



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: September 29, 2020

SUBJECT: Z2020-040; *Amendment to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan*

On December 31, 2019, Arkoma Development, LLC deeded an 11.723-acre tract of land (*i.e. Tract 5 of the S. King Survey, Abstract No. 137*) to the City of Rockwall. This property is zoned Planned Development District 65 (PD-65) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, and is located at the terminus of Pecan Valley Drive. North of and adjacent to this property are five (5) single-family homes that front on to Quail Run Road and were constructed between 1980 and 1988. Currently, all of these properties make use of on-site sanitary sewer facilities (OSSF's) or septic systems. Recently, the City of Rockwall extended and improved the sanitary sewer system located on the southside of the 11.723-acre tract land bringing sanitary sewer facilities within ~524.00-feet of the closest of the five (5) residential properties. At the bequest of one (1) of these property owners, staff brought a proposal to the City Council suggesting the creation and conveyance of two (2) additional lots -- *west of the existing single-family properties fronting onto W. Quail Run Road* -- to fund the necessary sewer improvements to convert these seven (7) properties (*i.e. the five [5] existing residential properties plus the two [2] newly established lots*) to sanitary sewer customers. The City Council directed staff to proceed with this endeavor on July 20, 2020.

Based on this direction, staff engaged a surveyor and engineering consultants to prepare a final plat of the two (2) properties and a cost estimate of the sanitary sewer improvements. After examining the final plat and determining that one (1) of the two (2) proposed properties (*i.e. the western most lot of the two [2] proposed lots*) would be encumbered by the adjacent floodplain, staff started to examine ways to move the lots so that they could be established free of any encumbrances. One of the possibilities explored by staff was to abandon the proposed *Minor Collector* connecting Pecan Valley Road and Random Oaks Drive, which is scheduled to run through the proposed 11.723-acre tract of land. The reasoning behind this proposal was tied to the City assuming the ownership of the 11.723-acre tract of land, and the fact that this property is no longer anticipated to be developed with commercial or residential land uses. Additionally, -- *without the added development* -- W. Quail Run Road right-of-way appears to be sufficiently sized to handle the residential traffic volumes created by the Random Oaks and Creekside Subdivisions (*i.e. the right-of-way is sufficient to support the traffic volumes that exists today*). Taking this into consideration, staff would like to propose abandoning this *Minor Collector* to the Planning and Zoning Commission and City Council. In order to facilitate this proposal, staff is required to bring forward an amendment to the OURHometown Vision 2040 Comprehensive Plan. According to Section 213.003 of the Texas Local Government Code, "(a) comprehensive Plan may be adopted or amended by ordinance following:

- (1) A hearing at which the public is given the opportunity to give testimony and present written evidence; and
- (2) Review by the municipality's planning commission or department, if one exists."

Additionally, Section 9.03 of the City's *Home Rule Charter* states that "(r)ecommended changes to the Master Plan shall be submitted to the City Manager after the Planning and Zoning Commission holds at least one [1] public hearing on the proposed change." Furthermore, Section 9.04 states that the "...City Manager shall submit the proposed changes to the Council, together with any recommendations. The Council, after a public hearing, shall adopt or reject such proposed revision or any part thereof as submitted within sixty (60) days following its submission by the City Manager. If the proposed revision or part thereof should be rejected by the Council, the Planning and Zoning Commission may make modifications and again forward it to the City Manager for submission to the Council." The projected meeting/public hearing dates for this case are as follows:

