

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 10, 2019
6:00 P.M.

CALL TO ORDER

OPEN FORUM

APPOINTMENTS

1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

CONSENT AGENDA

2. Approval of Minutes for the November 26, 2019 Planning and Zoning Commission meeting.
3. **P2019-045 (David)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 10, LTD for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of John King Boulevard and Featherstone Drive, and take any action necessary.
4. **P2019-046 (Korey)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 11, LTD for the approval of a final plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552, and take any action necessary.

PUBLIC HEARING ITEMS

5. **Z2019-025 (Korey)**
Hold a public hearing to discuss and consider a request for the approval of a text amendment to the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] for the purpose of allowing the *Rental, Sales, and Service of Heavy Machinery and Equipment* land use by Specific Use Permit (SUP) in the Commercial (C) District, and take any action necessary.

ACTION ITEMS

6. **SP2019-045 (David)**
Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Alton Frazier of Channell Commercial Corporation for the approval of an amended site plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

DISCUSSION ITEMS

7. Director's Report of post Council meeting outcomes of Planning & Zoning cases (**Ryan**).
 - ✓ P2019-044: Replat for Lot 3, Block A, SPR Packaging Addition [Approved]
 - ✓ P2019-047: Final Plat for Lots 1, 2, & 3, Block A, MTA Andrews Addition [Approved]
 - ✓ MIS2019-014: Comprehensive Plan Amendment Adopting the Revised Water/Wastewater Master Plans (2nd Reading) [Approved]

ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (*Consultation with City Attorney*) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

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) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator 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 6th day of December 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 26, 2019
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Jerry Welch called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Sedric Thomas, John Womble, and Mark Moeller. Absent from the meeting was Commissioner Annie Fishman, Tracey Logan, and Chairman Chodun. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Planning Coordinators, Laura Morales, Angelica Gamez, City Engineer, Amy Williams, and Civil Engineer Sarah Johnston.

II. OPEN FORUM

Vice-Chairman Welch explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Vice-Chairman Welch closed the open forum.

III. APPOINTMENTS

1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. CONSENT AGENDA

2. Approval of Minutes for the November 12, 2019 Planning and Zoning Commission meeting.

3. P2019-044

Consider a request by Arlyn Samuelson of Westwood Professional Services on behalf of Carolina Molina of SPR Packaging for the approval of Lot 3, Block A, SPR Packaging Addition being a replat of a 10.189-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

4. P2019-047

Consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of Lots 1, 2, & 3, Block A, MTA Andrews Addition being a final plat of a 9.6990-acre tract of land identified as Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, addressed as 2424 Ridge Road, and take any action necessary.

Commissioner Thomas made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 4-0 with Commissioners Chodun, Fishman, and Logan absent.

V. ACTION ITEMS

5. MIS2019-015

Discuss and consider a request by Michael Guerrero of Atticus Harbor Village, LLC for the approval of an alternative tree mitigation plan for a 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32),

64 situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection
65 of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.
66

67 Planning Manager, David Gonzales, provided a brief explanation and background of the request.
68 The applicant is requesting approval of an alternative tree mitigation settlement agreement for the
69 subject property. On December 13, 2016 two site plans for the subject property laying out a 228-
70 unit condominium development and a 48-unit townhome development. At the time of approval,
71 the treescape plans for these cases indicated a total of 3,561 caliper-inches of trees would be
72 removed from the subject property. The approved landscape plans for these cases indicated a
73 total of 1,032 caliper inches would be added back to the subject property which left an outstanding
74 mitigation balance of 2,529-inches. To address the outstanding balance the applicant has provided
75 an invoice indicating the cost of providing the City with 843, three caliper inch trees. The invoice
76 includes the cost of the trees and a delivery fee for a total of \$125,000. According to the Unified
77 Development Code, the mitigation balance may be satisfied by one or a combination of means.
78 The developer can provide trees on site to off-set the mitigation balance, the developer may
79 petition the Parks and Recreation Department to accept the required number of trees to off-set the
80 mitigation balance, or lastly tree preservation credits may be purchased at a rate of \$200.00 per
81 inch for up to 20 percent of the total replacement inches. Additionally, if the developer plants a
82 tree on the property, the developer would be eligible for a reduction in the cost of tree preservation
83 credits of up to 50 percent which would be \$100.00 per inch. Based on these choices, the applicant
84 could purchase 20% of the total replacement inches (i.e. 505" = \$50,580.00), which would leave a
85 mitigation balance of 2,023-inches. The remaining mitigation balance would translate to 674, three
86 caliper inch trees, which would need to be provided to the Parks and Recreations Department for
87 off-site planting. In lieu of providing the trees the applicant has submitted an offer indicating they
88 would like to settle the mitigation balance through an alternative tree mitigation settlement
89 agreement.
90

91 Mr. Gonzales further noted that according to the Unified Development Code, this gives the City
92 Council the ability to approve an alternative tree mitigation plans on a case-by-case basis pending
93 a recommendation from the Planning and Zoning Commission. Should this request be approved,
94 the applicant is proposing to satisfy the mitigation balance by providing a check in the amount of
95 \$125,000. These funds will be deposited in the City's tree mitigation fund and will be used for
96 planting trees in the city's parks, medians, and other similar areas. If the City Council does not
97 approve an alternative tree mitigation settlement agreement, the applicant intends to provide the
98 full balance to the Parks Department to be used in other areas of the City.
99

100 Mr. Gonzales indicated that the applicant was present and available for questions as well as staff.

101
102 Vice-Chairman Welch asked the applicant to come forward.

103
104 Michael Guerrero
105 Atticus Real Estate
106 5339 Alpha Road
107 Dallas, TX
108

109 Mr. Guerrero came forward and provided a brief explanation of the request. He shared that they
110 are looking to do is replace the cedar elm trees and the red buds with Italian cypress however
111 Planning Director, Ryan Miller, clarified that what was before the Commission at this time was an
112 alternative tree mitigation plan and anything veering from that would require to go through the
113 zoning process. Mr. Guerrero indicated staff was correct and all necessary information pertaining
114 to the request for the alternative tree plan was provided to the Commission from staff and he
115 would be available for questions.
116

117 Vice-Chairman Welch asked for questions from the Commission and brought the item back to the
118 Commission for questions or action.
119

120 Commissioner Thomas made a motion to approve MIS2019-015 with staff recommendations.
121 Commissioner Womble seconded the motion which passed by a vote of 4-0 with Commissioners
122 Chodun, Fishman and Logan absent.
123

124 (Agenda item #7 was discussed before Agenda #6)
125

VI. DISCUSSION ITEMS

6. Z2019-025

Hold a public hearing to discuss and consider a request for the approval of a text amendment to the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] for the purpose of allowing the *Rental, Sales, and Service of Heavy Machinery and Equipment* land use by Specific Use Permit (SUP) in the Commercial (C) District, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation of the agenda item. At the last City Council meeting the Council heard a request from a representative of the Home Depot. What they are looking to do is establish a tool rental center which is an allowed by right use in the Commercial District but in addition they want to have the ability to rent out heavy machinery equipment which is not allowed in the Commercial District. They requested to the City Council to direct staff to amend the Ordinance to allow that use to be allowed with a Specific Use Permit. By doing so the code would be changed which would affect all commercial properties within the Commercial District to allow this use however the Commission will be able to see on a case by case basis any Specific Use Permit requested. Mr. Miller advised the Commission staff was available for questions.

Vice-Chairman Welch brought the item back to the Commission for questions or discussion.

Commissioner Womble asked where the machinery would be stored. Mr. Miller shared that the City's outside storage ordinance would address that and screening would need to be provided which would be something the Commission would review during the Specific Use Permit process.

There being no further questions Vice-Chairman Welch indicated the case will return to the Commission for action at the next scheduled meeting.

7. P2019-043

Discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Jeff Kenemer and Robert Witte of Saddle Star South Holdings, LLC, William Thrailkill of CDT Rockwall/2017 LLC, and Gwendolyn Reed for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 176 single-family residential lots on 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 Featherstone Drive John King Boulevard, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The case is a continuation of Saddle Star South. The PD was amended last month and Phase III was approved and are now going through the master and open space process and also will be going before the Parks Board. Mr. Gonzales indicated staff was available for questions.

Vice-Chairman Welch brought the item back to the Commission for questions or discussion.

There being no questions Vice-Chairman Welch indicated the case will return to the Commission for action at the next scheduled meeting.

8. P2019-045

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 10, LTD for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of John King Boulevard and Featherstone Drive, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. This is the final phase of Stone Creek and this case is before the Commission because it will be going before the

Parks Board to access parks fees and will be on the consent agenda at the next scheduled meeting. Mr. Gonzales advised the Commission staff was available for questions.

Vice-Chairman Welch brought the item back to the Commission for questions or discussion.

There being no questions Vice- Chairman Welch indicated the case will return to the Commission for action at the next scheduled meeting.

9. P2019-046

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 11, LTD for the approval of a preliminary plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation of the request. This will be one of the final phases of Breezy Hill and this case is before the Commission because it will be going before the Parks Board to access parks fees and will be on the consent agenda at the next scheduled meeting. Mr. Miller advised the Commission staff was available for questions.

Vice-Chairman Welch brought the item back to the Commission for questions or discussion.

There being no questions Vice- Chairman Welch indicated the case will return to the Commission for action at the next scheduled meeting.

10. SP2019-043

Discuss and consider a request by Clay Cristy of ClayMoore Engineering, Inc. on behalf of Brian Berry of Milestone Electric, Inc. for the approval of an amended site plan for a multi-tenant office complex on a 9.52-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.

Planning Director, Ryan Miller, indicated the applicant was present and would go over the details of the request and staff would be available for questions.

Vice-Chairman Welch asked the applicant to come forward.

Clay Cristy
1903 Central Drive, Suite 406
Bedford, TX

Mr. Cristy came forward and provided a brief explanation of the request. Mr. Cristy shared that they came before the Commission a few months ago with this site and through the process of working with the Engineering Department they deemed that there was additional land that they could develop and they are now amending the site plan. He indicated he was available for questions.

Mr. Miller added that there are a couple of variances associated with the request and since they are increasing the variances that were approved before some of the configurations have changed with regards to parking and staff will denote those when the case comes back. One of the variances that need to be addressed is for vertical walls in the detention area. Currently the City does not allow that a four to one slope is required with no walls in the detention area. Additionally the screening will have to be addressed sooner than the applicant indicated with the last approval. Mr. Miller advised the Commission that staff was available for questions.

