## ROCKWALL CITY COUNCIL REGULAR MEETING <br> Monday, April 19, 2021-5:00 PM <br> City Hall Council Chambers - $\mathbf{3 8 5}$ Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order
II. Executive Session.

The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:

1. Discussion regarding sale of city-owned real property off of IH-30 pursuant to Section $\S 551.072$ (Real Property) and Section $\S 551.071$ (Consultation with Attorney).
2. Discussion regarding agreements between the City of Rockwall and Blackland Water Supply Corporation (WSC) pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding Rockwall Municipal Court pursuant to Section 551.071 (Consultation with Attorney) and pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding non-emergency ambulance services contract pursuant to Section 551.071 (Consultation with Attorney).
5. Discussion regarding contract with Legacy Humane Society pursuant to Section §551.071 (Consultation with Attorney).
6. Discuss regarding City Charter provisions related to granting a utility franchise, pursuant to Section §551.071 (Consultation with Attorney)
III. Adjourn Executive Session
IV. Reconvene Public Meeting (6:00 P.M.)
V. Invocation and Pledge of Allegiance - Councilmember Macalik
VI. Proclamations

## 1. Public Safety Telecommunicators Week

VII. Open Forum

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. Per Council policy, public comments should be limited to three minutes out of respect for other citizens' time. If you have a topic that warrants longer time, please contact the City Secretary at kcole@rockwall.com to be placed on the Agenda during the "Appointment Items" portion of the meeting. This will allow your topic to be provided sufficient time for discussion and will permit proper notice to be given to the public. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than $\mathbf{7 2}$ hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.
VIII. Take any Action as a Result of Executive Session
IX. Consent Agenda

These agenda items are routine/administrative in nature, have previously been discussed at a prior City Council meeting, and/or they do not warrant Council deliberation. If you would like to discuss one of these items, please let the City Secretary know before the meeting starts so that you may speak during "Open Forum."

1. Consider approval of the minutes from the April 5, 2021 regular City Council meeting, and take any action necessary.
2. Consider awarding a bid to Urban Infraconstruction and authorizing the Interim City Manager to execute a contract in the amount of $\$ 500,000$ for Concrete Pavement Repair Services (per unit price) to be funded out of the General Fund, Streets and Drainage Operations Budget, and take any action necessary.
3. Consider authorizing the City Manager to execute a two-year contract with Evoqua Water Technologies for chemical injection at the Fontana, Timber Creek, and Mims Lift Stations to eliminate effluent odors for $\$ 90,000$ annually to be funded by the Wastewater Operations Budget, and take any action necessary.
4. Consider approval of Hotel Occupancy Tax (HOT) Subcommittee recommendation to award $\$ 12,715$ to the South Central Nautique Regatta and authorize the Interim City Manager to execute associated contract, and take any action necessary.
5. P2021-009 - Consider a request by Brenda Kennedy for the approval of a Replat for Lot 1, Block A, Kennedy Addition being a 0.2342 -acre parcel of land identified as Lot 1, Block A, Richard Harris Subdivision No. 5 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 701 N. T. L. Townsend Drive, and take any action necessary.
6. P2021-010 - Consider a request by Doug Stewart on behalf of Bryan Wreyford for the approval of a Replat for Lots 1 \& 2, Block A, Wreyford Addition being a 2.97-acre parcel of land identified as Lot 1 of the Crowell's Hidden Valley Estates Addition, Collin County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southeast corner of the intersection of County Road 949 and County Road 536, and take any action necessary.
7. P2021-011 - Consider a request by Mike and Cheryl Birdwell for the approval of a Final Plat for Lots 1 \& 2, Block A, Birds Nest Addition being a 4.02-acre tract of land identified as Tract 15 of the J. Smith Survey, Abstract No. 191, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 171 Birds Nest Lane, and take any action necessary.
8. P2021-012 - Consider a request by Jose Campos of Hines on behalf of CDT Rockwall/2017 LLC for the approval of a Preliminary Plat for Phase 2 of the Saddle Star Subdivision being a 29.002-acre tract of land identified as Tracts 1, 1-05, 2-03, \& 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (Ordinance No. 20-35), situated within the SH-205 By-Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.
9. P2021-013 - Consider a request by Bart Carroll for the approval of a Preliminary Plat for the Landon Subdivision being a 32.60-acre tract of land identified as Tract 13 of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southwest corner of the intersection of S. Munson Street and Streetman Road, and take any action necessary.
10. P2021-014 - Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Jen-Liang Wu for the approval of a Preliminary Plat for the Nelson Lake Subdivision being a 121.16acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF10) District, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.
11. Consider authorizing the Interim City Manager to execute a facility use agreement with the Rockwall YMCA for the purposes of providing swim lessons to members of the Boys and Girls Club at the Gloria Williams Swimming Pool, and take any action necessary.
12. Consider approval of canopy repairs associated with March 17, 2021 storm damage at Leon Tuttle Athletic Complex/Ballfields ( $\$ 2,500$ insurance deductible, to be funded out of the Recreational Development Fund), and take any action necessary.

## X. Appointment Items

1. Appointment with Planning \& Zoning Commission chairman to discuss and answer any questions regarding planning-related cases on the agenda.
2. Appointment with Eva Cannon of Siren Rock Brewing Co. to discuss corporate identity signage in the Downtown (DT) District, and take any action necessary.

## XI. Public Hearing Items

If you would like to speak regarding an item listed below, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. The Mayor or Mayor Pro Tem will call upon you to come forth at the proper time. Please limit your comments to no more than three minutes.

1. Z2021-006 - Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners C. D. T. Rockwall 2017, LLC; Saddle Star Holdings, LLC; and Gwendolyn Reed for the approval of an ordinance for a Zoning Amendment to Planned Development District 79 (PD-79) [Ordinance No. 20-35] for the purpose of amending the development standards contained in Ordinance No. 20-35 for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 \& 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and Featherstone Drive, and take any action necessary (1st Reading).
2. Z2021-007 - Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of an ordinance for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary (1st Reading).

## XII. Action Items

If your comments are regarding an agenda item below, you are asked to wait until that particular agenda item is up for discussion, and the Mayor or Mayor Pro Tem will call you forth to the podium to hear your comments (please limit to 3 minutes or less). This allows for all public comments to be grouped with each specific agenda item for the Council to consider, and they are then easily referenced in meeting recordings.

1. Discuss and consider an ordinance amending Chapter 22, Miscellaneous Offenses, of the Municipal Code of Ordinances to adopt changes that would address regulatory actions for improvements and storage on unleased land within the takeline, and take any action necessary. (1st reading)
2. Discuss and consider a request by Nicholas Gamez of DFDVB Homes, LLC on behalf of Zach Shipley for the approval of a Major Waiver to the Downtown (DT) District parking requirements for a Restaurant with Less Than 2,000 SF without Drive-Through or Drive-Inon a 0.018-acre tract of land identified as a portion of Lot 7, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 109 E. Washington Street, and take any action necessary.
3. Discuss and consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Elias Pope of 8020 Hospitality, LLC for the approval of a Variance to the parking requirements for a Restaurant with 2,000 SF or More without a Drive-Through or Drive-Inon a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [Ordinance No. 17-22], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH30 Frontage Road and Sunset Ridge Drive, and take any action necessary.
4. Discuss and consider granting permission for an alcohol waiver associated with the city's May 15, 2021 Founders Day Festival at Harry Myers Park in accordance with Chapter 30, Article I, Sec. 30-2, "Regulated Activities in Parks" of the Code of Ordinances, and take any action necessary.
5. Discuss and consider bond program street appurtenances, and take any action necessary.
6. Discuss and consider update from Rockwall Police Chief regarding attrition, recruiting and retention associated with the Police Department, and take any action necessary.
7. Discuss and consider appointments to the city's ART Commission and Comprehensive Plan Advisory Committee (CPAC), and take any action necessary.
XIII. Executive Session.

## The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:

1. Discussion regarding sale of city-owned real property off of IH-30 pursuant to Section $\S 551.072$ (Real Property) and Section $\S 551.071$ (Consultation with Attorney).
2. Discussion regarding agreements between the City of Rockwall and Blackland Water Supply Corporation (WSC) pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding Rockwall Municipal Court pursuant to Section 551.071 (Consultation with Attorney) and pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding non-emergency ambulance services contract pursuant to Section 551.071 (Consultation with Attorney).
5. Discussion regarding contract with Legacy Humane Society pursuant to Section §551.071 (Consultation with Attorney).
6. Discuss regarding City Charter provisions related to granting a utility franchise, pursuant to Section $\S 551.071$ (Consultation with Attorney)
XIV. Reconvene Public Meeting \& Take Any Action as Result of Executive Session

## XV. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code $\mathbb{\|} 551.071$ (Consultation with Attorney) $\mathbb{\|} 551.072$ (Deliberations about Real Property) $\mathbb{\|} 551.074$ (Personnel Matters) and $\mathbb{\$} \mathbf{5 5 1 . 0 8 7}$ (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 16th day of April, 2021 at $4: 00$ p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

## Rectacall

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OWhereas, each year the second week in April is designated as "National Public Safety Telecommunications Week" in the State of Texas; and

OWhereas, the week is set aside by the State to recognize the diligent efforts of 9-1-1 operators and other communications specialists who serve our communities; and

OWhereas, men and women who work in this capacity are "unseen first responders," providing critical assistance to callers in times of great need; and

OPhereas, 9-1-1 dispatchers work in an environment that is often high-paced and stressful, being called upon to utilize their specialized skills and training to make split second decisions, which, at times, could mean the difference between life and death; and

OWhereas, the City of Rockwall would like to recognize and applaud its own dispatch personnel for the stellar job each of them performs to ensure the safety and wellbeing of our residents.

Coau, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim April 11-17, 2021 as

## PUBLIC SAFETY TELECOMMUNICATORS WEEK

in the City of Rockwall and urge all citizens to take time to thank these staff members for their dedication and hard work towards protecting and serving both our citizens as well as our Police and Fire Department personnel.

In Ohtwess OWhereaf, I hereunto set my hand and official seal this $12^{\text {th }}$ day of April, 2021.


# ROCKWALL CITY COUNCIL REGULAR MEETING <br> Monday, April 05, 2021-5:00 PM <br> City Hall Council Chambers - $\mathbf{3 8 5}$ Goliad St., Rockwall, TX 75087 

I. Call Public Meeting to Order

Mayor Pruitt called the meeting to order at 5:00 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Kevin Fowler and Council Members Anna Campbell, Dana Macalik, John Hohenshelt, Bennie Daniels and Trace Johannesen. Mayor Pruitt then read the below listed discussion items into the record before recessing the public meeting to go into Executive Session.
II. Executive Session.

The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:

1. Discussion regarding Rockwall Municipal Court pursuant to Section 551.071 (Consultation with Attorney) and pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding possible acquisition of real property in the vicinity of FM-549 and SH-205 pursuant to Section §551.072 (Real Property).
3. Discussion regarding legal issues related to personnel matters pursuant to Section 551.071 (Consultation with Attorney).
4. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees specifically the N. TX Municipal Water District (NTMWD) Board - pursuant to Section 551.074 (Personnel Matters)
III. Adjourn Executive Session
IV. Reconvene Public Meeting (6:00 P.M.)

Mayor Pruitt reconvened the public meeting at 6:07 p.m. with all seven council members being present.
V. Invocation and Pledge of Allegiance - Councilmember Campbell

Councilmember Campbell delivered the invocation and led the Pledge of Allegiance.
VI. Proclamations

1. Child Abuse Awareness \& Prevention Month

Mayor Pruitt called forth several representatives from various organizations within Rockwall County (i.e. the Child Advocacy Center, Rainbow Room, Court Appointed Special Advocates, the Rockwall County District Attorney, etc.). He read the proclamation, and representatives from each organization present said a few words.
2. Robotics Week

Mayor Pruitt called forth students (elementary thru high school aged) who serve on local robotics teams. He then read and presented them with a proclamation declaring "Robo Week" in the City. One of their representatives then briefly said a few words.
3. Texas Coalition for Affordable Power (TCAP) - Recognition of Rockwall's 20 Year Membership

Margaret Somereve from TCAP came forth and presented Mayor Pruitt with a certificate of appreciation, recognizing Rockwall for being a TCAP member for the last $\mathbf{2 0}$ years.

## VII. Open Forum

Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time.

Clark Staggs
1601 Seascape
Rockwall, TX 75087

Mr. Staggs came forth and thanked various staff members from both the Water and Streets Departments for recently assisting him with needs related to shutting his water off and with removing a tree that was blocking the alleyway behind his home.

## Bob Wacker

Featherstone
Rockwall, TX

Mr. Wacker briefly came forth and questioned why generators went down during the winter storm events.

There being no one else wishing to come forth and speak at this time, Mayor Pruitt then closed Open Forum.

## ViII. Take any Action as a Result of Executive Session

Fowler moved to reappoint Chip Imrie to the North TX Municipal Water District (NTMWD) Board of Directors. Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

## IX. Consent Agenda

1. Consider approval of the minutes from the March 15, 2021 regular City Council meeting, and take any action necessary.
2. Consider authorizing the Interim City Manager to enter into a Boundary Agreement with the City of Heath to make minor corrections to the City's corporate limits, including approval of an ordinance concerning this matter, and take any action necessary. (2nd reading)
3. Z2021-004 - Consider a request by Juan Maldonado for the approval of an ordinance for a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a singlefamily home on a 0.1150-acre parcel of land identified as Lot 890, Block E, Rockwall Lake Estates \#1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 418 Perch Road, and take any action necessary (2nd Reading).
4. Z2021-005 - Consider a request by Kevin Harrell of the Skorburg Company on behalf of Alex Freeman and Mark G. \& Jessica K. Taylor for the approval of an ordinance for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 16 (SF-16) District land uses on a 37.844-acre tract of land identified as Tracts 17 \& 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary (2nd Reading).
5. Consider authorizing the Interim City Manager to execute an interlocal agreement with the North Central TX Emergency Communications District ("NCT9-1-1") for regional 9-1-1 services, and take any action necessary.
6. Consider authorizing the Interim City Manager to execute a professional engineering services contract with Cardinal Strategies Engineering Services, LLC to perform phase 2 of the Squabble Creek Watershed Hydrologic \& Hydraulic Update in an amount not to exceed $\$ 82,000.00$, to be funded out of the Engineering Consulting Budget, and take any action necessary.
7. Consider authorizing the Interim City Manager to execute contract amendment to the professional engineering services contract with Volkert, Inc., to perform the engineering design and construction plans for the IH-30 Utility Relocation Project in an amount not to exceed $\$ 210,419.00$, to be funded out of the Water and Sewer Fund, and take any action necessary.
8. Consider authorizing the Interim City Manager to execute a contract amendment to the professional engineering services contract with Dannenbaum Engineering Company - Dallas, LLC, to perform the construction bidding and administration services for the Ridge Road West Reconstruction Project in an amount not to exceed $\$ 33,262.62$, to be funded out of the 2018 Street Bond Fund, and take any action necessary.
9. Consider approval of a professional engineering services contract with Birkhoff, Hendricks, \& Carter, L.L.P. to perform the engineering design services for the IH-30 Water Line Crossing Project in an amount not to exceed $\$ 94,465.00$, to be funded out of the Water and Sewer Fund, and take any action necessary.
10. Consider authorizing the Interim City Manager to execute an Interlocal Purchasing Agreement between the City and North Central Texas Council of Governments, and take any action necessary.

Councilmember Johannesen moved to approve the entire Consent Agenda (\#s 1, 2, 3, 4, $5,6,7,8,9$, and 10). Councilmember Macalik seconded the motion. The ordinance captions were read as follows:

## CITY OF ROCKWALL

 ORDINANCE NO. 21-15 ROCKWALL, TEXAS CONFIRMING AND APPROVING A JOINT ORDINANCE AND BOUNDARY AGREEMENT SETTING FORTH UPDATED CORPORATE BOUNDARIES FOR THE CITY OF ROCKWALL AND THE CITY OF HEATH; PROVIDING FOR CERTAIN AGREEMENTS AND ADJUSTMENTS TO THE CORPORATE BOUNDARIES OF THESE CITIES; PROVIDING FOR A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

## CITY OF ROCKWALL

ORDINANCE NO. 21-16
SPECIFIC USE PERMIT NO. S-245


#### Abstract

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL AND PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01], ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.115-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 890, BLOCK E, ROCKWALL LAKE ESTATES \#1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS $(\$ 2,000.00)$ FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.


CITY OF ROCKWALL
ORDINANCE NO. 21-17
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 91 (PD-91) FOR SINGLE-FAMILY 16 (SF-16) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 38.012-ACRE TRACT OF LAND IDENTIFIED AS TRACT 17 \& 17-01 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS $\mathbf{( \$ 2 , 0 0 0 . 0 0 )}$ FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

## X. Appointment Items

1. Appointment with representatives of Oncor Electric Delivery to provide a presentation on the February 2021 winter storm, and take any action necessary.

Cindy Tayem with ONCOR came forth and addressed the Council concerning this appointment item. She generally explained that during this "short supply" winter storm event, there was not enough power generation in order to support demand on the electric grid. She shared that electric providers were asked by ERCOT (Electric Reliability Council of Texas) to assist them in order to avoid 'blackouts,' which would have taken weeks and possible a month or more to recover from. She went on to explain the various 'players'
involved in electric generation and delivery and their individual roles. She went on to recap steps that Oncor took in advance of the impending winter weather event(s) back in February and then went into detail regarding "load shed" (outages) that took place throughout the severe weather event. She acknowledged that Mayor Pruitt (and others) have expressed a desire to have more frequent and better communication with Oncor representatives during severe events that impact power. She shared that Oncor was absolutely inundated and overwhelmed with calls and app-generated messages to the company regarding outages, and it was difficult to decipher which outages were caused by rolling outages and which were caused by actual damages to equipment. She indicated that Oncor is working to improve all of these things and to perform data analytics in order to better understand how to decipher things better in the future. She stressed that any and all actions that Oncor took were at the request of ERCOT in order to avoid a true 'blackout' situation.

Mayor Pruitt generally expressed displeasure with misinformation that the City had received from Oncor that it then passed along to city residents (re: how long power would be out, when it might come back on, etc.). Also, he is still curious how Oncor decided which portions of our city would be without power for three days at a time and which areas would never experience outages at all. He is particularly concerned about neighborhoods that are "all electric" (no gas) that were without power for 2 and 3 days consistently (no power at all whatsoever) (i.e. Lakeside Village). Ms. Tayem shared that Oncor did not know or realize that they would be unable to shed sufficient power with rotating / rolling outages. She went on to provide various pieces of information, generally detailing the challenges and events that took place the week of the severe winter weather storm event.

Following various questions and expressions of concern from Council Members, Ms. Tayem thanked the Council for its time. No action was taken as a result of this item.
XI. Action Items

1. Discuss and consider non-emergency ambulance service transfer rates and possible exclusivity associated with transfers made within the City of Rockwall, and take any action necessary.

Mayor Pruitt provided extensive background information pertaining to this topic, including a brief history of past 'emergency' and 'non-emergency' EMS / ambulance transport services within the City of Rockwall. He went on to explain that he recently sent a letter to ambulance service providers who provide non-emergency transfer/transport services within the City, inviting them to attend this evening and provide information on their transfer rates and associated services.

## Ricky Jones

Medic One Medical Response
Farmers Branch, TX

Mr. Jones expressed that he understands the City of Rockwall wanting have some sort of regulations in place in order to control, to some degree, the company(ies) providing services within its city. However, he suggested that perhaps the City might consider having a "backup" company in place that could be vetted and approved by the County of Rockwall Emergency Services Corporation. Mr. Jones went on to share some details regarding rates that his company charges for both "Basic Life Support" (BLS) and "Advanced Life Support" (ALS) services. He explained that Medicare allowable rates are generally charged; however,
for those patients who do not have insurance (who are "private pay"), he provided details on those rates too. He went on to explain that his company provides "mutual aid" type nonemergency transport services in both Hunt and Ellis Counties (both of which have nonemergency exclusivity provisions in place).

Mr. James Swartz
Careflite
3110 S. Great SW Parkway
Grand Prairie, TX 75052
Mr. Swartz came forth and provided a PowerPoint presentation to the Council. He generally explained that exclusivity creates a monopoly and decreases response times, ultimately negatively impacting patient care. He believes that competition makes services improve monopolies do not. He went on to share that instituting "exclusivity" of non-emergency transports would inhibit Careflite's ability to provide air ambulance transport services to patients who need those types of transports. He generally spoke strongly in opposition of the City of Rockwall instituting "exclusivity" related to non-emergency transport services.

Mayor Pruitt called for a brief break, recessing the meeting at 7:46 p.m. He reconvened the meeting at 7:58 p.m.

Michael Gilbert
Allegiance Mobile Health
1681 S. Broadway St.
Carrollton, TX 75006
Mr. Gilbert came forth and shared that his company only provides non-emergency transport services. He shared that he provided each council member with a handout that outlines information about his company. Following brief questions and answers between Mr. Gilbert and the Council, Mitch Ownby from Medic Rescue came forth.

## Mitch Ownby

Chief, Rockwall County EMS / Medic Rescue
(no address provided)
Mr. Ownby came forth and addressed the Council concerning this topic. He explained that his company is currently the 'exclusive' provider within Rockwall County for 9-1-1 emergency ambulance services. He spoke briefly about his company having two paramedics on each ambulance and the level of service / capability that his trucks provide to patients on board. Thirty-seven or thirty-eight percent of his company's current business is non-emergency transport services. The remainder is 9-1-1 emergency service business. He went on to explain that 'exclusivity' demand would be met by his company (to provide non-emergency transports, along with 9-1-1 transports) by the addition of more ambulances, which would enable the company to keep up with its obligations / "performance based" standards. General discussion took place pertaining to his company's current performance standards associated with the 9-1-1 contract it has in place with the County's Emergency Services Corporation.

## Curtis Smith

Acadian Ambulance
(no address provided)
Mr. Smith came forth and provided brief compliments to the city and county, indicating that it is a desirable county in which to do business. He acknowledged that his company did bid on the 9-11 ambulance services contract several years ago in response to the RFP ("request for proposals") at the time. He went on to speak about his company's non-emergency transfer rates and how billing works. He shared that, to his knowledge, only the cities of Arlington and Ft. Worth have exclusivity (non-emergency) in place. He stated that he would love to be Rockwall's "exclusive" provider for non-emergency transport services. He also shared that his company can provide most all of the same services that Careflite provides (minus "air transport" services).

Following the various discussions that took place, the Council took no action pertaining to this agenda item at this time.
2. Discuss and consider directing staff to make changes to the Municipal Code of Ordinances addressing regulatory actions for improvements and storage on unleased land within the takeline, and take any action necessary.

Mayor Pruitt began discussion of this item, explaining that this topic focuses on those residents who live along the Lake Ray Hubbard Takeline and do and do not lease the area between their back yards and the lakefront. This ordinance would clarify that if you do not currently pay to lease the takeline area, then you're not allowed to store things in that area (i.e. lawn chairs). Indication was given that this ordinance will come before Council for action at the next, regular council meeting ( $1^{\text {st }}$ reading of the ordinance). At this time, no action was taken.
3. Discuss and consider (3) pickleball courts to be located at The Park at Hickory Ridge, including the preliminary budget, and take any action necessary.

Parks Director, Travis Sales, came forth and briefed the Council on this agenda item. Following various questions and answers between council members and Mr. Sales, Mayor Pruitt made a motion to move forward and amend the budget to accommodate the shortfall associated with installing a parking lot. Councilmember Hohenshelt seconded the motion, which passed unanimously of those present ( 7 ayes to 0 nays).
4. Discuss and consider filling vacancies on the city's Comprehensive Plan Advisory Committee (CPAC), and take any action necessary.

Mayor Pruitt moved to appoint Jim Turner to serve. Councilmember Daniels seconded the motion, which passed by a vote of $\mathbf{7}$ ayes to 0 nays.
XII. City Manager's Report, Departmental Reports and related discussions pertaining to current city activities, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Building Inspections Monthly Report - February 2021
2. Fire Department Monthly Report - February 2021
3. Parks \& Recreation Department Monthly Report - February 2021
4. Police Department Monthly Report - February 2021

## 5. Sales Tax Historical Comparison

6. Water Consumption Historical Statistics

Interim City Manager, Mary Smith, indicated that monthly reports have been included in the informational meeting packet for review, and staff is happy to answer any questions Council may have. No action was taken pertaining to this agenda item.

Council did reconvene in Executive Session following the close of the public meeting agenda. So Pruitt recessed the public meeting at 8:39 p.m. to do so.
XIII. Executive Session.

The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:

1. Discussion regarding Rockwall Municipal Court pursuant to Section 551.071 (Consultation with Attorney) and pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding possible acquisition of real property in the vicinity of FM-549 and SH-205 pursuant to Section $\S 551.072$ (Real Property).
3. Discussion regarding legal issues related to personnel matters pursuant to Section 551.071 (Consultation with Attorney).
4. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees specifically the N. TX Municipal Water District (NTMWD) Board - pursuant to Section 551.074 (Personnel Matters)
XIV. Reconvene Public Meeting \& Take Any Action as Result of Executive Session

Council came out of Executive Session and Mayor Pruitt reconvened the public meeting at 9:10 p.m. No action was taken.

## XV. Adjournment

Mayor Pruitt adjourned the meeting at 9:10 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS $19^{\text {th }}$ DAY OF APRIL, 2021.

JIM PRUITT, MAYOR

## ATTEST:

KRISTY COLE, CITY SECRETARY

MEMORANDUM

| TO: | Mary Smith, Interim City Manager |
| :--- | :--- |
| CC: | Honorable Mayor and City Council |
| FROM: | Lea Ann Ewing, Purchasing Agent |
| DATE: | April 19, 2021 |
| SUBJECT: | BID AWARD FOR CONCRETE PAVEMENT REPAIR SERVICES |

Attachments<br>Bid Tabulation

Summary/Background Information
Approved in the Streets and Drainage Operating Budget are funds to make concrete pavement repairs. In the past, the City has outsourced this type of work. The last contract for these services was awarded to two contractors, XIT and Medrano. The current contracts have expired. This construction repair contract was competitively bid last month and two bids were received.

The Pavement Repairs Contract includes materials, equipment and labor to make street, curb/gutter, alley, ramp and sidewalk/trail repairs and all the incidentals that go with this type of work. Full description of the work is provided in the attached unit price bid worksheet. The annual contract amount is estimated to be $\$ 500,000$. This budget year staff is anticipating $\$ 375,000$ in pavement and sidewalk work and $\$ 125,000$ in specialty work (curb and gutter, ramps, brick repairs, and excavation) $75 \%$ and $25 \%$ respectively. Following this memo is the bid tabulation form. The bid award is per unit price. The contract term is for 12 months with the option to renew at the end of the initial year for three consecutive years.

Bids received from Urban Infraconstruction out of Ft. Worth and EM Construction located in Mesquite. Urban's bid packet was complete while EM Construction did not provide all of the required documents and failed to complete the bid form. Urban Infraconstruction currently has similar pavement contracts with the Cities of Plano and Carrollton. Urban's current and previous work references have been positive.

## Action Needed

For Council consideration is the annual Concrete Pavement Repairs Contract bid award by unit price to Urban Infraconstruction and authorize the City Manager to execute a contract for this service.

City of Rockwall, Texas

| Bid Tabulation 3/11/2021 |  |  |  | Urban InfraCons Unit Price | $\begin{array}{r} \text { EM } \\ \text { Constr } \\ \text { Unit } \\ \text { Price } \end{array}$ |
| :---: | :---: | :---: | :---: | :---: | :---: |
| BID NO. 2021-4 ANNUAL CONTRACT FOR CONCRETE REPAIR (VARIOUS LOCATIONS) |  |  |  |  |  |
| Item <br> No. | Estimated Quantity | Unit | Item Description |  |  |
| 1 | 1 | S.Y. | Construct $7^{\prime \prime}-5^{\prime \prime}-7^{\prime \prime}$ concrete aliey pavement including all incidentals. Alley Paving Detail (sheet-001) | 80.00 | 85.00 |
| 2 | 1 | S.Y. | Remove and dispose existing alley pavement. Construct $7^{\prime \prime}-5^{\prime \prime}-7^{\prime \prime}$ concrete alley pavement including all incidentals. Alley Paving Detail (sheet- 001) | 98.00 | 20.00 |
| 3 | 1 | S.Y. | Remove and dispose existing alley pavement. Construct $7^{\prime \prime}-5^{\prime \prime}-7^{\prime \prime}$ high early-set concrete alley pavement including all incidentals. Alley Paving Detail (sheet - 002) | 106.00 | 90.00 |
| 4 | 1 | S.Y. | Construct 6" concrete pavement with curb as needed to City of Rockwall standards including all incidentals. Street Paving Detail (sheet -003) | 65.00 | 85.00 |
| 5 | 1 | S.Y. | Remove and dispose existing concrete pavement. Construct $6^{\prime \prime}$ concrete pavement with curb as needed to City of Rockwall standards including all incidentals. Street Paving Detail (sheet -003) | 80.00 | 90.00 |
| 6 | 1 | S.Y. | Remove and dispose existing concrete pavement. Construct 6" high earlyset concrete pavement with curb as needed including all incidentals. Street Paving Detail - (sheet 004) | 86.00 | 145.00 |
| 7 | 1 | S.Y | Construct $6^{\prime \prime}$ roof top concrete pavement without curb to City of Rockwall standards including all incidentals. Street Paving Detail - (sheet 022) | 60.00 | 85.00 |
| 8 | 1 | S.Y. | Remove and dispose existing concrete pavement. Construct 6" roof top concrete pavement without curb to City of Rockwall standards including all incidentals. Street Paving Detail - (sheet 022) | 76.00 | 95.00 |
| 9 | 1 | S.Y | Construct $8^{\prime \prime}$ concrete pavement with curb as needed including all incidentals. Street Paving Detail (sheet -003) | 74.00 | 90.00 |
| 10 | 1 | S.Y | Remove and dispose existing concrete pavement. Construct 8" concrete pavement with curb as needed including all incidentals. Street Paving Detail (sheet - 022) | 90.00 | 25.00 |
| 11 | 1 | S.Y | Remove and dispose existing concrete pavement. Construct $8^{\prime \prime}$ high earlyset concrete pavement with curb as needed to City of Rockwall standards including all incidentals. Street Paving Detail (sheet -004) | 99.00 | 181.00 |
| 12 | 1 | S.Y | Remove and dispose existing concrete pavement. Construct 10 " concrete pavement with curb as needed including all incidentals. Street Paving Detail (sheet - 003) | 105.00 | 100.00 |
| 13 | 1 | S.Y. | Remove and dispose existing concrete pavement. Construct 10" high earlyset concrete pavement with curb as needed including all incidentals. Street Paving Detail (sheet - 004) | 115.00 | 226.00 |
| 14 | 1 | S.Y. | Remove and dispose existing concrete pavement. Construct 12" concrete pavement with curb as needed including all incidentals. Street Paving Detail (sheet -003) | 118.00 | 105.00 |
| 15 | 1 | S.Y. | Remove and dispose existing concrete pavement. Construct $12^{\prime \prime}$ high earlyset concrete pavement with curb as needed including all incidentals. Street Paving Detail (sheet - 004) | 132.00 | 282.00 |
| 16 | 1 | S.Y. | Remove and dispose miscellaneous concrete driveway pavement. Construct concrete driveway pavement including all incidentals. Driveway Paving Detail (sheet - 005) | 92.00 | 85.00 |


| Item No. | Estimated Quantity | Unit | Item Description | Unit Price | Unit Price |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 17 | 1 | S.Y. | Remove and dispose existing exposed aggregate concrete driveway pavement. Construct exposed aggregate concrete pavement including all incidentals. Driveway Paving Detail (sheet - 006) | 100.00 | 95.00 |
| 18 | 1 | S.F.. | Construct monolithic concrete median nose including all incidentals. Median Island Pavement Detail (sheet - 007) | 27.00 | 20.00 |
| 19 | 1. | S.F. | Construct monolithic concrete median nose with brick paver including all incidentals. Median Island Pavement Detail (sheet - 008) | 43.00 | 25.00 |
| 20 | 1 | S.F | Furnish and install median brick Pavers, sand bedding including all incidentals. Median Island Pavement Detail (sheet - 008) | 16.00 | 25.00 |
| 21 | 1 | S.F. | Remove existing brick pavers and dispose excess material \& debris including sand bedding, reinforced concrete etc., including all incidentals. Median Island Pavement Detail (sheet-008) | 2.00 | 10.00 |
| 22 | 1 | S.F. | Furnish and install vehicular brick pavers, sand bedding and subgrade to City of Rockwall standards including all incidentals. Median Island Pavement Detail (sheet - 008) | 27.00 | 25.00 |
| 23 | 1 | L.F. | Construct reinforced Sidewalk Lug at sidewalk locations adjacent to street curbs including all incidentals. Joint Lug Detail (sheet -009) | 13.00 | 9.00 |
| 24 | 1 | S.F. | Furnish and install $4^{\prime}$ wide exposed aggregate concrete sidewalk including excavation, grading and all incidentals. Sidewalk Detail (sheet - 011) | 9.00 | 15.00 |
| 25 | 1 | S.F. | Remove existing and replace 4' wide exposed aggregate concrete sidewalk including excavation, grading and all incidentals. Sidewalk Detail (sheet 011) | 10.00 | 20.00 |
| 26 | 1 | S.F. | Furnish and install 5' wide exposed aggregate concrete sidewalk to City of Rockwall standards including excavation, grading and all incidentals. <br> Sidewalk Detail Exposed Aggregate (sheet - 011) | 9.00 | 20.00 |
| 27 | 1 | S.F. | Remove existing and replace $5^{\prime}$ wide exposed aggregate concrete sidewalk including excavation, grading and all incidentals. (Sidewalk Detail - 011) | 10.00 | 12.00 |
| 28 | 1 | S.F. | Furnish and install 4' wide concrete sidewalk including excavation, grading and all incidentals. Sidewalk Detail (sheet 012) | 7.00 | 12.00 |
| 29 | 1 | S.F. | Remove existing and replace $4^{\prime}$ wide concrete sidewalk including excavation, grading and all incidentals. Sidewalk Detail (sheet - 012) | 8.00 | 12.00 |
| 30 | 1 | S.F. | Furnish and install $5^{\prime}$ wide concrete sidewalk including excavation, grading and all incidentals. Sidewalk Detail (sheet 012) | 7.00 | 12.00 |
| 31 | 1 | S.F. | Remove existing and replace $5^{\prime}$ wide concrete sidewalk including excavation, grading and all incidentals. Sidewalk Detail (sheet - 012) | 8.00 | 12.00 |
| 32 | 1 | S.F. | Furnish and install $6^{\prime}$ wide sidewalk/trail including excavation, grading and all incidentals. Sidewalk Detail (sheet - 013) | 7.00 | 12.00 |
| 33 | 1 | S.F. | Remove existing and replace $6^{\prime}$ wide concrete sidewalk/trail including excavation, grading and all incidentals. Sidewalk Detail (sheet - 013) | 8.00 | 12.00 |
| 34 | 1 | S.F. | Furnish and install $8^{\prime}$ wide concrete sidewalk/trail with thickened edge beams including excavation, grading and all incidentals. Sidewalk Detail (sheet - 014) | 8.00 | 12.00 |
| 35 | 1 | S.F. | Remove existing and replace 8' wide concrete sidewalk/trail with thickened edge beams including excavation, grading and all incidentals. Sidewalk Detail (sheet - 014) | 9.00 | 12.00 |
| 36 | 1 | S.F | Furnish and install $10^{\prime}$ wide concrete sidewalk/trail with thickened edge beams including excavation, grading and all incidentals. Sidewalk Detail (sheet - 014) | 8.00 | 12.00 |