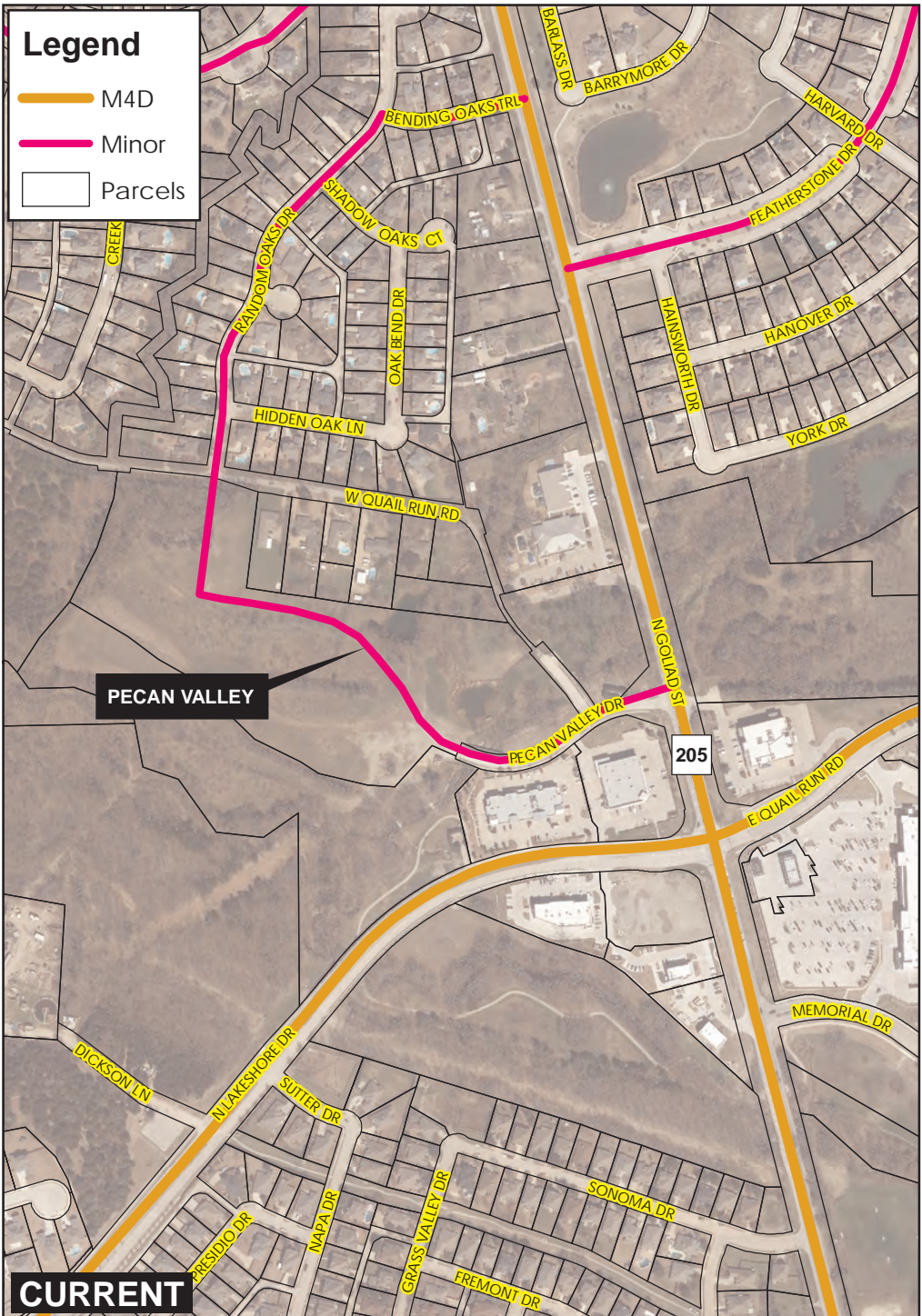
Planning and Zoning Commission Work Session: September 29, 2020

Planning and Zoning Commission Public Hearing: October 13, 2020
City Council Public Hearing/1st Reading: October 19, 2020
City Council 2nd Reading: November 2, 2020

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the City Council ultimately adopt this amendment to the OURHometown Vision 2040 Comprehensive Plan, staff will have the surveyor update the final plat to remove the right-of-way in order to bring the plat forward for action, and -- *if approved* -- proceed with putting these properties out for bid. If the Planning and Zoning Commission have any questions staff will be available at the meeting on September 29, 2020.