Mr. Cristy added that they will work with staff as well as the Architectural Review Board with any comments they receive regarding the variances.

Vice-Chairman Welch brought the item back to the Commission for questions or discussion.

Vice-Chairman Welch indicated the case will return to the Commission for action at the next scheduled meeting.

11. SP2019-044

Discuss and consider a request by Steven Reyes of Ramsay & Reyes, LLC on behalf of Jimmy McClintock of LMGC, LLC for the approval of a site plan for an office building on a 0.739-acre tract of land identified as a portion of Lot 14 of the Lowe & Allen Addition [0.4590-acres] and Lot 2-R, Block A, Washington Place Addition [0.28-acres], City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation of the request. The applicant is requesting to put an office building within the Downtown District which has a unique ordinance that is built around a form based code and as a result it has a lot of strict design criteria that the applicant will be required to meet. Due to that strict criteria the applicant will be requesting numerous waivers however staff is working with the applicant to work through those waivers especially on the design side. Mr. Miller went on to discuss some issues that have found with the building elevations. Mr. Miller advised the Commission that this site plan would more than likely take a few cycles to work through and the Commission will see it come before them at a later date additionally he noted that the applicant was not present however staff would be available to answer any questions.

Vice-Chairman Welch brought the item back to the Commission for questions or discussion. Commissioner Womble asked if it would occupy one tenant or multiple tenants. Mr. Miller stated it would be a spec.

There being no further questions Vice-Chairman Welch indicated the case will return to the Commission for action at the next scheduled meeting.

12. SP2019-045

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Alton Frazier of Channell Commercial Corporation for the approval of an amended site plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

Planning Manager, David Gonzales, advised the Commission the applicant was present and would provide details in regards to the request.

Vice-Chairman Welch asked the applicant to come forward.

Alton Frazier
1700 Justin Road
Rockwall, TX

Mr. Frazier came forward and provided details in regards to the request. They are updating the site plan to reflect the expansion of the building. He indicated he was available for questions. Mr. Gonzales added that the applicant will be requesting an exception to the parking because they are reducing the amount of parking by thirteen spaces. Additionally the Amphitheater encroaches onto the setback and will need to go before the Board of Adjustments for their approval in order for it to be within the setback.

Vice-Chairman Welch brought the item back to the Commission for questions or discussion.

Vice-Chairman Welch asked if changes to the landscaping would be affected by the John King road expansion. Mr. Gonzales shared that the applicant is upgrading the landscaping and that will also be an exception. Mr. Miller added that due to the TXDOT expansion on John King the applicant is not in the position to plant the landscaping however they will in the future and in the interim the applicant is showing what landscape they will be providing to hide the outside storage visible from John King currently.

Commissioner Womble asked for further clarification of the amphitheater. Mr. Miller shared that they will have to go before the Board of Adjustments and justify a hardship to have a structure within the build line.

After general discussion in regards to the parking exception that is being requested, Vice-Chairman Welch indicated the case will return to the Commission for action at the next scheduled meeting.

13. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

✓ P2019-040: Lots 1 & 2, Block A, Haley & Kyle Addition [Approved]

✓ MIS2019-014: Water/Wastewater Master Plans [Approved]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Vice-Chairman Welch adjourned the meeting at 6:55 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

Eric Chodun, Chairman

Attest:

Laura Morales, Planning Coordinator



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: December 10, 2019
APPLICANT: Chase Finch; *Corwin Engineering, Inc.*
CASE NUMBER: P2019-045; *Final Plat for Stone Creek, Phase X*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 10, LTD for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of John King Boulevard and Featherstone Drive, and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting the approval of a final plat for a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131. The purpose of the final plat is to establish 118 single-family residential lots as part of the Stone Creek Subdivision. It should be noted this is the final phase of the Stone Creek Subdivision, which upon completion will consist of a total of 886 single-family lots (*i.e. 32 lots less than the maximum permitted by Planned Development District 70 [PD-70]*).
- ☒ The proposed final plat conforms to the approved Preliminary Plat (*i.e. P2007-021*) and Master Plat (*i.e. P2007-017*) approved in conformance with Planned Development District (PD-70).
- ☒ The subject property was annexed into the City with the remainder of the Stone Creek Subdivision, which was annexed by four (4) different ordinances: [1] *Ordinance No. 61-01* on February 6, 1961, [2] *Ordinance No. 61-02* on February 6, 1961, [3] *Ordinance No. 86-37* on May 19, 1986, and [4] *Ordinance No. 98-10* on March 16, 1998.
- ☒ On April 2, 2007, the City Council approved *Ordinance No. 07-13 [Case No. Z2007-006 and the development agreements]* establishing *Planned Development District 70* (PD-70) for Single-Family 10 (SF-10) District and General Retail (GR) District land uses. Planned Development District 70 (PD-70) would later be amended three (3) times [*i.e. Ordinance No.'s 09-44, 11-35, & 19-41*], two (2) of which increased the amount of land zoned for General Retail (GR) District land uses, and the third to redefine the number of hard-edged ponds required within the residential subdivision.
- ☒ On December 3, 2019, the Parks and Recreation Board reviewed the final plat and made the following recommendations:
 - (1) The developer shall pay pro-rata equipment fees of \$83,898.00 (*i.e. \$711.00 x 118 lots*) to be paid at the time of final plat.
 - (2) The developer shall install a 10-foot wide curvilinear trail along John King Boulevard right-of-way with landscaping, and connecting to the existing trail system.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *- conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances --* is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Phase X of the Stone Creek Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) That the pro-rata equipment fees shall be paid prior to filing the final plat. These fees are subject to change from the time of approval by the Parks and Recreations Board at their December 3, 2019 meeting;
- (3) The developer shall be responsible for constructing a ten (10) foot curvilinear trail along the right-of-way of John King Boulevard, and provide the required landscaping as stipulated by the SH-205 By-Pass Overlay (SH-205 BY-OV) District; and,
- (4) 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.

12/5/2019

City of Rockwall

Project Plan Review History



Revision 1 Comments Highlighted

Project Number P2019-045
Project Name Stone Creek, Phase X
Type PLAT
Subtype FINAL
Status P&Z HEARING

Owner STONE, CREEK SF LTD
Applicant CORWIN ENGINEERING, INC.