BID NO. 2021-4 ANNUAL CONTRACT FOR CONCRETE REPAIR (VARIOUS LOCATIONS)

| Item No. | Estimated Quantity | Unit | Item Description | Unit Price | Unit <br> Price |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 37 | 1 | S.F. | Remove existing and replace $10^{\prime}$ wide concrete sidewalk/trail with thickened edge beams including excavation, grading and all incidentals. Sidewalk Detail (sheet - 014) | 9.00 | 12.00 |
| 38 | 1 | E.A. | Furnish and install solid plate truncated dome barrier free ramp for Residential Streets ( 20 ft . radius) including excavation, grading and all incidentals. Sidewalk BFR Detail (sheet -015) | 1,800.00 | 2,000.00 |
| 39 | 1 | E.A. | Remove existing and install solid plate truncated dome barrier free ramp for Residential Streets ( 20 ft . radius) including excavation, grading and all incidentals. Sidewalk Detail (sheet -015) | 2,500.00 | 2,000.00 |
| 40 | 1 | E.A. | Furnish and install solid plate truncated dome barrier free ramp for Major \& Minor Collectors ( 30 ft . radius) including excavation, grading and all incidentals. Sidewalk Detail (sheet - 016) | 2,000.00 | 2,000.00 |
| 41 | 1 | E.A. | Remove existing and install solid plate truncated dome barrier free ramp for Major \& Minor Collectors ( 30 ft . radius) excavation, grading and all incidentals. Sidewalk Detail (sheet - 016) | 2,700.00 | 2,000.00 |
| 42 | 1 | E.A. | Furnish and install solid plate truncated dome barrier free ramp for Alley Intersections including excavation, grading and all incidentals. Alley Intersection Detail (sheet-017) | 2,000.00 | 2,000.00 |
| 43 | 1 | E.A. | Remove existing and install solid plate truncated dome barrier free ramp for Alley Intersections including excavation, grading and all incidentals. Alley Intersection Detail (sheet - 017) | 2,700.00 | 2,000.00 |
| 44 | 1 | E.A. | Furnish and install Type 1 TxDOT Pedestrian Facilities per Curb Ramp PED 12A including all incidentals. | 2,000.00 | 3,000.00 |
| 45 | 1 | E.A. | Remove and replace Type 1 TxDOT Pedestrian Facilities per Curb Ramp PED - 12A including all incidentals. | 2,700.00 | 2,000.00 |
| 46 | 1 | E.A. | Furnish and install Type 2 TxDOT Pedestrian Facilities per Curb Ramp PED 12A including all incidentals. | 2,000.00 | 2,000.00 |
| 47 | 1 | E.A. | Remove and replace Type 2 TxDOT Pedestrian Facilities per Curb Ramp PED -12A including all incidentals. | 2,700.00 | 2,000.00 |
| 48 | 1 | E.A. | Furnish and install Type 3 TxDOT Pedestrian Facilities per Curb Ramp PED 12A including all incidentals. | 2,000.00 | 2,000.00 |
| 49 | 1 | E.A. | Remove and replace Type 3 TxDOT Pedestrian Facilities per Curb Ramp PED - 12A including all incidentals. | 2,700.00 | 2,000.00 |
| 50 | 1 | E.A. | Furnish and install Type 5 TxDOT Pedestrian Facilities per Curb Ramp PED 12A including all incidentals. | 2,700.00 | 2,000.00 |
| 51 | 1 | E.A. | Remove and replace Type 5 TxDOT Pedestrian Facilities per Curb Ramp PED - 12A including all incidentals. | 3,300.00 | 2,000.00 |
| 52 | 1 | E.A. | Furnish and Install Type 6 TxDOT Pedestrian Facilities per Curb Ramp PED 12A including all incidentals. | 2,000.00 | 2,000.00 |
| 53 | 1 | E.A. | Remove and replace Type 6 TxDOT Pedestrian Facilities per Curb Ramp PED -12A including all incidentals. | 2,700.00 | 2,000.00 |
| 54 | 1 | E.A. | Furnish and install Type 7 TxDOT Pedestrian Facilities per Curb Ramp PED 12A including all incidentals. | 2,000.00 | 2,000.00 |
| 55 | 1 | E.A. | Remove and replace Type 7 TxDOT Pedestrian Facilities per Curb Ramp PED -12A including all incidentals. | 2,700.00 | 2,000.00 |
| 56 | 1 | E.A. | Furnish and install Type 10 TxDOT Pedestrian Facilities per Curb Ramp PED - 12A including all incidentals. | 2,000.00 | 2,000.00 |
| 57 | 1 | E.A. | Remove and replace Type 10 TxDOT Pedestrian Facilities per Curb Ramp PED - 12A including all incidentals. | 2,700.00 | 2,000.00 |
| 58 | 1 | EA | Furnish and install Type 11 TxDOT Pedestrian Facilities per Curb Ramp PED -12A including all incidentals. | 2,000.00 | 2,000.00 |

3/11/2021
BID NO. 2021-4 ANNUAL CONTRACT FOR CONCRETE REPAIR (VARIOUS LOCATIONS)

| Item <br> No. | Estimated <br> Quantity | Unit | Item Description <br> 59 | 1 | E.A. |
| :---: | :---: | :---: | :--- | ---: | ---: | | InfraCons <br> Unit <br> Price |
| ---: | | Constr <br> Unit <br> Price |
| ---: |
| 60 |

BID NO. 2021-4 ANNUAL CONTRACT FOR CONCRETE REPAIR (VARIOUS LOCATIONS)

| Item <br> No. | Estimated Quantity | Unit | Item Description | Unit <br> Price | Unit |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 76 | 1 | E.A. | Remove and dispose existing. Construct 10 -foot standard 6.5 sack cement 4200 psi Curb Inlet to City of Rockwall standards including all incidentals. (NCTCOG std. detail 6020A \& 620B Standard Specifications for Public Works Construction Third Edition) | 7,000.00 | 200.00 |
| 77 | 1 | E.A. | Construct 15 -foot standard 6.5 sack cement 4200 psi Curb Inlet to City of Rockwall standards including all incidentals. (NCTCOG std. detail 6020A \& 620B Standard Specifications for Public Works Construction Third Edition) | 7,000.00 | 11,800.00 |
| 78 |  |  | Remove and dispose existing. Construct 15 -foot standard 6.5 sack cement 4200 psi Curb Inlet to City of Rockwall standards including all incidentals. (NCTCOG std. detail 6020A \& 620B Standard Specifications for Public Works Construction Third Edition) | 8,500.00 | 12,300.00 |
| 79 | 1 | E.A. | Construct 20 -foot standard 6.5 sack cement 4200 psi Curb Inlet to City of Rockwall standards including all incidentals. (NCTCOG std. detail 6020A \& 620B Standard Specifications for Public Works Construction Third Edition) | 8,000.00 | 14,500.00 |
| 80 | 1 | E.A. | Remove and dispose existing. Construct 20 -foot standard 6.5 sack cement 4200 psi Curb Inlet to City of Rockwall standards including all incidentals. (NCTCOG std. detail 6020A \& 620B Standard Specifications for Public Works Construction Third Edition) | 10,000.00 | 15,200.00 |
| 81 | 1 | S.F. | Remove and replace existing 5' curbed drainage flume including all incidentals. Curbed Flume Detail (sheet - 010) | 33.00 | 25.00 |
| 82 | 1 | S.F. | Construct 5' curbed drainage flume including all incidentals. Curbed Flume Detail (sheet -010) | 30.00 | 12.00 |
| 83 | 1 | L.F. | Install pavement sub drain - with 6" perforated PVC pipe or 6" perforated polyethylene pipe as directed by the owner per City of Rockwall standards including all incidentals. Subdrains \& French Drains (sheet - 021) | 31.00 | 15.00 |
| 84 | 1 | L.F | Remove and replace pavement sub drain - with $6^{\prime \prime}$ perforated PVC pipe or 6 " perforated polyethylene pipe as directed by the owner per City of Rockwall standards including all incidentals. Subdrains \& French Drains (sheet - 021) | 42.00 | 20.00 |
| 85 | 1 | E.A. | Brick mail box repair - repair existing. Construct brick mail box (match with like or similar material to existing). | 2,000.00 | 900.00 |
| 86 | 1 | E.A. | Brick mail box - construct brick mail box | 5,000.00 | 900.00 |
| 87 | 1 | E.A. | Temporary mailbox - install temporary standard mailbox on anchored post | 700.00 | 300.00 |
| 88 | 1 | E.A. | Adjust manhole to grade up/down 0 to 6-inches/Manhole Ring Riser Adjustment. | 650.00 | 700.00 |
| 89 | 1 | E.A. | Adjust manhole to grade up/down 6 inches to 1-foot/Manhole Ring Riser Adjustment. | 1,000.00 | 800.00 |
| 90 | 1 | E.A. | Adjust water valve ring riser to grade. | 500.00 | 300.00 |
| 91 | 1 | E.A. | Adjust sanitary sewer cleanout boot to grade. | 500.00 | 200.00 |
| 92 | 1 | E.A. | Adjust fire hydrant to grade. | 1,000.00 | 2,000.00 |
| 93 | 1 | E.A. | Adjust blow off valve assembly to grade. | 1,000.00 | 3,500.00 |
| 94 | 1 | E.A. | Adjust meter can to grade. | 700.00 | 300.00 |
| 95 | 1 | E.A. | Traffic control for major intersections - (to be determined by owner). This unit pay item will be used to offset cost for additional barricading when working on major thoroughfares. It will be a one time cost per work order project. | 3,500.00 | 2,000.00 |


| Bid Tabulation 3/11/2021 |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| BID NO. 2021-4 ANNUAL CONTRACT FOR CONCRETE REPAIR (VARIOUS LOCATIONS) |  |  |  | Urban InfraCons Unit Price | EMConstrUnitPrice |
| Item <br> No. | Estimated Quantity | Unit | Item Description |  |  |
| 96 | 1 | L.F. | Miscellaneous Full depth concrete saw cutting for alley pavement. | 3.00 | 2.50 |
| 97 | 1 | L.F. | Miscellaneous full depth concrete saw cutting 6-inch pavement. | 2.50 | 2.50 |
| 98 | 1 | L.F. | Miscellaneous full depth concrete saw cutting 8-inch pavement. | 3.00 | 3.00 |
| 99 | 1 | L.F. | Miscellaneous full depth concrete saw cutting 10-inch pavement. | 3.50 | 4.00 |
| 100 | 1 | L.F. | Miscellaneous full depth concrete saw cutting 12-inch pavement. | 4.25 | 5.00 |
| 101 | 1 | L.F. | Construct metal beam guard rail per City of Rockwall standards. (NCTCOG std. Detail 2270A - 2270E Standard Specifications for Public Works Construction Third Edition) including all incidentals | 31.00 | 95.00 |
| 102 | 1 | C.Y | Unclassified Excavation (NCTCOG item 3.3. Specifications for Public Works Construction Third Edition) including all incidentals | 36.00 | 40.00 |
| 103 | 1 | S.Y. | Topsoil for finishing and grading. (NCTCOG item 3.8. Specifications for Public Works Construction Third Edition) including all incidentals. Finished and placed. Paid by tickets. | 8.00 | 20.00 |
| 104 | 1 | S.Y. | Bermuda grass sod - installed, roller compacted and maintained until established. | 8.00 | 20.00 |
| 105 | 1 | S.Y. | St. Augustine grass sod - installed, roller compacted and maintained until established. | 10.00 | 20.00 |
| 106 | 1 | S.Y. | Hydromulch - furnish, spray, water and maintain hydromulch until grass meets established criteria. (NCTCOG item 3.10.7. Specifications for Public Works Construction Third Edition) | 3.00 | 30.00 |

City of Rockwall The clew Houizon

## MEMORANDUM

TO: Mary Smith, Interim City Manager<br>FROM: Amy Williams, P.E., Director of Public Works/City Engineer<br>DATE: April 16, 2021<br>\section*{SUBJECT: Lift Station Chemical Injection Systems}

On February 07, 2017, staff brought before City Council to authorize the City Manager to execute a contract with Evoqua Water Technologies to install an injection system at the Fontana and Timber Creek Lift Stations to eliminate effluent odors.

The reason for the installations was to eliminate sewer odor complaints from residents along Daybreak Drive in the Lofland Subdivision. The existing sanitary sewer system in Daybreak Drive receives sanitary sewer effluent from the Fontana and Timber Creek Lift Stations. The lift stations discharge into the existing gravity flow system creating an environment for hydrogen sulfide to be emitted from the wastewater collection system.

In the 2018 budget, the Wastewater Division of Public Works requested the installation of an injection system at the Mims Lift Station to eliminate odors and hydrogen sulfide affecting residents in Windmill Ridge and Lake Rockwall Estates. Mims Lift Station discharges into the gravity line at Tubbs Road and Walnut Lane.

The product injected is BIOXIDE Plus 71 solution is a product which combines the benefits of BIOXIDE solution with a proprietary blend component to achieve highly effective odor and corrosion control. BIOXIDE solution controls sewage odor naturally, rather than chemically. This process eliminates the odor, prevents corrosion and overcomes safety concerns associated with atmospheric hydrogen sulfide.

BIOXIDE Plus 71 solution is environmentally safe. It contains no hazardous substances as defined by the CERCLA list of reportable quantities and the OSHA Hazard Communication Standard (29 CFR 1910.1200). The active ingredient is nitrate salts which is a stable, safe compound found in nature. This compound is selected as the active ingredient in BIOXIDE solutions because it specifically interacts with naturally occurring bacteria to remove and prevent dissolved sulfide, resulting in an effective, safe and effective product.

Staff requests City Council consideration to renew the contract with Evoqua Water Technologies for a two-year contract for Fontana, Timber Creek, and Mims Lift Stations to eliminate effluent odors with an estimated amount of \$90,000 annually.

WATER TECHNOLOGIES
April 16, 2021

Mr. Rick Sherer
City of Rockwall
385 South Goliad St.
Rockwall, TX 75087
Email: rsherer@rockwall.com
CC: Steve Clawson (sclawson@rockwall.com)

## RE: 2021-2023 TWO-YEAR BIOXIDE ${ }^{\circledR}$ PLUS 71 FSOC PRICING CITY OF ROCKWALL, TX Evoqua Quote No. Q210223SB01 (REF: 2017-181906 r1)

Dear Mr. Sherer:
Evoqua Water Technologies LLC would like to thank you for your business and we look forward to serving your H2S and odor control needs in the years to come. Evoqua would like to renew the supply of BIOXIDE ${ }^{\oplus}$ Plus 71 Solution, feed system and quarterly service for a two (2) year agreement.

Your current delivered price for BIOXIDE Plus 71 mirrors NTMWD's price of $\$ 3.01$ per gallon in minimum 2,000 gallon full loads. The new two-year agreement will take effect immediately and remain firm through April 30, 2023.

The above price is for BIOXIDE Plus 71, equipment and preventative maintenance. The maintenance schedule and optimization services will remain quarterly to align with the NTMWD Agreement. An Evoqua service technician will visit the site to perform routine maintenance on the dosing equipment, optimize chemical dosing, conduct compliance sampling and provide a written report. Routine service shall include, but not be limited to:

1. Check the equipment for proper operation
2. Perform sulfide sampling at the control point
3. Perform scheduled preventative maintenance on equipment.

The above pricing and services apply to FONTANA, TIMBER CREEK, and MIMS Road Lift Stations.
All other Terms and Conditions of the original contract no. 2017-181906r1 are considered a part of this renewal and shall apply. Any applicable taxes due are not included.

Evoqua appreciates your business and support and looks forward to continuing to provide you the quality products, services and lowest cost solutions. If you have any questions or need additional information, please contact me at (432) 232-4935 or via email at byron.smith@evoqua.com.

Sincerely,

## Evoqua Water Technologies LLC

## Byran Smith

Byron Smith
Technical Sales Representative

## evoQuA

## RE: 2021-2023 TWO-YEAR BIOXIDE ${ }^{\circledR}$ PLUS 71 FSOC PRICING

## CITY OF ROCKWALL, TX

Evoqua Quote No. Q210223SB01 (REF: 2017-181906 r1)

Evoqua will process your order when we receive acceptance of this proposal, by signing below and returning to municipalservices@Evoqua.com or via fax to: (941) 359-7985.

Company Name: $\qquad$

This $\qquad$ day of $\qquad$ Month $\qquad$ Year

By: $\qquad$

Title: $\qquad$
P.O. Number $\qquad$

City of Rockwall The claw Souizon

# MEMORANDUM 

TO: Mayor and Council Members<br>FROM: Hotel Occupancy Tax Sub-committee Members<br>Mary Smith, Assistant City Manager<br>DATE: April 16, 2021<br>SUBJECT: South Central Nautique Regatta - Chamber of Commerce

The Chamber of Commerce is requesting HOT funds to assist with the South Central Nautique Regatta to be held in Rockwall August 6-8. This is a large group of Ski Nautique owners who meet annually to view demonstrations, attend education sessions, and learn about new products. Many of the owners bring their own boats and the Factory brings demonstration models as well. The Owners group will participate in several events at the Hilton as well as around the Rockwall area and on the lake. The Chamber is the umbrella organization requesting HOT funds for this event and will use the funds to enhance the quality of the event with slip rentals for the boats, musical entertainment, and other equipment rentals needed to put on a first-class event. There will be a 200 room-block at the Hilton for 2 nights. This is an annual event which has been held in other locales and if this is a successful event then the Owners Group would anticipate planning to host in Rockwall for five years. The total request was for $\$ 12,715$.

Prior to Council action on the above, the Hotel Occupancy Tax budget is as follows:

| Fund Balance carried forward | $\$ 823,355$ |
| :---: | :---: |
| Budgeted Revenues | 750,000 |
| Previously Allocated Funding | $\underline{(600,120)}$ |
| Projected Fund Balance | $\$ 973,235$ |

Subcommittee members Kevin Fowler, Dana Macalik, and Bennie Daniels discussed the request and recommend $\$ 12,715$ award from hotel occupancy taxes for this event. Council is asked to consider approving the funds as recommended by the subcommittee and authorizing the Interim City Manager to execute the agreement with the Chamber.

# City of Rockwall 

Shachew Hoxisons

## Hotel Occupancy Tax

## Program Year 2021

## Application

## MUST BE TYPED or PRINTED

Deliver to:
City of Rockwall Finance Office
Attn: Lea Ann Ewing
385 S. Goliad St., Rockwall, TX 75087
Ph. 972-771-7700 Fax 972-771-7728 lewing@rockwall.com

Organization Name:
Name of Event: Date(s) of Event: Funding Request \$: Website Address: Mailing Address: Physical Address: Telephone:

Rockwall Area Chamber of Commerce and Visitors Center South Central Nautique Regatta
August 6-8, 2021
\$12,715
www.visitrockwall.com
697 E Interstate 30, Rockwall, TX 75087
697 E Interstate 30, Rockwall, TX 75087
(972) 771-5733 Fax: (972) 772-3642

Primary Contact Name:
(President/CEO)
Mailing Address:
Email Address:
Telephone:

Darby Burkey
697 E Interstate 30, Rockwall, TX 75087

Darby@rockwallchamber.org
(972) 771-5733 Fax: (972) 772-3642

Secondary Contact Name; Jocelyn Keahey
(Tourism)
Mailing Address: $\quad 697$ E Interstate 30, Rockwall, TX 75087
Email Address: Jocelyn@rockwallchamber.org
Telephone:
(972) 771-5733 Fax: (972) 772-3642

## - COMPLETE AN APPLICATION FOR EACH EVENT/PROGRAM/EXHIBIT REQUESTING FUNDS

- INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED TO THE COUNCIL SUBCOMMITTEE

1. Mark an " $X$ " next to the category or categories that your organization is requesting funds in the attached budget request.

Advertising/Tourism Requested funding amount \$ 12,715

Conducting solicitation or promotional programs that encourage tourists and delegates to come to the City of Rockwall.

Arts
Requested funding amount \$
Providing encouragement, promotion, improvement and application of the arts as it relates to the presentation, performance execution or exhibition of the major art forms in the City of Rockwall.

## Historical

## Requested funding amount \$

Providing historical restoration, preservation, programs and encouragement to visit preserved historic sites or museums located in the City of Rockwall.
2. Describe the program or event for the upcoming fiscal year (Oct. 12020 - Sept. 30, 2021) that you are requesting Hotel Tax funding. What is your event and why are you having it?

- We are excited to welcome a new group to Rockwall. This Regatta is exclusively for Nautique boat owners (starting price at $\$ 250,000$ and up). The weekend will be filled with fun activities including utilizing the Buffalo Creek Golf Course, Demo Rides, an Owners dinner, Vendor Education, and product sessions. This event has held over 500 people in the past and their desire is to partner with is for a 5 year run. This is a wonderful opportunity for us to begin a long-standing relationship and welcome them to Rockwall again.
- These costs will go to cover the boat slip rental, AV Costs, and a live music element for them. We know they will fall in love with Rockwall and continue to host here.

3. How does the event/program meet the definition of the categories listed in Item No. 1 above (promotion of tourism and the hotel industry in the City of Rockwall)?

- The event has already opened room blocks for The Hilton Dallas/Rockwall Lakefront. Rooms booked will be over 200 for both nights, resulting in $400+$ room nights with possible overflow.

4. Is the event/program that the organization is requesting Hotel Tax funds held in/on City-owned property?
No Name location:
5. Will your organization provide special event insurance coverage for the event/program if held on City property?
No Name of Insurance Company:
6. Provide 3 years attendance history for the above listed programs, activities, exhibits or event described in Item No. 2 above.

| Event | Year | Event <br> Duration <br> (in Days) | Audience <br> Size | \# of Attendees in <br> hotel rooms |
| :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |

Financial information (round to the nearest dollar). Include a completed copy of this budget with funding request.

Organization Name:
Event/Program Name:
Requested Funding:

Rockwall Area Chamber \& Visitors Center
South Central Nautique Regatta
$\$ \quad 12,715$


| Total Revenues |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
| Revenues (for this project only) |  |  |  |  |
| 1. Total Amount of HOT fund request |  |  |  |  |
| 2. Admissions (ticket and concessions) |  |  |  |  |
| 3. Donations |  |  |  |  |
| 4. Organizational funds budgeted |  |  |  |  |
| 5. Grants (State) |  |  |  |  |
| 6. Other (list): |  |  |  |  |
| 7. Other (list): |  |  |  |  |
| 8. Other (list): |  |  |  |  |
| 9. Other (list): |  |  |  |  |
| 10. Total income and contributions |  |  |  |  |
| 11. Total In-Kind |  |  |  |  |
| 12. Total Revenues |  |  |  |  |
| Financial Information (for this pro |  |  |  |  |
| Fiscal Year (Oct $1^{\text {st }}$ - Sept 30 ${ }^{\text {tht }}$ ) | 2018 actual | 2019 actual | 2020 actual | 2021 Projected |
| Total Revenues |  |  |  |  |
| Total Expenses |  |  |  |  |
| Total Hotel funds awarded |  |  |  |  |


|  |  |  |  |  |
| :--- | :--- | :--- | :--- | :--- |
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |

7. What specific market will you target with the event/program's marketing plan? Attach up to 3 examples and evidence of marketing area and readership (Label Exhibit C).

- This event will target visitors to Rockwall as well as Nautique boat owners.

8. The City of Rockwall must require segregated accounting of its Hotel funds. Organizations must maintain and account for revenue provided from the tax authorized by section 351.101 (a) within one of the two options listed below.
a) Separate checking account without combining with any other revenues or maintained in any other bank account or
b) Maintain a line item accounting, whereby the Hotel revenues may not be combined with any other revenues or expenditures. The funds may be maintained in the same bank account, provided they are reported as a separate line item in the organization's budget. Interest earned on the Hotel revenues must be used to support the event/program as well.

Will the organization be able to segregate the accounting process in either a) or b) above? Yes
9. Provide all of the following documentation with this application and label each as outlined below.

| Exhibit A | Proposed budget for each event/program using attached form |
| :--- | :--- |
| Exhibit B | Letter of determination certifying federal tax exempt 501(c)(3) <br> status |
| Exhibit C | Examples and evidence of marketing area and readership (limit 3) |
| Exhibit D | List members of the governing body including name, position, |
|  | mailing address and phone number |

We certify, to the best of our ability, that the information in this application, including all exhibits and supporting documentation is true and correct to the best of our knowledge. It is understood and agreed that any finds awarded as a/ result of this application will be used for the purpose set for herein and the program guidelines.

President/CEO:
Date $3 / \gamma \gamma / \partial 0 \partial 1$

Tourism:


Jocelyn Keahey


## SCHEDULE OF EVENTS

Friday, August 6th

| Ongoing all day | - | Poker Run (grab your map at registration!) |
| :--- | :--- | :--- |
| 10:00am-5:00pm | - | Boat Owner Check-in - wWA Tent at Harbor Park <br> 2059 Summer Lee, Rockwall Texas 75032 |
| $11: 00 \mathrm{pm}-5: 00 \mathrm{pm}$ - Demo Rides with Nautique Pro Athletes <br> $12: 00 \mathrm{pm}-3: 00 \mathrm{pm}$ - Vendor Education/Product Sessions |  |  |

Saturday, August 7th
Ongoing all day - Poker Run

| 8:00am-12:45pm | - | Demo Rides with Nautique Pro Athletes |
| :--- | :--- | :--- |
| $10: 00 \mathrm{am}-1: 30 \mathrm{pm}$ | - | Vendor Education/Product Sessions |
| $1: 30 \mathrm{pm}-3: 45 \mathrm{pm}$ | - | Demo Rides with Nautique Pro Athletes |
| $1: 30 \mathrm{pm}-2: 30 \mathrm{pm}$ | - | Gromfest Contest |
| $3: 00 \mathrm{pm}$ | - | Group Boat Photo |
| $5: 30 \mathrm{pm}-8: 30 \mathrm{pm}$ | - | Nautique Owner's Dinner - <br> Ballroom @ Hilton Rockwall Lakefront <br> 2055 Summer Lee Dr. Rockwall, TX 75032 <br> Themed Dinner - Theme coming soon! |

6:30pm $\quad-\quad$ Poker Run, Gromfest and more Awards!

Sunday, August 8th
8:00am-10:15am - Demo Rides with Nautique Pro Athletes

MEMORANDUM

| TO: | Mary Smith, Interim City Manager |
| :--- | :--- |
| CC: | Honorable Mayor and City Council |
| FROM: | Ryan Miller, Director of Planning and Zoning |
| DATE: | April 19, 2021 |
| SUBJECT: | P2021-009; REPLAT FOR LOT 1, BLOCK A, KENNEDY ADDITION |

Attachments<br>Case Memo<br>Development Application<br>Location Map<br>Replat<br>Summary/Background Information<br>Consider a request by Brenda Kennedy for the approval of a Replat for Lot 1, Block A, Kennedy Addition being a 0.2342 -acre parcel of land identified as Lot 1, Block A, Richard Harris Subdivision No. 5 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 701 N. T. L. Townsend Drive, and take any action necessary.

Action Needed
The City Council is being asked to approve, approve with condition, or deny the replat.

TO:
DATE:
APPLICANT:
CASE NUMBER:

Mayor and City Council
April 19, 2021
Brenda Kennedy
P2021-009; Replat for Lot 1, Block A, Kennedy Addition

## SUMMARY

Consider a request by Brenda Kennedy for the approval of a Replat for Lot 1, Block A, Kennedy Addition being a 0.2342 -acre parcel of land identified as Lot 1, Block A, Richard Harris Subdivision No. 5 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 701 N. T. L. Townsend Drive, and take any action necessary.

## PLAT INFORMATION

च The applicant is requesting to replat a 0.2342 -acre existing parcel of land (i.e. Lot 1, Block A, Richard Harris Subdivision No. 5 Addition) into one (1) lot (i.e. Lot 1, Block A, Kennedy Addition) for the purpose of establishing easements and delineating the floodplain boundaries necessary to construct a single-family home.
$\nabla$ The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. The City's historic zoning maps show that the subject property was zoned Commercial (C) District as of January 3, 1972. Between May 16, 1983 and December 7, 1993, the subject property was rezoned Single-Family 7 (SF-7) District. On June 9, 1986, the City Council approved a final plat (Case No. PZ1986-037-01) establishing the subject property as Lot 1, Block A, Richard Harris \#5 Addition. This plat was filed with Rockwall County on October 7, 1986. On January 4, 2021 City Council approved a Specific Use Permit (SUP) [Ordinance No. 21-02; S-238] allowing the construction of a single-family home on the subject property.
$\square$ The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
$\nabla$ Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

With the exception of the items listed in the Conditions of Approval section below, this Replat is in substantial compliance with the requirements of Chapter 38, Subdivision, of the Municipal Code of Ordinances.

## CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for Lot 1, Block A, Kennedy Addition, 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 subdivision plat.
(2) Any construction resulting from the approval of this Replat 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 April 13, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0.

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

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:


## ZONING APPLICATION FEES:

$\square$ ZONING CHANGE $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
$\square$ SPECIFIC USE PERMIT $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$ $\square$ PD DEVELOPMENT PLANS $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
OTHER APPLICATION FEES:
$\square$ TREE REMOVAL (\$75.00)
$\square$ 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]

$\square$ 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.

OWNERIAPPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACTIORIGINAL SIGNATURES ARE REQUIRED] owner Brenda Kennedy applicant contact person Brenda Kennedy contact person \{A ME adDress 1630 Shores Bud adDress Rock wall
CITY, STATE \&ZIP $7 x>5087$
PHONE $214-384-323 \psi$ CITY, STATE \& ZIP
EMAIL brenda Kennedy toby fo mm
NOTARY VERIFICATION [REQUiRED]
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAREd STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:-


City of Rockwall


## FINAL PLAT

## KENNEDY ADDITION

LOT 1, BLOCK A
BEING A REPLAT OF
RICHARD HARRIS SLOCK ABIVISION NO. 5
CONTAINING A TOTAL OF
0.30 ACRES/13,252 S.F
R. BALLARD SURVEY, A-29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
H.D. Fetty Land Surveyor, LLC


STATEOFTEXAS









Now, THEREFFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OFTEXAS
COUNTOFROCKWaLL



la aso undestand he following;















 77 Property ouner shall be responsible for maintenance, repair, and replacement of ofrainage and detention
systens on site. Iturher acknowledge that the dedications andor exaction's made herein are proporional
to the impact ot the subudvision upon the public senices required in order that the

brendak. kennedr

## STATE OFTEXAS COUNTY OFROCKWALL

Betore me, the undergigned authorty, on this day personaly yppoared. BEENDAK.KENNEDY
Given upon my hand and seal of ffice this

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:


Harald DD. Fetty IIII
Regisisered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL


Planning and Zoning Commission Date

## APPROVED


This appoval shall be invalid unless the approved plat for such addition is recorded in the
ofice of the County clierk of Rockwall, County, Texas, within one hundred eighty (180) days
,

WITNESS OUR HANDS, this ____ day of $\qquad$

Mayor, City of Rockwall
City Secretary City of Rockwall

City Engineer
Date

NOTE:I It shall be the poilicy of the City of Rockwall to with shold issuing builing permits yntil


FINAL PLAT
KENNEDY ADDITION
LOT 1, BLOCK A
BEING A REPLAT OF
RICHARD HARRIS SUBDIVISION NO. 5
CONTAINING A TOTAL OF
0.30 ACRES/13,25
R. BALLARD SURVEY, A-29

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MEMORANDUM

| TO: | Mary Smith, Interim City Manager |
| :--- | :--- |
| CC: | Honorable Mayor and City Council |
| FROM: | Ryan Miller, Director of Planning and Zoning |
| DATE: | April 19, 2021 |
| SUBJECT: | P2021-010; REPLAT FOR LOTS 1 \& 2, BLOCK A, WREYFORD ADDITION |

Attachments<br>Case Memo<br>Development Application<br>Location Map<br>Replat<br>Summary/Background Information<br>Consider a request by Doug Stewart on behalf of Bryan Wreyford for the approval of a Replat for Lots 1 \& 2, Block A, Wreyford Addition being a 2.97-acre parcel of land identified as Lot 1 of the Crowell's Hidden Valley Estates Addition, Collin County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southeast corner of the intersection of County Road 949 and County Road 536, and take any action necessary.

Action Needed
The City Council is being asked to approve, approve with condition, or deny the replat.

| TO: | Mayor and City Council |
| :--- | :--- |
| DATE: | April 19, 2021 |
| APPLICANT: | Bryan Wreyford |
| CASE NUMBER: | P2021-010; Lots 1 \& 2, Block A, Wreyford Addition |

## SUMMARY

Consider a request by Doug Stewart on behalf of Bryan Wreyford for the approval of a Replat for Lots 1 \& 2, Block A, Wreyford Addition being a 2.97 -acre parcel of land identified as Lot 1 of the Crowell's Hidden Valley Estates Addition, Collin County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southeast corner of the intersection of County Road 949 and County Road 536, and take any action necessary.

## PLAT INFORMATION

$\square$ The applicant is requesting the approval of a Replat for a 2.97 -acre parcel of land (i.e. Lot 1, Crowell's Hidden Valley Estates Addition) for the purpose of creating two (2) lots (Lots $1 \& 2$, Block A, Wreyford Addition). The subject property is situated in Collin County and is within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). Both properties will have frontage on County Road 536, with Lot 1 having 300-feet of frontage and Lot 2 having 293.98-feet of lot frontage.
$\square$ The proposed final plat is subject to the requirements of Chapter 38, Subdivisions, of the City's Municipal Code of Ordinances, and the Interlocal Subdivision Agreement between Collin County and the City of Rockwall. According to the Interlocal Subdivision Agreement between Collin County and the City of Rockwall, the City of Rockwall shall have exclusive jurisdiction to regulate all subdivision plats within the City of Rockwall's Extraterritorial Jurisdiction (ETJ) in accordance with Chapter 212 of the Texas Local Government Code, its adopted Subdivision Ordinance or other applicable codes or ordinances.
$\square$ The surveyor has completed the majority of the technical revisions required by staff, and this plat -- conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Interlocal Agreement between Collin County and the City of Rockwall -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

V Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.
$\square$ With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, Subdivisions, of the Municipal Code of Ordinances and the Interlocal Agreement between Collin County and the City of Rockwall.

## CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for Lots 1 \& 2, Block A, Wreyford Addition, staff would propose the following conditions of approval:
(1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) and Collin County shall be addressed prior to filing of the plat with Collin County;
(2) The applicant shall have the city approved plat mylar signed by the Collin County Development Services Department prior to staff accepting the plat for filing purposes; and,
(3) Any construction resulting from the approval of this 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 April 13, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0.

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
STAFF USE ONLY
PLANNING \& ZONING CASE NO. P2021-010
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) }\mp@subsup{}{}{1
[ ] Preliminary Plat ($200.00+$15.00 Acre) }\mp@subsup{}{}{1
[ ] Final Plat ($300.00 + $20.00 Acre) }\mp@subsup{}{}{1
[ ivReplat ($300.00+$20.00 Acre) }\mp@subsup{}{}{1
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)
Site Plan Application Fees:
[ ] Site Plan ($250.00+$20.00 Acre) }\mp@subsup{}{}{1
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)
```


## Zoning Application Fees.

[ ] Zoning Change ( $\$ 200.00+\$ 15.00$ Acre) ${ }^{1}$
[ ] Specific Use Permit $(\$ 200.00+\$ 15.00 \text { Acre })^{1}$
[ ] PD Development Plans $\left(\$ 200.00+\$ 15.00\right.$ 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
Subdivision CRowells Hidden Valley estates lot I Block General Location SouTH EAST GRNER CO. RD. 949 of CO. RD. 536

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| Current Zoning | $\dot{T}$ | Current Use | Vacant |
| ---: | :--- | ---: | :--- |
| Proposed Zoning | $\varepsilon T)$ | Proposed Use Residential |  |
| Acreage | 2.47 | Lots [Current] | Lots [Proposed] |

[ ] 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]


## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared BRyAN WREYEORD [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 \$ $\qquad$ , to cover the cost of this application, has been paid to the City of Rockwall on this the $\qquad$ day of $\qquad$ , 20 $\qquad$ By signing this application, I agree that the City of Rockwall (ie. "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


Notary Public in and for the State of Texas
$6 / 11 / 24$


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.


MEMORANDUM

| TO: | Mary Smith, Interim City Manager |
| :--- | :--- |
| CC: | Honorable Mayor and City Council |
| FROM: | Ryan Miller, Director of Planning and Zoning |
| DATE: | April 19, 2021 |
| SUBJECT: | P2021-011; FINAL PLAT FOR LOTS 1 \& 2, BLOCK A, BIRDS NEST |
|  | ADDITION |

Attachments
Case Memo
Development Application
Location Map
Replat
Summary/Background Information
Consider a request by Mike and Cheryl Birdwell for the approval of a Final Plat for Lots 1 \& 2, Block A, Birds Nest Addition being a 4.02-acre tract of land identified as Tract 15 of the J. Smith Survey, Abstract No. 191, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 171 Birds Nest Lane, and take any action necessary.

Action Needed
The City Council is being asked to approve, approve with condition, or deny the final plat.

TO:
DATE:
APPLICANT:
CASE NUMBER:

Mayor and City Council
April 19, 2021
Mike and Cheryl Birdwell
P2021-011; Final Plat for Lots 1 \& 2, Block A, Birds Nest Addition

## SUMMARY

Consider a request by Mike and Cheryl Birdwell for the approval of a Final Plat for Lots 1 \& 2, Block A, Birds Nest Addition being a 4.02 -acre tract of land identified as Tract 15 of the J. Smith Survey, Abstract No. 191, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 171 Birds Nest Lane, and take any action necessary.

## PLAT INFORMATION

$\square$ The applicants are requesting the approval of a Final Plat to subdivide one (1) tract of land (i.e. Tract 15 of the J. Smith Survey, Abstract No. 191) into two (2) parcels of land (i.e. Lots 1 \& 2, Block A, Birds Nest Addition) for the purpose of conveying one (1) lot (i.e. Lot 2, Block A; the lot with the existing single-family home) and constructing a single-family home on one (1) lot (i.e. Lot 1, Block A). According to the subdivision plat, each of the two (2) residential lots will be a minimum of $11 / 2$-acres in size, and be accessible via the existing private road (i.e. Birds Nest Lane). The plat also shows that an additional 32 -feet of right-of-way will be dedicated to the existing right-of-way for Camp Creek Road. This dedication conforms to the Rockwall County Thoroughfare Plan.
$\square$ The proposed Final Plat appears to be in conformance with the requirements of Chapter 38, Subdivisions, of the City's Municipal Code of Ordinances, the City's Standards of Design and Construction Manual, and Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, of the Interim Interlocal Agreement between Rockwall County and the City of Rockwall.
$\square$ 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 Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit ' $A$ ' of the Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
$\square$ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

W With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit ' $A$ ' of the Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall.

## CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for Lots 1 \& 2, Block A, Birds Nest Addition, staff would propose the following conditions of approval:
(1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) and Rockwall County shall be addressed prior to submittal of civil engineering plans.
(2) Any construction resulting from the approval of this Final 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 April 13, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 7-0.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTL 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:
\square MASTER PLAT ($100.00 + $15.00 ACRE) 
\square PRELIMINARY PLAT ($200.00 + $15.00 ACRE) }\mp@subsup{}{}{1
\square FINAL PLAT ($300.00 + $20.00 ACRE) }\mp@subsup{}{}{1
\square REPLAT ($300.00 + $20.00 ACRE) }\mp@subsup{}{}{1
\square AMENDING OR MINOR PLAT ($150.00)
\square PLAT REINSTATEMENT REQUEST ($100.00)
SITE PLAN APPLICATION FEES:
\square SITE PLAN ($250.00 + $20.00 ACRE) }\mp@subsup{}{}{1
\square AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)
```


## ZONING APPLICATION FEES:

$\square$ ZONING CHANGE $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
$\square$ SPECIFIC USE PERMIT ( $\$ 200.00+\$ 15.00$ ACRE)
$\square$ PD DEVELOPMENT PLANS $\left(\$ 200.00+\$ 15.00\right.$ ACRE) ${ }^{1}$
OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
$\square$ VARIANCE REQUEST ( $\$ 100.00$ )
NOTES:
亿: 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]
adoress 171 Birds Nest Ln
SUBDIVISION Birds Nest Addition. LOT 1\&2 BLOCK A
GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| CURRENT ZONING | CURRENT USE Vacant |  |
| ---: | ---: | ---: | ---: | :--- |
| PROPOSED ZONING | PROPOSED USE Residuntuce |  |
| ACREAGE 4.02 | LOTS[CURRENT] | LOTS [PROPOSED] |

$\square$ 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 CONTACTIORIGINAL SIGNATURES ARE REQUIRED]

| $\square$ OWNER | Mike + Cher yl Birdwell | $\square$ APPLICANT |
| :---: | :---: | :---: |
| CONTACT PERSON | Mike a Cheryl | CONTACT PERSON |
| ADDRESS | 171 Birds Nest Lni | ADDRESS |
| CITY, STATE \& ZIP | Rockuall, Tx 75087 | CITY, STATE \& ZIP |
| PHONE | 214-773-4527 | PHONE |
| E-MAIL | birdwell c@garlandtx.gov | E-MAIL |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED $\qquad$ [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
$\qquad$ TO COVER THE COST OF THIS APPLICATION. HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE $\qquad$ DAY OF 20 _ 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 REQUESLEOR PUBLIC INFORMATION."



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

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FINAL PLAT

## BIRDS NEST ADDITION

## LOT 1 \& 2, BLOCK A

4.02 ACRES OR 174,910 S.F.

JAMES SMITH SURVEY, A-191
CITY OF ROCKWALIN, ROCKWALEF COUNTY, TEXAS

|  | SHEET 1 OF |
| :---: | :---: |
| OWNER: <br> MIKE BIRDWELI CHERYL BIRDWELL 171 BIRDS NEST | \% Smol leg |
|  |  |
|  |  |
|  | $\times$ - |
| H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00 <br> 6770 FM 1565 ROYSE CITY TX 75189 972-635-2255 |  |
|  | SURVEY DATE $\quad$ MARCH 19, 2021 SCALE $\frac{1^{\prime \prime}-100^{\prime}}{}$ FILE \# 20010726-FP |
|  | HONE tracy@hdfetty.com |

CASE NO P2021.










now, therefore, know all men by these presents:




 We asso undestsand the following;















 ocknal Coun


mike BripweL $\qquad$

CHERYL BIRDWELL $\qquad$ -

SURVEYOR'S CERTIFICATE
Now, Therefore know all men by these presents:


Harold D. Fetty IIII
Registered Professional Land Surveyor No. 5034


RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission
Date

## approved

hereby certify that the above and foregoing plat of BIRDS NEST ADDITION, LOT 122 , BLOCK
an addition to the Rockwall County, Texas was aporoved by the City Council of the City of Tock


WITNESS OUR HANDS, this $\qquad$
$\qquad$ .

Still


STATE Of TEXAS
Betore me, the undersigned authority, on this day yersonally appeared MIKE BIRDWELL

Given upon my hand and seal of office this
day of

My commission Expires:


foregoing instrument. and acl
consideration therin staied.
Given upon $m y$ hand and seal of office this $\qquad$
$\qquad$
$\qquad$

Notary Public in and tor the State of Texas
My Commission Expires

FINAL PLAT

## BIRDS NEST ADDITION

## LOT 1 \& 2, BLOCK A

4.02 ACRES OR 174,910 S.F JAMES SMITH SURVEY, A-191

IN THE E.T.J. OF
GITY OF ROCKWALL, ROCKWALL COUNTY TEXAS

OWNER
MIKE BIRDWELL CHERYL BIRDWELL
171 BIRDS NEST ROCKWALL, TEXAS 75087
H.D. Fetty Land Surveyor, LLC

Firm Registation no. 101509-00
6770 FM 1565
ROYSE CITY TX

MEMORANDUM

| TO: | Mary Smith, Interim City Manager |
| :--- | :--- |
| CC: | Honorable Mayor and City Council |
| FROM: | Ryan Miller, Director of Planning and Zoning |
| DATE: | April 19, 2021 |
| SUBJECT: | P2021-012; PRELIMINARY PLAT FOR SADDLE STAR SOUTH, PHASE 2 |

## Attachments

Case Memo
Development Application
Location Map
Preliminary Plat
Preliminary Drainage Plan
Preliminary Utility Plan
Summary/Background Information
Consider a request by Jose Campos of Hines on behalf of CDT Rockwall/2017 LLC for the approval of a Preliminary Plat for Phase 2 of the Saddle Star Subdivision being a 29.002-acre tract of land identified as Tracts 1, 1-05, 2-03, \& 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (Ordinance No. 20-35), situated within the SH-205 By-Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.

Action Needed
The City Council is being asked to approve, approve with condition, or deny the preliminary plat.

TO:
DATE:
APPLICANT:
CASE NUMBER:

Mayor and City Council
April 19, 2021
Jose Campos; Hines
P2021-012; Preliminary Plat for Phase 2 of the Saddle Star Estates South Subdivision

## SUMMARY

Consider a request by Jose Campos of Hines on behalf of CDT Rockwall/2017 LLC for the approval of a Preliminary Plat for Phase 2 of the Saddle Star Subdivision being a 26.827 -acre tract of land identified as Tracts 1, 1-05, 2-03, \& 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (Ordinance No. 20-35), situated within the SH-205 By-Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.

## PLAT INFORMATION

च The purpose of the applicant's request is to Preliminary Plat Phase 2 of the Saddle Star Estates South Subdivision for the purpose of ensuring compliance with the Master Plat, which was recently changed [Case No. P2020-006]. This phase of the subdivision will be comprised of $77,70^{\prime} \times 125$ ' single-family residential lots and three (3) common areas on a 29.002acre tract of land. The three (3) common areas will total 5.5 -acres, and incorporate an amenity center. In addition to the preliminary plat, the applicant has also submitted a preliminary drainage plan indicating the proposed drainage calculations and a preliminary utility plan indicating the proposed locations for the water lines, sanitary sewer lines, and the proposed fire hydrants and sanitary sewer manholes. The following is the lot composition of the Saddle Star Estates South Subdivision:

| Lot Type | Minimum Lot Size (FT) | Minimum Lot Size (SF) | Dwelling Units (\#) | Dwelling Units (\%) |
| :---: | :---: | :---: | :---: | :---: |
| $A$ | $70^{\prime} \times 125^{\prime}$ | 8,750 SF | 143 | $78.44 \%$ |
| B | $80^{\prime} \times 125^{\prime}$ | 10,000 SF | 33 | $21.56 \%$ |
|  |  | 176 | $100.00 \%$ |  |

च On February 4, 2020, the Parks and Recreation Board approved pro-rata fees of $\$ 59,064.00$ (i.e. 176 lots @ $\$ 428.00$ per lot) and cash-in-lieu of land fees of $\$ 42,090.00$ (i.e. 176 lots $@ \$ 305.00$ per lot) for the Saddle Star South Addition by a vote of 5-0. As part of this motion, the Parks and Recreation Board approved these fees to be used to incorporate private amenities into Phase 2 of the development to provide a playground. Per the recommendations of the Parks and Recreation Board, detailed invoices showing the cost of the proposed private amenities are required to be submitted prior to the acceptance of Phase 2. The pro-rata equipment and cash in lieu of land fees are subject to change each year as the cost of land and the City's land use assumptions change, and will be finalized at the time of final plat.
$\square$ 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 Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

V Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.
$\square$ With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

## CONDITIONS OF APPROVAL

If the City Council chooses to approve the preliminary plat for Phase 2 of the Saddle Star Estates South Subdivision, staff would propose the following conditions of approval:
(1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) shall be addressed prior to submittal of civil engineering plans.
(2) The development shall adhere to the recommendations from the February 4, 2020 Parks and Recreation Board meeting.
(3) Any construction resulting from the approval of this 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 April 13, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat with the conditions of approval 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.
$2021-012$
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: | ZONING APPLICATION FEES: |
| :---: | :---: |
| $\square$ MASTER PLAT $\left(\$ 100.00+\$ 15.00\right.$ ACRE) ${ }^{1}$ | $\square$ ZONING CHANGE ( $\$ 200.00+\$ 15.00$ ACRE $)^{1}$ |
| - PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ${ }^{1}$ | $\square$ SPECIFIC USE PERMIT ( $\$ 200.00+\$ 15.00$ ACRE $)^{1}$ |
| $\square$ FINAL PLAT $\left(\$ 300.00+\$ 20.00\right.$ ACRE) ${ }^{1}$ | $\square$ PD DEVELOPMENT PLANS $\left(\$ 200.00+\$ 15.00\right.$ ACRE) ${ }^{1}$ |
| $\square$ REPLAT ( $\$ 300.00+\$ 20.00$ ACRE) ${ }^{1}$ | OTHER APPLICATION FEES: |
| $\square$ AMENDING OR MINOR PLAT (\$150.00) | - TREE REMOVAL (\$75.00) |
| $\square$ PLAT REINSTATEMENT REQUEST (\$100.00) | $\square$ VARIANCE REQUEST (\$100.00) |
| SITE PLAN APPLICATION FEES: | NOTES: |
| $\square$ SITE PLAN (\$250.00 + \$20.00 ACRE) ${ }^{1}$ l | ${ }^{1}$ : $\operatorname{IN}$ 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 John King Blvd at Hays Road


#### Abstract

SUBDIVISION Saddle Star South Phase 2 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 Agriculture
PROPOSED ZONING Planned Development District
PROPOSED USE Single Family Residential
ACREAGE 26.827 LOTS [CURRENT] 1 LOTS [PROPOSED] 77
$\square$ SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBLIITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULTIN THE DENIAL OF YOUR CASE.
OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINTCHECK the PRIMARY CONTACTIORIGINaL SIGNATURES ARE REQURED]

| $\square$ OWNER | CDT ROCKWALL/2017 LLC | $\square$ APPLICANT | Hines |
| :---: | :---: | :---: | :---: |
| CONTACT PERSON |  | CONTACT PERSON | Jose Campos |
| ADDRESS | 6925 FM 2515 | ADDRESS | 2200 Ross Ave. Ste. 4200W |
| CITY, STATE \& ZIP | KAUFMAN, TX. 75142 | CITY, STATE \& ZIP | Dallas, Tx 75201 |
| PHONE |  | PHONE | 214-716-2900 |
| E-MAIL |  | E-MAIL | jose.campos@hines.com |

NOTARY VERIFICATION [REQUIRED]
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
 [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
$\qquad$ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE $\qquad$ DAY OF 20 Z . 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 PERMITED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLLCINFORMATLON" GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18*DAY OF П7ARCA 20 Zl. OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

```
PLATTING APPLICATION FEES:
\square MASTER PLAT ($100.00 + $15.00 ACRE) }\mp@subsup{}{}{1
\square PRELIMINARY PLAT ($200.00 + $15.00 ACRE) }\mp@subsup{}{}{1
\squareFINAL PLAT ($300.00 + $20.00 ACRE) }\mp@subsup{}{}{1
\squareREPLAT ($300.00 + $20.00 ACRE)
\square AMENDING OR MINOR PLAT ($150.00)
\square PLAT REINSTATEMENT REQUEST ($100.00)
SITE PLAN APPLICATION FEES:
\squareITE PLAN ($250.00 + $20.00 ACRE) }\mp@subsup{}{}{1
\squareAMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)
```


## ZONING APPLICATION FEES:

$\square$ ZONING CHANGE $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
$\square$ SPECIFIC USE PERMIT $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$ $\square$ PD DEVELOPMENT PLANS $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
OTHER APPLICATION FEES:
$\square$ TREE REMOVAL (\$75.00)
$\square$ 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 John King Blvd at Hays Road
SUBDIVISION Saddle Star South Phase 2 LOT BLOCK
GENERAL LOCATION East of John King and South of FM 552
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]
CURRENT ZONING Planned Development District
CURRENT USE Agriculture
PROPOSED ZONING Planned Development District
PROPOSED USE Single Family Residential
ACREAGE 26.827 LOTS [CURRENT] 1 LOTS [PROPOSED] 77
$\square$ 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]
$\square$ OWNER GWENDOLYN REED

CONTACT PERSON
ADDRESS 3076 HAYS RD
$\square$ APPLICANT Hines
CONTACT PERSON Jose Campos
ADDRESS 2200 Ross Ave. Ste. 4200W

CITY, STATE \& ZIP ROCKWALL, TX. 75087
PHONE 972-388-6383
E-MAIL

CITY, STATE \& ZIP Dallas, Tx 75201
PHONE 214-716-2900
E-MAIL jose.campos@hines.com

NOTARY VERIFICATION [REQUIRED]
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
 [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 $\$$
 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF 20 ZI . 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."


DEVELOPMENT APPLICATION • CITY OF ROCKWALL• 385 SOUTH GOLIAD STREET•ROCKWALL, TX 75087•[P] (972) 771-7745•[F] (972) 7715

STAFF USE ONLY
PLANNING \& ZONING CASE NO. P2OA1-1 O12
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

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:
$\square$ MASTER PLAT $(\$ 100.00+\$ 15.00 \text { ACRE })^{1}$
$\square$ PRELIMINARY PLAT ( $\$ 200.00+\$ 15.00$ ACRE $)^{1}$
$\square$ FINAL PLAT $(\$ 300.00+\$ 20.00 \text { ACRE })^{1}$
$\square$ REPLAT $(\$ 300.00+\$ 20.00 \text { ACRE })^{1}$

- AMENDING OR MINOR PLAT ( $\$ 150.00$ )
$\square$ PLAT REINSTATEMENT REQUEST ( $\$ 100.00$ )
SITE PLAN APPLICATION FEES:
$\square$ SITE PLAN ( $\$ 250.00+\$ 20.00$ ACRE) ${ }^{\prime}$
$\square$ AMENDED SITE PLANIELEVATIONS/LANDSCAPING PLAN ( $\$ 100.00$ )


## ZONING APPLICATION FEES:

$\square$ ZONING CHANGE $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
$\square$ SPECIFIC USE PERMIT ( $\$ 200.00+\$ 15.00$ ACRE) '
$\square$ PD DEVELOPMENT PLANS $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$

## OTHER APPLICATION FEES:

- TREE REMOVAL ( $\$ 75.00$ )
$\square$ VARIANCE REQUEST ( $\$ 100.00$ )


## NOTES:

- $\mathbb{N}$ 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 John King Blvd at Hays Road
SUBDIVISION Saddle Star South Phase 2
LOT
BLOCK
GENERAL LOCATION East of John King and South of FM 552

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development District CURRENT USE Agriculture

| PROPOSED ZONING Planned Development District |
| :--- |
| ACREAGE $\mathbf{2 6 . 8 2 7}$ |
|  |
| LOTS [CURRENT] 1 | RESUL T IN THE DENIAL OF YOUR CASE

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINTICHECK THE PRIMARY CONTACTIORIGINAL SIGNATURES ARE REQUIRED]

- OWNER SADDLE STAR SOUTH HOLDINGS LLC
$\square$ APPLICANT Hines

CONTACT PERSON
ADDRESS 2200 ROSS AVENUE
CONTACT PERSON Jose Campos
ADDRESS 2200 Ross Ave. Ste. 4200W
SUITE 4200 W
CITY. STATE \& ZIP DALLAS, TX. 75201
PHONE
CITY STATE \& ZIP Dallas, Tx 75201
PHONE 214-716-2900
E-MAIL jose.campos@hines.com

NOTARY VERIFICATION [REQUIRED]
BEFORE ME. THE UNDERSIGNED AUTHORITY. ON THIS DAY PERSONALLY APPEARED $\qquad$ [OWNER] THE UNDERSIGNED. WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING

1 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 S $\qquad$ TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE
 SUBMITTED $N$ CON JUNCTION WITH THIS APPUCATION F SUCHREPROOUCTI SUMI

development application


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

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MEMORANDUM

| TO: | Mary Smith, Interim City Manager |
| :--- | :--- |
| CC: | Honorable Mayor and City Council |
| FROM: | Ryan Miller, Director of Planning and Zoning |
| DATE: | April 19, 2021 |
| SUBJECT: | P2021-013; PRELIMINARY PLAT FOR THE LANDON SUBDIVISION |

Attachments
Case Memo
Development Application
Location Map
Preliminary Plat
Preliminary Drainage Plan
Preliminary Water Plan
CASH Will Serve Letter
Summary/Background Information
Consider a request by Bart Carroll for the approval of a Preliminary Plat for the Landon
Subdivision being a 32.60-acre tract of land identified as Tract 13 of the S. McFadgin Survey,
Abstract No. 142, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial
Jurisdiction (ETJ), generally located at the southwest corner of the intersection of S. Munson
Street and Streetman Road, and take any action necessary.

Action Needed
The City Council is being asked to approve, approve with condition, or deny the preliminary plat.

TO:
DATE:
APPLICANT:
CASE NUMBER:

Mayor and City Council
April 19, 2021
Bart Carroll
P2021-013; Preliminary Plat for Lots 1-19, Block A, Landon Subdivision

## SUMMARY

Consider a request by Bart Carroll for the approval of a Preliminary Plat for the Landon Subdivision being a 32.60 -acre tract of land identified as Tract 13 of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southwest corner of the intersection of S. Munson Street and Streetman Road, and take any action necessary.

## PLAT INFORMATION

$\square$ The applicant is requesting the approval of a Preliminary Plat for a single-family residential subdivision (i.e. The Landon Addition), which will be situated on a 32.60 -acre tract of land located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). According to the preliminary plat, the development will consist of 19 single-family residential lots that will be a minimum of $11 / 2$-acres in size. The development will be accessible via a 50 -feet roadway (i.e. Streetman Road) that will connect to the existing S. Munson Road. The preliminary plat also shows that an additional 30 -feet of right-ofway will be dedicated to Streetman Road. This dedication conforms to the Rockwall County Thoroughfare Plan.
$\square$ In addition to the preliminary plat, the applicant has submitted preliminary drainage and utility plans indicating how the development will be served. According to Section 38-5(d)(1), Policy, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances, "(I)and proposed for development in the city and in the city's extraterritorial jurisdiction must be served adequately by essential public facilities and services, including water facilities, wastewater facilities, roadway and pedestrian facilities, drainage facilities and park facilities .... Land shall not be approved for platting or development unless and until adequate public facilities necessary to serve the development exist or provision has been made for the facilities whether the facilities are to be located within the property being developed or offsite." The applicant's proposed preliminary plat appears to show the provision of sufficient public facilities. Additionally, the applicant has provided a Will Serve Letter from Cash Special Utility District indicating this district holds the Certificate of Convenience and Necessity (CCN) for the subject property and is able to provide water to the property.
$\square$ The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development ensuring compliance with Chapter 38, Subdivisions, of the City's Municipal Code of Ordinances, the City's Standards of Design and Construction Manual, and Exhibit 'A', Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, of the Interim Interlocal Agreement between Rockwall County and the City of Rockwall. In addition, the preliminary plat is required to meet all of the requirements of the Interim Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality between Rockwall County and the City of Rockwall, the City of Rockwall's Standards of Design and Construction Manual, and Chapter 38, Subdivisions, of the Municipal Code of Ordinances.
$\square$ 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 Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit ' $A$ ' of the Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

V Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.
$\square$ With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, Subdivisions, of the Municipal Code of Ordinances and Exhibit ' $A$ ' of the Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall.

## CONDITIONS OF APPROVAL

If the City Council chooses to approve the Preliminary Plat for Lots 1-19, Block A, the Landon Addition, staff would propose the following conditions of approval:
(1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) and Rockwall County shall be addressed prior to submittal of civil engineering plans.
(2) Any construction resulting from the approval of this Preliminary 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 April 13, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat with the conditions of approval by a vote of $7-0$.

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
STAFF USE ONLY
PLANNING \& ZONING CASE NO.
P2r21-013
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:
\square MASTER PLAT ($100.00 + $15.00 ACRE) }\mp@subsup{}{}{1
#PRELIMINARY PLAT ($200.00 + $15.00 ACRE) }\mp@subsup{}{}{1
\square FINAL PLAT ($300.00 + $20.00 ACRE) }\mp@subsup{}{}{1
\square REPLAT ($300.00 + $20.00 ACRE) }\mp@subsup{}{}{1
\square AMENDING OR MINOR PLAT ($150.00)
\square PLAT REINSTATEMENT REQUEST ($100.00)
SITE PLAN APPLICATION FEES:
\square SITE PLAN ($250.00 + $20.00 ACRE) }\mp@subsup{}{}{1
\squareAMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)
```


## ZONING APPLICATION FEES

$\square$ ZONING CHANGE $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
$\square$ SPECIFIC USE PERMIT ( $\$ 200.00+\$ 15.00$ ACRE) ${ }^{1}$
$\square$ PD DEVELOPMENT PLANS $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
OTHER APPLICATION FEES:
$\square$ TREE REMOVAL (\$75.00)
$\square$ 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]

subdivision THE STANDARDS Phase LOT BLOCK
general location Mon Strectman Rd
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]


[^0]OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINTCHECK THE PRIMARY CONTACTIORIGINAL SIGNATURES ARE REQUIRED]

| $\square$ OWNER | LAPAPLICANT |  |
| :---: | :---: | :---: |
| CONTACT PERSON | CONTACT PERSON | BART CARROLL |
| ADDRESS | ADDRESS | Po Box 1) |
| CITY, STATE \& ZIP | CITY, STATE \& ZIP | LAVON TX 75166 |
| PHONE | PHONE | $972742441 /$ |
| E-MAIL | E-MAIL | bart. carroll eyahoo. com |

NOTARY VERIFICATION [REQUIRED]
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BHLT CARROCC [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:
"I HEREBY CERTIFY THATI AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF s $\quad$ \$ $65^{\circ}$ $\qquad$ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 th M ARCH 2021 . 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."



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.

66


## STATE OF TEXAS COUNTY OF ROCKWAL

Whereas, Robert John Crowell is the owner of a troct of land situated in the Samuel McFadgin
Survey, Abstract No. 142, Rockwall County, Texas, and being the same colled 65 acre tract land and 65.8 acre tract of land os conveyed to Mildred Ann Howell williams by deed recorded in
volume 152, Page 853, Deed Records, Rockwall County, Texas, and being more particularly


Beginning at a mag nail set for corner in the center of Streetman Rood for the north corner of
soid 65 ocre tract and the east corner of a 10.000 ocre tract of land conveyed to Rhonda R. soid 65 ocre tract and the east cor
Frantz and Lelond G. Frantz, Jr. by deed recorded in Volume 1270, Page 180, Deed Records, Frantz and Lelond G. F
Rockwall County, Texas;
Thence, South $46^{\circ} \cdot 16^{\prime} 18^{\prime \prime}$ East, along Streetman Road and the northeast lines of said 65 acre
 tract and
of soid
Road;
Thence, South $43^{\prime} 57^{\prime} 58^{\prime \prime}$ West, along the southeast line of said 65.8 acre tract and the center
of S . Munson Rood, a distonce of 470.00 feet to o mog nail set for corner;
Thence, North $46^{\circ} \cdot 16^{\prime \prime} 18^{\prime \prime}$ West, a distance of 2562.22 feet to a $1 / 2^{\prime \prime}$ iron pin set with yellow cap
stamped "CCG INC RPLS $5129^{\prime \prime}$ for corner; stomped "CCG INC RPLS 5129" for corner;
Thence, North $43^{\prime 4} 43^{\prime} 42^{\prime \prime}$ East, a distance of 440.00 feet to a $1 / 2^{\prime \prime}$ iron pin set with yellow cap
stamped "CCG INC RPLS $5129^{\prime \prime}$ for corner on the southwest line of soid Streetman Road;
Thence, North $46^{6} 16^{\prime} 18^{\prime \prime}$ West, along the southwest line of said Streetman Road, o distance of
60.00 feet to a $1 / 2^{\prime \prime}$ iron pin set with yellow cop stamped "CCG INC RPLS $5129^{\prime \prime}$ for corner;
Thence, South $43^{\circ} 43^{\prime} 44^{\prime \prime}$. West, o distance of 440.00 feet to a $1 / 2^{\prime \prime}$ iron pin set with yellow cap
stamped "CCG INC RPLS $5129^{\prime \prime}$ " for corner;
 the southeast line of said 10.000 acre tract

Thence, North $44^{\prime} 38^{\prime} 31^{\prime \prime}$ East, along the northwest line of said 65 acre troct and the southeast
line of said 10.000 ocre tract, passing at a distance of 440.06 feet a $1 / 2^{\prime \prime}$ iron pin set with Me of said 10.000 acre tract, passing at a distance of 440.06 feet a $1 / 2$ " iron pin set with
yellow cap stamped "CCG INC RPLS 5129 " for reference and for a total distance of 470.06 feet yelow cop stamped Co
to the Point of Beginning and containing $1,419,536$ square feet or 32.588 acres of land.

Planning \& Zoning Commission, Choirman

Dotè----
APPROVED:
I hereby certity that the obove and foregoing plat of an addition to Rockwall County,
Texas, was approved by the city Council of the City of Rockwoll on the --- day of Cooperation Agreement for Subdivision Regulations in the Extraterritorial Jurisdiction
Cooperation Agreement for Subdivision Regulotions in the Extraterritorial Jurisd
(ETJ) of the City entered into by the City of Rockwall and Rockwall County.
This approval shall be involid unless the approved plot for such addition is recorded
in the office of the County Clerk of Rockwoll, County, Texos, within one hundred
eighty $(180)$ days fronsid in the office of the county clerk of Rockwall, Count,
eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this ___ day of $\qquad$ 20_-_.

## Mayor, City of Rockwail

$\overline{\text { City }}$ Secretary

City Enginee
Rockkwalil County Judge
now, therefore, know all men by these presents:
STATE OF TEXAS
COUNTY OF ROCKWALL
 hereby dedicate to the use of the public forever all streets, olleys, parks, water courses, drains,
 Ifurther certify that all other porties who have a mortgage or lien interest in the The Lendon
Phose One subdivision hove been notified ond signed this plat. I Inderstand ond do hereby
reserve the easement strios shown on this plat for the purposes stated and for the mutual uis Phase One subdivision have been notitied and signed this plat. I understand ond do hereby
reserve the eosement strips shown onthis plot for the purposes stoted ond for the mutuol use
and accommodation of all utitities desiring to use or using same. I also understand the following
(1) No buildings shall be constructed or placed upon, over, or across the utility easements as
(2) Any public utility shall have the right to remove and keep removed all or part of any suildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or
interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, rom and upon the said easement strips for purpose of construction, reconstruction, inspecting,
patroling, maintaining, and either adding to or removing all or part of their respective system, potrolling, mointaining, and either odding to or removing all or part of their
without the necessity of, at any time, procuring the permission of anyone.
(3) The City and County of Rockwall will not be responsible eor any claims
(3) The City and County of Rockwall will not be responsible for any claims of any nature
resulting from or occasioned by the establishment of grade of streets in the subdivision.
(4) The developer and subdivision engineer shail bear total responsibility for storm drai
improvements.
(5) The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely offected by
storm drainage from the development.
(6) No house dwelling unit, or other structure shall be constructed on any lot in this additio by the owner or ony other person until the developer and/or owner has complied with all
requirements of the Subdivision Rules and Regultions of the C City of Rockwal reagrding mprovements with respect to the entire block on the street or streets on which property abuts, ncluding the actual installation of streets with the required base end paving, curb and gutter,
woter and sewer, droinoge structures, storm structures, storm sewers, and olleys, all according to the specifications required by the Interlocal Cooperation Agreement for Subdivision Regulation in
the Extrateritorial Jurisdiction of a Municipality entered into by the City ond County of Rockwall; or
or
(7) Property Owner shall be responsible for maintaining, repairing, and replacing all systems Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a privote commercia rote basis, hos been made with the County, accompanied by an agreement signed by the developer and/or owner, outhoring the city and County to make such improvements at prevoiling
private commercial rotes, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements with the time stated in such written agreement, but in no case shall the City of
County by obligated to make such improvements itself. Such deposit may be used by the owne and/or developer as progress payments as the work progresses in making such improvements by
moking certified requisitions to the city ond County, supported by evidence of work done; or Until the developer and/or owner files a corporote surety bond with the County in a sum equal o the cost of such improvements for the designoted area, guranteeing the installotion thereof within the time st
Rockwall County.
further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public servicese reacuired in order thet the depeortionenal to till
comport with the present and future growth needs of the County; 1 , my successors and ossigns hereby waive any clotim, damage, or
dedication of exactions made herein,
wiTNESS, my hand, this the $\qquad$ 2021.

Robert John Crowell, Owner

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned outhority, a Notary Public in and for the State of Texas on this
date personally appeared Robert John Crowell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for given under my hand and seal of office, this - DAY $\qquad$ 2021.

## Cor

Notary Public for the State
My Commission expires

PRELIMINARY PLAT

## THE LANDON PHASE ONE

LOTS 1-19 \& LOT 19A, BLOCK A
19 Residential Lots
Being 32.588 - Acres of Land
Samuel McFadgin Survey, Abstract No. 142
Extraterritorial Jurisdiction (ETJ)
of the City of Rockwal
Rockwall County, Texas
Case No.: P2O21-013

Now ALL MEN by These presents:
hat I, James Bart Corroll, do hereby certify that I prepared this plat from an actual and
accurate survey of the land, and thot the corner monuments shown thereon as set were properly accurate survey of the land, and that
placed under my personal supervision
Preliminary, this document shall not be recorded
for any purpose and shall not be used or viewed
relied upon as a final survey documen
James Bart Carroll
notary Certificate
TATE OF TEXAS

Before me, the undersigned outhority, a Notary Public in and for the State of Texas, on this day
personally appeared James Bart Carroll, known to me to be the person whose nome is subscribed ot othe foregoing instrument and acknowledged to me that he/she executed the same
the capacity therein stated.

Given under my hand and seal of office, this
___ day of $\qquad$ 2021

Notary Public in and for the State of Texas
My commission expires: ______-_-_


 ANT Water raves ieper than 6 fet need to have
 ALL fre horant shal ge meller super


© - Proposed mater meter
THE LANDON PHASE ONE


# CASH SPECIAL UTILITY DISTRICT 

172 FM 1564 EAST
PRO. BOX 8129

The Honorable David Sweet, County Judge
Rockwall County Courthouse
101 E. Rusk St
Suite 202
Rockwall TX, 75087
Dear Sir:

The District holds the Certificate of Convenience and Necessity (CCN) No. 10824 for the area where Robert Crowell owns property on Streetman Road. Upon installation of the approved on-site and offsite facilities and execution of the Non-Standard Water Utility Service Agreement between the District and Robert Crowell, the District will supply water to his property.

If you should have any questions regarding service to the subdivision, please feel free to contact me.
Sincerely,


Clay Hodges, General Manager<br>Cash Special Utility District

MEMORANDUM

| TO: | Mary Smith, Interim City Manager |
| :--- | :--- |
| CC: | Honorable Mayor and City Council |
| FROM: | Ryan Miller, Director of Planning and Zoning |
| DATE: | April 19, 2021 |
| SUBJECT: | P2021-014; PRELIMINARY PLAT FOR THE NELSON LAKE SUBDIVISION |

Attachments
Case Memo
Development Application
Location Map
Preliminary Plat
Preliminary Drainage Plan
Preliminary Water and Wastewater Plan
Tree Mitigation Plan
Approved Concept Plan
Proposed Lot Mix
Summary/Background Information
Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Jen-Liang
Wu for the approval of a Preliminary Plat for the Nelson Lake Subdivision being a 121.16-acre
tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall,
Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10
(SF-10) District, generally located at the southeast corner of the intersection of FM-1141 and
FM-552, and take any action necessary.

Action Needed
The City Council is being asked to approve, approve with condition, or deny the preliminary plat.

TO:
DATE:
APPLICANT:
CASE NUMBER:

Mayor and City Council
April 19, 2021
Humberto Johnson Jr.; Skorburg Company
P2021-014; Preliminary Plat for Nelson Lake Subdivision

## SUMMARY

Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Jen-Liang Wu for the approval of a Preliminary Plat for the Nelson Lake Subdivision being a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses, generally located at the southeast corner of the intersection of FM-1141 and FM552 , and take any action necessary.

## PLAT INFORMATION

$\square$ The purpose of the applicant's request is to Preliminary Plat a 121.16-acre tract of land (i.e. Tract 2 of the J. M. Gass Survey, Abstract No. 88) into 260 residential lots for the purpose of developing a residential subdivision. The proposed subdivision will consist of three (3) lot types (i.e. [1] 60' x 120', [2] 70' x 120', and [3] 72' x 120'), and incorporate approximately 50.34 -acres of open space. In addition, the proposed subdivision will be constructed in a single phase, and will adhere to the following density and dimensional requirements:

| Lot Type (see Concept Plan) | A | B | c |
| :---: | :---: | :---: | :---: |
| Minimum Lot Width ${ }^{(1)}$ | $60^{\prime}$ | 70' | 72 |
| Minimum Lot Depth | 120' | 120' | 120' |
| Minimum Lot Area | 7,000 SF | 8,400 SF | 8,600 SF |
| Minimum Front Yard Setback ${ }^{(2), ~(5) ~ \& ~(6) ~}$ | $20^{\prime}$ | 20' | 20' |
| Minimum Side Yard Setback | 5 | 6 ' | 6 ' |
| Minimum Side Yard Setback (Adjacent to a Street) ${ }^{(2) \&(5)}$ | $20^{\prime}$ | 20' | $20^{\prime}$ |
| Minimum Length of Driveway Pavement | $20^{\prime}$ | $20^{\prime}$ | $20^{\prime}$ |
| Maximum Height ${ }^{(3)}$ | 36 | $36^{\prime}$ | 36 |
| Minimum Rear Yard Setback ${ }^{(4)}$ | 10' | $10^{\prime}$ | $10^{\prime}$ |
| Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] | 2,200 SF | 2,200 SF | 2,200 SF |
| Maximum Lot Coverage | 65\% | 65\% | 65\% |

## General Notes:

1: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by $20 \%$ as measured at the front property line provided that the lot width will be met at the Front Yard Building Setback. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in Table 1.
2: The location of the Front Yard Building Setback as measured from the front property line.
${ }^{3}$ : The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single-family home.
4: The location of the Rear Yard Building Setback as measured from the rear property line.
5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks. A sunroom is an enclosed room no more than 15 -feet in width that has glass on at least $50 \%$ of each of the encroaching faces.
6: Flat front entry garage configurations are permitted on up to $35 \%$ (i.e. a maximum of 91 lots) of the total number of lots provided that: [1] no more than $45 \%$ (i.e. a maximum of 60 lots) of the lots for Lot Type 'A' have a flat front entry garage, [2] no more than
$25 \%$ (i.e. a maximum of 31 lots) of the combined total of the Lot Type ' $B$ ' and Lot Type ' $C$ ' may have a flat front entry garage, and [3] the front yard building setback for all lots with a flat front entry garage is increased to a minimum of 25 -feet.

The subject property was annexed by the City Council on August 30, 1999 by Ordinance No. 99-33. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 4, 2005, the City Council approved Ordinance No. 05-16 [Case No. Z2005-007] changing the zoning of the subject property from an Agricultural (AG) District to a Neighborhood Services (NS) District and a Single-Family 16 (SF-16) District. The property remained zoned Neighborhood Services (NS) District and Single-Family 16 (SF-16) District until the City Council adopted Planned Development District 90 (PD-90) [Ordinance No. 21-09] on February 1, 2021.

च On April 6, 2021, the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision:
(1) The property owner shall pay pro-rata equipment fees of $\$ 138,060.00$ (i.e. $\$ 531.00 \times 260$ Lots), which will be due prior to the issuance of a building permit.
(2) The property owner shall pay cash-in-lieu of land fees of $\$ 145,600.00$ (i.e. $\$ 560.00 \times 260$ Lots), which will be due prior to the issuance of a building permit.

च The surveyor has completed the majority of the technical revisions requested by staff, and this Preliminary Plat -conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

च Conditional approval of this Preliminary Plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

च With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

## CONDITIONS OF APPROVAL

If the City Council chooses to approve the Preliminary Plat for the Nelson Lake Subdivision, staff would propose the following conditions of approval:
(1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) shall be addressed prior to submittal of civil engineering plans.
(2) The applicant will be required to plant two (2), four (4) inch canopy trees on each residential lot to satisfy the tree mitigation requirements.
(3) The subdivision of land shall adhere to the recommendations of the Parks and Recreation Board.
(4) Any construction resulting from the approval of this Preliminary 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 April 13, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat with the conditions of approval by a vote of 7-0.

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