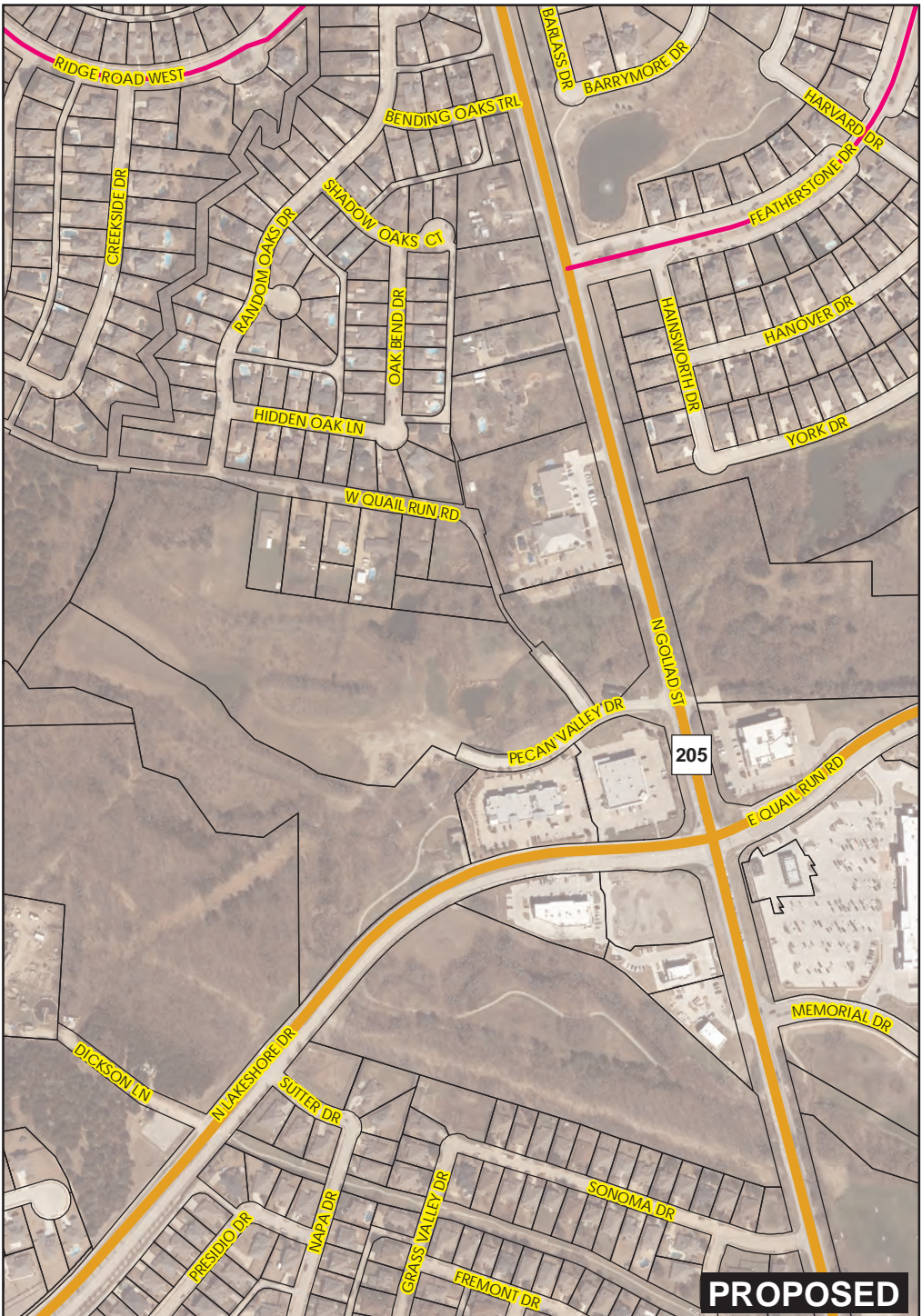
Legend

- M4D
- Minor
- Parcels



PECAN VALLEY

CURRENT



PROPOSED



0 150 300 Feet
Date: 9/22/2020

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

PROPOSED MASTER THOROUGHFARE CHANGES

10 NORTH LAKESHORE DISTRICT

DISTRICT DESCRIPTION

The *North Lakeshore District* is an established district that is significantly developed with medium density, suburban housing. Many of the subdivisions in this district are considered established and it is not anticipated that this district's development patterns will drastically change moving forward.

DISTRICT STRATEGIES

Currently, the *North Lakeshore District* is nearing its buildout capacity with only a few parcels of vacant land left in the northern areas of the district. Considering this, the following are the recommended strategies for this district moving forward:

- 1 Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products. Non-residential infill development should be designed utilizing an architectural style and scale that will complement the adjacent residential structures.
- 2 Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 3 Live/Work.** The live/work designations in this district are intended to provide a low intensity transition from residential properties to N. Goliad Street [SH-205]. These centers should be constructed to a similar residential scale as the adjacent residential properties.
- 4 Land Use Scenarios.** Depending on adjacent development this area could also transition to a *Live/Work* or *Commercial* designation.
- 5 Northern Lake Access.** The City should continue to explore opportunities for public access to the waterfront for the creation of public parks, passive greenway spaces, and trails. This is specifically important in the areas indicated by the red dashed line (---).