Applied 11/15/2019 LM
Approved
Closed
Expired
Status 12/5/2019 DG

Site Address HAYS RD
City, State Zip ROCKWALL, TX 75087

Zoning

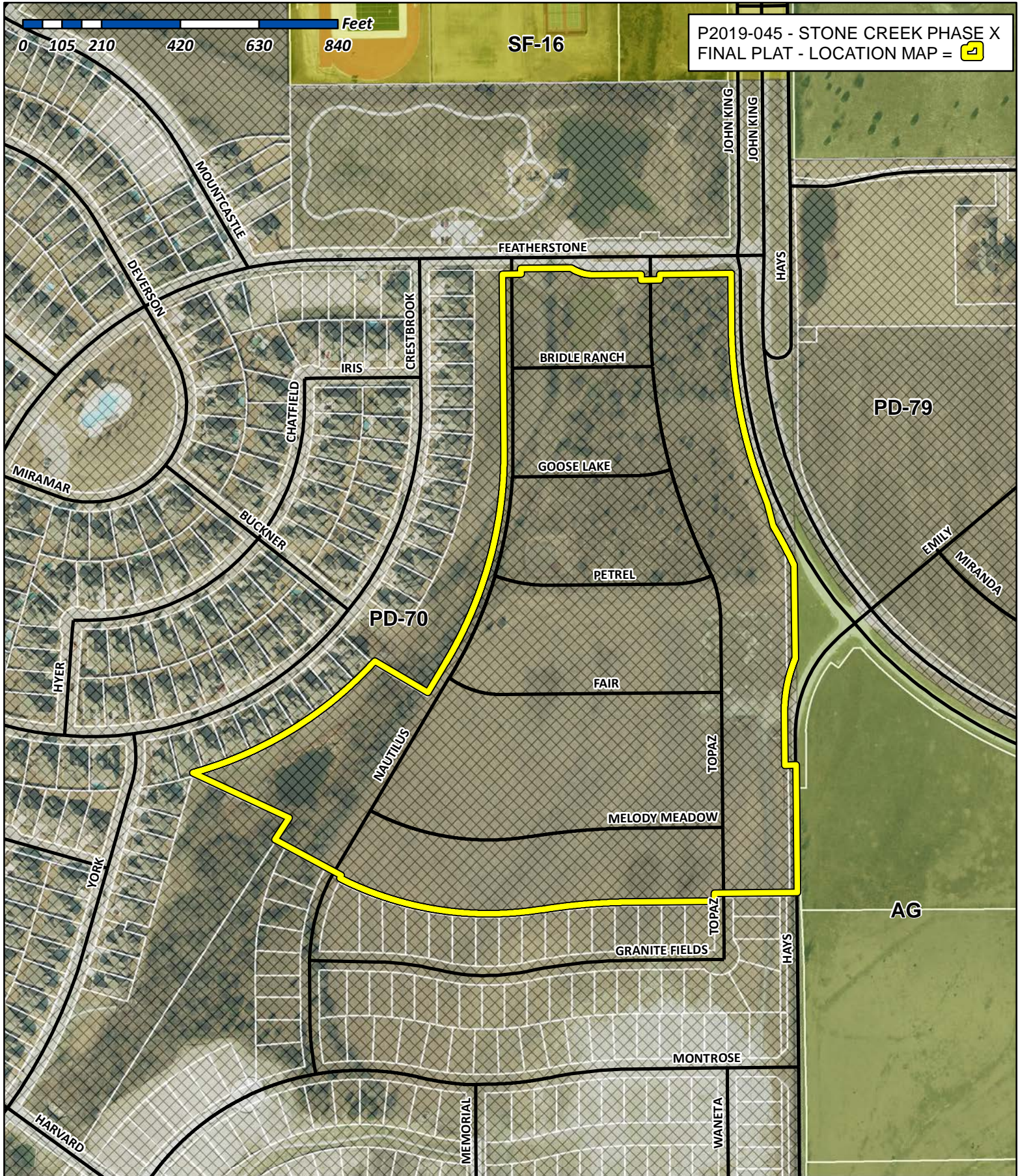
Subdivision	Tract	Block	Lot No	Parcel No	General Plan
STONE CREEK PH 2A	3		3	0131-0000-0003-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/15/2019	11/22/2019	11/18/2019	3	APPROVED	
ENGINEERING (11/22/2019 8:28 AM SJ) M - Place the labels for the IRF closer to the point. M - Add a 30'x30' ROW clip and a 10' utility easement along John King Blvd. Standards of Design and Construction Section 2.8	Sarah Johnston	11/15/2019	11/22/2019	11/22/2019	7	COMMENTS	
ENGINEERING	Sarah Johnston	11/27/2019	12/4/2019	11/27/2019		APPROVED	
FIRE	Ariana Hargrove	11/15/2019	11/22/2019	11/20/2019	5	APPROVED	
FIRE	Ariana Hargrove	11/26/2019	12/3/2019	11/26/2019		APPROVED	revisions
GIS (11/20/2019 4:44 PM LS) Make sure latest revision containing Fair Dr in place of Albatross Dr is forwarded at time of Mylar submittal.	Lance Singleton	11/15/2019	11/22/2019	11/20/2019	5	APPROVED	See comments
Parks Board (12/5/2019 11:29 AM DG) P2019-045/Unanimous approval -Pro rata equipment fees: 118 lots x \$711.00 = \$83,898.00 -Continue 10" wide trail with landscape along John King rights-of-way	WENDY YOUNG	12/5/2019	12/12/2019	12/5/2019		COMMENTS	See comments
Parks Department	David Gonzales	11/20/2019	11/27/2019	11/20/2019		COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(11/20/2019 3:49 PM DG)							
Parks are Recreation Department Comments from Travis Sales Director of Parks and Recreation and Animal Services:							
Park District 5							
1. Cash in lieu of Land: 118 lots x \$688.00 = \$81,804.00							
2. Pro rata equipment fees: 118 lots x \$711.00 = \$83,898.00							
**Cash in lieu of land fees will not be collected in this process as they were collected previously to develop The Park at Stone Creek							
Continue 10" wide trail and landscape along John King rights-of-way as required							
**Please note that the Parks and Recreations Board will meet on December 3, 2019 at 6:00 p.m. in the City's Council Chambers.							
PLANNING	David Gonzales	11/15/2019	11/22/2019	11/20/2019	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>(11/20/2019 3:28 PM DG)</p> <p>P2019-045: Final Plat – Stone Creek, Phase X Addition</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This is a request for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of John King Boulevard and Featherstone Drive</p> <p>I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.</p> <p>M.3 Please change the case number to P2019-045 in the lower right hand corner of all pages for the revised plat submittal</p> <p>I.4 The final plat shall conform to all standards and requirements of Planned Development District 70 (PD-70) [i.e. Ordinance No. 19-41], the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document</p> <p>I.5 If there are any further street names changes prior to the plat being filed, contact Lance Singleton, GIS Supervisor – lsingleton@rockwall.com for approval</p> <p>I.6 Provide a label for all open space areas to read as follows: ‘Open Space To Be Maintained by the Homeowner’s Association (HOA).’ Although line 5 under ‘Notes’ indicates HOA responsibility, the label as requested is to provide consistency throughout this development</p> <p>I.7 Consider changing all year dates on pages 2 & 3 of the plat to a blank line in order to fill in the year or use 2020. This is for filing purposes as the plat may be filed in the year 2020.</p> <p>M.8 Correct the Owner’s Certificate by changing statement No. 6 and including the language in statement number 7 as found on the application package, which reads as follows:</p> <p>7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements</p> <p>(Section 38-10, of Chapter 38, of the Municipal Code of Ordinances)</p> <p>I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 3, 2019; however, it is encouraged for the applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 10, 2019 Planning and Zoning Meeting.</p> <p>**The Planning and Zoning Work Session will be held on November 26, 2019. **</p> <p>I.10 The City Council meeting for this case is scheduled to be held on December 16, 2019.</p> <p>I.11 The Parks and Recreation Board Meeting for this case is scheduled to be held on December 3, 2019.</p> <p>I.12 Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.</p>						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
I.13 Please note that failure to address all comments provided by staff by 3:00 PM on December 3, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.						
I.14 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.						
I.15 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.						
PLANNING	David Gonzales	12/4/2019	12/11/2019	12/4/2019	COMMENTS	Revision 1 Comments
(12/4/2019 11:31 AM DG)						
P2019-045: Revision 1 Final Plat – Stone Creek, Phase X Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 The final plat shall conform to all standards and requirements of Planned Development District 70 (PD-70) [i.e. Ordinance No. 19-41], the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document. (Chapter 38, Municipal Code of Ordinances)						
I.2 Provide a label on all open space areas of the plat to read as follows: 'Open Space To Be Maintained by the Homeowner's Association (HOA).' (Chapter 38, Municipal Code of Ordinances)						
I.3 Change all year dates -- where appropriate -- on pages 3 of the plat to a blank line in order to fill in the year or use 2020. This is for filing purposes as the plat may be filed in the year 2020. (Chapter 38, Municipal Code of Ordinances)						
I.4 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.						
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please see the following scheduled meeting dates below (i.e. I.6 & I.7).						
I.6 The Planning and Zoning Meeting will be held on December 10, 2019.						
I.7 The City Council meeting for this case is scheduled to be held on December 16, 2019.						
I.8 Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff.						
I.9 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.						

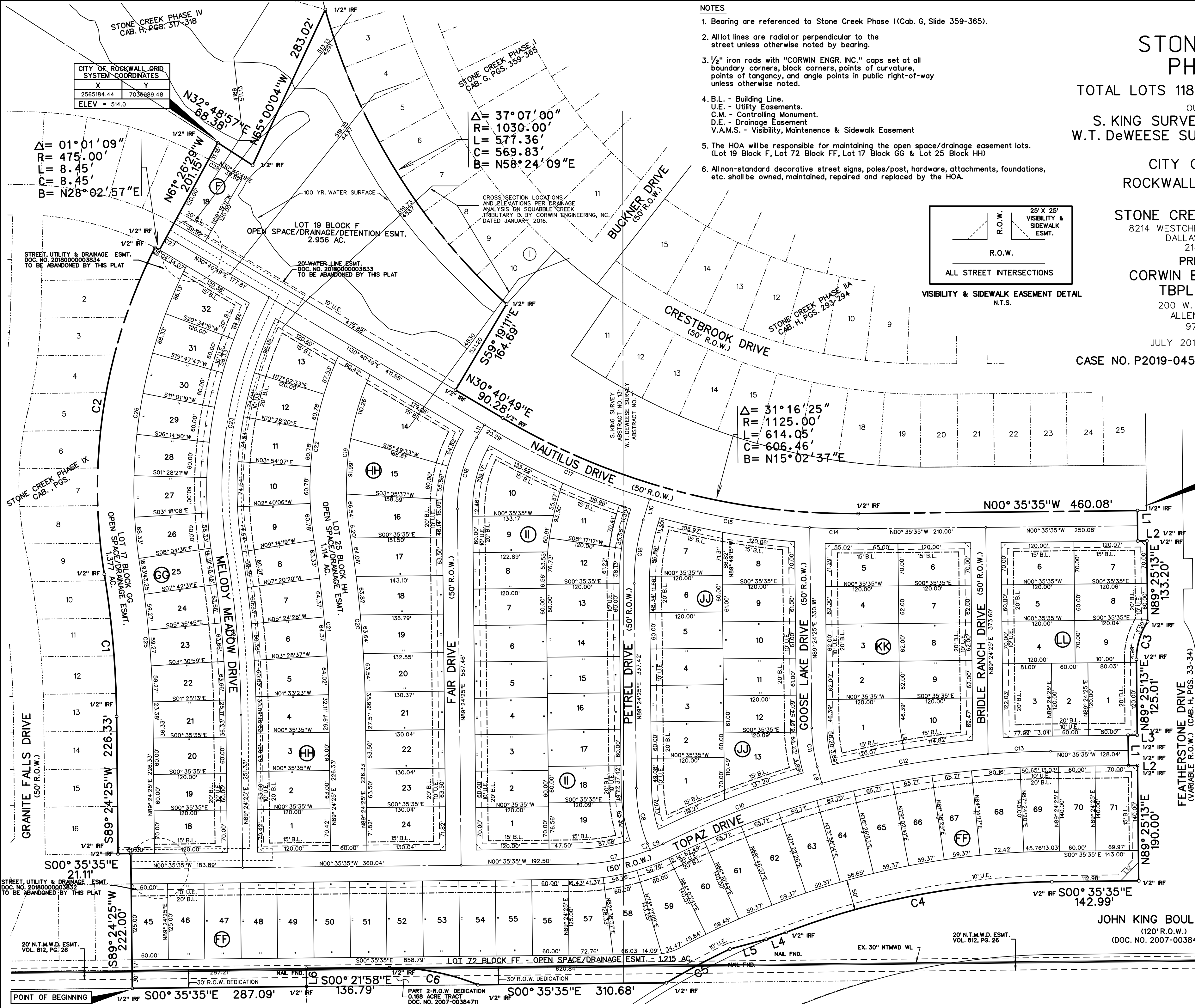


City of Rockwall

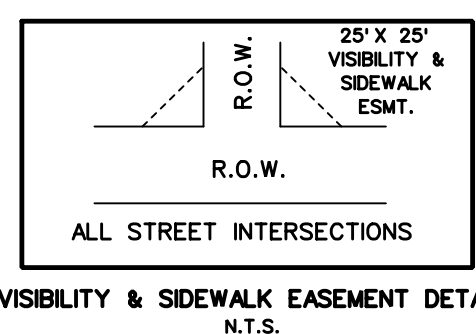
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

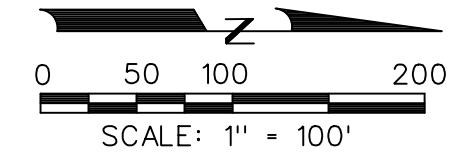




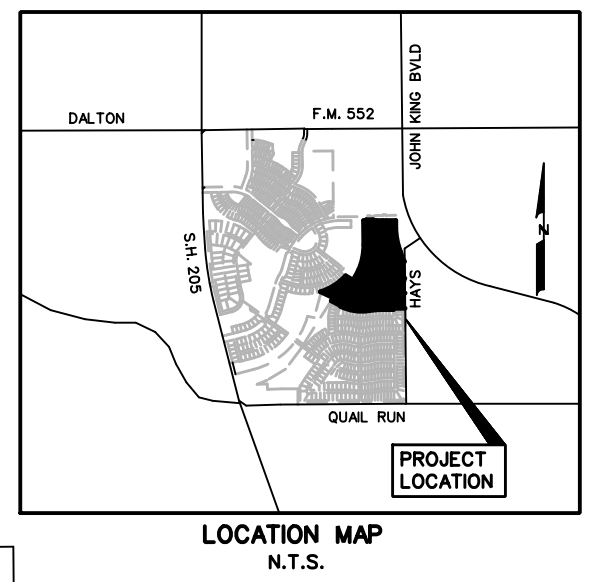
- NOTES
- Bearing are referenced to Stone Creek Phase I (Cab. G, Slide 359-365).
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
 - The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 19 Block F, Lot 72 Block FF, Lot 17 Block GG & Lot 25 Block HH)
 - All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.