```
PLATTING APPLICATION FEES:
\square MASTER PLAT ($100.00 + $15.00 ACRE) '
[5 PRELIMINARY PLAT ($200.00 + $15.00 ACRE) }\mp@subsup{}{}{4
\square FINAL PLAT ($300.00 + $20.00 ACRE)'
\squareREPLAT ($300.00 + $20.00 ACRE)
\square AMENDING OR MINOR PLAT ($150.00)
\square PLAT REINSTATEMENT REQUEST ($100.00)
SITE PLAN APPLICATION FEES:
SITE PLAN ($250.00 + $20.00 ACRE) }\mp@subsup{}{}{1
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)
\(\square\) PLAT REINSTATEMENT REQUEST \((\$ 100.00)\)
```


## ZONING APPLICATION FEES.

$\square$ ZONING CHANGE $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
$\square$ SPECIFIC USE PERMIT $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
$\square$ PD DEVELOPMENT PLANS $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
OTHER APPLICATION FEES:
TREE REMOVAL (\$75.00)
$\square$ VARIANCE REQUEST ( $\$ 100.00$ )
NOTES:
!: 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 A OOSS IM GuSS, Truet 2 ,

SUBDIVIIION LOT BLOCK
generallocation NCountry Lm - J strichlend -N0187-2017
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| CURRENT ZONING |  | PD |  | CURRENT USE | single fumily |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| PROPOSED ZONING |  | PD |  | PROPOSED USE | single fanily |  |
| ACREAGE | 121.16 |  | LOTS [CURRENT] | $\varnothing$ | LOTS [PROPOSED] | 260 |

17 SHE PLAMS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3IG7 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 RESULTIN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACTIORIGINAL SIGNATURES ARE REQURED]
OWNER
Unison investment
■APPLICANT

CONTACTPERSON JEN-LIANG WU
ADDRESS 23545 CRENSHAN BLVD 201

CONTACT PERSON
ADDRESS

Humberto bohensen Sr.
8214 wastchester STE 900

CITY, STATE\&ZIP TORRANCE, CA 90505
city, stateazil Dallus Tx 75225
PHONE (310) 325-0300
PHONE
682-225-5834
EMAL unilnt e aol.com
E-MAIL Hjahnsan Qskorburgrarpary. cam

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jen Liang wu [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

 SUBMITED IN CONUUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."



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



Reviemed for preliminory Approval:
Pooming \& Zoning Commission Choirman


$\overline{\text { Moyor, City of Rockwall }}$
$\qquad$
$\qquad$


NELSON LAKE ESTATES
LOTS 1-17, BLOCK A
OTS $1-43$, BLOCK
OTS
$1-39$,
LOTS 1-39, BLOCK
LOTS
LOT-21, BLOCK E
LOT-2, BLOCK
LOTS 11212, BLOCK $G$
LOTS 1 1-16, BOCK
OOTS $1-16$, BLOCK
LOTS $1-36$, BLOCK
LOTS
LOTS
$1-43$, BLOCK
TOTAL ACRES 120.883
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6
OUT OF THE
J.M. GLASS SURVEY, ABSTRACT NO. 88

CITY OF ROCKWALL
CITY OF ROCKWALL
UNISON OWNER INESTMENT

ORWIN ENGPRINEERING, INC.


- 72.306 -1200























# CITY OF ROCKWALL, TEXAS MEMORANDUM 

TO: $\quad$ Honorable Mayor and City Council
CC: Mary Smith, Interim City Manager Joey Boyd, Assistant City Manager

FROM: Travis Sales, Director of Parks, Recreation and Animal Services
DATE: April 19, 2021

## SUBJECT: SWIM LESSON AGREEMENT AT GLORIA WILLIAM POOL 2021

J.E.R. Chilton YMCA of Rockwall has approached the City of Rockwall about a partnership to utilize Gloria Williams Pool this summer. They would like to provide swim lessons to members of the local Boys and Girls Club at no cost. This partnership would provide access to the pool during week day mornings prior to the pool's public swim times. YMCA would provide all of their own life guards, swim instructors and team leader during the program at their own expense. This program has no impact on City costs or operations.

There would be no additional costs to the City and the program is scheduled during times that the pool is available. The facility use agreement draft is attached and has been reviewed by the City Attorney.

# CITY OF ROCKWALL, TEXAS MEMORANDUM 

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CC: Mary Smith, Interim City Manager Joey Boyd, Assistant City Manager

FROM: Travis Sales, Director of Parks, Recreation and Animal Services
DATE: April 19, 2021

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There would be no additional costs to the City and the program is scheduled during times that the pool is available. The facility use agreement draft is attached and has been reviewed by the City Attorney.

# CITY OF ROCKWALL, TEXAS MEMORANDUM 

TO: Honorable Mayor and City Council<br>CC: $\quad$ Mary Smith, Interim City Manager<br>Joey Boyd, Assistant City Manager<br>FROM: Travis E. Sales, Director of Parks and Recreation<br>DATE: April 19, 2021<br>\section*{SUBJECT: Leon Tuttle Athletic Complex Canopy Damage}

On the morning of Wednesday, March 17, 2021 between 4:00am and 6:00am a storm complex caused severe canopy damage to old fabric sections and canopy structural damage at Leon Tuttle Athletic Complex.

Park Staff received a quote from SunShade Awning of Texas in the amount of $\$ 55,000.00$ to replace the canopy structures and the canopy fabric. SunShade Awnings of Texas has been performing our canopy replacements, as the original installations have failed with a superior product that has been holding up to storms including this storm. The majority of the damage is original frame work and original canopies. The canopies are being replaced with a thicker fabric and the aluminum frame structure is being replaced with galvanized frame structure. Park Staff and SunShade Staff performed the cleanup and removal of the damage components on March $17^{\text {th }}$ as the RBSL baseball season started on March 15, 2021 and the complex needed to be made safe for league play.

This project has been filed with TML and I met with Taylor Adjustment on March 25, 2021 and has been approved for replacement under insurance which requires our $\$ 2,500.00$ deductible to be met. This will result in the City of Rockwall being responsible for $\$ 2,500.00$ of the repairs which would be available through the Rec Development Fund. The Recreational Developmetn Fund has a balance of 1.1 million dollars.

Pictures are attached to show the extent of the damage.
Parks and Recreation Staff request that the City Council review and consider this request for the replacement. Staff will be available to answer any questions.







MEMORANDUM

| TO: | Mary Smith, Interim City Manager |
| :--- | :--- |
| CC: | Honorable Mayor and City Council |
| FROM: | Ryan Miller, Director of Planning and Zoning |
| DATE: | April 19, 2021 |
| SUBJECT: | APPOINTMENT WITH EVA CANNON OF SIREN ROCK BREWING CO. |

Attachments
Memorandum
Applicant's Letter
Proposed Signage
Siren Rock Brewing Co. Brand Guidelines
Applicant's Signage Examples
Summary/Background Information

On April 14, 2021, Eva Cannon of Siren Rock Brewing Co. requested an appointment with the City Council for the purpose of asking the City Council's approval of hand painted signage that is associated with their corporate identity on their building at 310 S . Goliad Street. Variances for hand painted corporate identity signage have been approved by the City Council in the IH-30 Overlay (IH OV) District in the past (i.e. Texas Roadhouse and Raising Caine's) and examples of hand painted signs that relate to corporate identity -- that pre-date the current requirements -- currently exist in the Downtown (DT) District (i.e. Zanatas and the Mercantile Building). The variances for signs in the overlay districts were facilitated under the Corporate Identity section of Subsection 06.02, General Overlay District Requirements, of the Unified Development Code (UDC), which allows the City Council to approve these types of signs. Currently, there is no consideration for these types of signage in the Downtown (DT) District; however, if the City Council were to choose to facilitate the applicant's request the following change could be made -- at the City Council's discretion -- to Subsection 04.07, Downtown (DT) District, of Article 05, District Development Standards, of the Unified Development Code (UDC):

Corporate Identity Signage. A company's corporate identity signage that conflicts with the requirements Chapter 32, Signs, of the Municipal Code of Ordinances may be considered through a minor waiver on a case-by-case basis where the company can demonstrate that the proposed signage is associated with the company's corporate identity (e.g. the company shall provide corporate documentation, a corporate branding manual, company letter head, etc.); however, all signage shall adhere to the size requirements stipulated by Chapter 32, Signs, of the Municipal Code of Ordinances for the proposed sign type.

By approving this through a minor waiver in the Downtown (DT) District, the Planning and Zoning Commission could review these on a case-by-case basis to ensure that the signage conforms or is complimentary to surrounding businesses in the district. For the City Council consideration, the applicant has included the corporate branding manual for the Siren Rock Brewing Co. as well as other examples of corporate identity signage in the City. Staff should note that the Siren Rock Brewing Co. could request the two (2) proposed signs under the sign ordinance if they were printed on an approved material and adhered to the building; however, the sign code does not allow the signs to be painted directly on the building. Currently, they have an active permit (i.e. COM2021-1154) for a projection sign, which meets the requirements of the sign code and does not count against the wall signage requirements. These signs are the only signage being requested by the applicant. Should the City Council have any questions staff and the applicant will be available at the City Council meeting on April 19, 2021.

## Action Needed

Staff is asking for direction from the City Council; however, no action is necessary.

TO:
CC:

FROM:
DATE:
SUBJECT:

Mayor and City Council
Mary Smith, Interim City Manager
Joey Boyd, Assistant City Manager
Ryan Miller, Director of Planning and Zoning
April 19, 2021
Appointment with Eva Cannon of Siren Rock Brewery

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April 12, 2021

Ryan Miller
City of Rockwall

## Re: Siren Rock Brewing Company Building Mural/ Signage

I would like to request an appointment for the upcoming City Council meeting on April 19, 2021 for the purpose of requesting approval for outdoor signage/mural to be painted on our building located at 310 S . Goliad St., Rockwall, as part of our corporate identity standards.

The request includes our logo on the north brick face of the building, and our branded tentacles on the south hardisiding facing the parking lot.

I have attached renderings of these designs, as well as our corporate brand guidelines and examples of other painted murals/signs from other businesses throughout Rockwall.

I look forward to meeting with you on April 19th.

Sincerely,

Eva Cannon
Founder/ VP, Marketing




## SIREN(S.) ROCK

## BRAND GUIDELINES

HANDCRAFTED BEER. IRRESISTIBLE CHARACTER. ${ }^{\circledR}$

## Siren Rock Logos White Background

1_Primary

## SIREN ROCK

2_Primary_Plus_Rockwall

4_Crest


## Siren Rock Logos Black Background

1_Primary

## SIREN (S.)ROCK

2_Primary_Plus_Rockwall
3_Typography

```
4_Crest
```



5_Crest_Type


6_Crest_Cross
SIREN ROCK


## Siren Rock Logo Placement

## Positioning \& Placement

This page shows examples of multiple collateral items of where the Siren Rock logo should be placed and what logos are appropriate to use dependent on the collateral in question. Predominantly the logo should be placed slightly above the center, however, note it depends on what medium the logo is being used as positioning will then be altered accordingly. But the logo should remain centrally aligned at the top of items when possible. As illustrated below.

Printed Cover Letter


Web Ad 728 x 90px


Website


Print Ad 1/3


Flyer
SIREN ©ROCK

Different Logos work better with different collateral. Below is a list of what logos can be used with which items. Please note you will need to reference page 2-3 as the logo numbers correspond with numbering on these pages.

The following logo number can be used with these items.

- Letterhead: Logos 1
- Print Ad: Logos 1,2, 5
- Web Ad: Logos 1, 2, 3, 5
- Video: Logos 1, 2, 4, 5, 6
- Website: Logos 1, 5
- Roller Banner: Logos 1, 2, 5
- Flyer: Logos 1, 2, 3, 5


## Siren Rock Taglines

## Tag Lines

## Our Fixed Slogans

## handcrafted beer. Irresistible character. Slogan

## BEER WITH CHARACTER.

Short Slogan

What Do We Write For New Tag Lines?

Headlines like our slogans need to convey strong character \& attitude. Speak simply. No-nonsense.
You need to remember to have fun with your headlines. Don't be to serious, we're not conservative.
Take the approach of being heard and having something worthwhile to shout about. Careful, there's a thin line to tread, we don't want to sound arrogant or obnoxious.

Examples Of New Tag Lines?

## OPENING SOON! YOU IN?

BIG BEER COMES WITH BIG CHARACTER!
MORE BEER. LESS BULLS***.
NOT ALL MIND EXPANDING SUBSTANCES ARE ILLEGAL.
NOTE: This headline is on the border of what we can say

## Siren Rock Colors

## Color Palette

Colors can be separated into two categories; Primary \& Character. Primary colors are to be used for anything directly associated with Siren Rock as a brand. Primary color-scheme should always be used on all company-branded documents and anything showing all corebeers together at the same time. Dark-grey should be used sparingly

Character Colors are the colors used for when Siren Rock's range of specific beers and characters are on display. This color-scheme should only be used when making collateral targeted at (1) specific beer brand, then the collateral can be used in that color Note please turn to page 9 to see an example of these in use.

Primary Colors

| Brand Color | Secondary Color |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  |
| $\begin{aligned} & \text { PANTONE }^{\oplus} \\ & 2220 \mathrm{C} \\ & :: 8 \mathrm{~B} \end{aligned}$ | $\begin{aligned} & \text { PANTONE }{ }^{\oplus} \\ & 143 \mathrm{C} \\ & :: 8 \end{aligned}$ | $\begin{aligned} & \text { BLACK } \\ & 94 \% \text { Tint } \\ & :: \& 8 \end{aligned}$ | $\begin{aligned} & \text { GREY } \\ & 90 \% \text { Tint } \\ & :: 88 \end{aligned}$ | $\begin{aligned} & \text { GREY } \\ & 50 \% \text { Tint } \\ & :: 88 \end{aligned}$ |
| Siren Rock Primary Teal | Siren Rock <br> Secondary Yellow | Siren Rock <br> Black | Siren Rock Dark Grey | Siren Rock Light Grey |
| смүк 72 / 0 / 28 / 0 | cmYk 0 / 32 / 87 / 0 | cmYk 0 / 0 / 0 / 94 | cmyk 0 / 0 / 0 / 88 | cmYk 40 / 31 / 32 / 10 |
| RGB 71 / 151 / 168 \#4797a8 | RGB 241 / 180 / 72 <br> \#f7ba3f | $\begin{aligned} & \text { RGB } 47 \text { / } 47 \text { / } 45 \\ & \text { \#2f2f2d } \end{aligned}$ | $\begin{aligned} & \text { RGB } 66 / 66 / 66 \\ & \# 424241 \end{aligned}$ | RGB 157 / 157 / 156 \#9d9d9c |

Character Colors


PANTONE ${ }^{\circledR}$ 3265 C
:: 8
Siren Rock The Prima Diva
cMYk 66 / 0/39 / 0
RgB 0 / 199 / 177
\# 00c7b1


PANTONE ${ }^{\oplus}$
3265 C
:: 8
Siren Rock The Fearless Contender

смүк 89 / 0 / 100 / 10 RGB 0 / 140 / 21 \#008C15


Siren Rock The Fiery Rebel

смүк 0 / 45 / 100 / 0
Rgb 239 / 150 / 0
\#ef9600


PANTONE ${ }^{\circledR}$
1585 C
: : \&
Siren Rock The Devine Monk

смүк 0 / 61 / 97 / 0
RGB 255 / 106 / 19
\#ff7a13


Siren Rock The Noble Crusader

смүк 76 / 76 / 0 / 0
RGB 104 / 91 / 199
\#685bc7


## PANTONE ${ }^{\circledR}$ <br> 179 C

## :: 8

Siren Rock
The Magnetic Muse
смүк 0 / 87 / 85 / 0
${ }^{\text {RGB }} 224$ / 60 / 49
\#e03c31


Siren Rock
The Tender Troubadour
смүк 40 / 71 / $0 / 0$
Rgb 177 / 78 / 181
\#b14eb5


PANTONE ${ }^{\circledR}$
2386 C
:: 8
Siren Rock
The Tender Troubadour
смYk 83 / 54 / 0 / 0
RGB 45 / 104 / 196
\#2d68c4

## Siren Rock Fonts

## Typefaces To Use

The two different fonts listed below were chosen for different uses. Alternate Gothic No 2 was chosen for its semi bold, high \& eye catching dominance for titles \& headers. Note this font is also used in the Siren Rock logs.
DIN was selected has for its contrast in appearance being a lighter, softer and more rounded for body text.

Titles \& Headers

# alternate gothlc No 2 BT 

## AaBbCcDdEeffGgHhlijjKkLIMmNnOoPpQqRrSsTtUuVvWwXxYyZz

0123456789 ?!.,.;" ()*\&
THE QUICK BROWN FOX JUMPS OVER THE LAZY DOG.

Alternative Gothic No 2 BT is used for a lot of front cover printed collateral and as main title for web. This font is always shown in CAPITALS and tracking is done by what looks visually appealing. This font only comes in one weight option.

Color This font when presented on a white background is displayed in Siren Rock Teal, light grey or Siren Rock yellow.

This font when presented on a dark background can be displayed in the same colors as listed above and in white.

## Main Body Text

## DIN

AaBbCcDdEeFfGgHhliJjKkLIMmNnOoPpQqRrSsTtUuVvWwXxYyZz
0123456789 ?!., :;"()*\&
The quick brown fox jumps over the lazy dog.

DIN is the typeface that a $90 \%$ of Siren Rock material will use for the main content of text. Tracking for this type should be set to -20 however this will be affected by sentence construction. The typeface come in many different weights, the ones used by Siren Rock are:

- Regular
- Medium
- Bold

Color This font when presented on a white background is displayed in Siren Rock Teal, Light Grey (50\% Black), Black or in Siren Rock Yellow as a highlight color.

This font when presented on a dark background is displayed in white or in a light grey ( $50 \%$ Black). Siren Rock yellow can also be used as a highlight color.

## Siren Rock Headers

## How Headers Are Treated In Collateral

For all company branded collateral headers should be placed slightly below the Siren Rock logo. Note again it depends on what medium the logo is being used as positioning will then be altered accordingly. But the logo should remain centrally aligned at the top of items when possible.

Depending on what background color is used will inform the colors of headers for print and web as explained below.

Print White Background


Colors for headers can be all Teal or Yellow (legibility maybe tricky if entire header is yellow) OR a mixture of both. Discretion is advised.

Print Black Background


Colors for headers can be all White OR Yellow or Teal or a mixture of the two. Discretion is advised.

Website White Background


Website Black Background


[^1]
## Siren Rock Footers

## Range Of Footers Used

For all company branded collateral footers should be present. Dependent on what the collateral item is will inform where the footer is placed. This could be at the back of a large paged booklet or at the front of a flyer. Below shows the different footers and where they can be used.

All public-facing print collateral needs to have a footer that includes (at minimum): company name, location, website, hashtag, social media.

Single Sided - can either be set up with the footer on or without

Front


Double Sided

Front


Back


## Footer 1 Standard

Grey box with white text
lused on most print collateral like the beer calendar, sku sheets, reseller posters, etc) This footer is used when there is a lot of free space available.

## Footer 2 Thin

Thin grey box with white text lused on most print collateral like the beer calendar, sku sheets, reseller posters, etc) This footer is used when there is a less free space available.

## Footer 3 Added Info

Thicker grey box with footer info to the left and a text box to the right lused when more information is needed like the individual beer productbranded sales sheets)


Footer 4 Vertical
Should be used when the content takes up too much vertical space, but footer info is still required.


## Siren Rock Collateral

## How The Siren Rock Cans Affect Collateral

The Siren Rock cans when displayed on any Siren Rock branded collateral will always still maintain the Primary Color scheme. However if the collateral is specifically about one of our beers then the color scheme will be heavily influenced by that specific characters main color scheme.


## Examples Siren Rock Branded Collateral

These examples here are to demonstrate that although this material shows the range of Siren Rock character cans it still maintains a strong connection back to the Siren Rock brand itself.

Anything company/brand related in primary colorscheme, if the beers are shown, then all 7-core beers should always be shown together.

Having a minimum amount of tentacles for both dark \& white background items is suggested. The key is not to overkill the design with tentacles. NOTE It is also down to the discretion of the design whether it requires tentacles as it may in some instances not be appropriate.


## Example Siren Rock Character Collateral

Demonstrated here is how the character color scheme \& layout is changed dramatically. This is in order to hit home the personality, variety \& individuality of Siren Rocks characters, so it owns its place in the Siren Rock brand umbrella.

If the document is targeted at 1 beer brand, then it can show the single beer by itself but must be in that beer's color-scheme

## Siren Rock Tone Of Voice

## The Basics

## Who Are We?

Siren Rock is based on "Irresistible Character", which reflects perfectly our beers who all have strong personalties. That's who Siren Rock is, packed with uncompromising, fully loaded charisma with a good-time attitude.

## What's The Plan?

Siren Rock is bringing beer with character to everyone, everywhere.

## Siren (SOCK

 HANDCRAFTED BEER. IRRESISTIBLE CHARACTER ${ }^{\circledR}$

## What Makes Siren Rock, Siren Rock?

Siren Rock would be described as:

- Having an attitude - Easy going and engaged
- We like to be loud - We're non-conformist
- We like to have fun - Don't take ourselves too seriously
- Community focused - Confident and bold

Siren Rock is NOT:

- Too loud it can't hear others
- Too shy to stand up for what feels right
- Always trying be center of attention
- Arrogant \& obnoxious or rude
- Blissful to how we affect our community
\& the world around us
- A company that takes nothing seriously


## Give Me The Key Selling Points?

We're based in Rockwall, Texas and proud of it, that's where the "Rock" in "Siren Rock" is from. We already have a range of 7 beers ready to go, each of which is distinctively different from the other. You won't miss them, they're bold, brave and full of character.

## We Feel A Disclaimer Coming On?

The Siren Rock logo shows a mythological female creature \& graphics used for the brand are primarily nautical based. However this does not mean the copy includes a feminine or sea voyage vocabulary.
The copy is all about showing Siren Rock's personality traits, which are mentioned above. Our personality is what makes us us. Not gender or ocean based iconography. Personality revolves around people and we're all about bringing everyone into the Siren Rock community through our undeniable charm.

## Siren Rock Tone Of Voice

Tone

## What Do We Write For Wordy Stuff?

Tone of voice is important as much as headlines. Copy needs to get across a straight talking, assertive attitude. We want to also have a conversational style in how we write so we come across as a casual friend.

## Example Copy?

Boring Bob At Bland Time Brewery
X I went to the store today. Saw a lot of cars parked. Many cars
were parked at the store. Maybe its a busy day. Some of the cars
were blue. Some were tan. Think there was some old muscle car
there, don't remember too well.
I think trees are maybe one of the most important resources.
Think they're made of wood, wood can make a few products.
Things like furniture, houses, and toothpicks. Wood I guess
makes paper. When I first heard this I was young and sceptical.
Paper is pretty important to our society.
Thanksgiving is a boring tradition of preparing large amounts
of food for a large gathering of people, mainly people you
may know. This meal usually has a turkey or ham as the main
course. The meal usually also consists of dressing and a wide
assortment of vegetables, nothing special.

## Fun Time Fred At Siren Rock

I'm heading to the store downtown and there's loads of sweet cars parked up; but there was one that stood out; a thunderbolt blue 1967 GT Mustang.... What a car, best kind of V8 purity that can grace the tarmac.

Trees are awesome aren't they? They make chairs to kick back on, that sleepy Netflix cave you call bed, toothpicks to get that annoying bit of candy out ect ect. Paper though is right up there, Artists, Poets, Writers, Philosophisers, Historians, Scientists, Mathematicians have done some (I'll say it again) awesome stuff with this white wonder.

Thanksgiving is a great excuse to have tones of food \& get fat with all your friends and folks. Complimented with a freshly crisp cold one, and the main event. A golden cooked Turkey or some cured salted Ham. No to mention Grandma's stuffing.... So bueno. Topped off with the Veg fest..... What's there not to like.

## Things To Consider When Writing For Web

The points explained on the previous pages apply when writing copy for web. Just a few bullet points listed to consider.

## 1. Less is more

2. Use relevant keywords

## 3. Headings \& titles are essential to brand and SEO

## 4. Keep it short

5. Use descriptive words and easy-to-scan writing style

## Siren Rock Bringing It All Together

## Let's Put Everything We Know To The Test - Primary usage = Light version

Below is a demonstration of putting everything Siren Rock as a brand stands for. Below is one of Siren Rocks styles that Siren Rock has available. Note as mentioned previously dependent on what medium the collateral positioning \& content can be altered accordingly, with the below as close reference to follow.

Normally have a minimum of amount of tentacles (2-3) but not to overkill the design with them. Design may at times benefit from not having tentacles, discretion is advised.

## Siren Rock Bringing It All Together

## Let's Put Everything We Know To The Test - Secondary usage = Dark version

Below is a demonstration of putting everything Siren Rock as a brand stands for. Below is one of Siren Rocks styles that Siren Rock has available. Note as mentioned previously dependent on what medium the collateral positioning \& content can be altered accordingly, with the below as close reference to follow.

Normally have a minimum of amount of tentacles (2-3) but not to overkill the design with them. Design may at times benefit from not having tentacles, discretion is advised.

Slogan for Siren Rock placed below copy. This can be placed lower however this is affected by the imagery / graphic.

Logo is aligned centrally and in an elevated position.


HEADER GOES HERE

Tur, sequi audi ulparum et ipsae si denecture consent laccabor ad ut quam, od magnatusciis ratio eos ulparum faccatempor moluptiam dia delest fugiti nos et et et quamust, sande que
nem. Harions equatur solut poria none niti corem earchil ma veles moluptatiunt landita turepr
handcrafted beer. IRRESIStible character.

Copy should be in white and any highlighted text should be yellow.

## $+$

Header is placed below the logo again centrally aligned as well as copy being treated in a similar way below


Footer Standard is used at the bottom of the page. Note dependent on the size of the collateral and what is required will inform which footer should be used.

Cans are used however because this is a Siren Rock branded collateral it maintains the primary colors and rules

## Siren Rock Overview Examples

Here's Some Examples


## Siren Rock Overview Examples

Here's Some Examples

## handcrafted beer. Irresistible character

x وy

(10)

Thox Mun






MEMORANDUM

| TO: | Mary Smith, Interim City Manager |
| :--- | :--- |
| CC: | Honorable Mayor and City Council |
| FROM: | Ryan Miller, Director of Planning and Zoning |
| DATE: | April 19, 2021 |
| SUBJECT: | Z2021-006; ZONING AMENDMENT TO PLANNED DEVELOPMENT |
|  | DISTRICT 79 (PD-79) |

Attachments<br>Case Memo<br>Development Application<br>Owner Acknowledgements<br>Location Map<br>HOA Notification Map<br>Neighborhood Notification Email<br>Property Owner Notification Map<br>Property Owner Notification List<br>Public Notice<br>Applicant's Request<br>Ordinance Changes<br>Ordinance No. 20-35<br>Proposed Floor Plans<br>Draft Ordinance

## Summary/Background Information

Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners C. D. T. Rockwall 2017, LLC; Saddle Star Holdings, LLC; and Gwendolyn Reed for the approval of an ordinance for a Zoning Amendment to Planned Development District 79 (PD-79) [Ordinance No. 20-35] for the purpose of amending the development standards contained in Ordinance No. 20-35 for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 \& 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for SingleFamily 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BYOV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and Featherstone Drive, and take any action necessary (1st Reading).

The City Council is being asked to approve, approve with condition, or deny the Zoning Amendment to Planned Development District 79 (PD-79)

## TO:

CC:

## FROM:

DATE:
SUBJECT:

Mayor and City Council
Rick Crowley, City Manager
Mary Smith, Assistant City Manager
Joey Boyd, Assistant City Manager
Ryan Miller, Director of Planning and Zoning
April 19, 2021
Z2021-006; Amendment to Planned Development District 79 (PD-79) [the Saddle Star South Subdivision]

On January 4, 2016, the City Council adopted Ordinance No. 16-07 establishing Planned Development District 79 (PD-79), which is also known as the Saddle Star South Subdivision [Case No. Z2016-015]. This subdivision is generally located east of the intersection of Hays Lane and John King Boulevard. At the time of approval, the Saddle Star South Subdivision allowed $113,70^{\prime} \times 125^{\prime}$ lots. The garage orientation for these lots was to be either a traditional swing (or 'j' swing) or recessed front entry (i.e. 20 -feet behind the front façade of the primary structure). Both of these garage configurations adhered to the requirements of the Unified Development Code (UDC).

On October 14, 2016, the applicant -- Pat Atkins of KPA Consulting, Inc. -- submitted a request to amend Planned Development District 79 (PD-79) [Ordinance No. 16-07] to add an additional $25,70^{\prime} \times 125^{\prime}$ lots, increasing the total number of lots to 138 lots [Case No. Z2016-036]. In addition, the applicant also requested to allow $80 \%$ of the lots to have a flat front entry (i.e. where the front of the garage is flush with the front of the house) garage orientation, with the remaining $20 \%$ of the lots retaining the traditional swing or 'j' swing garage orientation. On June 6, 2016, the City Council approved Ordinance No. 16-39, which granted the additional lots; however, only allowed $50 \%$ of the lots the flat front entry garage orientation in lieu of the $80 \%$ that was requested. Staff should note that at the time this was approved (and currently), no other developments north of $\mathrm{IH}-30$ have received approval for more than $20 \%$ flat front entry garage orientation.

On September 13, 2019, the applicant submitted a subsequent request to amend Planned Development District 79 (PD-79) to add an additional 38 lots (i.e. $33,80^{\prime} \times 125^{\prime}$ and five [5], $70^{\prime} \times 125^{\prime}$ ), increasing the total number of lots to 176 lots [Case No. Z2019-021]. All of the proposed 80 ' x 125' lots (i.e. the Type 'B') were to have a traditional swing or ' $j$ ' swing garage orientation. This request was approved by the City Council on November 4, 2019 by Ordinance No. 19-40. On July 17, 2020, the applicant again requested to amend Planned Development District 79 (PD-79) to change the garage orientation of the Type' B' lots to allow $30 \%$ flat front entry garages with the remaining $70 \%$ to be in either a traditional swing or modified swing (i.e. where a one [1] car garage is situated in a traditional swing format and a two [2] car garage is setback behind the one [1] car garage). In addition, the applicant consented to changing the building setback for flat front entry garages from 20 -feet to 25 -feet on all the lot products (i.e. Lot Types ' $A$ ' \& ' $B$ '). This was adopted by the City Council via Ordinance No. 20-35 on September 8, 2020.

On April 16, 2021, Pat Atkins submitted another request to amend Planned Development District 79 (PD-79) for the purpose of changing the garage orientation of the Type ' $A$ ' lots to the same requirements as the Type ' $B$ ' lots approved with Ordinance No. 20-35. Specifically, the proposed amendment would allow $50 \%$ of the Type ' $A$ ' lots to have a flat front entry garage orientation and the remaining $50 \%$ to be in either a traditional swing or modified swing (i.e. where a one [1] car garage is situated in a traditional swing format and a two [2] car garage is setback behind the one [1] car garage). If this amendment is approved, the subdivision would have between $50 \%-100 \%$ lots with garages that do not conform to the Unified Development Code (UDC). Staff should note that the flat front entry garage orientation building setback would remain 25 -feet, which is in compliance with the OURHometown Vision 2040 Comprehensive Plan; however, the number lots with flat front entry garage orientations already exceeds the recommend $20 \%$ for residential subdivisions suggested by the Comprehensive Plan.

With this proposal, the applicant has submitted a letter outlining the request, and provided examples of the modified swing building elevations and floorplans showing the proposed garage orientations. In addition, staff has prepared an amendment to the Planned Development District ordinance facilitating the applicant's request. On March 19, 2021, staff sent 142 notices to property owners and residents within 500 -feet of the subject property (note: staff should note that all but one [1] of the property owners within 500 -feet are either builders, the City of Rockwall, or people associated with this request). In addition, staff sent a notice to the Stone Creek Homeowner's Association, which is the only Homeowner's Association (HOA)/Neighborhood Organization within 1,500 -feet of the subject property participating in the Neighborhood Notification Program. At this time this memorandum was drafted, staff had not received any notices concerning this case. As with all zoning cases, this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

On April 13, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the zoning amendment to Planned development District 79 (PD-79) by a vote of 6-1, with Commissioner Welch dissenting. Should the City Council have any questions, staff will be available at the meeting on April 19, 2021.

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

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

