



ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, August 17, 2020 - 5:00 PM

City Hall Council Chambers - 385 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 appointments to city regulatory boards, commissions, and committees (Board of Adjustments & Planning and Zoning Commission), pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding City of Rockwall vs. Richard Brooks pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates 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 Campbell

VI. Proclamations

1. Tom Egan Appreciation Day

VII. Open Forum

Members of the public may attend in person to deliver public comments. Alternatively, public comments may be submitted via e-mail to PublicComments@rockwall.com. PUBLIC COMMENTS WILL ONLY BE ACCEPTED IN WRITING NO LATER THAN THIRTY (30) MINUTES IN ADVANCE OF THE SCHEDULED MEETING. In the body of the email, please include your name, address, agenda item (if applicable) or subject of discussion, and your comments. Please limit comment length to that which may be read aloud within three (3) minutes or less. Public Comment limitation is authorized by Governor Greg Abbott's TEMPORARY suspension of certain aspects of the Texas Open Meetings Act, which allows for a governing body to limit gathering members of the public and/or Board members in a physical setting that might constitute a public health risk.

VIII. Take any Action as a Result of Executive Session

IX. Consent Agenda

1. Consider approval of the minutes from the August 3, 2020 regular City Council meeting, and take any action necessary.
2. Consider approval of an **ordinance** reducing the City of Rockwall's Extraterritorial Jurisdiction (ETJ) by releasing a 3,796.18 acre tract of land generally located South of FM-550, North and West of FM-548, and East of Edwards Road to the County of Rockwall, and take any action necessary. **(2nd Reading)**
3. Consider approval of a contract with Custard Construction Services to perform kitchen and restroom renovations at The Center in the amount of \$26,729.32 to be funded from the Internal Operations Department budget, and take any action necessary.

4. Consider approving the Highland Drive, First Street, Kaufman Street, Lakeshore Drive, Rusk Street, and West Street paving, drainage, water, and wastewater improvement projects, and authorize the City Manager to execute a contract with McMahon Contracting, LP in an amount of \$3,037,817.50 to be paid for out of the *Street Bond Fund* and the *Water/Sewer Fund*, and take any action necessary.
5. Consider approving the construction materials testing costs for Highland Drive, First Street, Kaufman Street, N. Lakeshore Drive, Rusk Street, and West street paving, drainage, water, and wastewater improvements projects and authorize the City Manager to execute a contract with Alliance Geotechnical Group in the amount of \$63,390.00 which will be funded by *Street Bond Funds*, and take any action necessary.

X. Public Hearing Items

1. **2020-030** - Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an *accessory building that exceeds the maximum square footage* on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and take any action necessary **(1st Reading)**.
2. **2020-031** - 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 for the approval of an **ordinance** for a *Zoning Amendment* to Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] for the purpose of amending the development standards contained in *Ordinance No. 16-39* 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 **(1st Reading)**.
3. **2020-032** - Hold a public hearing to discuss and consider a request by Erick Cruz Mendoza 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 single-family home on a 0.165-acre parcel of land identified as Lot 873-A, Rockwall Lake Estates #2 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 481 Blanche Drive, and take any action necessary **(1st Reading)**.

XI. Action Items

1. **P2020-029** - Discuss and consider a request by DR Horton – Texas, LTD on behalf of DMDS Land Company, LLC for the approval of a *Preliminary Plat* for River Rock Trails, Phase 1A Addition being a 35.28-acre portion of a larger 1,225.721-acre tract of land identified as Tract 11 of the F. Baugess Survey, Abstract No. 7, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally north of the intersection of FM-548 and High Plains Trail, and take any action necessary.
2. Discuss and consider options for the Parks and Recreation Rib Rub Run & Roll Special Event to be held in the Downtown area on Saturday, October 3, 2020, and take any action necessary.
3. Discuss and consider approval of a resolution establishing an ad hoc exploratory committee to determine the best means by which to recognize the diverse history of Rockwall, and take any action necessary.
4. Discuss and consider (re)appointments to city advisory boards and commissions, including the Main Street Advisory Board, Park Board, and Animal Advisory Board, and take any action necessary.

XII. 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 appointments to city regulatory boards, commissions, and committees (Board of Adjustments & Planning and Zoning Commission), pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding City of Rockwall vs. Richard Brooks pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

XIII. Reconvene Public Meeting & Take Any Action as Result of Executive Session

XIV. 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 § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.087 (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 14th day of August, 2020 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kristy Cole, City Secretary
or Margaret Delaney, Asst. to the City Sect.

Date Removed

Rockwall, Texas Proclamation

Whereas, Tom Egan served his country in the U.S. Air Force from 1967 to 1971, including time spent from 1968 to 1970 in the Republic of Vietnam working Airbase Security; and

Whereas, after briefly serving as a patrolman with the Highland Park Police Department, Tom began his twenty-six year career with the Rockwall Police Department in 1978; and

Whereas, throughout his years of service, Tom served as field training officer, firearms instructor, Shift Sergeant, and School Resource Officer at Rockwall High; and

Whereas, Tom was actively involved in the Rockwall Police Department's Santa Cops program, was a member of the Rockwall Volunteer Fire Department and also served as a reserve officer for the Heath Department of Public Safety; and

Whereas, Officer Egan began serving as Sergeant in 1992 and was renowned for his ability to train officers and instill the proper attitude and professionalism in those he mentored until his retirement in 2004; and

Whereas, former Rockwall Police Chief, Bruce Beaty describes Tom as a quiet, steady, hardworking man, who was "all business and by the book" when he put on his uniform... "a good Christian man who lives out his faith and supports his family 100%."

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim **August 17, 2020** as

Tom Egan Appreciation Day

in the City of Rockwall and encourage all citizens to recognize and applaud Tom for his many contributions to the City of Rockwall over the years and for the positive mark he has left on the lives of countless individuals in this great community.

In Witness Whereof, I hereunto set my hand and official seal this 17th day of August, 2020.

Jim Pruitt, Mayor



MINUTES

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, August 03, 2020 - 5:00 PM

City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pro Tem Fowler called the meeting to order at 5:00 p.m. Present were Mayor Pro Tem Kevin Fowler and Council Members Anna Campbell, Dana Macalik, John Hohenshelt, and Trace Johannesen. Also present were City Manager Rick Crowley, Assistant City Manager Joey Boyd and City Attorney Frank Garza. Councilmember Bennie Daniels and Assistant City Manager Mary Smith were absent from the entirety of the meeting. Mayor Jim Pruitt joined the meeting during 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 City of Rockwall vs. Richard Brooks pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding appointments to city regulatory boards, commissions, and committees (Board of Adjustments & Planning and Zoning Commission), pursuant to Section 551.074 (Personnel Matters)
3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

III. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 5:40 p.m.

IV. RECONVENE PUBLIC MEETING (6:00 P.M.)

Mayor Pruitt called the meeting back to order at 6:00 p.m. Six of the seven council members were present (Daniels was absent).

V. INVOCATION AND PLEDGE OF ALLEGIANCE - COUNCILMEMBER JOHANNESSEN

Councilmember Johannesen delivered the invocation and led the Pledge of Allegiance.

VI. OPEN FORUM

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

VII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

No action was taken as a result of Executive Session.

VIII. CONSENT AGENDA

1. Consider approval of the minutes from the July 20, 2020 regular City Council meeting, and take any action necessary.
2. **Z2020-023** - Consider a request by James Best 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 single-family home on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary **(2nd Reading)**.
3. **Z2020-025** - Consider a request by Hallie Fleming for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad Street, and take any action necessary **(2nd Reading)**.
4. **Z2020-027** - Consider a request by Leslie & Scott Milder for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *General Retail Store and Banquet Facility/Event Hall* on a 0.66-acre parcel of land identified as Lot 1, Block A, Our House Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 803 N. Goliad Street, and take any action necessary **(2nd Reading)**.
5. **Z2020-028** - Consider a request by Lucas Altoe on behalf of STAR Hubbard, LLC for the approval of an **ordinance** for a Zoning Amendment to Planned Development District 10 (PD-10) for the purpose of allowing an office on a 32.6546-acre parcel of land identified as Lot 1, Block A, Mansions Family Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1650 S. John King Boulevard, and take any action necessary **(2nd Reading)**.
6. **Z2020-029** - Consider a request by Donald and Cathy Wallace for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a two (2) acre tract of land identified as a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary **(2nd Reading)**.
7. **P2020-028** - Consider a request by Hellen Byrd of Platinum Construction on behalf of Ron Valk of Saro Partners, LLC for the approval of a Replat for Lot 9, Block A, Bodin Industrial Tract being a 2.21-acre parcel of land identified as Lot 6, Block A, Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.
8. Consider approval of the purchase of a solar school zoning lighting system in the amount of \$33,286.00, to be funded out of the Street Department Budget, and take any action necessary.
9. Consider approval of an interlocal agreement between the City of Rockwall and the Rockwall Independent School District for School Resource Officer services for the 2020-2021 school year, and take any action necessary.

Councilmember Hohenshelt moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, and 9). Councilmember Macalik seconded the motion. Following brief comments, the ordinance captions were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 20-26
SPECIFIC USE PERMIT NO. S-228

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, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 2.60-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, BEST ESTATE 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. 20-28
SPECIFIC USE PERMIT NO. S-229

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, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *GENERAL RETAIL STORE AND HAIR SALON AND/OR MANICURIST* ON A 0.2254-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, ARTVENTURES STUDIO 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. 20-29
SPECIFIC USE PERMIT NO. S-230

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, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *GENERAL RETAIL STORE AND BANQUET FACILITY/EVENT HALL* ON A 0.66-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, OUR HOUSE 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. 20-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 10 (PD-10) [*ORDINANCE NO.'S 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 10 (PD-10), BEING A ~580.48-ACRE TRACT OF LAND SITUATED WITHIN THE J. CADLE SURVEY, ABSTRACT NO. 65; J. M. ALLEN SURVEY, ABSTRACT NO. 2; W. H. BAIRD SURVEY, ABSTRACT NO. 25; W. H. BARNES SURVEY, ABSTRACT NO. 26; A. JOHNSON SURVEY, ABSTRACT NO. 123; AND J. R. JOHNSON SURVEY, ABSTRACT NO. 128, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A 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. 20-31

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 APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT FOR A TWO (2) ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 44-01 OF THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY 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.

The motion passed by a vote of 6 ayes with 1 absence (Daniels).

IX. ACTION ITEMS

1. **Z2020-024** - Discuss and consider a request by Chris Cuny, PE of Teague, Nall & Perkins on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of an **ordinance** for a Zoning Amendment to Planned Development District 78 (PD-78) [*Ordinance No. 15-24*] for the purpose of changing the concept plan and development standards on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary **(2nd Reading)**.

Councilmember Johannesen moved to approve this item. Councilmember Hohenshelt seconded the motion. Mayor Pruitt explained that he voted against this item because he has never voted in favor of a septic system on less than a 1-acre tract of land – it is nothing personal. He is just not in favor of those being placed on less than 1 acre parcels. Following his brief comments, the ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 20-27**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 78 (PD-78) [*ORDINANCE NO. 15-24*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS FOR A 316.315-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE M. E. HAWKINS SURVEY, ABSTRACT NO. 100 AND TRACT 2 OF THE R. K. BRISCO SURVEY, ABSTRACT NO. 16, 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.

The motion passed by a vote of 5 ayes, 1 nay (Pruitt) and 1 absence (Daniels).

2. Discuss and consider approval of an **ordinance** reducing the City of Rockwall's Extraterritorial Jurisdiction (ETJ) by releasing a 3,796.18 acre tract of land generally located South of FM-550, North and West of FM-548, and East of Edwards Road to the County of Rockwall, and take any action necessary. **(1st Reading)**

City Manager Rick Crowley provided brief remarks concerning this agenda item. Councilmember Hohenshelt moved to approve the ordinance as presented. Mayor Pro Tem Fowler seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 20-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REDUCING ITS EXTRATERRITORIAL

JURISDICTION (ETJ) BY RELEASING SUCH TERRITORY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE TO THE COUNTY OF ROCKWALL; ESTABLISHING THE NEW CORPORATE BOUNDARIES OF THE CITY OF ROCKWALL; PROVIDING FOR AMENDING AND CORRECTING THE OFFICIAL CORPORATE AND EXTRATERRITORIAL BOUNDARIES OF THE CITY AS HERETOFORE ADOPTED AND CORRECTING THE OFFICIAL CITY MAPS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absence (Daniels).

3. Discuss and consider the appointment of an exploratory committee to determine the best means by which to recognize the diverse history of Rockwall, and take any action necessary.

City Manager, Mr. Crowley shared that three members of the Council recently met and discussed this topic among themselves and others.

Mayor Pro Tem Fowler briefed the Council on recent discussions he had with Councilmember Johannesen and Councilmember Campbell, especially pertaining to a recent 2-2.5 hour long discussion the three of them had with Christian Giadolor and his representatives. The Council subcommittee of three has generally decided that it might be best if the Council appoints an 'exploratory committee' made up of citizens to listen to the various ideas and decide how best to move forward.

Mr. Crowley suggested that Council may wish to consider asking staff to draft a resolution to bring back to the Council for consideration. Such resolution would establish this exploratory committee and further explain its purpose and what the committee is being asked to look at by Council.

Councilmember Campbell shared that recent discussions were held with Christian Giadolor, who is part of the "Black Lives Matter" organization. The three councilmembers met and agreed that these efforts are something that the city could undertake on its own and that said efforts could then in no way be 'tied to' "Black Lives Matter."

Councilmember Maclik agreed that Mr. Crowley's suggestion to form a committee and clearly spell out its purpose is a good idea for moving forward.

Mayor Pruitt expressed that one option is to "do nothing." He does not want the Council to be pressured into doing anything, but he is okay with options being discussed by a committee.

Fowler further explained that said recent discussions, in part, centered around Giadolor's desire for the Council to support the placement of a monument in downtown Rockwall to commemorate a lynching that took place in Rockwall many, many years ago. Fowler generally expressed that he had conveyed to those with whom he had met that he prefers to commemorate and celebrate positive accomplishments in the community instead of the two lynching(s) that took place many years ago and are recorded in Rockwall's history. He

believes there are much more positive things to celebrate and commemorate instead. He shared that Councilmember Campbell has expressed that she would like to be the Council liaison assigned to this exploratory committee.

Mr. Crowley indicated that staff will come back with some options for Council to discuss and consider at a future date. No formal action was taken at this time.

4. Discuss and consider a flag pole entry feature on Interstate 30, and take any action necessary.

Assistant City Manager Joey Boyd provided information concerning this agenda item. The proposed location for this flag pole entry feature would be near the corner of Laguna Drive, Interstate 30 and Village Drive (just down from the Starbucks, in TXDOT (TX Department of Transportation) right-of-way). Based on the recent FAA (Federal Aviation Administration) study, the flag pole is approved to be up to 198' above ground level, and no strobe light would be required at the top of the pole. In addition, consultants thru the countywide road consortium have evaluated the plans and compared them against TXDOT's future plans for the expansion of IH-30, and no conflicts exist (other than keeping an eye on potential utility relocate necessities, should those arise). Boyd generally explained that next steps would be to proceed with a design phase with that information then needing to be forwarded on to TXDOT for review and consideration. Updated budget numbers are estimated at \$119,000 for this flag pole project.

Councilmember Johannesen generally expressed support for this agenda item, sharing that with the current state of divisiveness, it would be nice to have some unity, especially if said unity is related to our U.S. flag.

Mayor Pruitt generally expressed concern about this and other projects that are not absolutely essential and vital, especially in light of the city not yet having a really good idea of the negative impacts that the COVID pandemic has had on our local revenues/economy. He shared that he does not wish to see the City have to cut employees / job positions as a result of revenue losses. He thinks we will have a better idea of actual budgetary impacts related to COVID within about six months from now or so. He cautioned that he will very likely be expressing these types of concerns as the upcoming budget process ensues and/or other topics arise related to funding.

City Manager Rick Crowley shared that this project, whatever it may look like, will likely be funded out of "General Fund Reserves," and whatever the Council desires to do in that regard, he feels confident that the "Reserves fund" is healthy enough to move forward with the 'design phase' of this project at this time.

Mayor Pruitt then made a motion to move forward with approving the funds for the design phase of this project and then return to Council at a later date for possible, further action. Mayor Pro Tem Fowler seconded the motion, which passed by a vote of 6 ayes with 1 absence (Daniels).

5. Discuss and consider upcoming Parks & Recreation events and programs, and take any action necessary.

Pruitt indicated that we have made it thru the Fourth of July events, Concerts by the Lake, and Baseball Nation tournaments. Parks Director, Travis Sales, then came forth and briefed the Council on current registration associated with fall baseball. Essentially, with registrations being notably low at this point, staff can either (1) move forward with running a fall season of baseball with limited teams (only the divisions that 'make'), or (2) cancel the fall season altogether and revisit baseball in the Spring. Councilmember Johannesen and Hohenshelt both generally expressed a desire for the City to move forward with providing and allowing 'fall baseball' to continue on. Councilmember Macalik shared that she disagrees – she is generally opposed to allowing anything to continue on that is government sponsored and may result in large crowds. She believes that social distancing and limiting large gatherings is important. Pruitt generally expressed support for fall ball continuing on. Sales shared that right now there will be four to five teams that will end up playing each other twice. Pruitt indicated he believes this is reasonable. So, general direction was given that fall ball will proceed.

Discussion took place regarding whether or not the "Angel League" (for special needs kids) should ensue this fall season or not. It was informally decided that it will proceed as long as the teams "make" (there are enough people and teams signed up).

Discussion took place related to groups renting rooms / space at The Center and the Community Center. Mr. Crowley, City Manager, generally suggested that staff would like to bring back some recommendations to Council to consider how potential renters (citizens / the public) might be able to make use of these facilities while observing and adhering to social distancing.

Regarding senior programs, Sales briefed Council on these activities (i.e. BINGO, Bridge, exercise class, "Yarn and Darn" (quilting), Senior Luncheons and "Out to Lunch Bunch," etc.). Pruitt shared that he is okay with any activities that will allow the Seniors to stay spread out and practice social distancing (i.e. BINGO is ok. The exercise class is ok.). The other activities, Council generally agreed should not be reinstated at this point.

Regarding evening tap and dance classes for ages 5 thru 8 at The Center and the RIPPED exercise class for adults, indication was given that social distancing could easily be adhered to during these classes.

Regarding "Outdoor Days" at Harry Myers Park (is essentially "Movies in the Park") – Council generally indicated that it is outdoors and attendees should be able to effectively spread out and practice social distancing. So, they are ok with this program ensuing.

Regarding "Little Athletes," which is ages 3 – 5, they would be on a soccer field and run thru drills. Parents would be sitting on the sidelines, and social distancing can be observed. Plus, it's outdoors.

Regarding the upcoming mother/son dance, Council generally indicated that they do not believe 'social distancing' is practicable at that event. Therefore, they do not believe that this program should be held. Staff will cancel it.

Regarding the San Jacinto Music Series, Council generally indicated agreement with it continuing to be held, as it is outdoors, attendance is limited, and people can spread out and socially distance.

Regarding the Rib Rub, Run and Roll – general discussion took place regarding the possibility of moving the BBQ competition to Harry Myers Park. Staff was asked to put some thought into some options for this event and return to Council in two weeks to discuss those potential alternatives.

Council took no formal action pertaining to these discussions at this time.

6. Discuss and consider (re)appointments to the City's Park Board, Animal Advisory Board, and Airport Advisory Board, and take any action necessary.

Macalik moved to appoint to the Airport Advisory Board Jacob North (for a two-year term) and Fred Hansen (for a one-year term) to fill the two, current vacancies. Mayor Pro Tem Fowler seconded the motion, which passed by a vote of 6 ayes with 1 absence (Daniels).

X. CITY MANAGER'S REPORT, DEPARTMENTAL REPORTS AND RELATED DISCUSSIONS PERTAINING TO CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. 2020 Census Update
2. Fire Department Monthly Report - June 2020
3. Police Department Monthly Reports - June 2020
4. Recreation Department Monthly Report - June 2020
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

There being no questions concerning the above named reports, no discussion took place and no action was taken. Mayor Pruitt expressed his condolences at the passing of Rockwall Police Officer Tracy Gaines, who died this morning from complications related to COVID-19.

XI. 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 City of Rockwall vs. Richard Brooks pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding appointments to city regulatory boards, commissions, and committees (Board of Adjustments & Planning and Zoning Commission), pursuant to Section 551.074 (Personnel Matters)
3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

XII. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Council did not reconvene in Ex. Session following the close of the 6:00 p.m. public meeting agenda.

XIII. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 6:51 p.m.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 17th
DAY OF AUGUST, 2020.**

JIM PRUITT, MAYOR

ATTEST:

KRISTY COLE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 20-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REDUCING ITS EXTRATERRITORIAL JURISDICTION (ETJ) BY RELEASING SUCH TERRITORY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE TO THE COUNTY OF ROCKWALL; ESTABLISHING THE NEW CORPORATE BOUNDARIES OF THE CITY OF ROCKWALL; PROVIDING FOR AMENDING AND CORRECTING THE OFFICIAL CORPORATE AND EXTRATERRITORIAL BOUNDARIES OF THE CITY AS HERETOFORE ADOPTED AND CORRECTING THE OFFICIAL CITY MAPS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall and City of McLendon-Chisholm have previously executed a boundary agreement between the two cities that moved a 3,796.18-acre tract of land from the City of McLendon-Chisholm ETJ to the City of Rockwall ETJ; and

WHEREAS, in accordance with Section 42.023, *Reduction of Extraterritorial Jurisdiction*, of Chapter 42, *Extraterritorial Jurisdiction of Municipalities*, of the Texas Local Government Code the City Council of the City of Rockwall now desires to release the tract of land released by the City of McLendon-Chisholm;

BEING, a 3,796.18-acre tract of land identified as Tracts 1, 1-1, 3, 3-1, 11, 11-1, 11-2, & 13 of the F. Baugess Survey, Abstract No. 7; Tract 1 of the J. Stephenson Survey, Abstract No. 189; and Tract 2 of the J. T. Spillers Survey, Abstract 203; Rockwall County, Texas, and generally located south of FM-550, north and west of FM-548, and east of Edwards Road, which is 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 *Subject Property* lies within the City of Rockwall's Extraterritorial Jurisdiction (ETJ) and is adjacent to and adjoining with the present corporate boundaries of the City of Rockwall, Rockwall County, Texas.

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

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes

SECTION 2. REDUCTION OF ETJ AND RELEASE TO ROCKWALL COUNTY. The City of Rockwall hereby reduces its Extraterritorial Jurisdiction (ETJ) and releases to Rockwall County the *Subject Property*.

SECTION 3. FILING, NOTIFICATION, AND CORRECTION OF CITY MAPS. The Mayor of the City of Rockwall is hereby directed and authorized to file a certified copy of this *Ordinance* with the necessary governmental agencies, and to update the official map of the City's corporate and Extraterritorial Jurisdiction (ETJ) boundaries.

SECTION 4. SAVINGS. This *Ordinance* shall be cumulative of all other ordinances of the City, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this *Ordinance*.

SECTION 5. SEVERABILITY. The sections, paragraphs, sentences, phrases, and words of this *Ordinance* are severable, and if any section or provision of this *Ordinance* or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason adjudged by a trial court of competent jurisdiction to be illegal or unconstitutional, the adjudication shall not affect any other section or provision of this *Ordinance* or the application of any other section or provision to any person, firm, corporation, situation or circumstance, and the City Council hereby declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the valid provisions of this *Ordinance* shall remain in full force and effect.

SECTION 6. REPEALER. All ordinances of the City of Rockwall in conflict with the provisions of this *Ordinance* be and the same are hereby repealed to the extent of that conflict.

SECTION 7. EFFECTIVE DATE. This *Ordinance* shall take effect immediately from and after its passage and approval, in accordance with applicable law and the charter of the City of Rockwall, Texas.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 17TH DAY OF MARCH, 2020.**

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: August 3, 2020

2nd Reading: August 17, 2020

Exhibit 'A'
Legal Description

BEING 3,796.18 acres of land situated in the Abstract 7, F. Baugess Survey, Abstract 203, J.T. Spillers Survey, and the Abstract 189, J. Stephenson Survey in the County of Rockwall, Texas and being more particularly described as follows:

BEGINNING at a point of intersection in the southeastern most corner of Abstract 7, F. Baugess Survey, Tract 4, a 116.27 acre tract, also known as Tate Hereford Farms (RCAD# 10051) and southwest corner of Abstract 7, F. Baugess Survey, Tract 11, a 1225.721 acre tract (RCAD# 10059); point also intersects the north right of way line a Farm to Market Road 548. (NAD83 Texas State Plane GPS Coordinate: 2634336.70775 / 6994830.17931 Feet)

- 1 **THENCE** N 45-52-11 W, 1140.362 feet, for a corner, continuing along said Tate Hereford Farm eastern boundary;
- 2 **THENCE** N 43-32-41 E, 2183.518 feet, for a corner;
- 3 **THENCE** N 69-47-12 W, 1214.587 feet, for a point;
- 4 **THENCE** N 64-13-36 W, 860.877 feet, for a point;
- 5 **THENCE** N 49-30-31 W, 752.039 feet, for a point;
- 6 **THENCE** N 49-30-31 W, 481.323 feet, for a corner;
- 7 **THENCE** S 58-27-55 W, 128.19 feet, for a point;
- 8 **THENCE** S 58-27-55 W, 615.69 feet, for a point;
- 9 **THENCE** S 68-43-14 W, 798.023 feet, for a point;
- 10 **THENCE** S 68-43-14 W, 1952.891 feet, for a point;
- 11 **THENCE** S 68-43-14 W, 158.909 feet, for a corner;
- 12 **THENCE** N 46-14-29 W, 435.035 feet, for a point, continuing along the eastern right of way of Edwards Road;
- 13 **THENCE** N 46-5-55 W, 1120.381 feet, for a point;
- 14 **THENCE** N 45-55-13 W, 1023.417 feet, for a point;
- 15 **THENCE** N 45-39-51 W, 60.004 feet, crossing Wallace Road for a point;
- 16 **THENCE** N 45-24-13 W, 353.922 feet, for a point;
- 17 **THENCE** N 48-21-41 W, 150.416 feet, continuing along the eastern right of way of Edwards Road and existing McLendon-Chisholm City Limits for a point;
- 18 **THENCE** N 48-7-19 W, 74.68 feet, for a point;
- 19 **THENCE** N 48-25-36 W, 179.735 feet, for a point;
- 20 **THENCE** N 45-17-39 W, 1183.585 feet, for a point;
- 21 **THENCE** N 45-13-19 W, 696.893 feet, for a point;
- 22 **THENCE** N 45-49-41 W, 513.951 feet, for a point;
- 23 **THENCE** N 45-40-22 W, 258.382 feet, for a point;
- 24 **THENCE** N 32°-17'-55" E, a distance of 644.186 feet for a corner;
- 25 **THENCE** N 48°-15'-33" E, a distance of 385.15 feet for a point;
- 26 **THENCE** N 48°-34'-6" E, a distance of 401.63 feet for a point;
- 27 **THENCE** S 57°-50'-11" E, a distance of 282.746 feet for a point;
- 28 **THENCE** N 70°-18'-45" E, a distance of 685.796 feet for a point;
- 29 **THENCE** N 70°-14'-4" E, a distance of 959.631 feet for a point;
- 30 **THENCE** N 56°-16'-40" E, a distance of 169.984 feet for a point;
- 31 **THENCE** N 56°-39'-59" E, continuing along said property lines, a distance of 300.356 feet for a point;
- 32 **THENCE** N 73°-10'-46" E, following along the adjacent property lines of Sue Sloan, a distance of 991.672 feet for a point;
- 33 **THENCE** N 45°-41'-4" W, along the property line, a distance of 4162.613 feet for a corner;
- 34 **THENCE** N 44-33-9 E, 119.578 feet, for a point;
- 35 **THENCE** N 44-33-8 E, 248.68 feet, for a point;
- 36 **THENCE** N 44-33-8 E, 248.68 feet, for a point;
- 37 **THENCE** N 44-33-8 E, 1491.157 feet, for a corner;
- 38 **THENCE** N 45-26-51 W, 289.401 feet, along the southwestern property line of Abstract 203, J.T. Spillers Survey, Tract 2, a 191.49-acre tract for a point;
- 39 **THENCE** N 45-26-52 W, 1907.988 feet, for a point;
- 40 **THENCE** N 45-26-48 W, 5.00 feet, for a corner;

Exhibit 'A'
Legal Description

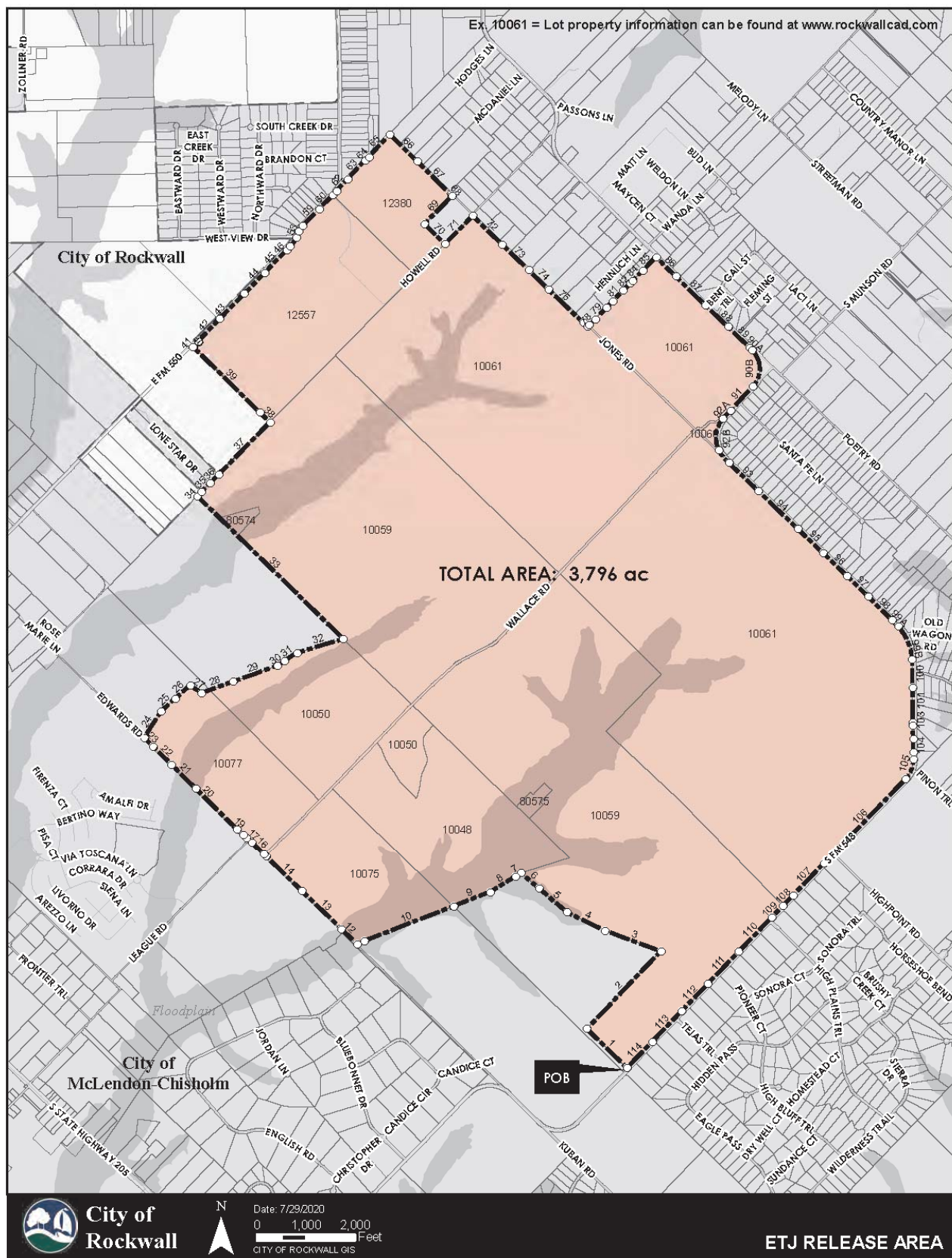
41 **THENCE** N 44-21-38 E, 158.315 feet, along the northwestern property line of Abstract 203, J.T. Spillers Survey, Tract 2, a 191.49-acre tract for a point;
42 **THENCE** N 44-14-40 E, 629.944 feet, for a point;
43 **THENCE** N 44-15-42 E, 718.324 feet, for a point;
44 **THENCE** N 44-10-47 E, 592.824 feet, for a point;
45 **THENCE** N 44-4-14 E 647.787 feet, for a point;
46 **THENCE** N 43-52-46 E, 99.659 feet, for a point;
47 **THENCE** N 44-4-46 E 35.806 feet, for a point;
48 **THENCE** N 40-28-16 E, 35.806 feet, for a point;
49 **THENCE** N 36-51-48 E, 35.806 feet, for a point;
50 **THENCE** N 33-15-19 E, 35.806 feet, for a point;
51 **THENCE** N 29-38-49 E, 35.806 feet, for a point;
52 **THENCE** N 26-2-21 E 35.806 feet, for a point;
53 **THENCE** N 24-26-58 E, 140.236 feet, for a point;
54 **THENCE** N 30-15-21 E, 34.741 feet, for a point;
55 **THENCE** N 33-46-45 E, 34.741 feet, for a point;
56 **THENCE** N 37-18-12 E, 34.741 feet, for a point;
57 **THENCE** N 40-49-36 E, 34.74 feet, for a point;
58 **THENCE** N 42-37-55 E, 0.865 feet, for a point;
59 **THENCE** N 43-53-54 E, 478.434 feet, for a point;
60 **THENCE** N 44-13-54 E, 399.797 feet, for a point;
61 **THENCE** N 44-13-54 E, 104.902 feet, for a point;
62 **THENCE** N 41-54-36 E, 339.338 feet, for a point;
63 **THENCE** N 43-43-44 E, 517.916 feet, for a point;
64 **THENCE** N 43-43-44 E, 106.764 feet, for a point;
65 **THENCE** N 43-43-44 E, 626.367 feet, for a corner;
66 **THENCE** S 45-26-15 E, 777.09 feet, along the eastern property line of Abstract 189, J. Stephenson Survey, Tract 1, a 79.39-acre tract for a point;
67 **THENCE** S 45-24-33 E, 972.361 feet, for a point;
68 **THENCE** S 45-51-46 E, 32.156 feet, for a corner;
69 **THENCE** S 44-33-8 W, 801.974 feet, for a corner;
70 **THENCE** S 45-26-51 E, 585.893 feet, for a corner;
71 **THENCE** N 44-33-8 E 806.221 feet, for a corner;
72 **THENCE** S 45-51-47 E, 842.762 feet, along the northeastern property line of Abstract 7, F. Baugess Survey, Tract 13, a 1640.897-acre tract for a point;
73 **THENCE** S 46-5-53 E 750.753 feet, for a point;
74 **THENCE** S 45-45-49 E, 571.221 feet, for a point;
75 **THENCE** S 46-26-13 E, 969.4 feet, for a point;
76 **THENCE** S 46-3-31 E, 123.946 feet, for a corner;
77 **THENCE** N 44-25-2 E, 50.002 feet, for a point;
78 **THENCE** N 44-25-2 E, 165.216 feet, for a point;
79 **THENCE** N 44-25-2 E, 326.145 feet, for a point;
80 **THENCE** N 44-25-2 E, 196.009 feet, for a point;
81 **THENCE** N 44-25-2 E, 286.949 feet, for a point;
82 **THENCE** N 44-25-2 E, 218.582 feet, for a point;
83 **THENCE** N 44-25-2 E, 56.001 feet, for a point;
84 **THENCE** N 44-25-2 E, 309.835 feet, for a point;
85 **THENCE** N 44-25-2 E, 382.177 feet, for a corner;
86 **THENCE** S 45-37-3 E, 567.212 feet, continuing along the southwestern right of way line of Farm to Market Road 548 for a point;
87 **THENCE** S 45-54-56 E, 847.729 feet, for a point;
88 **THENCE** S 46-21-7 E, 635.405 feet, for a point;
89 **THENCE** S 46-17-4 E, 609.082 feet, for a point;
90A **THENCE** S 44-36-36 E, 75.549 feet, to the beginning of a tangent curve to the right having a radius of 537.441 feet;

Exhibit 'A'
Legal Description

- 90B **Continuing** along said curve to the right, through a central angle of 87° 39' 34", a distance of 822.256, a chord bearing of S 0-55-58 E, a chord length of 744.375, tangent of 515.923 to a point;
- 91 **THENCE** S 43-24-44 W, 661.409 feet, for a point;
- 92A **THENCE** S 42-50-2 W, 231.192 feet, to the beginning of a tangent curve to the left having a radius of 603.932 feet;
- 92B **Continuing** along said curve to the left, through a central angle of 65° 25' 38", a distance of 689.642, a chord bearing of S 6-51-0 W, a chord length of 652.778, tangent of 387.92 to the beginning of a tangent curve to the left having a radius of 1075.941 feet;
- 92C **Continuing** along said curve to the left, through a central angle of 17° 9' 2", a distance of 322.067, a chord bearing of S 38-6-57 E, a chord length of 320.866, tangent of 162.247 to a point;
- 93 **THENCE** S 46-13-58 E, 832.527 feet, for a point;
- 94 **THENCE** S 46-26-0 E, 1113.905 feet, for a point;
- 95 **THENCE** S 46-16-3 E, 723.001 feet, for a point;
- 96 **THENCE** S 46-8-26 E, 673.959 feet, for a point;
- 97 **THENCE** S 46-2-17 E, 597.874 feet, for a point;
- 98 **THENCE** S 45-20-48 E, 681.577 feet, for a point;
- 99A **THENCE** S 44-44-5 E, 172.36 feet, to the beginning of a tangent curve to the right having a radius of 1097.325 feet;
- 99B **Continuing** along said curve to the right, through a central angle of 39° 27' 38", a distance of 755.748, a chord bearing of S 22-51-39 E, a chord length of 740.9, tangent of 393.555 to a point;
- 100 **THENCE** S 0-54-7 E, 563.971 feet, for a point;
- 101 **THENCE** S 0-30-37 E, 711.62 feet, for a point;
- 102 **THENCE** S 0-31-7 E, 67.956 feet, for a point;
- 103 **THENCE** S 0-31-8 E, 267.769 feet, for a point;
- 104 **THENCE** S 0-31-8 E, 276.665 feet, for a point;
- 105A **THENCE** S 0-19-12 W, 142.368 feet, to the beginning of a tangent curve to the right having a radius of 547.827 feet;
- 105B **Continuing** along said curve to the right, through a central angle of 45° 10' 40", a distance of 431.961, a chord bearing of S 20-45-6 W, a chord length of 420.858, tangent of 227.913 to a point;
- 106 **THENCE** S 43-52-42 W, 2404.539 feet, continuing along the northwestern right of way line of Farm to Market Road 548 for a point;
- 107 **THENCE** S 43-48-51 W, 925.218 feet, for a point;
- 108 **THENCE** S 44-11-25 W, 286.953 feet, for a point;
- 109 **THENCE** S 44-28-0 W, 330.486 feet, for a point;
- 110 **THENCE** S 43-48-52 W, 965.829 feet, for a point;
- 111 **THENCE** S 43-56-55 W, 915.293 feet, for a point;
- 112 **THENCE** S 44-0-45 W, 763.234 feet, for a point;
- 113 **THENCE** S 43-54-48 W, 876.256 feet, for a point;
- 114 **THENCE** S 43-50-57 W, 733.088 feet, to the Point of Beginning and containing **3,796.18** acres of land (165,361,017.81 square feet) more or less. The above description also intended to follow all existing city limits, extra-territorial jurisdiction and parcel boundaries where noted.

Exhibit 'B'

Survey





City of Rockwall
The New Horizon

MEMORANDUM

TO: City Council

FROM: Joey Boyd, Assistant City Manager

DATE: August 5, 2020

SUBJECT: Kitchen and Restroom Renovations at The Center

Building Renovations

Funds were included in the FY 2020 budget to replace the kitchen cabinets, countertops, and public restroom countertops at The Center. This facility is 18 years old and the laminate surfaces have been repaired many times. It is proposed to install new upper/lower cabinets and hard surface countertops for long-term durability.

The City Council is asked to consider approving the City Manager to execute a contract with and award the bid to Custard Construction in the amount of \$26,729.32 for kitchen and restroom renovations at The Center. This work is available for contract through the TIPS purchasing cooperative contract #181101 with Custard Construction. As a member and participant in this cooperative program, the City has met all formal bidding requirements pertaining to these building renovations.

CUSTARD CONSTRUCTION SERVICES

Proposal

Tips/Taps Contract #181101

HUB CERTIFICATION # 1454932931700

Date: July 30, 2020

Quote #CCSQ-2013-1

Revised; The Center Kitchen Cabinets, countertops, and Restroom Vanities

Customer: City of Rockwall
205 W. Rusk St.
Garland, TX. 75040

Attention: Joey Boyd
Phone Number: 972-772-6408
Email: JBoyd@Rockwall.com

Scope of Work

- Demo 24 lf of existing upper and lower of casework, and countertops, and haul away.
- Provide & install 24 lf of upper & lower laminate (Color TBD) cabinets made of Plywood Melamine with Soft Close hinges, heavy duty full extension drawer guides, and adjustable shelving.
- Provide & install new solid surface kitchen counter tops with a under the counter sink. Color TBD.
- Provide & install new American Standard kitchen faucet. With new supply lines & pea traps.
- Demo 12 lf of laminate countertops, and sinks in Men's & Women's Restrooms, and haul away.
- Provide & install new solid surface countertops (Color TBD) in the Men's & Women's restroom.
- Provide & install two (2) new American Standard restroom faucets.
- Provide & install new cabinet door & drawer keyed locks.

Total Price \$26,729.32

Exclusions: Electrical, Fire Protection, Data, Plumbing, Permits, Bonds, Painting, Patching, Overtime and After Hours, Anything Not Listed on Scope of Work.

PAYMENT TERMS: Net 30

All work to be completed in a substantial workman like manner per standard practice.

Any alteration or deviation from above scope of work involving extra costs will become an extra charge over and above the contract price. All agreements are contingent upon strike, accidents, delays including weather or changes in Federal, State and Local regulations beyond our control. All invoices are due and payable in Denton County, Texas.

P.O. Box 271080 Flower Mound, TX 75027-1080 Ph. 214-415-2383

Page 1 Of 1



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Amy Williams, P.E., Director of Public Works/City Engineer

DATE: August 17, 2020

SUBJECT: HIGHLAND DRIVE, FIRST STREET, KAUFMAN STREET, N. LAKESHORE DRIVE, RUSK STREET, AND WEST STREET PAVING, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS AND CONSTRUCTION CONTRACT

Attachments

Location Map

Letter of Recommendation

BID Tabulation

Summary/Background Information

The Paving, Drainage, Water, and Wastewater Improvement Projects for Highland Drive, First Street, Kaufman Street, Lakeshore Drive, Rusk Street, and West Street are a part of the 2018 Street Bond Program and the City's current Water/Wastewater Rehabilitation Program. Highland Drive (*from Driftwood Drive to Valley Drive*) and West Street (*from Highland to Rusk Street*) will be full pavement width, roadway reconstruction projects that will add a six (6) foot sidewalk against the back of curb (*where existing right-of-way width allows*) on both sides of the road. These projects will also include the construction of new eight (8) inch PVC water and wastewater lines that will replace the existing cast iron and clay tile lines currently running adjacent to Highland Drive and West Street. The First Street, Kaufman Street and Rusk Street projects will include the construction of a new eight (8) inch PVC water that will be looped into the existing system. This will replace an existing two (2) inch cast iron line that currently dead ends on Kaufman Street. No roadway reconstruction is planned with these street projects.

The N. Lakeshore Drive project includes the construction of new water, wastewater and storm drainage lines. These lines will tie into the roadway reconstruction projects planned for Alta Vista Drive, Carriage Trail and Westway Drive that are currently being designed under the 2018 Street Bond Program.

The City hired Teague Nall and Perkins, Inc. to provide the engineering design and specifications for Highland Drive, First Street, Kaufman Street, Lakeshore Drive, Rusk Street, and West Street paving, drainage, water, and wastewater improvements projects. Staff has received ten (10) bids for these construction projects through the bidding process which opened up on April 30, 2020. The low bidder was McMahon Contracting, LP with a base bid of \$3,037,817.50. The engineering consultants have verified the references for McMahon Contracting, LP and provided a letter of recommendation. Funding will be provided through the *Street Bond Fund* and the *Water/Sewer Fund*.

Action Needed

Staff requests the City Council consider approving the Highland Drive, First Street, Kaufman Street, N. Lakeshore Drive, Rusk Street, and West Street paving, drainage, water, and wastewater improvement projects, and authorize the City Manager to execute a contract with McMahon Contracting, LP in an amount of \$3,037,817.50 to be paid for out of the *Street Bond Fund* and the *Water/Sewer Fund*, and take any action necessary.



May 8, 2020

Mr. Jeremy M. White, P.E., CFM
Public Works – Engineering Division
City of Rockwall
385 South Goliad
Rockwall, Texas 75087

**RE: Recommendation of Award
Highland Dr., First St., Kaufman St., Lakeshore Dr., Rusk St., and West St.
Paving, Drainage, Water, and Wastewater Improvements
CIP-TR2018-001, CIP-TR2018-002, CIP-WT2019-001**

Dear Mr. White,

The following bids (including alternates) were received on April 30, 2020 in response to the advertisement for the above referenced project:

1. Atkins Bros. Equip. Co, Inc.	\$4,935,870.00
2. Axis Contracting, Inc.	\$3,972,966.81
3. FNH Construction, LLC	\$3,994,417.00
4. Joe Funk Construction	\$4,357,203.77
5. McMahon Contracting, LP.	\$3,219,892.70
6. Muniz Construction, Inc.	\$3,220,362.00
7. New World Contracting, LLC	\$3,772,270.60
8. Pavecon Public Works, L.P.	\$3,807,626.83
9. Tiseo Paving Company	\$4,704,239.15
10. XIT Paving Construction, Inc.	\$3,619,005.90

After a review of the bids, we have confirmed that McMahon Contracting, LP is the low bidder, and has provided all of the required information.

We have worked recently with McMahon Contracting on a similar project in Plano. Also, we believe the City of Rockwall has worked with McMahon Contracting, LP on other past projects. Based upon our review of McMahon's bid proposal, references, and experience working with them on other projects, we recommend award of the construction contract to the low bidder, McMahon Contracting, LP.

Please don't hesitate to call me if you have any questions.

Sincerely,
tnp
teague nall & perkins



Guy Pokhrel, P.E.
Project Manager



City of Rockwall
The New Horizon

City of Rockwall

Highland Dr., First St., Kaufman St., Lakeshore Dr., Rusk St., and West St.