FINAL PLAT
OF
**STONE CREEK
PHASE X**
TOTAL LOTS 118 TOTAL ACRES 36.428
OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
W.T. DeWEESE SURVEY, ABSTRACT NO. 71
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
STONE CREEK PHASE 10, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JULY 2019 SCALE 1" = 100'
CASE NO. P2019-045 SHEET 1 OF 3



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2565184.44	7036989.48
ELEV = 514.0	



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2565184.44	7036989.48
ELEV = 514.0	

STREET, UTILITY & DRAINAGE ESMT.
DOC. NO. 2018000003834
TO BE ABANDONED BY THIS PLAT

20' N.T.M.W.D. ESMT.
VOL. 812, PG. 26

20' N.T.M.W.D. ESMT.
VOL. 812, PG. 26

POINT OF BEGINNING

PART 2-R.O.W. DEDICATION
0.168 ACRE TRACT
DOC. NO. 2007-00384711

JOHN KING BOULEVARD
(120' R.O.W.)
(DOC. NO. 2007-0038477)

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the STONE CREEK PHASE X, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK PHASE X, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. The detention drainage system is to be maintained, repaired and owned by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Stone Creek Phase 10, Ltd.
an Texas limited partnership
By: Stone Creek Phase 10 GP Corporation,
a Texas corporation, its General Partner

John Arnold
Director

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2019.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Planning & Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2019.

Mayor, City of Rockwall City Secretary City Engineer

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°25'13" E	50.00'
2.	N 00°35'35" W	15.00'
3.	S 00°35'35" E	15.00'
4.	S 19°17'03" E	34.76'
5.	S 15°03'48" E	61.67'
6.	N 89°38'02" E	30.11'
7.	N 67°57'38" E	10.99'
8.	N 74°35'09" E	28.68'
9.	S 80°07'39" W	37.73'
10.	N 73°13'30" W	36.04'
11.	N 59°19'11" W	25.00'
12.	S 45°35'11" E	42.44'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08°38'43"	1560.00'	235.39'	235.16'	S85°05'03"W
2.	36°03'38"	880.00'	553.85'	544.75'	N81°12'30"W
3.	34°10'49"	110.00'	65.62'	64.65'	S73°29'23"E
4.	20°22'32"	1260.00'	448.08'	445.72'	S10°46'51"E
5.	05°21'14"	1271.00'	118.77'	118.72'	S27°58'51"E
6.	22°31'28"	380.00'	149.39'	148.43'	S10°53'46"W
7.	21°26'47"	325.00'	121.65'	120.94'	N11°18'59"W
8.	21°26'47"	250.00'	93.58'	93.03'	S78°41'01"W
9.	04°14'57"	325.00'	24.10'	24.10'	N24°09'51"W
10.	10°52'59"	1475.00'	279.95'	279.53'	N20°51'05"W
11.	14°49'15"	250.00'	64.67'	64.49'	S81°59'47"W
12.	10°49'06"	1475.00'	278.50'	278.09'	N10°00'18"W
13.	04°00'09"	1475.00'	103.04'	103.02'	N02°35'40"W
14.	03°59'21"	1150.00'	80.07'	80.05'	N01°24'05"E
15.	13°22'44"	1150.00'	268.53'	267.92'	N10°05'08"E
16.	17°22'05"	350.00'	106.10'	105.69'	N81°54'33"W
17.	13°54'19"	1150.00'	279.10'	278.41'	S23°43'40"W
18.	31°16'25"	225.00'	122.81'	121.29'	N74°57'23"W
19.	32°46'07"	470.00'	268.80'	265.15'	S82°51'15"E
20.	08°38'43"	1970.00'	297.25'	296.97'	N85°05'03"E
21.	08°38'43"	1910.00'	288.20'	287.93'	S85°05'03"W
22.	33°34'54"	530.00'	310.64'	306.21'	N82°26'52"W
23.	37°04'26"	675.00'	436.77'	429.19'	N80°42'05"W
24.	08°38'43"	1765.00'	266.32'	266.07'	S85°05'03"W
25.	08°38'43"	1620.00'	244.44'	244.21'	S85°05'03"W
26.	35°49'40"	820.00'	512.76'	504.44'	N81°19'29"W
27.	02°07'18"	500.00'	18.52'	18.51'	S29°37'10"W
28.	02°07'18"	645.00'	23.88'	23.88'	N29°37'10"E

FINAL PLAT
OF
**STONE CREEK
PHASE X**
TOTAL LOTS 118 TOTAL ACRES 36.428
OUT OF THE
**S. KING SURVEY, ABSTRACT NO. 131
W.T. DeWEESE SURVEY, ABSTRACT NO. 71**
IN THE

**CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

**OWNER
STONE CREEK PHASE 10, LTD.**
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

**PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700**
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2019

LEGAL DESCRIPTION

BEING, a tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in Stone Creek Balance LTD., Clerks File No. 2007-00375394 and Stone Creek SF, LTD., Clerks File No. 2007-00375398 in said Deed Records, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Stone Creek Phase IX, an addition to the City of Rockwall, as described in Cab_Pg_in the Plat Records of Rockwall County, Texas, and being in Hays Road;

THENCE, South 89°24'25" West, along the north line of said Stone Creek Phase IX, for a distance of 222.00 feet, to a 1/2 inch iron rod found;

THENCE, South 00°35'35" East, continuing along said north line, for a distance of 21.11 feet, to a 1/2 inch iron rod found;

THENCE, South 89°24'25" West, continuing along said north line, for a distance of 226.33 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 1560.00 feet, a central angle of 08°38'43";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 235.39 feet (Chord Bearing South 85°05'03" West - 235.16 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 880.00 feet, a central angle of 36°03'38";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 553.85 feet (Chord Bearing North 81°12'30" West - 544.75 feet), to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 475.00 feet, a central angle of 01°01'09";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 8.45 feet (Chord Bearing North 28°02'57" East - 8.45 feet), to a 1/2 inch iron rod found;

THENCE, North 61°26'29" West, continuing along said north line, for a distance of 201.15 feet, to a 1/2 inch iron rod found in the east line of Stone Creek Phase IV, an addition to the City of Rockwall, as described in Cab. H, Pgs. 317-318, in said Plat Records and being the northwest corner of said Stone Creek Phase IX;

THENCE, North 32°48'57" East, along the east line of said Stone Creek Phase IV, for a distance of 68.38 feet, to a 1/2 inch rod found at the most easterly northeast corner of said Stone Creek Phase IV;

THENCE, North 65°00'04" West, along the north line of said Stone Creek Phase IV, for a distance of 283.02 feet, to a 1/2 inch iron rod found, being in a south line of Stone Creek Phase I, an addition to the City of Rockwall, as described in Cabinet G, Pages 359-365 in said Plat Records, being on a non-tangent curve to the left, having a radius of 1030.00 feet, a central angle of 37°07'00";

THENCE, departing the north line of said Stone Creek Phase IV and along the south line of said Stone Creek Phase I and with said curve to the left for an arc distance of 577.36 feet (Chord Bearing North 58°24'09" East - 569.83 feet), to a 1/2 inch iron rod found, being the southeast corner of Lot 10 Block I out of said Stone Creek Phase I, same being the south line of Stone Creek Phase IIA, an addition to the City of Rockwall, as described in Cabinet H, Pages 293-294 in said Plat Records;

THENCE, South 59°19'11" East, departing the south line of said Stone Creek Phase I and along the south line of said Stone Creek Phase IIA, for a distance of 164.69 feet, to a 1/2 inch iron rod found being the southwest corner of said Stone Creek Phase IIA;

THENCE, North 30°40'49" East, along the east line of said Stone Creek Phase IIA, for a distance of 90.28 feet, to a 1/2 inch iron rod found being the point of curvature of a curve to the left, having a radius of 1125.00 feet, a central angle of 24°31'11";

THENCE, continuing along said east line and with said curve to the left for an arc distance of 481.44 feet (Chord Bearing North 11°40'00" East 477.78 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00°35'35" West, continuing along said east line, for a distance of 460.08 feet, to a 1/2 inch iron rod found being in the south line of Featherstone Drive, an addition to the City of Rockwall, as described in Cab. H, Pgs. 33-34, in said Plat Records;

THENCE, North 89°25'13" East, departing said east line and with said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00°35'35" West, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89°25'13" East, continuing along said south line, for a distance of 133.20 feet, to a 1/2 inch iron rod found, being on a curve to the left, having a radius of 110.00 feet, a central angle of 34°10'49";

THENCE, continuing along said south line and with said curve to the left for an arc distance of 65.62 feet (Chord Bearing South 73°29'23" East - 64.65 feet), to a 1/2 inch iron rod found, being the point of tangency;

THENCE, North 89°25'13" East, continuing along said south line, for a distance of 125.01 feet, to a 1/2 inch iron rod found;

THENCE, South 00°35'35" East, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89°25'13" East, continuing along said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00°35'35" West, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89°25'13" East, continuing along said south line, for a distance of 190.00 feet, to a 1/2 inch iron rod found at the most easterly southeast corner of said Featherstone Drive and being in the west line of John King Boulevard (120' R.O.W.), as described in Doc. No. 2007-0038477 in said Deed Records;

THENCE, South 00°35'35" East, along the west line of said John King Boulevard, for a distance of 142.99 feet, to a 1/2 inch iron rod found being the point of curvature of a curve to the left, having a radius of 1260.00 feet, a central angle of 20°22'32";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 448.08 feet (Chord Bearing South 10°46'51" East - 445.72 feet), to a 1/2 inch iron rod found;