```
PLATTING APPLICATION FEES:
\square MASTER PLAT ($100.00 + $15.00 ACRE) }\mp@subsup{}{}{1
\square PRELIMINARY PLAT ($200.00 + $15.00 ACRE) }\mp@subsup{}{}{1
\square FINAL PLAT ($300.00 + $20.00 ACRE) }\mp@subsup{}{}{1
\squareREPLAT ($300.00 + $20.00 ACRE)
\square ~ A M E N D I N G ~ O R ~ M I N O R ~ P L A T ~ ( \$ 1 5 0 . 0 0 ) ~
\square PLAT REINSTATEMENT REQUEST ($100.00)
SITE PLAN APPLICATION FEES:
\square SITE PLAN ($250.00 + $20.00 ACRE) }\mp@subsup{}{}{1
\square \mp@code { A M E N D E D ~ S I T E ~ P L A N / E L E V A T I O N S / L A N D S C A P I N G ~ P L A N ~ ( \$ 1 0 0 . 0 0 ) }
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## ZONING APPLICATION FEES:

$\square$ ZONING CHANGE $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
$\square$ SPECIFIC USE PERMIT ( $\$ 200.00+\$ 15.00$ ACRE) ${ }^{1}$
$\square$ PD DEVELOPMENT PLANS $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
OTHER APPLICATION FEES:
$\square$ TREE REMOVAL (\$75.00)
$\square$ 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 | John King Blvd. South of FM 552 |  | LOT |
| ---: | :--- | :--- | :--- |
| SUBDIVISION | Saddle Star South Est. |  | BLOCK |
| GENERAL LOCATION | East of John King South of 552 |  |  |

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

 REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WIL RESULT IN THE DENIAL OF YOUR CASE.
OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/Check The PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]


## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED $\qquad$ [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
$\qquad$ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE

DAY OF 20 . BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWELL (IE. "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 $\qquad$ DAY OF $\qquad$ 20 $\qquad$ -. OWNERS SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES

To: Ryan Miller - Director of Planning
385 S. Goliad St.
Rockwall, TX 75087
From: Gwen Reed
Subject: PD Amendment - Saddle Star South- 70.408 acres

Gwen Reed hereby authorize the change of Zoning as requested by KPA Consulting, Pat Atkins, President, to the current Planned Development: \#79 Ordinance 19-40. This request is for a change of language in the garage orientation section, exhibit C, item 1, type A lots (See attachment with proposed revised language). The proposed request would allow for the modified swing with the garage facing the side yard to be at a setback of $20^{\prime}$ feet.


Gwen Reed

## TEXAS NOTARY ACKNOWLEDGMENT

State of Texas
County of Rockwall

Before me, Gwent Ret (insert the name and character of the officer), on this day personally appeared $\qquad$ , known to me (or proved to me on the oath of $\qquad$ or through $\qquad$ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this $\qquad$ day of MMARCN, $20 \underline{2}$.


Notary Public Signature
(Seal)


To: Ryan Miller - Director of Planning
385 S. Goliad St.
Rockwall, TX 75087
From: Jeff Kennemer (Saddle Star South Holdings LLC) Saddle Star South- 70.408 acres
Sulbject: PD Amendment - Saddle Star South - 70.408 Acres

Saddle Star South Holdings LLC hereby authorize the change of Zoning as requested by KPA Consulting, Pat Atkins, President, to the current Planned Development: \#79 Ordinance 19-40. This request is for a change of language in the garage orientation section, exhibit $C$, item 1 , type A lots. (See attachment with proposed revised language). The proposed request would allow for the modified swing with the garage facing the side yard to be at a setback of $20^{\prime}$ feet.


## TEXAS NOTARY ACKNOWLEDGMENT

State of Texas
County of Teausty

Before me, dsomf(finwaxintinsert the name and character of the officer), on this day personally appeared $\qquad$ , known to me (or proved to me on the oath of $\qquad$ or through $\qquad$ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this $17^{t h}$ day of Marche, 2021.


Notary Public Signature
(Seal)

e

To: Ryan Miller - Director of Planning
385 S. Goliad St.
Rockwall, TX 75087
From: Norris Hodgin (Highland Homes) Saddle Star South- 70.408 acres
Sulbject: PD Amendment - Saddle Star South - 70.408 Acres

Highland Homes hereby authorize the change of Zoning as requested by KPA Consulting, Pat Atkins, President, to the current Planned Development: \#79 Ordinance 19-40. This request is for a change of language in the garage orientation section, exhibit C, item 1, type A lots. (See attachment with proposed revised language). The proposed request would allow for the modified swing with the garage facing the side yard to be at a setback of 20 ' feet.
$\sqrt{\text { Oni Hodg i }}$
Norlis Hodgin, Highland Hemes

## TEXAS NOTARY ACKNOWLEDGMENT

## State of Texas

County of Collin

Before me, Alma Castillo (insert the name and character of the officer), on this day personally appeared Norris Hodgin, known to me (or proved to me on the oath of ___ or through Known to me (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this $17^{\text {th }}$ day of $\mathrm{March}, 2021$.


Notary Public Signature


To: Ryan Miller - Director of Planning
385 S. Goliad St.
Rockwall, TX 75087
From: CDT-Pat Atkins
Sulbject: PD Amendment- Saddle Star South- 70.408 acres

CDT hereby authorize the change of Zoning as requested by KPA Consulting, Pat Atkins, President, to the current Planned Development: \#79 Ordinance 19-40. This request is for a change of language in the garage orientation section, exhibit C, item 1, type A lots (see attachment with proposed revised language). The proposed request would allow for the modified swing with the garage facing the side yard to be at a setback of 20 ' feet.

[^2]
## TEXAS NOTARY ACKNOWLEDGMENT

State of Texas
County of Rock wall

Before me, Pet Arkesls (insert the name and character of the officer), on this day personally appeared $\qquad$ , known to me (or proved to me on the oath of $\qquad$ or through $\qquad$ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this $\qquad$ day of MOARCA, 2021.


Notary Public Signature
(Seal)


To: Ryan Miller - Director of Planning
385 S. Goliad St.
Rockwall. TX 75087
From: Mike Edge - Coventry Homes Saddle Star South- 70.408 acres
Subject: PD Amendment - Saddle Star South - 70.408 Acres

Coventry Homes hereby authorize the change of Zoning as requested by KPA Consulting, Pat Atkins, President, to the current Planned Development: \#79 Ordinance 19-40. This request is for a change of language in the garage orientation section, exhibit C, item 1, type A lots. (See attachment with proposed revised language). The proposed request would allow for the modified swing with the garage facing the side yard to be at a setback of $20^{\prime}$ feet.


State of Texas
County of

Before me, Mellisa SCuBNE\&insert the name and character of the officer), on this day personally appeared Milk EDGE , known to me (or proved to me on the oath of $\qquad$ or through Knoun to me (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this $11^{\frac{t}{t h}}$ day of Marit $20 \underline{21}$.


## 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.


Case Number: Z2021-006
Case Name: Zoning
Case Type: Specific Use Permit
Zoning:
Planned Development District 79
(PD-79)
Case Address: John King South of FM 552

## Date Created: 3/18/2021



## Miller, Ryan

| From: | Gamez, Angelica |
| :--- | :--- |
| Sent: | Friday, March 26, 2021 10:27 AM |
| Cc: | Miller, Ryan; Gonzales, David; Lee, Henry |
| Subject: | Neighborhood Notification Program [Z2021-006] |
| Attachments: | HOA Map (03.18.2021).pdf; Public Notice (03.26.2021).pdf |

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on March 26, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, April 13, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 19, 2021 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:
https://sites.google.com/site/rockwallplanning/development/development-cases.

## Z2021-006 Zoning Amendment to PD-79

Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners C. D. T. Rockwall 2017, LLC; Saddle Star Holdings, LLC; and Gwendolyn Reed for the approval of a Zoning Amendment to Planned Development District 79 (PD-79) [Ordinance No. 20-35] for the purpose of amending the development standards contained in Ordinance No. 20-35 for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 \& 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for SingleFamily 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and Featherstone Drive, and take any action necessary.

Thank you,

## Angelica Gamez

Planning \& Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

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


Case Number: Z2021-006
Case Name:
Case Type:
PD Amendment to Saddle Star Estates Zoning
Planned Development District 79 (PD-79)

Case Address: John King \& South of FM 552

## Date Created: 3/18/2021



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WINDSOR HOMES CUMBERLAND LLC
    1202 GIDEON WAY
    ROCKWALL, TX 75087
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WINDSOR HOMES CUMBERLAND LLC
    1207 GIDEON WAY
    ROCKWALL, TX 75087
PACESETTER HOMES LLC
    1211 GIDEON WAY
    ROCKWALL, TX 75087
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PACESETTER HOMES LLC
1215 GIDEON WAY
ROCKWALL, TX 75087
PACESETTER HOMES LLC
1304 GIDEON WAY
ROCKWALL, TX 75087
PACESETTER HOMES LLC
2004 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC 2008 GROVER LANE ROCKWALL, TX 75087

PACESETTER HOMES LLC 2012 GROVER LANE ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST ROCKWALL, TX 0

SADDLE STAR SOUTH HOLDINGS LLC
2106 JANET DR ROCKWALL, TX 75087

PACESETTER HOMES LLC 1204 MIDDLETON DRIVE ROCKWALL, TX 75087

PACESETTER HOMES LLC 1208 MIDDLETON DRIVE ROCKWALL, TX 75087

PACESETTER HOMES LLC 1212 MIDDLETON DRIVE ROCKWALL, TX 75087

PACESETTER HOMES LLC 1302 MIDDLETON DRIVE ROCKWALL, TX 75087

> PACESETTER HOMES LLC 1304 KIRKWOOD ROAD ROCKWALL, TX 75087

## PACESETTER HOMES LLC 2005 EVERT WAY ROCKWALL, TX 75087

> PACESETTER HOMES LLC 2009 EVERT WAY ROCKWALL, TX 75087

## PACESETTER HOMES LLC 2013 EVERT WAY ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2104 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2108 RANDAS WAY ROCKWALL, TX 75087

PACESETTER HOMES LLC 2105 GROVER LANE ROCKWALL, TX 75087

## WINDSOR HOMES CUMBERLAND LLC

 1210 GIDEON WAYROCKWALL, TX 75087

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PACESETTER HOMES LLC
1214 GIDEON WAY
ROCKWALL, TX 75087
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PACESETTER HOMES LLC 1303 MIDDLETON DRIVE ROCKWALL, TX 75087

PACESETTER HOMES LLC 14400 THE LAKES BLVD BUILDING C, SUITE 200 AUSTIN, TX 0

PACESETTER HOMES LLC 2007 GROVER LANE ROCKWALL, TX 75087

PACESETTER HOMES LLC<br>2011 GROVER LANE<br>ROCKWALL, TX 75087

PACESETTER HOMES LLC
2015 GROVER LANE
ROCKWALL, TX 75087

[^3]```
SADDLE STAR SOUTH HOLDINGS LLC
    2112 RANDAS WAY
    ROCKWALL, TX 75087
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SADDLE STAR SOUTH HOLDINGS LLC
2116 RANDAS WAY
ROCKWALL, TX 75087
STONE CREEK PH 10 LTD
2120 TOPAZ DR
ROCKWALL, TX 75087
STONE CREEK PH 10 LTD
2124 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2131 RANDAS WAY ROCKWALL, TX 75087

## SADDLE STAR SOUTH HOLDINGS LLC 2136 RANDAS WAY ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2201 RANDAS WAY ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2202 TOPAZ DR ROCKWALL, TX 75087

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SADDLE STAR SOUTH HOLDINGS LLC
    2204 SARAH DR
    ROCKWALL, TX 75087
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SADDLE STAR SOUTH HOLDINGS LLC 2207 MIRANDA LN ROCKWALL, TX 75087

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STONE CREEK PH 10 LTD
    2112 TOPAZ DR
    ROCKWALL, TX 75087
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PACESETTER HOMES LLC
2113 GROVER LANE
ROCKWALL, TX 75087

## STONE CREEK PH 10 LTD 2116 TOPAZ DR ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2121 RANDAS WAY ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2125 RANDAS WAY ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2132 RANDAS WAY ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2200 ROSS AVE SUITE 4200W DALLAS, TX 0

SADDLE STAR SOUTH HOLDINGS LLC 2202 MIRANDA LN ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2203 MIRANDA LN ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2206 RANDAS WAY ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2207 RANDAS WAY ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2120 RANDAS WAY ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2124 RANDAS WAY ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2128 RANDAS WAY ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2135 RANDAS WAY ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2201 MIRANDAL N ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2202 RANDAS WAY ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2204 MIRANDA LN ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2206 TOPAZ DR ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2208 MIRANDA LN ROCKWALL, TX 75087

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SADDLE STAR SOUTH HOLDINGS LLC
    2210 RANDAS WAY
    ROCKWALL, TX 75087
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SADDLE STAR SOUTH HOLDINGS LLC
2214 RANDAS WAY
ROCKWALL, TX 75087
STONE CREEK PH 10 LTD
2218 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2226 RANDAS WAY ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2238 RANDAS WAY ROCKWALL, TX 75087

## SADDLE STAR SOUTH HOLDINGS LLC 2303 MIRANDA LN ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2305 ROCKING HTRL ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2308 TOPAZ DR ROCKWALL, TX 75087

## SADDLE STAR SOUTH HOLDINGS LLC 2312 MIRANDA LN ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2210 TOPAZ DR
ROCKWALL, TX 75087
STONE CREEK PH 10 LTD
2214 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD 2220 TOPAZ DR ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2230 RANDAS WAY ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2242 RANDAS WAY ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2304 MIRANDA LN ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2307 MIRANDA LN ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2309 ROCKING HTRL ROCKWALL, TX 75087

STONE CREEK PH 10 LTD 2312 TOPAZ DR ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2316 MIRANDA LN ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2211 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2218 RANDAS WAY ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2222 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2234 RANDAS WAY ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2301 ROCKING HTRL ROCKWALL, TX 75087

STONE CREEK PH 10 LTD 2304 TOPAZ DR ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2308 MIRANDA LN ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2311 MIRANDA LN ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2313 ROCKING HTRL ROCKWALL, TX 75087

STONE CREEK PH 10 LTD 2316 TOPAZ DR ROCKWALL, TX 75087
SADDLE STAR SOUTH HOLDINGS LLC
2317 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 23220 MIRANDA LN ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2325 MIRANDA LN ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2328 MIRANDA LN ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2332 MIRANDA LN ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2336 MIRANDA LN ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2341 MIRANDA LN
ROCKWALL, TX 75087
SADDLE STAR SOUTH HOLDINGS LLC 2339 MIRANDA LN ROCKWALL, TX 75087

STONE CREEK PH 10 LTD 2402 TOPAZ DR ROCKWALL, TX 75087

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STONE CREEK PH 10 LTD
2414 TOPAZ DR ROCKWALL, TX 75087
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STONE CREEK PH 10 LTD 2508 TOPAZ DR ROCKWALL, TX 75087

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STONE CREEK PH 10 LTD 2515 TOPAZ DR ROCKWALL, TX 75087
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SADDLE STAR SOUTH HOLDINGS LLC 2321 ROCKING HTRL ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2324 MIRANDA LN ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2327 MIRANDA LN ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2331 MIRANDA LN ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2335 MIRANDA LN ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC 2340 MIRANDA LN ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2406 TOPAZ DR ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2504 TOPAZ DR ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
2511 TOPAZ DR ROCKWALL, TX 75087

STONE CREEK PH 10 LTD 2516 TOPAZ DR ROCKWALL, TX 75087

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REED GWENDOLYN
3 0 7 6 ~ H A Y S ~ L N
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ROCKWALL, TX 0

STONE CREEK PH 10 LTD 539 BRIDAL RANCH DR ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
541 GOOSE LAKE DR
ROCKWALL, TX 75087

STONE CREEK PH 10 LTD 545 GOOSE LAKE DR ROCKWALL, TX 75087

STONE CREEK PH 10 LTD 548 PETREL DR ROCKWALL, TX 75087

STONE CREEK PH 10 LTD 552 ALBATROSS DR ROCKWALL, TX 75087

R \& R HANCE INVESTMENTS LP 6946 SPERRY ST DALLAS, TX 0

STONE CREEK PH 10 LTD 8214 WESTCHESTER DR SUITE 710 DALLAS, TX 0

STONE CREEK PH 10 LTD 537 GOOSE LAKE DR ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
540 PETREL DR ROCKWALL, TX 75087

STONE CREEK PH 10 LTD 542 GOOSE LAKE DR ROCKWALL, TX 75087

STONE CREEK PH 10 LTD 545 PETREL DR ROCKWALL, TX 75087

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STONE CREEK PH 10 LTD 549 PETREL DR ROCKWALL, TX 75087
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ROCKWALLISD
625 FM 552
ROCKWALL, TX 75087

GIDEON GROVE ADDITION 2 LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 0

STONE CREEK PH 10 LTD 538 GOOSE LAKE DR ROCKWALL, TX 75087

STONE CREEK PH 10 LTD 541 BRIDAL RANCH DR ROCKWALL, TX 75087

## STONE CREEK PH 10 LTD

544 PETREL DR ROCKWALL, TX 75087

STONE CREEK PH 10 LTD 546 ALBATROSS DR ROCKWALL, TX 75087

STONE CREEK PH 10 LTD
551 PETREL DR
ROCKWALL, TX 75087

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 0

## WINDSOR HOMES CUMBERLAND LLC 8214 WESTCHESTER DR STE 710 <br> DALLAS, TX 0

## Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

## Case No. Z2021-006: Zoning Amendment to PD-79

Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners C. D. T. Rockwall 2017, LLC; Saddle Star Holdings, LLC; and Gwendolyn Reed for the approval of a Zoning Amendment to Planned Development District 79 (PD-79) [Ordinance No. 20-35] for the purpose of amending the development standards contained in Ordinance No. 20-35 for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 \& 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and Featherstone Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, April 13, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 19, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

## Ryan Miller

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, April 19, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.
Sincerely,

## Ryan Miller, AICP

Director of Planning \& Zoning


MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

-     -         - PLEASE RETURN THE BELOW FORM


## Case No. Z2021-006: Zoning Amendment to PD-79

Please place a check mark on the appropriate line below:
$\square$ I am in favor of the request for the reasons listed below.
$\square I$ am opposed to the request for the reasons listed below.

## Name:

## Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Exhibit C:<br>Garage Orientation

1. Type A Lots: $50 \%$ of the Type A lots may be configured in a traditional swing or modified swing (i.e. where a one (1) or two (2) car garage is situated facing the side property line and the driveway swings into the garage in a " j " configuration). On lots with a one (1) car garage configured in the modified swing a two (2) car garage will be required to be a setback behind the one (1) car garage. Garages with a traditional swing will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20 feet from the front façade of the singlefamily home.
2. 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.
c. Garage Orientation. This development shall adhere to the following garage orientation requirements:
3. Type A Lots. The Type $A$ lots (i.e. the blue and red lots depicted in Exhibit ' $B$ ') shall adhere to the following garage configurations: $50 \%$ of the Type $A$ lots shall be oriented in a traditional swing or j-swing garage orientation (i.e. where the two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration). These garages will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20 -feet from the front façade of the single-family home. The remaining $50 \%$ of the Type $A$ lots may be configured in a flat front ontry configuration with a minimum setback of 25 -foet (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 the permitted encroachments outline in Table 2 above.
a. $50 \%$ of the Type A lots may be oriented in a flat front entry configuration with a minimum setback of 25 -feet (i.e. allowing the garage to be flush with the front façade of the primary structure).
b. $50 \%$ of the Type A lots may be configured in a traditional swing or modified swing (i.e. where a one [1] or two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration). On lots with a one (1) car garage configured in the modified swing a two (2) car garage will be required to be setback behind the one (1) car garage. Garages with a traditional swing will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20 -feet from the front facade of the single-family home.
4. Type B Lots. The Type $B$ lots (i.e. the yellow lots depicted in Exhibit ' $B$ ') shall adhere to the following garage configurations:
a. $30 \%$ of the Type B lots may be oriented in a flat front entry configuration with a minimum setback of 25 -feet (i.e. allowing the garage to be flush with the front façade of the primary structure).

## CITY OF ROCKWALL

ORDINANCE NO. 20-35


#### Abstract

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [ORDINANCE NO. 19-40] THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS ON A 70.408-ACRE TRACT OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-03, 1-5 \& 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS $(\$ 2,000.00)$ FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.


WHEREAS, the City has received a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners CDT Rockwall/2017, LLC for the purpose of amending Planned Development District 79 (PD-79) [Ordinance No. 19-40] in order to change the development standards for a 70.408acre tract of land identified as Tracts 1, 1-03, 1-5 \& 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD79) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and John King Boulevard, and more fully described in Exhibit 'A' of this ordinance, which hereinafter shall be referred to as the Subject Property and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 79 [Ordinance No. 19-40] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No. 19-40;

SECTION 2. That the Subject Property shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the Subject Property shall generally be in accordance with the Planned Development Concept Plan, described in Exhibit 'B' of this ordinance, attached hereto and incorporated herein by reference as Exhibit ' $B$ ', which is deemed hereby to be a condition of approval of the amended zoning classification for the Subject Property;

SECTION 4. That development of the Subject Property shall generally be in accordance with the Development Standards, described in Exhibit 'C' of this ordinance, attached hereto and incorporated herein by reference as Exhibit ' $C$ ', which is deemed hereby to be a condition of approval of the amended zoning classification for the Subject Property;

SECTION 5. That development of the Subject Property shall be in conformance with the schedule listed below (except as set forth below with regard to simultaneous processing and approvals).
(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (including Subsections 5(b) through $5(g)$ below), shall be the exclusive procedures applicable to the subdivision and platting of the Subject Property.
(b) The following plans and plats shall be required in the order listed below (except as set forth below with regard to simultaneous processing and approvals). The City Council shall act on an application for an Open Space Master Plan in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
(1) Open Space Master Plan
(2) Master Plat
(3) PD Site Plan
(4) Preliminary Plat
(5) Final Plat
(c) Open Space Master Plan. An Open Space Master Plan for the Subject Property, prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
(d) Master Plat. A Master Plat for the Subject Property shall be submitted and shall identify the proposed timing of each phase of the proposed development. A Master Plat application may be processed by the City concurrently with a Open Space Master Plan for the development.
(e) PD Site Plan. A PD Site Plan covering all of the Subject Property shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A PD Site Plan application may be processed by the City concurrently with a Preliminary Plat application for the development.
(f) Preliminary Plat. A Preliminary Plat covering all of the Subject Property shall be submitted and shall include a Treescape Plan. A Preliminary Plat application may be processed by the City concurrently with a PD Site Plan application for the development.
(g) Final Plat. Prior to the issuance of any building permits, a Final Plat, conforming to the Preliminary Plat, for all of the Subject Property shall be submitted for approval.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the Unified Development Code), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. 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 $8^{\text {TH }}$ DAY OF SEPTEMBER, 2020.

## ATTEST:



Frank J. Garza, City Attorney

$1^{\text {st }}$ Reading: August 17, 2020
$2^{\text {nd }}$ Reading: September 8, 2020

Exhibit ' A ':<br>Legal Description and Survey

## TRACT 1:

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, LP., 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 Vol u me 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 King Boulevard (120' right-of-way) at the com mon 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 $72^{\circ} 06^{\prime} 44^{\prime \prime}$ West along the common northeasterly line of said John King 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 $44^{\circ} 02^{\prime} 06^{\prime \prime}$ West, a distance of 1,073.12feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of $56^{\circ} 09^{\prime} 19^{\prime \prime}$, an arc distance of $1,117.31$-feet to a $1 / 2^{\prime \prime}$ 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 $00^{\circ} 38^{\prime} 27^{\prime \prime}$ West continuing along the east right-of-way line of said John King Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

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

THENCE North $00^{\circ} 38^{\prime} 27^{\prime \prime}$ West along the east line of said Part 2, a distance of 40.00 feet to a $1 / 2^{\prime \prime}$ 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 $89^{\circ} 38^{\prime} 05^{\prime \prime}$ East along the common line of last mentioned tracts, at 1,051.89 feet passing a $1 / 2^{\prime \prime}$ iron rod found for the southeast corner of said Reed tract com mon 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 $3 / 8^{\prime \prime}$ iron rod found for the com mon 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 $01^{\circ} 17^{\prime} 27^{\prime \prime}$ East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a $1 / 2^{\prime \prime}$ iron rod found for the southwest corner of said Block $A$, and being the northwest corner of said 29.185 acre tract;

THENCE South $01^{\circ} 30^{\prime} 45^{\prime \prime}$ 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.

## Exhibit ' $A$ ':

Legal Description and Survey

## TRACT 2:

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 $1 / 2^{\prime \prime}$ iron rod found for corner near the edge of an asphalt surface in the east margin of Hays Road, said point 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 $89^{\circ} 26^{\prime} 12^{\prime \prime}$ East along the common line of last mentioned tracts, a distance of 1,092.52-feet to a $1 / 2^{\prime \prime}$ 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 $00^{\circ} 30^{\prime} 07^{\prime \prime}$ East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a $1 / 2^{\prime \prime}$ 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 $89^{\circ} 38^{\prime} 05^{\prime \prime}$ West along the common line of said Second Tract and said Reed tract, a distance of 1,086 .19-feet to a $1 / 2^{\prime \prime}$ iron rod found at the southwest corner of said Reed tract and being in the east margin of said Hays Road;

THENCE North $01^{\circ} 19^{\prime} 17^{\prime \prime}$ 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 3:

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 $1 / 2^{\prime \prime}$ 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 $01^{\circ} 10^{\prime} 15^{\prime \prime}$ 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 $1 / 2^{\prime \prime}$ 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 $89^{\circ} 26^{\prime} 26^{\prime \prime}$ 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 $1 / 2^{\prime \prime}$ iron rod with a yellow cap stamped " 5034 " bears South $68^{\circ} 26^{\prime} 26^{\prime \prime}$ West, a distance of 0.18 feet;

## Exhibit ' A ': <br> Legal Description and Survey

THENCE South $00^{\circ} 32^{\prime} 13^{\prime \prime}$ East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a $1 / 2^{\prime \prime}$ iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South $89^{\circ} 26^{\prime} 12^{\prime \prime}$ 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.

Exhibit ' $B$ ':
Concept Plans


Exhibit 'B':
Concept Plans


## Exhibit ' C ': <br> Development Standards

## Development Standards.

1. Permitted Uses. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), are allowed on the Subject Property.
2. Lot Composition and Layout. The lot layout and composition shall generally conform to the Concept Plan depicted in Exhibit ' $B$ ' and stated in Table 1, which is as follows:

Table 1: Lot Composition

| Lot Type | Minimum Lot Size <br> $(F T)$ | Minimum Lot Size <br> $(S F)$ | Dwelling Units (\#) | Dwelling Units (\%) |
| :---: | :---: | :---: | :---: | :---: |
| $A$ | $70^{\prime} \times 125^{\prime}$ | $8,750 \mathrm{SF}$ | 143 | $78.41 \%$ |
| $B$ | $80^{\prime} \times 125^{\prime}$ | $10,000 \mathrm{SF}$ | 33 | $21.59 \%$ |
| Maximum Permitted Units: |  |  |  |  |
|  |  | 176 | $100.00 \%$ |  |

3. Density and Dimensional Requirements. Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article 05, District Development Standards, of the Unified Development Code (UDC) are applicable to all development on the Subject Property. The maximum permissible density for the Subject Property shall not exceed 2.50 dwelling units per gross acre of land; however, in no case should the proposed development exceed 176 units. All lots shall conform to the standards depicted in Table 2, which is as follows:

Table 2: Lot Dimensional Requirements

| Lot Type > | A | $B$ |
| :---: | :---: | :---: |
| Minimum Lot Width ${ }^{(1)}$ | 70' | 80' |
| Minimum Lot Depth | 125' | 125' |
| Minimum Lot Area | 8,750 SF | 10,000 SF |
| Minimum Front Yard Setback ${ }^{(2)}$ \& (5) | 20' | 20' |
| Minimum Side Yard Setback | 5 | 5 |
| Minimum Side Yard Setback (Adjacent to a Street) ${ }^{(2) ~ \& ~(5) ~}$ | 10' | 10' |
| Minimum Length of Driveway Pavement | $25^{\prime}$ | $25^{\prime}$ |
| Maximum Height ${ }^{(3)}$ | $30^{\prime}$ | 30' |
| Minimum Rear Yard Setback ${ }^{(4)}$ | $20^{\prime}$ | 20' |
| Minimum Area/Dwelling Unit (SF) | 2,700 SF | 2,700 SF |
| Maximum Lot Coverage | 65\% | 65\% |
| Permitted Encroachment into Required Setbacks ${ }^{(5)}$ | Allowed | Allowed |

## General Notes:

${ }^{1}$ : The minimum lot width shall be measured at the Front Yard Building Setback.
2. The location of the Front Yard Building Setback as measured from the front property line.
3. The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single-family home.
4: As measured from the rear yard property line.
5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [a Sunroom is an enclosed room no more than 15feet in width that has glass on at least $50 \%$ of each of the encroaching faces].
4. Building Standards. All development shall adhere to the following building standards:

## Exhibit ' C ': <br> Development 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.
c. Garage Orientation. This development shall adhere to the following garage orientation requirements:

1. Type A Lots. $50 \%$ of the Type $A$ lots shall be oriented in a traditional swing or $j$ swing garage orientation (i.e. where the two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration). These garages will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20 -feet from the front façade of the single-family home. The remaining $50 \%$ of the Type $A$ lots may be configured in a flat front entry configuration with a minimum setback of 25 -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 the permitted encroachments outline in Table 2 above.
2. Type $B$ Lots. The Type $B$ lots (i.e. the yellow lots depicted in Exhibit ' $B$ ') shall adhere to the following garage configurations:
a. $30 \%$ of the Type $B$ lots may be oriented in a flat front entry configuration with a minimum setback of 25 -feet (i.e. allowing the garage to be flush with the front façade of the primary structure).
b. $70 \%$ of the Type $B$ lots may be configured in a traditional swing or modified swing (i.e. where a one [1] or two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration). On lots with a one (1) car garage configured in the modified swing a two (2) car garage will be required to be setback behind the one (1) car garage. Garages with a traditional swing will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20 -feet from the front façade of the single-family home.
3. Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see the illustration below).