Paving, Drainage, Water, and Wastewater Improvements

CIP-TR2018-001, CIP-TR2018-002, CIP-WT2019-001

BID TABULATION

				1		2		3		4		5		6		7		8		9		10							
				Atkins Bros. Equip. Co, Inc.		Axis Contracting, Inc.		FNH Construction LLC		Joe Funk Construction		McMahon Contracting, L.P.		Muniz Construction, Inc.		New World Contracting, LLC		Pavecon Public Works, L.P.		Tiseo Paving Co.		XIT Paving and Construction, Inc.		Average Price		Engineer's OPCC			
Item No.	Item Description			Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount		
SCHEDULE A - DEMOLITION/PREPARATION/CONTROLS																													
1	MOBILIZATION,BONDS, INSURANCE, PERMITS (50% MAX OF CONTRACT)			1	LS	\$50,000.00	\$50,000.00	\$174,388.00	\$174,388.00	\$200,000.00	\$200,000.00	\$204,100.00	\$204,100.00	\$135,981.03	\$135,981.03	\$70,000.00	\$70,000.00	\$125,000.00	\$125,000.00	\$189,200.00	\$189,200.00	\$168,000.00	\$168,000.00	\$150,000.00	\$150,000.00	\$146,666.90	\$146,666.90	\$129,000.00	\$129,000.00
2	TRAFFIC CONTROL PLAN, BARRICADES, SIGNS & RELATED DEVICES, IMPLEMENTATION & MAINTENANCE			1	LS	\$50,000.00	\$50,000.00	\$82,486.00	\$82,486.00	\$200,000.00	\$200,000.00	\$58,825.00	\$58,825.00	\$107,961.33	\$107,961.33	\$40,000.00	\$40,000.00	\$54,404.00	\$54,404.00	\$83,173.45	\$83,173.45	\$364,800.00	\$364,800.00	\$160,000.00	\$160,000.00	\$120,164.98	\$120,164.98	\$125,000.00	\$125,000.00
3	PROJECT SIGNS			3	EA	\$1,000.00	\$3,000.00	\$691.00	\$2,073.00	\$1,500.00	\$4,500.00	\$2,405.00	\$7,215.00	\$503.95	\$1,511.85	\$750.00	\$2,250.00	\$562.00	\$1,686.00	\$516.70	\$1,550.10	\$550.00	\$1,650.00	\$550.00	\$1,650.00	\$902.87	\$2,708.60	\$800.00	\$2,400.00
4	SAWCUT, REMOVE AND DISPOSE OF CONCRETE PAVEMENT (INCLUDING CURB), DRIVEWAYS, ALLEYS (ALL DEPTHS AND TYPES)			10,172	SY	\$26.00	\$264,472.00	\$14.00	\$142,408.00	\$20.00	\$203,440.00	\$31.89	\$324,385.08	\$188.283.72	\$1,911.85	\$5.00	\$50,860.00	\$11.00	\$111,892.00	\$8.20	\$83,410.40	\$11.00	\$111,892.00	\$18.00	\$183,096.00	\$16.36	\$166,413.92	\$15.00	\$152,580.00
5	SAWCUT, REMOVE AND DISPOSE OF ASPHALT PAVEMENT INCLUDING CONCRETE CURB AND GUTTER			404	SY	\$26.00	\$10,504.00	\$10.00	\$4,040.00	\$20.00	\$8,080.00	\$26.00	\$10,504.00	\$8.09	\$3,268.36	\$5.00	\$2,020.00	\$8.00	\$3,232.00	\$17.00	\$6,868.00	\$7.00	\$2,828.00	\$18.00	\$7,272.00	\$14.51	\$5,861.64	\$15.00	\$6,060.00
6	UNCLASSIFIED STREET EXCAVATION			3,100	CY	\$40.00	\$124,000.00	\$30.00	\$93,000.00	\$20.00	\$62,000.00	\$31.89	\$98,859.00	\$24.24	\$75,144.00	\$15.00	\$46,500.00	\$29.00	\$89,900.00	\$25.00	\$77,500.00	\$27.00	\$83,700.00	\$25.00	\$77,500.00	\$26.71	\$82,810.30	\$20.00	\$62,000.00
7	SAWCUT, REMOVE AND DISPOSE OF CONCRETE SIDEWALK INCL. HC RAMPS			353	SY	\$26.00	\$9,178.00	\$4.00	\$1,412.00	\$20.00	\$7,060.00	\$26.00	\$9,178.00	\$6.03	\$2,128.59	\$10.00	\$3,530.00	\$4.00	\$1,412.00	\$6.40	\$2,259.20	\$4.00	\$1,412.00	\$12.00	\$4,236.00	\$11.84	\$4,180.58	\$12.00	\$4,236.00
8	REMOVE AND REPLACE OF 6" THICK GRAVEL DRIVEWAY			10	SY	\$20.00	\$200.00	\$14.00	\$140.00	\$100.00	\$1,000.00	\$39.00	\$390.00	\$33.62	\$336.20	\$75.00	\$750.00	\$15.00	\$150.00	\$18.00	\$180.00	\$33.00	\$330.00	\$40.00	\$400.00	\$38.76	\$387.62	\$20.00	\$200.00
9	REMOVE AND DISPOSE OF TREES (10" OR SMALLER INCL. CREPE MYRTLE)			10	EA	\$600.00	\$6,000.00	\$497.00	\$4,970.00	\$2,500.00	\$25,000.00	\$1,105.00	\$11,050.00	\$463.56	\$4,635.60	\$650.00	\$6,500.00	\$545.00	\$5,450.00	\$1,487.50	\$14,875.00	\$500.00	\$5,000.00	\$600.00	\$6,000.00	\$894.81	\$8,948.06	\$700.00	\$7,000.00
10	REMOVE AND DISPOSE OF TREES (11" TO 19")			2	EA	\$2,000.00	\$4,000.00	\$662.00	\$1,324.00	\$3,000.00	\$6,000.00	\$1,950.00	\$3,900.00	\$913.84	\$1,827.68	\$750.00	\$1,500.00	\$727.00	\$1,454.00	\$2,686.70	\$5,373.40	\$675.00	\$1,350.00	\$2,800.00	\$5,600.00	\$1,616.45	\$3,232.91	\$1,000.00	\$2,000.00
11	REMOVE AND DISPOSE OF TREES (20" OR LARGER)			1	EA	\$3,000.00	\$3,000.00	\$828.00	\$828.00	\$5,000.00	\$5,000.00	\$3,900.00	\$3,900.00	\$2,198.68	\$2,198.68	\$4,000.00	\$4,000.00	\$909.00	\$909.00	\$2,170.68	\$2,170.68	\$850.00	\$850.00	\$8,400.00	\$8,400.00	\$3,125.64	\$3,125.64	\$1,500.00	\$1,500.00
12	REMOVE AND REINSTALL MAILBOXES (POST STYLE)			4	EA	\$200.00	\$800.00	\$180.00	\$720.00	\$1,500.00	\$6,000.00	\$260.00	\$1,040.00	\$143.14	\$572.56	\$170.00	\$680.00	\$363.00	\$1,452.00	\$250.00	\$1,000.00	\$250.00	\$1,000.00	\$400.00	\$400.00	\$341.61	\$1,366.46	\$500.00	\$2,000.00
13	REMOVE AND REINSTALL MAILBOXES (BRICK TYPE)			3	EA	\$2,000.00	\$6,000.00	\$1,270.00	\$3,810.00	\$3,260.00	\$9,780.00	\$2,275.00	\$6,825.00	\$1,416.00	\$4,248.00	\$1,500.00	\$4,500.00	\$2,176.00	\$6,528.00	\$2,555.55	\$7,666.65	\$2,000.00	\$6,000.00	\$1,500.00	\$4,500.00	\$1,995.26	\$5,985.77	\$1,500.00	\$4,500.00
14	REMOVE AND REPLACE MAILBOX (POST STYLE)			1	EA	\$200.00	\$200.00	\$300.00	\$300.00	\$1,500.00	\$1,500.00	\$260.00	\$260.00	\$193.91	\$193.91	\$250.00	\$250.00	\$363.00	\$363.00	\$305.55	\$305.55	\$350.00	\$350.00	\$150.00	\$150.00	\$387.25	\$387.25	\$1,000.00	\$1,000.00
15	RELOCATE GAS SERVICE LINE FROM METER TO HOUSE			1	EA	\$3,000.00	\$3,000.00	\$4,800.00	\$4,800.00	\$12,500.00	\$12,500.00	\$11,050.00	\$11,050.00	\$4,130.00	\$4,130.00	\$3,500.00	\$3,500.00	\$1,813.00	\$1,813.00	\$3,888.90	\$3,888.90	\$1,650.00	\$1,650.00	\$1,200.00	\$1,200.00	\$4,753.19	\$4,753.19	\$1,500.00	\$1,500.00
16	REMOVE AND RELOCATE SCHOOL ZONE FLASHING BEACON SIGN			1	EA	\$6,000.00	\$6,000.00	\$7,755.00	\$7,755.00	\$11,000.00	\$11,000.00	\$13,325.00	\$13,325.00	\$8,319.00	\$8,319.00	\$2,500.00	\$2,500.00	\$3,022.00	\$3,022.00	\$4,277.80	\$4,277.80	\$7,755.00	\$7,755.00	\$8,500.00	\$8,500.00	\$7,245.38	\$7,245.38	\$2,500.00	\$2,500.00
17	STORMWATER POLLUTION PREVENTION PLAN & EROSION CONTROL (INSTALL, MAINTAIN AND REMOVE)			1	LS	\$19,000.00	\$19,000.00	\$22,727.00	\$22,727.00	\$65,000.00	\$65,000.00	\$40,137.50	\$40,137.50	\$11,836.58	\$11,836.58	\$9,000.00	\$9,000.00	\$6,045.00	\$6,045.00	\$22,825.00	\$22,825.00	\$27,000.00	\$27,000.00	\$30,000.00	\$30,000.00	\$25,357.11	\$25,357.11	\$20,000.00	\$20,000.00
18	FURNISH AND INSTALL BLOCK SOD FOR DISTURBED AREA			4,315	SY	\$40.00	\$172,600.00	\$15.00	\$64,725.00	\$6.00	\$25,890.00	\$15.60	\$67,314.00	\$8.08	\$34,865.20	\$15.00	\$64,725.00	\$7.00	\$30,205.00	\$7.15	\$30,852.25	\$13.50	\$58,252.50	\$10.00	\$43,150.00	\$13.73	\$59,257.90	\$10.00	\$43,150.00
Schedule A Total						\$731,954.00		\$611,906.00		\$853,750.00		\$872,257.58		\$587,442.29		\$313,065.00		\$444,917.00		\$537,376.38		\$843,819.50		\$692,054.00		\$648,854.18		\$566,626.00	
SCHEDULE B - WATER																													
19	CUT AND PLUG EXISTING WATER LINE AND ABANDON IN PLACE			2,877	EA	\$1.00	\$2,877.00	\$3.30	\$9,494.10	\$25.00	\$71,925.00	\$13.00	\$37,401.00	\$6.48	\$18,642.96	\$5.00	\$14,385.00	\$30.00	\$86,310.00	\$12.77	\$36,739.29	\$3.30	\$9,494.10	\$7.70	\$22,152.90	\$10.76	\$30,942.14	\$10.00	\$28,770.00
20	REMOVE AND SALVAGE FIRE HYDRANT AND RETURN TO CITY			2	EA	\$300.00	\$600.00	\$1,100.00	\$2,200.00	\$2,500.00	\$5,000.00	\$1,625.00	\$3,250.00	\$369.29	\$738.58	\$300.00	\$600.00	\$1,511.00	\$3,022.00	\$1,272.34	\$2,544.68	\$1,100.00	\$2,200.00	\$500.00	\$1,000.00	\$1,057.76	\$2,115.53	\$700.00	\$1,400.00
21	ABANDON WATER VALVE IN PLACE (REGARDLESS OF SIZE)			14	EA	\$300.00	\$4,200.00	\$275.00	\$3,850.00	\$650.00	\$9,100.00	\$390.00	\$5,460.00	\$263.78	\$3,692.92	\$500.00	\$7,000.00	\$604.00	\$8,456.00	\$1,362.77	\$19,078.78	\$275.00	\$3,850.00	\$500.00	\$7,000.00	\$512.06	\$7,168.77	\$500.00	\$7,000.00
22	REMOVE AND SALVAGE EXISTING WATER METER AND METER BOXES TO CITY			28	EA	\$300.00	\$8,400.00	\$275.00	\$7,700.00	\$650.00	\$18,200.00	\$487.50	\$13,650.00	\$369.29	\$10,340.12	\$750.00	\$21,000.00	\$393.00	\$11,004.00	\$636.17	\$17,812.76	\$275.00	\$7,700.00	\$250.00	\$7,000.00	\$438.60	\$12,280.69	\$500.00	\$14,000.00
23	INSTALL 8" WATER LINE AWWA C900-DR14 PVC PIPE BY OPEN CUT			3,354	LF	\$121.00	\$405,834.00	\$93.50	\$313,599.00	\$58.00	\$194,532.00	\$70.89	\$237,765.06	\$62.11	\$208,316.94	\$77.00	\$258,258.00	\$54.00	\$181,116.00	\$38.30	\$128,458.20	\$93.50	\$313,599.00	\$50.00	\$167,700.00	\$71.83	\$240,917.82	\$65.00	\$218,010.00
24	INSTALL 8" WATER LINE AWWA C900-DR14 PVC PIPE BY BORE (HORIZONTAL DIRECTIONAL DRILL)			158	LF	\$151.00	\$23,858.00	\$407.00	\$64,306.00	\$350.00	\$55,300.00	\$272.39	\$43,037.62	\$121.21	\$19,151.18	\$220.00	\$34,760.00	\$212.00	\$33,496.00	\$103.19	\$16,304.02	\$407.00	\$64,306.00	\$300.00	\$47,400.00	\$254.38	\$40,191.88	\$120.00	\$181

				1		2		3		4		5		6		7		8		9		10							
				Atkins Bros. Equip. Co, Inc.		Axis Contracting, Inc.		FNH Construction LLC		Joe Funk Construction		McMahon Contracting, L.P.		Muniz Construction, Inc.		New World Contracting, LLC		Pavecon Public Works, L.P.		Tiseo Paving Co.		XIT Paving and Construction, Inc.		Average Price		Engineer's OPCC			
Item No.	Item Description			Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount		
SCHEDULE D- DRAINAGE																													
53	REMOVE AND DISPOSE OF 24" STORM DRAIN PIPE (RCP)			74	LF	\$150.00	\$11,100.00	\$13.20	\$976.80	\$150.00	\$11,100.00	\$45.50	\$3,367.00	\$27.84	\$2,060.16	\$20.00	\$1,480.00	\$60.00	\$4,440.00	\$52.13	\$3,857.62	\$14.00	\$1,036.00	\$30.00	\$2,220.00	\$56.27	\$4,163.76	\$35.00	\$2,590.00
54	REMOVE AND RECONSTRUCT INLET TOP FOR 20' CURB INLET			1	EA	\$10,000.00	\$10,000.00	\$5,731.00	\$5,731.00	\$12,500.00	\$12,500.00	\$24,570.00	\$24,570.00	\$4,956.00	\$4,956.00	\$8,000.00	\$8,000.00	\$9,430.00	\$9,430.00	\$7,775.53	\$7,775.53	\$5,731.00	\$5,731.00	\$8,700.00	\$8,700.00	\$9,739.35	\$9,739.35	\$4,000.00	\$4,000.00
55	36" PRE-CAST PLUG			1	EA	\$500.00	\$500.00	\$550.00	\$550.00	\$6,500.00	\$6,500.00	\$4,550.00	\$4,550.00	\$944.19	\$944.19	\$3,000.00	\$3,000.00	\$907.00	\$907.00	\$3,977.66	\$3,977.66	\$550.00	\$550.00	\$725.00	\$725.00	\$2,220.39	\$2,220.39	\$500.00	\$500.00
56	STORM SEWER 36" RCP CLASS III			140	LF	\$290.00	\$40,600.00	\$239.80	\$33,572.00	\$200.00	\$28,000.00	\$245.09	\$34,312.60	\$172.44	\$24,141.60	\$250.00	\$35,000.00	\$133.00	\$18,620.00	\$234.04	\$32,765.60	\$239.80	\$33,572.00	\$165.00	\$23,100.00	\$216.92	\$30,368.38	\$180.00	\$25,200.00
57	CONSTRUCT 4'X4' MANHOLE			1	EA	\$15,000.00	\$15,000.00	\$6,072.00	\$6,072.00	\$8,500.00	\$8,500.00	\$7,150.00	\$7,150.00	\$5,310.00	\$5,310.00	\$9,000.00	\$9,000.00	\$5,440.00	\$5,440.00	\$4,085.11	\$4,085.11	\$6,072.00	\$6,072.00	\$6,050.00	\$6,050.00	\$7,267.91	\$7,267.91	\$6,000.00	\$6,000.00
58	TRENCH SAFETY FOR STORM DRAIN PIPE INSTALLATION			140	LF	\$1.00	\$140.00	\$2.20	\$308.00	\$10.00	\$1,400.00	\$6.50	\$910.00	\$4.21	\$589.40	\$1.00	\$140.00	\$6.00	\$840.00	\$6.38	\$893.20	\$2.20	\$308.00	\$3.00	\$420.00	\$4.25	\$594.86	\$2.00	\$280.00
Schedule D Total						\$77,340.00		\$47,209.80		\$68,000.00		\$74,859.60		\$38,001.35		\$56,620.00		\$39,677.00		\$53,354.72		\$47,269.00		\$41,215.00		\$54,354.65		\$38,570.00	
SCHEDULE E- PAVING																													
59	6" THICK REINFORCED CONCRETE STREET PAVEMENT INCL. CURB (3600 PSI)			1,203	SY	\$81.00	\$97,443.00	\$78.00	\$93,834.00	\$55.00	\$66,165.00	\$71.50	\$86,014.50	\$59.05	\$71,037.15	\$75.00	\$90,225.00	\$61.00	\$73,383.00	\$107.80	\$129,683.40	\$61.60	\$74,104.80	\$55.00	\$66,165.00	\$70.50	\$84,805.49	\$68.00	\$81,804.00
60	8" THICK REINFORCED CONCRETE STREET PAVEMENT INCL. CURB (3600 PSI)			6,912	SY	\$110.00	\$760,320.00	\$86.00	\$594,432.00	\$60.00	\$414,720.00	\$94.90	\$655,948.80	\$59.74	\$412,922.88	\$82.00	\$566,784.00	\$74.00	\$511,488.00	\$67.40	\$465,868.80	\$79.50	\$549,504.00	\$60.00	\$414,720.00	\$77.35	\$534,670.85	\$75.00	\$518,400.00
61	10" THICK REINFORCED CONCRETE STREET PAVEMENT INCL. CURB (3600 PSI)			794	SY	\$131.00	\$104,014.00	\$92.00	\$73,048.00	\$85.00	\$67,490.00	\$118.30	\$93,930.20	\$74.09	\$58,827.46	\$95.00	\$75,430.00	\$86.00	\$68,284.00	\$94.55	\$75,072.70	\$92.65	\$73,564.10	\$65.00	\$51,610.00	\$93.36	\$74,127.05	\$85.00	\$67,490.00
62	6" THICK REINFORCED CONCRETE DRIVEWAY (3600 PSI)			610	SY	\$90.00	\$54,900.00	\$82.00	\$50,020.00	\$85.00	\$51,850.00	\$97.50	\$59,475.00	\$63.67	\$38,838.70	\$75.00	\$45,750.00	\$58.00	\$35,380.00	\$107.10	\$65,331.00	\$96.00	\$58,560.00	\$55.00	\$33,550.00	\$80.93	\$49,365.47	\$70.00	\$42,700.00
63	6" THICK REINFORCED CONCRETE PARKING			129	SY	\$90.00	\$11,610.00	\$76.00	\$9,804.00	\$85.00	\$10,965.00	\$84.50	\$10,900.50	\$68.08	\$8,782.32	\$75.00	\$9,675.00	\$58.00	\$7,482.00	\$113.85	\$14,686.65	\$97.00	\$12,513.00	\$55.00	\$7,095.00	\$80.24	\$10,351.35	\$65.00	\$8,385.00
64	7'- 5"- 7" REINFORCED CONCRETE ALLEY AND 6" ALLEY APPROACH			562	SY	\$140.00	\$78,680.00	\$81.00	\$45,522.00	\$95.00	\$53,390.00	\$97.50	\$54,795.00	\$65.63	\$36,884.06	\$78.00	\$43,836.00	\$66.00	\$37,092.00	\$99.70	\$56,031.40	\$79.00	\$44,398.00	\$85.00	\$47,770.00	\$88.68	\$49,839.85	\$80.00	\$44,960.00
65	REINFORCED CONCRETE SIDEWALK INCLUDING LEADWALK (4" THICK, 3000 PSI)			1,482	SY	\$90.00	\$133,380.00	\$60.00	\$88,920.00	\$65.00	\$96,330.00	\$65.00	\$96,330.00	\$57.82	\$85,689.24	\$58.00	\$85,956.00	\$59.00	\$87,438.00	\$78.00	\$115,596.00	\$58.30	\$86,400.60	\$52.00	\$77,064.00	\$64.31	\$95,310.38	\$55.00	\$81,510.00
66	EXPOSED AGGREGATE CONCRETE LEADWALK (4" THICK, 3000 PSI)			3	SY	\$150.00	\$450.00	\$120.00	\$360.00	\$500.00	\$1,500.00	\$162.50	\$487.50	\$212.40	\$637.20	\$350.00	\$1,050.00	\$75.00	\$225.00	\$111.10	\$333.30	\$330.00	\$990.00	\$82.00	\$246.00	\$209.30	\$627.90	\$150.00	\$450.00
67	6" LIME TREATED SUBGRADE			9,168	SY	\$130.00	\$1,191,840.00	\$7.00	\$64,176.00	\$6.00	\$55,008.00	\$24.70	\$226,449.60	\$3.68	\$33,738.24	\$16.00	\$146,688.00	\$7.00	\$64,176.00	\$7.80	\$71,510.40	\$5.00	\$45,840.00	\$8.00	\$73,344.00	\$21.52	\$197,277.02	\$9.00	\$73,344.00
68	HYDRATED LIME			138	TON	\$99.00	\$13,662.00	\$232.00	\$32,016.00	\$200.00	\$27,600.00	\$279.50	\$38,571.00	\$191.16	\$26,380.08	\$280.00	\$38,640.00	\$254.00	\$35,052.00	\$181.70	\$25,074.60	\$194.00	\$26,772.00	\$200.00	\$27,600.00	\$211.14	\$29,136.77	\$200.00	\$27,600.00
69	10" THICK FLEX BASE (COMPACT IN PLACE)			794	SY	\$60.00	\$47,640.00	\$20.00	\$15,880.00	\$60.00	\$47,640.00	\$45.50	\$36,127.00	\$26.86	\$21,326.84	\$28.00	\$22,232.00	\$16.00	\$12,704.00	\$21.90	\$17,388.60	\$23.00	\$18,262.00	\$35.00	\$27,790.00	\$33.63	\$26,699.04	\$20.00	\$15,880.00
70	6" THICK FLEX BASE (COMPACT IN PLACE)			207	SY	\$55.00	\$11,385.00	\$16.00	\$3,312.00	\$45.00	\$9,315.00	\$27.30	\$5,651.10	\$18.90	\$3,912.30	\$15.00	\$3,105.00	\$11.00	\$2,277.00	\$30.00	\$6,210.00	\$20.00	\$4,140.00	\$25.00	\$5,175.00	\$26.32	\$5,448.24	\$15.00	\$3,105.00
71	SELECT FILL			550	CY	\$40.00	\$22,000.00	\$40.00	\$22,000.00	\$60.00	\$33,000.00	\$45.50	\$25,025.00	\$36.13	\$19,871.50	\$35.00	\$19,250.00	\$60.00	\$33,000.00	\$48.80	\$26,840.00	\$50.00	\$27,500.00	\$40.00	\$22,000.00	\$45.54	\$25,048.65	\$30.00	\$16,500.00
72	6" CONCRETE CURB INTEGRAL TO SIDEWALK (3000 PSI)			72	LF	\$77.00	\$5,544.00	\$28.00	\$2,016.00	\$40.00	\$2,880.00	\$20.80	\$1,497.60	\$35.40	\$2,548.80	\$30.00	\$2,160.00	\$34.00	\$2,448.00	\$10.00	\$720.00	\$16.50	\$1,188.00	\$4.00	\$288.00	\$29.57	\$2,129.04	\$65.00	\$4,680.00
73	18" RETAINING WALL INTEGRAL TO SIDEWALK W/ STONE VENEER (3000 PSI)			53	LF	\$390.00	\$20,670.00	\$300.00	\$15,900.00	\$250.00	\$13,250.00	\$182.00	\$9,646.00	\$271.40	\$14,384.20	\$80.00	\$4,240.00	\$42.00	\$2,226.00	\$105.56	\$5,594.68	\$193.00	\$10,229.00	\$231.00	\$12,243.00	\$204.50	\$10,838.29	\$100.00	\$5,300.00
74	MINIMUM 6" THICK REINFORCED CONCRETE STREET PAVEMENT REPAIR INCL. CURB (3600 PSI)			99	SY	\$110.00	\$10,890.00	\$96.00	\$9,504.00	\$85.00	\$8,435.00	\$102.70	\$10,167.30	\$67.45	\$6,677.55	\$90.00	\$8,910.00	\$145.00	\$14,355.00	\$108.84	\$10,775.16	\$140.00	\$13,860.00	\$80.00	\$7,920.00	\$100.50	\$9,949.40	\$75.	



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Amy Williams, P.E., Director of Public Works/City Engineer

DATE: August 17, 2020

SUBJECT: HIGHLAND DRIVE, FIRST STREET, KAUFMAN STREET, N. LAKESHORE DRIVE, RUSK STREET, AND WEST STREET PAVING, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS AND CONSTRUCTION MATERIALS TESTING

Attachments

Contract
Location Map

Summary/Background Information

City's *Engineering Standards of Design and Construction Manual* requires that construction material testing occur on all projects constructed by the City. Proper material testing ensures that City projects are constructed with materials that meet the City's standards, and which have the potential to reduce future maintenance and operational expenses after the construction is complete.

Action Needed

Staff requests that the City Council consider approving the construction materials testing costs for Highland Drive, First Street, Kaufman Street, N. Lakeshore Drive, Rusk Street, and West street paving, drainage, water, and wastewater improvements projects and authorize the City Manager to execute a contract with Alliance Geotechnical Group in the amount of \$63,390.00 which will be funded by *Street Bond Funds*, and take any action necessary.



8701 John Carpenter Freeway, Suite 250
Dallas, Texas 75247-4640
214.678.0227 Ph
214.678.0228 Fax
www.hvj.com

March 11, 2020

Jeremy M. White, PE, CFM
Civil Engineer
Public Works – Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

Re: Construction Materials Engineering and Testing Services
Project: Highland Drive, Phase 2
Owner: City of Rockwall
HVJ Project No.: DC1810182.1

Dear Mr. White:

HVJ Associates® (HVJ) is pleased to submit this budget estimate for material testing and laboratory services for the above referenced project.

Project Description

It is our understanding that the project consists of the construction of approximately 9,500 square yards of pavement, 3,400 linear feet of 8" water line, 2,740 linear feet of 8" wastewater line, and 140 linear feet of storm drain pipe. The project also includes replacement of an alley, alley approaches, driveways, parking lots, and street intersections.

Schedule

We understand that the project schedule consists of 300 calendar days for substantial completion, and 365 calendar days for final completion.

Scope of Services

HVJ's scope of services for this project will consist of on-call field and laboratory construction materials inspection and testing services for earthwork and concrete. The scope of material testing services anticipated for this project is in accordance with project plan and specifications.

Testing, including sampling, will be performed by a certified technician or the testing firm's laboratory personnel, in the general manner indicated in the project specifications. The testing firm's laboratory shall perform all laboratory tests within a reasonable time consistent with the specified standards and shall furnish a written report of each test.

Mr. Jeremy M. White, PE, CFM
DC1810182.1
March 11, 2020

Budget Estimate

The estimated cost to perform the material testing services required on this project is \$63,390.00. Testing services will be provided on an on-call basis, with at least 24 hours prior notice to ensure proper scheduling of work.

Overtime rates of 1.5 times the regular hourly rates will be billed for services performed before 6:00 AM and after 6:00 PM on Monday through Friday, or any hours worked on Saturday, Sunday, a holiday, or if over 8 hours in one day. Onsite cancellations will be charged a minimum of 4 hours.

Invoice

HVJ's accounting procedures call for the submittal of invoices on a month-end basis or at the conclusion of the project should its duration last less than a month. HVJ credit terms are net 30 days.

If this proposal meets with your approval, please send us a written NTP along with task order or work order. Alternatively, if you agree with our scope and fee estimate please sign and complete the indicated spaces below and forward a copy of the proposal to us.

We appreciate your consideration of HVJ for this project and look forward to the opportunity of working with you. Should you have any questions regarding the contents of this proposal, please contact us at 214-678-0227.

Sincerely,

HVJ NORTH TEXAS - CHELLIAH CONSULTANT, INC.



Fadi N. Faraj, PE
Vice President

Agreed to this _____ day of _____, 20_____

By: _____

Title: _____

Firm: _____

Phone No. _____

Date to Start Work: _____



8701 John Carpenter Freeway, Suite 250
 Dallas, Texas 75247-4640
 214.678.0227 Ph
 214.678.0228 Fax

FEE SCHEDULE

TABLE- CONSTRUCTION MATERIAL TESTING

Highland Drive, Phase 2
 Client: City of Rockwall
 HVJ Fee Schedule No. : DC1810182.1
 March 11, 2020

<i>Description</i>	<i>Quantity</i>	<i>Units</i>	<i>Unit Price</i>	<i>Total Price</i>
Earthwork Testing				
Laboratory Moisture-Density Relationship (ASTM D698)- Lime and Cement Stabilized	6	each	\$220.00	\$1,320.00
Laboratory Moisture-Density Relationship (ASTM D698)	6	each	\$185.00	\$1,110.00
Liquid Limit, Plastic Limit, and Plasticity Index of Soils (ASTM S4318)	12	each	\$65.00	\$780.00
Materials finer than No. 200 sieve in soils by washing (ASTM C1140)	12	each	\$45.00	\$540.00
			Subtotal	\$3,750.00
Aggregate Testing				
Sieve Analysis of Fine and Coarse Aggregate (ASTM C136)	6	each	\$75.00	\$450.00
			Subtotal	\$450.00
Concrete Testing				
Compressive Strength of Cylindrical Concrete Specimens (ASTM C39)	40	each	\$20.00	\$800.00
			Subtotal	\$800.00
Hot Mix Asphalt Testing				
Asphalt Extraction / Gradation	1	each	\$165.00	\$165.00
Max Theoretical Specific Gravity	1	each	\$105.00	\$105.00
Percent Air Voids of Road Cores	1	each	\$45.00	\$45.00
Density of Lab Molded Specimen, TxDOT Gyratory (3 min per set)	1	set	\$90.00	\$90.00
Density of Lab Molded Specimen, Superpave (2 min per set)	1	set	\$110.00	\$110.00
			Subtotal	\$515.00
Equipment				
Nuclear Density Equipment Rental	100	trip	\$55.00	\$5,500.00
Construction Truck (Includes Operation, Maintenance Costs and Insurance)	100	day	\$60.00	\$6,000.00
			Subtotal	\$11,500.00
Personnel				
Engineer Tech (American Concrete Institute Field, Troxler Hazmat and Nuclear Gauge) - Regular Time - minimum 4 hours per trip	500	hour	\$60.00	\$30,000.00
Engineer Tech (American Concrete Institute Field, Troxler Hazmat and Nuclear Gauge) - Overtime	100	hour	\$90.00	\$9,000.00
Project Engineer, PE	25	hour	\$145.00	\$3,625.00
Staff Engineer	25	hour	\$95.00	\$2,375.00
Admin/Clerical	25	hour	\$55.00	\$1,375.00
			Subtotal	\$46,375.00
Total				\$63,390.00

General Notes

- The items listed above are those tests most frequently requested. Additional test and special service quotes are available upon request
- A minimum charge of 4 hours applies to field testing and inspection services with the exception of sample pick ups for which minimum 2 hours is charged. Onsite cancellation will be charged minimum of 4 hrs.
- Technician time is charged on a portal to portal basis from our office. The minimum billing increment for field time is 1/2 of an hour.
- Overtime rates of 1.5 times the regular hourly rates will be billed for services performed before 6:00 AM and after 6:00 PM Monday through Friday or any hours worked on Saturday, Sunday or a Holiday or over 8 hours per day.
- Personnel time for site visits, consulting, compliance letter etc. will be charged per applicable unit rates.
- We assumed the majority of the material testing services will be provided approximately 10 months, approximately 100 trips including concrete tests and density tests.





MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: August 17, 2020

SUBJECT: Z2020-030; SPECIFIC USE PERMIT FOR AN ACCESSORY BUILDING AT
1748 LAKE BREEZE DRIVE

Attachments

Case Memo
Development Application
Location Map
HOA Notification Map
Neighborhood Notification Email
Property Owner Notification Map
Property Owner Notification List
Public Notice
Property Owner Notifications
Applicants Letter
Survey
Plot Plan
Building Elevations
Foundation Plan
Applicants Photos
Draft Ordinance

Summary/Background Information

Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of an ordinance for a *Specific Use Permit (SUP)* for an *accessory building that exceeds the maximum square footage* on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and take any action necessary (1st Reading).

Action Needed

The City Council is being asked to [1] approve, [2] approve with condition, or [3] deny the Specific Use Permit (SUP).



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: Mayor and City Council
DATE: August 17, 2020
APPLICANT: Mark Klecha
CASE NUMBER: Z2020-030; *Specific Use Permit for an Accessory Building at 1748 Lake Breeze Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an *accessory building that exceeds the maximum square footage* on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and take any action necessary.

BACKGROUND

The subject property was originally annexed into the City of Rockwall on February 6, 1961 by *Ordinance No. 61-02*. According to the City's historic zoning maps the subject property was zoned Multi-Family 1 (MF-1) District as of January 3, 1972. By May 16, 1983, this designation had changed to Planned Development District 11 (PD-11) [*Ordinance No. 80-13*] for Single-Family 2 (SF-2) District land uses. On June 7, 1993, *Ordinance No. 93-11* change the designation of the subject property within Planned Development District 11 (PD-11) to an area designated for Single-Family 10 (SF-10) District land uses [*Case No. PZ1993-020-01*]. The subject property was platted as Lot 6, Block O, Hillcrest Shores Addition on August 12, 1993 by *Case No. PZ1993-030-01*. According to the Rockwall Central Appraisal District (RCAD), situated on the subject property is a 2,649 SF single-family home that was constructed in 1995.

PURPOSE

The property owner and applicant -- *Mark Klecha* -- is requesting the approval of a Specific Use Permit (SUP) to permit the construction of an accessory building that exceeds the maximum square footage permitted for accessory buildings as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1748 Lake Breeze Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an alleyway followed by the remainder of the Hillcrest Shores Subdivision, which consists of 67 single-family residential homes on 22.17-acres. Beyond this is Bayhill Drive, which is identified as a R2 (*i.e. residential, two [2] lane, roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown 2040 Vision Comprehensive Plan. North of this roadway is the Hillcrest Shores, Phase 2 Subdivision, which consists of 113 single-family residential homes on 53.24-acres. All of these properties are zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is Lake Breeze Drive, which is identified as a R2 (*i.e. residential, two [2] lane, roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the remainder of the Hillcrest Shores Subdivision. South of this is the Northshore, Phase 2B Subdivision, which consists of 76 single-family residential homes on 25.04-acres. This subdivision is zoned Single-Family 10 (SF-10) District.

East: Directly east of the subject property is the remainder of the Hillcrest Shores Subdivision followed by N. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This area is zoned Planned Development District 11 (PD-11) for Single Family 10 (SF-10) District land uses. Beyond this is the Preserve, Phase 2 Subdivision, which consists of 82 single-family residential lots on 33.02-acres. This property is zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is the remainder of the Hillcrest Shores Subdivision, which is zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District. Beyond this is the *Lake Ray Hubbard Takeline* followed by the corporate limits of the City of Rockwall. Beyond this is Lake Ray Hubbard.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, letter, and drawings requesting to permit a proposed 359 SF accessory building. Per the drawings provided by the applicant the accessory building will have a pitched roof with dormer windows, and stand a total of 15-feet in height. The exterior of the accessory building will be clad in a composite siding (*i.e. smart siding*), and the roof will be constructed with standing seam metal. The proposed building will be situated on the side of the property, adjacent to the western property line, behind an existing eight (8) foot board-on-board wood fence. In addition, the applicant has stated in the provided letter that there is a mature live oak tree situated in front of the fence further impairing the view of the structure.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 10 (SF-10) District allows a total of two (2) accessory buildings each being 144 SF in size or one (1) accessory building at 144 SF in size and one (1) detached garage at 625 SF in size. In addition, accessory buildings are limited to a maximum height of 15-feet and a minimum setback of three (3) feet from the rear property line and six (6) feet from the side property line. In addition, accessory buildings are required to have a minimum of six (6) feet of separation from any other primary or accessory structure. This section of the code goes on to state, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure ... [and] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)."

STAFF ANALYSIS

In this case, the applicant's request conforms with the setback and height requirements for accessory buildings; however, the proposed size of the accessory building exceeds the maximum permissible size by 215 SF. Staff did perform a review of the aerial imagery of all of the homes in the Hillcrest Shores Subdivision (*i.e. the 67 single-family homes in the same phase as the subject property*) and determined that there does not appear to be any accessory buildings in this area of a similar size as to what the applicant is proposing. With this being said, there are covered patios and carports that appear to be of a similar size (*i.e. ~400 SF*). With regard to the letter submitted by the applicant, staff should note that a residential garage is clearly defined by Subsection 02.02(7) of Article 13, *Definitions*, of the Unified Development Code (UDC) as:

Residential Garage. A residential accessory building used for the storage of motor vehicles. These structures are typically attached to the primary structure; however, they may also be a detached structure.

In the applicant's case, the roll up garage door will face toward the primary structure, and be six (6) feet away from the western wall of the primary structure. This would not make it possible to pull a standard size vehicle into the structure. In addition, the structure is completely enclosed behind an eight (8) foot fence and the applicant is not providing a driveway to the structure (*which is characteristic of a detached garage*). Based on this staff was required to designate this structure as an accessory building, and not as a detached garage as the applicant has requested.

Staff should note that the structure will only be slightly visible from Lake Breeze Drive and that an existing tree and eight (8) foot fence will impair the view of the structure from right-of-way. With this being said, approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On July 23, 2020, staff mailed 100 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hillcrest at the Shores and the Preserve Homeowner's Associations (HOA's), which are the only HOA/Neighborhood Organizations that are 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 four (4) notices in favor of the applicant's request and one (1) notice opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for an accessory building that exceeds the maximum permissible size, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
 - (a) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in Exhibits 'B' & 'C' of the Specific Use Permit (SUP) ordinance; and
 - (b) The *Accessory Building* shall not exceed a maximum size of 360 SF; and
 - (c) The subject property shall not have more than one (1) accessory building.
- (2) The applicant will need to submit a letter from a structural engineer certifying that the recently built retaining wall was built to hold the weight of the proposed accessory structure, and that the retaining wall poses no structural risk to the existing three (3) foot retaining wall on the adjacent property; and
- (3) The applicant will need to apply for a building permit from the Building Inspections Department; and
- (4) 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 August 11, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) with the conditions of approval by a vote of 4-2, with Commissioners Logan and Womble dissenting and Commissioner Welch absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING

CASE NO. 22020-030

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 1748 LAKE BREEZE DR. ROCKWALL, TX 75087

Subdivision HILLCREST SHORES Lot 6 Block 0

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-11

Current Use RESIDENTIAL

Proposed Zoning PD-11

Proposed Use RESIDENTIAL

Acreage 0.23

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]

☒ Owner MARK KLECHA

☐ Applicant

Contact Person

Contact Person

Address 1748 LAKE BREEZE DR.

Address

City, State & Zip ROCKWALL, TX 75087

City, State & Zip

Phone 402-315-8387

Phone

E-Mail markklecha@hotmail.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared MARK KLECHA [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 \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of July, 20 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 request for public information."

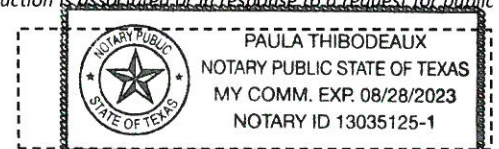
Given under my hand and seal of office on this the 16th day of July, 20 20.

Owner's Signature

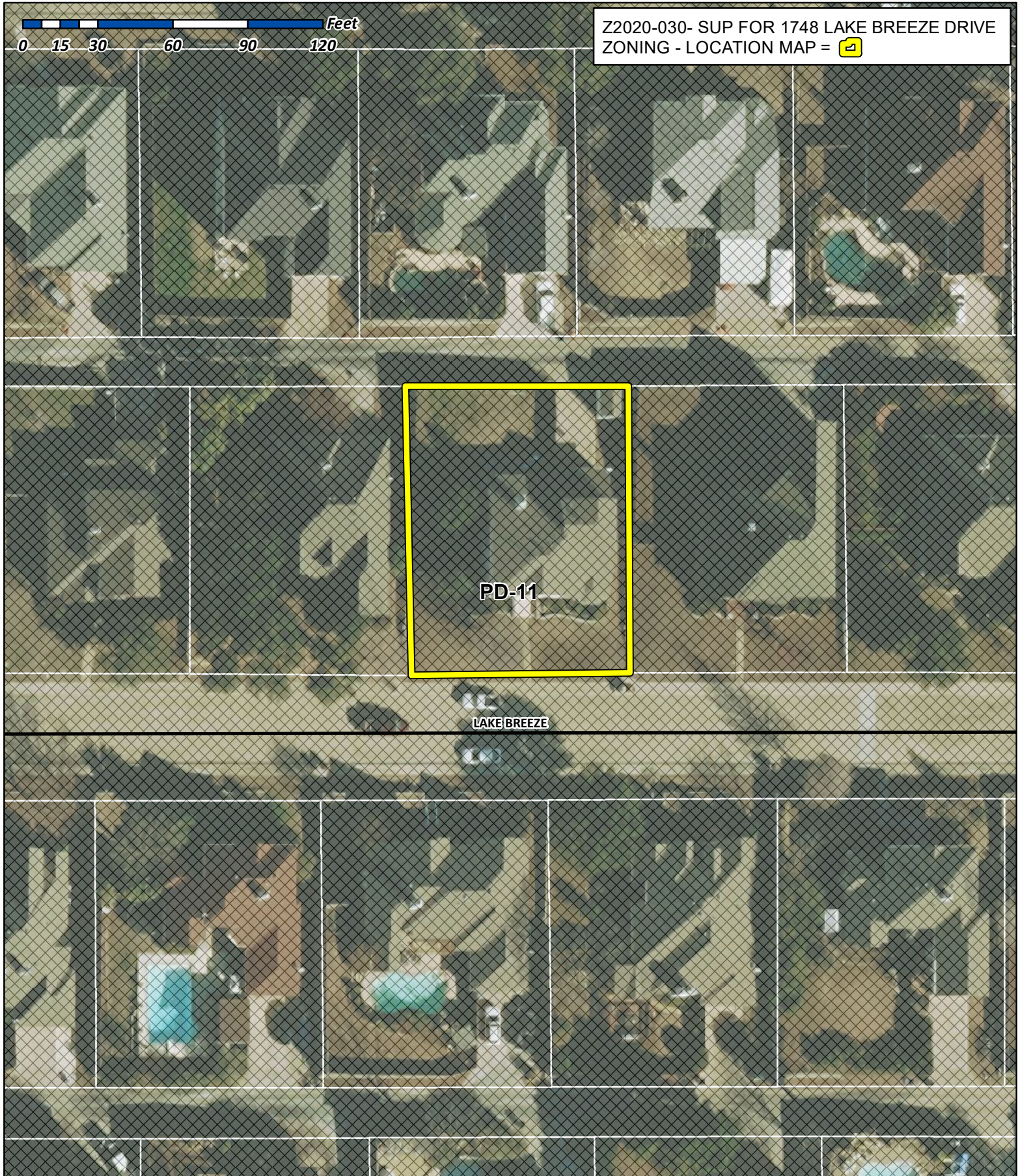
Mark Klecha

Notary Public in and for the State of Texas

Paula Thibodeaux



My Commission Expires



City of Rockwall

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

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

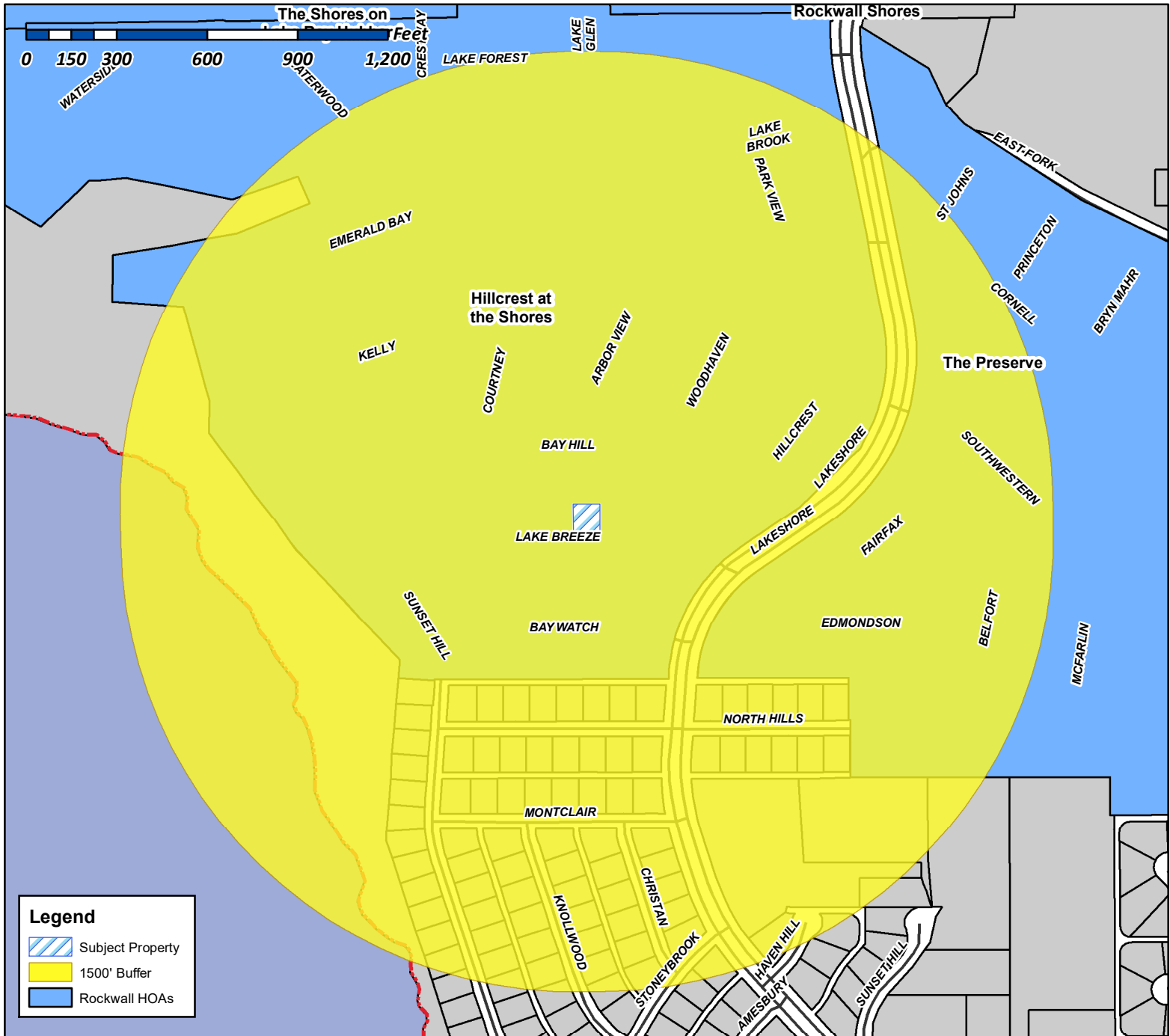




City of Rockwall

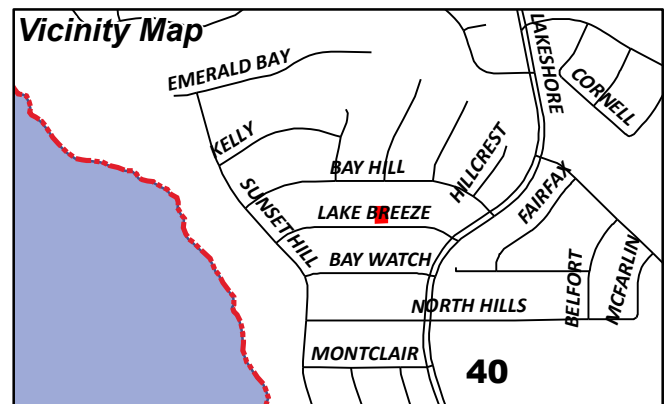
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(P): (972) 771-7745
(W): www.rockwall.com

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: Z2020-030
Case Name: SUP for 1748 Lake Breeze Drive
Case Type: Specific Use Permit
Zoning: Planned Development District 11 (PD-11)
Case Address: 1748 Lake Breeze Drive

Date Created: 7/17/2020
For Questions on this Case Call (972) 771-7745



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Henry Lee](#)
Subject: Neighborhood Notification Program
Date: Tuesday, July 21, 2020 10:14:35 AM
Attachments: [HOA Map \(07.17.2020\).pdf](#)
[Public Notice \(07.20.2020\).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 Friday, July 31, 2020. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 11, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2020 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>.

Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive

Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

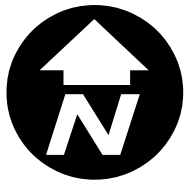
<http://www.rockwall.com/planning/>



City of Rockwall

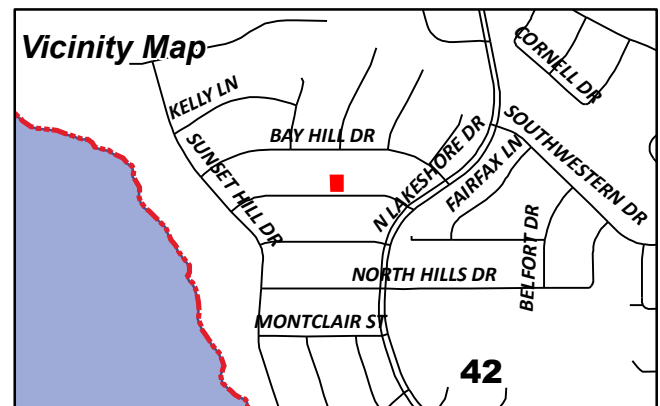
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2020-030
Case Name: SUP for 1748 Lake Breeze Drive
Case Type: Specific Use Permit
Zoning: Planned Development District 11 (PD-11)
Case Address: 1748 Lake Breeze Drive

Date Created: 7/22/2020
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
1011 HILLCREST
ROCKWALL, TX 75087

ANDERSON SALLY LESIL & STEVE
1017 COURTNEY CIRCLE
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 WOODHAVEN
ROCKWALL, TX 75087

DORN KEITH
1020 ARBOR VIEW PL
ROCKWALL, TX 75087

SANDMAN DAVID & VALERIE
1020 COURTNEY CIR
ROCKWALL, TX 75087

HAUER MELVIN C & VIRGINIA L
1020 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

LOGAN WINFRED BART & TRACEY
1021 ARBOR VIEW PL
ROCKWALL, TX 75087

MAURHOFF MARGARET L AND
MICHAEL J VEREB
1025 COURTNEY CIRCLE
ROCKWALL, TX 75087

WEBER MATTHEW J AND THERESA M
1027 ARBOR VIEW PL
ROCKWALL, TX 75087

BEUSELING JOHN MARTIN & GLORIA LYNN
1029 WOODHAVEN CIR
ROCKWALL, TX 75087

BENAVIDES RAPHAEL G & MARY A
1030 ARBOR VIEW PL
ROCKWALL, TX 75087

MULLINAX STEVE WAYNE & DEBBIE S
1030 COURTNEY CIR
ROCKWALL, TX 75087

CORRIGAN DERRICK & STEFANIE
1030 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

ABRAMSKY SAMUEL & CHRISTI
1033 ARBOR VIEW PL
ROCKWALL, TX 75087

FLEMING ERIC AND DEIDRE
1033 COURTNEY CIR
ROCKWALL, TX 75087

WARD PATRICK C
1037 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

BEATY SUSAN J
1038 COURTNEY CR
ROCKWALL, TX 75087

CURRENT RESIDENT
1039 ARBOR VIEW
ROCKWALL, TX 75087

MAY RICHARD A & LISA A
1040 ARBOR VIEW PL
ROCKWALL, TX 75087

SMETANA JOSEPH JR & ANGEL P
1046 COURTNEY CIR
ROCKWALL, TX 75087

RESTER J TREVER & MICHELLE
1047 ARBOR VIEW PL
ROCKWALL, TX 75087

PETTIT PAUL & PAMELA
1048 ARBOR VIEW PL
ROCKWALL, TX 75087

WRIGHT LARRY G & JENNIFER
1054 COURTNEY CIRCLE
ROCKWALL, TX 75087

MATHIAS ERIC J & ROBIN A
1514 MALLARD HVN
SAN ANTONIO, TX 78260

SUCHAND HAROLD A AND SUSAN W
1596 EDMONDSON TR
ROCKWALL, TX 75087

JONES LALANII
1597 EDMONDSON TRAIL
ROCKWALL, TX 75087

CURRENT RESIDENT
1602 NORTH HILLS
ROCKWALL, TX 75087

KLUTTS BEN A JR & JULIE C
1604 N HILLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1604 NORTH HILLS
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D
1606 NORTH HILLS DRIVE
ROCKWALL, TX 75087

CONNALLY DAVID & VICKIE
1608 N HILLS DR
ROCKWALL, TX 75087

CONFIDENTIAL
1610 NORTH HILLS DRIVE
ROCKWALL, TX 75087

BAUCHMAN NANCY
16631 MALCOLM LN
YORBA LINDA, CA 92886

JOHNSON CLARENCE R & CASANDRA L
1704 BAY WATCH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1704 LAKE BREEZE
ROCKWALL, TX 75087

LYNCH CHRISTOPHER J
1705 BAY WATCH DRIVE
ROCKWALL, TX 75087

RYAN JEFFREY & DARLA
1705 BAYHILL DR
ROCKWALL, TX 75087

CONFIDENTIAL
1707 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

PAULSEN LOGAN & BRANDI A
1712 BAY WATCH DRIVE
ROCKWALL, TX 75087

VAUGHN STEPHEN MICHAEL
1712 LAKE BREEZE DR
ROCKWALL, TX 75087

WHITAKER MARTIN & DORIS
1715 BAY WATCH DR
ROCKWALL, TX 75087

REPMAN MARK &
MICHELLE BASTIDAS
1715 BAYHILL DR
ROCKWALL, TX 75087

SIMPSON RODNEY KEITH
1717 LAKE BREEZE DR
ROCKWALL, TX 75087

PEDDIE STACIE
1720 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

KEETON KENNETH W & REBECCA
1722 BAY WATCH DR
ROCKWALL, TX 75087

HIETBRINK BERNARD D & MELISSA L
1725 BAY WATCH DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1727 BAY HILL
ROCKWALL, TX 75087

KETON JAMES H & JEANNETTE S
1727 LAKE BREEZE DR
ROCKWALL, TX 75087

HIGGINS BRADLEY STEPHEN AND
AMANDA JO BURT HIGGINS
1730 LAKE BREEZE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1732 BAY WATCH
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B
1733 BAY WATCH DR
ROCKWALL, TX 75087

LOCKWOOD CHARLES DOUGLAS
1737 BAYHILL DR
ROCKWALL, TX 75087

BOWEN RONALD L & DEANNA K
1737 LAKE BREEZE DR
ROCKWALL, TX 75087

BYROM JOHNNY R & LYNETTE
1738 LAKE BREEZE DR
ROCKWALL, TX 75087

TUBBS LAJUAN C
1740 BAY WATCH DR
ROCKWALL, TX 75087

LANZONE FAMILY LIVING TRUST
CHRIS A LANZONE AND DIANE M LANZONE-
TRUSTEES
1741 BAY WATCH DRIVE
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

BRADLEY TAMMY JEAN
1747 BAY HILL DR
ROCKWALL, TX 75087

SISKA JAMES W & RITA F
1748 BAY WATCH DR
ROCKWALL, TX 75087

KLECHA MARK AND ANGELA
1748 LAKE BREEZE DR
ROCKWALL, TX 75087

AKARD ARTHUR F & DANA D 1751 BAY WATCH DR ROCKWALL, TX 75087	THOMPSON RONALD G & CAROLYN E 1755 BAYHILL DR ROCKWALL, TX 75087	BARKER MARK A 1755 LAKE BREEZE DR ROCKWALL, TX 75087
BOONE WILLIAM R JR & KYOKO N 1756 LAKE BREEZE DR ROCKWALL, TX 75087	CURRENT RESIDENT 1758 BAY WATCH ROCKWALL, TX 75087	WITTIG MILTON G & CYNTHIA J 1759 BAY WATCH DR ROCKWALL, TX 75087
LOWNDES ROBERT 1763 BAYHILL DR ROCKWALL, TX 75087	LONDON REV TR 1763 LAKE BREEZE DR ROCKWALL, TX 75087	CURRENT RESIDENT 1764 LAKE BREEZE ROCKWALL, TX 75087
CURRENT RESIDENT 1766 BAY WATCH ROCKWALL, TX 75087	JACOBSON BRUCE ALLEN & MARGARET 1769 BAY WATCH DR ROCKWALL, TX 75087	SMITH JAMES & JULIE 1773 BAYHILL DR ROCKWALL, TX 75087
MEYN RICHARD B & CATHERINE MEYN FAMILY TRUST 1773 LAKE BREEZE DR ROCKWALL, TX 75087	HAMILTON DOUGLAS C & JANET K 1774 BAY WATCH DR ROCKWALL, TX 75087	GUZMAN PATRICIA MARGARITA & THANH NGUYEN HOANG 1774 LAKE BREEZE DRIVE ROCKWALL, TX 75087
MOORE KERMIT T & GWENDOLYN R 1781 BAYHILL DR ROCKWALL, TX 75087	PERALES LIVING TRUST 1781 LAKE BREEZE DRIVE ROCKWALL, TX 75087	HOLCOMB RICHARD & KATHY 1782 LAKE BREEZE DR ROCKWALL, TX 75087
CURRENT RESIDENT 1790 LAKE BREEZE ROCKWALL, TX 75087	BARBER TRUMAN JOSEPH & BARBARA 1791 BAYHILL DR ROCKWALL, TX 75087	KING DOROTHY 1793 LAKE BREEZE DRIVE ROCKWALL, TX 75087
DAVENPORT JAMES & MARYBETH 1798 LAKE BREEZE DR ROCKWALL, TX 75087	VESTAL JEANETTE & ALSON 1799 BAYHILL DR ROCKWALL, TX 75087	CURRENT RESIDENT 1803 LAKE BREEZE ROCKWALL, TX 75087
CURRENT RESIDENT 1807 BAY HILL ROCKWALL, TX 75087	DAVIS JIMMY GOLAN AND TATIANA KAPOUSTINA-DAVIS 1817 BAYHILL DRIVE ROCKWALL, TX 75087	CURRENT RESIDENT 1822 BAY HILL ROCKWALL, TX 75087
KHABAZ ALLEN BLEEDO 1827 BAYHILL DR ROCKWALL, TX 75087	REED LARRY K 18333 ROE HAMPTON #323 DALLAS, TX 75252	LAZY DALE PARTNERS LP 202 N SAN JACINTO ST ROCKWALL, TX 75087

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
30601 AGOURA ROAD SUITE 200
AGOURA HILLS, CA 91301

CUTLER ELDON GEORGE & THALIA LONE
40161 E 179TH STREET
KINGSVILLE, MO 64061

VILLARREAL GLORIA M & JOSE C
4914 W 106TH ST
OAK LAWN, IL 60453

OH SINEUI
5050 QUORUM DRIVE SUITE 610
DALLAS, TX 75254

MATSUMOTO SHINTARO
C/O OPEN HOUSE CO. LTD
5050 QUORUM DRIVE SUITE 610
DALLAS, TX 75254

OPEN HOUSE TEXAS REALTY & INVESTMENTS
LLC
5050 QUORUM DRIVE SUITE 120
DALLAS, TX 75254

CRETI DANIEL AND MARTHA TRUST
550 S SILVERADO WAY
ANAHEIM, CA 92807

WILLIS RUTH HAYNES
6168 PRESTONDELL DR
DALLAS, TX 75240

BREEN ROBERT AND LAURA
661 JUSTIN RD
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC
915 SUNSET HILL DRIVE
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive

Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze 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, August 11, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2020 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, August 17, 2020 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. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ 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.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020_030

Please place a check mark on the appropriate line below: *



I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

It does not cause any problems in our neighborhood.

Respondent Information

Please provide your information.

First Name *

William and Kyoko

Last Name *

Boone

Address *

1756 Lake Breeze Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

wrboone@hotmail.com

Phone Number

214-641-2988

Please check all that apply: *



I live nearby the proposed Zoning or Specific Use Permit (SUP) request.



I work nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.



I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.



Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *



I received a property owner notification in the mail.



I read about the request on the City's website.



I saw a zoning sign on the property.



I read about the request in the Rockwall Herald Banner.



My neighbors told me about the request.



Other:

This content is neither created nor endorsed by Google.

Google Forms

Case No. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

See attached explanation of Request to deny.

Name:

ARTHUR AKEND

Address:

1751 Bay Watch, Rockwall, TX 75087

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.

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To: Mr. Ryan Miller
Rockwall Planning and Zoning Dept.
385 South Goliad Street
Rockwall, Texas 75087

From Arthur Akard
1751 Bay Watch Drive
Rockwall, Texas 75087

Ref: Case No, Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive

I would like to register my opposition to the zoning variance request for an accessory building at 1748 Lake Breeze Drive, Rockwall, Texas 75087. Such a structure would be visible from the street as well as from the neighboring houses and it would detract from the overall appearances of the neighborhood. Additionally, it could very well block views of Lake Ray Hubbard for many of the surrounding house which people paid a premium to live in this neighborhood for. But most concerning it it would cause a decrease in the value of the surrounding houses due to negative aesthetic impact on the neighborhood. This in turn would mean reduced revenue for the county and school district via property taxes. Please deny the request.

If you have any questions or need clarification on my position, please feel free to mail me at the above address.



Arthur Akard

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



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. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive

Please place a check mark on the appropriate line below:

- ☒ I am in favor of the request for the reasons listed below.
☐ I am opposed to the request for the reasons listed below.

Mr. Klecha has done a considerable amount of research and invested money to have a successful project that will look good and enhance his property. I am in favor of approving this request!

Name: Doug Hamilton
Address: 1774 Bay Watch Dr. Rockwall, TX 75087

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.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

So long as the construction meets safety & industry standards, the property should be authorized for an Accessory Building. It's their property and they should have the right to develop or build on the land.

Name:

ROBIN & ERIC MATHIAS

Address:

1011 HILLCREST GR, ROCKWALL, TX 75087

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.

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Case No. Z2020-030: SUP for an Accessory Building at 1748 Lake Breeze Drive

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

A new cedar fence has been installed at the rear of the property, so the new structure will not be very visible from the front street or rear alley way.

Name:

TRUMAN JOSEPH BARBER

Address:

1791 Bay Hill Dr. Rockwall, TX 75087

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.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Mark Klecha
1748 Lake Breeze Drive
Rockwall, TX 75087

To the Committee Board,

Thank You for taking the time to consider my special use permit application. I wanted to write to the board to explain my situation in hopes that it will answer any questions you may have on my project.

A quick background on what I am trying to do. I have been completing multiple home improvement projects around my home while I have the down time with the current pandemic situation; a new fence and an added driveway to be exact. During a pre-pour concrete inspection, I asked the Rockwall City Inspector to take a look at a potential location in my yard for a detached garage/workshop to get his inputs on what the requirements would be to build it. Because my yard has a drastic slope to it, he said this location would require an addition of a retaining wall and a concrete slab. He explained the property line set backs and how far the structure would need to be from our home. As well as all the precautions for underground water, sewer, gas and electric, which I had the city come out and inspect before I began the project. The inspector also showed me where to find additional information for specific permit requirements on the Rockwall website, which is what I have used as a template to start my project.

Armed with this knowledge I pulled permits for the retaining wall and concrete slab, all of which were approved by the city. That work is now complete and can be seen in the attached photos. I am finishing up the stone veneer around my concrete retaining wall and plan to have the final inspection done upon completion of the stonework. The concrete slab is also complete and has been finalized by the city. I have been fully transparent about my intentions to build this structure and have asked many questions along the way to ensure I was doing it according to city requirements. It wasn't until now that anyone mentioned the square footage limitations I was going to run into.

Fast forward to now. I applied for the permit to begin building the structure and this is where things took a surprise turn for my project. This is technically a detached garage, which affords me up to a 625 sq/ft structure per the city permit requirements. However, I was told in order to permit it as a detached garage, I would need a 12' wide driveway poured to the garage door (which is not mentioned anywhere on the "City of Rockwall Permit Requirements for Residential Portable, Accessory Buildings, Detached Garages and Carports" page). Due to the location of the structure on my property (see attached site plot), it would not be feasible or aesthetically pleasing to pour that much concrete through my backyard. So because of that one requirement, I must permit this

structure as an accessory building, which now forces me to limit the size of the building to 144 sq/ft. My structure will be approximately 360 sq/ft (see attached plan drawings). So I find myself in a sort of play on words where one allows me to build the structure while also requiring a lot of concrete and the other limits the square footage of the structure. This is why my application is in front of you today. If I wanted to pour a driveway through my backyard, I could technically get a detached garage permit and be able to build the structure without a special use permit. However, that would be cost prohibitive and quite frankly, not at all appealing for my back yard. I would think we can all agree on that?

Having said all of that, please allow me to explain how this structure will be an improvement to my property and all of the precautions I have taken to ensure my neighbors and the location of the structure have been taken into account. I have spoken to my neighbor on that side of my property about my plans and what I am doing. They fully support it and are even willing to sign a letter, if needed, to help this process along. My property also has two large oak trees located in front of and behind where this structure will be built (see attached photos) and they will block the majority of the structure from both the street and alley view. I also have a brand new 8' fence to block it from view as much as it can. I designed the structure to tie in with the architectural elements of our home so that it will not be an eyesore to the neighborhood.

I am asking for your consideration and approval of this permit. I began this project based on the information given to me by the Rockwall City Inspector and the information presented on the Rockwall website for permit requirements. I made large financial decisions based on that information and now find myself in this conundrum of what appears to be, in my opinion, a technicality on words vaguely defining what a structure is and the subsequent surrounding requirements that aren't completely defined on the permit requirements page (i.e. detached garage vs accessory building). At this point I have invested over \$7,000 dollars to build the retaining wall and the concrete slab for this structure. To be denied this special use permit at this point would be very unfortunate and put me in a tough situation.

I am hopeful that you will see my due diligence in using the city professionals and resources prior to beginning this project. I am asking for your help to see this project to its completion.

Again, Thank You for your time and consideration on this matter. If you have any questions or need more information, please contact me at (402) 315-8387 or markklecha@hotmail.com.

Warm Regards,



CITY OF ROCKWALL

PERMIT REQUIREMENTS FOR RESIDENTIAL PORTABLE, ACCESSORY BUILDINGS, DETACHED GARAGES & CARPORTS.

A permit is required to erect portable or accessory buildings, detached garages and carports. Requirements are as follows:

1. Permit application
2. Site plan or property Survey – showing the location, size of the building (length, width, height), and the setbacks (distance) from the property line(s) and other structures on the property.
3. Buildings with concrete slabs will require two inspections & should not be located over a gas line. Buildings with electrical, Plumbing or mechanical need to be inspected before covered, such as with sheet-rock.
4. The permit fee is based on the square footage.

SUBSECTION 7.04: ACCESSORY STRUCTURE DEVELOPMENT STANDARDS

Accessory Structure Development Standards		Accessory Structures & Accessory Buildings ^{1 & 3}					Portable Accessory Building 0 SF – 120 SF ⁸	Detached Garage ^{8 & 9}	Carports ^{7 & 8}
		Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	All Other Single Family Zoning Districts (i.e. SF-7, SF-8.4, SF-10, SF-16 &	Two Family (2F) District			
Zoning Districts or Accessory Structure Type <input type="checkbox"/>									
Development Standards <input type="checkbox"/>									
Number of Accessory Structures or Number of Specific Accessory Structure		2 ²	2 ²	2 ²	2	1	1	1	1
Maximum SF of Accessory Structure ⁵		1,000 ²	1,000 ²	1250 ²	144 ⁶	100	120	625	500
Minimum Setbacks	Rear (Feet)	10	10	10	3	3	3	10	10
	Rear w/ Alleyway (Feet)	20 ⁴	20 ⁴	20 ⁴	3	3	3	20 ⁵	20
	Side (Feet)	See Zoning District	See Zoning District	See Zoning District	See Zoning District	3	3	See Zoning District	See Zoning District
Between Buildings (Feet)		10	10	10	6	3	3	10	10
Building Height (Feet)		15	15	15	15	10	10	15	15

ADDITIONAL REQUIREMENTS:

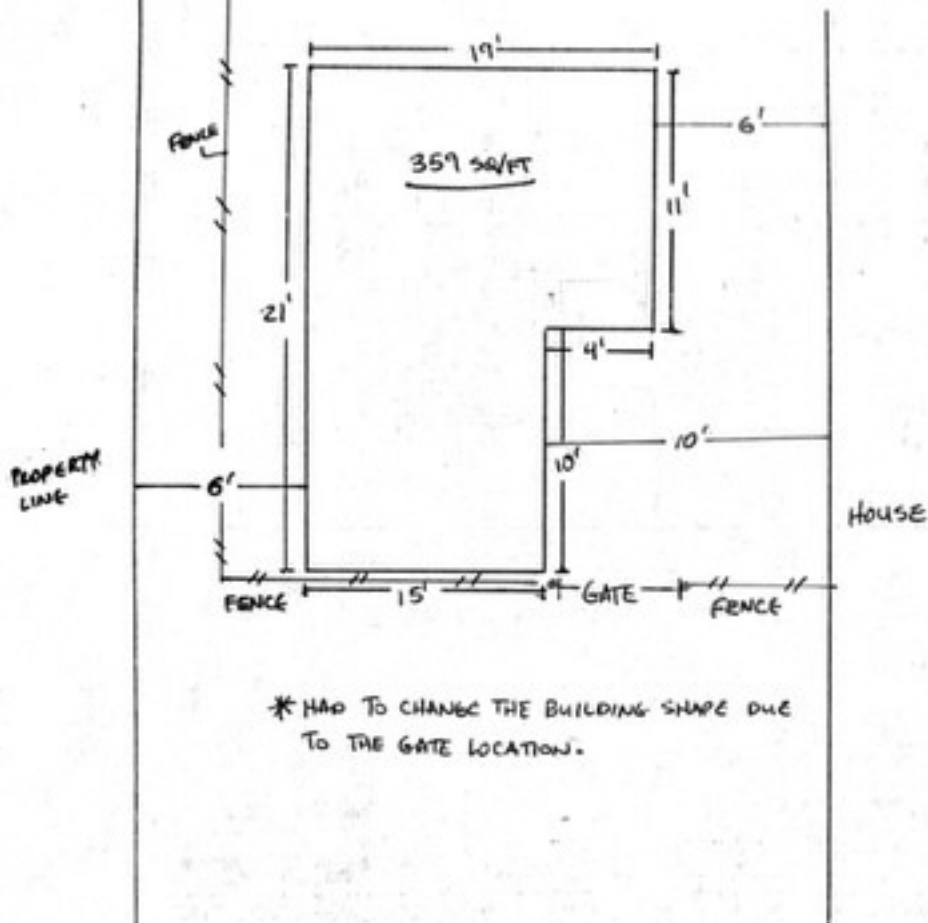
- ★ 1: Accessory buildings and accessory structures shall be accessory to a residential use and located on the same lot. Unless stipulated above, only two (2) accessory structures are permitted per single-family lot; excluding carports that are integrated into the main accessory structure.
- 2: If more than one (1) accessory building is proposed or if an accessory building, 625 SF or less, is existing then the maximum accessory building that can be constructed is 400 SF. If there is an existing accessory building greater than 625 SF no additional accessory buildings or structures are permitted.
- ★ 3: Accessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure.
- ★ 4: If the accessory building does not have garage doors facing the alleyway the setback is the same as the base zoning district.
- ★ 5: Accessory buildings and structures not meeting the size requirements stipulated by the section shall require a Specific Use Permit (SUP).
- ★ 6: Each property shall be permitted one (1) detached garage up to 625 SF and one (1) accessory building up to 144 SF.
- 7: In residential districts, carports must be open on at least two (2) sides, architecturally integrated into the primary structure, and be located 20-feet behind the corner of the front façade and meet the garage setback adjacent to an alley. Porte-cocheres are not considered carports, and are allowed, if they are attached and integral with the design of the house.
- ★ 8: Two (2) story accessory buildings or structures shall be prohibited.
- ★ 9: Shall include a minimum of one (1) garage bay door large enough to pull a standard size motor vehicle through.

★ NO MENTION OF REQUIRED 12 FOOT DRIVEWAY TO QUALIFY AS A "DETACHED GARAGE"

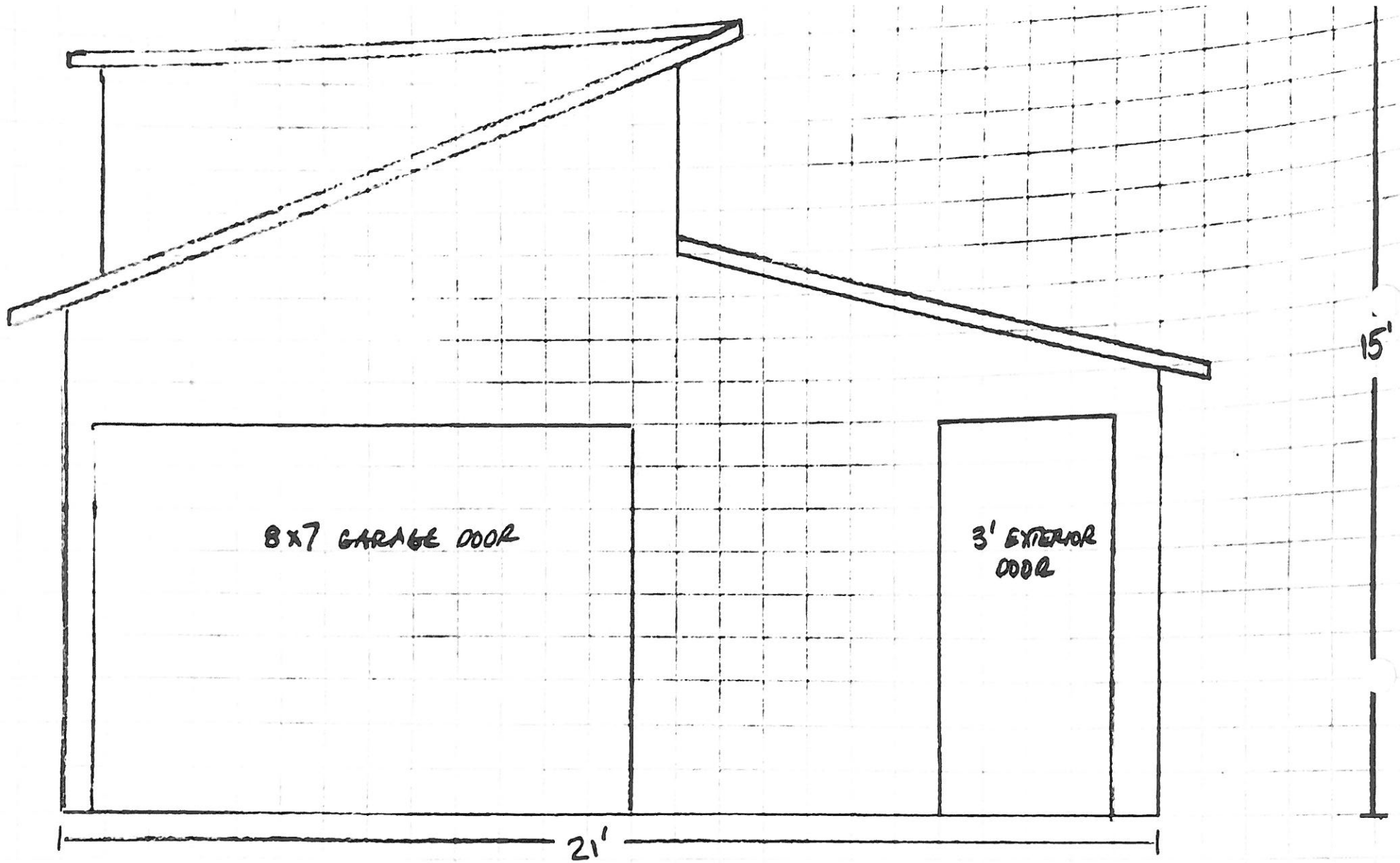
★ NOTE 5 IS SORT OF HIDDEN AND NOTE 6 MAKES IT APPEAR THAT I WAS MISSING THE INTENT WITH MY STRUCTURE.

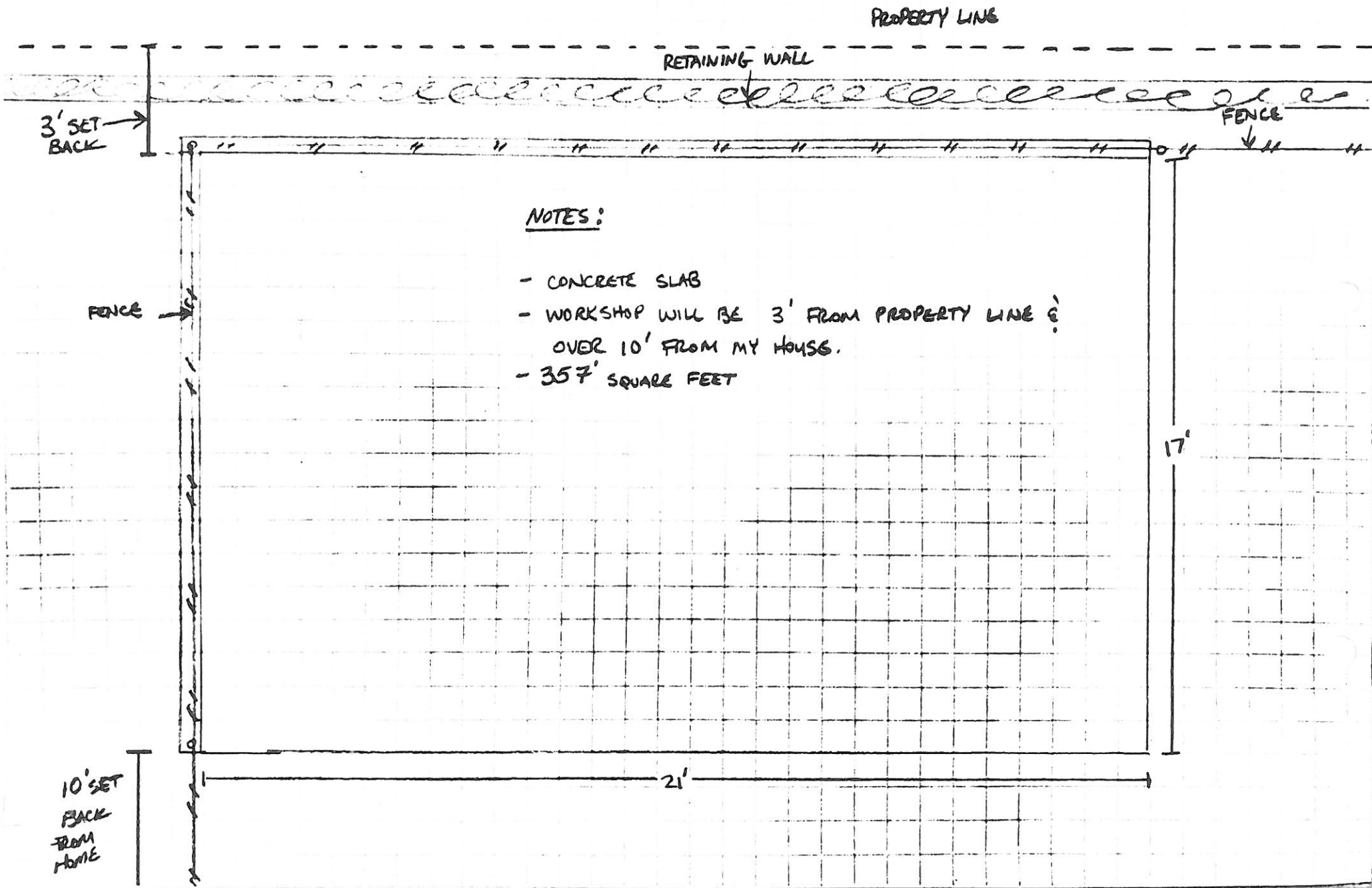
* NEW DESIGN DUE TO SET-BACK REQUIREMENTS.

* 6' SET-BACK ON PROPERTY LINE AND NEWLY ESTABLISHED SET-BACK FOR THE HOUSE - WHICH IS 6' INSTEAD OF 10' (SEE CRAIG FORBES EMAIL)



* HAD TO CHANGE THE BUILDING SHAPE DUE TO THE GATE LOCATION.





* STRUCTURE WILL BE MOSTLY COVERED
WITH FENCE AND OAK TREES FROM THE
FRONT AND BACK





CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-XXX

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 11 (PD 11), ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.2297-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK O, HILLCREST SHORES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED 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.

WHEREAS, the City has received a request from Mark Klecha for the approval of a Specific Use Permit (SUP) to allow an Accessory Building that exceeds the maximum allowable size on a 0.2297-acre parcel of land being described as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breeze Drive, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 11 (PD-11) of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing an *Accessory Building* as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth

in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-20] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 360 SF.
- (3) The subject property shall not have more than one (1) accessory building.

2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

SECTION 7. 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 8TH DAY OF SEPTEMBER, 2020.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 17, 2020

2nd Reading: September 8, 2020

Exhibit 'A'
Zoning Exhibit

Address: 1748 Lake Breezy Drive

Legal Description: Lot 6, Block O, Hillcrest Shores Addition



Exhibit 'B': *Site Plan*

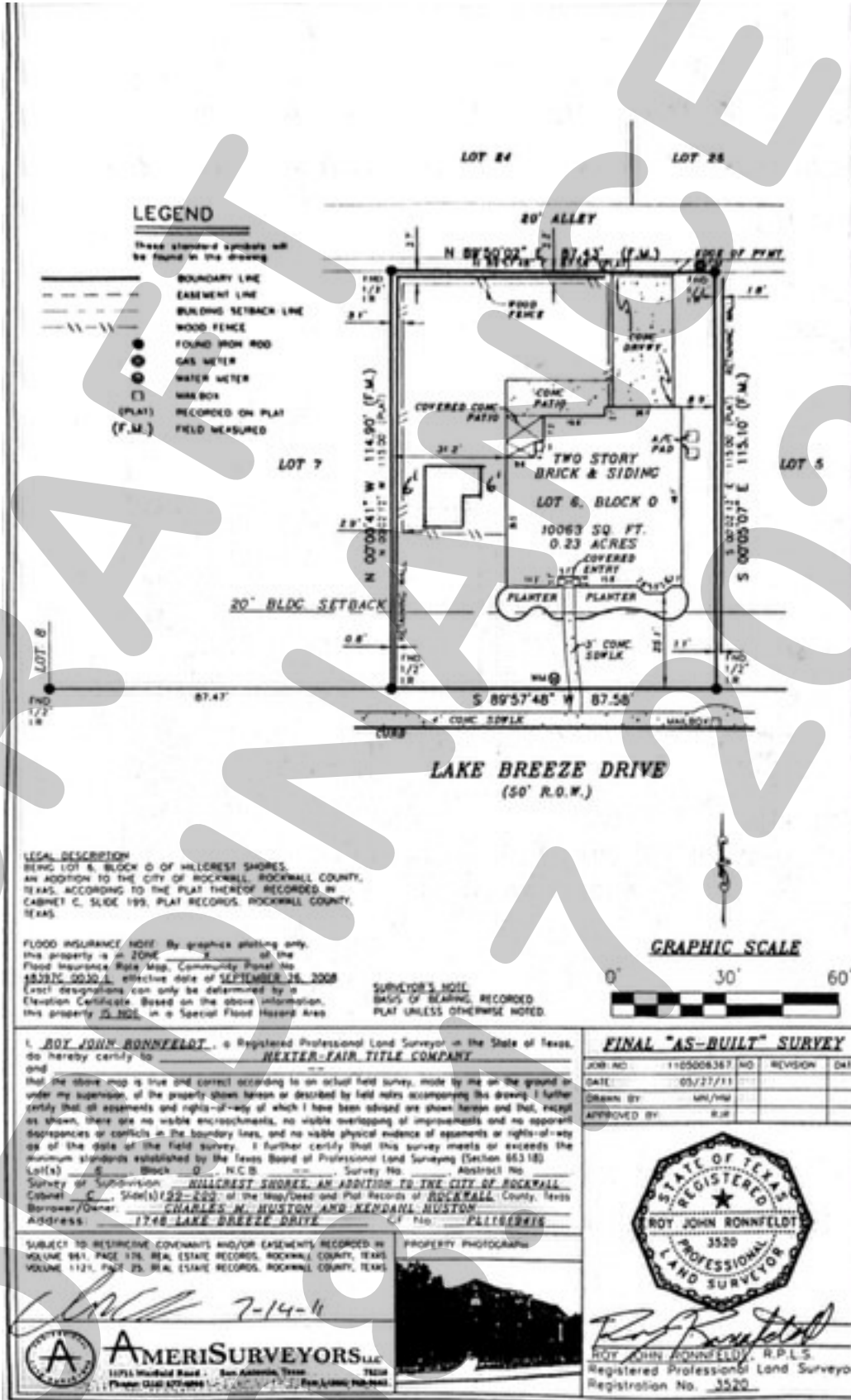


Exhibit 'B':
Site Plan

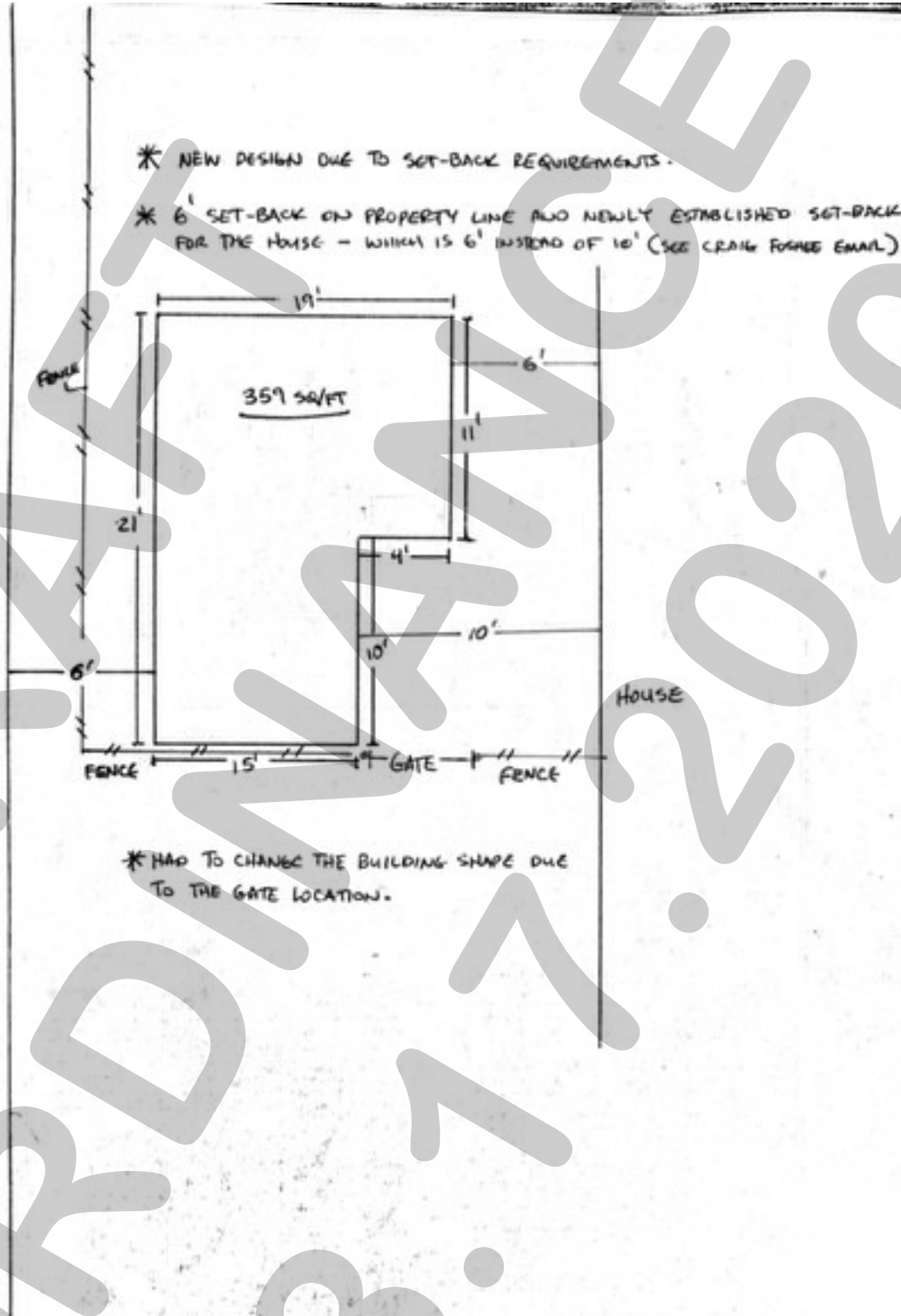


Exhibit 'C':
Conceptual Building Elevations

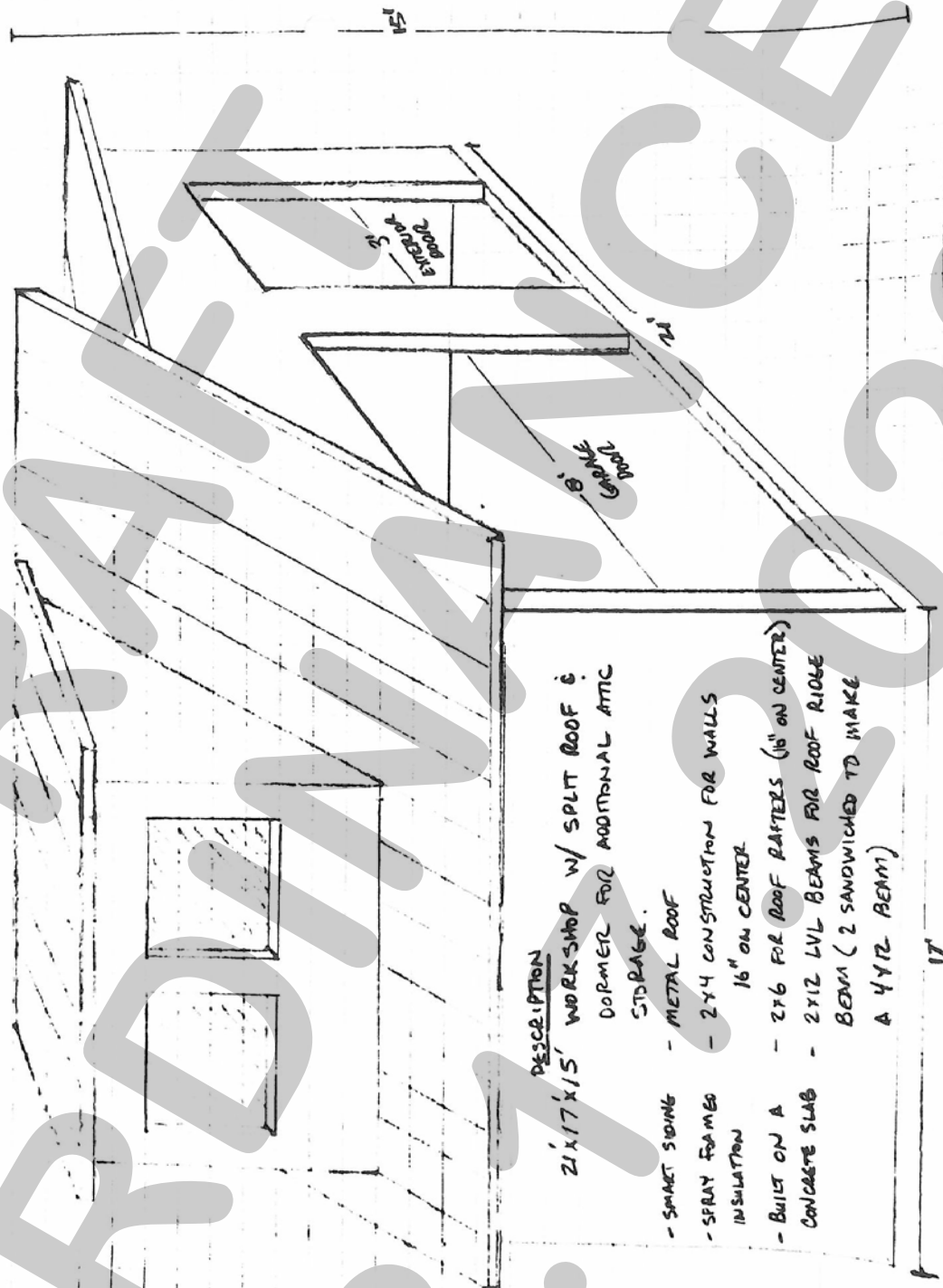


Exhibit 'C':
Conceptual Building Elevations





MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: August 17, 2020

SUBJECT: Z2020-031; AMENDMENT TO PLANNED DEVELOPMENT DISTRICT 79
(PD-79) [THE SADDLE STAR SOUTH SUBDIVISION]

Attachments

Case Memo
Development Application
Location Map
HOA Notification Map
Neighborhood Notification Email
Property Owner Notification Map
Property Owner Notification List
Public Notice
Property Owner Notifications
Applicants Letter
Survey
Concept Plan
Housing Elevation Examples
Housing Layout Examples
Ordinance No. 19-40
Proposed Ordinance Changes
Applicants Response to Ordinance Changes
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 for the approval of an ordinance for a *Zoning Amendment* to Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] for the purpose of amending the development standards contained in *Ordinance No. 16-39* 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 (1st Reading).

Action Needed

The City Council is being asked to [1] approve, [2] approve with condition, or [3] deny the proposed zoning amendment to Planned Development District 79 (PD-79).



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Mary Smith, *Assistant City Manager*
Joey Boyd, *Assistant City Manager*

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

DATE: August 17, 2020

SUBJECT: Z2020-031; *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' x 125' 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' x 125' 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 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' x 125' and five [5], 70' x 125'), 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 submitted another request to amend Planned Development District 79 (PD-79) for the purpose of changing the garage orientation of the Type 'B' lots. Specifically, the applicant would like the ability to have 30% of the lots in a *flat front entry* garage format and 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). The *modified swing* currently is not a permitted garage orientation by the Unified Development Code (UDC), which only allows *traditional swing* (or '*j*' swing) or *recessed front entry* garages. The reason the *modified swing* is not permitted is that the garage doors are typically setback less than 20-feet behind the front façade of the single-family home. If this amendment is approved, the subdivision would have between 50% - 54% lots with garages that do not conform to the Unified Development Code (UDC). Staff should note that as a compensatory measure the applicant is proposing to set the front building line on lots with a *flat front entry* garage orientation back to 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 request, the applicant has submitted a letter outlining the request and provided examples of 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 July 23, 2020, staff sent 32 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 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 received two (2) notices from one (1) property owner in favor of the applicant's request; however, staff should note that the property owner is one (1) of the current owners of the subject property. 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 August 11, 2020, 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 6-0, with Commissioner Welch absent. Should the Planning and Zoning Commission have any questions, staff will be available at the meeting on August 11, 2020.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 2 2020-031

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 3076 Hays Ln.
Subdivision Saddle Star South Lot _____ Block _____
General Location East of John Kille and South of FM 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Planned Dev PD-79 Current Use Residential - PD-79
Proposed Zoning Planned Dev. District Proposed Use Residential - PD
Acreage 14.995 Lots [Current] 33 Lots [Proposed] 33

☐ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	<u>C.D.T. Rockwall 2017</u>	<input type="checkbox"/> Applicant	<u>KPA CONSULTING INC.</u>
Contact Person	<u>PAT ATKINS</u>	Contact Person	<u>PAT ATKINS</u>
Address	<u>3076 Hays Ln.</u>	Address	<u>3076 Hays Ln.</u>
City, State & Zip	<u>Rockwall, Texas 75087</u>	City, State & Zip	<u>Rockwall TX 75087</u>
Phone	<u>972-388-6383</u>	Phone	<u>972-388-6383</u>
E-Mail	<u>KPATATKINS@YAHOO.COM</u>	E-Mail	<u>KPATATKINS@YAHOO.COM</u>

NOTARY VERIFICATION [REQUIRED]

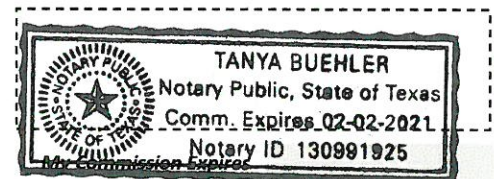
Before me, the undersigned authority, on this day personally appeared Pat Atkins [Owner] the undersigned, who stated the information on this application to be true and certified the following:

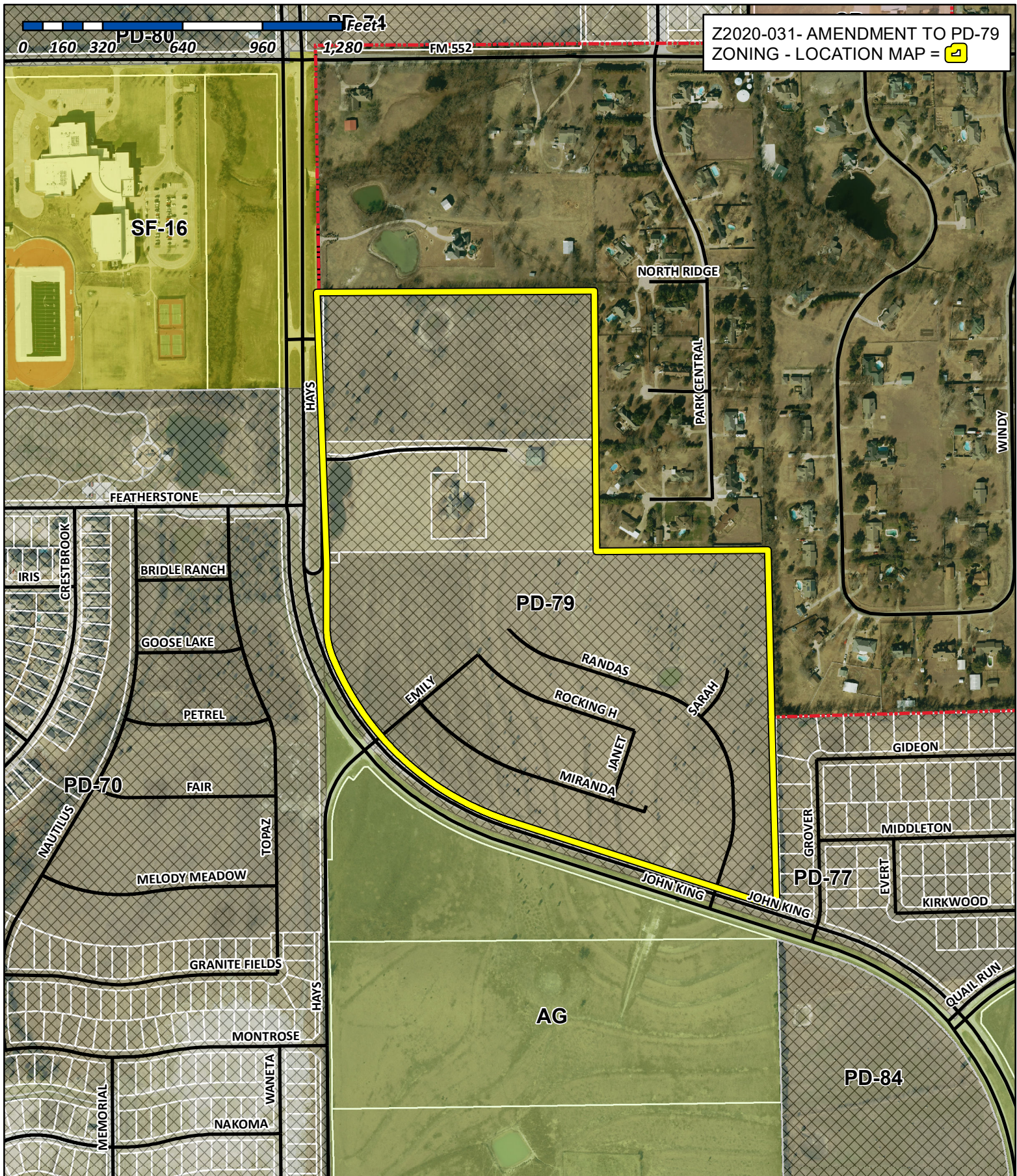
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 425.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 17th day of July, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 17th day of July, 2020.