THENCE, South 19°17'03" East, continuing along said west line, for a distance of 34.76 feet, to a nail found;

THENCE, South 15°03'48" East, continuing along said west line, for a distance of 61.67 feet, to a nail found on a non-tangent curve to the left, having a radius of 1271.00 feet, a central angle of 05°21'14";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 118.77 feet (Chord Bearing South 27°58'51" East - 118.72 feet), to a nail found in the east line of said Stone Creek Balance, being in said Hays Road;

THENCE, South 00°35'35" East, departing said west line and along the east line of said Stone Creek Balance and with said Hays Road, for a distance of 191.20 feet, to a 1/2 inch iron rod found at the most northerly corner of Part 2, R.O.W. Dedication, as described in Doc. No. 2007-00384711, in said Deed Records being on a curve to the left, having a radius of 380.00 feet, a central angle of 22°31'28"; THENCE, South 89°24'25" West, along the north line of said Stone Creek Phase IX, for a distance of 222.00 feet, to a 1/2 inch iron rod found;

THENCE, departing the east line of said Stone Creek Balance Tract and continuing along Hays Road with the west line of said Part 2 tract and along said curve to the left having an arc distance of 149.39 feet (Chord Bearing South 10°53'46" West 148.43 feet), to a 1/2 inch iron rod found;

THENCE, South 00°21'58" East, continuing along said lines, for a distance of 136.79 feet, to a nail found at the southwest corner of said Part 2 tract;

THENCE, North 89°38'02" East, along the south line of said Part 2 tract, for a distance of 30.11 feet, to a 1/2 inch iron rod found at the southeast corner of said Part 2 tract, being in east line of said Stone Creek Balance tract and said Hays Road;

THENCE, South 00°35'35" East, along the east line of said Stone Creek Balance tract and with Hays Road, for a distance of 339.01 feet, to the POINT OF BEGINNING and containing 36.428 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of _____, 2019.

WARREN L. CORWIN
R.P.L.S. No. 4621

FINAL PLAT
OF
**STONE CREEK
PHASE X**
TOTAL LOTS 118 TOTAL ACRES 36.428
OUT OF THE
**S. KING SURVEY, ABSTRACT NO. 131
W.T. DeWEESE SURVEY, ABSTRACT NO. 71**
IN THE
**CITY OF ROCKWALL
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STONE CREEK PHASE 10, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JULY 2019



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: December 10, 2019
APPLICANT: Chase Finch; *Corwin Engineering, Inc.*
CASE NUMBER: P2019-046; *Breezy Hill, Phase XI*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 11, LTD for the approval of a final plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552, and take any action necessary.

PLAT INFORMATION

- ☒ The Breezy Hill Subdivision is a master planned community that will provide approximately 405-acres of residential and commercial development. The residential subdivision will be composed of 750 single-family lots on 371.45-acres of land, and be broken down per the lot mix indicated in Planned Development District 74 (PD-74). The lot mix in this Planned Development District is as follows.

Lot Types	A	B	C	D	E	F	G
Typical Lot Frontage (Feet)	60'	70'	80'	100'	60'	100'	70'
Typical Lot Depth (Feet)	120'	120'	125'	200'	110'	180'	120'
Minimum Lot Size (Sq. Ft.)	7,200 SF	8,400 SF	10,000 SF	20,000 SF	7,200 SF	18,000 SF	8,400 SF
Number of Units	164	131	137	140	40	44	94
Dwelling Unit %	21.86%	17.46%	18.27%	18.67%	5.34%	5.87%	12.53%

- ☒ The applicant is requesting to *final plat* Phase XI of the Breezy Hill Subdivision for the purpose of laying out 78 lots on a ~23.849-acre portion of the 371.45-acre subdivision. The 78 proposed lots will be constructed to the *Type 'G'* standards (*all standards are displayed in the table above*).
- ☒ On December 3, 2019 the Parks and Recreation Board reviewed the *final plat* and made a recommendation to approve the plat with the following conditions:
- The developer is to pay the pro-rata equipment fees required in the amount of \$19,890 [*i.e. 78 Lots @ \$255.00 Per Lot*].
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the*

Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Breezy Hill, Phase XI*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board;
- (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.

11/22/2019

City of Rockwall

Project Plan Review History



Project Number	P2019-046	Owner	BH Phase 11, Ltd.	Applied	11/18/2019	DG
Project Name	Breezy Hill Phase XI	Applicant	CORWIN ENGINEERING, INC.	Approved		
Type	PLAT			Closed		
Subtype	FINAL			Expired		
Status	Staff Review			Status		


Site Address	City, State Zip	Zoning
BREEZY HILLS RD	ROCKWALL, TX 75087	

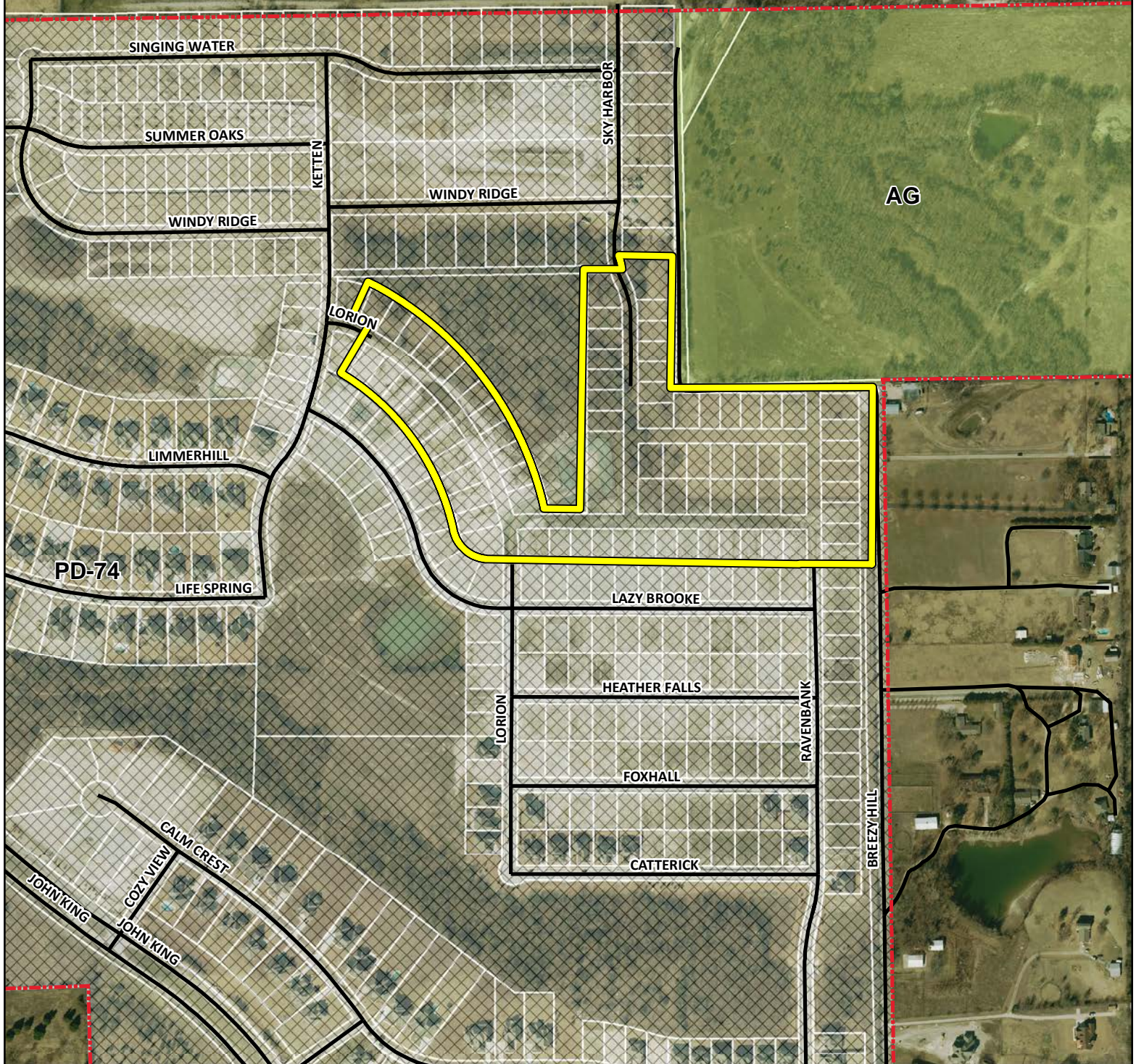
Subdivision	Tract	Block	Lot No	Parcel No	General Plan
BREEZY HILL, PHASE XI	7-6	NULL	7-6	0187-0000-0007-06-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/18/2019	11/25/2019	11/18/2019		APPROVED	
ENGINEERING	Sarah Johnston	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	
FIRE	Ariana Hargrove	11/18/2019	11/25/2019	11/20/2019	2	APPROVED	
GIS	Lance Singleton	11/18/2019	11/25/2019				
PLANNING	Korey Brooks	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks		
P2019-046; Breezy Hill, Phase XI Addition								
Please address the following comments (M= Mandatory Comments; I = Informational Comments)								
I.1 This a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 11, LTD for the approval of a preliminary plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552.								
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.								
M.3 For reference, include the case number (P2019-046) in the lower right-hand corner of all pages on future submittals.								
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).								
M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:								
(1) Please label the Point of Beginning								
(2) Please show and label landscape buffer adjacent to BH Road.								
(3) Please provide signature line for Chuck Sink								
(4) Please review and confirm lot count								
Lot Types	A	B	C	D	E	F	G	TOTAL
Phase I			27				27	
Phase IIA and IIB	49	78						127
Phase III	23	48					71	
Phase IV			51				51	
Phase V		79					79	
Phase VI	42	17	20				79	
Phase VII				10				10
Phase IXA	53							53
Phase X	39			40			79	
Phase VIII			3			32	26	61
Phase XI					1	77	78	
TOTAL	141	143	147	108	40	33	103	715
ORDINANCE	164	131	137	140	40	44	94	750
REMAINING	23	-12	-10	32	0	11	-9	35
I.6 Please note that failure to address all comments provided by staff by 5:00 PM on December 3, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.								
I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested.								
o Revisions for this case will be due on December 3, 2019;								
o The Planning & Zoning Worksession is November 26, 2019.								
o The Park Board Meeting for this case is December 3, 2019								
o The Planning and Zoning Commission Meeting for this case is December 10, 2019								
o The City Council Meeting for this case is December 16, 2019.								