## Exhibit ' C ':

Development Standards
Table 3: Anti-Monotony Matrix

| Lot Type | Minimum Lot Size | Elevation Features |
| :---: | :---: | :---: |
| A | $70^{\prime} \times 125^{\prime}$ | $(1),(2),(3),(4)$ |
| B | $80^{\prime} \times 125^{\prime}$ | (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 subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
4. Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (3-Tab Roofing Shingles are prohibited).


Exhibit ' C ':<br>Development Standards

Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.

6. Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

1. Wood Fences. All wood fences shall be constructed of a standard fencing material (minimum of $1 / 2$ " thickness or better; spruce fencing will not be allowed), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the public side facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
2. Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
3. Corner Lots. Corner lots fences (i.e. adjacent to the street) shall provide masonry columns at 45 -feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid board-on-board panel fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
4. Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

## Exhibit ' C ': <br> Development Standards

7. Landscape and Hardscape Standards.
a. Landscape. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:
8. Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
9. Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.
b. Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
10. Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 50 -foot landscape buffer shall be provided along the frontage of John King Boulevard (outside of and beyond any required right-of-way dedication), and shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30 -inches and a maximum height of 48 -inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100 -feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot curvilinear sidewalk situated within the 50 -foot landscape buffer adjacent to John King Boulevard.
c. Streetscape Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by Section 7(1) of this ordinance in the following sizes and proportions:
11. Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
12. Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.
d. Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

## Exhibit 'C': <br> Development Standards

e. Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
8. Street. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
9. Lighting. Light poles shall not exceed 20 -feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.
10. Sidewalks. At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.
11. Buried Utilities. New distribution power-lines required to serve the Subject Property shall be placed underground, whether such lines are located internally or along the perimeter of the Subject Property, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the Subject Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
12. Open Space. The development shall consist of a minimum of $20 \%$ open space (or 14.082acres), and generally conform to the Concept Plan contained in Exhibit 'B' of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

Continued on Next Page ...
13. Trail Rest Area. The developer shall be responsible for the construction of a Trail Rest Area that generally conforms to the rest area depicted in Figure 1 (below).

Figure 1: Trail Rest Area Concept

## Exhibit ' C ':

Development Standards


Trail Rest Area Concept $366^{n}=1^{n}$
14. Neighborhood Signage. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan.
15. Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.
16. Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

## Duncanville

Saddle Star Estates

## Design Options

- Additional Bedrooms
- Additional Bathrooms
- Garage Layouts
- Covered Porches
- Specialty Rooms

Visit our website to view the above design
options, additional elevations and other
modifications that may be available.


Elevation A


Elevation B

## Crockett

## Saddle Star Estates

## Design Options

- Additional Bedrooms
- Additional Bathrooms
- Garage Layouts
- Covered Porches
- Specialty Rooms

Visit our website to view the above design options, additional elevations and other modifications that may be available.


Elevation A


Elevation B


Elevation D

## Built Around You

Tuscola

## Saddle Star Estates

## Design Options

- Additional Bedrooms
- Additional Bathrooms
- Garage Layouts
- Covered Porches
- Specialty Rooms
Visit our website to view the above design
options, additional elevations and other
modifications that may be available.


Elevation A


Elevation C


Elevation D

## Built Around You

Winfield

## Saddle Star Estates

## Design Options

- Additional Bedrooms
- Additional Bathrooms
- Garage Layouts
- Covered Porches
- Specialty Rooms

Visit our website to view the above design options, additional elevations and other modifications that may be available.


Elevation A


Elevation B


Elevation C


Design Options

- Additional Bedrooms
- Additional Bathrooms
- Garage Layouts
- Covered Porches
- Specialty Rooms

| Visit our website to view the above design |
| :--- |
| options, additional elevations and other |
| modifications that may be available. |



Elevation A


Elevation B

## Hemphill

## Saddle Star Estates



Design Options

- Additional Bedrooms
- Additional Bathrooms
- Garage Layouts
- Covered Porches
- Specialty Rooms

Visit our website to view the above design options, additional elevations and other modifications that may be available.


Elevation A


Elevation B

## CITY OF ROCKWALL

ORDINANCE NO. 21-XX


#### Abstract

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [ORDINANCE NO. 20-35] THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS ON A 70.408-ACRE TRACT OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-03, 1-5 \& 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT ' $A$ '; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS $(\$ 2,000.00)$ FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.


WHEREAS, the City has received a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners CDT Rockwall/2017, LLC for the purpose of amending Planned Development District 79 (PD-79) [Ordinance No. 20-35] in order to change the development standards for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 \& 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and John King Boulevard, and more fully described in Exhibit 'A' of this ordinance, which hereinafter shall be referred to as the Subject Property and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 79 [Ordinance No. 20-35] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No. 20-35;

SECTION 2. That the Subject Property shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the Subject Property shall generally be in accordance with the Planned Development Concept Plan, described in Exhibit ' $B$ ' of this ordinance, attached hereto and incorporated herein by reference as Exhibit ' $B$ ', which is deemed hereby to be a condition of approval of the amended zoning classification for the Subject Property;

SECTION 4. That development of the Subject Property shall generally be in accordance with the Development Standards, described in Exhibit ' $C$ ' of this ordinance, attached hereto and incorporated herein by reference as Exhibit ' $C$ ', which is deemed hereby to be a condition of approval of the amended zoning classification for the Subject Property;

SECTION 5. That development of the Subject Property shall be in conformance with the schedule listed below (except as set forth below with regard to simultaneous processing and approvals).
(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (including Subsections 5(b) through 5(g) below), shall be the exclusive procedures applicable to the subdivision and platting of the Subject Property.
(b) The following plans and plats shall be required in the order listed below (except as set forth below with regard to simultaneous processing and approvals). The City Council shall act on an application for an Open Space Master Plan in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
(1) Open Space Master Plan
(2) Master Plat
(3) PD Site Plan
(4) Preliminary Plat
(5) Final Plat
(c) Open Space Master Plan. An Open Space Master Plan for the Subject Property, prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
(d) Master Plat. A Master Plat for the Subject Property shall be submitted and shall identify the proposed timing of each phase of the proposed development. A Master Plat application may be processed by the City concurrently with a Open Space Master Plan for the development.
(e) PD Site Plan. A PD Site Plan covering all of the Subject Property shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A PD Site Plan application may be processed by the City concurrently with a Preliminary Plat application for the development.
(f) Preliminary Plat. A Preliminary Plat covering all of the Subject Property shall be submitted and shall include a Treescape Plan. A Preliminary Plat application may be processed by the City concurrently with a PD Site Plan application for the development.
(g) Final Plat. Prior to the issuance of any building permits, a Final Plat, conforming to the Preliminary Plat, for all of the Subject Property shall be submitted for approval.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the Unified Development Code), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. 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 $3^{\text {RD }}$ DAY OF MAY, 2021.

ATTEST:
Jim Pruitt, Mayor


## TRACT 1:

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, LP., 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 Vol u me 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 King Boulevard (120' right-of-way) at the com mon 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 $72^{\circ} 06^{\prime} 44^{\prime \prime}$ West along the common northeasterly line of said John King 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 $44^{\circ} 02^{\prime} 06^{\prime \prime}$ 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 $56^{\circ} 09^{\prime} 19^{\prime \prime}$, an arc distance of $1,117.31$-feet to a $1 / 2^{\prime \prime}$ 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 $00^{\circ} 38^{\prime} 27^{\prime \prime}$ West continuing along the east right-of-way line of said John King Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

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

THENCE North $00^{\circ} 38^{\prime} 27^{\prime \prime}$ West along the east line of said Part 2, a distance of 40.00 feet to a $1 / 2^{\prime \prime}$ 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 $89^{\circ} 38^{\prime} 05^{\prime \prime}$ East along the common line of last mentioned tracts, at 1,051.89 feet passing a $1 / 2^{\prime \prime}$ iron rod found for the southeast corner of said Reed tract com mon 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 com mon 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 $01^{\circ} 17^{\prime} 27^{\prime \prime}$ East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a $1 / 2^{\prime \prime}$ iron rod found for the southwest corner of said Block $A$, and being the northwest corner of said 29.185 acre tract;

THENCE South $01^{\circ} 30^{\prime} 45^{\prime \prime}$ 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 2:

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 $1 / 2^{\prime \prime}$ iron rod found for corner near the edge of an asphalt surface in the east margin of Hays Road, said point 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 $89^{\circ} 26^{\prime} 12^{\prime \prime}$ East along the common line of last mentioned tracts, a distance of 1,092.52feet to a $1 / 2^{\prime \prime}$ 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 $00^{\circ} 30^{\prime} 07^{\prime \prime}$ East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a $1 / 2^{\prime \prime}$ 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 $89^{\circ} 38^{\prime} 05^{\prime \prime}$ West along the common line of said Second Tract and said Reed tract, a distance of $1,086.19$-feet to a $1 / 2^{\prime \prime}$ iron rod found at the southwest corner of said Reed tract and being in the east margin of said Hays Road;

THENCE North $01^{\circ} 19^{\prime} 17^{\prime \prime}$ 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 3:
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 $1 / 2^{\prime \prime}$ 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 $01^{\circ} 10^{\prime} 15^{\prime \prime}$ 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 $1 / 2^{\prime \prime}$ 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 $89^{\circ} 26^{\prime} 26^{\prime \prime}$ 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 $1 / 2^{\prime \prime}$ iron rod with a yellow cap stamped " 5034 " bears South $68^{\circ} 26^{\prime} 26^{\prime \prime}$ West, a distance of 0.18 feet;

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

THENCE South $89^{\circ} 26^{\prime} 12^{\prime \prime}$ 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.




## Development Standards.

1. Permitted Uses. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), are allowed on the Subject Property.
2. Lot Composition and Layout. The lot layout and composition shall generally conform to the Concept Plan depicted in Exhibit ' $B$ ' and stated in Table 1, which is as follows:

Table 1: Lot Composition

3. Density and Dimensional Requirements. Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article 05, District Development Standards, of the Unified Development Code (UDC) are applicable to all development on the Subject Property. The maximum permissible density for the Subject Property shall not exceed 2.50 dwelling units per gross acre of land; however, in no case should the proposed development exceed 176 units. All lots shall conform to the standards depicted in Table 2, which is as follows:
Table 2: Lot Dimensional Requirements

| Lot Type > | A | $B$ |
| :---: | :---: | :---: |
| Minimum Lot Width ${ }^{(1)}$ | $70^{\prime}$ | 80' |
| Minimum Lot Depth | 125' | 125' |
| Minimum Lot Area | 8,750 SF | 10,000 SF |
| Minimum Front Yard Setback ${ }^{(2)}$ \& (5) | 20' | $20^{\prime}$ |
| Minimum Side Yard Setback | 5 | 5 |
| Minimum Side Yard Setback (Adjacent to a Street) ${ }^{(2)}$ \& (5) | 10' | 10' |
| Minimum Length of Driveway Pavement | $25^{\prime}$ | 25 |
| Maximum Height ${ }^{(3)}$ | 30' | 30' |
| Minimum Rear Yard Setback ${ }^{(4)}$ | 20' | 20' |
| Minimum Area/Dwelling Unit (SF) | 2,700 SF | 2,700 SF |
| Maximum Lot Coverage | 65\% | 65\% |
| Permitted Encroachment into Required Setbacks ${ }^{(5)}$ | Allowed | Allowed |

## General Notes.

1: The minimum lot width shall be measured at the Front Yard Building Setback.
2. The location of the Front Yard Building Setback as measured from the front property line.
${ }^{3}$ : The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the singlefamily home.
4: As measured from the rear yard property line.
5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [a Sunroom is an enclosed room no more than 15 -feet in width that has glass on at least $50 \%$ of each of the encroaching faces].

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.
c. Garage Orientation. This development shall adhere to the following garage orientation requirements:

1. Type A Lots. The Type $A$ lots (i.e. the blue and red lots depicted in Exhibit ' $B$ ') shall adhere to the following garage configurations:
a. $50 \%$ of the Type A lots may be oriented in a flat front entry configuration with a minimum setback of 25 -feet (i.e. allowing the garage to be flush with the front façade of the primary structure).
b. $50 \%$ of the Type $A$ lots may be configured in a traditional swing or modified swing (i.e. where a one [1] or two [2] car garage is situated facing the side property line and the driveway swings into the garage in a ' $j$ ' configuration). On lots with a one (1) car garage configured in the modified swing a two (2) car garage will be required to be setback behind the one (1) car garage. Garages with a traditional swing will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20 -feet from the front façade of the single-family home.
2. Type B Lots. The Type B lots (i.e. the yellow lots depicted in Exhibit ' $B$ ') shall adhere to the following garage configurations:
a. $30 \%$ of the Type B lots may be oriented in a flat front entry configuration with a minimum setback of 25 -feet (i.e. allowing the garage to be flush with the front façade of the primary structure).
b. $70 \%$ of the Type $B$ lots may be configured in a traditional swing or modified swing (i.e. where a one [1] or two [2] car garage is situated facing the side property line and the driveway swings into the garage in a 'j' configuration). On lots with a one (1) car garage configured in the modified swing a two (2) car garage will be required to be setback behind the one (1) car garage. Garages with a traditional swing will be permitted to have a one (1) car garage facing the street if it is setback a minimum of 20 -feet from the front façade of the single-family home.
3. 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

| Lot Type | Minimum Lot Size | Elevation Features |
| :---: | :---: | :---: |
| A | $70^{\prime} \times 125^{\prime}$ | $(1),(2),(3),(4)$ |
| B | $80^{\prime} \times 125^{\prime}$ | $(1),(2),(3),(4)$ |

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 subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
4. Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (3-Tab Roofing Shingles are prohibited).


Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.


Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.

6. Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

1. Wood Fences. All wood fences shall be constructed of a standard fencing material (minimum of $1 / 2$ " thickness or better; spruce fencing will not be allowed), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the public side facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
2. Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
3. Corner Lots. Corner lots fences (i.e. adjacent to the street) shall provide masonry columns at 45 -feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid board-on-board panel fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
4. Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
5. Landscape and Hardscape Standards.
a. Landscape. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:
6. Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
7. Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.
b. Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
8. Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 50 -foot landscape buffer shall be provided along the frontage of John King Boulevard (outside of and beyond any required right-of-way dedication), and shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30 -inches and a maximum height of 48 -inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100 -feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot curvilinear sidewalk situated within the 50 -foot landscape buffer adjacent to John King Boulevard.
c. Streetscape Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by Section 7(1) of this ordinance in the following sizes and proportions:
9. Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
10. Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.
d. Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation
installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.
e. Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
8. Street. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
9. Lighting. Light poles shall not exceed 20 -feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.
10. Sidewalks. At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.
11. Buried Utilities. New distribution power-lines required to serve the Subject Property shall be placed underground, whether such lines are located internally or along the perimeter of the Subject Property, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the Subject Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
12. Open Space. The development shall consist of a minimum of $20 \%$ open space (or 14.082-acres), and generally conform to the Concept Plan contained in Exhibit ' $B$ ' of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).
13. Trail Rest Area. The developer shall be responsible for the construction of a Trail Rest Area that generally conforms to the rest area depicted in Figure 1 (below).

Figure 1: Trail Rest Area Concept

14. Neighborhood Signage. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan.
15. Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 3815 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.
16. Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

MEMORANDUM

| TO: | Mary Smith, Interim City Manager |
| :--- | :--- |
| CC: | Honorable Mayor and City Council |
| FROM: | Ryan Miller, Director of Planning and Zoning |
| DATE: | April 19, 2021 |
| SUBJECT: | Z2021-007; ZONING CHANGE (AG TO PD) FOR THE KLUTTS FARM |

Attachments
Case Memo
Development Application
Location Map
HOA Notification Map
Property Owner Notification Map
Property Owner Notification List
Public Notice
Property Owner Notifications
For and Against Map
Survey
Concept Plan
South Central Residential District
Harry Myers Park Exhibit
Draft Ordinance
Summary/Background Information
Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg
Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of
an ordinance for a Zoning Change from an Agricultural (AG) District to a Planned Development
District for Single-Family 7 (SF-7) District land uses on a 196.009-acre tract of land identified as
Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County,
Texas, zoned Agricultural (AG) District, generally located at the northeast corner of the
intersection of FM-549 and FM-1139, and take any action necessary (1st Reading).

Action Needed
The City Council is being asked to approve, approve with condition, or deny the Zoning Change.

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:
DATE:
APPLICANT:
CASE NUMBER:

Mayor and City Council
April 19, 2021
Kevin Harrell; Skorburg Company
Z2021-007; Zoning Change (AG to PD) for the Klutts Farm

ORANGE: Changes proposed by the applicant based on the recommendation of the Planning and Zoning Commission.

## SUMMARY

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

## BACKGROUND

A 103.142-acre portion of the subject property was annexed on June 15, 1998 by Ordinance No. 98-20. The remainder of the subject property was annexed on October 4, 2010 by Ordinance No. 10-27. At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. Currently situated on the subject property is an old farmhouse, which is $1,860 \mathrm{SF}$ in size and was constructed in 1889 by William Lawson Lawhorn (known as the Lawhorn Farm House). In addition, -- based on current aerial images -- there appears to be two (2) agricultural accessory buildings (of an undetermined size) on the property. No additional changes or improvements have been made to the subject property since its annexation, and the property has remained zoned Agricultural (AG) District.


FIGURE 1: LAWHORN FARM HOUSE.

## PURPOSE

On March 19, 2021, the applicant -- Kevin Harrell of the Skorburg Company -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF7) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 526 -lot single-family, residential subdivision that will consists of four (4) lot sizes (i.e. [A] 408, $62^{\prime} \times 120^{\prime}$; [B] 95, 72' x 120'; [C] 13, 82' x 120'; and [D] 10, 100' x $120^{\prime}$ '). NOTE: Based on the changes requested/recommended by the Planning and Zoning Commission the revised lot count is as follows: [A] 396, $62^{\prime} \times 120^{\prime} ;[B] ~ 109, ~ 72^{\prime} \times 120^{\prime} ; ~[C] ~ 11, ~ 82^{\prime} \times 120^{\prime} ;$ and [D] 10, $100^{\prime} \times 120^{\prime}$.

## ADJACENT LAND USES AND ACCESS

The subject property is located northeast of the intersection of FM-549 and FM-1139. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall followed by residential properties situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall. This area includes the Woolridge

Estates and Willow Ridge Subdivisions. Beyond this is the corporate limits of the City of Rockwall followed by Phase 3 of the Fontanna Ranch Subdivision, which is zoned Planned Development District 67 (PD-67) for SingleFamily 16 (SF-16) District land uses.

South: Directly south of the subject property is FM-1139, which is identified as a M4U (i.e. major collector, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are the corporate limits of the City of Rockwall followed by residential properties situated within the City of McLendon-Chisolm's Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property are the corporate limits of the City of Rockwall. Beyond this are the corporate limits of the City of Rockwall followed by residential properties situated within the City of McLendon-Chisolm's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is FM-549, which is identified as a TXDOT4D (i.e. a Texas Department of Transportation [TXDOT], four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are eight (8) single-family residential homes zoned Single-Family Estate 2.0 (SFE-2.0) District, and eight (8) single-family residential homes zoned Single-Family Estate 4.0 (SFE-4.0) District. East of these properties is Phase 1 of the Somerset Park Subdivision, which consists of 152 single-family residential homes on 56.43 -acres. This subdivision is zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses.


FIGURE 2: LOCATION MAP.

## CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 196.009-acre subject property will be broken down into 526 single-family residential lots that will consist of four (4) lot types (i.e. $62^{\prime} \times 120^{\prime}, 72^{\prime} \times 120^{\prime}, 82^{\prime} \times 120^{\prime}$, and $100^{\prime} \times 120^{\prime}$ ). More specifically, the development will incorporate 408, $62^{\prime} \times 120^{\prime}$ lots (i.e. a minimum of 7,440 SF); $95,72^{\prime} \times 120^{\prime}$ lots (i.e. a minimum of 8,640 SF); $13,82^{\prime} \times 120^{\prime}$ lots (i.e. a minimum of 9,840 SF); and $10,100^{\prime} \times 120^{\prime}$ lots (i.e minimum of 12,000 SF), which equates to an average lot size of $7,802,74 \mathrm{SF}$. More specifically, the development will incorporate $396,62^{\prime} \times 120^{\prime}$ ' Iots (i.e. a minimum of 7,440 SF); $109,72^{\prime} \times 120^{\prime}$ ' lots (i.e. a minimum of 8,640 SF); $11,82^{\prime} \times 120^{\prime}$ lots (i.e. a minimum of 9,840 SF); and $10,100^{\prime} \times 120^{\prime}$ lots (i.e. minimum of 12,000 SF), which equates to an average lot size of $7,825.55 \mathrm{SF}$. This would translate to a density of $\underline{2.68}$ dwelling units per acre for the total development.

The minimum dwelling unit size (i.e. air-condition space) will range from $2,200 \mathrm{SF}$ to $2,800 \mathrm{SF}$. According to the applicant, the proposed housing product will be of the same quality as the Breezy Hill and Stone Creek Subdivisions, but will incorporate updated floor plans. Staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of $90 \%$ masonry (with a minimum of $85 \%$ masonry on each façade), and be subject to the City's upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to $50 \%$ cementitous fiberboard utilized in a horizontal lap-siding, board-and-batten siding, or decorative pattern to allow a more Traditional Neighborhood Design product (also referred to as Gingerbread). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 7 (SF-7) District. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

## TABLE 1: LOT COMPOSITION

| Lot Type | Minimum Lot Size (FT) | Minimum Lot Size (SF) | Dwelling Units (\#) | Dwelling Units (\%) |
| :---: | :---: | :---: | :---: | :---: |
| $A$ | $62^{\prime} \times 120^{\prime}$ | 7,440 SF | 408396 | $77.5775 .29 \%$ |
| $B$ | $72^{\prime} \times 120^{\prime}$ | 8,640 SF | 95109 | $18.0620 .72 \%$ |
| $C$ | $82^{\prime} \times 120^{\prime}$ | 9,840 SF | 1311 | $02.4702 .09 \%$ |
| $D$ | $100^{\prime} \times 120^{\prime}$ | 12,000 SF | 10 | $01.90 \%$ |
|  |  | Maximum Permitted Units: | 526 | $100.00 \%$ |

## TABLE 2: LOT DIMENSIONAL REQUIREMENTS

| Lot Type (see Concept Plan) | A | B | C | D |
| :---: | :---: | :---: | :---: | :---: |
| Minimum Lot Width ${ }^{(1)}$ | 62 ' | 72' | 82' | 100' |
| Minimum Lot Depth | 120' | 120' | 120' | 120' |
| Minimum Lot Area | 7,440 SF | 8,640 SF | 9,840 SF | 12,000 SF |
| Minimum Front Yard Setback ${ }^{(2), ~(5) ~ \& ~(6) ~}$ | 20' | 20' | 20' | 20' |
| Minimum Side Yard Setback | 6 | 6 | 6 ' | 6 |
| Minimum Side Yard Setback (Adjacent to a Street) ${ }^{(2)}$ \& (5) | 20' | 20' | 20' | 20' |
| Minimum Length of Driveway Pavement | 25 | 25 | 25 | 25 |
| Maximum Height ${ }^{(3)}$ | 36' | 36' | 36' | 36' |
| Minimum Rear Yard Setback ${ }^{(4)}$ | 10' | 10' | 10' | 10' |
| Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] ${ }^{(7)}$ | 2,200 SF | 2,600 SF | 2,800 SF | 2,800 SF |
| Maximum Lot Coverage | 65\% | 65\% | 65\% | 65\% |

## General Notes:

1: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20\% as measured at the front property line provided that the lot width will be met at the Front Yard Building Setback. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in Table 1.
${ }^{2}$ : The location of the Front Yard Building Setback as measured from the front property line.
3: The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single-family home.
4. The location of the Rear Yard Building Setback as measured from the rear property line.

5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks. A sunroom is an enclosed room no more than 15 -feet in width that has glass on at least $50 \%$ of each of the encroaching faces.
${ }^{6}$ : Type ' $A$ ' Lots that incorporate a flat-front entry garage configuration shall be required to have a minimum setback of 25 -feet.
7: All lots that have a rear yard that faces onto FM-549 shall be permitted to have a minimum area/dwelling unit (air-conditioned space) of 2,800 SF.

The proposed concept plan shows that the development will consist of 10.01 -acres of open space (which includes a dog park), a 1.517 -acre amenity center, and a 51.8 -acre public park. This represents a total of 63.327 -acre (or $32.31 \%$ ) of the site being dedicated to open space/amenity. This exceeds the total required open space of $20.00 \%$ (or 39.20 -acres) by $12.31 \%$ (or $24.127-$ acres). In addition, the applicant has indicated that the proposed development will provide a six (6) foot meandering trail along the frontage of FM-549 and from the amenity center to the proposed public park. The applicant has also indicated that the building materials for the amenity center will incorporate materials from the old farmhouse currently on the subject property. All
of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

## INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:
(1) Roadways. All of the residential streets will need to have a minimum of 50 -feet of right-of-way with a 29 -foot back-to-back concrete street; however, any roadway adjacent to the proposed public park will need to have a minimum of 60 -feet of right-of-way with a 41 -foot back-to-back concrete street. Since the Texas Department of Transportation (TXDOT) will be widening and improving FM-549 in July of 2021, no improvements are necessary for this roadway.
(2) Water. The applicant shall be required to provide a letter from Blackland Water Supply Corporation -- the holder of the Certificate of Convenience and Necessity (CCN) for a portion of the subject property -- stating that they can serve domestic and fire protection meeting the City's minimum standards for the portion of the property that is located within their CCN. As an alternative, the applicant can pursue opting out of the Blackland Water Supply Corporation's CCN. Any water system utilized to provide water to the site will be required to utilize a minimum of an eight (8) inch line that is to be looped through the subject property.
(3) Wastewater. The applicant will need to connect the subdivision to the City's existing sanitary sewer system. This includes extending a minimum of an eight (8) inch wastewater line connecting the subject property to the existing Long Branch Lift Station. Existing pro-rata agreements will also need to be paid for the Long Branch and both FM-3097 Lift Stations in the amount of $\$ 545.38 /$ acre and $\$ 432.74 /$ acre. In addition, both of the FM-3097 Lift Stations will need to be upgraded to ultimate capacity (i.e. pumps, electrical equipment, generators, and any other appurtenances) if more than 242 lots are constructed. Since the applicant is proposing to increase the densities that are called for on the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, an infrastructure study will need to be performed to determine the impact to the existing system, and the capacity and necessary improvements to all lift stations needed to sufficiently serve the development.
(4) Drainage. The applicant shall be required to perform a flood study to delineate the fully developed 100 -year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for the existing ponds on the subject property.

## CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's Standards of Design and Construction Manual in the following ways:
(1) Alleyways. The Engineering Department's Standards of Design and Construction Manual stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the Standards of Design and Construction Manual]
(2) Garage Configuration. The Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20 -feet behind the front building façade for front entry garages unless it is a J-Swing [or traditional swing] garage where the garage door is perpendicular to the street."

Applicant's Response to (1) \& (2): In lieu of providing the required alleyways, the applicant is proposing to provide 75 80\% J-Swing or Traditional Swing garages and $2520 \%$ Flat Front Entry garages (i.e. where the garage is even with the front façade). This translates to 32.11 25.74\% (i.e. 131 105) of the Type 'A' Lots (i.e. 62 ' $\times 120$ ' lots) being Flat Front Entry with all of the Type ' $B$ ', ' $C$ ', \& ' $D$ ' Lots (i.e. Type ' $B$ ': 72 ' x 120 ' lots; Type ' $C$ ': 82 ' x 120 ' lots; and Type ' $D$ ': 100 ' x 120 ' lots) being
in a J-Swing or Traditional Swing garage configuration. As a compensatory measure the applicant is proposing to increase the front yard building setback from 20 -feet to 25 -feet for homes that have a Flat Front Entry garage configuration. The applicant is also proposing to provide decorative wood garage doors or garage doors that incorporate a wood overlay on an insulated metal door. All garage doors will also incorporate carriage style hardware. In addition, the applicant will still have the ability to provide Recessed Front Entry garages (i.e. where the front of the garage is setback a minimum of 20feet from the front façade of the house) on all lots.
(3) Fencing. According to Subsection 02.02, Minimum Standards for Residential Planned Development Districts, of Article 10, Planned Development Regulations, of the Unified Development Code (UDC), "(t)he fence standards contained in a Planned Development (PD) District ordinance shall -- at a minimum -- conform to the requirements contained in Section 08, Fence Standards, of Article 08, Landscape and Fence Standards." This section of the code stipulates that "(t)ransparent fencing is required adjacent to all perimeter roadways (i.e. along the perimeter of the subdivision), abutting open spaces, greenbelts and parks ... [and that] (p)erimeter subdivision fencing shall be constructed of six (6) foot tall tubular steel or wrought-iron type fencing with masonry columns ..."

Applicant's Response to (3): In this case, the northern most lots are directly adjacent to a ten (10) foot drainage and utility easement that will run contiguous with the northern property line of the subject property. Per the Unified Development Code (UDC), the applicant would be required to construct a wrought-iron fence with masonry columns adjacent to this area and plant landscaping adjacent to the fence. The applicant is requesting to allow these property owners to construct a six (6) foot wood fence (to the same standards as listed in the Planned Development District ordinance) to better screen the areas north of the proposed ten (10) foot drainage easement.
(4) Dog Park. According to Section 6-325, Site Selection Criteria, of Article X, Dog Parks, of Chapter 6, Animals, of the Municipal Code of Ordinances, "(s)ite selections shall be reviewed and approved by the City Council ..." and "(o)ff leash areas in parks shall be located a minimum of 500 -feet from a residential dwelling unit."

Applicant's Response to (4): In this case, the proposed dog park will be directly adjacent to residential properties within the subdivision; however, the dog park will be privately owned and maintained by the Homeowner's Association (HOA). If this Planned Development District ordinance is approved as requested, the City Council would be approving the location of the dog park allowing it to be closer than the required 500 -feet from residential dwelling units. The applicant has stated that this is a highly desirable amenity for residents.

## CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the South Central Residential District and is designated for Low Density Residential land uses on the Future Land Use Plan. According to the Comprehensive Plan, Low Density Residential land uses are defined as "... residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half ( $2^{1} / 2$ ) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ..." In this case, the applicant is proposing an overall density of 2.68 dwelling units per acre, which exceeds the density stipulated for Low Density Residential land uses. According to the Comprehensive Plan, Medium Density Residential land uses are defined as "...residential subdivisions that are greater than two and one-half ( $2 \frac{1}{2}$ ) units per gross acre, but not higher than three (3) units per gross acre..." Therefore, the applicant's request will necessitate that the subject property be changed from a Low Density Residential land use designation to a Medium Density Residential land use designation on the Future Land Use Plan; however, staff should point out that the plan does appear to conform to the District Strategies outlined for the establishment of suburban residential in the South Central Residential District. This change is discretionary to the City Council and if approved would not change the desired land use ratio of residential to commercial, which is targeted at providing a ratio of $80 \%$ residential/ $20 \%$ commercial land uses per the Comprehensive Plan [Goal 01, Policy 1; Section 02.01 of Chapter 1].

With regard to the policies for residential development contained in the Comprehensive Plan the applicant has incorporated many of the policies and goals (e.g. housing tree model, minimum of six [6] side yard setbacks on all lot types, fronting of homes on to a park/open space, etc.); however, staff has identified the following non-conformities and provided the following recommendations to the applicant:
(1) CH. 08 | Sec. 02.02 Goal 1; Policy 4: Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.

Staff Response: Staff has asked the applicant to provide a mixture of lot sizes through each phase of the development and not create pods of one (1) type of lot product. This was echoed by the Planning and Zoning Commission at the Planning and Zoning Commission Work Session Meeting on March 30, 2021. Based on the Planning and Zoning Commission's recommendation and the April 13, 2021 Planning and Zoning Commission meeting, the applicant has taken the homogenous pods of $72^{\prime} \times 120$ ' lots and dispersed them within the $62^{\prime} \times 120$ ' lot product.
(2) CH .08 | Sec. 02.02 Goal 1; Policy 5: Residential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes.

Staff Response: Staff has requested that the applicant consider switching the $72^{\prime} \times 120^{\prime}$ lots that front on to the proposed parkland with the $62^{\prime} \times 120$ ' lots to better conform to this requirement ( $i . e$. flip the orientation of the block so that the smaller lot product fronts onto the park and the larger lot product fronts towards the subdivision). The applicant has changed the concept plan in accordance with staff's request.
(3) $\mathrm{CH} .08 \mid$ Sec. $02.02 \mid$ Goal 3; Policy 4: All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas.

Staff Response: Staff has recommended to the applicant that a trail system should be incorporated along FM-549 and extending from the amenity center to the proposed public park. The applicant has incorporated this recommendation into the proposed concept plan and shows that a six (6) foot trail will be constructed along FM-549 and extending from the amenities center to the proposed public park.
(4) $\mathrm{CH} .08 \mid$ Sec. $02.03 \mid$ Goal 1; Policy 4: Identify and preserve existing neighborhood landmarks (e.g. historic or unique buildings and prominent natural features) to foster distinctiveness, neighborhood pride, and sense of ownership.

Staff Response: The old farmhouse on the subject property could be preserved as or incorporated into the amenities center, which would preserve a unique and historic building within the community. The applicant has incorporated language into the Planned Development District ordinance that would allow the materials from the old farmhouse to be used in the design of the amenities center.
(5) CH .08 | Sec. 02.03 | Goal 3; Policy 2: Require rear-entry garages and alleyways on all lots that have a lot width of 55 -feet or less; however, alleyways should be prohibited on all lots greater than 55 -feet. These lots should incorporate J-Swing or Recessed Front Entry garages.

