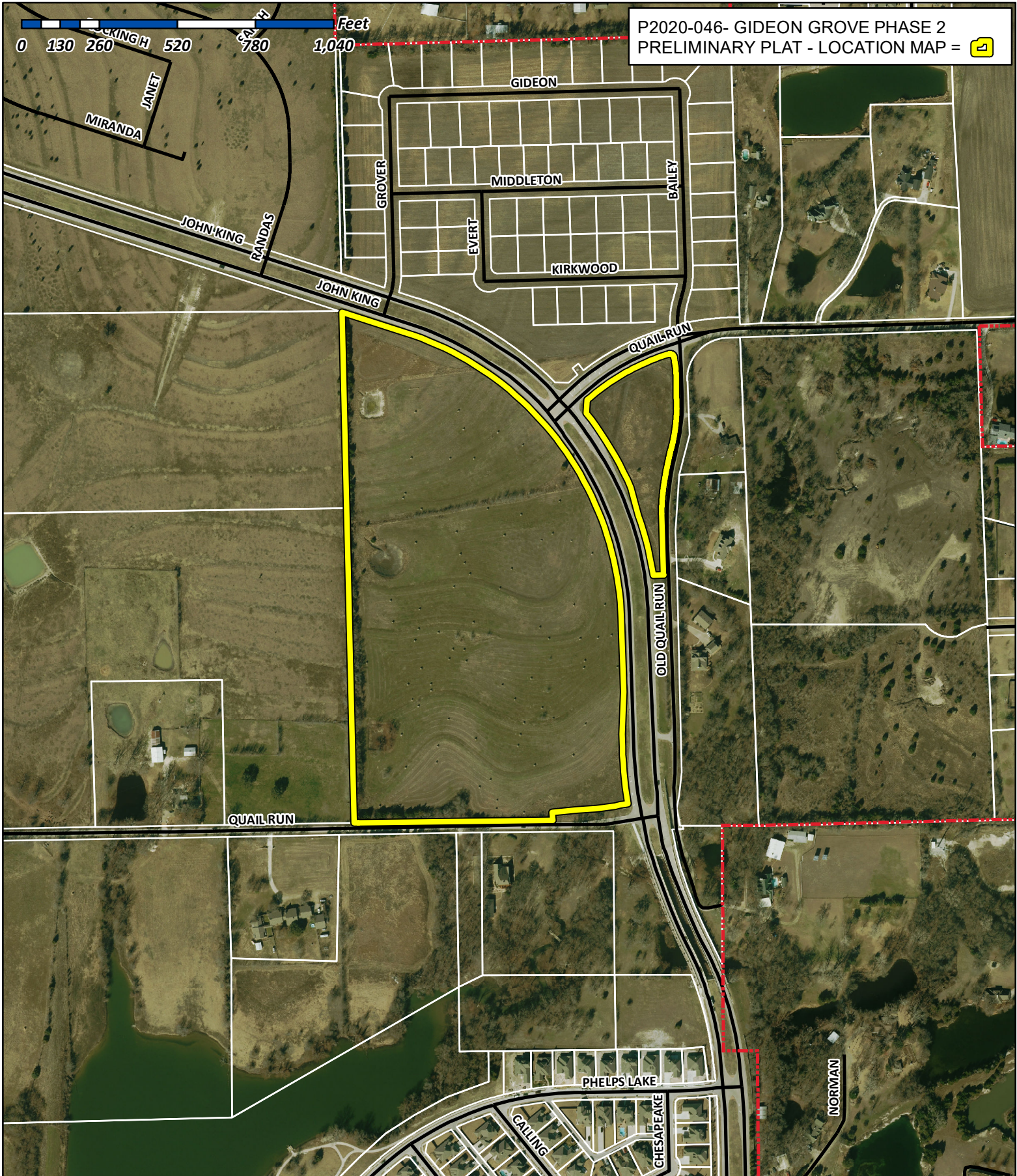
[Signature]

Notary Public in and for the State of Texas

[Signature]



My Commission Expires 05/15/2024



P2020-046- GIDEON GROVE PHASE 2
 PRELIMINARY PLAT - 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.