0 150 300 600 900 1,200 Feet

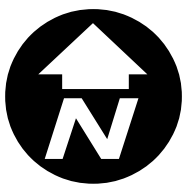
P2019-046- BREEZY HILL, PHASE XI
FINAL PLAT - LOCATION MAP = 

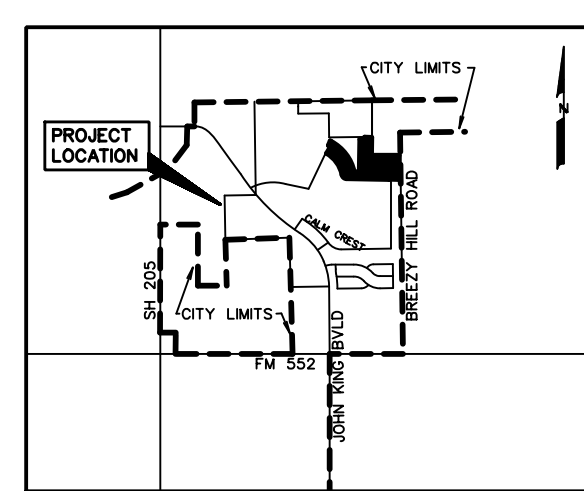


City of Rockwall

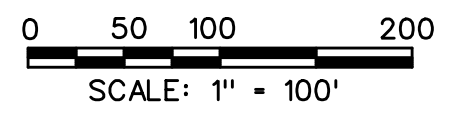
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

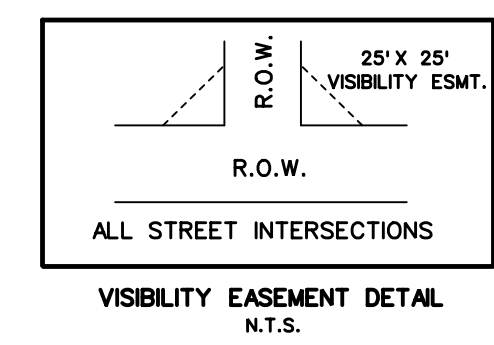




CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	12°08'07"	275.00'	58.25'	58.14'	N05°06'58"W
2.	00°59'43"	991.00'	17.21'	17.21'	N11°40'53"W
3.	13°07'50"	295.00'	67.61'	67.46'	S84°23'11"W
4.	46°53'50"	991.00'	811.14'	788.69'	N35°37'39"W
5.	01°19'11"	1025.00'	23.61'	23.61'	N00°17'31"E
6.	00°14'22"	1025.00'	4.28'	4.28'	N00°29'16"E
7.	01°33'49"	1025.00'	27.97'	27.97'	N00°10'28"E
8.	27°07'56"	250.00'	118.36'	117.26'	N12°36'25"W
9.	08°03'59"	250.00'	35.20'	35.17'	N22°08'14"W
10.	179°32'14"	50.00'	157.48'	100.00'	S44°23'24"E
11.	63°13'48"	320.00'	353.14'	335.49'	N31°19'31"W
12.	24°13'20"	380.00'	160.65'	159.45'	N36°36'19"W
13.	40°20'34"	300.00'	211.23'	206.90'	S40°55'16"E



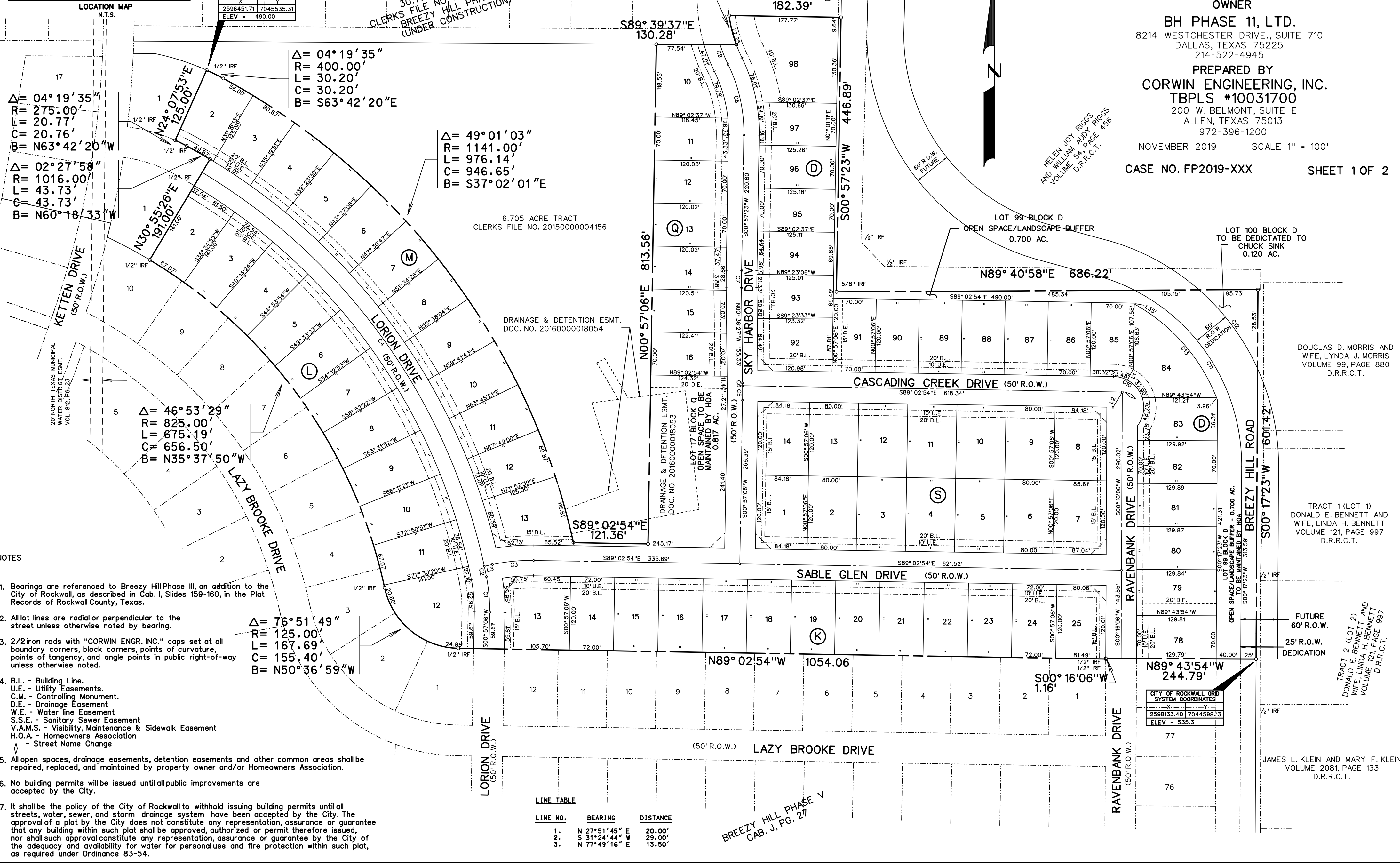
Δ = 12°28'10"
R = 225.00'
L = 48.97'
C = 48.87'
B = N14°00'23"W



FINAL PLAT
OF
BREEZY HILL PHASE XI
78 LOTS, BEING 23.849 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE 11, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2019 SCALE 1" = 100'
CASE NO. FP2019-XXX SHEET 1 OF 2



NOTES

- Bearings are referenced to Breezy Hill Phase III, an addition to the City of Rockwall, as described in Cab. I, Slides 159-160, in the Plat Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 2/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
W.E. - Water Line Easement
S.S.E. - Sanitary Sewer Easement
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
H.O.A. - Homeowners Association
- Street Name Change
- All open spaces, drainage easements, detention easements and other common areas shall be repaired, replaced, and maintained by property owner and/or Homeowners Association.
- No building permits will be issued until all public improvements are accepted by the City.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage system have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 27°51'45" E	20.00'
2.	S 31°24'44" W	29.00'
3.	N 77°49'16" E	13.50'

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2598133.40	7044598.13
ELEV =	535.3

77

76

DOUGLAS D. MORRIS AND WIFE, LYNDA J. MORRIS
VOLUME 99, PAGE 680
D.R.R.C.T.

TRACT 1 (LOT 1)
DONALD E. BENNETT AND WIFE, LINDA H. BENNETT
VOLUME 121, PAGE 997
D.R.R.C.T.

FUTURE
60' R.O.W.
25' R.O.W.
DEDICATION

JAMES L. KLEIN AND MARY F. KLEIN
VOLUME 2081, PAGE 133
D.R.R.C.T.

TRACT 2 (LOT 2)
DONALD E. BENNETT AND WIFE, LINDA H. BENNETT
VOLUME 121, PAGE 997
D.R.R.C.T.