Staff Response: The applicant was originally proposing a $52^{\prime} \times 120^{\prime}$ lot product that was to incorporate a Flat Front Entry garage configuration. Staff recommended to the applicant replacing the $52^{\prime} \times 120^{\prime}$ lot product with the $62^{\prime} \times 120^{\prime}$ lot product, and only incorporating garage configurations that meet the City's Planned Development District standards as stipulated by the Unified Development Code (UDC). The applicant has removed the $52^{\prime} \times 120^{\prime}$ product and is requesting garage configurations that are in conformance with the Unified Development Code (UDC).
(6) $\mathrm{CH} .08 \mid$ Sec. $02.03 \mid$ Goal 3; Policy 3: In cases where Flat Front Entry garages (i.e. even with the front façade of the primary structure) are requested as part of a development no greater than $20 \%$ should be incorporated into the development. In addition, Flat Front Entry garages should have a minimum of a 25 -foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff Response: If a Flat Front Entry garage configuration is being requested it should be limited to $20 \%$ and the front building setback of these properties should be increased to 25 -feet. Based on the Planning and Zoning Commission's

Taking all of this into account, the concept plan does incorporate many of the residential policies and guidelines contained in the Comprehensive Plan into the Planned Development District ordinance and appears to conform to Chapter 08, Residential, of the OURHometown Vision 2040 Comprehensive Plan; however, due to the increase in density, the approval of the applicant's request remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## PARKS AND RECREATION BOARD

Per the Planning and Zoning Commission's request at the Work Session Meeting on March 30, 2021, staff sent the proposed concept plan to the Parks and Recreation Board for their review and recommendation. On April 6, 2021, the Parks and Recreation Board approved a motion to recommend approval of the proposed public park as a regional park by a vote of $6-0$, with Board Member Dodd absent. In addition, staff has provided an exhibit of Harry Myers Park for the Planning and Zoning Commission's review. Harry Myers Park is a regional park that consists of a total of $66.29-\mathrm{acres}$ of land (consisting of 22.76acres of floodplain and 43.53-acres of land outside of the floodplain).

## NOTIFICATIONS

On March 26,2021 , staff mailed 23 notices to property owners and occupants within 500 -feet of the subject property. There were no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500 -feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:
(1) Two (2) emails from two (2) property owners within the 500 -foot notification buffer in favor of the applicant's request.
(2) A petition signed by thirteen (13) property owners representing nine (9) properties within the 500 -foot notification buffer in opposition to the applicant's request.
(3) Two (2) emails from two (2) property owners outside of the 500 -foot notification buffer in opposition to the applicant's request.
(4) One (1) email from a non-participating Homeowner's Association (HOA) [i.e. Fontanna Ranch HOA] within the 1,500 -foot notification buffer in opposition to the applicant's request.

## CONDITIONS OF APPROVAL

If the City Council chooses to approve of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses, then staff would propose the following conditions of approval:
(1) The applicant shall be responsible for maintaining compliance with the conditions contained in the Planned Development District ordinance;
(2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Low Density Residential designation to a Medium Density Residential designation; and,
(3) Any construction resulting from the approval of this Zoning Change 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 April 13, 2021 the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses by a vote of 5-2, with Commissioners Chodun and Moeller dissenting. As part of the motion the Planning and Zoning Commission stipulated that the Planned Development District ordinance be changed to [1] reduce the Flat Front Entry Garages from $25 \%$ to $20 \%$, and [2] that the $72^{\prime} \times 120$ ' lots be mixed throughout the development instead of being in homogenous pods. The applicant has agreed to these changes and staff has changed the case memo and Planned Development District ordinance accordingly.

# DEVELOPMENT APPLICATION 

STAFF USE ONLY
PLANNING \& ZONING CASE NO. $22021-007$
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

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 ( $\$ 100.00 \div \$ 15.00$ Acre) ${ }^{1}$
[ ] Preliminary Plat ( $\$ 200.00+\$ 15.00$ Acre) ${ }^{1}$
[ ] Final Plat $\left(\$ 300.00+\$ 20.00\right.$ 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 $\left(\$ 250.00+\$ 20.00\right.$ Acre) ${ }^{1}$
[ ] Amended Site Plan/Elevations/Landscaping Plan ( $\$ 100.00$ )

## Zoning Application Fees:

[ ] Zoning Change $\left(\$ 200.00+\$ 15.00\right.$ Acre) ${ }^{1}$
[ ] Specific Use Permit $\left(\$ 200.00+\$ 15.00\right.$ Acre) ${ }^{1}$
[ ] PD Development Plans $(\$ 200.00+\$ 15.00 \text { Acre })^{1}$
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 | SFM 549, Rockwall, TX | Lot | N/A |
| ---: | :--- | ---: | :--- |
| Subdivision | Ramsey Survey Abstract-186 |  | N lock |
| General Location | NEC of S FM 549 and FM 1139 |  |  |

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| Current Zoning | AG | Current Use | Agricultural |
| ---: | :--- | ---: | :--- |
| Proposed Zoning | PD -Single Family | Proposed Use | Single Family Residential Subdivision |
| Acreage | 198,52 | Lots [Current] | $\mathrm{N} / \mathrm{A}$ |

[ ] 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 [PIEASE PRINT/CHECK The PRIMARY CONTACT/ORIGINaL SIGNATURES ARE REQuRED]


## NOTARY VERIFICATION [REQuIRED]

Before me, the undersigned authority, on this day personally appeared
 [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 $\$$ $\qquad$ , to cover the cost of this application, has been paid to the City of Rockwall on this the 18 'h day of , MUch, 2021 . By signing this application, I agree that the City of Rockwall (ie. "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
$\qquad$ day of Much $\qquad$ 2021. 14

Notary Public in and for the State of Texas
$\qquad$


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.

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Case Number: Z2021-007
Case Name: Zoning
Case Type: Specific Use Permit
Zoning:
Agricultural (AG) District
Case Address: Klutts Family Farm


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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Case Number: Z2021-007
Case Name: Zoning Change from AG to PD
Case Type:
Zoning
Zoning:
Agricultural (AG) District
Case Address: FM 549 and FM 1139

## Date Created: 3/23/2021



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ROCKWALL 205 INVESTORS LLC
    1 CANDLELITE TRAIL
        HEATH, TX 75032
```

NELLER GARY K \& HELEN COMEAU
148 HARVEST HILL DR
ROCKWALL, TX 75032
HENSON RICHARD W \& SHARON ES
2424 FM5 49
ROCKWALL, TX 75032
DUGGAN CHRISTOPHER W \& SHERRI L
2548 FM 549
ROCKWALL, TX 75032

MCCANN KEVIN J AND ERIN M 2676 FM 549 ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549 ROCKWALL, TX 75032

PETTIFORD SEAN AND BRANDI 2884 FM 549 ROCKWALL, TX 75032

HENSON RICHARD W \& SHARON ES PO BOX 1091
ROCKWALL, TX 75087

LOFLAND N LEST
1 CARMARTHEN CT
DALLAS, TX 75225

KLUTTS FARM LLC 1604 NORTH HILLS DR ROCKWALL, TX 75087

ACOSTA ANTHONY
2480 S FM 549
ROCKWALL, TX 75032

CHERRY BRUCE
2592 FM 549 ROCKWALL, TX 75032

POWERS FAMILY TRUST
JAMES DWAINE \& PATRICIA ANNETTE POWERS CO TRUSTEES
2716 FM549 ROCKWALL, TX 75032

HERRERA AARON J AND JENNIFER R AND FOREHAND DALE A AND AMELIA A 2816 FM 549 ROCKWALL, TX 75032

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SOLIS CARLOS HERIBERTO AND CRYSTAL GARZA-
            SOLIS
            2914 FM 549
        ROCKWALL, TX 75032
            POWERS FAMILY TRUST
JAMES DWAINE & PATRICIA ANNETTE POWERS
        CO TRUSTEES
        PO BOX }85
        ROCKWALL, TX }7508
```

NELLER GARY K \& HELEN COMEAU 2380 FM 549 ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W \& SHERRI L 2516 S FM 549 ROCKWALL, TX 75032

LEE RICHARD V \& GLORIA J
2638 S FM 549
ROCKWALL, TX 75032

OHMANN THOMAS J \& CAROL J 2744 S FM 549 ROCKWALL, TX 75032

WELCH CASEY K AND CATHARINE 2844 S FM 549 ROCKWALL, TX 75032

JONES DOUGLAS A 2994 FM 549
ROCKWALL, TX 75032

## Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

## Case No. Z2021-007: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-549 and FM-1139, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, April 13, $\underline{2021}$ at 6:00 PM, and the City Council will hold a public hearing on Monday, April 19, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

## Ryan Miller

Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, April 19, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.
Sincerely,
Ryan Miller, AICP
Director of Planning \& Zoning


MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

- . - PLEASE RETURN THE BELOW FORM


## Case No. Z2021-007: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:
$\square$ I am in favor of the request for the reasons listed below.
$\square \mathrm{I}$ am opposed to the request for the reasons listed below.

## Name:

Address:
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

## Miller, Ryan

| From: | Jennifer Herrera [aandj_forever@hotmail.com](mailto:aandj_forever@hotmail.com) |
| :--- | :--- |
| Sent: | Tuesday, April 13, 2021 4:56 PM |
| To: | Miller, Ryan |
| Subject: | Homestead Klutts Farm |
|  |  |
| Follow Up Flag: | Follow up |
| Flag Status: | Flagged |

Hello Ryan! Please accept the following in regards to this evening's meeting.

My name is Jennifer Herrera. My husband and I live at 2816 FM 549 . I am writing to support the Skorburg company's proposed development at the Klutts Farm. I believe that this developer is bringing in quality homes and a regional park, both of which should have a positive impact on my property value. Given the large number of homes coming to the area, I expect that the city will now be running a city sewer line and gas line to my property and the other existing properties on FM549 that will face this housing development. We have been waiting patiently for city infrastructure to finally reach us. I find it only fair for us to have what the new developments are getting in Rockwall.

Thank you for your time,
Aaron and Jennifer Herrera

Sent from my iPhone
This email was scanned by Bitdefender
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## Miller, Ryan

From:
Katie Welch [katie@welcheducation.com](mailto:katie@welcheducation.com)
Sent: Tuesday, April 13, 2021 2:08 PM
To:
Subject: Miller, Ryan
Planning \& Zoning written comments - Welch

Hi Ryan,

Attached are my written comments that I would like to submit to the Planning \& Zoning Commission. Would you be able to assist me in getting these added to the written record for Case\#Z2021-007?

Many thanks!
Katie

April 13, 2021

To the Commissioners of the City of Rockwall Planning \& Zoning Board:

My name is Catharine Welch. My husband Casey and I are homeowners at one of the impacted properties for Case \#Z2021-007, the proposed Homestead development at the Klutts Farm.

While we are certainly sad to see the Klutts Farm sold, we acknowledge that as landowners, the Klutts family is well within their rights to sell. We are pleased that the proposed design includes a 50-acre regional park, which will help preserve the integrity of this beautiful piece of land. While we would certainly expect a voice in future discussions involving the development and amenitization of this park, we encourage the City to accept this gift and move forward with the park. We hope that the City will consider incorporating the Klutts name into the plans as a way to honor the history of this piece of land as well as the contributions of this significant Rockwall family.

I have spent quite a bit of time the past couple of weeks speaking with Ryan Miller, Director of Planning and Zoning, as well as Adam Buczek from the Skorburg company. They have been very willing to dialogue about this project, and Mr. Buczek not only agreed to meet with a group of neighbors to discuss the proposal, he also has made concessions based on our concerns, where possible. We were very pleased to see the FM549 streetscape being revised to include 100' lots as well as the elimination of the $52^{\prime}$ lots.

While I recognize that this proposal does conflict with the existing 2040 comprehensive plan for low-density housing at the Klutts property, I believe the 30 or so additional homes being requested that raise the density slightly above the 2.5 threshold are negligible in light of the regional park and high-quality homes that are being offered. In all likelihood, this proposal will raise nearby property values and contribute to making south Rockwall a destination district. I therefore encourage the board to move forward with the Skorburg company's revised proposal.

However, as part of this planned development, the city needs to do its part in providing needed infrastructure to the area. When the City of Rockwall unilaterally annexed our neighborhood in 1997, we began paying Rockwall taxes but were not given full access to City services, specifically City sewer. We were in essence given an implicit "IOU" that someday, when the City developed around us, these services would be provided. That day has arrived. It is unreasonable for the City to continue to deny us taxpayers access to sewer services when all of the neighborhoods in our area will have this service.

Over the 25 years since we were involuntarily annexed, the 16 homes from 2380 to 2994 FM 549 collectively have provided millions of dollars in revenue for the City. Without sewer, our homes require septic systems that
indiscriminately spray gray water onto large portions of our properties, making this land incapable of being improved. This means that for almost three decades we have actually been asked to pay taxes on land that is rendered unusable, something easily remedied if the City would provide full services.

The developer for Case \#Z2021-007 has indicated that they plan to provide City sewer to the 526 houses that will now be directly across from our front doors. They will be upgrading two lift stations in the area and installing a third on the property. Unfortunately, the City has indicated that even with all of these impending upgrades, they are still unable to provide us sewer services. They have suggested we could pay for the lines ourselves, but at a roughly 1 million-dollar price tag, this is a non-starter.

Many Texas cities have found themselves in similar situations over the past 20 years, and these types of scenarios have been the impetus for much litigation and legislation regarding homeowner rights in annexation cases. Rockwall is a highly complex situation because we have such a large quantity of homes in this same situation. A quick glance through the GIS Utilities map reveals many other neighborhoods without sewer. It does not appear that the City has any longterm plan to remedy this situation; they only seem to be planning sewer services for new development. That's why this issue is extremely relevant to Case \#Z2021-007 and not simply a tertiary concern.

Without a plan to address its sewer infrastructure issues on existing homes, the City of Rockwall must be creative when new developments such as the one at the Klutts property are proposed. For example, has the City considered making a Tax Increment Financing District (TIF) for southern Rockwall? These types of districts are available for situations where infrastructure needs to be upgraded. It allows the City to borrow against future property tax earnings to fund the effort. Or, could the City obligate developers such as the Skorburg company who are building in areas with existing infrastructure issues to cost-share in these efforts? These are the types of conversations and creative solutions that we need to be discussing now to ensure that all taxpayers, not just those in new developments, are being treated equitably.

Sincerely,
Catharine (Katie) Welch, Ph.D.
2844 FM 549
Rockwall, TX 75032

[^4]CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## City of Rockwall

Planning and Zoning Department
385 S. Goliad Street / Rockwall, Texas 75087
RE:
Case Number: SUP \# Z2021-007
Case Name: Zoning
Case Type: Special Use Permit ("Proposed SUP")
Zoning: Agricultural (AG) District
Case Address: Klutts Family Farm

## WHEREAS

1. The following property owners, were recently notified of the subject Proposed SUP:








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2. Property owners, residing West $\&$ North of the Southern most entrance to the subdivision and where the highest density lots are located, (The Property Owners), collectively represent one hundred percent ( $100 \%$ ) of the property and lands within the city of Rockwall bordering the Proposed SUP's most dense lots, within the development;

```
Letter from the Property Owners at Lofland Lakes Estates - City of Rockwall:
    SUP # Z2021-007 (Klutts Family Farm)
```

3. The Property Owners each own between 3 \& 10(+-) acres of land along FM 549, within the Lofland Lakes Estates area;
4. The Property Owners all currently have low density houses, one (1) single family home on their land, except one has no improvements;
5. The Property owners all have side and/or rear entry garages and/or shops;
6. The Property Owners currently suffer from extreme traffic congestion at the closest intersections, often having to sit through 2 and 3 traffic light cycles, due to the lack of road infrastructure;
7. Some of the Property Owners currently endure significant flooding and water run-off, originating from Klutts Farm;
8. The Proposed SUP includes a 50 acres Regional City Park which is bordering lands outside of the city limits of Rockwall, facing toward McClendon-Chisholm

## NOW THEREFORE

The Property Owners are opposed to the SUP, as proposed, for the following reasons:

1. High \& Medium Density - The SUP includes high and medium density lots sizes.
a. This type of high and medium density development is inconsistent with the current development of the Property Owners, making the SUP geographically out of place.
2. Flat Front Entry with Minimum Set Backs - The SUP includes densely developed lots and homes with front entry garages and minimum set loacks.
a. This type of development is inconsistent with the current development of the Property Owners, making the SUP geographically out of place.
b. This type of development encourages street parking, making the SUP inconsistent with the current development of the Property Owners, making the SUP geographically out of place, as well as limits ability of first responder trucks to service the neighborhood
3. Infrastructure - The city and county of Rockwall does not currently have the roads infrastructure to accommodate the traffic associated to SUP, due to the extreme maximum density of the development.
a. TX-DOT has plans to widen FM 549 to a four lane road;
b. Perhaps when the road widening is completed, the infrastructure may be able to handle the additional traffic associated to the Proposed SUP
c. Currently, and for the next several years, the Property Owners are required to sit in our vehicles for 3-4 light cycles, when attempting to drive onto Hwy 205.
4. Water run-off - The Proposed SUP will convert agricultural soil and retention pond, to concreate. This will force some of the Property Owners to make capital investments to their property to accommodate the associated additional water run-off, caused by the Proposed SUP.
5. 50 acres Regional City Park - appears to serve to city of McClendon-Chisholm, instead of Rockwall. It should be relocated, facing the city of Rockwall to serve as a buffer, between the geographically out of place development.
6. Entry Level Housing Development - This SUP is a recipe for rental property neighborhood, next to park and there will likely be filled with Section 8 housing in the future.

Letter from the Property Owners at Lofland Lakes Estates - City of Rockwall: SUP \# Z2021-007 (Klutts Family Farm)


## Miller, Ryan

From: David Schoen [david.I.schoen@gmail.com](mailto:david.I.schoen@gmail.com)
Sent: $\quad$ Tuesday, April 13, 2021 9:36 PM
To: Miller, Ryan; Pruitt, Jim; Hohenshelt, John; Campbell, Anna; Macalik, Dana; Daniels, Bennie; Johannesen, Trace; Fowler, Kevin
Cc: Smith, Mary; Boyd, Joey
Subject: Klutts farm: Z2021-007

Hi Mr. Miller,
I David Schoen of 3006 San Marcos Drive, Rockwall 75032 am writing in opposition to the plans as proposed in Z2021-007. The density is just too much. The plans as submitted will overload Shannon elementary, not meet the 2040 density plan, and overload 549 that will only be started to be widened in 2021.

Not only that, it will make Fontanna BLVD more of a NASCAR racetrack than it currently is.
Ask yourself ( All P\&Z members should as well) would you want this for your neighborhood? Going out on a limb here and going to assume no...

I sincerely hope that the developer has made staff recommendation changes, and concessions to conform to density plans. If not, and the plans as filed are approved by P\&Z, l'll be forced to take my objections directly to the city council.

Why even have a 2040 plan if it won't be followed? Even further here, why has this been a consistent issue in Rockwall for the $6+$ years that l've lived in this fine city. (Two addresses)

Hoping to resolve this without having to rally the neighbors, and take this directly to the city council (copied)
Thanks,
David Schoen
3006 San Marcos Drive
Rockwall, Tx 75032
817-913-0036
This email was scanned by Bitdefender
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## Miller, Ryan

| From: | Erica G [ericaa110588@yahoo.com](mailto:ericaa110588@yahoo.com) |
| :--- | :--- |
| Sent: | Monday, March 29, 2021 8:21 PM |
| To: | Miller, Ryan |
| Subject: | New purposed subdivision |
|  |  |
| Follow Up Flag: | FollowUp |
| Flag Status: | Flagged |

I live in Fontanna Ranch and have recently heard about the purposed subdivision where kluts farm was. I am against this idea for many reasons. It's seems as though this is the city's way to pay for a city park yet not realizing what comes with it. We moved to this neighborhood because it was in Rockwall yet away from all the main traffic. 30 is already a nightmare and now you are planning on adding about 1500-2000 people. Decisions like this are causing good people to move out. Also, I am concerned for the traffic this will cause in my neighborhood because we house one of the closest schools to this area. Please think about all the issues this will cause rather than the reward of a park the city doesn't have to pay as much for because of this deal.
Sent from my iPhone

## This email was scanned by Bitdefender

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## Fontanna Ranch Homeowners Association

Dear Honorable Commission Members and Mr. Miller,
My name is Jason Alvarado, I am currently serving as the President of the Fontanna Ranch HOA Board of Directors. Our southern property line is within 1,500 feet of the Klutts farm (approximately $1,300 \mathrm{ft}$ ). I am writing you on behalf of one hundred ninety-six homeowners in opposition of the subdivision proposed by Mr. Harrell.

Fontanna Ranch is located in the South Central Residential District along with the proposed subdivision. One of the key attractants of this residential district is the Low Density Residential designation in the 2040 Comprehensive Plan. When I speak to our homeowners, the low density designation was one of the primary motivators for moving here. While we recognize that the designation is not an intangible right that we possess when making a home purchase; it doesn't appear proper to us that a this should be changed at this time.

Thank you for your service to the city and your consideration.

Sincerely,


3219 Burnett Cir
Rockwall, TX 75032

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.




## 16 SOUTH CENTRAL RESIDENTIAL DISTRICT

= SUBJECT PROPERTY

## DISTRICT DESCRIPTION

The South Central Residential District contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the South Central Residential District is an ideal place for low-density master planned communities that are highly amenitized.

## POINTS OF REFERENCE

A. Meadow Creek Estates Subdivision
B. Hickory Ridge Subdivision
C. Lofland Farms Subdivision
D. RISD's Career Academy
E. Somerset Park Subdivision
F. Sterling Farms Subdivision
G. Fontanna Ranch Subdivision
H. Timber Creek Subdivision

LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

## DISTRICT STRATEGIES

The South Central Residential District is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:
(1) Suburban Residential. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
2 Commercial Land Uses. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [SH-205] and SH-276 and S. Goliad Street [SH-205] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
(3) John King Boulevard Trail Plan. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in Appendix 'A' of this Comprehensive Plan.



## CITY OF ROCKWALL

ORDINANCE NO. 21-XX


#### Abstract

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 196.009ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS $(\$ 2,000.00)$ FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.


WHEREAS, the City has received a request by Kevin Harrell of the Skorburg Co. on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses, on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas and more fully described in Exhibit ' $A$ ' and depicted in Exhibit ' $B$ ' of this ordinance, which hereinafter shall be referred to as the Subject Property and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the Subject Property shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the Subject Property shall generally be in accordance with the Concept Plan, depicted in Exhibit ' $C$ ' of this ordinance, attached hereto and incorporated herein by reference as Exhibit ' $C$ ', which is deemed hereby to be a condition of approval of the amended zoning classification for the Subject Property;

SECTION 3. That development of the Subject Property shall generally be in accordance with the Density and Development Standards, outlined in Exhibit 'D' of this ordinance, attached hereto and incorporated herein by reference as Exhibit ' $D$ ', which is deemed hereby to be a
condition of approval of the amended zoning classification for the Subject Property;
SECTION 4. That a Master Parks and Open Space Plan for the Subject Property, prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan described in Exhibit ' $C$ ' of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the Subject Property shall be in conformance with the schedule listed below (except as set forth below with regard to simultaneous processing and approvals).
(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [including Subsections 5(b) through 5(g) below], shall be the exclusive procedures applicable to the subdivision and platting of the Subject Property.
(b) The following plans and plats shall be required in the order listed below (except as set forth below with regard to simultaneous processing and approvals). The City Council shall act on an application for a Master Parks and Open Space Plan in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat
(c) Master Parks and Open Space Plan. A Master Parks and Open Space Plan for the Subject Property, as depicted in Exhibit ' $C$ ' of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
(d) Master Plat. A Master Plat for the Subject Property, as depicted in Exhibit 'C' of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A Master Plat application may be processed by the City concurrently with a Master Parks and Open Space Plan application for the development.
(e) Preliminary Plat. A Preliminary Plat for each phase of the Subject Property, as depicted in Exhibit ' $C$ ' of this ordinance, shall be submitted in accordance with the phasing plan established by the Master Plat and shall include a Treescape Plan for the phase being Preliminary Platted. A Preliminary Plat application may be processed by the City concurrently with a Master Plat and a Master Parks and Open Space Plan application for the development.
(f) PD Site Plan. A PD Site Plan for each phase of the development of the Subject Property, as depicted in Exhibit ' $C$ ' of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A PD Site Plan application may be processed by the City concurrently with a Final Plat application for the development.
(g) Final Plat. Prior to the issuance of any building permits, a Final Plat, conforming to the Preliminary Plat, shall be submitted for approval.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the Unified Development Code), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. 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 $3^{\text {RD }}$ DAY OF MAY, 2021.

## ATTEST:

Kristy Cole, City Secretary

## APPROVED AS TO FORM:

Frank J. Garza, City Attorney
$1^{\text {st }}$ Reading: $\quad$ April 19, 2021


Being a tract of land situated in the John A. Ramsey Survey, Abstract No. 186 and in the Abner Johnson Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being part of a called 200 acre tract described as Tract 1 and part of a called 1.417 acre tract described as Tract 2, in a deed to Klutts Farm, LLC, ( $50 \%$ undivided interest), as recorded in Document No. 20160000019783, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being part of a called 200 acre tract described as Tract 1 and part of a called 1.417 acre tract described as Tract 2, in a deed to Klutts Farm, LLC, ( $50 \%$ undivided interest), as recorded in Document No. 20160000019784, O.P.R.R.C.T., said tract being more particularly described as follows:

BEGINNING at a $1 / 2$-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land conveyed to the State of Texas, as recorded in Document No. 20200000013574, O.P.R.R.C.T., being in the east line of FM-549 (variable width right-of-way) and in the north line of said Klutts Farm;

THENCE North 88 degrees 26 minutes 14 seconds East, with the north line of said Klutts Farm, a distance of 2,790.07-feet to a $1 / 2$-inch iron rod with red cap stamped "PJB SURVEYING" set the northeast corner of said Klutts Farm;

THENCE South 01 degree 01 minute 34 seconds East, with the east line of said Klutts Farm and the west line of a called 17.07 acre tract described in a deed to Bobby H Butler and Sarah J. Butler, as recorded in Volume 1381, Page 266, in the Deed Records of Rockwall County, Texas ( $D, R, R, C, T$ ), a distance of 309.76 -feet to a $1 / 2$-inch iron rod with red cap stamped "PJB SURVEYING" set the southwest corner of said Butler tract and the northwest corner of Hillview Acres, an addition to Rockwall County, as recorded in Volume F, Page 1, of the Plat Records of Rockwall County, Texas;

THENCE South 00 degrees 31 minutes 05 seconds East, continuing with the east line of said Klutts Farm and with the west line of said Hillview Acres, a distance of 1,446.49-feet to a 1 -inch iron pipe found at the southwest corner of said Hillview Acres, being the northwest corner of a called 15.00 acre tract described in a deed of trust for James J . Fuxa and Deborah A. Fuxa, as recorded in Volume 1741, Page 70, D.R.R.CT.;

THENCE South 00 degrees 10 minutes 07 seconds East, continuing with the east line of said Klutts Farm and with the west line of said Fuxa tract, a distance of 792.29 -feet to a $1 / 2$-inch iron rod found at the southwest corner of said Fuxa tract, being in the north line of FM-1139 (80-foot right-fo-way);

THENCE South 88 degrees 46 minutes 40 seconds West, with the north line of said FM-1139, a distance of 2,230.29-feet to a $1 / 2$-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 88 degrees 42 minutes10 seconds West, continuing with the north line of said FM-1139, a distance of 710.99 -feet to a $1 / 2$-inch iron rod with red cap stamped "PJB SURVEYING" set in the east line of said FM-549;

THENCE North 00 degrees 22 minutes 42 seconds West, with the east line of said FM-549, a distance of 2.77 -feet to a $1 / 2$-inch iron rod with red cap stamped "PJB SURVEYING" set on a curve to the right, having a radius of 293.00feet and a central angle of 29 degrees 52 minutes 15 seconds;

THENCE with said curve to the right, an arc distance of 152.75 -feet (Chord Bearing North 70 degrees 30 minutes 42 seconds West - 151.03 feet), to a $5 / 8$-inch iron rod with TXDOT cap found at the point of tangency;

THENCE North 55 degrees 34 minutes 29 seconds West, continuing with the east line of said FM-549, a distance of 6.30 -feet to a $5 / 8$-inch iron rod with TXDOT cap found;

THENCE North 10 degrees 34 minutes 29 seconds West, continuing with the east line of said FM-549, a distance of 18.30 -feet to a $5 / 8$-inch iron rod with TXDOT cap found on a non-tangent curve to the left, having a radius of 1,310.00-feet and a central angle of 15 degrees 44 minutes 31 seconds;

THENCE continuing with the east line of said FM-549 and with said curve to the left, an arc distance of 359.92-feet (Chord Bearing North 24 degrees 24 minutes 53 seconds East - 358.79 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of a called one acre tract described in a deed to General Public of the State of Texas, as recorded in Volume L, Page 15, D.R.R.C.T.;

THENCE South 00 degrees 22 minutes 48 seconds East, departing the east line of said FM-549 and with the west line of said one (1) acre tract, a distance of 214.30 -feet to a $1 / 2$-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said one (1) acre tract;

THENCE North 89 degrees 11 minutes 43 seconds East, with the south line of said one (1) acre tract, a distance of 167.02 -feet to a $1 / 2$-inch iron rod with red cap stamped "PJB SURVEYING" set at the southeast corner of said one (1) acre tract, being in the west line of a 50 -foot Easement for Right-Of-Way to North Texas Municipal Water District, as recorded in Volume 5054, Page 202, O.P.R.R.C.T.;

THENCE North 00 degrees 49 minutes 16 seconds West, with the east line of said one (1) acre tract and west line of said 50 -foot Easement, a distance of 267.69 -feet to a $1 / 2$-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said one (1) acre tract;

THENCE South 89 degrees 11 minutes 43 seconds West, departing said west line and with the north line of said one (1) acre tract, a distance of 125.09 -feet to a $1 / 2$-inch iron rod with red cap stamped "PJB SURVEYING" set in the east line of said FM-549;

THENCE North 00 degrees 56 minutes 06 seconds West, with the east line of said FM-549, a distance of 112.36 -feet to a $5 / 8$-inch iron rod with TXDOT cap found on a curve to the left, having a radius of $1,310.00$-feet and a central angle of 10 degrees 00 minutes 46 seconds;

THENCE continuing with the east line of said FM-549 and with said curve to the left, an arc distance of 228.93 -feet (North 04 degrees 04 minutes 22 seconds East - 228.64 feet), to a $5 / 8$-inch iron rod with TXDOT cap found at the point of tangency;

THENCE North 00 degrees 56 minutes 00 seconds East, continuing with the east line of said FM-549, a distance of 908.25 -feet to a $5 / 8$-inch iron rod with TXDOT cap found;

THENCE North 55 degrees 22 minutes 09 seconds East, continuing with the east line of said FM-549, a distance of 48.05-feet to a $5 / 8$-inch iron rod with TXDOT cap found;

THENCE North 00 degrees 45 minutes 51 seconds East, continuing with the east line of said FM-549, a distance of 50.21-feet to a $5 / 8$-inch iron rod with TXDOT cap found;

THENCE North 52 degrees 46 minutes 08 seconds West, continuing with the east line of said FM-549, a distance of 50.86 -feet to a $5 / 8$-inch iron rod with TXDOT cap found;

THENCE North 00 degrees 56 minutes 00 seconds West, continuing with the east line of said FM-549, a distance of $1,098.56$-feet to a $5 / 8$-inch iron rod with TXDOT cap found;

THENCE North 89 degrees 05 minutes 09 seconds East, continuing with the east line of said FM-549, a distance of 29.97-feet to a $5 / 8$-inch iron rod with TXDOT cap found;

THENCE North 00 degrees 54 minutes 51 seconds West, continuing with the east line of said FM-549, a distance of 48.05 -feet to the POINT OF BEGINNING and containing 196.008 acres of land.



## Density and Development Standards.

(1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 7 (SF-7) District, as stipulated by the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), are allowed on the Subject Property.
(2) Lot Composition and Layout. The lot layout and composition shall generally conform to the Concept Plan depicted in Exhibit ' $C$ ' and stated in Table 1, which is as follows:

Table 1: Lot Composition

| Lot Type | Minimum Lot Size (FT) | Minimum Lot Size (SF) | Dwelling Units (\#) | Dwelling Units (\%) |
| :---: | :---: | :---: | :---: | :---: |
| $A$ | $62^{\prime} \times 120^{\prime}$ | $7,440 \mathrm{SF}$ | 396 | $75.29 \%$ |
| $B$ | $72^{\prime} \times 120^{\prime}$ | $8,640 \mathrm{SF}$ | 109 | $20.72 \%$ |
| $C$ | $82^{\prime} \times 120^{\prime}$ | $9,840 \mathrm{SF}$ | 11 | $02.09 \%$ |
| $D$ | $100^{\prime} \times 120^{\prime}$ | $12,000 \mathrm{SF}$ | 10 | $01.90 \%$ |
| Maximum Permitted Units: |  |  |  | 526 |
|  |  |  |  | $100.00 \%$ |

(3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 7 (SF-7) District, as specified by Article 05, District Development Standards, of the Unified Development Code (UDC) are applicable to all development on the Subject Property. The maximum permissible density for the Subject Property shall not exceed 2.68 dwelling units per gross acre of land; however, in no case should the proposed development exceed $\underline{526}$ units. All lots shall conform to the standards depicted in Table 2, which are as follows:

Table 2: Lot Dimensional Requirements

| Lot Type (see Concept Plan) | A | B | C | D |
| :---: | :---: | :---: | :---: | :---: |
| Minimum Lot Width ${ }^{(1)}$ | 62' | 72' | 82' | 100' |
| Minimum Lot Depth | 120' | 120' | 120' | 120' |
| Minimum Lot Area | 7,440 SF | 8,640 SF | 9,840 SF | 12,000 SF |
| Minimum Front Yard Setback ${ }^{(2), ~(5) ~ \& ~(6) ~}$ | 20' | $20^{\prime}$ | 20' | 20' |
| Minimum Side Yard Setback | 6 | 6 ' | 6 ' | 6 ' |
| Minimum Side Yard Setback (Adjacent to a Street) ${ }^{(2) \&(5)}$ | 20' | 20' | 20' | 20' |
| Minimum Length of Driveway Pavement | $25^{\prime}$ | $25^{\prime}$ | $25^{\prime}$ | $25^{\prime}$ |
| Maximum Height ${ }^{(3)}$ | 36 | 36 | 36' | 36 |
| Minimum Rear Yard Setback ${ }^{(4)}$ | 10' | 10' | $10^{\prime}$ | 10' |
| Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space] ${ }^{(7)}$ | 2,200 SF | 2,600 SF | 2,800 SF | 2,800 SF |
| Maximum Lot Coverage | 65\% | 65\% | 65\% | 65\% |

## General Notes:

1: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by $20 \%$ as measured at the front property line provided that the lot width will be met at the Front Yard Building Setback. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in Table 1.
2. The location of the Front Yard Building Setback as measured from the front property line.

3: The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the singlefamily home.
4: The location of the Rear Yard Building Setback as measured from the rear property line.
${ }^{5}$ : Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks. A sunroom is an enclosed room no more than 15 -feet in width that has glass on at least $50 \%$ of each of
the encroaching faces.
${ }^{6}$ : Type ' $A$ ' Lots that incorporate a flat-front entry garage configuration shall be required to have a minimum setback of 25 -feet.
7: All lots that have a rear yard that faces onto FM-549 shall be permitted to have a minimum area/dwelling unit (air-conditioned space) of $2,800 \mathrm{SF}$.
(4) Building Standards. All development shall adhere to the following building standards:
(a) Masonry Requirement. The minimum masonry requirement for the exterior façade of all buildings shall be $90 \%$ (excluding dormers and walls over roof areas); however, no individual façade shall be less than $85 \%$ masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. HardiBoard or Hardy Plank) in a horizontal lap-siding, board-and-batten siding, or a decorative pattern (see examples below) may be used for up to $50 \%$ of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitous fiberboard in excess of $50 \%$ of the masonry requirement.