POINTS OF REFERENCE

- A. Nebbie Williams Elementary School
- B. Rockwall Golf & Athletic Club
- C. Grace Hartman Elementary School
- D. Virginia Reinhardt Elementary School
- E. SH-66 Boat Ramp

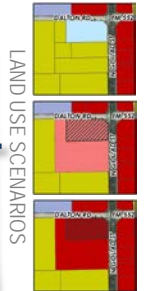
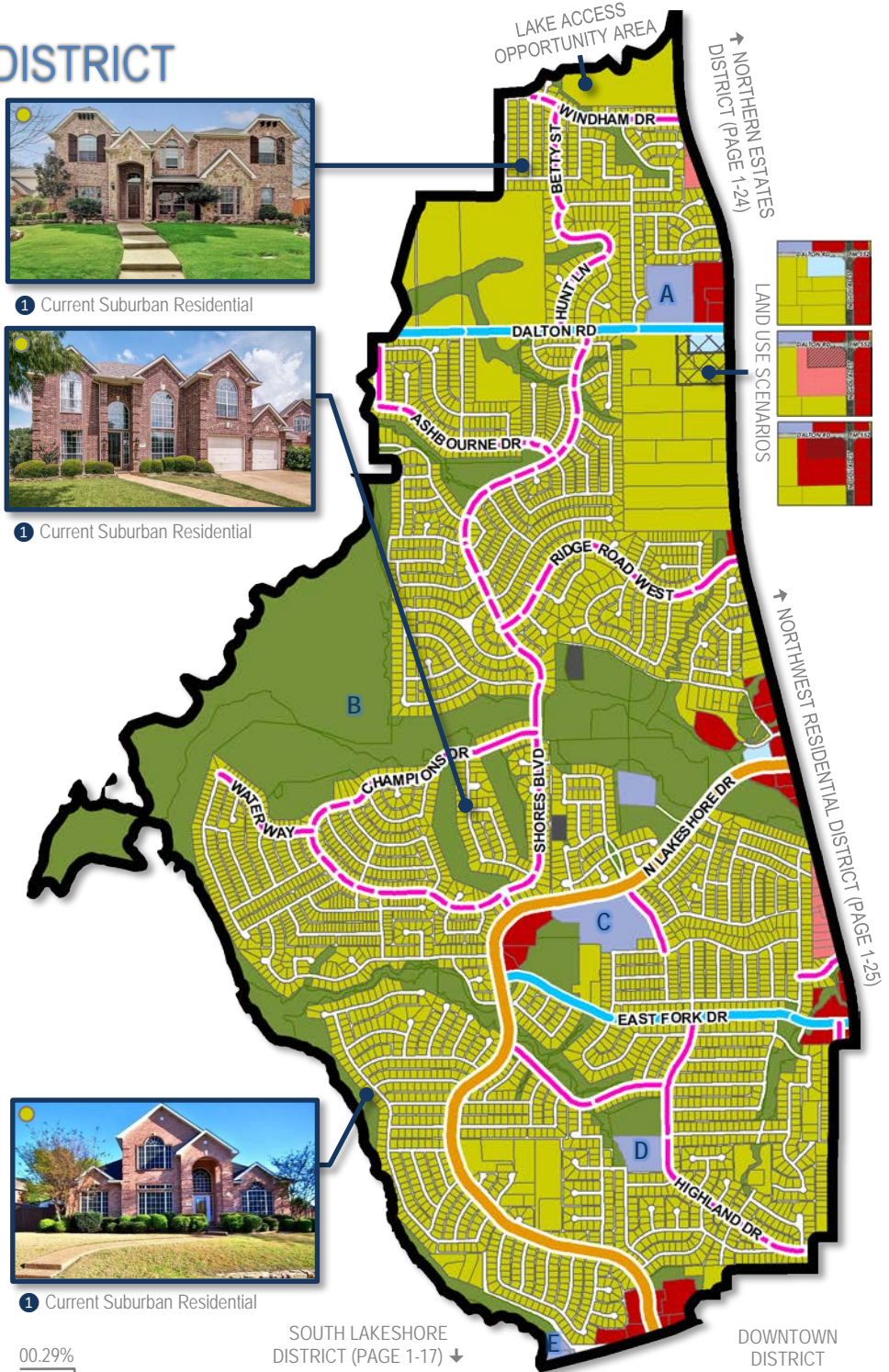
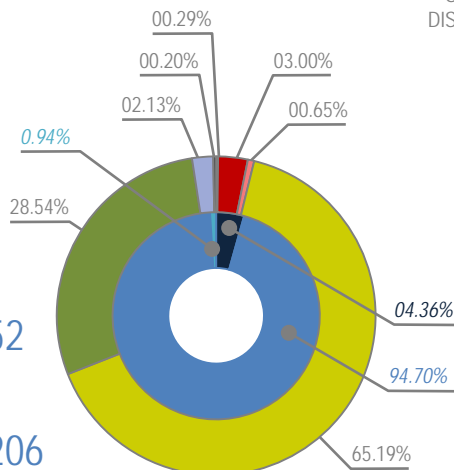
LAND USE PALETTES