LEGAL DESCRIPTION

BEING, a tract of land situated in the J. Strickland Survey, Abstract No. 187 in the City of Rockwall, Rockwall County, Texas, being out of a 39.298 acre tract, as described in Clerks File No. 20130000498882 in the Deed Records of Rockwall County, Texas and being all of a 2.944 acre tract, as described in Clerks File No. 20180000010717 and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Breezy HillPhase V, as addition to the City of Rockwall, as described in a Cab. J, Pg. 27 in the Plat Records of Rockwall County, Texas and being in the east line of said 39.298 acre tract same being in Breezy HillRoad (Variable R.O.W.):

THENCE, North 89° 43'54" West, along the north line of said Breezy HillPhase V, for a distance of 244.79 feet, to a 1*2 inch iron rod found;

THENCE, South 00° 16'06" West, continuing along said north line, for a distance of 1.16 feet, to a 1*2 inch iron rod found;

THENCE, North 89° 02'54" West, continuing along said north line, for a distance of 1054.06 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 125.00 feet, a centralangle of 76° 51'49";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 167.69 feet (Chord Bearing North 50° 36'59" West 155.40 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 825.00 feet, a centralangle of 46° 53'29";

THENCE, continuing along said north line and said with curve to the left for an arc distance of 675.19 feet (Chord Bearing North 35° 37'50" West 656.50 feet), to a 1/2 inch iron rod found at the most southerly southeast corner of Breezy HillPhase VI, an addition to the City of Rockwall, as described in Cab. J Pg. 291 in said Plat Records;

THENCE, North 30° 55'26" East, departing said north line and along the east line of said Breezy HillPhase VI, for a distance of 191.00 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 1016.00 feet, a centralangle of 02° 27'58";

THENCE, continuing along said east line and with curve to the left for an arc distance of 43.73 feet (Chord Bearing North 60° 18'33" West 43.73 feet), to a 1/2 inch iron rod found at the point of compound curvature of a curve to the left, having a radius of 275.00 feet, a centralangle of 04° 19'35";

THENCE, continuing along said east line and with said curve to the left for an arc distance of 20.77 feet (Chord Bearing North 63° 42'20" West 20.76 feet), to a 1/2 inch iron rod found;

THENCE, North 24° 07'53" East, continuing along said east line, for a distance of 125.00 feet, to a 1/2 inch iron rod found in the south line of a 6.705 acre tract, as described in Clerks File No. 20150000004156 in said Deed Records and being in the north line of said 39.298 acre tract being on a curve to the right, having a radius 400.00 feet, a centralangle of 04° 19'35";

THENCE, along the south line of said 6.705 acre tract and north line of said 39.298 acre tract with said curve to the right for an arc distance of 30.20 feet (Chord Bearing South 63° 42'20" East 30.20 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of compound curvature of a curve to the right, having a radius of 1141.00 feet, a centralangle of 49° 01'03";

THENCE, continuing along said lines and with said curve to the right for an arc distance of 976.14 feet (Chord Bearing South 37° 02'01" East 946.65 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southwest corner of said 6.705 acre tract;

THENCE, South 89° 02'54" East, continuing along said lines, for an arc distance of 121.36 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southeast corner of said 6.705 acre tract and being an interior ell corner of said 39.298 acre tract;

THENCE, North 00° 57'06" East, along the east line of said 6.705 acre tract and a west line of said 39.298 acre tract, at 390.00 feet, passing the southwest corner of said 2.944 acre tract and a northwest corner of said 39.298 acre tract, continuing for a total distance of 813.56 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said 6.705 acre tract and being in the south line of a 30.728 acre tract, as described Clerks File No. 20170000023682, in said Deed Records same being the northwest corner of said 2.944 acre tract;

THENCE, South 89° 39'37" East, along the south line of said 30.728 acre tract and the north line of said 2.944 acre tract, for a distance of 130.28 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 225.00 feet, a centralangle of 12° 28'10";

THENCE, continuing along said north and south lines and with said curve to the right for an arc distance of 48.97 feet (Chord Bearing North 14° 00'23" West 48.87 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 02'37" East, continuing along said lines, for a distance of 182.39 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said 2.944 acre tract and being an ell corner of said 30.728 acre tract being in the west line of a 2.64 acre tract, as described in Vol. 4.341, Pg. 2426, in the Deed Records of Collin County, Texas;

THENCE, South 00° 57'23" West, along east line of said 2.944 acre tract, at 430.02 feet, passing the southeast corner of said 2.944 acre tract and an ell corner of said 39.298 acre tract and continuing with the west line of said 2.64 acre tract, for a total distance of 446.89 feet, to a 5/8 inch iron rod found at the southwest corner of said 2.64 acre tract;

THENCE, North 89° 40'58" East, along the south line of said 2.64 acre tract, for a distance of 686.22 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the southeast corner of said 2.64 acre tract being in said Breezy HillRoad same being in the east line of said 39.298 acre tract;

THENCE, South 00° 17'23" West, along the east line of said 39.298 acre tract and Breezy Hill Road, for a distance of 601.42 feet, to the POINT OF BEGINNING and containing 23.849 acres of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner"s" of the land shown on this plat, and designated herein as the BREEZY HILL PHASE XI, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever allstreets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration thereinexpressed. We further certify that all other parties who have a mortgage or lien interest in the BREEZY HILL PHASE XI, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutualuse and accommodation of allutilities desiring to use or using same. We also understand the following:

1. No buildings shallbe constructed or placed upon, over, or across the utility easements asdescribed herein.

2. Any public utility shallhave the right to remove and keep removed allor part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shallat alltimes have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing allor part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall willnot be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shallbear totalresponsibility for storm drain improvements.

5. The developer shallbe responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shallbe constructed on any lot in this addition by the owner or any other person untilthe developer and/or owner has complied with allrequirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, allaccording to the specifications of the City of Rockwall; or Untilan escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercialrate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercialrates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner failor refuse to install the required improvements within the time stated in such written agreement, but in no case shallthe City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Untilthe developer and/or owner files a corporate surety bond with the city secretary in a sum equalto the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shallbe fixed by the city councilof the City of Rockwall.

7. The Homeowners Association is responsible for maintaining allnon-standard decorative signs, poles/post, hardware or other non standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association willbear any and allmaintenance cost related the said improvements. The City has the statutory authority to installand maintain Traffic ControlDevices for Vehicular traffic on public Streets/Roads within the public right-of-way. This agreement in no way constitutes a change in that authority and does not constitute any delegation of that authority of the Association.

We further acknowledge that the dedications and/or exaction's made herein are proportionalto the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

Breezy HillPhase 11
a Texas limited partnership
By: Breezy HillPhase 11 GP Corporation,
a Texas corporation, its GeneralPartner

John Arnold
Director

Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2019.

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

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2019.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Recommended for Final Approval:

_____	_____	
Planning & Zoning Commission	Date	
APPROVED I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.		
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Count Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.		
WITNESS OUR HANDS, this _____ day of _____, 2019.		
_____	_____	_____
Mayor, City of Rockwall	City Secretary	City Engineer

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2019.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

Notary Public in and for the State of Texas

FINAL PLAT
OF
BREEZY HILL PHASE XI
78 LOTS, BEING 23.849 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH PHASE 11, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
NOVEMBER 2019 SCALE 1" = 100'
CASE NO. FP2019-XXX SHEET 1 OF 2



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Korey Brooks; *Senior Planner*

DATE: December 10, 2019

SUBJECT: Z2019-025; *Amendment to Article IV, Permissible Uses, of the UDC to allow the Rental, Sales, and Service of Heavy Machinery in a Commercial (C) District*

On November 4, 2019, the City Council directed staff to amend the *Land Use Standards* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) to allow the *Rental, Sales, and Service of Heavy Machinery* land use with a Specific Use Permit (SUP) in a Commercial (C) District. This direction came in response to a request submitted by Scott Mommer of Lars Anderson & Associates, Inc. to amend the code to allow the *Rental, Sales and Service of Heavy Machinery* in conjunction with an existing hardware store (*i.e. Home Depot*). The proposed facility will operate as a tool rental center (*i.e. power drills, saws, electric sanders*), which is permitted by-right in a Commercial (C) District. In addition to the rental of tools, the facility will also offer the rental of heavy equipment. Currently, the Unified Development Code (UDC) only permits *Rental, Sales, and Service of Heavy Machinery* in a Heavy Commercial (HC) or Heavy Industrial (HI) District by-right and in a Light Industrial (LI) District with a Specific Use Permit (SUP). Based on the City Council's direction staff proposes to change the code as follows (with the **highlighted, italics** areas indicating the changes):

Additions: **Highlighted**

Deletions: **Highlighted, Strikeout**

SECTION 01: LAND USE SCHEDULE

SUBSECTION 01.01: USE OF LAND AND BUILDINGS

LAND USE SCHEDULE			RESIDENTIAL DISTRICTS														MIXED USE DISTRICTS	NON-RESIDENTIAL DISTRICTS				OVERLAY DISTRICTS				
<div>LEGEND:</div> <div><div></div>Land Use <i>NOT</i> Permitted</div> <div><div>P</div>Land Use Permitted <i>By-Right</i></div> <div><div>P</div>Land Use Permitted with Conditions</div> <div><div>S</div>Land Use Permitted Specific Use Permit (SUP)</div> <div><div>X</div>Land Use Prohibited by Overlay District</div> <div><div>A</div>Land Use Permitted as an Accessory Use</div> <th>LAND USE DEFINITION REFERENCE <small>[Reference Article XIII, Definitions]</small></th> <th>CONDITIONAL USE REFERENCE <small>Reference Article IV, Permissible Uses</small></th> <th>Agricultural (AG) District</th> <th>Single Family Estate 1.5 (SFE-1.5) District</th> <th>Single Family Estate 2.0 (SFE-2.0) District</th> <th>Single Family Estate 4.0 (SFE-4.0) District</th> <th>Single Family 1 (SF-1) District</th> <th>Single Family 10 (SF-10) District</th> <th>Single Family 8.4 (SF-8.4) District</th> <th>Single Family 7 (SF-7) District</th> <th>Zero Lot-Line (ZL-5) District</th> <th>Two-Family (2F) District</th> <th>Multi-Family 14 (MF-14) District</th> <th>Downtown (DT) District</th> <th>Residential Office (RO) District</th> <th>Neighborhood Services (NS) District</th> <th>General Retail (GR) District</th> <th>Commercial (C) District</th> <th>Heavy Commercial (HC) District</th> <th>Light Industrial (LI) District</th> <th>Heavy Industrial (HI) District</th> <th>Scenic Overlay (SOV) District</th> <th>SH-66 Overlay (SH-66) District</th> <th>IH-30 Overlay (IH-30 OV) District</th>			LAND USE DEFINITION REFERENCE <small>[Reference Article XIII, Definitions]</small>	CONDITIONAL USE REFERENCE <small>Reference Article IV, Permissible Uses</small>	Agricultural (AG) District	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	Single Family 1 (SF-1) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
LAND USES																										
COMMERCIAL AND BUSINESS SERVICES LAND USES			2.02(G)	2.03(G)																						
Rental, Sales and Service of Heavy Machinery and Equipment			(10)	(5)														S	P	S	P					

SECTION 2: CONDITIONAL LAND USE STANDARDS AND DEFINITIONS

SUBSECTION 2.03: CONDITIONAL LAND USE STANDARDS.

(G) Commercial and Business Services Land Uses.