Owner's Signature

Notary Public in and for the State of Texas





City of Rockwall

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

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

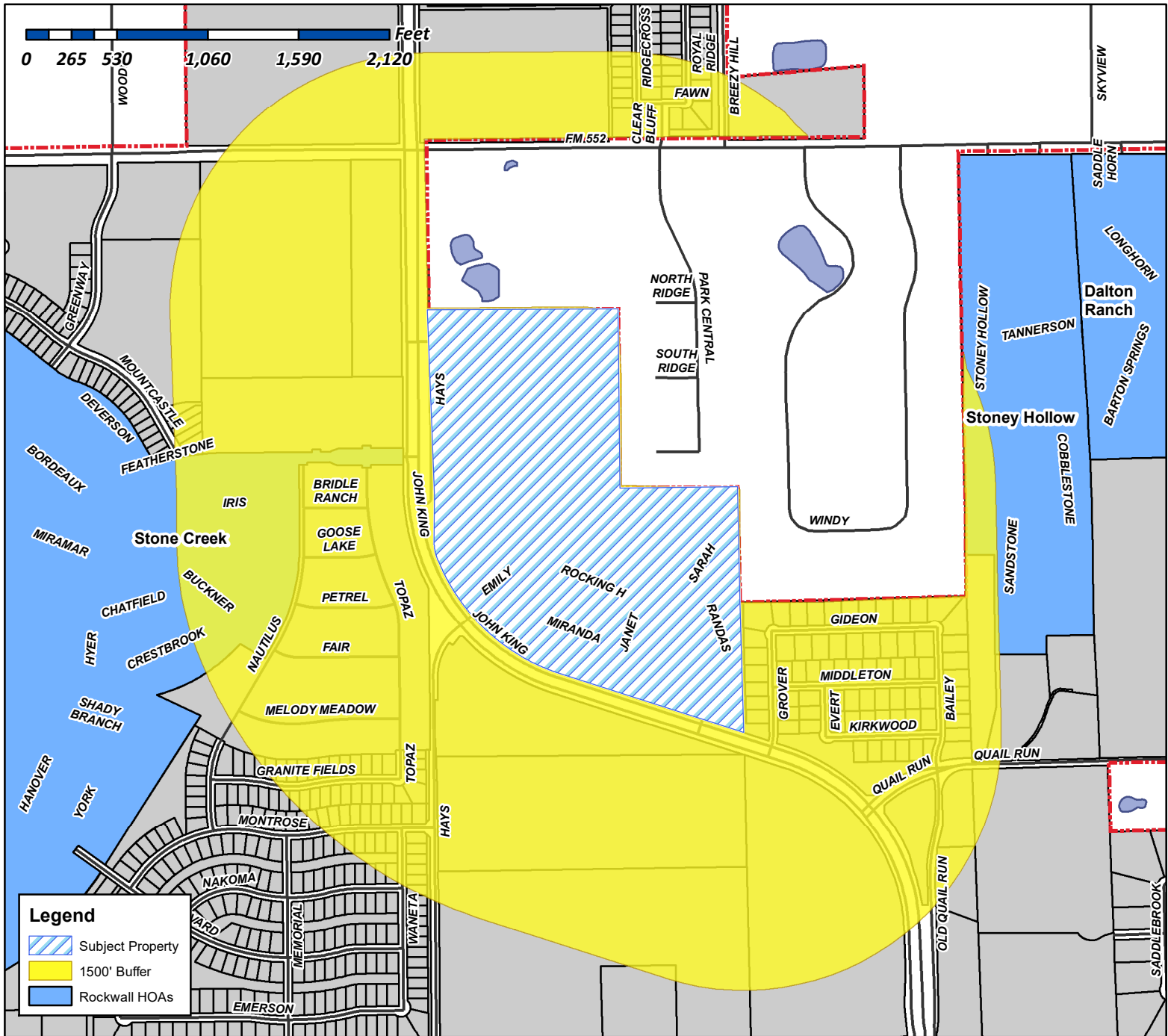
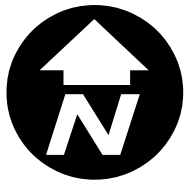




City of Rockwall

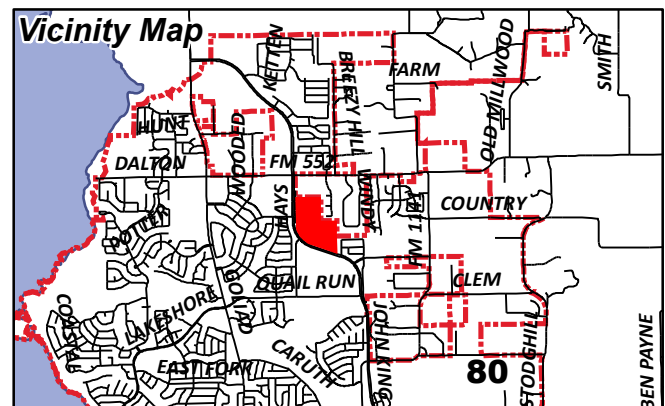
Planning & Zoning Department
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(P): (972) 771-7745
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Case Number: Z2020-031
Case Name: PD Amendment to PD-79
Case Type: Zoning
Zoning: Planned Development District 79 (PD-79)
Case Location: John King Blvd. & Featherstone Dr.

Date Created: 7/29/2020
For Questions on this Case Call (972) 771-7745



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Henry Lee](#)
Subject: Neighborhood Notification Program
Date: Wednesday, July 29, 2020 10:54:39 AM
Attachments: [Public Notice \(07.29.2020\).pdf](#)
[HOA Map \(07.29.2020\).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 [Friday, July 31, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, August 11, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, August 17, 2020 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>.

Z2020-031: Zoning Amendment to Planned Development District 79 (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 for the approval of a [Zoning Amendment](#) to Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] for the purpose of amending the development standards contained in *Ordinance No. 16-39* 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.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

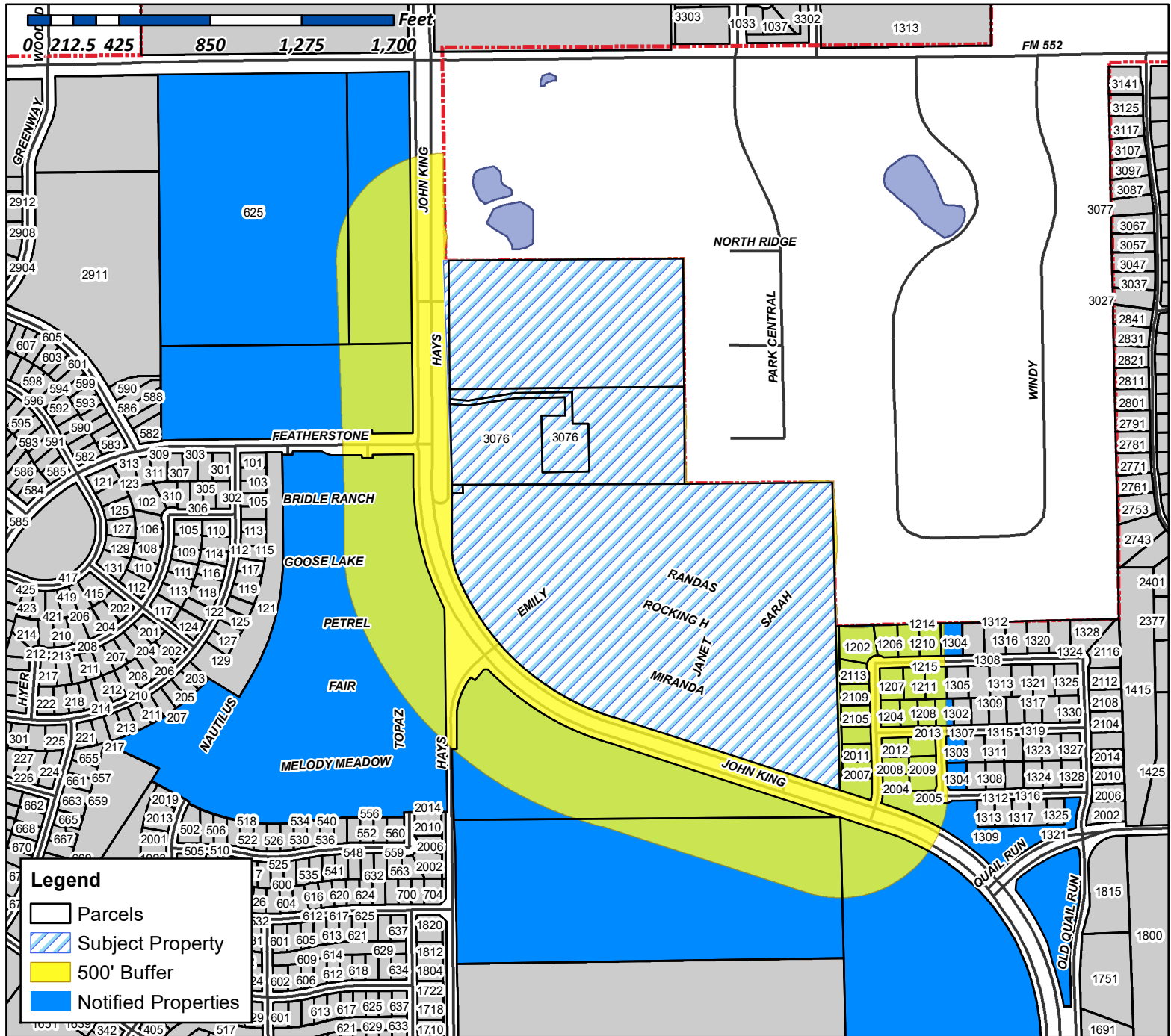
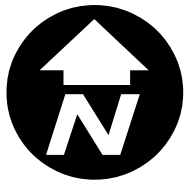
<http://www.rockwall.com/planning/>



City of Rockwall

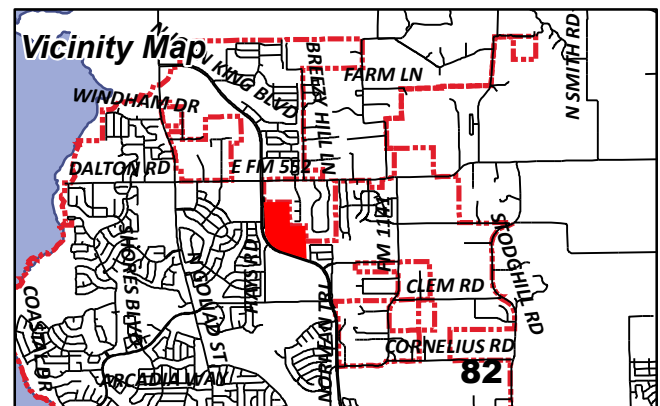
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2020-031
Case Name: PD Amendment to PD-79
Case Type: Zoning
Zoning: Planned Development District 79 (PD-79)
Case Location: John King Blvd. & Featherstone Dr.

Date Created: 7/29/2020
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
1202 GIDEONWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1204 MIDDLETONDRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1206 GIDEONWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1207 GIDEONWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1208 MIDDLETONDRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1210 GIDEONWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1211 GIDEONWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1212 MIDDLETONDRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1214 GIDEONWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1215 GIDEONWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1302 MIDDLETONDRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1303 MIDDLETONDRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1304 GIDEONWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
1304 KIRKWOODROAD
ROCKWALL, TX 75087

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

CURRENT RESIDENT
2004 GROVERLANE
ROCKWALL, TX 75087

CURRENT RESIDENT
2005 EVERTWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
2007 GROVERLANE
ROCKWALL, TX 75087

CURRENT RESIDENT
2008 GROVERLANE
ROCKWALL, TX 75087

CURRENT RESIDENT
2009 EVERTWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
2011 GROVERLANE
ROCKWALL, TX 75087

CURRENT RESIDENT
2012 GROVERLANE
ROCKWALL, TX 75087

CURRENT RESIDENT
2013 EVERTWAY
ROCKWALL, TX 75087

CURRENT RESIDENT
2015 GROVERLANE
ROCKWALL, TX 75087

CURRENT RESIDENT
2105 GROVERLANE
ROCKWALL, TX 75087

CURRENT RESIDENT
2109 GROVERLANE
ROCKWALL, TX 75087

CURRENT RESIDENT
2113 GROVERLANE
ROCKWALL, TX 75087

REED GWENDOLYN
3076 HAYS LN
ROCKWALL, TX 0

CURRENT RESIDENT
625 FM552
ROCKWALL, TX 75087

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

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

R & R HANCE INVESTMENTS LP
963 W YELLOW JACKET LN
ROCKWALL, TX 0

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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. Z2020-031: Zoning Amendment for Planned Development District 79 (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 for the approval of a Zoning Amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-39] for the purpose of amending the development standards contained in Ordinance No. 16-39 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 south of 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, August 11, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2020 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, August 17, 2020 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. Z2020-031: Zoning Amendment for Planned Development District 79 (PD-79)

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ 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.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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EMAIL: PLANNING@ROCKWALL.COM

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Director of Planning & Zoning



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Case No. Z2020-031: Zoning Amendment for Planned Development District 79 (PD-79)

Please place a check mark on the appropriate line below:

- ☒ I am in favor of the request for the reasons listed below.
☐ I am opposed to the request for the reasons listed below.

I am in full support of
Taylor Manizant's Project

Name:

Address:

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CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

**** THIS IS AN UPDATED PUBLIC NOTICE. PLEASE DISREGARD ANY PAST MAILINGS REGARDING THIS CASE ****

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



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. Z2020-031: Zoning Amendment for Planned Development District 79 (PD-79)

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Taylor Morrison / Darling GREAT PROJECT

IT'S GREAT TO HAVE THEM HOME ON SADDLEBUSH
AND IN ROCKWALL WE WELCOME THEM.

Name:

Shawn Atkins

gda

Address:

3074 Hays Ln.

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.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

K.P.A.CONSULTING INC.

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

7-17-20

RYAN C. MILLER AICP , DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL,TEXAS 75087

LETTER OF EXPLANATION

RE: SADDLE STAR SOUTH-14.995 ACRES –OWNER - C.D.T-2017 L.L.C.

ROCKWALL , ROCKWALL COUNTY , TEXAS

DEAR MR. MILLER ,GONZALES

WE ARE THE SAID AUTHORIZED REPRESENTATIVES AND THE OWNER OF THE 70.14.995 ACRE TRACT IN ROCKWALL, ROCKWALL COUNTY.

WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS PRESIDENT K.P.A. CONSULTING INC., TO PURSUE APPROVAL OF OUR PLANNED DEVELOPMENT REQUEST . OUR REQUEST IS AMENDING THE ADDITIONAL 14.995 ACRES GARAGE ORIENTATION STANDARDS .

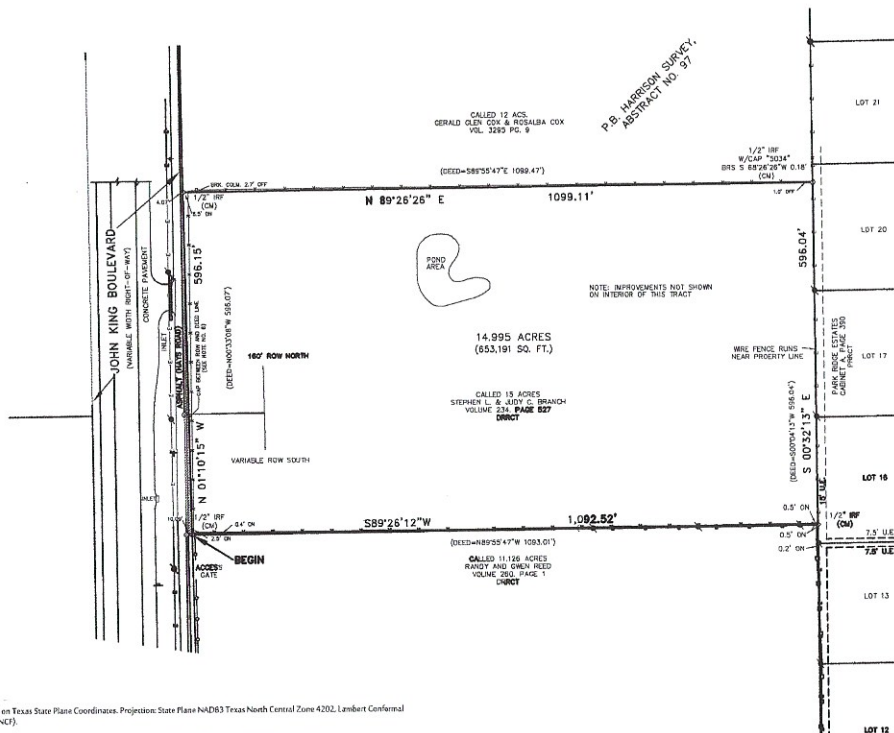
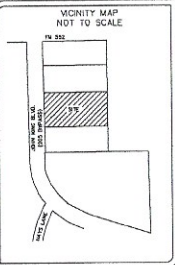
THIS ADDITION WILL REPRESENT THE 80'X125' PRODUCT ALL OTHER REQUIREMENTS WITHIN THE ORIGINAL PLANNED DEVELOPMENT WILL REMAIN THE SAME.

GARAGES IN PD-79 TRACT B -80'S, MINIMUM FRONT YARD SETBACK SHALL BE 25', A MINIMUM OF 30% OF THE GARAGES MAYBE CONFIGURED IN A FRONT ENTRY CONFIGURATION (i.e. allowing the garages to be flush with the front façade of the primary structure) . A MINIMUM OF 70% OF THE LOTS SHALL BE ORIENTED IN TRADITIONAL ONE(1)-CAR AND OR TWO(2) CAR ORIENTED IN A TRADITIONAL SWING(OR J-SWING) CONFIGURATION

SINCERELY

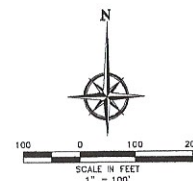
Pat Atkins

PAT ATKINS-PRESIDENT-KPA



NOTES:

1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (NAD83-NGS).
2. This survey was prepared with the benefit of Title Commitment #1 No. 15-267255-ROW, effective date of July 07, 2016, issued on August 04, 2016. My research of record easements has been performed on this tract since the effective date of the policy mentioned above.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C00001, dated September 26, 2008, the subject property lies within Flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
4. At the request of the client, only fences and other improvements were located along or near the property lines. All visible public utilities and parking were located as shown herein. Other improvements were not located.
5. Apparent gap exists between the west line of this property and the east line of the John King ROW as defined by parcel # 17 in a deed to the City of Rockwall recorded as Instrument No. 2007-00184711 and per City of Rockwall Plan and Profile Sheets 5-7. This gap appears to be within the original Hayes road prescriptive ROW as used.
6. Pond location is approximate and was determined from a Google Earth aerial map.
7. Field work was completed on 8-10-16.



LEGEND	
ORS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3943"
CRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
(CW)	CONTROL WOODMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
+	FIRE HYDRANT
—	GUY WIRE
—	POWER POLE
—	SOIL
—	TELEPHONE BOX
—	STORM SEWER MANHOLE
PRFCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRFCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
—	OVERHEAD ELECTRIC LINE
—	WIRE OR BURIED WIRE FENCE
—	CHAIN LINK FENCE
—	METAL PIPE FENCE

LEGAL DESCRIPTION

BEGIN: 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 Sonny L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hayes Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwendolyn Reed, recorded in Volume 351, Page 1 (DRRCT);

THENCE North 01°15'15" West, continuing along and within Hayes Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 325, Page 9, (DRRCT);

THENCE North 89°26'28" 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 Calaveras A. Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod with a yellow cap stamped "5034" bears South 68°26'20" West, a distance of 0.18 feet;

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 595.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14,995 acres of land.

I, Robert C. Myers, Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors standards and specifications for a "Standard Land Survey" and that the plat herein is a true, correct, and accurate representation of the subject property as determined by me on the ground survey under my supervision. The form and dimensions of said property being indicated by the plat, and there are no known encroachments, conflicts, or protrusions, except as shown on this survey.

ROBERT C. MYERS
NO. 3363

R.C. MYERS SURVEYING, LLC

"Registered Professional Land Surveyors"
408 GOSPORT SQUARE
SUNNYVALE, TEXAS 75150
(972) 413-4875 Fax
Robert C. Myers, RPLS 3363
rmyers@rcmyers.com File No. 10192933

Client: Saddle Star Land Development, LLC & First National Title Inc. Co.
Job No.: 3568 Drawn by: RCM Date: 08/20/2016 Revisit:

STANDARD LAND SURVEY

OF
14,995 ACRES

SITUATED IN THE
P.B. HARRISON SURVEY, ABST. NO. 97

CITY OF ROCKWALL, ROCKWALL COUNTY, TX

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

STONE CREEK SF, LTD
VOLUME 5011, PAGE 9

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

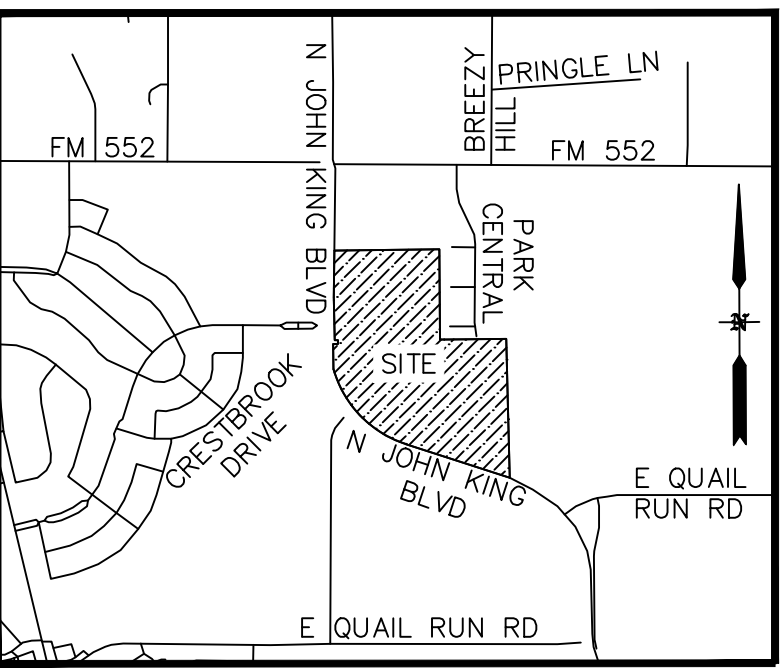
FEATHERSTONE
DRIVE
98' R.O.W.
CABINET H,
PAGE 33

JOHN KING BOULEVARD
(APPARENT 120' RIGHT-OF-WAY)

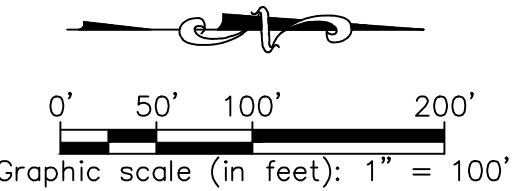
Monument Entry

CITY OF ROCKWALL
ROCKWALL COUNTY

C.A. 6
(H.O.A./OPEN SPACE)
13,855 S.F.
0.318 ACRES



VICINITY MAP
NOT TO SCALE



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

PHASING DATA

- PHASE ONE ~ 66 LOTS
- PHASE TWO ~ 77 LOTS
- PHASE THREE ~ 33 LOTS
- COMMON AREA/H.O.A. ~ 7 LOTS

SADDLE STAR SOUTH STATEMENT OF SERVICE
MASTER PLAT
01/27/2020

-THE SITE CURRENTLY DRAINS OVERLAND TO THE THOMPSON
BRANCH TO THE NORTH OF THE PROPOSED DEVELOPMENT NEAR
WHERE IT CROSSES UNDER JOHN KING BOULEVARD. DETENTION
AND/OR RETENTION WILL BE UTILIZED TO CONTROL THE FLOW.

LAND USE DATA

TOTAL AREA ~ 70.408 ACRES / 3,066,972 SQ. FT.
TOTAL OPEN SPACE ~ 14,220 ACRE / 619,436 SQ. FT.
LOT TYPE 'A' ~ 70' x 125'
LOT TYPE 'B' ~ 80' x 125'
TOTAL LOTS ~ 176
DENSITY ~ 2.49 DWELLING UNITS / ACRE
ZONED PLANNED DEVELOPMENT DISTRICT NO. 79

MASTER PLAT/OPEN SPACE PLAN
SADDLE STAR SOUTH
PLANNED DEVELOPMENT DISTRICT 79
70.408 ACRES SITUATED IN THE
P.B. HARRISON SURVEY, ABSTRACT No. 97
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN L.P.

ENGINEERING / SURVEYING / PROJECT MANAGEMENT
201 WINDCO CIRCLE, SUITE 200 WYLLIE, TX 75098
(972) 941-8400

DEVELOPER

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

OWNERS

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

CASE# P2020-006

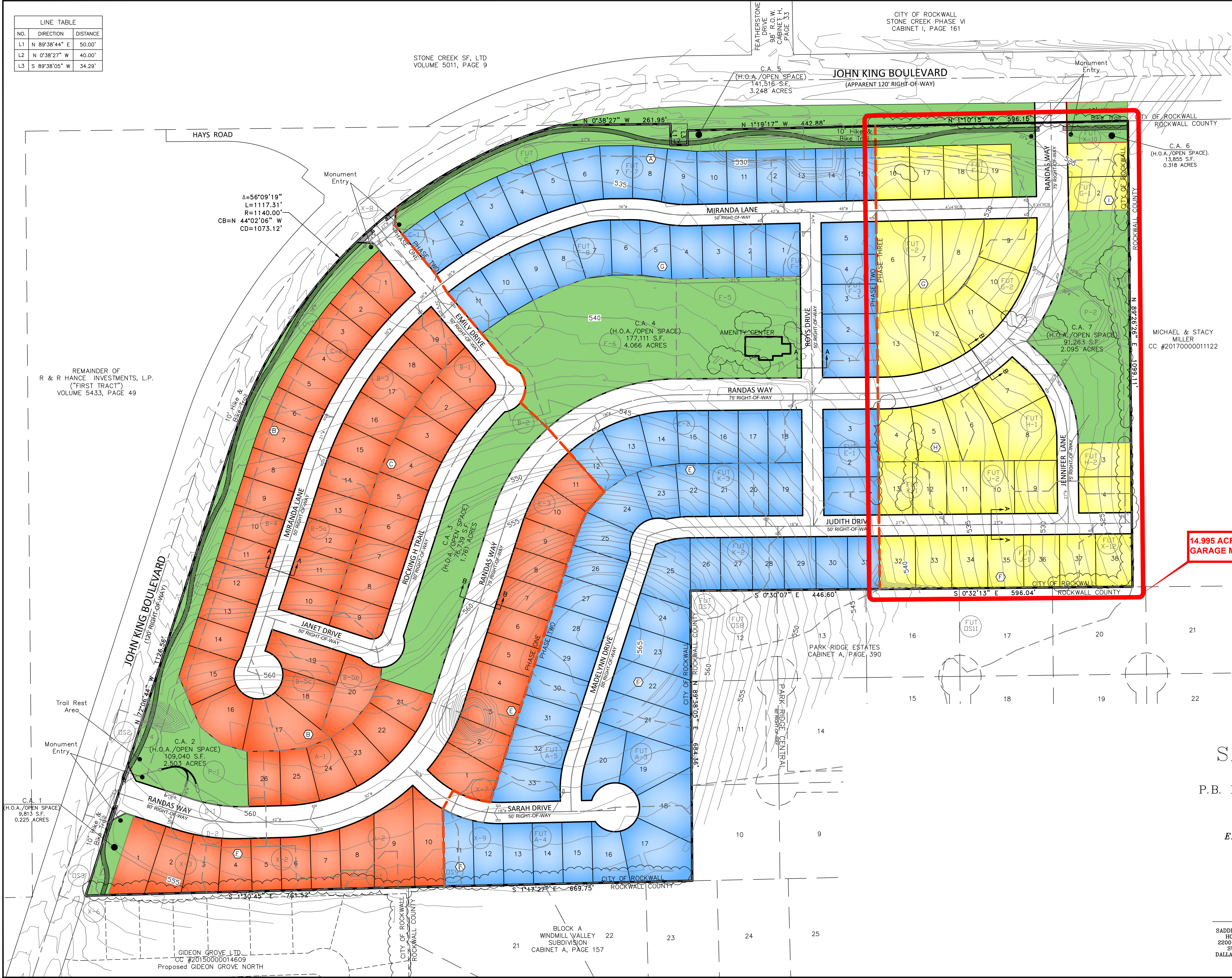
DATE: JULY 17, 2020

SHEET 1 OF 1

06812 Saddle Star\dwg\planning\06812 Corp Plan.dwg

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

14.995 ACRES PD APPLICATION AMENDMENT,
GARAGE MODIFICATION IN SUBJECT AREA





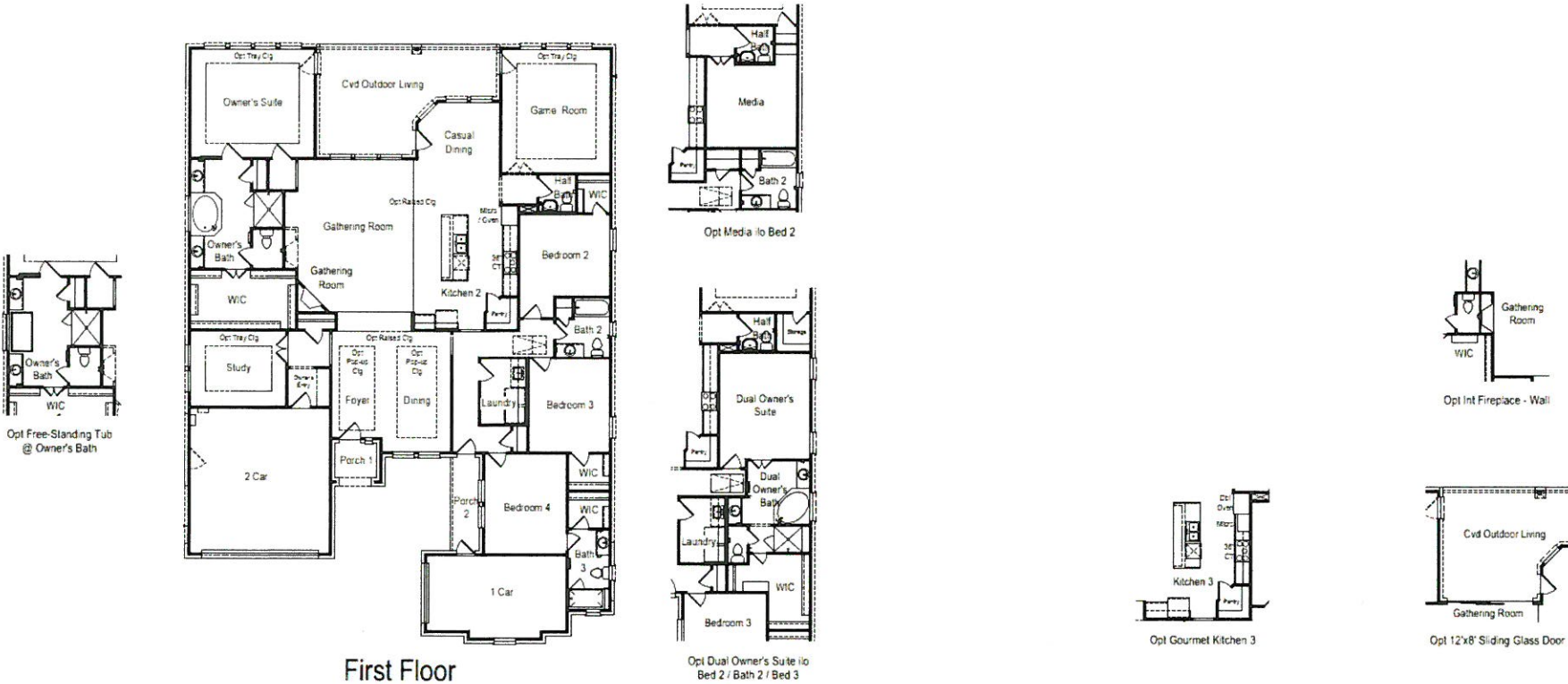
Example Elevations



Example Elevations



Example Floorplan (1 Car Swing w/ 2 Car Front Facing)

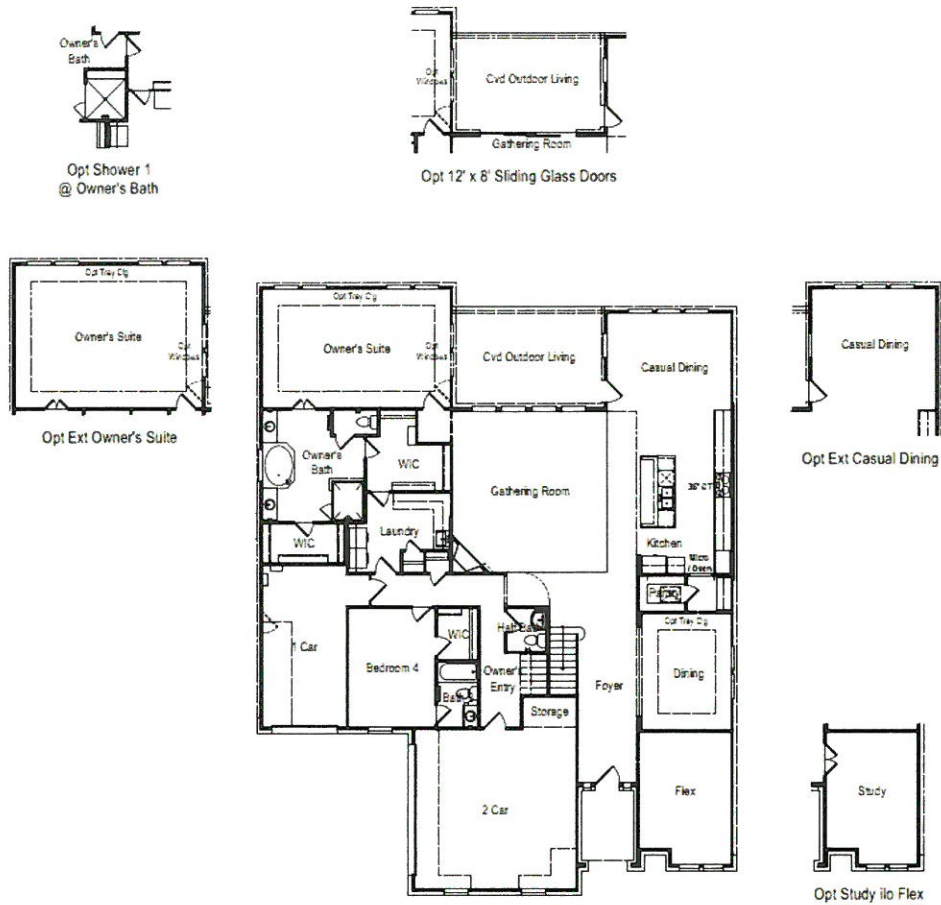


FIRST FLOOR/OPTIONS

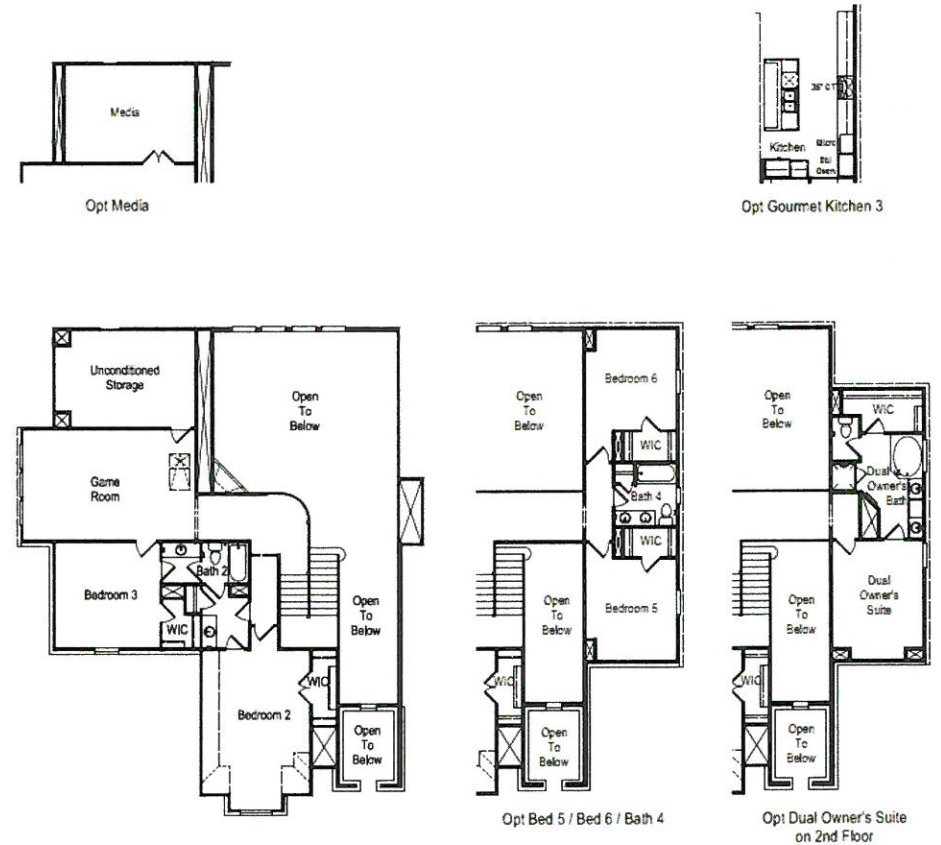
OPTIONS

01/30/2

Example Floorplan (2 Car Swing w/ 1 Car Front Facing)



FIRST FLOOR/OPTIONS



SECOND FLOOR/OPTIONS

07/09/1

Opt Ext Owner's Suite / WIC

Opt 36" Outdoor Fireplace
(Only Available w/ Opt. Outdoor Living 1)

Opt 15'x8" Sliding Glass Doors

Opt Bay Window @ Owner's Suite

Opt Ext Casual Dining

Opt Cvd Outdoor Living 1

Opt 42" Door @ Entry

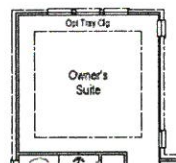
Opt Multi-Gen Suite w/ Study / Bed 2 / Bath 2

The image displays several architectural floor plans for a house, including a main floor plan and several detailed insets.

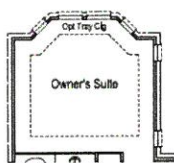
Main Floor Plan:

- Top Left:** A small detail showing an interior fireplace wall with the label "Opt Int Fireplace - Wall".
- Top Center:** A detailed inset of the Kitchen area showing two options: "Opt 2nd Island @ Kitchen" and "Opt Gourmet Kitchen 3".
- Top Right:** A detailed inset of Bedroom 5, showing a staircase, a walk-in closet (WIC), and a bathroom (Bath 5).
- Bottom Left:** A detailed inset of Bedroom 6, showing a walk-in closet (WIC) and a bathroom (Bath 6).
- Bottom Center:** The main floor plan, showing a large open area with a fireplace, a staircase, and a walk-in closet (WIC). The plan includes rooms labeled: "Media", "Game Room", "Open To Below", "Unconditioned Storage", "Bedroom 3", "Bedroom 4", "Bath 3", and "Kitchen".

Example Floorplan (Slight Recess Front Facing 3-Car Tandem)



Opt Ext Owner's Suite



Opt Bay Window @ Owner's Suite



Opt Gourmet Kitchen 3



Opt Gourmet Kitchen 2



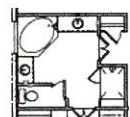
Opt 6'x8' Sliding Glass Door At Dining



Opt 9'x8' Sliding Glass Doors At Gathering Room



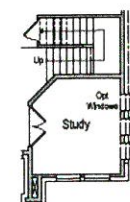
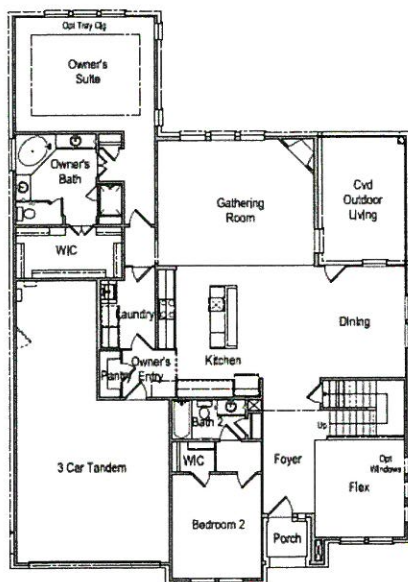
Opt 12'x8' Sliding Glass Doors At Gathering Room
-Not Available w/ Int. Fireplace - Corner



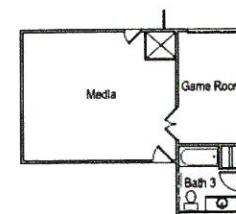
Opt Drop-in Corner Tub @ Owner's Suite



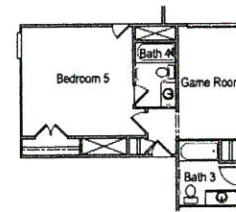
Opt Alt Laundry Layout includes Cabinets



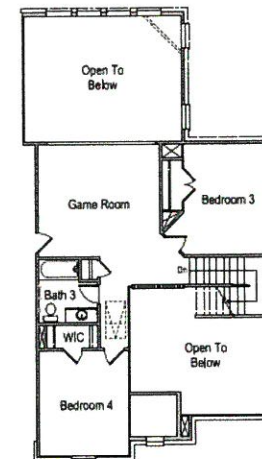
Opt Study llo Flex



Opt Media



Opt Bed 5 / Bath 4
Not Available with Media Option



FIRST FLOOR/OPTIONS

SECOND FLOOR/OPTIONS

11

CITY OF ROCKWALL

ORDINANCE NO. 19-40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [ORDINANCE NO. 16-39] FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS AND CONCEPT PLAN 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 Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the purpose of amending Planned Development District 79 (PD-79) [Ordinance No. 16-39] in order to change the development standards and concept plan 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. 16-39] and the Unified Development Code [Ordinance No. 04-38] 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. 16-39;

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. 04-38] 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 and the 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 4TH DAY OF NOVEMBER, 2019.**



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: 10-21-2019

2nd Reading: 11-04-2019



Exhibit 'A':
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 Volume 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John King Boulevard (120' right-of-way) at the common north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" 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° 02' 06" West, a distance of 1,073.12-feet;

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

THENCE North 00°38'27" 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°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

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

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

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

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

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

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

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

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

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

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

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

Exhibit 'A':
Legal Description and Survey

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

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

Exhibit 'B':
Concept Plan

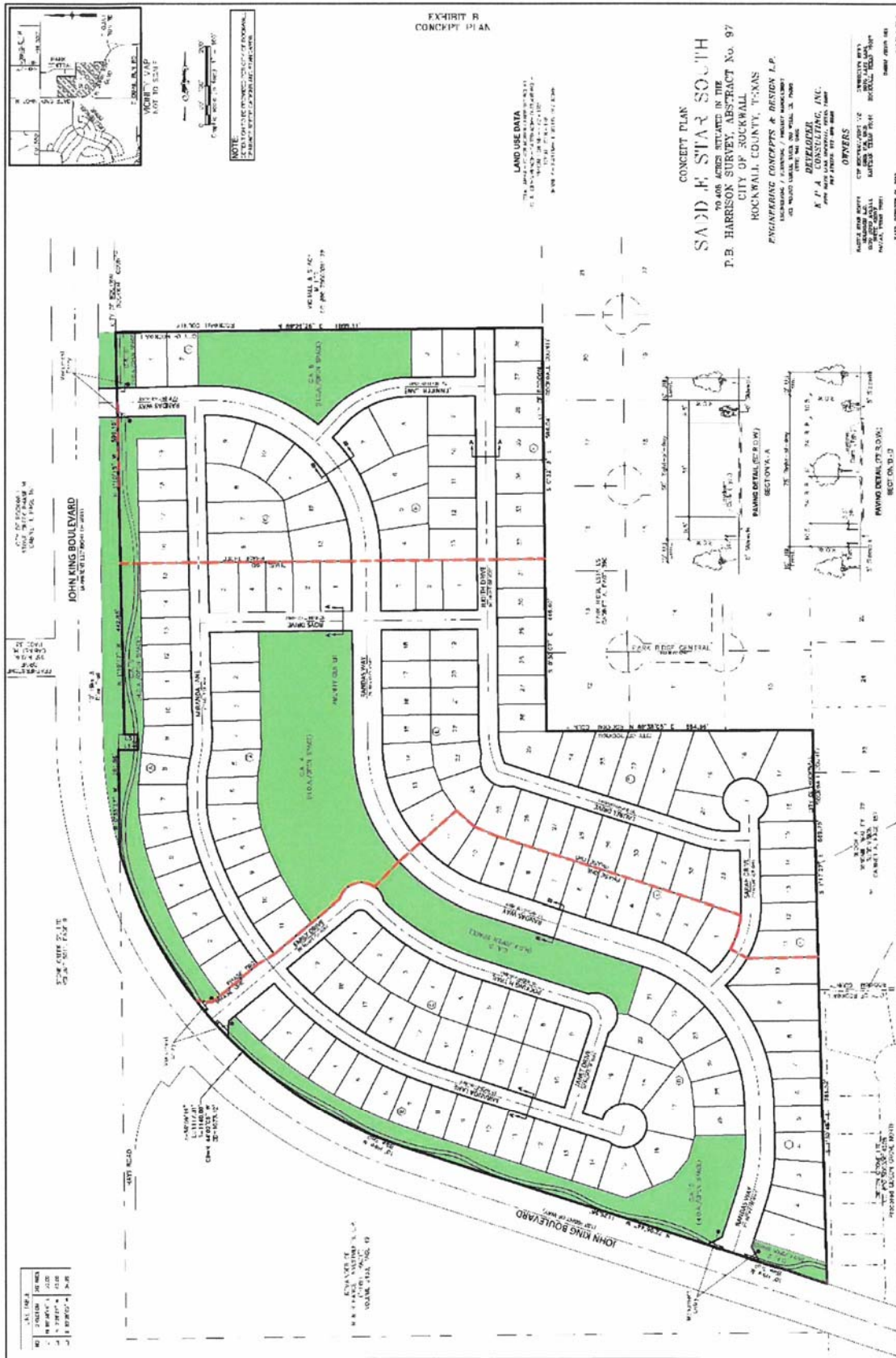


Exhibit 'C':
Development Standards

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 IV, *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 (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	70' x 125'	8,750 SF	143	78.41%
B	80' x 125'	10,000 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 V, *District Development Standards*, of the Unified Development Code 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'	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 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 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:

Exhibit 'C':
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.* A minimum of 50% of the garages for the *Type A* lots and 100% of the *Type B* lots shall be oriented in a *traditional swing (or j-swing)* configuration. The remainder of garages maybe configured in a front entry configuration with a minimum setback of 20-feet (*i.e. allowing the garage to be flush with the front façade of the primary structure*). In this case the front façade of the primary structure does not include a permitted encroachment (e.g. *a porch, sunroom, etcetera*) allowed in *Table 2* above. All garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code.
5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (*for spacing requirements see the illustration below*).

Table 3 : Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	70' x 125'	(1), (2), (3), (4)
B	80' x 125'	(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.

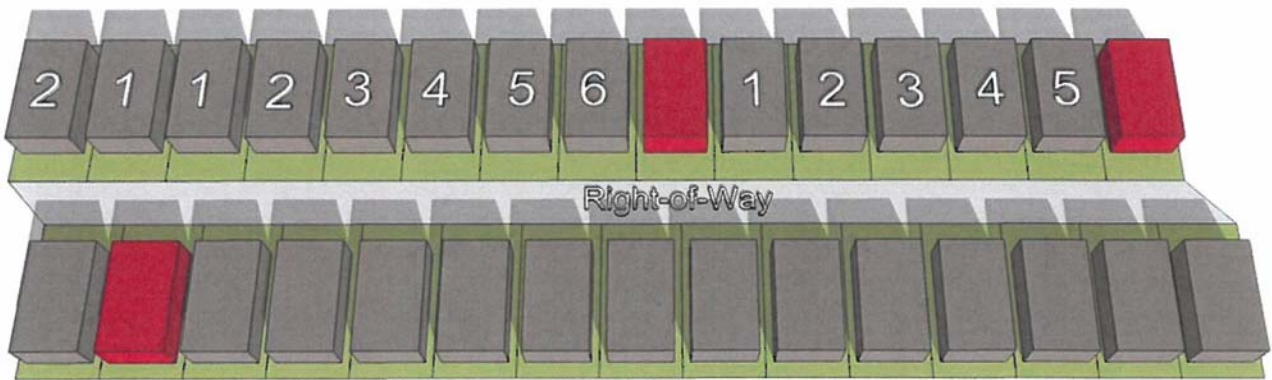
Exhibit 'C':
Development Standards

- (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:
- (a) **Wood Fences.** All wood fences shall be constructed of a standard fencing material (minimum of ½" 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.
 - (b) **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.
 - (c) **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

Exhibit 'C':
Development Standards

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.

- (d) *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.

- (1) *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:

(a) *Canopy/Shade Trees*. Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.

(b) *Accent/Ornamental/Under-Story Trees*. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

- (2) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) *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.

- (3) *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:

(i) 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.

(ii) 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.

Exhibit 'C':
Development Standards

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.

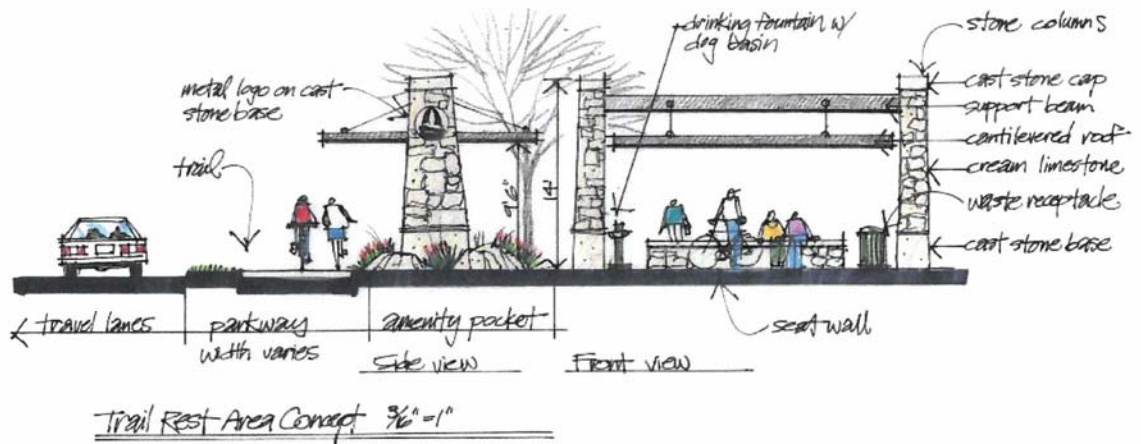
- (4) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.
- (5) *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).

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



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.

Exhibit 'C':
Development Standards

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

- a. *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only.
- b. *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- c. *Garage Orientation.* ~~A minimum of 50% of the garages for the Type A lots and 100% of the Type B lots shall be oriented in a traditional swing (or j-swing) configuration. The remainder of garages may be configured in a front entry configuration with a minimum setback of 20 feet (i.e. allowing the garage to be flush with the front façade of the primary structure). In this case the front façade of the primary structure does not include a permitted encroachment (e.g. a porch, sunroom, etcetera) allowed in Table 2 above. All garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code. 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

Exhibit 'C':
Development Standards

garage facing the street if it is setback a minimum of 20-feet from the front façade of the single-family home.

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

Table 3: Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	70' x 125'	(1), (2), (3), (4)
B	80' x 125'	(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*).

Continued on Next Page ...