(b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
(c) Garage Orientation and Garage Doors. This development shall adhere to the following garage design and orientation requirements
(1) Type ' $A$ ' Lots. The Type ' $A$ ' Lots (i.e. the orange lots depicted in Exhibit ' $C$ ') may be oriented in a traditional swing (or $j$-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a ' $J$ ' configuration. In a traditional swing (or $j$-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or $j$-swing) configuration. A maximum of $25.74 \%$ of these lots (i.e. 105 Lots or $20.00 \%$ of the total lots) shall be permitted to be oriented in a flat-front entry configuration -- allowing the garage to be flush with the front façade of the primary structure -- pending the front yard setback is increased to a minimum setback of 25 -feet.
(2) Type ' $B$ ', ‘ $C$ ', \& ' $D$ ' Lots. The Type ' $B$ ', ' $C$ ', \& ' $D$ ’ Lots (i.e. yellow, blue, and tan lots depicted in Exhibit ' $C$ ') may be oriented in a traditional swing (or $j$-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or $j$-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or $j$-swing) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, Parking and Loading, of the Unified Development Code (UDC). In addition, all garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in Figure 1.

Figure 1. Examples of Enhanced Wood Garage Door

(5) Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see Figures $3 \& 4$ below).

Table 3: Anti-Monotony Matrix

| Lot Type |  | Minimum Lot Size |
| :---: | :---: | :---: | | Elevation Features |  |
| :---: | :---: |
| A | $62^{\prime} \times 120^{\prime}$ |
| B | $72^{\prime} \times 120^{\prime}$ |
| C | $82^{\prime} \times 120^{\prime}$ |
| D | $100^{\prime} \times 120^{\prime}$ |

(a) 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.
(b) 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 FM-549 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:
(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade
(c) Permitted encroachment (i.e. porches 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 subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (3-Tab Roofing Shingles are prohibited).

Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.


Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.

(6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
(a) Front Yard Fences. Front yard fences shall be prohibited.
(b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (spruce fencing is prohibited) that are a minimum of $1 / 2$-inch or greater in thickness. Fences shall be board-on-board panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (i.e. facing streets, alleys, open space, parks, and/or neighboring properties). All posts and/or framing shall be placed on the private side (i.e. facing towards the home) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
(c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (i.e. FM549), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence; however, the properties adjacent to the northern property line (i.e. running parallel to Willow Ridge Circle and abutting the ten [10] foot wide drainage easement) shall be permitted to have a wood fence conforming to the requirements for Wood Fences outline in Section (6)(b) of this ordinance. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
(d) Corner Lots. Corner lots fences (i.e. adjacent to the street) shall provide masonry columns at 45 -feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid board-on-board panel fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
(e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
(7) Landscape and Hardscape Standards.
(a) Landscape. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30 -foot landscape buffer (i.e. on the Homeowner's Associations' [HOAs'] property). These shrubs shall be maintained by the Homeowner's Association (HOA).
(b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
(1) Landscape Buffer and Sidewalks (FM-549). A minimum of a 30 -foot landscape buffer shall be provided along FM-549 (outside of and beyond any required right-of-way dedication), and shall incorporate ground cover, a built-up berm
and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30 -inches and a maximum height of 48 -inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100 -feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30 -foot landscape buffer.
(2) Landscape Buffers (Northern Property Line). A minimum of a ten (10) foot landscape buffer shall be provided along the northern property boundary. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning --, a minimum of four (4) caliper inches in size, that will be planted on 15 -foot centers along the entire northern property boundary. An alternative screening plan proposing the use of existing trees, for the area directly adjacent to northern property line, may be submitted by the developer with the PD Site Plan. This alternative plan can be approved at the discretion of the Planning and Zoning Commission upon a finding that the proposed plan will provide adequate screening that is equal to or exceeds the standards stated in this section.
(3) Landscape Buffer (Adjacent to the Properties Along the Northern Boundary). A heavy landscape area (i.e. indicated in dark pink in Exhibit ' $C$ ' and labeled as a " 62 ' x 120' Heavy Landscape Area") shall be provided adjacent to the northern properties. This landscape area shall consist of a minimum of canopy trees, accent trees, and shrubs and shall be reviewed for conformance with the PD Site Plan.
(c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the PD Site Plan.
(d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
(e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
(8) Street. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
(9) Lighting. Light poles shall not exceed 20 -feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.
(10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
(11) Buried Utilities. New distribution power-lines required to serve the Subject Property shall be placed underground, whether such lines are located internally or along the perimeter of the Subject Property, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the Subject Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
(12) Open Space/Public Park. The development shall consist of a minimum of $20 \%$ open space (or a minimum of 39.2018-acres -- as calculated by the formula stipulated in the Comprehensive Plan), and generally conform to the Concept Plan contained in Exhibit ' $C$ ' of this ordinance. In addition, the following shall apply to the proposed open space and public park areas:
(a) Public Park. The development shall incorporate a minimum of a 50 -acre contiguous tract of land to the City of Rockwall -- identified as "Regional Park" in Exhibit ' $C$ ' -- for the provision of a public park. The proposed dedication of land shall be in lieu of the required cash-in-lieu of land fees required by Article II, Parkland Dedication, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances; however, the developer shall be required to pay the pro-rata equipment fees as required by the ordinance, which shall be used to amenitized the proposed public park. To accommodate the development, the City shall grant temporary grading and permanent drainage and detention easements as necessary to develop the residential portions of the property in accordance with City requirements. The City shall have the right to relocate said easements granted in connection with the residential development -- at no cost to the residential developer -- such that the City may develop the public park in accordance with the City's desired use. Performance of the obligations under this subparagraph shall be deemed fully to satisfy the City's open space requirements stipulated by the OURHometown Vision 2040 Comprehensive Plan.
(b) Open Space. All open space areas not dedicated as part of the public park (including landscape buffers) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
(13) Amenity Center. An amenity center shall be constructed in generally the same area as depicted in Exhibit ' $C$ ' of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the PD Site Plan and may incorporate materials from the historic farmhouse -which currently situated on the property -- without requiring variances to the material requirements contained in this ordinance or the Unified Development Code (UDC).
(14) Dog Park. The proposed dog park shall provide two (2) separate areas for large dogs and small dogs. A six (6) foot, vinyl coated chain link fence shall be required around the perimeter of the dog park and separating the two (2) areas. A double gate system shall be installed to reduce the chance of dogs escaping owners when leaving or entering the off-leash area. Self-closing gates shall be used to aid in keeping dogs from escaping owners. Waste disposal stations shall be provided for the two (2) separate areas. All areas of the dog park including restocking the waste disposal
stations shall be the responsibility of the Homeowner's Association (HOA). In addition, all activities in the proposed dog park shall be subject to Article X, Dog Parks, of Chapter 6, Animals, of the Municipal Code of Ordinances.
(15) Trails. A concrete trail system shall be constructed generally in the same location as the trail system depicted in Exhibit ' $C$ ' of this ordinance, and shall provide connectivity to the proposed park.
(16) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan. The developer shall provide enhanced landscaping areas at all entry points to the Subject Property. The final design of these areas shall be provided on the PD Site Plan.
(17) Homeowner's Association (HOA). A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of Section $38-15$ of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (including drainage facilities), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. In addition, the HOA shall be responsible for maintaining any drainage areas on the public park that are necessary to provide sufficient stormwater detention for the residential lots. These areas are required to be delineated on the PD Site Plan.
(18) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

MEMORANDUM

| TO: | Mary Smith, Interim City Manager |
| :--- | :--- |
| CC: | Honorable Mayor and City Council |
| FROM: | Ryan Miller, Director of Planning and Zoning |
| DATE: | April 19, 2021 |
| SUBJECT: | REGULATORY ACTIONS FOR IMPROVEMENTS AND STORAGE ON <br> UNLEASED LAND WITHIN THE TAKELINE |

Attachments
Memorandum
Draft Ordinance
Summary/Background Information
Discuss and consider an ordinance amending Chapter 22, Miscellaneous Offenses, of the Municipal Code of Ordinances to adopt changes that would address regulatory actions for improvements and storage on unleased land within the takeline, and take any action necessary.

Action Needed
The City Council is being asked to approve or deny the proposed ordinance.

| TO: | Mayor and City Council |
| :--- | :--- |
| CC: | Mary Smith, Interim City Manager <br> Joey Boyd, Assistant City Manager <br> Frank Garza, City Attorney <br> Jeffrey Widmer, Chief Building Official |
| FROM: | Ryan Miller, Director of Planning and Zoning |
| DATE: | April 19, 2021 |
| SUBJECT: | Regulatory Actions for Improvements and Storage on Unleased Land within the Takeline |

Per the City Council's direction at the April 5, 2021 City Council meeting, staff has prepared an ordinance amending Chapter 22, Miscellaneous Offenses, of the Municipal Code of Ordinances. This amendment is intended to provide regulatory action for the unlawful use of the takeline. The proposed amendment is as follows:

Section 22-139 - 22-150. RESERVED
Article III. Offenses Regarding the Use of the Lake Ray Hubbard Takeline
Section 22-51. Unlawful Use of Unleased Land within the Lake Ray Hubbard Takeline
(a) It shall be unlawful for any person to construct, store, or place any permanent or temporary improvement (e.g. raised garden beds, gardens, landscaping, patios, decks, lighting [decorative or otherwise], boat whips, and etc.) or object (e.g. patio furniture, chairs, decorative landscape pots, trampolines, hammocks, and etc.) on any portion of the unleased land within the Lake Ray Hubbard Takeline that remains in place for a period of 24 consecutive hours.
(b) It shall be unlawful for any person to alter the unleased land within the Lake Ray Hubbard Takeline in anyway so as to change the grade of the property, remove vegetation, alter or remove trees, change the natural coast line of the lake, alter drainage patterns, or any other change that effects the natural environment of the property.
(c) It is an exception to an offense under Subsection (a) and (b) for a person that holds a valid takeline lease; however, these properties shall be subject to the regulations contained within Subsection 06.15, Lake Ray Hubbard Takeline Overlay (TL OV) District, of Article 05, District Development Standards, of the Unified Development Code (UDC).

## Section 22-52. Enforcement within the Lake Ray Hubbard Takeline

(a) The City shall have the authority to administer and enforce the provisions of this article as may be permitted by the City's Interlocal Agreement with the City of Dallas and as allowed by this Municipal Code of Ordinances. Any person who violates a provision of this article, or fails to comply therewith, or with any of the requirements thereof, is subject to suit for injunctive relief as well as in Municipal Court. Any violation of this article is declared to be a nuisance.
(b) In the event of a violation of this article, the City shall first issue a notice of violation and allow the property owner five (5) business days to remove the violation and return the property to its natural state. Thereafter, any person violating any provision of this article shall -- upon conviction -- be fined a sum not exceeding $\$ 500.00$. Each day that a provision of this article is violated shall constitute a separate offence. An offense under this article is a Class C Misdemeanor, punishable by a fine not to exceed $\$ 500.00$.
(c) Nothing in this article shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this article and to seek remedies as allowed by law, including but not limited to the following: [1] injunctive relief to prevent specific conduct that violates this article or to require specific conduct that is necessary for compliance with this article; and [2] other available relief.

Should the City Council have any questions, staff and the City Attorney will be available at the April 19, 2021 City Council meeting.

## CITY OF ROCKWALL

ORDINANCE NO. 21-XX


#### Abstract

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING CHAPTER 22, MISCELLANEOUS OFFENSES, FOR THE PURPOSE OF INCORPORATING A NEW ARTICLE THAT PROVIDES REGULATIONS AND ENFORCEMENT FOR THE UNLAWFUL USE OF UNLEASED LAND WITHIN THE LAKE RAY HUBBARD TAKELINE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.


WHEREAS, the City of Rockwall, Texas (City) is a Home-Rule City in accordance with Chapter 9, Home-Rule Municipality, of Subtitle A, Types of Municipalities, of Title 2, Organization of Municipal Government, of the Texas Local Government Code, and by State law and City Charter is permitted to establish ordinances for the purpose of protecting the health, safety, and general welfare of its residents; and

WHEREAS, the City has the authority and the power to administer and enforce rules and regulations provisions within the Lake Ray Hubbard Takeline as permitted by the City's Interlocal Agreement with the City of Dallas; and

WHEREAS, the City Council seeks to provide regulations and enforcement for the unlawful use of unleased land within the Lake Ray Hubbard Takeline.

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

 TEXAS:SECTION 1. That Chapter 22, Miscellaneous Offenses, of the Municipal Code of Ordinances of the City of Rockwall be amended for the purpose of incorporating a new article that provides regulations and enforcement for the unlawful use of unleased land within the Lake Ray Hubbard Takeline, and that these sections shall be as specifically described in Exhibit ' $A$ ' of this ordinance;

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That the Code of the City of Rockwall, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance;

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict;

SECTION 6. That this ordinance shall take effect immediately from and after its publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE $3^{\text {RD }}$ DAY OF MAY, 2021.

## ATTEST:

Kristy Cole, City Secretary

## APPROVED AS TO FORM:

Frank J. Garza, City Attorney
$1^{\text {st }}$ Reading: April 19, 2021
2nd Reading: May 3, 2021


Jim Pruitt, Mayor

## Article III. Offenses Regarding the Use of the Lake Ray Hubbard Takeline

Section 22-51. Unlawful Use of Unleased Land within the Lake Ray Hubbard Takeline
(a) It shall be unlawful for any person to construct, store, or place any permanent or temporary improvement (e.g. raised garden beds, gardens, landscaping, patios, decks, lighting [decorative or otherwise], boat whips, and etc.) or object (e.g. patio furniture, chairs, decorative landscape pots, trampolines, hammocks, and etc.) on any portion of unleased land within the Lake Ray Hubbard Takeline that remains in place for a period of 24 consecutive hours.
(b) It shall be unlawful for any person to alter unleased land within the Lake Ray Hubbard Takeline in anyway so as to change the grade of the property, remove vegetation, alter or remove trees, change the natural coast line of the lake, alter drainage patterns, or any other change that effects the natural environment of the property.
(c) It is an exception to an offense under Subsection (a) and (b) for a person that holds a valid takeline lease; however, these properties shall be subject to the regulations contained within Subsection 06.15, Lake Ray Hubbard Takeline Overlay (TL OV) District, of Article 05, District Development Standards, of the Unified Development Code (UDC).

Section 22-52. Enforcement within the Lake Ray Hubbard Takeline
(a) The City shall have the authority to administer and enforce the provisions of this article as may be permitted by the City's Interlocal Agreement with the City of Dallas and as allowed by this Municipal Code of Ordinances. Any person who violates a provision of this article, or fails to comply therewith, or with any of the requirements thereof, is subject to suit for injunctive relief as well as prosecution in Municipal Court. Any violation of this article is declared to be a nuisance.
(b) In the event of a violation of this article, the City shall first issue a notice of violation and allow the property owner five (5) business days to remove the violation and return the property to its natural state. Thereafter, any person violating any provision of this article shall -- upon conviction -- be fined a sum not exceeding $\$ 500.00$. Each day that a provision of this article is violated shall constitute a separate offence. An offense under this article is a Class C Misdemeanor, punishable by a fine not to exceed $\$ 500.00$.
(c) Nothing in this article shall be constructed as a waiver of the City's right to bring a civil action to enforce the provisions of this article and to seek remedies as allowed by law, including but not limited to the following: [1] injunctive relief to prevent specific conduct that violates this article or to require specific conduct that is necessary for compliance with this article; and [2] other available relief.


MEMORANDUM

| TO: | Mary Smith, Interim City Manager |
| :--- | :--- |
| CC: | Honorable Mayor and City Council |
| FROM: | Ryan Miller, Director of Planning and Zoning |
| DATE: | April 19, 2021 |
| SUBJECT: | SP2021-007; AMENDED SITE PLAN FOR BONAFIDE BETTIES PIE |

Attachments<br>Memorandum<br>Development Application<br>Location Map<br>Site Plan

Summary/Background Information
Discuss and consider a request by Nicholas Gamez of DFDVB Homes, LLC on behalf of Zach Shipley for the approval of a Major Waiver to the Downtown (DT) District parking requirements for a Restaurant with Less Than 2,000 SF without Drive-Through or Drive-Inon a 0.018-acre tract of land identified as a portion of Lot 7, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 109 E. Washington Street, and take any action necessary.

Action Needed
The City Council is being asked to approve, approve with condition, or deny the major waiver to the parking requirements.

TO:
CC:

FROM:
DATE:
SUBJECT:

Mayor and City Council
Mary Smith, Interim City Manager
Joey Boyd, Assistant City Manager
Ryan Miller, AICP, Director of Planning and Zoning
April 19, 2021
SP2021-007; Amended Site Plan for Bonafide Betties Pie

The subject property is a 0.018 -acre tract of land situated on the southwest side of San Jacinto Plaza, fronting onto Washington Street. According to the Rockwall Central Appraisal District (RCAD), this property has an existing 720 SF garage that was constructed in 1960. The existing garage nearly extends to the property lines of the subject property on all sides of the tract of land. On April 13, 2021, the Planning and Zoning Commission approved a site plan proposing to convert the building into a limited service restaurant (i.e. a restaurant that is similar in nature to a retail operation -- e.g. donut shop, bakery, etc.). As part of this site plan case -- and due to the constraints of the subject property -- the applicant is also requesting a major waiver to the parking requirements. According to Subsection 04.07, Downtown (DT) District, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(o)ff-street and on-street [parking] facilities shall be provided as required by Article 06, Parking and Loading, of the Unified Development Code (UDC) ...", which in this case would be calculated at one (1) parking space per 250 SF of floor area. This would equate to three (3) required parking spaces; however, since the Downtown (DT) District has unique development challenges, the code grants the Planning and Zoning Commission and City Council the ability to waive requirements -- like parking requirements -- through major and minor waivers (with the Planning and Zoning Commission able to grant minor waivers and the City Council able to grant major waivers). According to this subsection of the code, changes to the parking requirements requires a major waiver from the City Council. Staff should point out that currently none of the businesses along the San Jacinto Plaza have dedicated on-site parking, and that there is a precedent for what the applicant is requesting; however, all major waivers are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission. On April 13, 2021, the Planning and Zoning Commission reviewed the applicant's request and approved a motion to recommend approval of the major waiver by a vote of 7-0. Should the City Council have any questions staff will be available at the April 19, 2021 City Council meeting.

DEVELOPMENT APPLICATION
STAFF USE ONLY
PLANNING \& ZONING CASE NO. SP $2021-007$
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

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:

$\square$ MASTER PLAT $(\$ 100.00+\$ 15.00 \text { ACRE })^{1}$

## ZONING APPLICATION FEES:

$\square$ ZONING CHANGE $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
PRELIMINARY PLAT ( $\$ 200.00$ + \$15.00 ACRE) ${ }^{1}$
SPECIFIC USE PERMIT ( $\$ 200.00+\$ 15.00$ ACRE ${ }^{1}$
$\square$ FINAL PLAT (\$300.00 + \$20.00 ACRE) ${ }^{1}$ $\square$ PD DEVELOPMENT PLANS $(\$ 200.00+\$ 15.00 \text { ACRE })^{1}$
$\square$ REPLAT $(\$ 300.00+\$ 20.00 \text { ACRE })^{1}$
OTHER APPLICATION FEES:
$\square$ AMENDING OR MINOR PLAT (\$150.00)

- TREE REMOVAL (\$75.00)
$\square$ PLAT REINSTATEMENT REQUEST ( $\$ 100.00$ )
$\square$ VARIANCE REQUEST ( $\$ 100.00$ )
SITE PLAN APPLICATION FEES:


## NOTES:

$\square$ SITE PLAN $(\$ 250.00+\$ 20.00 \text { ACRE })^{1}$

1. IN DETERMINING THE FEE PLEASE USE THE EXACT ACREAGE WHEN
$\square$ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

PROPERTY INFORMATION [PLEASE PRINT]

# address 109 E. Washington st 

SUBDIVISION
Lот PT of 7 вьоск $m$
generallocation Rockwall, Texas
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING CA
PROPOSED ZONING
ACREAGE
$\square$ 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 CONTACTIORIGINAL SIGNATURES ARE REQUIRED]

- OWNER Zach Shipley
contactrerson Zach Shipley
adoress 412 Renfro St.
citr, state \&zp Ruckwall, Texas 75081 PHONE 214 435,1759 EMan Clearenviroegmail.com

凹applicant DFDUB Homes, LLC
contact person Nicholas Gamez adoress 3818 shelley Burd
citr, STATE \&ZP Dallas, TX 75211
PHONE 2142125990
E-MALL ngremodeling 13 egmail.com

NOTARY VERIFICATION [REQUIRED]
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:
[OWNER] THE UNDERSIGNED, WHO
"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
$\qquad$ TO COVER THE COST OF THIS APPLICATION. HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE $\qquad$ DAY OF
$\qquad$ 2021. 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 OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXA $\$$



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.

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 109 WASHINGTON STREE , in the city of ROCKWALL, ROCKWALL COUNTY Texas. STATE OF TEXAS $\S$ COUNTY OF ROCKWALL
$\S$
BEING a tract of land situated in the B.F. Boydstun Survey, Abstract No. 14, in the City of Rockwall, Rockwall County, Texas, and being a portion of Lot 6 and a portion of Lot 7, in Block M, of the Original Town of Rockwall, Texas, according to the Map thereof recorded in Volume 1, Page 555, and Volume F, Page 510, of the Deed records of Rockwall County, Texas, and being conveyed to Union Bank and Trust Co., as recorded in Instrument No.
20150000019349, of the Deed records of Rockwall County, Texas, as shown on survey and being more particularly described by metes and bounds as follows:

BEGINNING at a 4 inch steel post found for corner on the North right-of-way line of Washington Street, being the Southeast corner of a tract of land conveyed to Hendricks 7 Properties, LLC., Series 3, as recorded in Instrument No. 20180000008559, of the Deed records of Rockwall County, Texas, said point also being the Southwest corner of said Union Bank tract;

THENCE North, a distance of 32.03 feet to an " X " set for corner, said point being the Southwest corner of a tract of land conveyed to Rockwall 4, LLC., as recorded in Instrument No. 2019000008872, of the Deed records of Rockwall County, Texas;

THENCE East, a distance of 25.00 feet to an " $X$ " set for corner on the West right-of-way line of San Jacinto;
THENCE South, a distance of 32.03 feet to a building corner for corner, said point being at the intersection of the West right-of-way line of said San Jacinto, and the North right-of-way line of said Washington Street;

THENCE West, a distance of 25.00 feet to the PLACE OF BEGINNING and containing 800.643 square feet or 0.018 of an acre of land.

"Preliminary, this document shall
not be recorded for any purpose."


## WASHINGTON STREET

this tract may fall under the requirements of plating according to the PLATTING LAWS OF THE STATE OF TEXAS AND ROCKWALL COUNTY. RHODES SURVEYING
REQUESTS THAT THE AFFECTED PARTY (BUYER OR SELLER) CONTACT THEIR LOCAL REQUESTS THAT THE AFFECTED PARTY (BUYER OR SELLER) CONTACT THEIR LOCAL
COUNTY COMMISSIONER TO DETERMINE IF THIS TRACT WILL HAVE TO BE PLATTED.

## CapitalTitle

$\qquad$

A Shaddock Company
1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052 The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as
indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements TITLE AND ABSTRACTING WORK FURNISHED BY CAPITAL TITLE OF TEXAS, LLC. TITLE AND ABSTRACTING WORK FURNISHED BY CAPITAL TITLE OF TEXAS, LLC.
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: $\qquad$ USE OF THIS SURVEY FOR ANY OTHER PURPOSE
Scal OR OTHER PARTIES SHAR AN THEIR RISK AND Date: $12 / 26 / 2019$ UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR
G. F. No.: $\qquad$ ANY LOSS RESULTING THEREFROM.

Job no.: $\qquad$ THIS SURVE WAS PERFORMED EXC USIVELY FOR

Drawn by: CAPITAL TITLE OF TEXAS, LLC.


MEMORANDUM

| TO: | Mary Smith, Interim City Manager |
| :--- | :--- |
| CC: | Honorable Mayor and City Council |
| FROM: | Ryan Miller, Director of Planning and Zoning |
| DATE: | April 19, 2021 |
| SUBJECT: | VARIANCE TO THE PARKING REQUIREMENTS IN PLANNED |

## Attachments

Memorandum
Development Application
Location Map
Applicant's Letter
Building Elevations
Site Plan
Summary/Background Information
Discuss and consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Elias Pope of 8020 Hospitality, LLC for the approval of a Variance to the parking requirements for a Restaurant with 2,000 SF or More without a Drive-Through or Drive-Inon a 0.90 -acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [Ordinance No. 1722], situated within the $\mathrm{IH}-30$ Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the $\mathrm{IH}-30$ Frontage Road and Sunset Ridge Drive, and take any action necessary.

## Action Needed

The City Council is being asked to approve or deny the requested parking variance for a restaurant with 2,000 SF or more without a drive-through or drive-in.

| TO: | Mayor and City Council |
| :--- | :--- |
| CC: | Mary Smith, Interim City Manager |
|  | Joey Boyd, Assistant City Manager |
| FROM: | Ryan Miller, Director of Planning and Zoning |
| DATE: | April 19, 2021 |
| SUBJECT: | SP2021-005; Parking Variance for an Approved Site Plan for HG Supply Co. |

On September 8, 2015, the City Council approved a variance to allow a reduction of 15 parking spaces for a proposed 6,800 SF restaurant [i.e. MIS2015-006] located on a 0.90 -acre parcel of land situated directly north of Trend Tower and located within the Summit Office Subdistrict of Planned Development District 32 (PD-32). Specifically, the City Council determined that the existing public parking around the subject property (i.e. 37 on-street/surface parking spaces and the public portion of the 441 parking spaces in the Trend Tower parking garage) provided sufficient parking to absorb the requested variance; however, despite this approval the restaurant was never constructed and the site plan [Case No. SP2015-015] and approved variance expired on December 13, 2018. Recently, the applicant of this case resubmitted the expired site plan seeking approval to revive the project. The only changes to the project involved increasing the requested parking variance from 15 parking spaces to 18 parking spaces. The Planning and Zoning Commission reapproved the site plan on April 13, 2021 and voted to recommended approval of the requested reduction in parking by a vote of $7-0$. Since this variance request deals with public parking within Planned Development District 32 (PD-32), the City Council will need to consider the request. Staff should note that this request only requires a simple majority vote of the City Council. Should the City Council have any questions, staff will be available at the April 19, 2021 City Council meeting.

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

STAFF USE ONLY
PLANIING \& ZONING CASE NO. $5 P 202$ (T0 S
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTL 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:
\square MASTER PLAT ($100.00 + $15.00 ACRE) '
\square PRELIMINARY PLAT ($200.00 + $15.00 ACRE) }\mp@subsup{}{}{1
\square FINAL PLAT ($300.00 + $20.00 ACRE) }\mp@subsup{}{}{1
\square REPLAT ($300.00 + $20.00 ACRE)'
\square AMENDING OR MINOR PLAT ($150.00)
\square PLAT REINSTATEMENT REQUEST ($100.00)
SITE PLAN APPLICATION FEES:
\square_SITE PLAN ($250.00 + $20.00 ACRE)'
\squareAMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)
```


## ZONING APPLICATION FEES:

$\square$ ZONING CHANGE $(\$ 200.00+\$ 15.00 \text { ACRE })^{\prime}$
$\square$ SPECIFIC USE PERMIT ( $\$ 200.00+\$ 15.00$ ACRE) ${ }^{1}$
$\square$ PD DEVELOPMENT PLANS $(\$ 200.00+\$ 15.00 \text { ACRE })^{\prime}$
OTHER APPLICATION FEES:
$\square$ TREE REMOVAL (\$75.00)
$\square$ VARIANCE REQUEST ( $\$ 100.00$ )
NOTES:
I: 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 2651 SUNSET RIDGE DRIVE
SUBDIVISION HARBOR DISTRICT ADDITION LOT 5 BLOCK A
GENAAL TQYETIQORTHEAST CORNER OF THE INTERSECTION OF I-30 ACCESS ROAD AND SUNSET F ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING
PROPOSED ZONING PD-32
ACREAGE 0.9

CURRENT USE
PROPOSED USE
LOTS [CURRENT] 1

NONE
RESTAURANT
LOTS [PROPOSED]

1
[X SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBLLITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULTIN THE DENIAL OF YOUR CASE.
OWNER/APPLICANT/AGENT INFORMATION [PLEASE Print/CHECK The PRIMARY CONtaCtIoriginal signatures are required] - OWNERO20 HOSPITALITY, LLC.

『APPLICANTTEAGUE, NALL AND PERKINS, INC. CONTACT PERSON ELIAS POPE ADDRESS 2008 GREENVILLE AVE

CITY, STATE \& ZIP DALLAS, TX 75206
CONTACT PERSON
CAMERON SLOWN
ADDRESS
385 WATTERS CREEK BLVD. SUITE M300

PHONE 972-979-9934
E-MAIL EPOPE@LIVINGHG.COM

CITY, STATE \& ZIP
ALLEN, TX 75013
PHONE
817-889-5050
E-MAIL

## NOTARY VERIFICATION [REQuired]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELIAS POPE STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:
*I HEREBY CERTIFY THATI AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION: ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF SUBMITTED IN CONJUNGTION WITH THIS APPLICATION IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.



City of Rockwall
www.tnpinc.com

## David Gonzales

City of Rockwall
Planning Department
385 S. Goliad
Rockwall, TX 75087

## TEXAS

FORT WORTH
Denton
Allen
HEATH
CYPRESS
Sugar land

## RE: HG Supply Site (SP2021-005) Variance Request Letter

David,

We received city comments on the site plan submittal package for the HG Supply Site located at the intersection of the $\mathrm{IH}-30$ access road and Sunset Ridge Drive. Based on the comments pertaining to the required number of onsite parking stalls and the horizontal building articulation we would respectfully request a variance to the onsite parking requirement

## ONSITE PARKING VARIANCE

Due to the size of the site, existing site topography, and existing overhead electrical utilities within the site we request a variance to the requirement for 68 parking stalls ( $1 / 100$ building square footage) to be located on the project site. The 0.90 -acre site is located at the intersection of the IH 30 access road and Sunset Ridge Drive. An existing 50-foot-wide advertisement sign board as well as overhead electrical lines with power poles and guy wires at the intersection reduce the useable acreage within the project site by approximately 0.15 acres. Due to the site's 17 -foot vertical change in elevation retaining walls are to be constructed around the site which also make it difficult to maximize the site's space for parking.

The site can accommodate 50 parking stalls and we request that the remaining 18 required parking stalls be provided within the Trend Tower parking garage as a part of the public parking allocation within the garage.

I trust that this letter adequately expresses the need for a variance to some of the comments provided by the Planning and Zoning and Engineering Departments as a part of our site plan submittal package. If there are any questions, please feel free to contact Cameron Slown at (817) 889-5050 or cslown@tnpinc.com.

Sincerely,


Matf Afkins, PE
feague nall \& perkins



City of Rockwall
The cNaw FFouizon

## MEMORANDUM

TO: Mary Smith, Interim City Manager<br>Joey Boyd, Assistant City Manager<br>FROM: Travis Sales, Parks, Recreation and Animal Services Director<br>DATE: April 19, 2021<br>SUBJECT: 2021 Founders Day Festival

The 2021 City of Rockwall Founders Day will be held at Harry Myers Park on Saturday, May 15th beginning at 10:00am and concluding around 9:00pm.

This will be our first festival since 2018 (2019 was cancelled due to severe storms and 2020 was canceled due to Covid), This year the bands playing will be Wade Bowen and Jack Ingram. Both bands have had songs with top hits and wide national radio play.

In 2014, the City Council amended sec. 30-2, Regulated Activities in Parks which permitted the possession and consumption of alcohol in Harry Myers Park for City-sponsored events as designated by the City Council. Since the Founders Day Festival was held on the Square for eight years prior to the 2014 festival, patrons have been permitted to bring their own alcoholic beverages to the festival. When the venue location changed in 2014, the City Council has considered this matter each year as to allow alcohol in Myers Park on the day of the festival.

With the 2021 festival just a few weeks away, the City Council has the discretion to designate the event as a City-sponsored event where the possession and consumption of alcohol would be permitted. The designation must be granted annually and expires at the conclusion of the event and can be limited to all or a portion of Harry Myers Park. As with all previous Founders Day Festivals, coordination and planning has already begun with the police and fire departments.

## MEMORANDUM

| TO: | Mary Smith, Interim City Manager |
| :--- | :--- |
| CC: | Honorable Mayor and City Council |
| FROM: | Kristy Cole, City Secretary/Assistant to the City Manager |
| DATE: | April 19, 2021 |
| SUBJECT: | BOND PROGRAM STREET APPURTENANCES |

Attachments
Summary/Background Information
The Mayor has requested this item to discuss finishing appurtenances associated with residential street reconstruction projects, to include street lighting, signage, striping, landscaping, etc.

Action Needed

## MEMORANDUM

| TO: | Mary Smith, Interim City Manager |
| :--- | :--- |
| CC: | Honorable Mayor and City Council |
| FROM: | Kristy Cole, City Secretary/Assistant to the City Manager |
| DATE: | April 19, 2021 |
| SUBJECT: | UPDATE FROM ROCKWALL POLICE CHIEF |

Attachments
Summary/Background Information
Chief Max Geron will be providing an update to the City Council regarding attrition, recruiting, and retention relative to the Police Department.

Action Needed

## MEMORANDUM

| TO: | Mary Smith, Interim City Manager |
| :--- | :--- |
| CC: | Honorable Mayor and City Council |
| FROM: | Kristy Cole, City Secretary/Assistant to the City Mgr. |
| DATE: | April 19, 2021 |
| SUBJECT: | VACANCIES ON CPAC AND ART COMMISSION |

Attachments
Summary/Background Information
A vacancy exists on the City's Comprehensive Plan Advisory Committee (CPAC). Whomever is appointed to this vacancy will serve an initial (partial term) thru Oct. of 2024 (Note: full terms are for a period of five years).

Two vacancies currently exist on the City's ART Commission. One of the two terms expires this Aug. (2021), and the other expires in Aug. of 2022

Action Needed


[^0]:    4
    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

[^1]:    Again for web discretion is advised.

[^2]:    CDT, Pat Atkins

[^3]:    PACESETTER HOMES LLC 2109 GROVER LANE ROCKWALL, TX 75087

[^4]:    This email was scanned by Bitdefender