FIRST TRACT - 32.5 ACRES
R AND R HANCE INVESTMENTS LP
RCC 2008-00396963

29.192 Acres
CALLED 80 ACRES LONNIE L. GIDEON 307-256

20,000 ACRES
MICHAEL R. LARRIERE
895-57

FIRST TRACT - 28.2 ACRES
R AND R HANCE INVESTMENTS LP
RCC 2009-00411939

2.752 Acres
CALLED 80 ACRES LONNIE L. GIDEON 307-256

JAMES T. BRADLEY
908-10

29.929 ACRES
CALLED 30 ACRES
LONNIE L. GIDEON
307-256

SECOND TRACT - 44.3 ACRES
R AND R HANCE INVESTMENTS LP
RCC 2009-00411939

30.337 Acres
CALLED 80 ACRES LONNIE L. GIDEON 307-256

2.33 ACRES
HERMAN UTLEY
1779-214

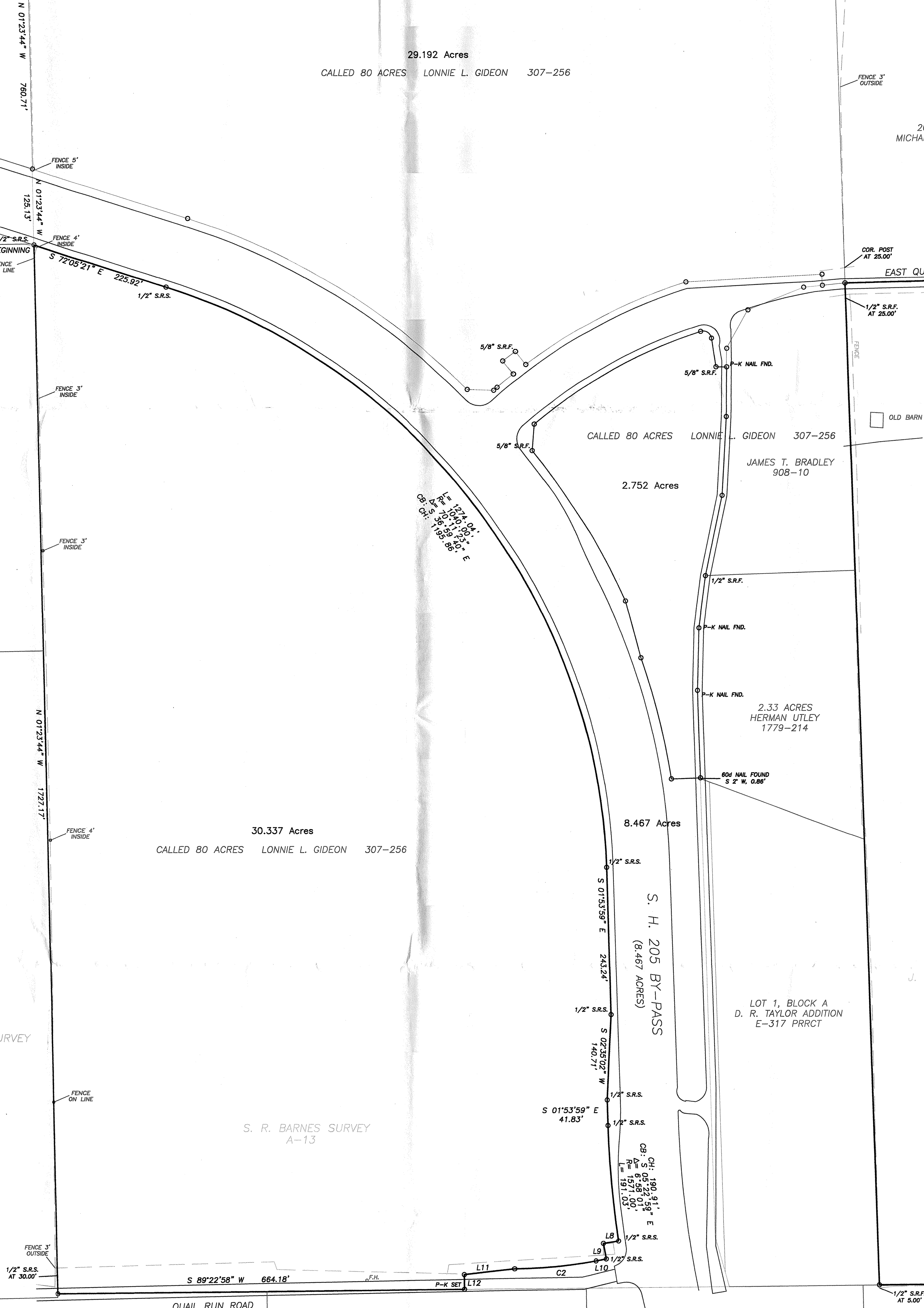
P. B. HARRISON SURVEY
A-97

S. R. BARNES SURVEY
A-13

J. M. GASS SURVEY
A-88

LOT 1, BLOCK A
D. R. TAYLOR ADDITION
E-317 PRRCT

1" = 100'