PAT ATKINS

President

KPA Consulting, Inc.

3076 Hays Lane, Rockwall Texas 75087

972.388.6383 | kpatatkins@yahoo.com

Plan Review Comments:

Project Number: Z2020-031

Project Name: Amendments to PD-79 (Saddle Star South Subdivision)

Attention: Ryan Miller

Ryan,

Per your request we have reviewed the highlighted documents under Exhibit C: Development Standards and are in agreement with all staff comments.

We have reviewed the Garage Orientation Outline under Exhibit C. We are in agreement as it pertains to section 4C, 1, 2A, and 2B and all other PD language regulations.

Exhibit 'C': Development Standards

c. Garage Orientation. A minimum of 50% of the garages for the Type A lots and 100% of the Type B lots shall be oriented in a traditional swing (or j-swing) configuration. The remainder of garages maybe configured in a front entry configuration with a minimum setback of 20-feet (i.e. allowing the garage to be flush with the front façade of the primary structure). In this case the front façade of the primary structure does not include a permitted encroachment (e.g. a porch, sunroom, etcetera) allowed in Table 2 above. All garage configurations that are not front entry shall meet the requirements of Article VI, Parking and Loading, of the Unified Development Code. 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.

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

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 (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. 19-40] 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. 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 8TH DAY OF SEPTEMBER, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 17, 2020

2nd Reading: September 8, 2020

Exhibit 'A':
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 Volume 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John King Boulevard (120' right-of-way) at the common north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" 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° 02' 06" West, a distance of 1,073.12-feet;

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

THENCE North 00°38'27" 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°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

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

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

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

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

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

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

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

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

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

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

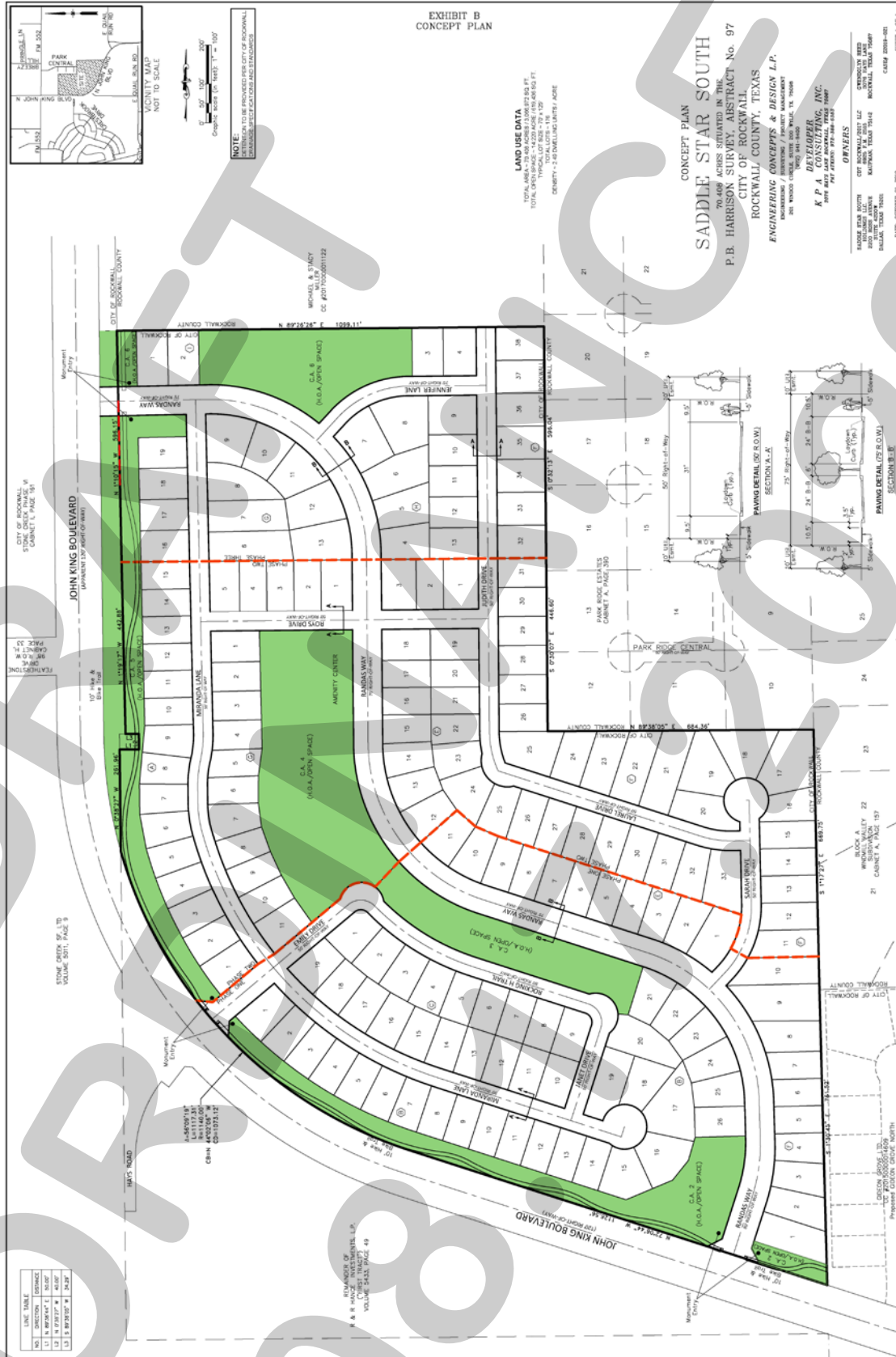
THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet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

Exhibit 'A':
Legal Description and Survey

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

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

Exhibit 'B': Concept Plans



MASTER PLAT/OPEN SPACE PLAN
SADDLE STAR SOUTH
PLANNED DEVELOPMENT DISTRICT 70
70.48 ACRES SITUATED IN THE
P.B. HARRISON SURVEY, ABSTRACT No. 97
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN L.P.
2000 W. PARKWAY, SUITE 100, ROCKWALL, TEXAS 75087
TEL: 972-967-0000 FAX: 972-967-0001

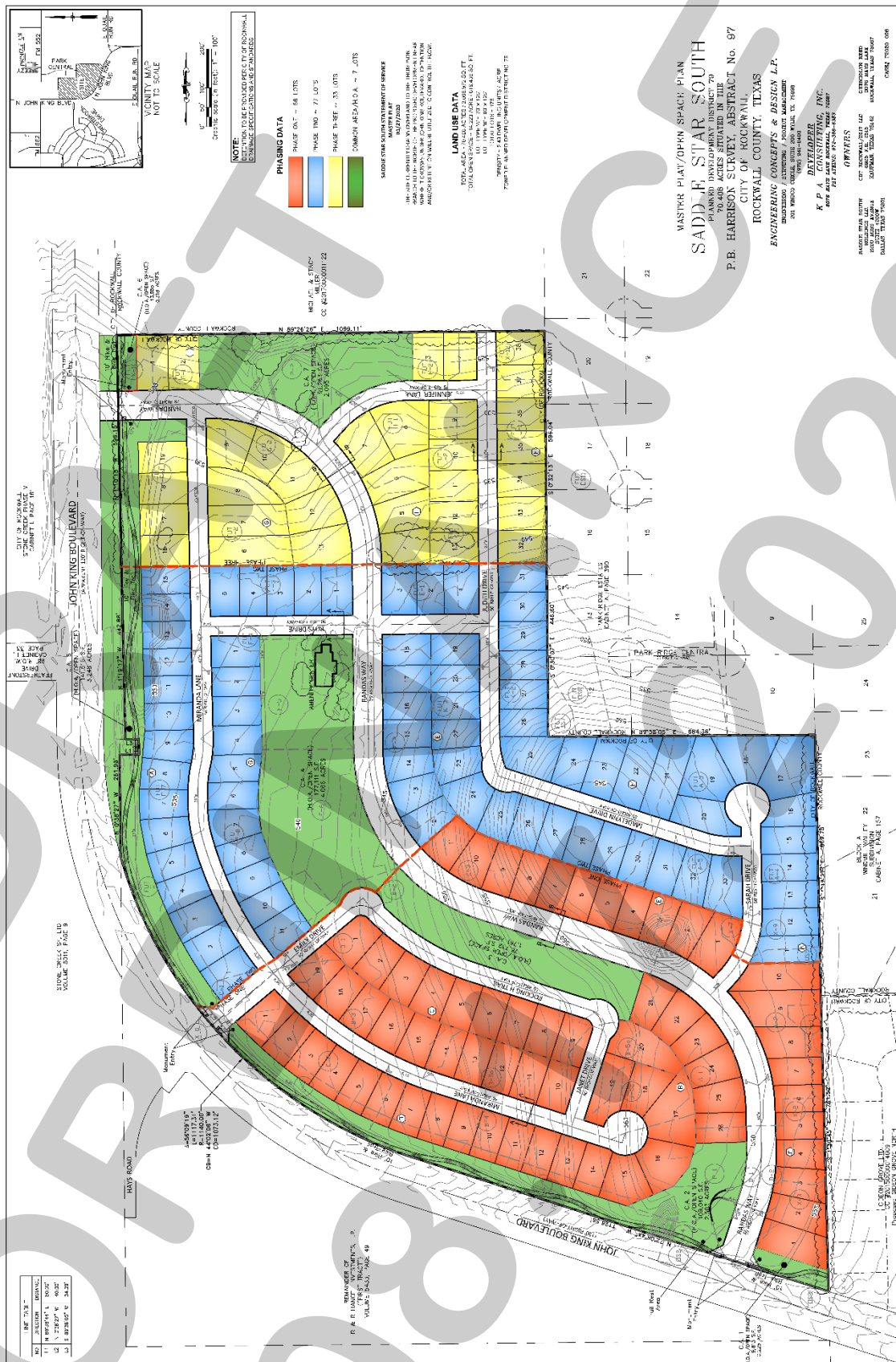


Exhibit 'C':
Development Standards

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 (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	70' x 125'	8,750 SF	143	78.41%
B	80' x 125'	10,000 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'	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 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 15-feet in width that has glass on at least 50% of each of the encroaching faces].

Exhibit 'C':
Development Standards

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

- a. **Masonry Requirement.** The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only.
- b. **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- 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.

Exhibit 'C':
Development Standards

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

Table 3: Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	70' x 125'	(1), (2), (3), (4)
B	80' x 125'	(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*).

Continued on Next Page ...

Exhibit 'C':
Development Standards

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 ½" 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

Exhibit 'C':
Development Standards

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.

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:

1. *Canopy/Shade Trees*. Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
2. *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).

1. *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:

1. 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.
2. 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.

Exhibit 'C':
Development Standards

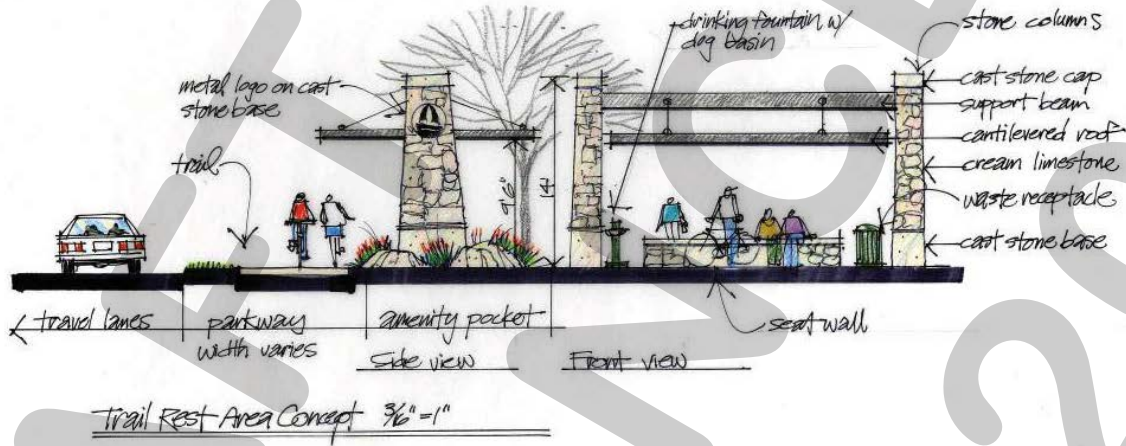
- d. *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's 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).

Continued on Next Page ...

Exhibit 'C':
Development Standards

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 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.



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: August 17, 2020

SUBJECT: Z2020-032; SPECIFIC USE PERMIT (SUP) FOR A RESIDENTIAL INFILL
FOR 481 BLANCHE DRIVE

Attachments

Case Memo
Development Application
Location Map
HOA Notification Map
Neighborhood Notification Email
Property Owner Notification Map
Property Owner Notification List
Public Notice
Property Owner Notifications
Survey
Residential Plot Plan
Building Elevations
Housing Floor Plan
Housing Analysis
Draft Ordinance

Summary/Background Information

Hold a public hearing to discuss and consider a request by Erick Cruz Mendoza for the approval of a *Specific Use Permit (SUP)* for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.165-acre parcel of land identified as Lot 873-A, Rockwall Lake Estates #2 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 481 Blanche Drive, and take any action necessary (1st Reading).

Action Needed

The City Council is being asked to [1] approve, [2] approve with condition, or [3] deny the Specific Use Permit (SUP).



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: Mayor and City Council
DATE: August 17, 2020
APPLICANT: Erick Cruz Mendoza
CASE NUMBER: Z2020-032; *Specific Use Permit (SUP) for a Residential Infill for 481 Blanche Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Erick Cruz Mendoza for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.165-acre parcel of land identified as Lot 873-A, Rockwall Lake Estates #2 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 481 Blanche Drive, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 873-A of the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. At the time of annexation, two (2) manufactured homes were situated on the subject property. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. Based on aerial imagery, at some point between March 31, 2011 and April 4, 2012, the two (2) manufactured homes situated on the subject property were demolished. The subject property has remained vacant since this demolition.

PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 481 Blanche Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is Evans Road, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is County Line Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is Lynne Drive, which is classified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Blanche Drive, which is identified as a *R2 (residential, two [2] lane, undivided roadway)* on the Master Thoroughfare Plan. Beyond this are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is part of the Lake Rockwall Estates Subdivision, which has been in existence since before 1968 and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [i.e. *Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...". The following is a summary of observations concerning the housing on Chris Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Blanche Drive Between Evans Road and the Subject Property	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes located along Blanche Drive are oriented toward Blanche Drive.	The front elevation of the home will face onto Blanche Drive.
Year Built	1975-2000	N/A
Building SF on Property	672 SF - 1,808 SF	2,192 SF (1,767 SF of Air-Conditioned Space)
Building Architecture	Various (<i>Majority Mobile/Manufactured Homes</i>)	Comparable Architecture to Newer Single-Family Homes
Building Setbacks:		
Front	Estimated Between 15-Feet and 20-Feet	X>20-Feet
Side	The side yard setbacks appear to be between zero (0) and greater than six (6) feet.	X>5-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	36.33-Feet
Building Materials	HardiBoard, Aluminum & Wood Siding, Modular Paneling, Masonite Siding, and Brick.	Combination of HardiBoard Siding, Brick, and Stone
Paint and Color	Yellow, Tan, Brown, White, Green, and Teal	<i>Undefined by the Applicant</i>
Roofs	Composite Shingles and Metal	Asphalt Composite Shingle
Driveways/Garages	Driveways are all in the front and visible from Blanche Drive; however, some are behind front yard fences. None of the homes have enclosed garages.	The garage will be a flat front entry garage with the driveway facing onto Blanche Drive.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...". In this case, the applicant is proposing to put the garage less than one (1) foot behind the front façade of the single-family

home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff should note that this waiver has been approved in the Lake Rockwall Estates Subdivision in the past, and that the single-family home directly west of the subject property appears to be in the same configuration as the proposed home. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Blanche Drive and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On July 23, 2020, staff mailed 129 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 to notify. 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 three (3) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 August 11, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Commissioner Welch absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-032

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 481 Blanche Dr. Rockwall, TX 75032
 Subdivision Rockwall Lake Properties #2 Lot 873A Block
 General Location 481 Blanche Dr. Rockwall, TX 75032

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Residential Current Use NONE
 Proposed Zoning Residential Proposed Use Single Family
 Acreage 0.1650 Lots [Current] 1 Lots [Proposed] 1

☒ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner <u>Erick Cruz Mendoza</u>	<input type="checkbox"/> Applicant <u>Erick Cruz Mendoza</u>
Contact Person <u>Erick Cruz Mendoza</u>	Contact Person <u>Erick Cruz Mendoza</u>
Address <u>4100 Andys Ln Trlr 1</u>	Address <u>4100 Andys Ln Trlr 1</u>
City, State & Zip <u>Parker TX 75002</u>	City, State & Zip <u>Parker TX 75002</u>
Phone <u>469 781 6380</u>	Phone <u>469 781 6380</u>
E-Mail <u>cruzerickmendoza@uphoo.com</u>	E-Mail <u>cruzerickmendoza@uphoo.com</u>

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Erick Cruz [Owner] the undersigned, who stated the information on this application to be true and certified the following:

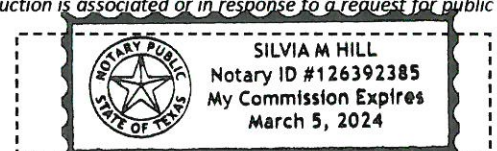
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$200.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 17 day of July, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

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

Owner's Signature

Notary Public in and for the State of Texas

[Signature]
[Signature]



My Commission Expires

March 5, 2024



City of Rockwall

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

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

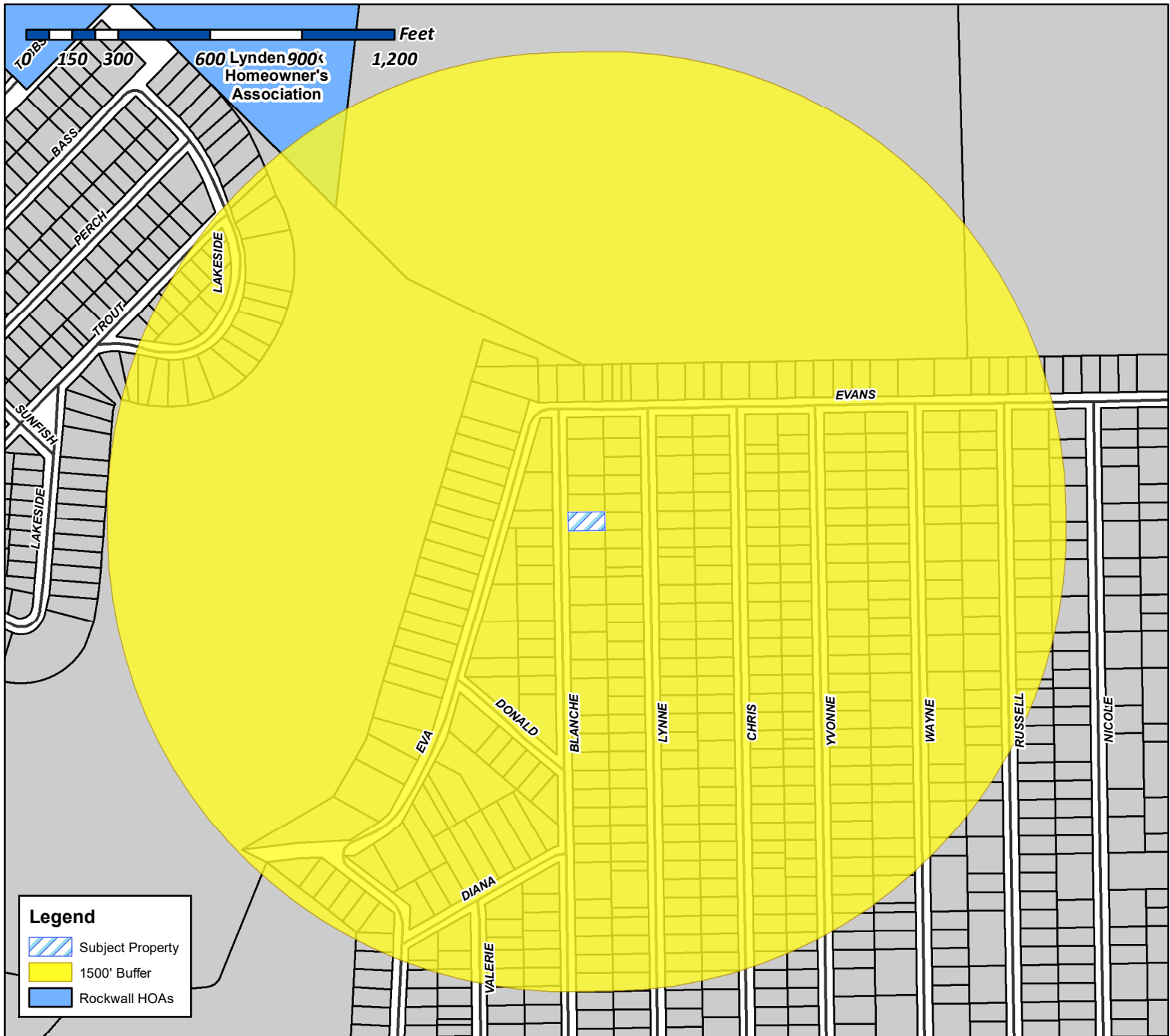
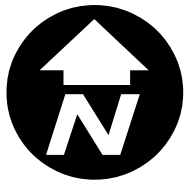




City of Rockwall

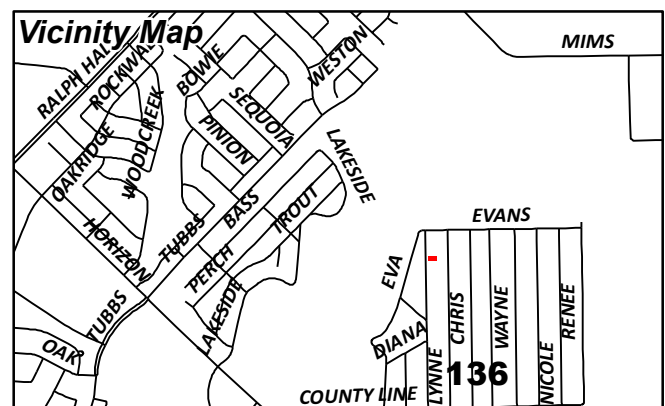
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(P): (972) 771-7745
(W): www.rockwall.com

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: Z2020-032
Case Name: SUP for 481 Blanche Drive
Case Type: Specific Use Permit
Zoning: Planned Development District 75 (PD-75)
Case Address: 481 Blanche Drive

Date Created: 7/22/2020
For Questions on this Case Call (972) 771-7745



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Henry Lee](#)
Subject: Neighborhood Notification Program
Date: Tuesday, July 21, 2020 10:12:36 AM
Attachments: [Public Notice \(07.20.2020\).pdf](#)
[HOA Map \(07.20.2020\).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 Friday, July 31, 2020. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 11, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2020 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>.

Z2020-032: SUP for Residential Infill at 481 Blanche Drive

Hold a public hearing to discuss and consider a request by Erick Cruz Mendoza for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.165-acre parcel of land identified as Lot 873-A, Rockwall Lake Estates #2 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 481 Blanche Drive, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

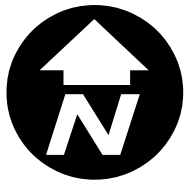
<http://www.rockwall.com/planning/>



City of Rockwall

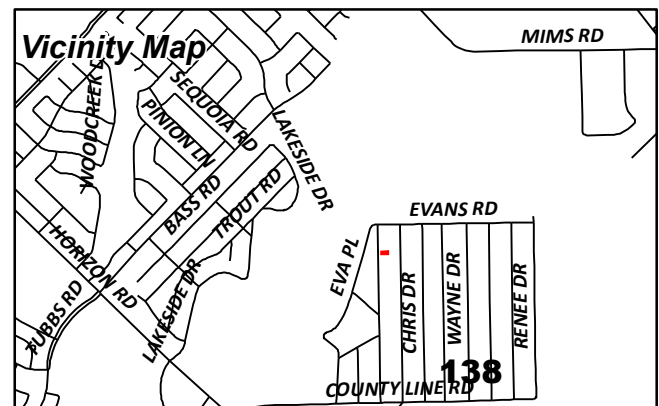
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Zoning: Planned Development District 75 (PD-75)
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Date Created: 7/22/2020
For Questions on this Case Call (972) 771-7745



PERDOMO WILFREDO
100 EVANS RD
ROCKWALL, TX 75032

THELWELL LINDA
1013 BLACKBERRY TRL
LANCASTER, TX 75134

SILVA BERTHA
1041 E FM 552
ROCKWALL, TX 75087

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
106 EVANS
ROCKWALL, TX 75032

YANEZ NANCY & JOSE ANTONIO
1091 SABINE CREEK RD
ROYSE CITY, TX 75189

CURRENT RESIDENT
114 EVANS
ROCKWALL, TX 75032

OLIVARES JAMES B & MARTINA
1209 QUAIL DR
GARLAND, TX 75040

FERNANDEZ URBANO ALVARADOO &
SON ARMADO FERNANDEZ
1235 VZ COUNTY ROAD 3425
WILLS POINT, TX 75169

CURRENT RESIDENT
126 DONALD
ROCKWALL, TX 75032

CURRENT RESIDENT
140 EVANS
ROCKWALL, TX 75032

GUEVARA JOSE E & MARIS
140 OVERBROOK DR
ROCKWALL, TX 75032

CASTILLO ARTURO & VICTORIA
151 PERCH RD
ROCKWALL, TX 75032

AYALA MA DEJESUS CONTRERAS
154 RUSSELL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
160 EVANS
ROCKWALL, TX 75032

CURRENT RESIDENT
170 EVANS
ROCKWALL, TX 75032

HERREROS BERTOLDO
180 EVANS RD
ROCKWALL, TX 75032

GONZALEZ JOSE CRESCENCIO
185 BLANCHE DR
ROCKWALL, TX 75032

HERREROS BERTOLDO
196 EVANS RD
ROCKWALL, TX 75032

ADAMS JAMES & DEBBIE
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

ORELLANA JUAN C & MARICELA
220 CRAWFORD LN
ROYSE CITY, TX 75189

RODRIGUEZ ROMAN
220 EVANS RD
ROCKWALL, TX 75032

YANES MARIA TERESA
230 CHRIS DR
ROCKWALL, TX 75032

CHAVEZ LAWRENCE A
2309 1/2 CHURCH ST
LAS VEGAS, NM 87701

ROJAS MARCOS
234 EVANS RD
ROCKWALL, TX 75032

MORENO RICARDO
275 CHRIS DR
ROCKWALL, TX 75032

NAVA LUZ A
2994 S FM 551
ROYSE CITY, TX 75189

POWELL CONNIE S
304 CARISSA COURT
MESQUITE, TX 75150

SILVA JORGE & ELIZABETH
3078 S FM 551
ROYSE CITY, TX 75189

QUEVEDO LUIS & FELIZA
3326 BURNING TREE LN
GARLAND, TX 75042

RODRIGUEZ HERMAN & APRIL
373 BLANCHE DR
ROCKWALL, TX 75032

RAMIREZ RIGOBERTO AND
MARGARITA ESCOBAR
376 BLANCHE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
389 BLANCHE
ROCKWALL, TX 75032

CURRENT RESIDENT
390 BLANCHE
ROCKWALL, TX 75032

SANCHEZ JULIO & MARIA
400 CHRIS DR
ROCKWALL, TX 75032

CONTRERAS-AYALA JORGE
400 LYNNE
ROCKWALL, TX 75032

VARGAS FRANCISCO
401 LYNNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
405 BLANCHE
ROCKWALL, TX 75032

CURRENT RESIDENT
408 BLANCHE
ROCKWALL, TX 75032

CURRENT RESIDENT
411 LYNNE
ROCKWALL, TX 75032

OLGUIN CIRILO
412 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
412 LYNNE
ROCKWALL, TX 75032

CARRILLO OMAR
ROSALES MARIA M
416 BLANCHE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
419 BLANCHE
ROCKWALL, TX 75032

CARRILLO DIEGO
419 LYNNE DR
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR & DIANA
420 LYNNE DRIVE
ROCKWALL, TX 75032

CARDENAS RODOLFO
424 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
429 CHRIS
ROCKWALL, TX 75032

AVALOS EDUARDO & CARMEN
432 BLANCHE DR
ROCKWALL, TX 75032

HERNANDEZ GREGORIA HERNANDEZ
434 CHRIS
ROCKWALL, TX 75032

CURRENT RESIDENT
435 BLANCHE
ROCKWALL, TX 75032

CURRENT RESIDENT
438 LYNNE
ROCKWALL, TX 75032

ANAYA JUAN C & RAUL
439 PERCH RD
ROCKWALL, TX 75032

TORRES ALONSO
441 LYNNE DR
ROCKWALL, TX 75032

GOMEZ MIGUEL URBINA AND LILIA GARCIA
RANGEL
444 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
445 CHRIS
ROCKWALL, TX 75032

CURRENT RESIDENT
447 LYNNE
ROCKWALL, TX 75032

LICEA JOSE & LYTA
448 LYNNE DR
ROCKWALL, TX 75032

VAZQUEZ JUAN & MARIA BARBARA MURILLO
452 BLANCHE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
453 LYNNE
ROCKWALL, TX 75032

CURRENT RESIDENT
455 BLANCHE
ROCKWALL, TX 75032

CURRENT RESIDENT
457 CHRIS
ROCKWALL, TX 75032

CURRENT RESIDENT
458 LYNNE
ROCKWALL, TX 75032

CURRENT RESIDENT
462 CHRIS
ROCKWALL, TX 75032

CURRENT RESIDENT
463 EVA
ROCKWALL, TX 75032

CURRENT RESIDENT
464 BLANCHE
ROCKWALL, TX 75032

CURRENT RESIDENT
465 CHRIS
ROCKWALL, TX 75032

CURRENT RESIDENT
472 LYNNE
ROCKWALL, TX 75032

JARAMILLO GABRIELA
473 BLANCHE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
474 CHRIS
ROCKWALL, TX 75032

BENTLEY FRED W
476 BLANCHE DR
ROCKWALL, TX 75032

NEVAREZ LUIS E & ALMA
479 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
481 BLANCHE
ROCKWALL, TX 75032

CASTILLO IGNACIO
481 LYNNE DR
ROCKWALL, TX 75032

GARZA ISAI
482 EVA PL
ROCKWALL, TX 75032

CURRENT RESIDENT
485 EVA
ROCKWALL, TX 75032

SMITH HELEN A
486 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
488 BLANCHE
ROCKWALL, TX 75032

ZAYAS GABRIEL & JESSICA JO
490 LYNNE DR
ROCKWALL, TX 75032

CASTILLO SIXTO & MARIA
491 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
491 LYNNE
ROCKWALL, TX 75032

CURRENT RESIDENT
494 EVA
ROCKWALL, TX 75032

DIAZ JOSE LUIS & MARICELA
494 LYNNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
496 CHRIS
ROCKWALL, TX 75032

SUAREZ ERIKA & ALFREDO ESTRADA
497 BLANCHE
ROCKWALL, TX 75032

CURRENT RESIDENT
498 LYNNE
ROCKWALL, TX 75032

VELASQUEZ LORENA
501 CHRIS DRIVE
ROCKWALL, TX 75033

DIAZ MARIA L FLORES
503 LYNNE DR
ROCKWALL, TX 75032

MEDRANO JOSE & JUANA
505 EVA PL
ROCKWALL, TX 75032

CURRENT RESIDENT
506 CHRIS
ROCKWALL, TX 75032

CURRENT RESIDENT
506 EVA
ROCKWALL, TX 75032

AGUILAR ROSALINA
507 BLANCHE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
510 BLANCHE
ROCKWALL, TX 75032

CURRENT RESIDENT
513 CHRIS
ROCKWALL, TX 75032

TONG HALEY AND HANH BUU TONG
513 FALLEN LEAF LN
TEMPLE, TX 76502

SANCHEZ GERARDO RAFAEL AND LILIA
GALLEGOS
516 CHRIS DR
ROCKWALL, TX 75032

BARR CHRISTOPHER H JR
517 LYNNE DR
ROCKWALL, TX 75032

GARCIA JUAN
519 BLANCHE
ROCKWALL, TX 75087

OKC HOLDINGS LLC
519 E 1-30 #602
ROCKWALL, TX 75087

CURRENT RESIDENT
520 EVA
ROCKWALL, TX 75032

FLORES JAIME W &
MARLENE CASTRO
520 LYNNE DR
ROCKWALL, TX 75032

GONZALEZ JOSE & LAUREN
5245 COUNTY ROAD 2515
ROYSE CITY, TX 75189

CURRENT RESIDENT
528 CHRIS
ROCKWALL, TX 75032

CURRENT RESIDENT
529 EVA
ROCKWALL, TX 75032

CARMONA-SANCHEZ CARLOS FRANCISCO
532 BLANCHE DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
532 EVA
ROCKWALL, TX 75032

CURRENT RESIDENT
532 LYNNE
ROCKWALL, TX 75032

CURRENT RESIDENT
535 BLANCHE
ROCKWALL, TX 75032

RODRIGUEZ ROMAN
540 CHRIS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
541 LYNNE
ROCKWALL, TX 75032

ALVARADO HERALD DAVID CORDOVA
544 YVONNE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
548 EVA
ROCKWALL, TX 75032

CURRENT RESIDENT
551 LYNNE
ROCKWALL, TX 75032

CURRENT RESIDENT
552 LYNNE
ROCKWALL, TX 75032

RANGEL JUAN
554 WILLOW RIDGE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
558 EVA
ROCKWALL, TX 75032

MEDINA CESAR
570 EVA PL
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES
5713 SECREST CT
GOLDEN, CO 80403

GARCIA HUGO IVAN DEL AND
JUANA GUZMAN
582 EVA PLACE
ROCKWALL, TX 75032

ALVARES FLORINA GUTIERREZ &
ENRIQUE RENE ORTIZ GARCIA
594 EVA PL
ROCKWALL, TX 75032

CURRENT RESIDENT
602 EVA
ROCKWALL, TX 75032

LAY JAMES CURTIS
6048 W INTERSTATE 30
ROYSE CITY, TX 75189

DEJESUS SANTOS
616 EVA PL
ROCKWALL, TX 75032

RODRIGUEZ FLORENCIO GOMEZ
630 EVA
ROCKWALL, TX 75032

RAMIREZ ZACARIAS
703 T L TOWNSEND DR
ROCKWALL, TX 75087

ROBLES DONERY ALEXANDER & MAGDENLENA
AVARADO
8306 AMERICAS CUP
ROWLETT, TX 75089

RANGEL LUIS GERARDO AND
MARIA DEL ROCIO ZARATE
907 WILLOW RIDGE
ROCKWALL, TX 75032

DELGADO JUAN AND
ADELAIDA REYES REYES AND PABLE E STRADA
REYES AND
JUAN J ESTRADA REYES 558 EVA
ROCKWALL, TX 75087

RAOFPUR DAVID & SAADAT
CHILDREN'S EDUCATION TRUST
PO BOX 2051
DEL MAR, CA 92014

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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. Z2020-032: SUP for Residential Infill at 481 Blanche Drive

Hold a public hearing to discuss and consider a request by Erick Cruz Mendoza for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.165-acre parcel of land identified as Lot 873-A, Rockwall Lake Estates #2 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 481 Blanche 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, August 11, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 17, 2020 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, August 17, 2020 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. Z2020-032: SUP for Residential Infill at 481 Blanche Drive

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ 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.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PUBLIC NOTICE



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PLANNING AND ZONING DEPARTMENT
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EMAIL: PLANNING@ROCKWALL.COM

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Director of Planning & Zoning



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--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2020-032: SUP for Residential Infill at 481 Blanche Drive

Please place a check mark on the appropriate line below:

- ☒ I am in favor of the request for the reasons listed below.
☐ I am opposed to the request for the reasons listed below.

Do unto others as I would wish for myself
I think it would be for the betterment of our
neighborhood

Name: Connie Powell property owner 532 Eva Place - Rockwall 75032
Address: residing at: 304 Carissa Court Mesquite, TX 75150

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.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2020-032: SUP for Residential Infill at 481 Blanche Drive

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

This is a single family dwelling everyone deserve a good home for themselves and their family.

Name: *Herman & April Rodriguez*

Address: *373 Blanche Drive Rockwall, TX 75032*

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.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE



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--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2020-032: SUP for Residential Infill at 481 Blanche Drive

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Because. I like the idea of a new building near my property. This will increase the area value.

Name: Maricela Mendiola Orellana
Address: 220 Crawford Ln, Royse City Tx 75189.

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.

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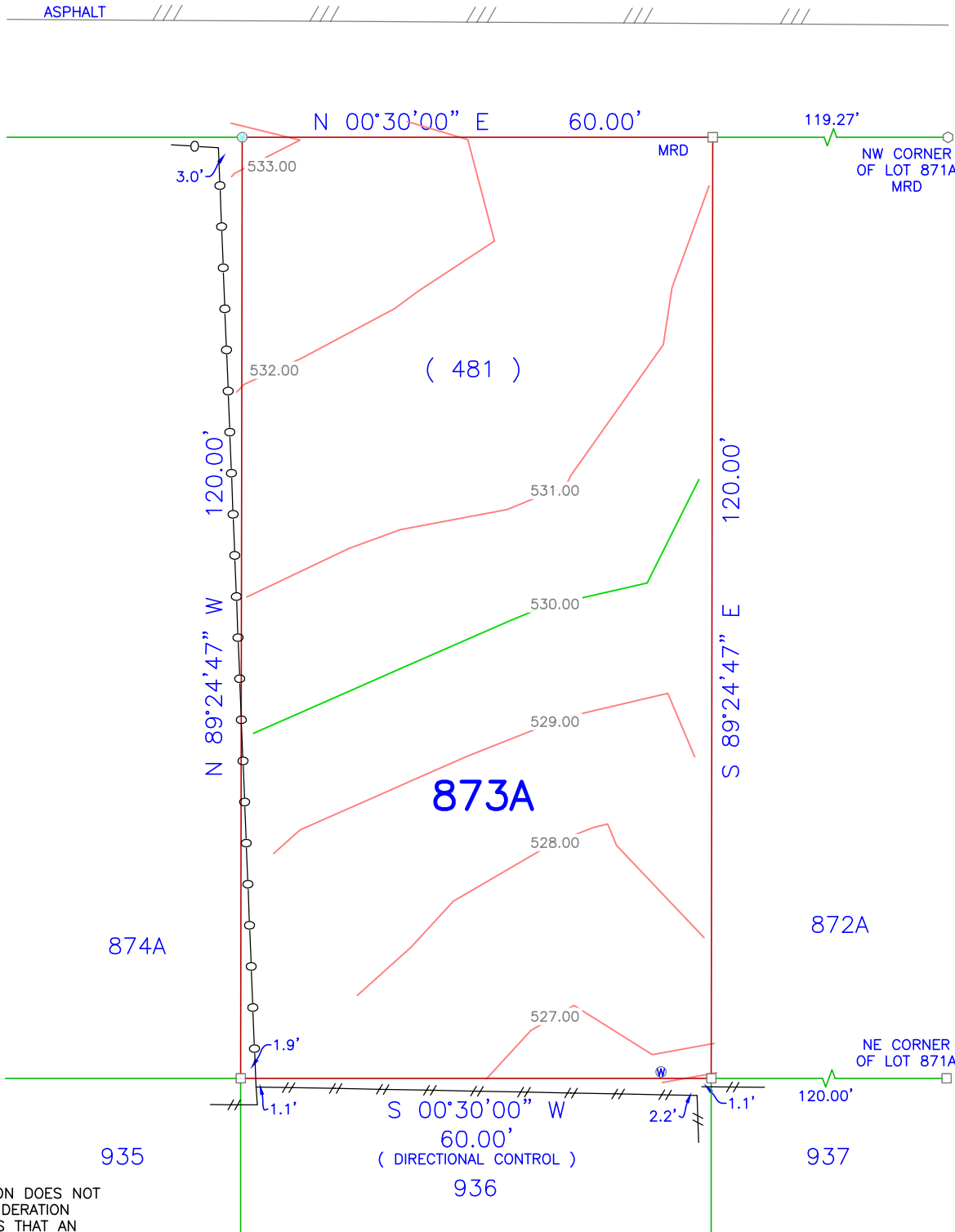
TOPO SURVEY



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. 481 BLANCHE DRIVE, in the city of ROCKWALL Texas.
Lot No. 873-A, Block No. -
of ROCKWALL LAKE ESTATES, an addition in the city of ROCKWALL, ROCKWALL COUNTY Texas according to the PLAT THEREOF RECORDED in VOLUME A at PAGE 79 of the MAP records of ROCKWALL COUNTY, TEXAS.



BLANCHE DRIVE



THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

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 TDG Services LLC

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'

Date: 01/14/2020

G. F. No.: -

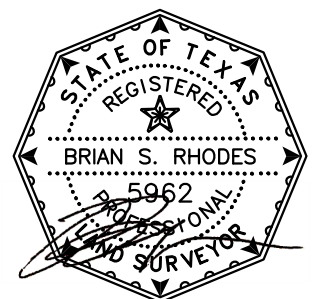
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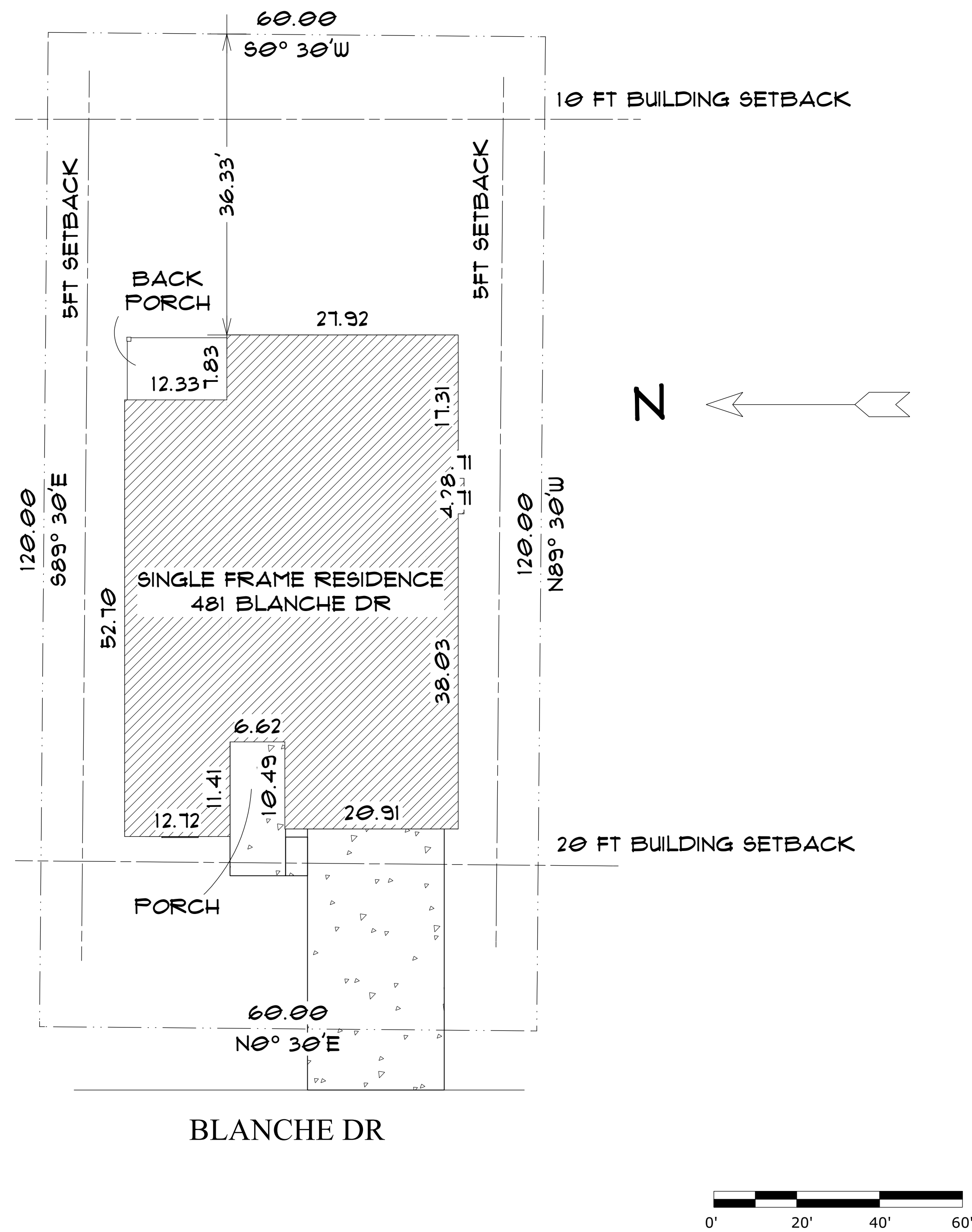
Drawn by: EK

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
TDG Services LLC

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
	RESIDENCE/BUILDING
MRD - MONUMENTS OF RECORD DIGNITY	
○ 1/2" IRON ROD FOUND	○ 1/2" RED-CAPPED IRON ROD FOUND
○ 1/2" YELLOW-CAPPED IRON ROD SET	○ 1/2" YELLOW-CAPPED IRON ROD FOUND
SET 'X'	PK NAIL FOUND
○ C - CABLE	○ E - GUY-WIRE
○ CLEAN OUT	○ ELECTRIC
○ GAS METER	○ POWER POLE
○ FIRE HYDRANT	○ TELEPHONE
○ LIGHT POLE	○ WATER METER
○ MANHOLE	○ WATER VALVE
(UNLESS OTHERWISE NOTED)	





1 SITE PLAN
SCALE: 1"=20'

- SITE PLAN LEGEND
- PROPERTY BOUNDARY
 - PROPERTY SETBACK

REVISION TABLE		NUMBER	DATE	REVISED BY	DESCRIPTION



THE DRAFTER GUY
DRAFTING & DESIGN
8000 US 380, CROSSROADS TX, S#100
469-579-6130

Project:

Proposed Single Story Residence at
481 Blanche st, Rockwall, Tx

Client:

Erick
Mendoza

Description:

Site Plan &
Erosion
Control Plan

Date:

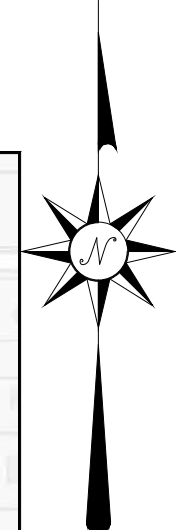
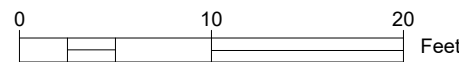
3/23/2020

Scale:

1/4"=1'

Sheet:

A2.1



PROJECT LOCATION	PROJECT LEGAL	PREPARED BY	SEAL	APPROVALS	REVISIONS

0
JUN. 1966
ENG. INC.
REVISION 1 —

DESIGNED _____

20

PROPOSED RESIDENCE

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DRAWN

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JIAN MINGJI WANG

1 OF 1
SHEET TITLE
ET
481 BLANCHE DRIVE, ROCKWALL
2355 N. HWY 380
P.O. BOX 191
R.F.D. 1
ROCKWALL, TEXAS 75087
CHECKED _____

CRADING PLAN
BACKWALL COLONY TV
2000 TX. INTL 1000
GRAND PRAIRIE, TX 75050
DATE _____

GRADING PLAN

HUCKWALL COUNTY, TX

TELE: (214) 794-4436

DIVISIONAL
DATE _____
UNIT _____

EMAIL: Lmiano142@gmail.com

THE BSA OPERATING ON THIS DOCUMENT WAS AUTHORIZED BY

			IDENTIFICATION OF 1000 ON 02/11/2011 (RECORD COPY FILE)
--	--	--	------------------------------------------------------------

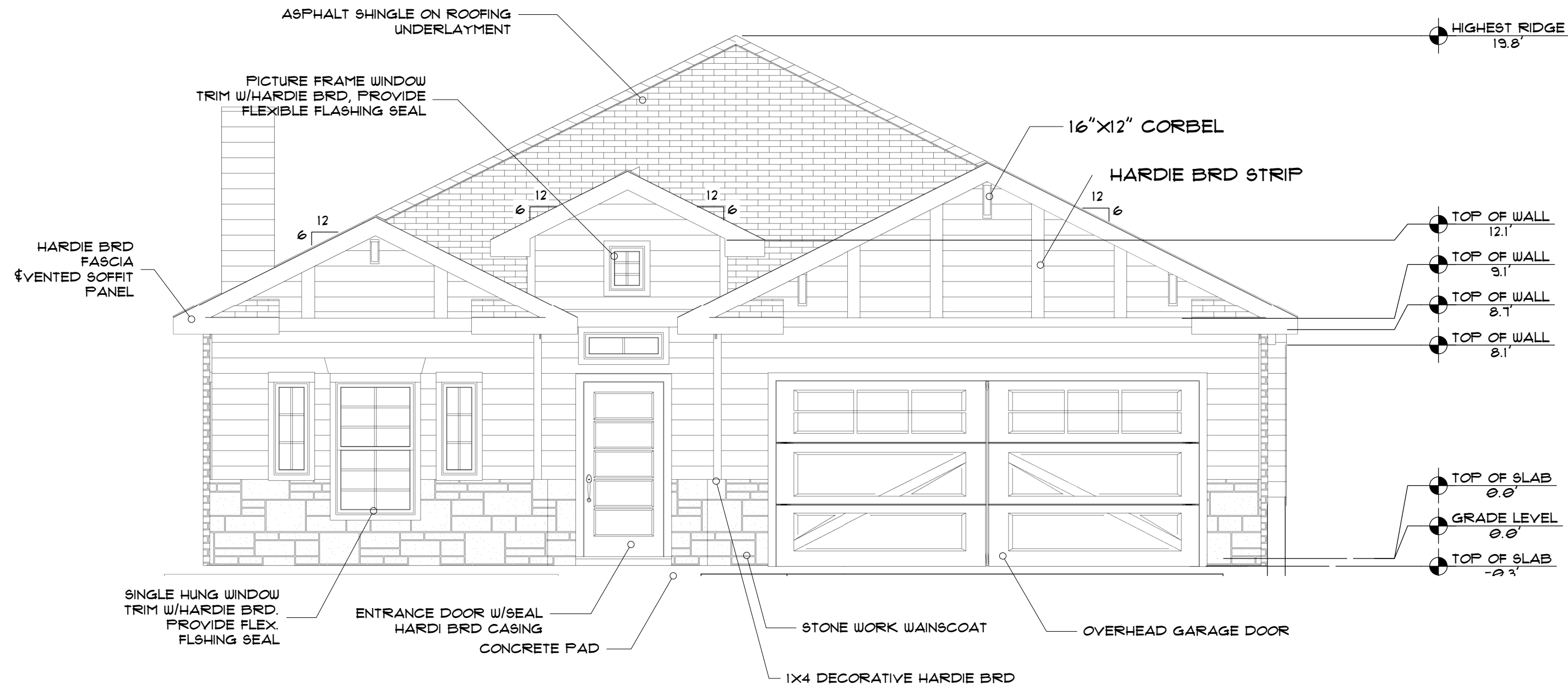
PROPOSED RESIDENCE
481 BLANCHE DRIVE, ROCKWALL
ROCKWALL COUNTY, TX