- Current Land Use
- Future Land Use

BUILD OUT
 4,358
 13,135

% OF ROCKWALL
 20.26%
 3.58%
 20.50%

CURRENT
 4,052
 65
 12,206



Color	Category	Percentage
Dark Blue	COMMERCIAL	4.36%
Light Blue	RESIDENTIAL	94.70%
Medium Blue	MIXED USE	0.94%

Line Style	Category
Pink Dashed	MINOR COLLECTOR
Blue Solid	M4U
Orange Solid	M4D

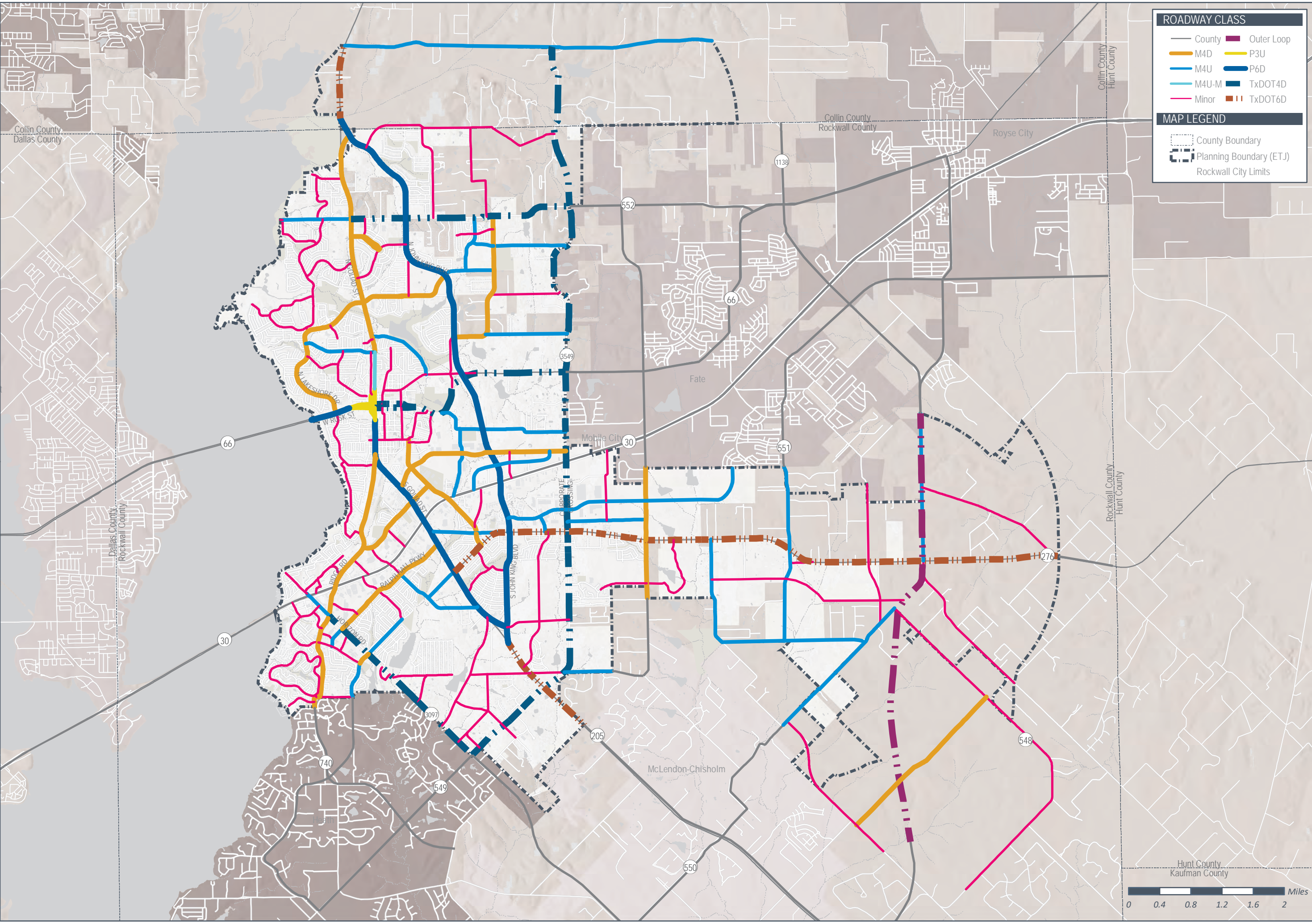
Grey	CEMETERY (CEM)	3.76-ACRES
Red	COMMERCIAL/RETAIL (CR)	56.94-ACRES
Pink	LIVE/WORK (LW)	12.29-ACRES
Yellow	MEDIUM DENSITY RESIDENTIAL (MDR)	1,237.76-ACRES
Green	PARKS AND OPEN SPACE (OS)	541.83-ACRES
Light Blue	PUBLIC (P)	40.53-ACRES
Light Blue	QUASI-PUBLIC (QP)	5.58-ACRES