DESCRIPTION

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING all of that tract of land in Rockwall County, Texas, out of the S. R. Barnes Survey, A-13, and being a part of that called 80 acres described in a deed to Lonnie L. Gideon recorded in Volume 307, Page 256 of the Deed Records of Rockwall County, Texas, and being further described as follows:

BEGINNING at the intersection of the West line of said 80 acres with the South line of S. H. 205 By-Pass, said point bearing South 01 degrees 23 minutes 44 seconds East, 885.84 feet from a 3/8 inch steel rod found at the Northwest corner of said 80 acres;

THENCE along the line of S. H. By-Pass as follows:

- South 72 degrees 05 minutes 21 seconds East, 225.92 feet to a 1/2 inch steel rod set at a point of curve;
- Southeasterly, 1274.04 feet along a curve to the right having a radius of 1040.00 feet and a central angle of 70 degrees 11 minutes 23 seconds (Chord bears South 36 degrees 59 minutes 40 seconds East, 1195.86 feet) to a 1/2 inch steel rod set;
- South 01 degrees 53 minutes 59 seconds East, 243.24 feet to a 1/2 inch steel rod set;
- South 02 degrees 35 minutes 02 seconds West, 140.71 feet to a 1/2 inch steel rod set;
- South 01 degrees 53 minutes 59 seconds East, 41.83 feet to a 1/2 inch steel rod set;
- Southeasterly, 191.03 feet along a curve to the left having a radius of 1571.00 feet and a central angle of 06 degrees 58 minutes 01 seconds (Chord bears South 05 degrees 22 minutes 59 seconds East, 190.91 feet) to a 1/2 inch steel rod set;
- South 81 degrees 07 minutes 40 seconds West, 25.65 feet to a point;
- South 10 degrees 47 minutes 13 seconds East, 26.00 feet to a point;
- South 79 degrees 12 minutes 47 seconds West, 17.32 feet to a point;
- Southwesterly, 131.03 feet along a curve to the right having a radius of 742.50 feet and a central angle of 10 degrees 06 minutes 40 seconds (Chord bears South 84 degrees 16 minutes 07 seconds West, 130.86 feet) to a point;
- South 83 degrees 33 minutes 59 seconds West, 82.52 feet to a point;
- South 00 degrees 46 minutes 04 seconds East, 24.30 feet to a P-K nail set in the pavement of Quail Run Road;
- South 89 degrees 22 minutes 58 seconds West, 664.18 feet along Quail Run Road to a point in the center of same, being the Southwest corner of said 80 acres, a 1/2 inch steel rod set North 01 degrees 23 minutes 44 seconds West, 30.00 feet for witness;

THENCE North 01 degrees 23 minutes 44 seconds West, 1727.17 feet along the West line of said 80 acres to the Point of Beginning, containing 30.337 acres of land.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.07'	14.00'	96°31'00"	S 84°16'07" W	21.21'
C2	131.03'	742.50'	10°06'40"	S 84°16'07" W	130.86'

LINE	BEARING	DISTANCE
L1	S 09°05'30" E	47.64'
L2	S 89°38'49" E	17.74'
L3	S 84°01'46" W	37.04'
L4	S 84°21'51" W	30.75'
L5	S 67°41'02" W	29.89'
L6	S 28°56'15" W	72.24'
L7	S 00°21'07" W	30.45'
L8	S 81°07'40" W	25.65'
L9	S 10°47'13" E	26.00'
L10	S 79°12'47" W	17.32'
L11	S 83°33'59" W	62.52'
L12	S 00°46'04" E	24.30'

Bearings based upon Grid North, Texas State Plane Coordinate System, North Central Zone, NAD 83.

Subdividing property by metes and bounds may be in violation of city and/or county platting ordinances.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of March, 2010.

April 7, 2010

Ray L. Vannoy
Ray L. Vannoy
R.P.L.S. No. 1988

BOUNDARY SURVEY

30.337 ACRES
S. R. BARNES SURVEY, A-13
ROCKWALL, TEXAS

PREPARED FOR:

Lonnie L. Gideon, Trustee
282 Airport Road
Reno, Texas 75462

No Schedule "B" Provided
SHEET 1 OF 4
Drawn By: RV
Vannoy Job No. 2149

Vannoy & Assoc., Inc.
Surveyors/Planners
500 N. Valley Mills Dr., Suite 210
Waco, Texas 76710, (254) 751-1934