GRADING PLAN

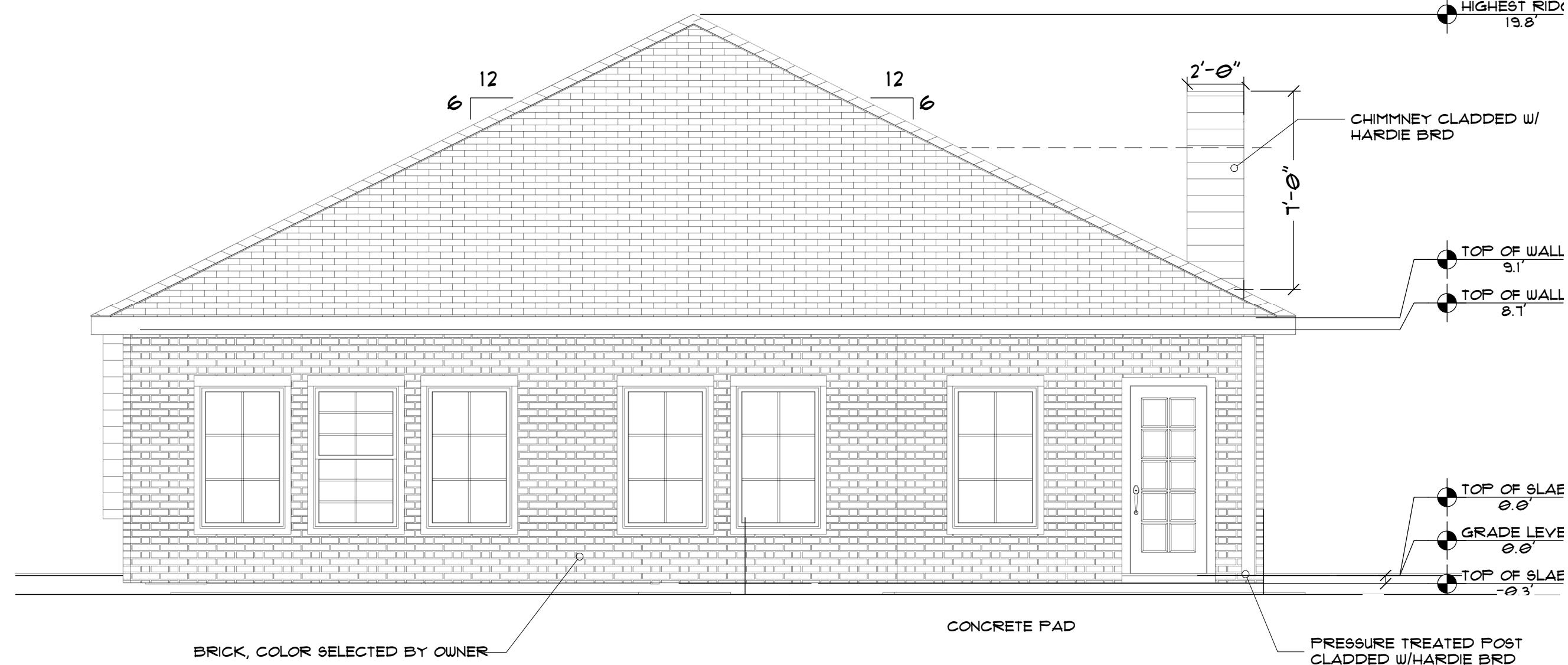
SHEET NO. **C1**
OF 1

PROJECT NO. 2001001

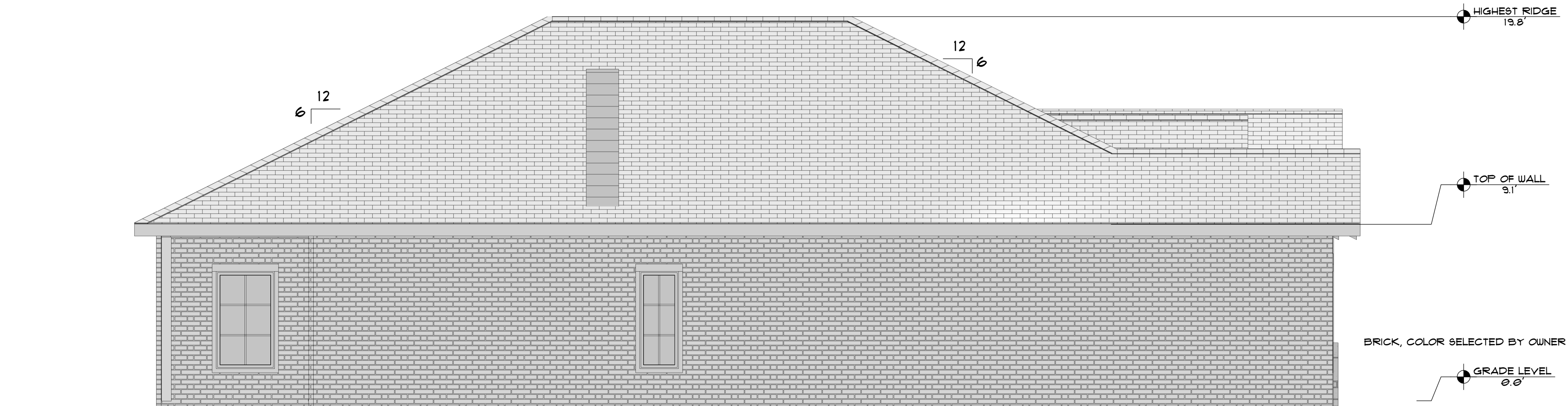
150



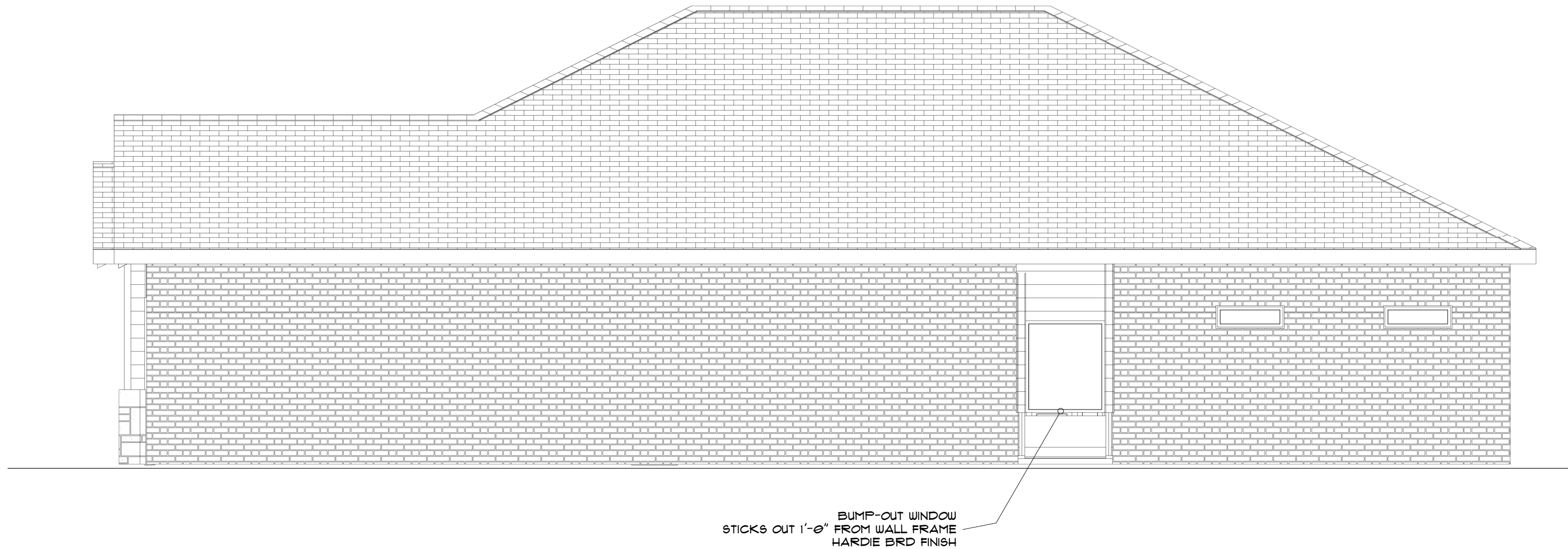
1 ELEVATION- FRONT VIEW
SCALE: 1/4"=1'



2 ELEVATION- REAR VIEW
SCALE: 1/4"=1'



3 ELEVATION- LEFT VIEW
SCALE: 1/4"=1'



4 ELEVATION- RIGHT VIEW
SCALE: 1/4"=1'

REVISION TABLE		NUMBER	DATE	REVISOR	DESCRIPTION

THE DRAFTER GUY
DRAFTING & DESIGN
8000 US 380, CROSSROADS TX, 75109
469-879-6130

Project:
**Proposed Single Story Residence at
481 Blanche st, Rockwall, Tx**

Client:
**Erick
Mendoza**

Description:
Elevations

Date:
3/23/2020

Scale:
1/4"=1'

Sheet:
A3.2

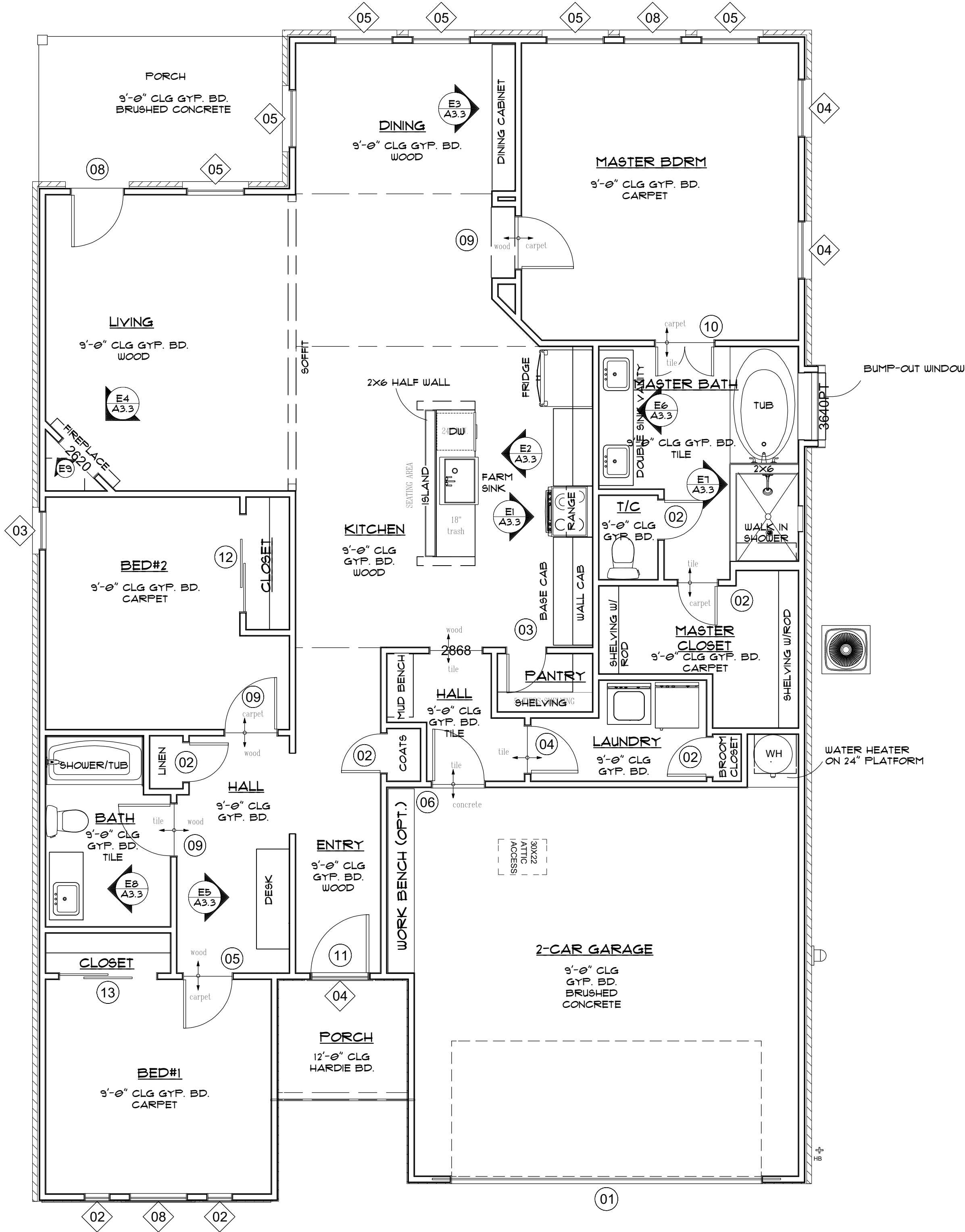
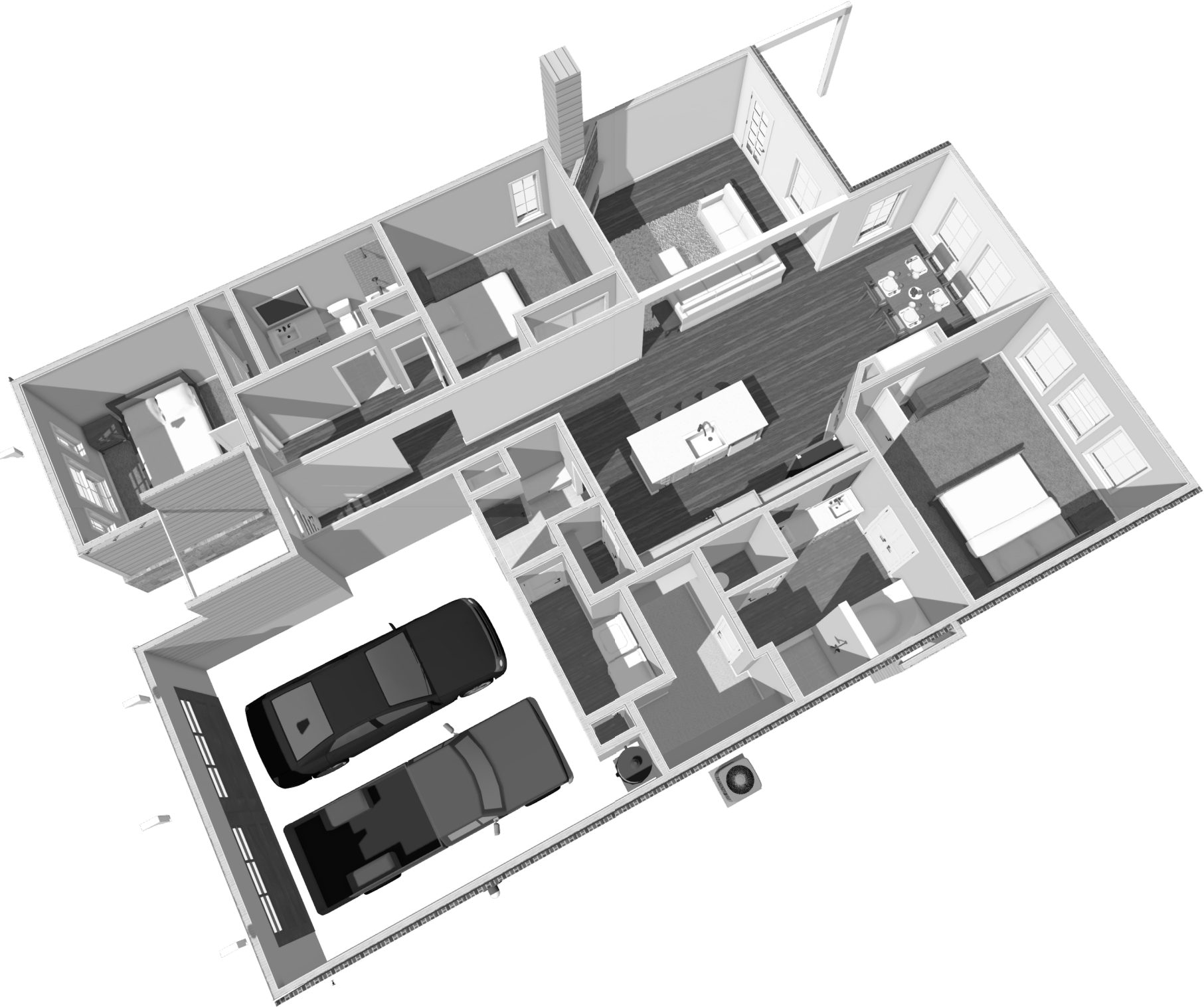
DOOR AND WINDOW NOTES:

- EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT.
- EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.
- ALL WALK-THRU DOORS SHALL BE SOLID CORE INTERIOR DOORS SHALL BE PAINTED. -ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING DOORS.
- BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES.
- DOOR SHALL BE SELF CLOSING EXTERIOR EXIT DOORS WILL BE 36" MIN.
- NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

WINDOW SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER
01	1418FX	1	2	1418FX	16"	20"	11"x21"		FIXED GLASS	2X6X20" (2)
02	1436FX	2	1	1436FX	16"	42"	11"x43"		FIXED GLASS	2X6X20" (2)
03	2050FX	1	1	2050FX	24"	60"	25"x61"	YES	FIXED GLASS	2X6X28" (2)
04	3010FX	3	1	3010FX	36"	12"	31"x13"		FIXED GLASS	2X6X40" (2)
05	3050FX	6	1	3050FX	36"	60"	31"x61"		FIXED GLASS	2X6X40" (2)
06	3050SH	2	1	3050SH	36"	60"	31"x61"	YES	SINGLE HUNG	2X6X40" (2)
08	3640FX	1	1	3640FX	41 1/2"	48"	42 1/2"x49"		FIXED GLASS	2X6X45 1/2" (2)

DOOR SCHEDULE									
NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS
01	16070	1	16070	192"	84"	194"x87"	GARAGE-GARAGE DOOR CHD11	2X12X200" (2)	1 3/4"
02	2068	5	2068 L IN	24"	80"	26"x82 1/2"	HINGED-DOOR P03	2X6X29" (2)	1 3/8"
03	2068	1	2068 R IN	24"	80"	26"x82 1/2"	HINGED-DOOR P03	2X6X29" (2)	1 3/8"
04	2568	1	2568 R IN	29"	80"	31"x82 1/2"	HINGED-DOOR P03	2X6X34" (2)	1 3/4"
05	2668	1	2668 R IN	30"	80"	32"x82 1/2"	HINGED-DOOR P03	2X6X35" (2)	1 3/8"
06	2868	1	2868 L EX	32"	80"	34"x83"	EXT. HINGED-DOOR P03	2X6X37" (2)	1 3/8"
08	2868	1	2868 R EX	32"	80"	34"x83"	EXT. HINGED-DOOR F05	2X6X37" (2)	1 3/4"
09	2868	3	2868 R IN	32"	80"	34"x82 1/2"	HINGED-DOOR P03	2X6X37" (2)	1 3/8"
10	3068	1	3068 L/R IN	36"	80"	38"x82 1/2"	DOUBLE HINGED-DOOR P03	2X6X41" (2)	1 3/8"
11	3068	1	3068 R EX	36"	80"	38"x83"	EXT. HINGED-DOOR F04	2X6X41" (2)	1 3/4"
12	5068	1	5068 L IN	60"	80"	62"x82 1/2"	SLIDER-DOOR P03	2X8X65" (2)	1 3/8"
13	5068	1	5068 R IN	60"	80"	62"x82 1/2"	SLIDER-DOOR P03	2X8X65" (2)	1 3/8"

BRICK CALCULATIONS	FRONT	LEFT	RIGHT	REAR	TOTAL
TOTAL WALL (S.F.)	315.8	493.1	486.1	210.9	1,505.9 S.F.
TOTAL MASONRY	58.0	493.1	486.1	210.9	1,248.1 S.F.
TOTAL SIDING	257.8	0	0	0	257.8 S.F.
BRICK %	18.4%	100.00%	100.00%	100.00%	
TOTAL MASONRY (% HOUSE)	22.9%				



1 MASTER FLOOR PLAN - 1ST FLOOR
SCALE: 1/4"=1'

REVISION TABLE		NUMBER	DATE	REVISION	DESCRIPTION

TDG THE DRAFTER GUY
DRAFTING & DESIGN
8000 US 380 CROSSROADS TX 75100
469-879-6130

Project:
**Proposed Single Story Residence at
481 Blanche st, Rockwall, Tx**

Client:
**Erick
Mendoza**

Description:
**Master
Floorplan**

Date:
3/23/2020

Scale:
1/4"=1'

Sheet:
A1.3

Adjacent Housing Attributes

Address	Housing Type	Year Built	House SF	Accessory Building SF	Exterior Materials
452 Blanche Drive	Single Family Home	1983	1,440	250	Wood Siding
455 Blanche Drive	Single Family Home	N/A	900	356	Wood Siding
464 Blanche Drive	Manufactured Home	1985	980	120	Composite Siding
473 Blanche Drive	Manufactured Home	1975	1,354	120	Composite Siding
476 Blanche Drive	Manufactured Home	1984	672	736	Composite Siding
481 Blanche Drive	<i>Vacant</i>		<i>Subject Property</i>		<i>N/A</i>
497 Blanche Drive	Manufactured Home	1975	1,344	168	Composite Siding
507 Blanche Drive	Manufactured Home	1985	1,456	120	Composite Siding
510 Blanche Drive	Manufactured Home	1980	1,352	592	Composite Siding
519 Blanche Drive	Manufactured Home	1983	1,064	612	Composite Siding
532 Blanche Drive	Manufactured Home	2007	1,808	140	Vinyl Siding
535 Blanche Drive	Manufactured Home	N/A	N/A	N/A	Composite Siding
Averages:		1984	1,237	321	



452 Blanche Drive



455 Blanche Drive



473 Blanche Drive



476 & 464 Blanche Drive



481 Blanche Drive



507 & 497 Blanche Drive



510 Blanche Drive



519 Blanche Drive



532 Blanche Drive



452 Blanche Drive

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

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 0.165-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 873-A, ROCKWALL LAKE ESTATES #2 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.

WHEREAS, the City has received a request from Erick Cruz Mendoza for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.165-acre parcel of land being described as Lot 873-A, Rockwall Lake Estates #2 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 481 Blanche Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] of the City of Rockwall, as heretofore amended, be and the same is hereby 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 in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] -- as heretofore amended and may be amended in the future - and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full

force and effect.

SECTION 7. 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 8TH DAY OF SEPTEMBER, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 17, 2020

2nd Reading: September 8, 2020

Exhibit 'A'
Location Map and Survey

Address: 481 Blanche Drive

Legal Description: Lot 873-A, Rockwall Lake Estates #2 Addition



Exhibit 'A'
Location Map and Survey

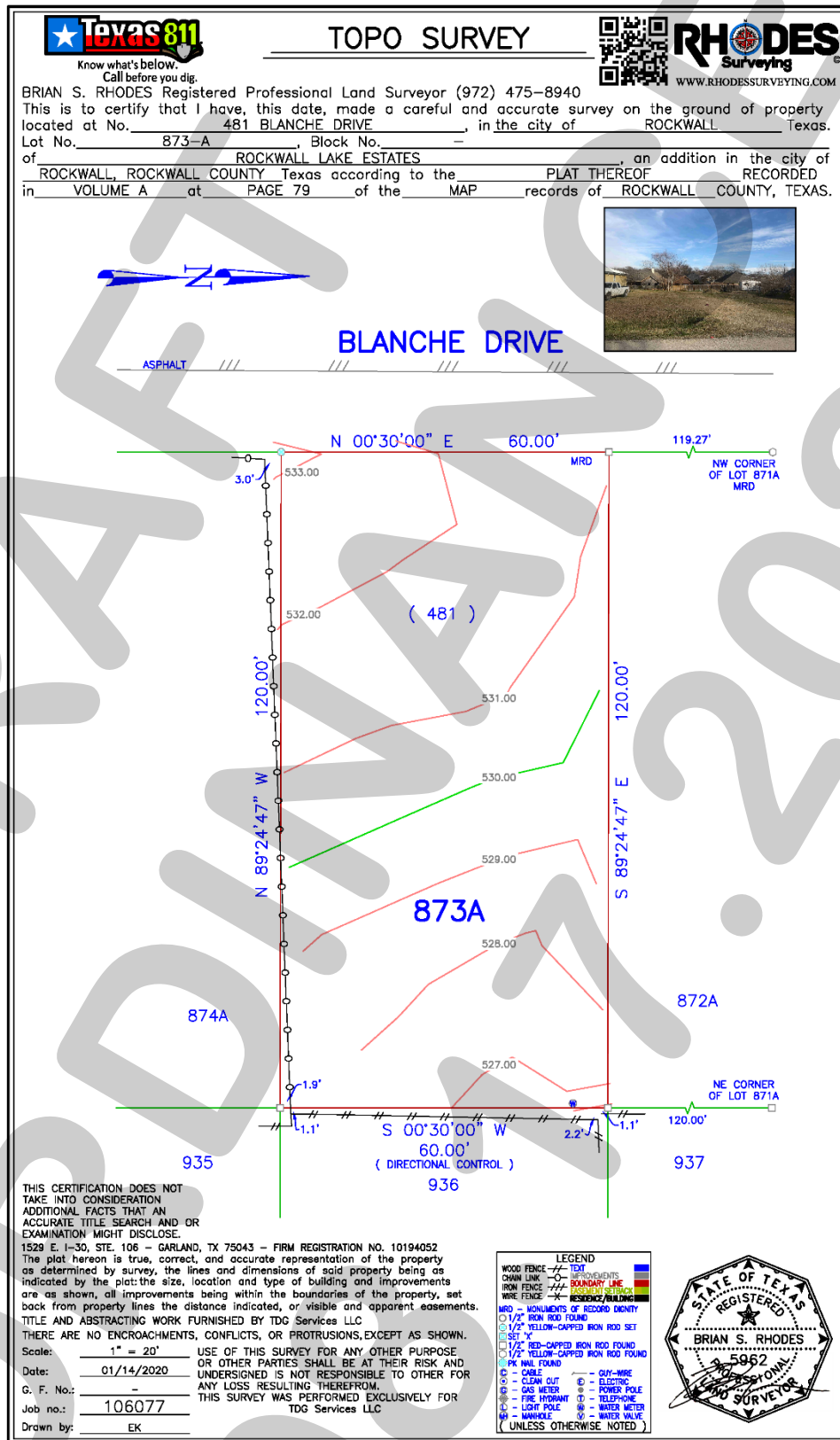
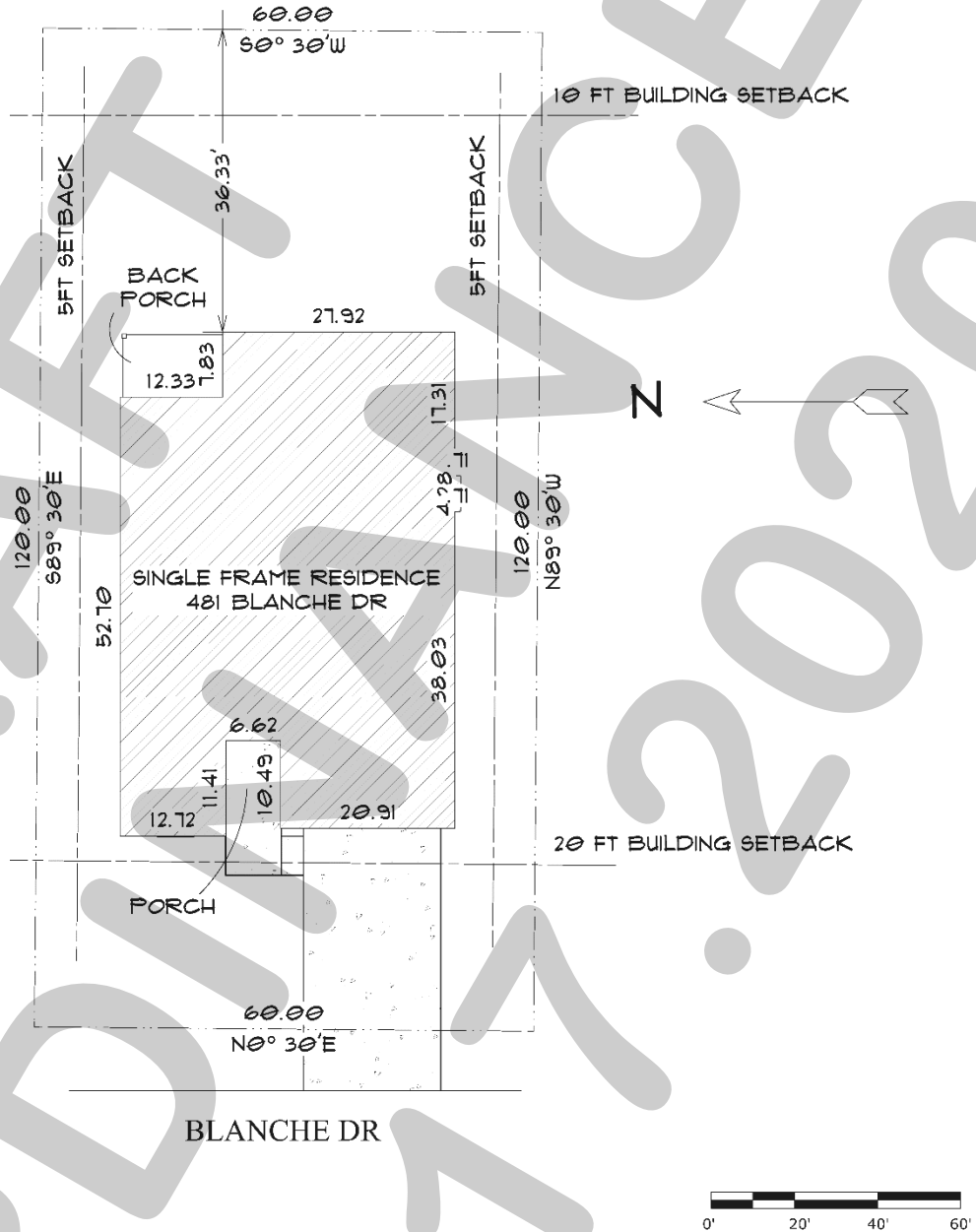


Exhibit 'B':
Residential Plot Plan

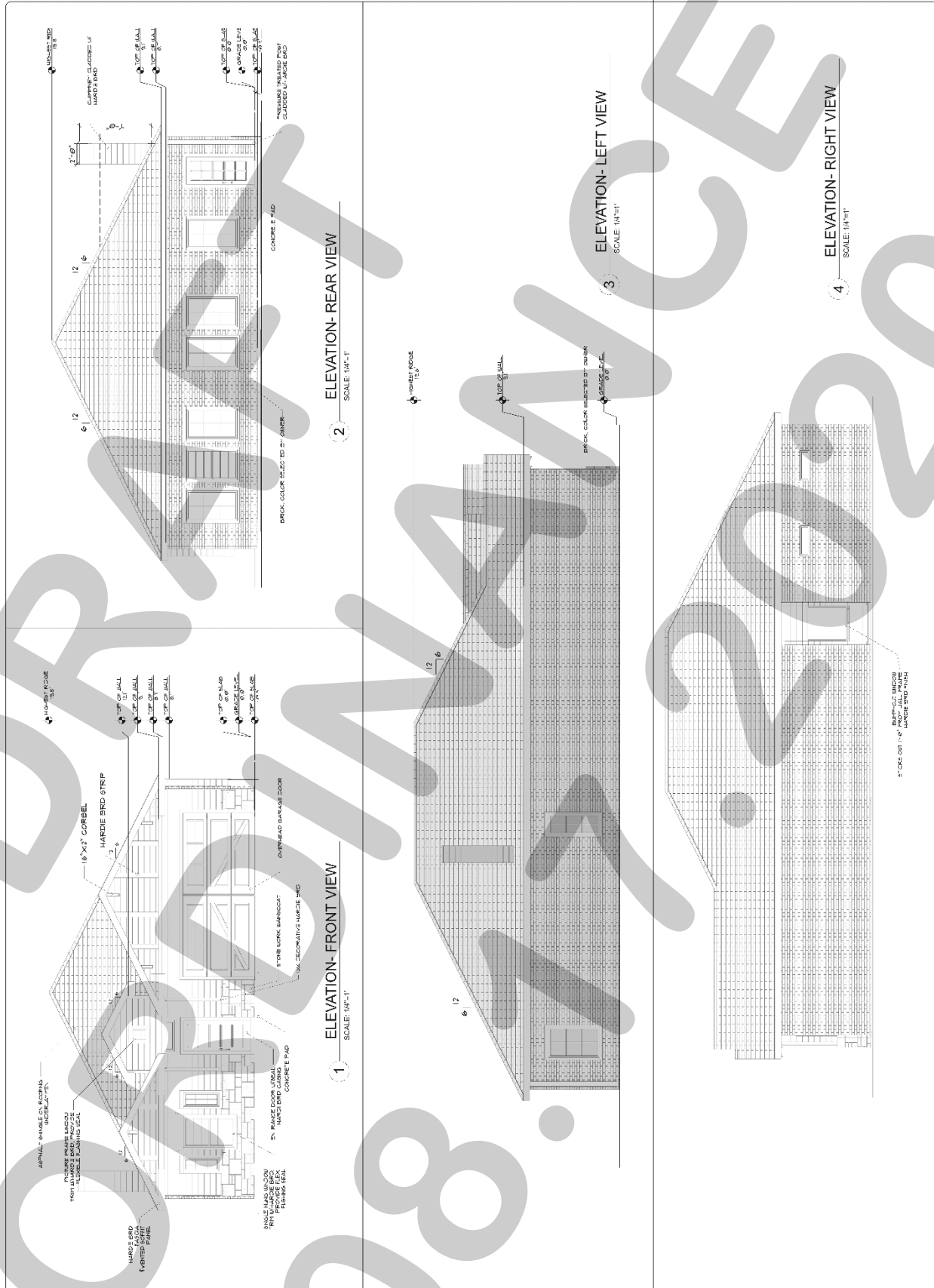


1 SITE PLAN
SCALE: 1"=20'

SITE PLAN LEGEND

- — — — — PROPERTY BOUNDARY
- — — — — PROPERTY SETBACK

Exhibit 'C':
Building Elevations





MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: August 17, 2020

SUBJECT:

Attachments

Case Memo
Development Application
Location Map
Preliminary Plat
Preliminary Wastewater Plan
Preliminary Drainage Plan
Applicants Letter
Blackland WSC Will Serve Letter
TCEQ Letter Concerning WCID
Information from Blackland WSC

Summary/Background Information

Discuss and consider a request by DR Horton – Texas, LTD on behalf of DMDS Land Company, LLC for the approval of a *Preliminary Plat* for River Rock Trails, Phase 1A Addition being a 35.28-acre portion of a larger 1,225.721-acre tract of land identified as Tract 11 of the F. Baugess Survey, Abstract No. 7, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally north of the intersection of FM-548 and High Plains Trail, and take any action necessary.

Action Needed

Staff is recommending that the City Council deny the preliminary plat without prejudice due to Blackland WSC's inability to serve water; however, the City Council has the authority to [1] approve, [2] approve with condition, or [3] deny the preliminary plat.



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: Mayor and City Council

DATE: August 17, 2020

APPLICANT: DR Horton - Texas; *DMDS Land Company, LLC*

CASE NUMBER: P2020-029.; *Preliminary Plat for Riverrock Trails, Phase 1A Addition - ETJ*

SUMMARY

Discuss and consider a request by DR Horton – Texas, LTD on behalf of DMDS Land Company, LLC for the approval of a Preliminary Plat for RiverRock Trails, Phase 1A Addition being a 35.28-acre portion of a larger 1,225.721-acre tract of land identified as Tract 11 of the F. Baugess Survey, Abstract No. 7, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally north of the intersection of FM-548 and High Plains Trail, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a preliminary plat for the first phase of a single-family residential subdivision (*i.e. RiverRock Trails*), which will be set on a 1,225.721-acre tract of land situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). According to the preliminary plat, the first phase will consist of 176 single-family residential lots on 35.28-acres.
- ☑ The preliminary plat is required to meet all of the requirements of the *Interim Interlocal Cooperation Agreement 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.
- ☑ 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, "(l)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 submission appears to be sufficient for all public facilities with the exception of water. Based on this deficiency staff requested that the applicant provide a letter from the Blackland Water Supply Corporation (WSC) proving that the service provider could provide this phase of the development with sufficient water facilities. The letter submitted by the applicant from Melissa Rich of the Blackland WSC indicates that "Blackland WSC is the CCN holder for water service for the subject property ... Blackland WSC is able to serve your development [*RiverRock Trials*] subject to some system improvements recommended by our engineer." With this being said, Blackland WSC is not a direct customer of the North Texas Municipal Water District (NTMWD) and currently receives its water through a contract with the City of Rockwall. This contract only allows Blackland WSC to receive water from the City of Rockwall and the NTMWD. It also only allots the Blackland WSC a certain number of connections to their water system (*i.e. 1,495 connections*), which they currently exceed this allotment by 75 connections. Blackland WSC and the City of Rockwall have been in talks to negotiate a new contract; however, this contract has not been finalized and there are still several outstanding issues that need to be discussed between the two (2) organizations. This means that since Blackland WSC exceeds their current allotment of connections, they do not have the capacity to serve this development with water, and with the contract to increase the number of connections not being finalized do not have the ability to provide the facilities requested by the applicant. As a result, staff is required to recommend that the Planning and Zoning Commission and City Council deny this request based on insufficient essential public facilities. Staff is recommending that this request be denied without prejudice to allow the

applicant the ability to resubmit once the Blackland WSC has either worked out a contract with the City of Rockwall to receive the required capacity, or finds a way to become a direct customer of the NTMWD.

- ☑ 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*. The proposed preliminary plat does not meet the intent and stated purpose for the proposed preliminary plat to be approved.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff; however, this preliminary plat as submitted to staff does not conform to the requirements for plats as stipulated by the 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*, and is recommended for denial.
- ☑ Denial of this plat by the City Council should indicate a denial without prejudice to allow the applicant the ability to resubmit the plat in conformance to the technical requirements stipulated by the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*

CONDITIONS OF APPROVAL

Staff is recommending that City Council deny the preliminary plat without prejudice due to Blackland WSC's inability to serve water; however, if the City Council chooses to approve the preliminary plat for the *RiverRock Trails, Phase 1A Addition*, staff would propose the following conditions to be met for the approval of the preliminary plat:

- (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) The applicant provides additional information from the Blackland WSC stating exactly where the water supply corporation will gain the capacity to serve the development.
- (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 August 11, 2020, the Planning and Zoning Commission approved a motion to recommend denial without prejudice for the preliminary plat by a vote of 6-0, with Commissioner Welch absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-029

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 (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- ☐ Tree Removal (\$75.00)
☒ 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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address N/A

Subdivision RiverRock Trails (Phase 1A)

Lot

N/A

Block

N/A

General Location West Connection to FM548/ South of Poetry Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning N/A

Current Use N/A

Proposed Zoning N/A

Proposed Use Single Family/Residential

Acreage 35.28

Lots [Current]

0

Lots [Proposed]

176

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

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

☐ Owner DMDS Land Company LLC

☐ Applicant DR Horton - Texas, LTD

Contact Person Ryan Horton

Contact Person David Booth

Address 1501 Alta Drive

Address 4306 Miller Road

City, State & Zip Fort Worth, TX 76107

City, State & Zip Rowlett, TX 75088

Phone 8179882050

Phone 2146074244

E-Mail ryanhorton@gmail.com

E-Mail dbooth@drhorton.com

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 740.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 15th day of July, 20 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 request for public information."

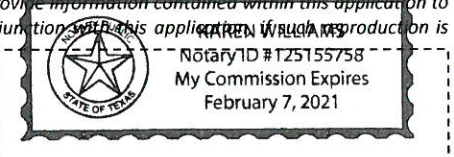
Given under my hand and seal of office on this the 15th day of July, 20 20

Owner's/Applicant's Signature

David L. Booth DR Horton - Texas, Ltd

Notary Public in and for the State of Texas

Karen Williams

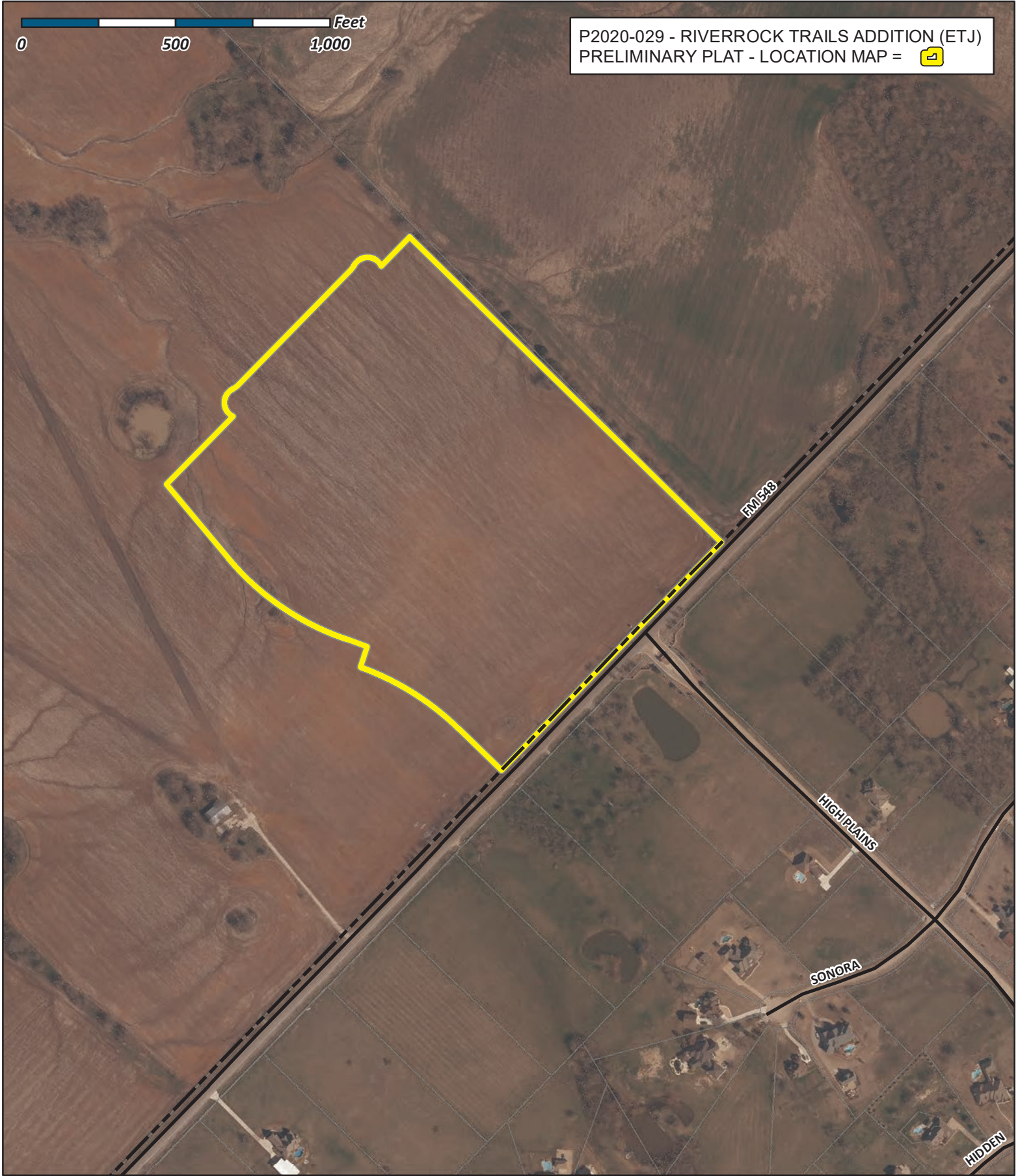


My Commission Expires

2/7/21

0 500 1,000 Feet

P2020-029 - RIVERROCK TRAILS ADDITION (ETJ)
PRELIMINARY PLAT - LOCATION MAP = 

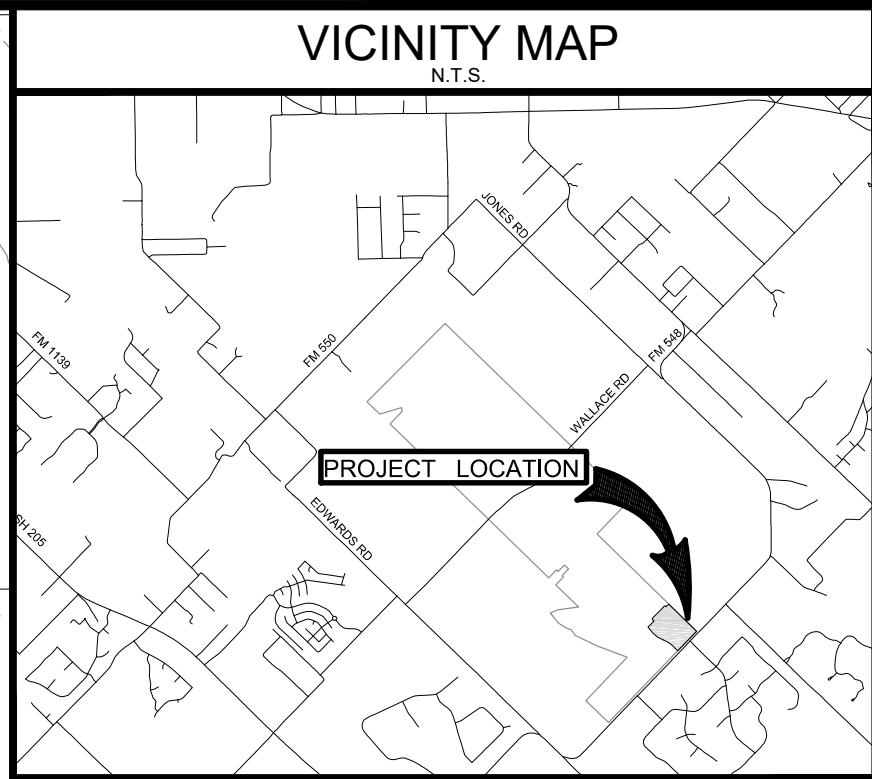


City of Rockwall

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

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





0 100' 200'
SCALE: 1" = 100'

LEGEND

— PROPERTY LINE
--- PHASE BOUNDARY
--- 540 --- EXISTING CONTOUR

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FM 548

N43° 57' 09.26"E 1026.24'

50' ROW DEDICATION

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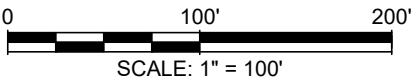
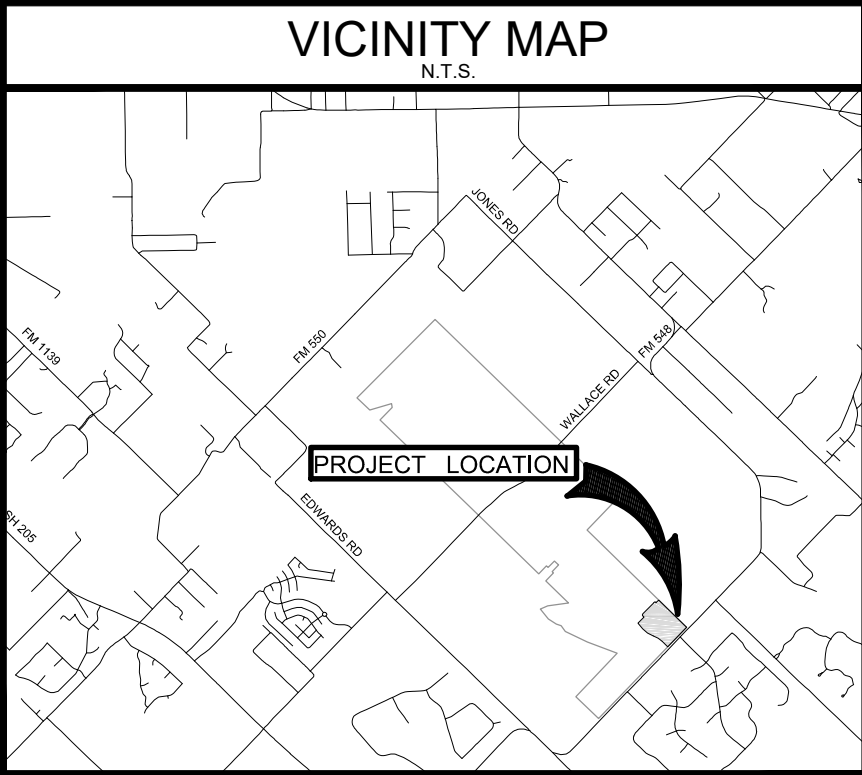
LINE TABLE		
LINE	LENGTH	BEARING
L1	1395.00'	N45° 33' 54"W
L2	710.00'	S44° 26' 06"W
L3	27.50'	S45° 33' 54"E
L4	310.00'	S45° 33' 54"E
L5	818.89'	N44° 26' 06"E
L6	910.00'	N45° 33' 54"W
L7	589.43'	S44° 26' 06"W
L8	550.00'	N45° 33' 54"W
L9	520.00'	S44° 26' 06"W

BLOCK LENGTHS		
BLOCK	LOTS	LENGTH (FT)
A	1-30	1335.0
B	1-14	585.0
B	15-18	226.55
B	19-23	220.0
C	1-11	460.0
C	12-22	460.0
D	1-12	509.75
D	13-24	551.50
E	1-20	850.0
E	20-40	850.0
F	1-13	540.0
F	14-25	540.0
G	1-12	540.0

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	025° 18' 12"	250.00'	56.12'	110.41'	109.51'	N31° 47' 01"E
C2	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S89° 26' 06"W
C3	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S00° 33' 54"E

CUL-DE-SAC LENGTHS		
BLOCK	LOTS	LENGTH (FT)
B	12-18	190
D	13-18	375

LAND USE SUMMARY			
USES	+/- ACRES	LOTS	DENSITY (UNITS/AC)
PUBLIC RIGHT-OF-WAY	12.233		
SINGLE FAMILY (A5)	19.347	176	9.09
PRIVATE OPEN SPACE	3.696		
TOTALS	35.276	176	



LEGEND


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- - -	PHASE BOUNDARY
- - - 540 - - -	EXISTING CONTOUR

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A PRELIMINARY PLAT FOR
RIVERROCK TRAILS, PHASE 1A

CONTAINING LOTS 1-30, 1X, BLK A; LOTS 1-23, 2X, BLK B; LOTS 1-22, BLK C; LOTS 1-24, BLK D; LOTS 1-40, BLK E; LOTS 1-25, BLK F; LOTS 1-12, 3X, BLK G; FOR A TOTAL OF 176 RESIDENTIAL LOTS AND 3 COMMON LOTS

BEING A 35.276 ACRE TRACT OF LAND SITUATED
IN THE FRANKLIN BAUGEISS SURVEY, ABSTRACT No. 7
LOCATED IN ROCKWALL COUNTY, TEXAS

OWNER NAME: DMDS LAND COMPANY, LLC ADDRESS: 1501 ALTA DRIVE, FT. WORTH, TEXAS 76107		PLANNER / ENGINEER / SURVEYOR  PELOTON LAND SOLUTIONS	
DEVELOPER NAME: D.R. HORTON - DFW EAST DIVISION ADDRESS: 4306 MILLER ROAD, ROWLETT, TX 75088 CONTACT: DAVID L. BOOTH, CPA PHONE: 214-607-4244		TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033 FRISCO OFFICE PHONE: (469) 213-1800	
DATE:	JULY 2020	DESIGNED: DK	SHEET
PELOTON PROJECT #:	DRH18008	DRAWN: MCM	2 OF 9
CITY CASE #:	P2020-029	REVIEWER: TRS	

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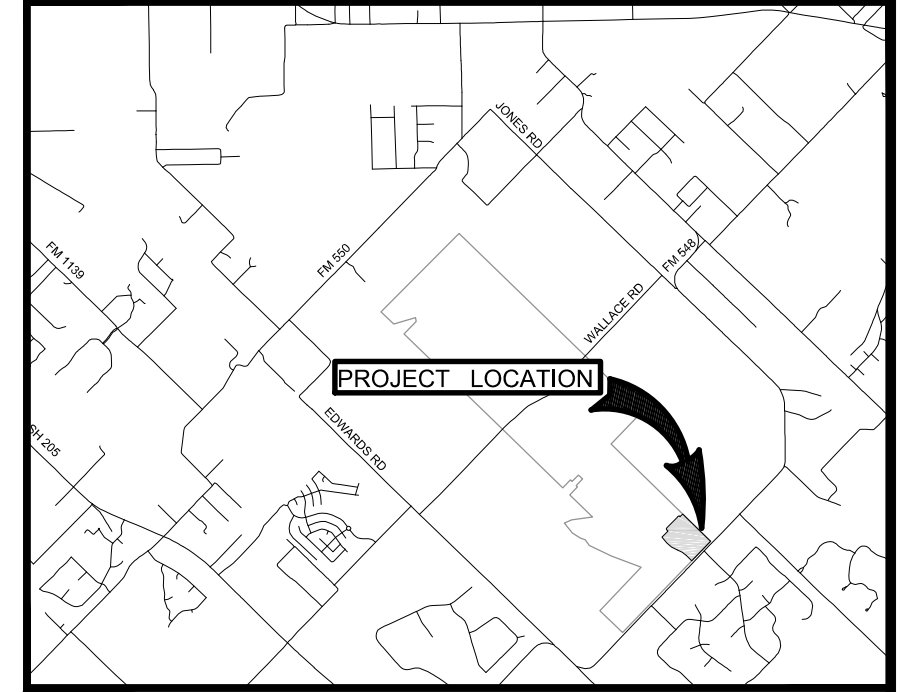
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Univest Properties, Inc.
Vol. 1170, Pg. 117
(Tract 1)
C.R.R.C.T.