MASTER THOROUGHFARE PLAN

COMPREHENSIVE PLAN 04 | INFRASTRUCTURE

3

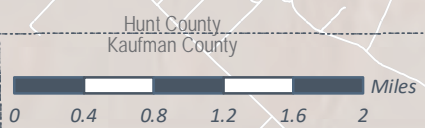


ROADWAY CLASS

County	Outer Loop
M4D	P3U
M4U	P6D
M4U-M	TxDOT4D
Minor	TxDOT6D

MAP LEGEND

- County Boundary
- Planning Boundary (ETJ)
- Rockwall City Limits



CITY OF ROCKWALL

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED IN THE OURHOMETOWN 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

WHEREAS, the *Home Rule Charter* of the City of Rockwall, Texas, states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

WHEREAS, the City Council of the City of Rockwall has previously authorized a study to update the Comprehensive Plan, also referred to as the Comprehensive Plan; and

WHEREAS, the citizens of the City of Rockwall were involved in the development of the Comprehensive Plan through participation in committee and public meetings; and

WHEREAS, the Comprehensive Plan shall serve as a guide to all future Council action concerning land use and development regulations and expenditures for capital improvements; and

WHEREAS, Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code* states that the adoption of or amendment to a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence and as required by the *Home Rule Charter of the City of Rockwall* a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Plan should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *North Lakeshore District* contained within Subsection 05.02, *Land Use Districts*, of Chapter 01, *Land Use and Growth Management*, of the OURHometown Vision 2040 Comprehensive Plan be amended to change the classification of Random Oaks Drive and Pecan Valley Drive from a *Minor Collector* to a *R2 (i.e. residential, two [2] lane, undivided roadway)* and to realign Pecan Valley Drive as depicted in *Exhibit 'A'* of this ordinance; and

SECTION 2. That the *Master Thoroughfare Plan* contained within Appendix 'C', *Maps*, of the OURHometown Vision 2040 Comprehensive Plan be amended as depicted in *Exhibit 'B'* of this ordinance; and

SECTION 3. That the Comprehensive Plan shall be used by the City Staff in the planning and as a guide for the future development of the City of Rockwall; and

SECTION 4. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF NOVEMBER, 2020.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: October 19, 2020

2nd Reading: November 2, 2020

DRAFT
ORDINANCE
09.29.2020

Exhibit 'A'
10 North Lakeshore District
Subsection 05.02, Land Use Districts

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1 Current Suburban Residential

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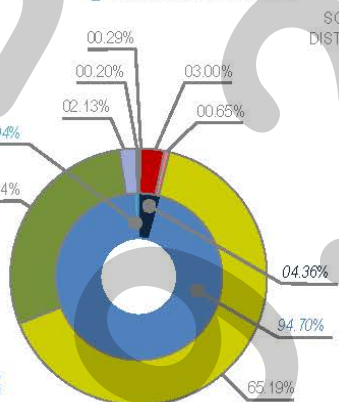


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Exhibit 'B'
Master Thoroughfare Plan
Appendix 'C', Maps