State of Texas
Vol. 45, Pg. 632
C.R.R.C.T.

VICINITY MAP

N.T.S.



0 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- PHASE BOUNDARY
- EXISTING CONTOUR
- 8" WATER LINE WITH FIRE HYDRANT & 8" GATE VALVE
- SSWR GRAVITY LINE WITH 4" MH
- SSWR FORCE MAIN

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KEY MAP



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DEVELOPER
NAME: D.R. HORTON - DFW EAST DIVISION
ADDRESS: 4306 MILLER ROAD, ROWLETT, TX 75088
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PLANNER / ENGINEER / SURVEYOR
PELOTON
LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

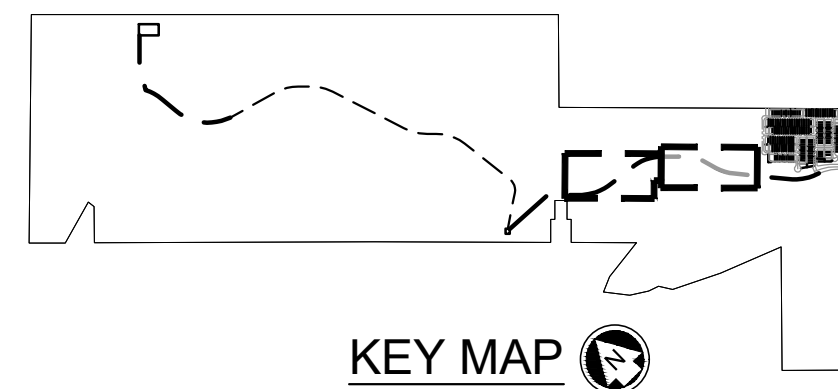
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PELOTON PROJECT #:	DRH18008	DRAWN:	MCM	3 OF 9
CITY CASE #:	P2020-029	REVIEWER:	TRS	

RIVERROCK TRAILS, PHASE 1A - PRELIMINARY PLAT

FIRST SUBMITTAL



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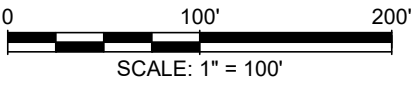
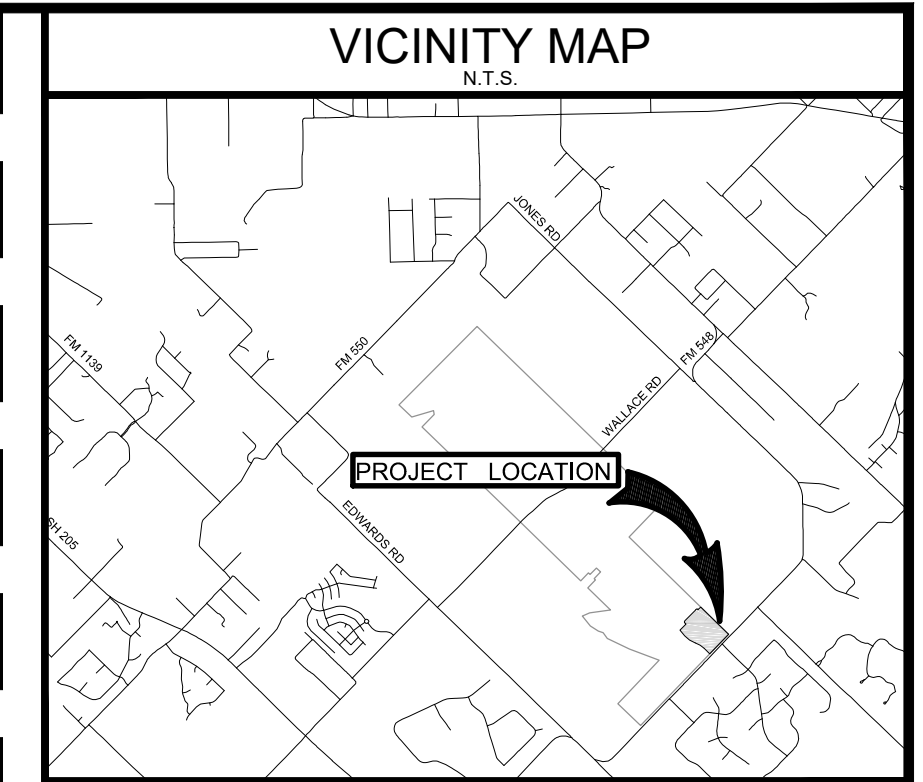
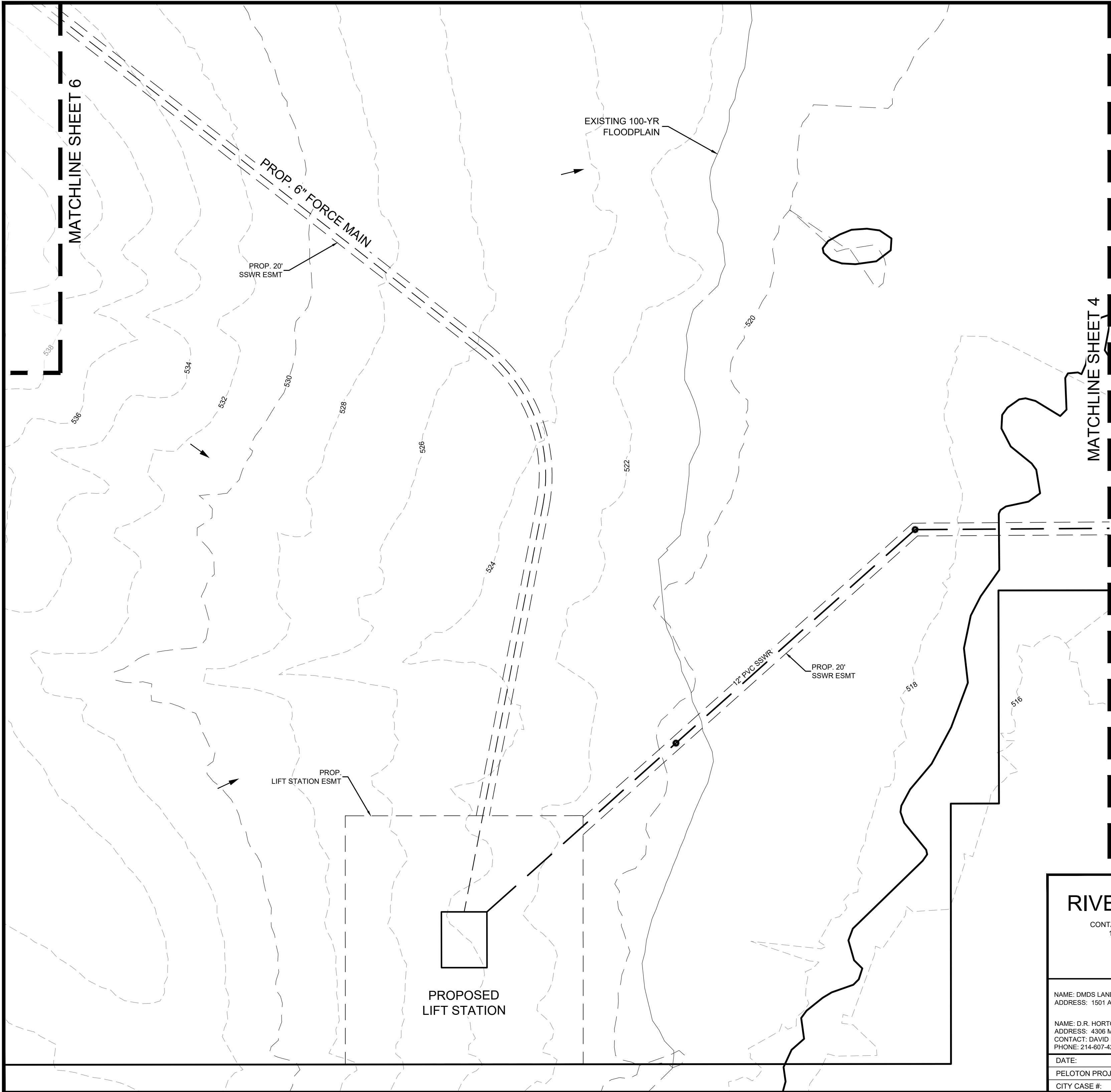
 **PELOTON**
LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
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DATE: JULY 2020	DESIGNED: DK	4 OF
PELTON PROJECT #: DRH18008	DRAWN: MCM	
CITY CASE #: P2020-029	REVIEWER: TRS	

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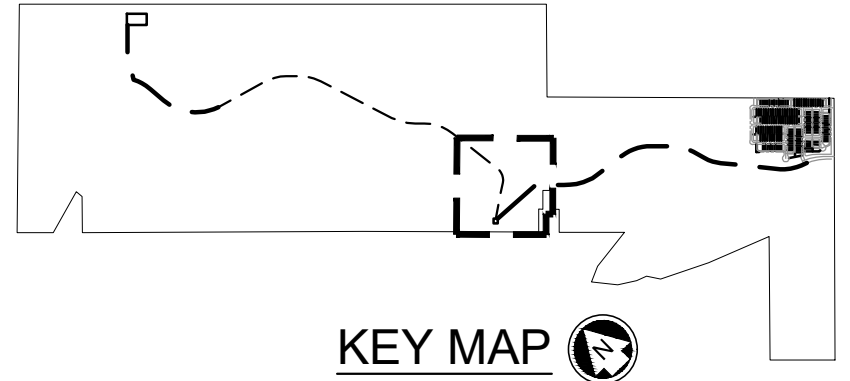
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LEGEND

- PROPERTY LINE
- PHASE BOUNDARY
- EXISTING CONTOUR
- 8" WATER LINE WITH FIRE HYDRANT & 8" GATE VALVE
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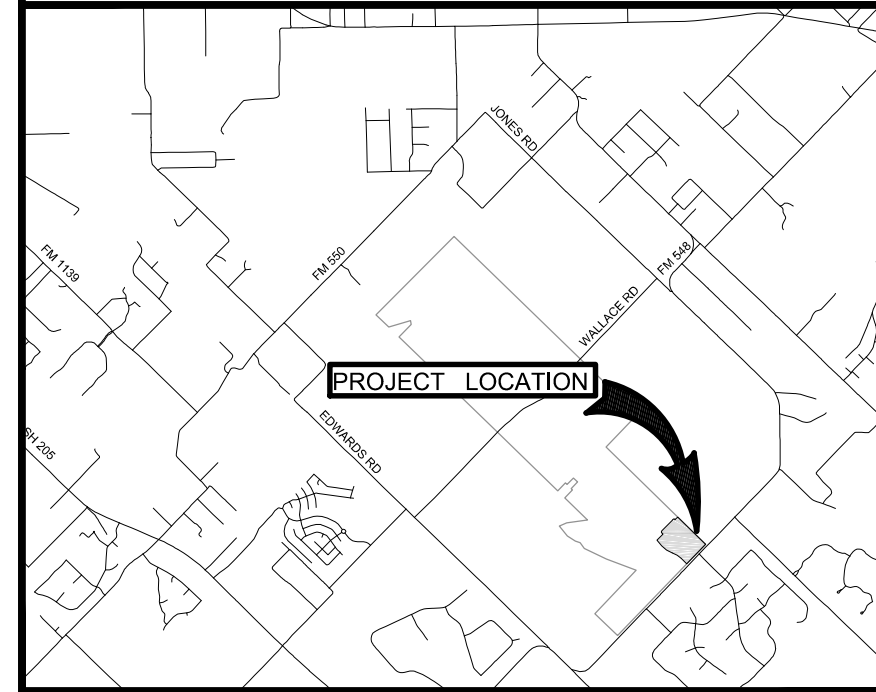
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MATCHLINE SHEET 7

MATCHLINE SHEET 5

VICINITY MAP

N.T.S.



PROJECT LOCATION

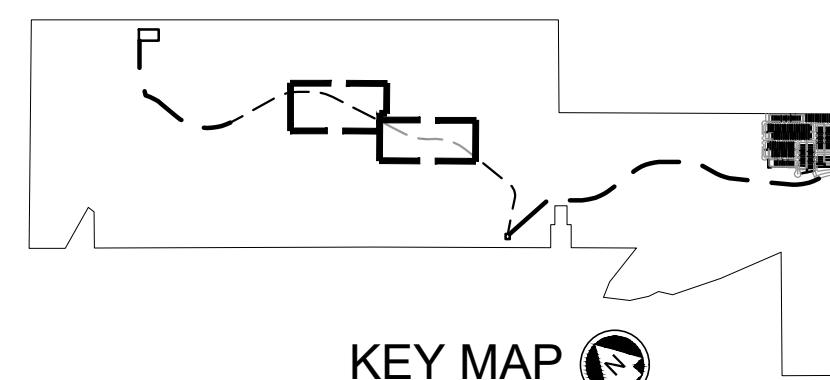


0 100' 200'
SCALE: 1" = 100'

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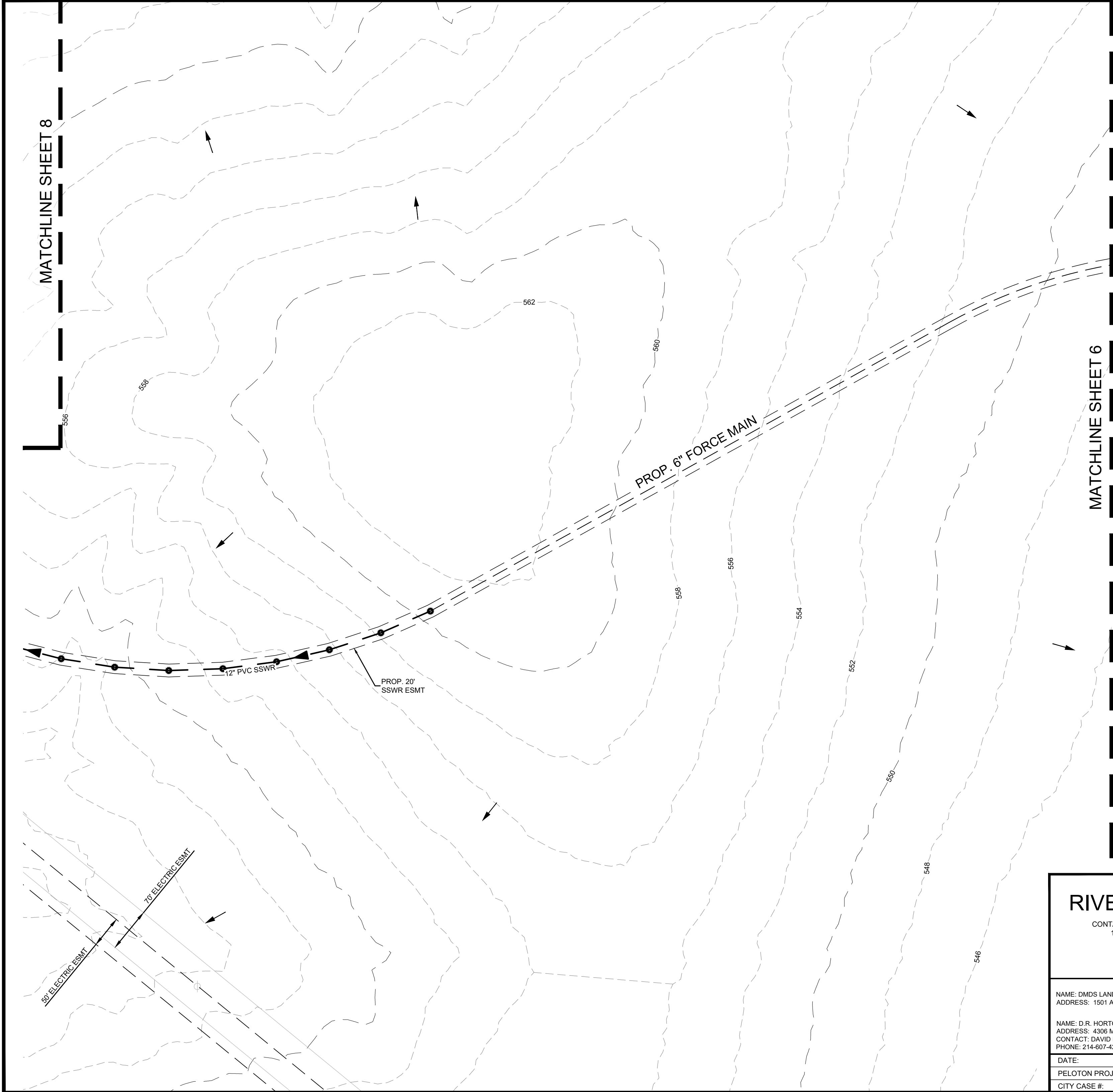
BEING A 35.276 ACRE TRACT OF LAND SITUATED IN THE FRANKLIN BAUGESS SURVEY, ABSTRACT No. 7 LOCATED IN ROCKWALL COUNTY, TEXAS

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DEVELOPER NAME: D.R. HORTON - DFW EAST DIVISION ADDRESS: 4306 MILLER ROAD, ROWLETT, TX 75088 CONTACT: DAVID L. BOOTH, CPA PHONE: 214-607-4244		DATE: JULY 2020	DESIGNED: DK
PELOTON PROJECT #: DRH18008		DRAWN: MCM	SHEET 6 OF 9
CITY CASE #: P2020-029		REVIEWER: TRS	

RIVERROCK TRAILS, PHASE 1A - PRELIMINARY PLAT

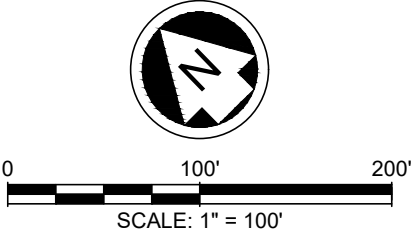
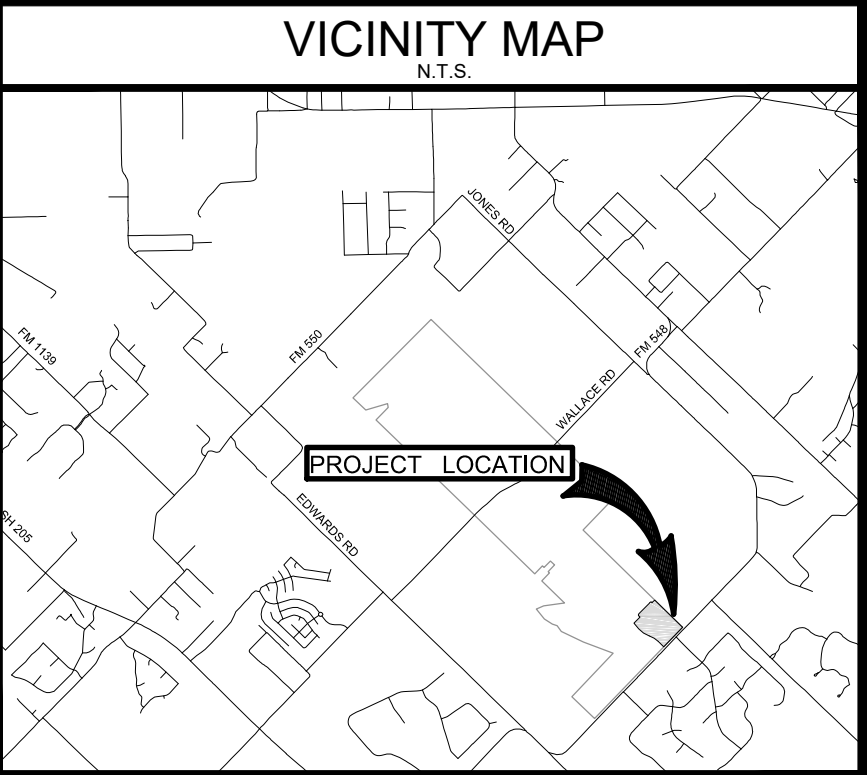
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MATCHLINE SHEET 8

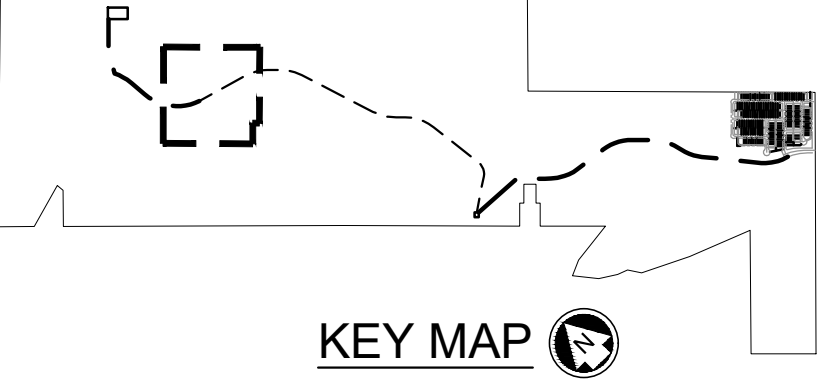
MATCHLINE SHEET 6



LEGEND

- PROPERTY LINE
- PHASE BOUNDARY
- EXISTING CONTOUR
- 8" WATER LINE WITH FIRE HYDRANT & 8" GATE VALVE
- SSWR GRAVITY LINE WITH 4" MH
- SSWR FORCE MAIN

- NOTES:
1. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
 2. ALL CORNER CLIPS TO BE 20'x20', EXCEPT ALONG RIVERROCK TRAILS AND COUNTY ROAD 548 WHERE THEY WILL BE 30'x30', AND ALLEYS WHERE THEY WILL BE 10'x10'.
 3. ALL CURB RADII AT INTERSECTIONS TO BE 20', EXCEPT ALONG RIVERROCK TRAILS AND COUNTY ROAD 548 WHERE THEY WILL BE 30'.
 4. THERE IS A 10' UTILITY EASEMENT OFFSET FROM ALL RESIDENTIAL STREET ROW.
 5. ALL OPEN SPACE, DRAINAGE, OR DETENTION EASEMENTS TO BE MAINTAINED, REPAIRED, AND REPLACED BY THE HOA OR PROPERTY OWNER.




KEY MAP

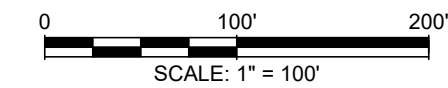
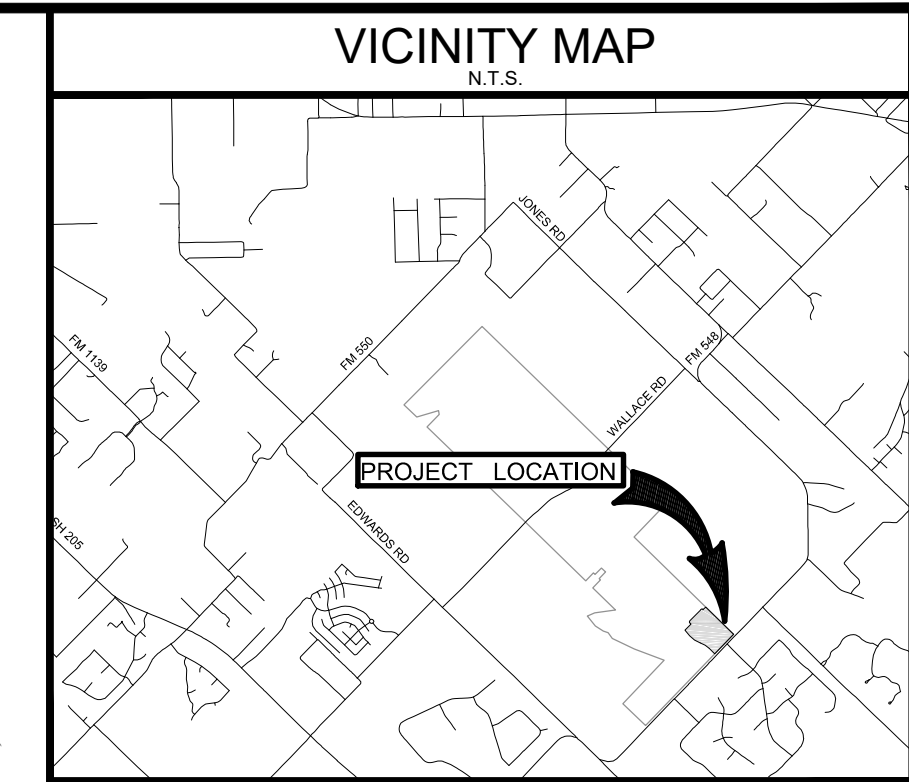
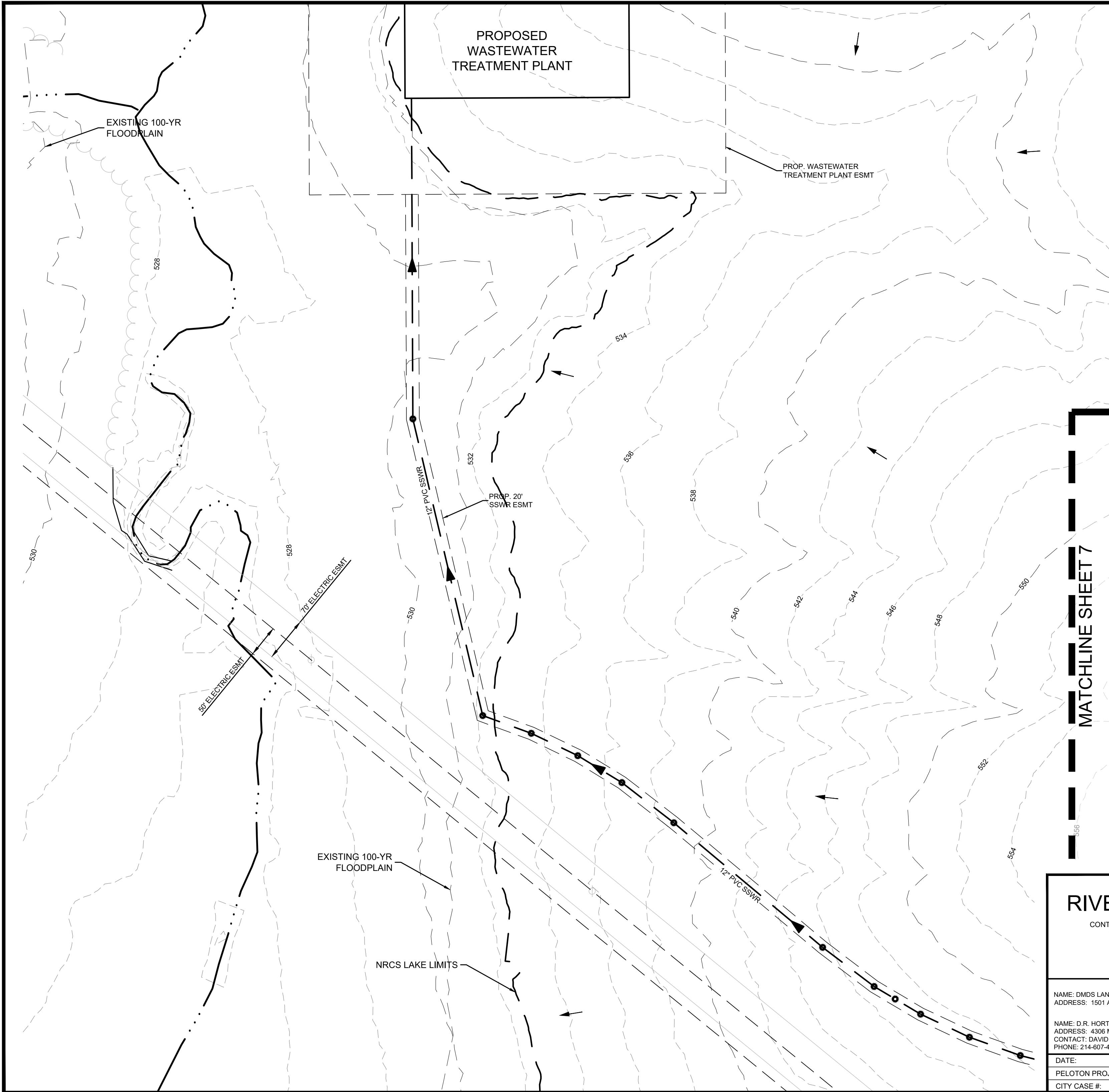
A PRELIMINARY PLAT FOR
RIVERROCK TRAILS, PHASE 1A

CONTAINING LOTS 1-30, 1X, BLK A; LOTS 1-23, 2X, BLK B; LOTS 1-22, BLK C; LOTS 1-24, BLK D; LOTS 1-40, BLK E; LOTS 1-25, BLK F; LOTS 1-12, 3X, BLK G; FOR A TOTAL OF 176 RESIDENTIAL LOTS AND 3 COMMON LOTS

BEING A 35.276 ACRE TRACT OF LAND SITUATED IN THE FRANKLIN BAUGESS SURVEY, ABSTRACT No. 7 LOCATED IN ROCKWALL COUNTY, TEXAS

OWNER NAME: DMDS LAND COMPANY, LLC ADDRESS: 1501 ALTA DRIVE, FT. WORTH, TEXAS 76107		PLANNER / ENGINEER / SURVEYOR  TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033 FRISCO OFFICE PHONE: (469) 213-1800	
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PELOTON PROJECT #: DRH18008		DESIGNED: DK	
CITY CASE #: P2020-029		DRAWN: MCM	
		REVIEWER: TRS	
		SHEET 7 OF 9	

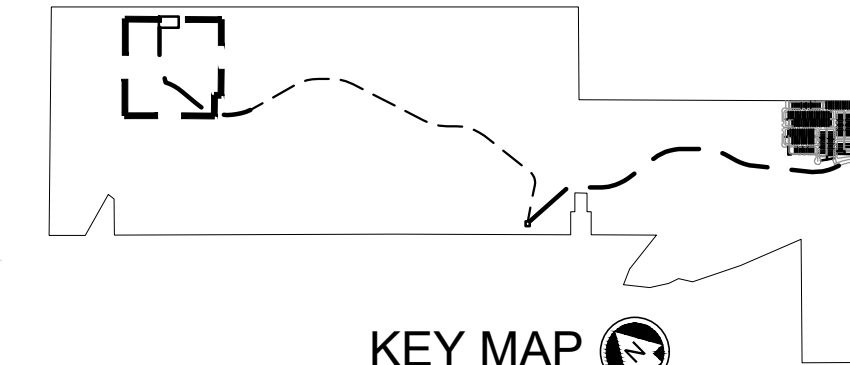
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Last Saved: 8/2/2020 10:39 AM
Plot Date/Time: 8/2/2020 10:41 AM



LEGEND

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|--|-------------------------------------------------|
| | PROPERTY LINE |
| | PHASE BOUNDARY |
| | EXISTING CONTOUR |
| | 8" WATER LINE WITH FIRE HYDRANT & 8" GATE VALVE |
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MATCHLINE SHEET 7

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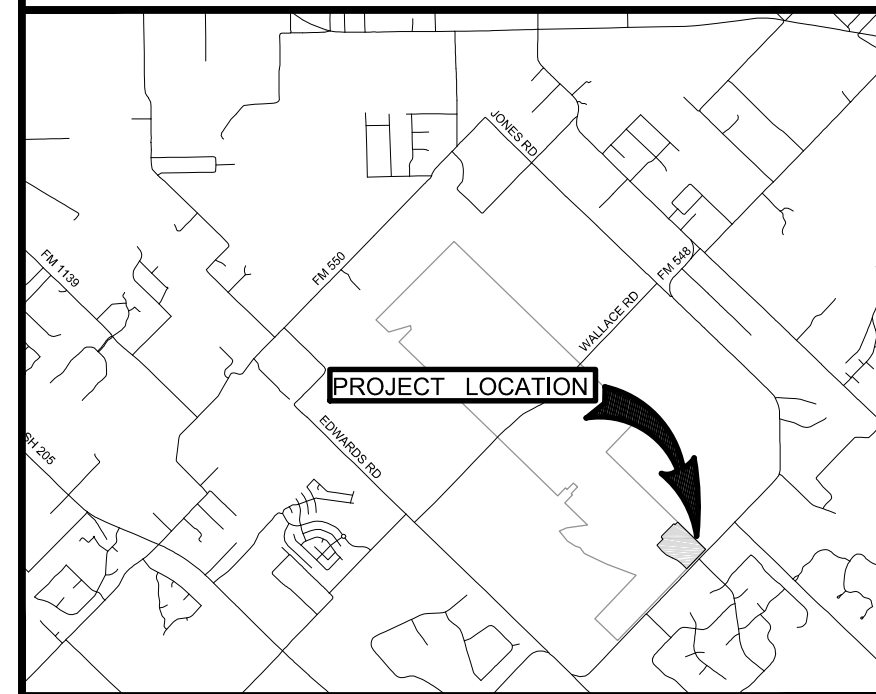
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VICINITY MAP

N.T.S.



0 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- PHASE BOUNDARY
- EXISTING CONTOUR
- DRAINAGE AREA DIVIDE
- PROPOSED STORM LINE WITH CURB INLET
- FUTURE STORM LINE WITH CURB INLET

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 6. ALL CURB INLETS ARE 10' UNLESS OTHERWISE NOTED.

Univest Properties, Inc.
Vol. 1170, Pg. 117
(Tract 1)
C.R.R.C.T.

State of Texas
Vol. 45, Pg. 632
C.R.R.C.T.

A PRELIMINARY PLAT FOR
RIVERROCK TRAILS, PHASE 1A

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DEVELOPER
NAME: D.R. HORTON - DFW EAST DIVISION
ADDRESS: 4306 MILLER ROAD, ROWLETT, TX 75088
CONTACT: DAVID L. BOOTH, CPA
PHONE: 214-607-4244

PLANNER / ENGINEER / SURVEYOR

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DATE:	JULY 2020	DESIGNED:	DK	SHEET
PELTON PROJECT #:	DRH18008	DRAWN:	MCM	9 OF 9
CITY CASE #:	P2020-029	REVIEWER:	TRS	

August 3, 2020

David Gonzalez
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: Rockwall County Water Control and Improvement Districts No. 1 and 2
RiverRock Trails Development

David,

Peloton Land Solutions, Inc. has been retained by Rockwall County Water Control and Improvement District No. 1 ("WCID 1") and Rockwall County Water Control and Improvement District No. 2 ("WCID 2") (collectively WCID 1 and WCID 2 are referred to as the "Districts"). The Districts were formed via administrative decision of the TCEQ in 2012, in part for the purpose of providing wastewater service to the area contained within the boundaries of the Districts.

The RiverRock Trails Development is wholly contained within the boundaries of the Districts. DR Horton submitted a preliminary plat for Phase 1A to the City of Rockwall for review. Phase 1A is wholly contained within the boundary of WCID 1.

WCID 2 has submitted an application for a wastewater discharge permit to the TCEQ for review, which was declared administratively complete on July 28, 2020. The service area in the permit included both the boundary of WCID 1 and WCID 2, and the permit anticipated providing adequate wastewater service for Phase 1A. There are no other wastewater facilities capable of providing service to the Districts within a 3 mile radius of the proposed plant site. The current schedule for completion of a package plant after the issuance of the permit will coincide with the completion of Phase 1A.

The other functions of the Districts will be to provide for the construction of the internal water distribution system, and for the construction and maintenance of the storm drainage system within the boundaries of the Districts. In addition, an application has been made to the TCEQ to convert the Districts from WCIDs to Municipal Utility Districts; the purpose of this conversion is to provide for the construction and maintenance of the roadways within the boundaries of the Districts.

If you have any questions or further comments, please feel free to contact me at 469-213-1800.

Sincerely,



Nathan Thompson, PE
Principal
Engineer for the Districts



P.O. Box 215
Fate, TX 75132
972-771-6375 Phone
972-771-3276 Fax

July 25, 2020

Mr. David Booth
D.R. Horton – Texas, Ltd.
4306 Miller Road
Rowlett, TX 75088

Re: Will Serve Letter
RiverRock Trails (aka Koch Tract)
1237 Acres
Rockwall County, TX

Dear Mr. Booth.

The letter confirms Blackland WSC is the CCN holder for water service for the subject property. Blackland WSC is able to serve your development subject to some system improvements recommended by our engineer.

We look forward to working with you on your project.

Sincerely,

A handwritten signature in cursive script that reads "Melissa Rich".

Melissa Rich
General Manager

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 28, 2020

Mr. Nathan Thompson, P.E.
Associate Principal
Peloton Land Solutions
11000 Frisco Street, Suite 400
Frisco, Texas 75033

RE: Declaration of Administrative Completeness
Applicant Name: Rockwall County Water Control Improvement District No. 2
(CN605778075)
Permit No.: WQ0015882001 (EPA I.D. No. TX0140287)
Site Name: RiverRock Trial WWTP (RN111037602)
Type of Application: New

Dear Mr. Thompson:

The executive director has declared the above referenced application, received on May 7, 2020 administratively complete on July 28, 2020.

You are now required to publish notice of your proposed activity and make a copy of the application available for public review. The following items are included to help you meet the regulatory requirements associated with this notice:

- Instructions for Public Notice
- Notice for Newspaper Publication
- Public Notice Verification Form
- Publisher's Affidavits

You must follow all the directions in the enclosed instructions. The most common mistakes are the unauthorized changing of notice, wording, or font. If you fail to follow these instructions, you may be required to republish the notices.

The following requirements are also described in the enclosed instructions. However, due to their importance, they are highlighted here as well.

1. Publish the enclosed notice within **30 calendar days** after your application is declared administratively complete. (See this letter's first paragraph for the declaration date.) **You may be required to publish the notice in more than one newspaper, including a newspaper published in an alternative language, to satisfy all of the notice requirements.**

Declaration of Administrative Completeness

Page 2

July 28, 2020

2. On or before the date you publish notice, place a copy of your permit application in a public place in the county where the facility is or will be located. This copy must be accessible to the public for review and copying, must be updated to reflect changes to the application, and must remain in place throughout the comment period.
3. For each publication, submit proof of publication of the notice that shows the publication date and newspaper name to the Office of the Chief Clerk within **30 calendar days** after notice is published in the newspaper.
4. Return the original enclosed Public Notice Verification and the Publisher's Affidavits to the Office of the Chief Clerk within **30 calendar days** after the notice is published in the newspaper.

If you do not comply with all the requirements described in the instructions, further processing of your application may be suspended or the agency may take other actions.

If you have any questions regarding publication requirements, please contact the Office of Legal Services at (512) 239-0600. If you have any questions regarding the content of the notice, please contact Abesha H. Michael at (512) 239-4912.

Sincerely,



Deirdre Shepphard, Manager
Applications Review and Processing Team (MC-148)
Water Quality Division

DS/ahm

Enclosures

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF RECEIPT OF APPLICATION AND INTENT TO OBTAIN WATER QUALITY PERMIT

PROPOSED PERMIT NO. WQ0015882001

APPLICATION. Rockwall County Water Control Improvement District No. 2, 14755 Preston Road, Suite 600, Dallas, Texas 75242, has applied to the Texas Commission on Environmental Quality (TCEQ) for proposed Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0015882001 (EPA I.D. No. TX0140287) to authorize the discharge of treated wastewater at a volume not to exceed a daily average flow of 750,000 gallons per day. The domestic wastewater treatment facility will be located approximately 400 feet southeast of the intersection of Farm-to-Market Road 550 and Jones Road, in Rockwall County, Texas 75254. The discharge route will be from the plant site to unnamed tributary of Big Brushy Creek; thence to Cedar Creek Reservoir. TCEQ received this application on May 7, 2020. The permit application is available for viewing and copying at Rockwall County Library, 1215 East Yellow Jacket Lane, Rockwall, Texas. This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For the exact location, refer to the application.

<https://tceq.maps.arcgis.com/apps/webappviewer/index.html?id=db5bac44afbc468bbddd360f8168250f&marker=-96.34597%2C32.876358&level=12>

ADDITIONAL NOTICE. **TCEQ's Executive Director** has determined the application is administratively complete and will conduct a technical review of the application. After technical review of the application is complete, the Executive Director may prepare a draft permit and will issue a preliminary decision on the application. Notice of the Application and Preliminary Decision will be published and mailed to those who are on the county-wide mailing list and to those who are on the mailing list for this application. That notice will contain the deadline for submitting public comments.

PUBLIC COMMENT / PUBLIC MEETING. You may submit public comments or request a public meeting on this application. The purpose of a public meeting is to provide the opportunity to submit comments or to ask questions about the application. TCEQ will hold a public meeting if the Executive Director determines that there is a significant degree of public interest in the application or if requested by a local legislator. A public meeting is not a contested case hearing.

OPPORTUNITY FOR A CONTESTED CASE HEARING. After the deadline for submitting public comments, the Executive Director will consider all timely comments and prepare a response to all relevant and material, or significant public comments. Unless the application is directly referred for a contested case hearing, the response to comments, and **the Executive Director's decision on the application, will be mailed to everyone** who submitted public comments and to those persons who are on the mailing list

for this application. If comments are received, the mailing will also provide **instructions for requesting reconsideration of the Executive Director's decision** and for requesting a contested case hearing. A contested case hearing is a legal proceeding similar to a civil trial in state district court.

TO REQUEST A CONTESTED CASE HEARING, YOU MUST INCLUDE THE FOLLOWING ITEMS IN YOUR REQUEST: your name, address, phone number; applicant's name and proposed permit number; the location and distance of your property/activities relative to the proposed facility; a specific description of how you would be adversely affected by the facility in a way not common to the general public; a list of all disputed issues of fact that you submit during the comment period and, the statement "[I/we] request a contested case hearing." If the request for contested case hearing is filed on behalf of a group or association, the request **must designate the group's representative for receiving future correspondence;** identify by name and physical address an individual member of the group who would be adversely affected by the proposed facility or activity; provide the **information discussed above regarding the affected member's location and distance from the facility or activity;** explain how and why the member would be affected; and explain how the interests the group seeks to protect are relevant to **the group's purpose.**

Following the close of all applicable comment and request periods, the Executive Director will forward the application and any requests for reconsideration or for a contested case hearing to the TCEQ Commissioners for their consideration at a scheduled Commission meeting.

The Commission may only grant a request for a contested case hearing on issues the requestor submitted in their timely comments that were not subsequently withdrawn. If a hearing is granted, the subject of a hearing will be limited to disputed issues of fact or mixed questions of fact and law relating to relevant and material water quality concerns submitted during the comment period.

MAILING LIST. If you submit public comments, a request for a contested case hearing or a **reconsideration of the Executive Director's decision, you will be added to the mailing list for this** specific application to receive future public notices mailed by the Office of the Chief Clerk. In addition, you may request to be placed on: (1) the permanent mailing list for a specific applicant name and permit number; and/or (2) the mailing list for a specific county. If you wish to be placed on the permanent and/or the county mailing list, clearly specify which list(s) and send your request to TCEQ Office of the Chief Clerk at the address below.

INFORMATION AVAILABLE ONLINE. For details about the status of the application, visit **the Commissioners' Integrated Database** at www.tceq.texas.gov/goto/cid. Search the database using the permit number for this application, which is provided at the top of this notice.

AGENCY CONTACTS AND INFORMATION. Public comments and requests must be submitted either electronically at <https://www14.tceq.texas.gov/epic/eComment/>, or in writing to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC-105, P.O. Box 13087, Austin, Texas 78711-3087. Please be aware that any contact information you provide, including your name, phone number, email address, and physical address will become part of the agency's public record. For more information about this permit application or the permitting process, please call the TCEQ Public Education Program, Toll Free, at 1-800-687-4040 or visit their website at www.tceq.texas.gov/goto/pep. Si desea información en Español, puede llamar al 1-800-687-4040.

Further information may also be obtained from Rockwall County Water Control Improvement District No. 2 at the address stated above or by calling Mr. Nathan Thompson, P.E., Associate Principal, Peloton Land Solutions, at 469-213-1800.

Issuance Date: July 28, 2020

Tyler N. Hendrickson, P.E.
W. Wayne Weeks, P.E.
Neal E. Velvin, P.E.



930 E. Corsicana Street
P.O. Box 1007
Athens, Texas 75751

June 13, 2020

Blackland WSC
6715 State Highway 279
Royse City, TX 75189

RE: Koch Development

Melissa,

As you know DR Horton, has requested service of 175 lots for the first phase of the Koch development starting off of 548. This development would also need fire protection.

The proposed first phase is shown on the attached plate 1. Service of this development with fire protection is not available from the existing system. The pending improvements for the South Ridge development on Poetry Road could be upgraded for the service of the first phase. The 12" line would need to be extended down FM 548 in order to provide fire flows. A sketch of the recommended line improvements are shown on the attached plate 2, and a revised Jones, FM 548 and Poetry Road line improvements opinion of probable project cost is shown on the attached table 1.

The original study on the South Ridge development is also attached for reference.

I recommend that the request for service for the first phase be granted. If the developer has not proceeded with their development in 6 weeks, I recommend that this study be voided, and the developer be required to request the service again.

Respectfully,

VELVIN & WEEKS CONSULTING ENGINEERS, INC.

A handwritten signature in black ink, appearing to read 'TH', followed by a horizontal line.

Tyler N. Hendrickson, P.E.

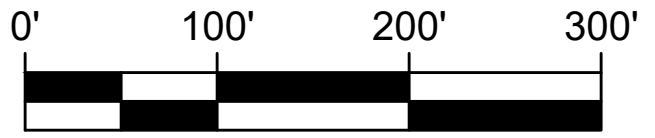
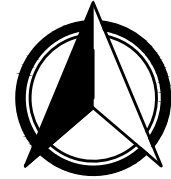
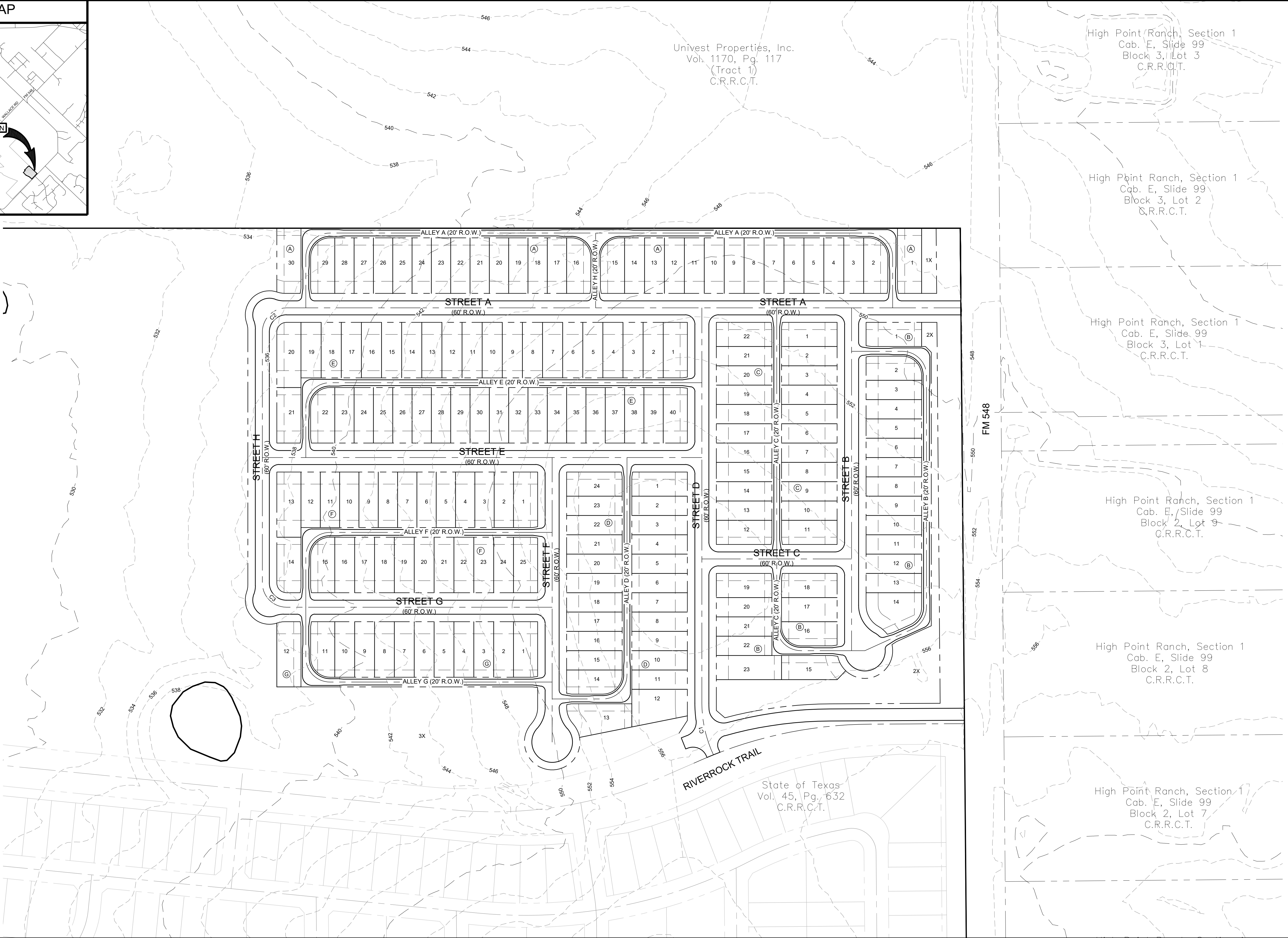
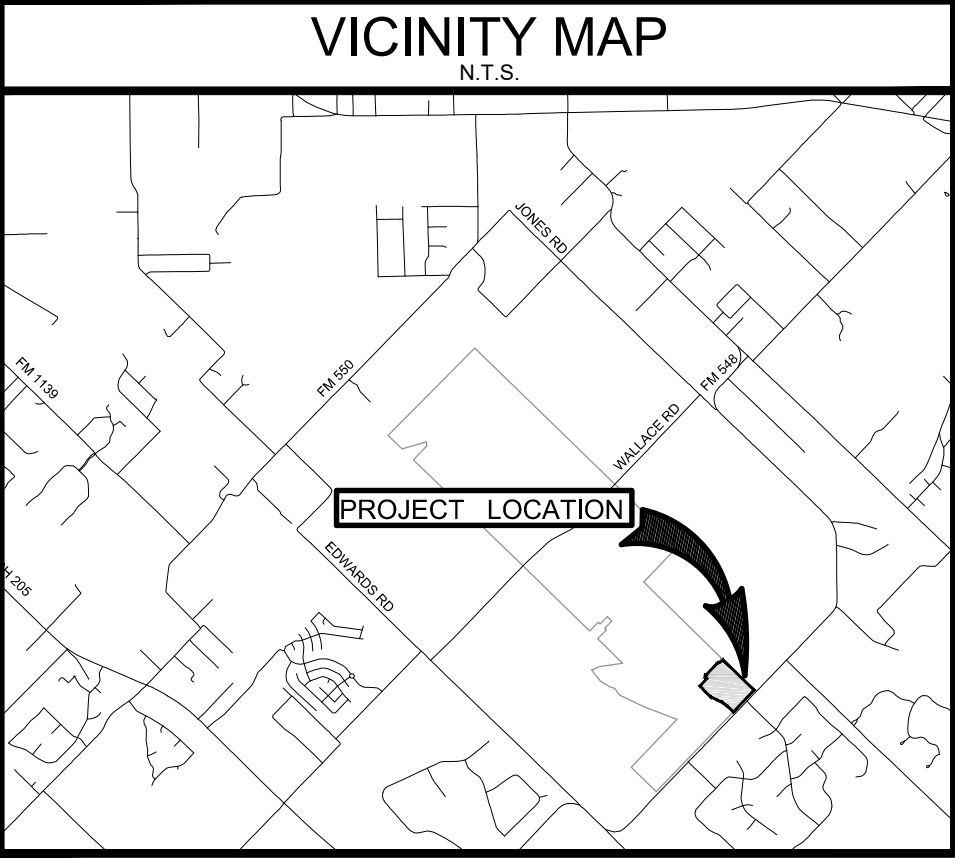
TABLE 1 – OPINION OF PROBABLE COST OF RECOMMENDED OFF-SITE IMPROVEMENTS WITH UPGRADE TO 12" AND EXTENDED LENGTH FOR THE KOCH DEVELOPMENT

Jones and FM 548 distribution line improvements	<u>estimated quantities</u>		<u>estimated price</u>	<u>estimated total</u>
12" C900 distribution line –	20,000	LF	\$50	\$1,000,000
8" C900 distribution line –	700	LF	\$20	\$14,000
Driveway bores for 8" water line –	0	LF	\$60	\$0
bore & steel encasement for 12" water line – 2 @ 80' each –	160	LF	\$200	\$32,000
bore & steel encasement for 8" water line – 1 @ 80' each –	80	LF	\$125	\$10,000
Open-cut steel encasement for creek crossing for 12" water line -	500	LF	\$100	\$50,000
Open-cut steel encasement for creek crossing for 8" water line -	100	LF	\$60	\$6,000
12" gate valves -	10	EA	\$3,500	\$35,000
8" gate valves -	1	EA	\$1,500	\$1,500
Air-release valves & vaults -	5	EA	\$5,000	\$25,000
Tie-ins -	4	EA	\$4,000	\$16,000
fire hydrant & isolation valve -	10	EA	\$4,500	\$45,000
total estimated construction cost -				\$1,234,500

Poetry Road distribution line improvements	<u>estimated quantities</u>		<u>estimated price</u>	<u>estimated total</u>
6" C900 distribution line –	3,600	LF	\$15	\$54,000
Driveway bores for 6" water line –	125	LF	\$50	\$6,250
bore & steel encasement for 6" water line – 1 @ 80' each –	80	LF	\$120	\$9,600
Open-cut steel encasement for road crossing for 6" water line -	160	LF	\$60	\$9,600
Open-cut steel encasement for creek crossing for 6" water line -	100	EA	\$60	\$6,000
6" gate valves -	5	EA	\$1,000	\$5,000
Air-release valves & vaults -	2	EA	\$5,000	\$10,000
Tie-ins -	4	EA	\$4,000	\$16,000
fire hydrant & isolation valve -	5	EA	\$4,500	\$22,500
total estimated construction cost -				\$138,950

total estimated construction cost -	\$1,373,450
estimated engineering -	\$137,345
Observation -	\$54,938
Contingency -	\$137,345

preliminary estimated total project cost - \$1,703,078



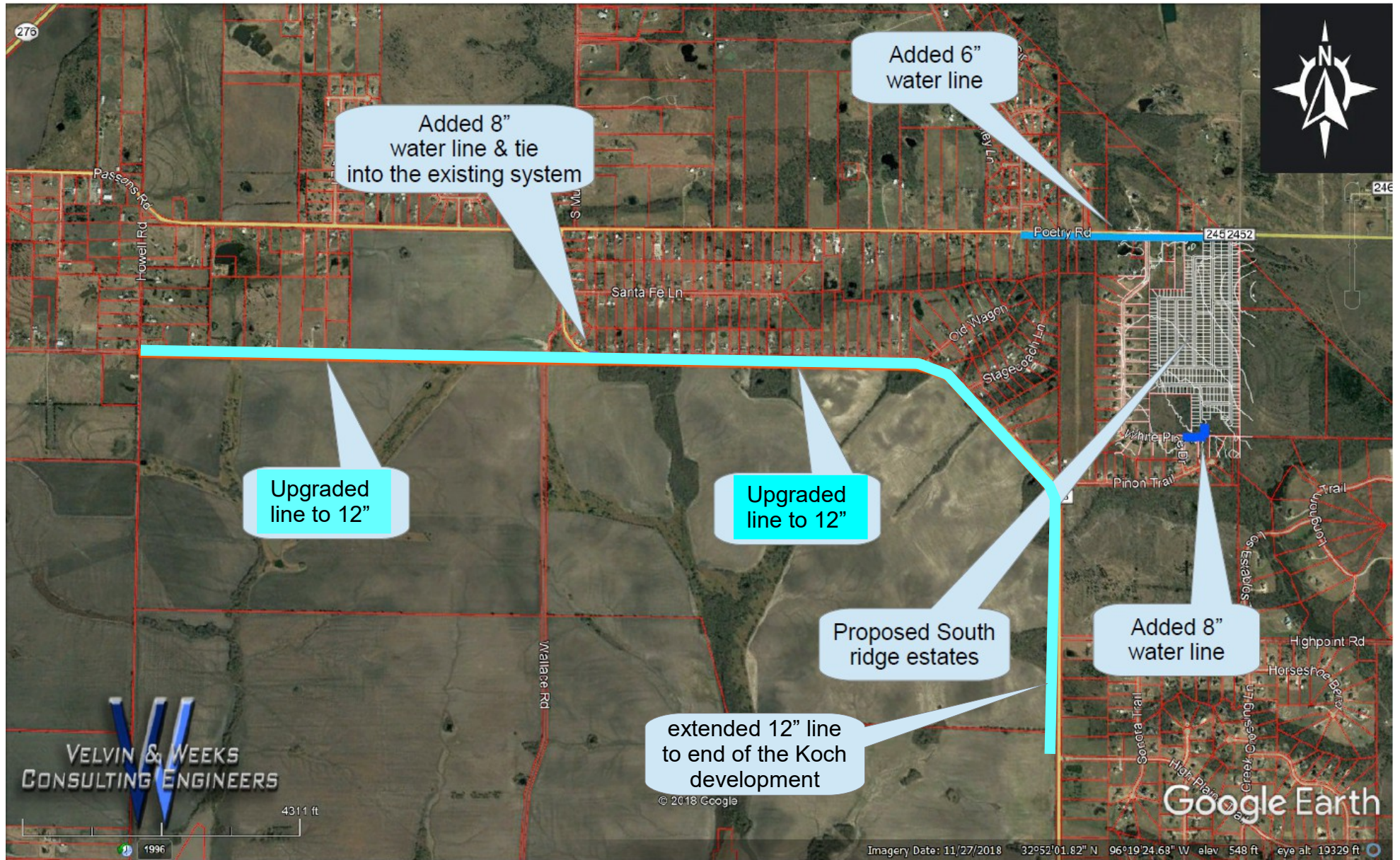


PLATE 2 – Recommended water line improvements to service the first phase of the Koch development starting on the FM 548 side

Tyler N. Hendrickson, P.E.
W. Wayne Weeks, P.E.
Neal E. Velvin, P.E.



PHONE 903 675 3903 VWCE@VELVIN-WEEKS.COM FAX 903 675 8345

930 E. Corsicana Street
P.O. Box 1007
Athens, Texas 75751

September 25, 2019

Melissa Rich
General Manager

RE: Poetry Road Development (South Ridge Estates)

Dear Ms. Rich:

As you know Steve Selinger has requested service for roughly 385 connection for a development off of Poetry road as shown on the attached plates 1 & 2. This development will also require some level of fire flow. The existing distribution system is not sufficient for service of the development. The recommended distribution improvements are shown on plate 3, and an opinion of probable cost is shown on table 1.

The static pressures in the development (residual pressures without any demand in the system) are expected to be about 100 psi. Blackland may want to consider installing individual pressure relief valves on each meter to reduce the available pressure to each house.

This development will also have wastewater services. Typically, when one entity owns the wastewater system, and another entity owns the water system, the wastewater water system will have the water system entity collect the bills for the wastewater service. If a customer doesn't pay the sewer bill the only recourse it to shut off the water service. Blackland could also operate the wastewater system as well. The wastewater plant will also need some water service. I recommend that the wastewater plant have an RPZ on the meter.

The available fire flow is projected to range from 800 to 1,000 gpm at roughly 20 psi @ static system conditions. Available flow will be less with increased system usage and lower tower levels.

The available facility capacities are shown on table 2 along with the existing connections. Adequacy for service of full development of the Poetry Subdivision with the existing facility capacities are shown on table 3. As you see there is adequate facility capacities for the existing connections and the full development of the proposed development at this time for all of the facilities except the supply capacity. An alternate capacity requirement (ACR) could be achieved to lower the supply criteria, or the supply capacity can be increased by adding a second source of water. According to the developer they don't expect the development to start before 2021. Considering the pending project with Royce City it is anticipated that the supply capacity will be increased prior to the start of the development.

If the developer has not proceeded with the development in six months, I recommend that this service study be voided, and the developer be required to request service again.

Sincerely,

A handwritten signature in dark ink, appearing to be 'TH', followed by a horizontal line.

Tyler N. Hendrickson, P.E.

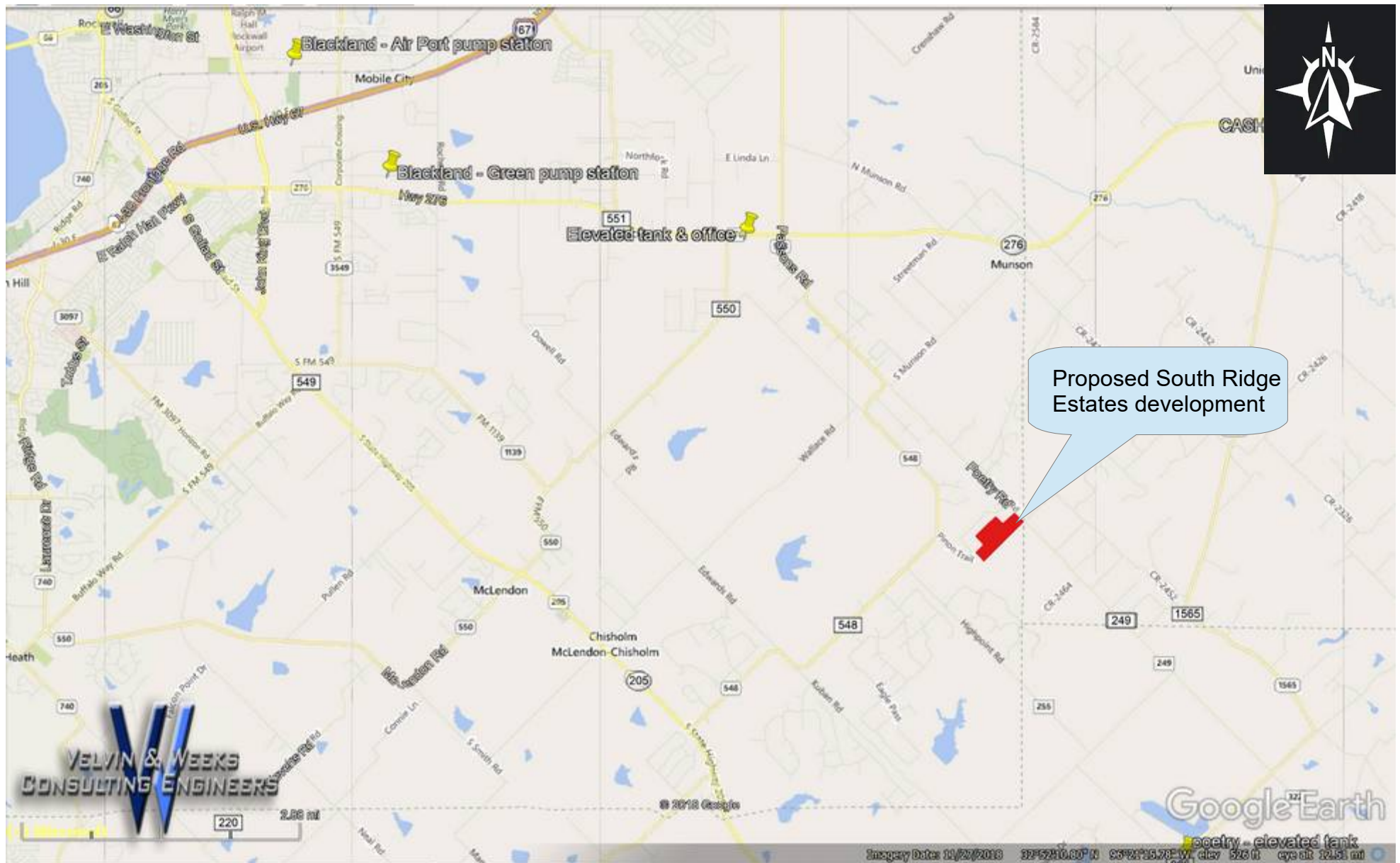


Plate 1 – vicinity map

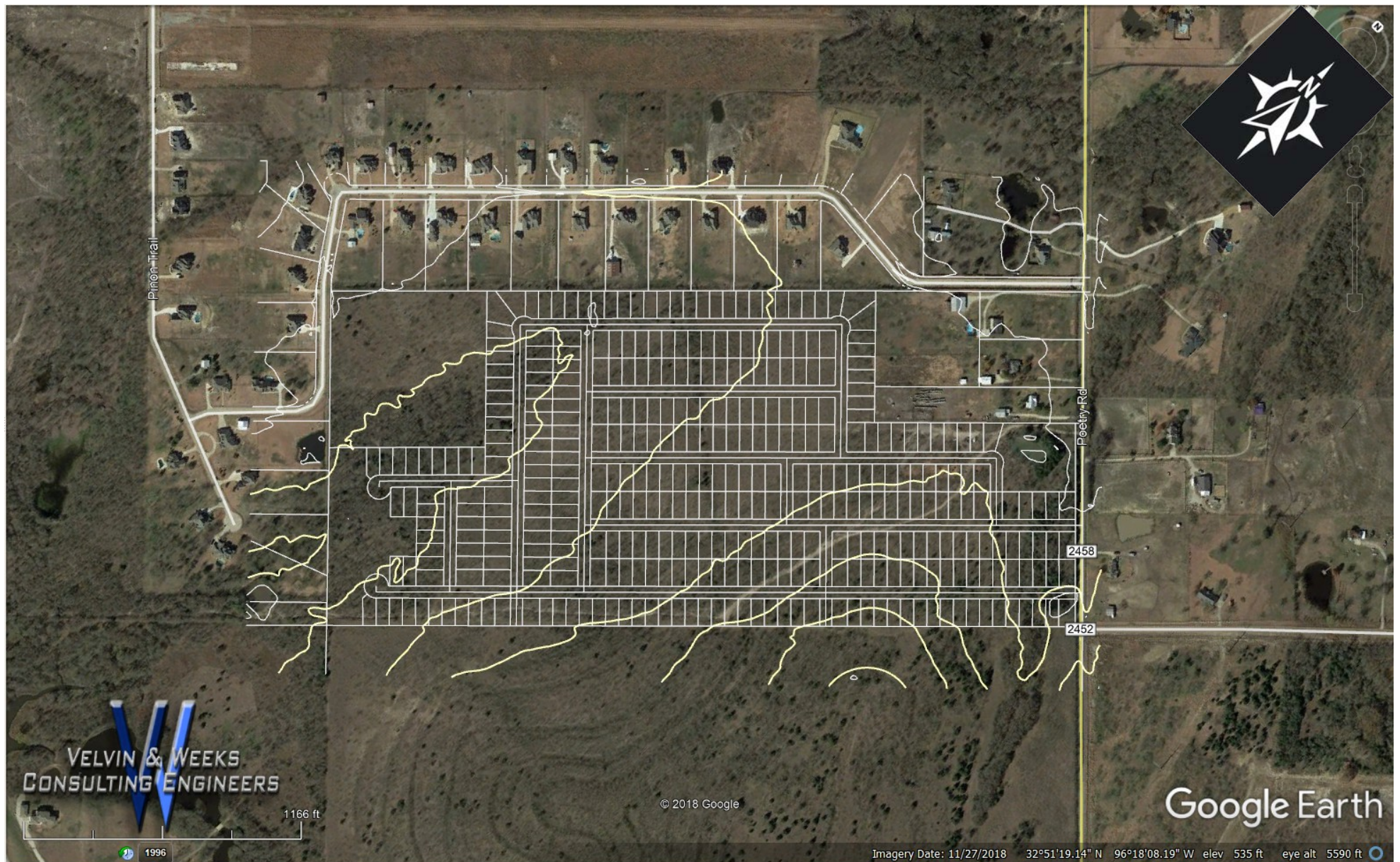


Plate 2 – vicinity map

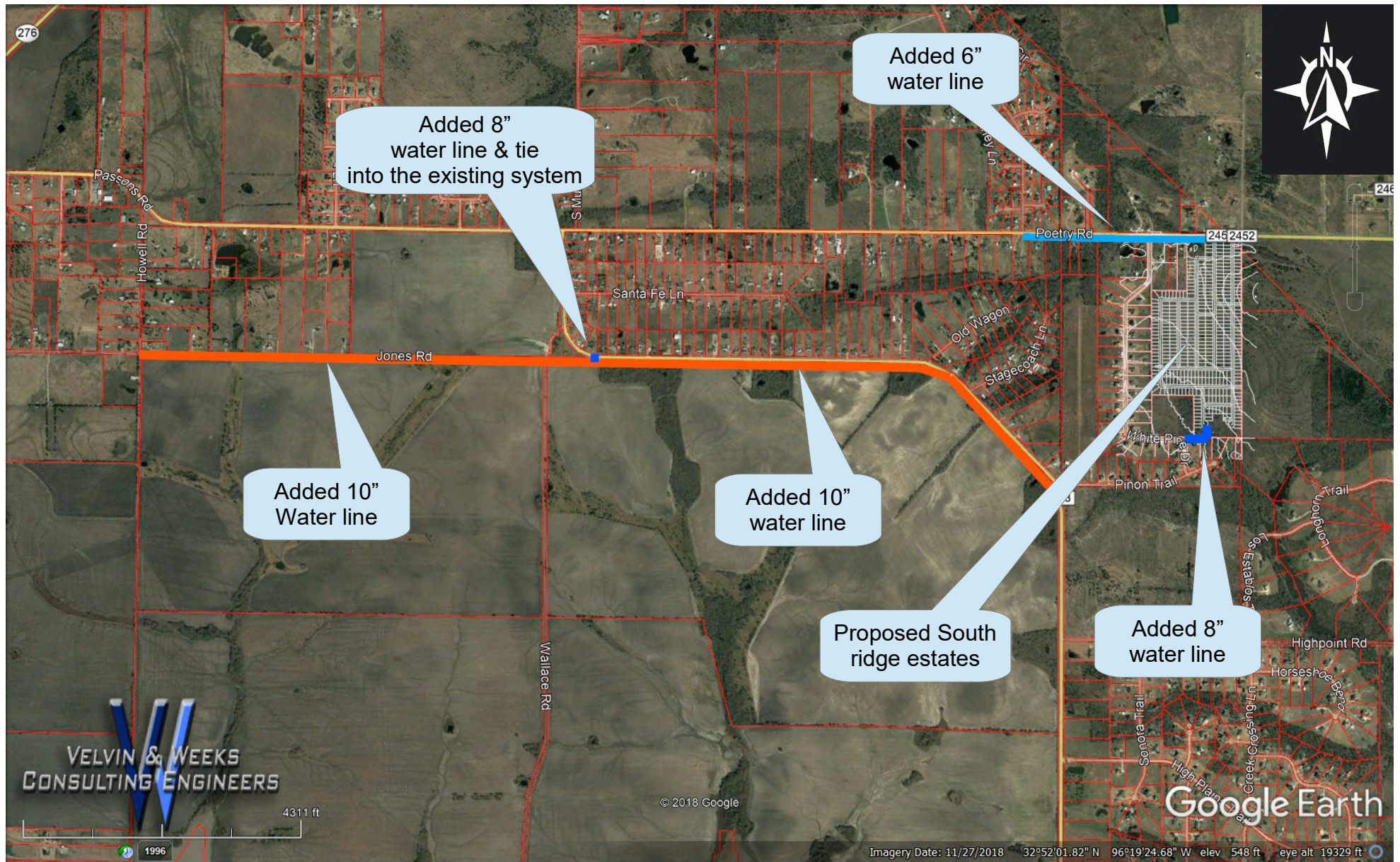


Plate 3 – Recommended water line improvements

TABLE 1 – OPINION OF PROBABLE COST OF RECOMMENDED OFF-SITE IMPROVEMENTS

Jones and FM 548 distribution line improvements	<u>estimated quantities</u>		<u>estimated price</u>	<u>estimated total</u>
10" C900 distribution line –	16,800	LF	\$30	\$504,000
8" C900 distribution line –	700	LF	\$15	\$10,500
Driveway bores for 8" water line –	0	LF	\$60	\$0
bore & steel encasement for 10" water line – 2 @ 80' each –	160	LF	\$150	\$24,000
bore & steel encasement for 8" water line – 1 @ 80' each –	80	LF	\$100	\$8,000
Open-cut steel encasement for creek crossing for 10" water line -	350	LF	\$80	\$28,000
Open-cut steel encasement for creek crossing for 8" water line -	100	LF	\$60	\$6,000
10" gate valves -	5	EA	\$2,500	\$12,500
8" gate valves -	1	EA	\$1,000	\$1,000
Air-release valves & vaults -	5	EA	\$5,000	\$25,000
Tie-ins -	4	EA	\$4,000	\$16,000
fire hydrant & isolation valve -	10	EA	\$4,500	\$45,000

total estimated construction cost - \$680,000

Poetry Road distribution line improvements	<u>estimated quantities</u>		<u>estimated price</u>	<u>estimated total</u>
6" C900 distribution line –	3,600	LF	\$15	\$54,000
Driveway bores for 6" water line –	125	LF	\$50	\$6,250
bore & steel encasement for 6" water line – 1 @ 80' each –	80	LF	\$120	\$9,600
Open-cut steel encasement for road crossing for 6" water line -	160	LF	\$60	\$9,600
Open-cut steel encasement for creek crossing for 6" water line -	100	EA	\$60	\$6,000
6" gate valves -	5	EA	\$1,000	\$5,000
Air-release valves & vaults -	2	EA	\$5,000	\$10,000
Tie-ins -	4	EA	\$4,000	\$16,000
fire hydrant & isolation valve -	5	EA	\$4,500	\$22,500

total estimated construction cost - \$138,950

total estimated construction cost - \$818,950

estimated engineering - \$81,895

Observation - \$32,758

Contingency - \$81,895

preliminary estimated total project cost - \$1,015,498

TABLE 2 - BLACKLAND WSC, EQUIVALENT FACILITY CAPACITIES

EXISTING CONNECTIONS = 130
Air Port Pressure Plane

	<u>actual capacity</u>	<u>TCEQ criteria</u>	<u>maximum equivalent capacity</u>	<u>threshold planning equivalent capacity</u>	<u>required minimum facility capacity based on existing connections</u>	<u>percentage of used capacity</u>	<u>allowable additional connections</u>
Supply capacity - current	139 Gpm (5)	0.6 gpm/conn (1)	231	197	78 gpm	56%	101
Booster pump capacity	400 Gpm (6)	2 gpm/conn (2)	200	170	260 gpm	65%	70
Pressure tank capacity	3,000 gals (7)	20 gals/conn (3)	150	128	2,600 gals	87%	20
Total storage capacity	45,000 gals (8)	200 gals/conn (4)	225	191	26,000 gals	58%	95

Note #1 - This is a standard TCEQ capacity requirement, based on 0.6 gpm per connection.

Note #2 - This is a standard TCEQ capacity requirement when the total pumping capacity is less than 1,000 gpm.

Note #3 - This is a standard TCEQ capacity requirement, based on 20 gallons of pressure tank capacity.

Note #4 - This is a standard TCEQ capacity requirement, based on 200 gallons of total ground storage tank capacity.

Note #5 - Supply capacity is based on the current Rockwall contract. For the Air Port pump station the maximum instantaneous flow rate is 0.2 MGD, which is equivalent to 139 gallons per minute. The agreement also limits the number of connections to 124 on the Air Port pressure plane.

Note #6 - There are two 400 gpm booster pumps at the Air Port pump station. Since the total capacity is less than 1,000 gpm the both booster pump are counted and the criteria is 2 gpm per connection.

Note #7 - The pressure tank capacity is based on the 3,000 gallon tank size.

Note #8 - The total storage capacity is the ground storage capacity of one 45,000 gallon ground storage tank.

EXISTING CONNECTIONS = 1,515
Green Pressure Plane

	<u>actual capacity</u>	<u>TCEQ criteria</u>	<u>maximum equivalent capacity</u>	<u>threshold planning equivalent capacity</u>	<u>required minimum facility capacity based on existing connections</u>	<u>percentage of used capacity</u>	<u>allowable additional connections</u>
Supply capacity - current	1,111 gpm (4)	0.6 gpm/conn (1)	1,852	1,574	909 gpm	82%	337
Booster pump capacity	2,080 gpm (5)	0.75 gpm/conn (2)	2,773	2,357	1,136 gpm	55%	1,258
Elevated storage capacity	500,000 gals (6)	100 gals/conn (3)	5,000	4,250	151,500 gals	30%	3,485
Ground storage capacity	780,000 gals (7)	100 gals/conn (3)	7,800	6,630	151,500 gals	19%	6,285
Total storage capacity	1,280,000 gals (8)	200 gals/conn (3)	6,400	5,440	303,000 gals	24%	4,885

Note #1 - This is a standard TCEQ capacity requirement, based on 0.6 gpm per connection.

Note #2 - This is a standard TCEQ capacity requirement, based on 125% of the peak daily requirement, with the largest pump out of service.

Note #3 - This is a standard TCEQ capacity requirement, based on 100 gallons of elevated storage, or 200 gallons of total storage.

Note #4 - Supply capacity is based on the current Rockwall contract. For the Green pump station the maximum instantaneous flow rate is 1.6 MGD, which is equivalent to 1,111 gallons per minute. The agreement also limits the number of connections to 1,495 on the Green pressure plane.

Note #5 - There are three 1,040 gpm booster pumps at the Green pump station. The second pump at each of these sites is not counted toward the TCEQ capacity.

Note #6 - The elevated storage capacity is based on the total of the 500,000 gallon tank located at the office.

Note #7 - The ground storage capacity is based on the total of the capacities of the 500,000 and 280,000 gallon tank located at the Green pump station.

Note #8 - The total storage capacity is a total of the total ground storage and the total elevated storage capacities.

TABLE 3 – EQUIVALENT FACILITY CAPACITIES WITH EXISTING CONNECTIONS AND FULL DEVELOPMENT OF THE POETRY ROAD SUBDIVISION

EXISTING CONNECTIONS plus 385 connections for the Poetry Road development = 1,900

Green Pressure Plane

	<u>actual capacity</u>	<u>TCEQ criteria</u>	<u>maximum equivalent capacity</u>	<u>threshold planning equivalent capacity</u>	<u>required minimum facility capacity based on existing connections</u>	<u>percentage of used capacity</u>	<u>allowable additional connections</u>
Supply capacity - current	1,111 gpm (4)	0.6 gpm/conn (1)	1,852	1,574	1,140 gpm	103%	-48
Booster pump capacity	2,080 gpm (5)	0.75 gpm/conn (2)	2,773	2,357	1,425 gpm	69%	873
Elevated storage capacity	500,000 gals (6)	100 gals/conn (3)	5,000	4,250	190,000 gals	38%	3,100
Ground storage capacity	780,000 gals (7)	100 gals/conn (3)	7,800	6,630	190,000 gals	24%	5,900
Total storage capacity	1,280,000 gals (8)	200 gals/conn (3)	6,400	5,440	380,000 gals	30%	4,500

Note #1 - This is a standard TCEQ capacity requirement, based on 0.6 gpm per connection.

Note #2 - This is a standard TCEQ capacity requirement, based on 125% of the peak daily requirement, with the largest pump out of service.

Note #3 - This is a standard TCEQ capacity requirement, based on 100 gallons of elevated storage, or 200 gallons of total storage.

Note #4 – Supply capacity is based on the current Rockwall contract. For the Green pump station the maximum instantaneous flow rate is 1.6 MGD, which is equivalent to 1,111 gallons per minute. The agreement also limits the number of connections to 1,495 on the Green pressure plane.

Note #5 – There are three 1,040 gpm booster pumps at the Green pump station. The second pump at each of these sites is not counted toward the TCEQ capacity.

Note #6 - The elevated storage capacity is based on the total of the 500,000 gallon tank located at the office.

Note #7 - The ground storage capacity is based on the total of the capacities of the 500,000 and 280,000 gallon tank located at the Green pump station.

Note #8 - The total storage capacity is a total of the total ground storage and the total elevated storage capacities.



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Honorable Mayor and City Council

CC: Rick Crowley, City Manager
Joey Boyd, Assistant City Manager
Mary Smith, Assistant City Manager

FROM: Travis E. Sales, Director of Parks and Recreation

DATE: August 17, 2020

SUBJECT: Park and Recreation Programming with Covid-19 Guidelines

Staff wants to get thoughts and direction on the reopening of facilities, programs, and amenities under the latest Open Texas Orders. These items include:

Rib Rub Run & Roll

Saturday, October 3, 2020

Staff has made contact with the IBCA, Downtown Association & Play-Tri to get feedback on the car show and 1k, 5k & 10K fun run in the Annual Rib Rub Run & Roll Special Event.

IBCA Association (BBQ Competition): Additional protocol for judging tent.

- All promoters must provide a letter of approval from the local officials for the event. This letter must be received no later than the Friday, one week prior to the event. If the letter is not received, IBCA will not be able to sanction the event. We feel this is in the best interest of our cooks to ensure the event has the support of the local community and to prevent them from travelling to the event only to find out that it will not happen. Our Regional Directors will be in contact with each promoter to answer questions and provide assistance that is needed.
- Everyone entering the judging area will be required to wear a face covering (i.e. medical face mask, bandana, neck gaiter, etc.). Signs should be posted as reminders. The mask must be worn to properly cover your nose and mouth. Taste judges must wear their face covering until the judging process begins and then must be put back on at the end of judging until they have left the judging area. Be sure to notify taste judges in advance of the requirement for face coverings. It would be beneficial to have extras on hand for those who forget. These can be found on Amazon inexpensively. Modenna Face Masks are \$19.99 for a box of 50.
- All cooks and team members must wear a face covering (i.e. medical face mask, bandana, neck gaiter, etc.) during the cooks' meeting, tray pick up,

tray turn in and at awards (if social distancing is not possible). Any cook/team member who is not wearing a face covering will not be allowed to pick up or turn in trays and will be asked to leave the cooks' meeting until a face covering is worn.

- We have asked promoters to provide a PA system for the head judges as part of our regular pre-pandemic needs; but with the face coverings, it is necessary to have a PA system in the judging areas and awards so that the cooks' meeting, taste judge instructions, and awards are heard. This can be a portable system as long as it is loud enough for large spaces.
- We ask promoters to remember social distancing when welcoming teams to the event and during awards. It is human nature to be welcoming and offer congratulatory handshakes or hugs, but during this time, we need to find other ways to celebrate that do not require physical contact.

Downtown Association (Car Show): Ready with no special request.

Play-Tri (Fun Run): Ready with no special request.

Option #1

Proceed with the event with no changes in layout other than adding hand washing stations, Social Distancing Signage and Face Mask Signage, if social distancing cannot be accomplished. After staff discussion even though the area looks crowded with tents side by side the actual cooking areas are separated by more than 6' and we would just emphasize no visiting other tent areas during the competition. Staff will also offer the parking lot in the back of the Center for teams that do not want to be around other teams, which we generally have one or two each year that request that area. Staff would also emphasize Social Distancing during the award ceremonies.

Option #2

Proceed with a decreased number of competitors from 40 to 45 average. To be a sanctioned event we need to have a minimum of 15 competitors. This would give a better visual separation between tents.

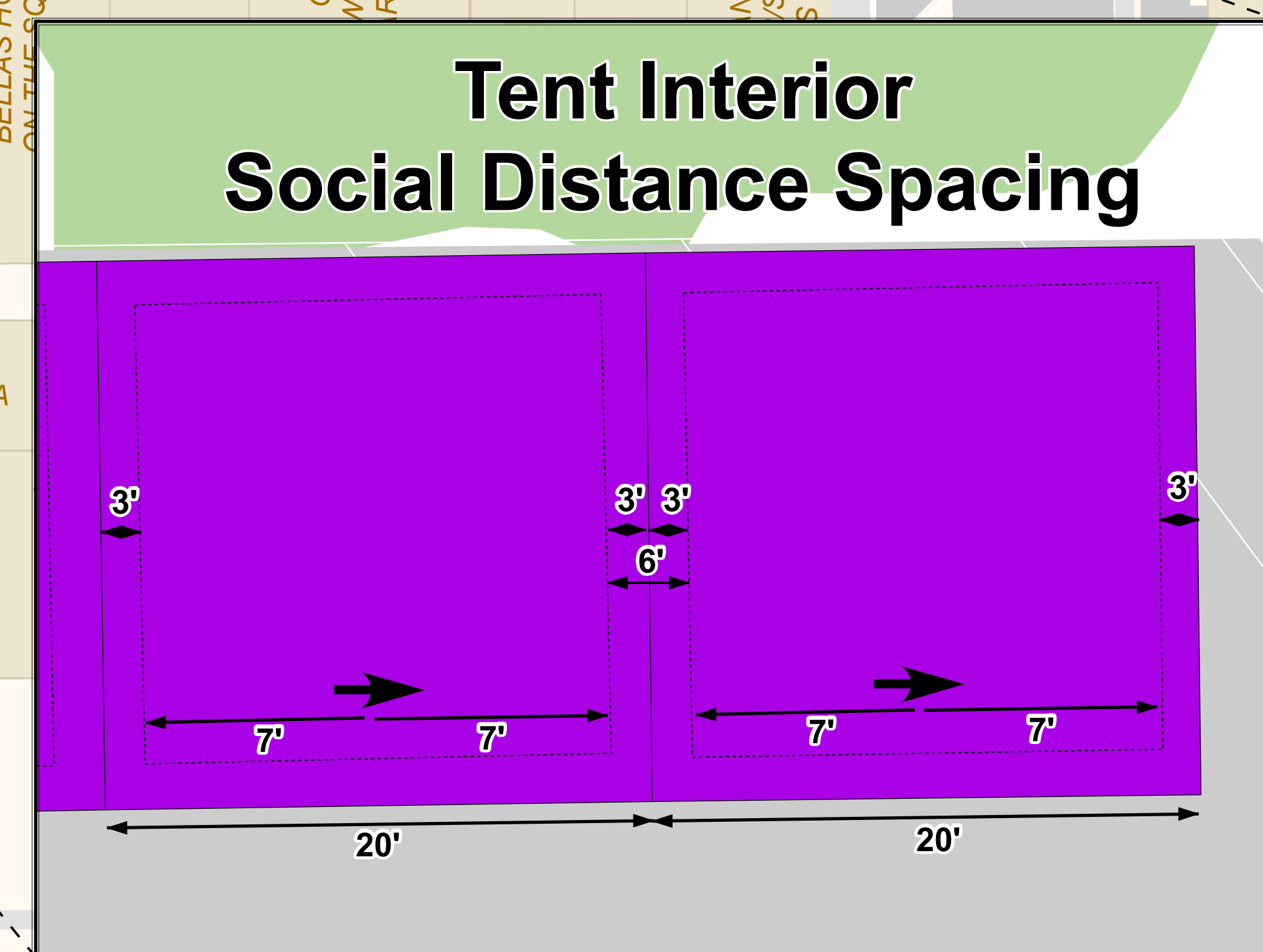
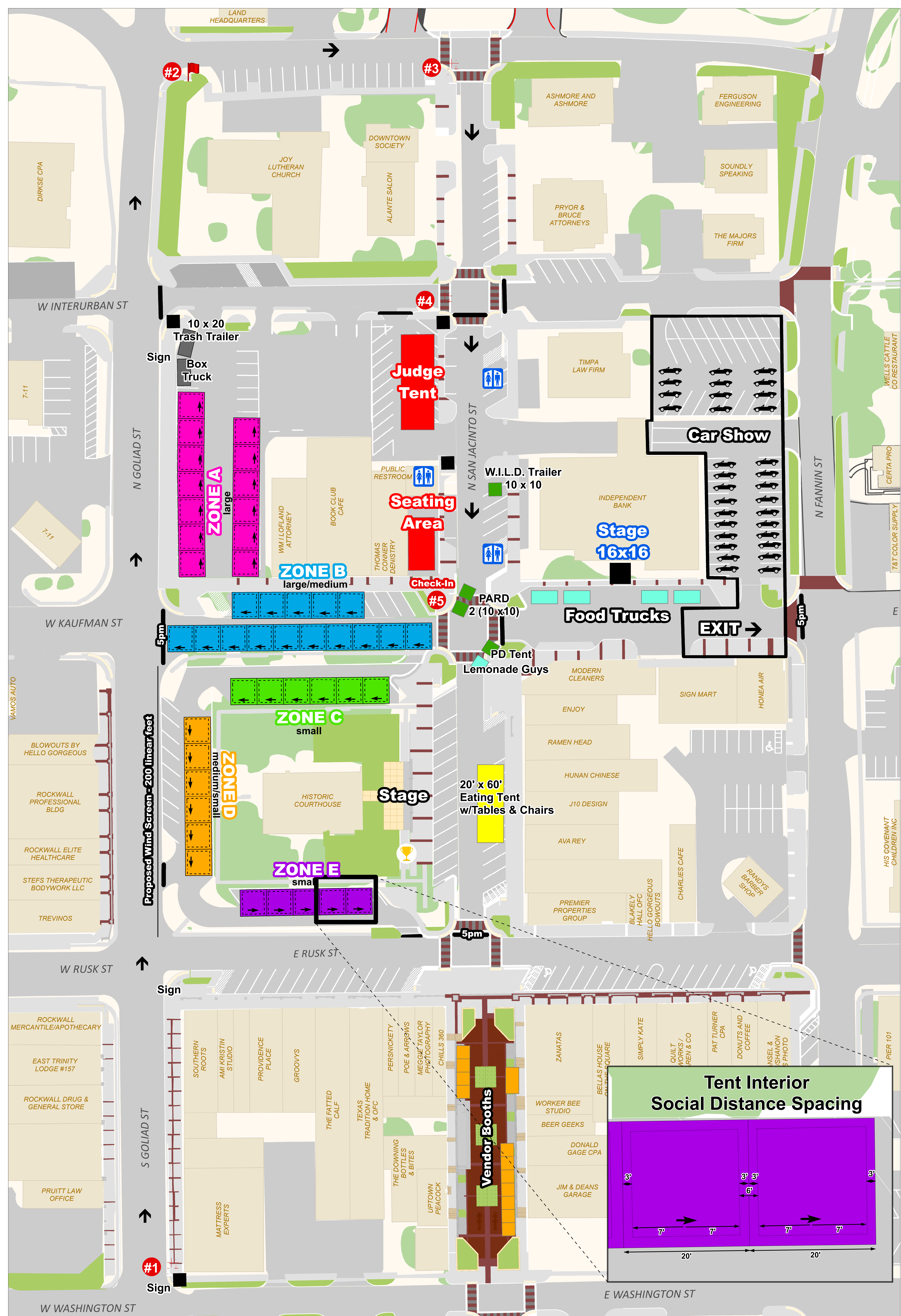
Option #3

Myers Park and this location would be a challenge due to the following factors after a lengthy staff discussion;

1. Terrain not level
2. Fire and grass interaction would require fire extinguishers at every tent
3. Stage rental required
4. Rain would prevent set up
5. Parking issues
6. No alcohol allowed at Myers
7. Downtown Association gets no interaction with event
8. Car Show would take up the limited parking

People's Choice Pulled Pork: This is where we encourage the Public to browse the grill teams and try their prepared Pulled Pork

1. Parks and Recreation provide the Pork
2. Large budget expense
3. Challenge to keep cold and get handed out
4. Cross contamination and social distancing challenges with visits to tents by the public





City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and City Council Members

FROM: Rick Crowley, City Manager

DATE: August 14, 2020

SUBJECT: Resolution Est. Ad Hoc Committee – “Diverse History of Rockwall”

At the last city council meeting, Council directed staff to prepare a resolution creating an ad hoc, exploratory, citizen committee for the purpose of determining the best means by which to recognize the diverse history of Rockwall. The attached resolution has been prepared for your consideration. At the same Council meeting, Council also indicated that Councilmember Campbell would serve as the Council liaison and a member of said committee. The resolution designates that the councilmember liaison will serve as Chair of this ad hoc committee.

Prior to adoption, Council may wish to make modifications to the proposed resolution if desired.

**CITY OF ROCKWALL
RESOLUTION NO. 20-_____**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ESTABLISHING THE CREATION OF AN ADHOC COMMITTEE TO EXPLORE HOW BEST TO RECOGNIZE THE DIVERSE HISTORY OF ROCKWALL; ESTABLISHING THAT SAID COMMITTEE SHALL BE CALLED “ROCKWALL’S DIVERSE HISTORY COMMITTEE” (HEREIN REFERRED TO AS ‘THE COMMITTEE’); ESTABLISHING THE MAKE-UP AND PURPOSE(S) OF SAID COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Rockwall has a diverse history that warrants thoughtful research, discussion and acknowledgement by the City; and

WHEREAS, the Rockwall City Council has determined it to be in the best interest of the public that we honor and recognize the diverse history of our City; and

WHEREAS, the City Council desires to assemble a diverse group of community leaders to explore the history and report to the council with recommendations regarding how best to recognize our city’s historical events and accomplishments.

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

SECTION 1. That an ad hoc committee made up of seven (7) Rockwall citizens is hereby created with appointments to said committee being made by a majority vote of the Rockwall City Council with each council member having the opportunity to select one appointee; and

SECTION 2. That the makeup of the Committee shall aptly represent the cultural, gender, and age diversity of the Rockwall community as a whole; and

SECTION 3. That the name of said committee shall be “Rockwall’s Diverse History Committee”; and

SECTION 4. That at least one liaison from the Rockwall City Council shall be designated to act as the Chairperson of this citizen comprised committee and shall periodically report to the Council, as necessary, regarding the progress and activities of the Committee; and

SECTION 5. That the City Manager shall assign staff resources necessary to assist the Committee in its work; and

SECTION 6. That any recommendations of the Committee which result in potential monetary expenditures shall be subject to Council approval and funding; and

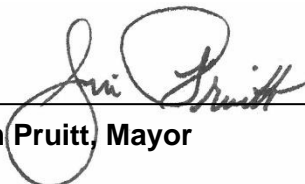
SECTION 7. That by a majority vote of the Committee, Committee members may call upon selected members of the community and/or existing boards or commissions of the City (or individual members of said boards or commissions) to serve as a reference for the Committee's work; and

SECTION 8. That the Committee shall meet at a frequency established by the Chairperson, with the work of the committee ending after a final report has been delivered to the Rockwall City Council, at which time the ad hoc committee shall be dissolved at the Council's discretion; and

SECTION 9. That this resolution shall take effect immediately upon its passage by the Rockwall City Council, and it is so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS
THE 17th DAY OF August, 2020.**

ATTEST:



Jim Pruitt, Mayor

Kristy Cole, City Secretary



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Kristy Cole, City Secretary/Assistant to the City Manager

DATE: August 17, 2020

SUBJECT: (RE)APPOINTMENTS TO CITY ADVISORY BOARDS/COMMISSIONS

Attachments

Summary/Background Information

(Campbell) There is one vacancy on the Main St. Advisory Board (Stuart Smith has moved out of the city). Councilmember Campbell would like to recommend appointing Mr. Gary Cannavo to fill the vacant seat.

(Johannesen) The following are eligible for reappointment to the **Park Board**, and there is ONE vacant seat (Charles Johnson has served the max. number of years and is 'termed out'):

- Peggy Marhouff
- Kevin Johnson
- Brandon Morris

(Fowler) The following are eligible for reappointment to the **Animal (Shelter) Advisory Board**:

- Steve Albers
- Gary Freedman

FULL COUNCIL - Board of Adjustments- There are TWO, vacant seats on the BOA, and Glenn Carr is eligible for reappointment.

Planning & Zoning Commission - There are TWO, vacant seats on the P&Z (Logan and Fishman are 'termed out'), and Eric Chodun and Jerry Welch are eligible for reappointment at this time.

Action Needed

Council is asked to take action on these (re)appointments, as they are 'up' this month (Aug., 2020).