(5) *Rental, Sales, and Service of Heavy Machinery*

- (a) In the Commercial (C) District, the *Rental, Sales, and Service of Heavy Machinery* land use is only permitted as an ancillary use to a *General Retail Store* (i.e. a business whose primary purpose is to sell finished goods) by Specific Use Permit (SUP).
- (b) All outside storage of equipment and machinery shall be visibly screened from all adjacent properties utilizing one of the screening alternatives outlined in Subsection 05.02.(A), *Loading Docks and Outside Storage Areas*, of Article VIII, *Landscape and Fence Standards*, of the Unified Development Code (UDC).
- (c) The storage area for equipment and machinery shall not occupy any required parking spaces. Excess parking spaces may be used if all other requirements are met.
- (d) The storage and/or display of equipment and machinery shall be in a stowed position so as to not extend any part of the equipment or machinery in an upward or outward manner.
- (e) The conditions above shall not be construed to permit the outside storage of equipment and machinery for outside display, and does not permit additional outside storage of other materials that are not associated with the *Rental, Sales, and Service of Heavy Machinery* land use.
- (f) Maintenance or service of any equipment and machinery shall not be performed on-site.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the UDC staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

~~Planning and Zoning Work Session: November 26, 2019~~
Planning and Zoning Public Hearing: December 10, 2019
City Council Public Hearing/First Reading: December 16, 2019
City Council Second Reading: January 6, 2020

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. Should the Planning and Zoning Commission have any questions staff will be available at the meeting on December 10, 2019.

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

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, BY AMENDING ARTICLE IV, *PERMISSIBLE USES*, OF THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38], 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, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 04-38] has been initiated by the City Council of the City of Rockwall to amend Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38]; 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 city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 04-38] and Municipal Code of Ordinances should be amended as follows:

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

SECTION 1. That Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *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 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [Ordinance No. 04-38], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That 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 6TH DAY OF JANUARY, 2020.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 16, 2019

2nd Reading: January 6, 2020

Exhibit 'A'
Article IV, Permissible Uses

Additions: **Highlighted**
Deletions: **Highlighted, Strikeout**

SECTION 01: LAND USE SCHEDULE

SUBSECTION 01.01: USE OF LAND AND BUILDINGS

LAND USE SCHEDULE		LAND USE DEFINITION REFERENCE [Reference Article XIII, Definitions]	CONDITIONAL USE REFERENCE Reference Article IV, Permissible Uses	RESIDENTIAL DISTRICTS										MIXED USE DISTRICTS	NON-RESIDENTIAL DISTRICTS				OVERLAY DISTRICTS						
				Agricultural (AG) District	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	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District
LEGEND:																									
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(G) Commercial and Business Services Land Uses.

(5) Rental, Sales, and Service of Heavy Machinery

- In the Commercial (C) District, the *Rental, Sales, and Service of Heavy Machinery* land use is only permitted as an ancillary use to a *General Retail Store* (i.e. a business whose primary purpose is to sell finished goods) by Specific Use Permit (SUP).
- All outside storage of equipment and machinery shall be visibly screened from all adjacent properties utilizing one of the screening alternatives outlined in Subsection 05.02.(A), *Loading Docks and Outside Storage Areas*, of Article VIII, *Landscape and Fence Standards*, of the Unified Development Code (UDC).
- The storage area for equipment and machinery shall not occupy any required parking spaces. Excess parking spaces may be used if all other requirements are met.
- The storage and/or display of equipment and machinery shall be in a stowed position so as to not extend any part of the equipment or machinery in an upward or outward manner.
- The conditions above shall not be construed to permit the outside storage of equipment and machinery for outside display, and does not permit additional outside storage of other materials that are not associated with the *Rental, Sales, and Service of Heavy Machinery* land use.
- Maintenance or service of any equipment and machinery shall not be performed on-site.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: David Gonzales, *Planning and Zoning Manager*

DATE: December 10, 2019

SUBJECT: SP2019-045; *Amended Site Plan for an Existing Manufacturing Facility (Channell Commercial Corporation)*

On July 8, 2014, the Planning and Zoning Commission approved a site plan [i.e. SP2014-011] for a ~295,910 SF warehouse/manufacturing facility [i.e. Channell Commercial Corporation]. In conjunction with this site plan approval, the City Council approved the following five (5) variances and exceptions for this development on July 21, 2014:

- (1) A variance to the building materials (i.e. masonry and stone requirements) for not incorporating a minimum of 20% natural stone on all facades and to allow for tilt-up wall construction;
- (2) A variance to allow for one (1) light pole to exceed the 20-feet overall maximum height (i.e. 27-ft OAH);
- (3) A variance to the minimum parking requirements based on the number of employees per shift;
- (4) An exception for the use of tilt-up wall construction; and,
- (5) An exception to the vertical and horizontal articulation standards.

On November 15, 2019, the applicant -- Mark Pross of Pross Design Group -- submitted an application requesting the approval of an amended site plan for the purpose of establishing outside storage areas and realigning the western drive aisle. Staff should point out that Channell Commercial Corporation had submitted a replat [i.e. Case No. P2019-027] on June 13, 2019 for the purpose of realigning the drive aisle by abandoning certain portions of the firelane & water easements. On July 1, 2019, the City Council approved the plat with the condition that an amended site plan be approved for the realignment of the drive aisle. The final plat is to be filed after approval of the amended site plan. This has been made a condition of approval for this case. Additionally, the future amphitheater to be located at the southeastern portion of the lot -- adjacent to John King Boulevard -- will require approval by the Board of Adjustments in order to be located within the building setback as depicted on the site plan. This has also been made a condition of approval for this case.

Currently, the subject property has outside storage that is located on the north side of the building, adjacent to the Rockwall Service Center. It is the intent of the applicant to relocate a portion of the storage, losing 32 parking spaces; however, there are 42 parking spaces being added to the site increasing the existing parking by 10 spaces. With the additional outside storage being requested, it should be known that the current outside storage located on the north side of the building has limited screening [i.e. two (2), six (6)-foot tall fence sections with black mesh] and is visible from John King Boulevard. Based on the submitted landscape plan, the applicant is proposing to use a three (3) tiered living screen consisting of four (4), Live Oak trees that are ~14-16 feet in height and measuring 4½ to 5-caliper inches, nine (9) Nellie R. Stevens Holly trees, and 23 Needle Point Holly shrubs, with a six (6) foot tall wrought iron fence. The proposed landscape screening located at the northwest corner of the site requires approval by the Planning and Zoning Commission to allow for not meeting the standards of Subsection 1.05, *Screening Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), which requires a masonry wall and canopy trees on 20-ft centers. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with Subsection 5.02, *Landscape Screening Standards*, of Article VIII, *Landscape Standards*. The applicant is requesting to use *Alternative #1* of this section by incorporating a wrought iron fence and

three (3) tiered screening for this area. As a compensatory measure, the applicant is providing additional landscaping in this area, which will provide less visibility from John King Boulevard. A variance to the screening requirements for the use of landscape screening for the storage area remains a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions, staff will also be available at this meeting.

12/5/2019

City of Rockwall

Project Plan Review History


Revision 1 Comments Highlighted

Project Number SP2019-045
Project Name Channell Corporation
Type SITE PLAN
Subtype AMENDING
Status P&Z HEARING

Owner Channell Commercial Corp.
Applicant Pross Design Group

Applied 11/18/2019 DG
Approved
Closed
Expired
Status 11/22/2019 DG

Site Address 1700 JUSTIN RD
City, State Zip ROCKWALL, TX 75087

Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
ROCKWALL INDUSTRIAL EAST	2	A	2	3369-000A-0002-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/18/2019	11/25/2019	11/19/2019	1	APPROVED	
ENGINEERING (11/22/2019 10:53 AM SJ) M - Shade any future items that are not being considered in this project. It is difficult to tell what is being proposed. M - Must show all existing and proposed utilities. M - Add note to the landscape plan, "No trees within 5' of utilities." Standards of Design and Construction Sect. 4.4 I - Must have approval from NTMWD to grade or construct anything in their easement. I - 4% Engineering inspection fees I - Impact fees for new/up-sizing water taps or building square footage. I - No storage in fire lane or utility easements I - Parking to be 20'x9' if adjacent to the building or head-to-head, all else to be 18'x9' min. I - Must have detention for all future storage areas per reference plans for Justin Rd. On what is being detained already. portion at corner of Industrial and Justin that is not detained, that will need to be. In the future. I - All retaining walls to be rock or stone faced. No smooth concrete walls. I - Retaining walls 3' and over must be engineered. I - Must meet all city standards of design and construction. I - Engineering review fees apply.	Sarah Johnston	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	
ENGINEERING (12/5/2019 3:39 PM SJ) - Must shade the proposed 24' drive lane that will be included with this job. Please see markup.	Sarah Johnston	12/5/2019	12/12/2019	12/5/2019		COMMENTS	See Comments Submittal 2
FIRE	Ariana Hargrove	11/18/2019	11/25/2019	11/20/2019	2	APPROVED	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
GIS	Lance Singleton	11/18/2019	11/25/2019	11/20/2019	2	APPROVED	
PLANNING	David Gonzales	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(11/22/2019 11:22 AM DG)						
SP2019-045; Amended Site Plan for Channell Communications Corp.						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request for the approval of an amended site plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard.						
I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.						
M.3 For reference, include the case number (SP2019-045) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).						
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the Development Standards of Article V, that are applicable to the subject property.						
I.5 Please note that the property will require a replat prior to the issuance of a building permit. As a note, the site plan must be approved prior to the filing of the plat.						
M.6 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:						
1) Under the Parking Data table, the removal and addition of parking spaces are resulting in a net loss of 13 parking spaces. This will require approval of a variance to allow for the parking to not meet the standards. Additionally, with future parking being indicated on the east portion of the site, it is encouraged to provide staff with the total parking for this site (i.e. include, but hatch the future parking spaces) for an overall parking layout. Please provide the parking count for each use (i.e. office, warehouse, & manufacturing) and include the number of employees on each shift as justification-- refer to the approved 2014 site plan SP2014-011 as an example. (Section 6, Table 3, of Article VI, of the UDC) Exception Required (Section 9, Art. XI, UDC).						
2) Provide a label identifying the parking count (i.e. 9, 10, etc.) for each parking aisle in order to verify the existing and proposed parking spaces						
3) Provide total SF of additions (i.e. parking areas, building additions, etc.).						
4) Hatch the area located on the eastern portion of the lot (noted as future building) to better delineate the existing area vs future building area(s).						
5) Outside storage areas are to be screened to the height of what is being stored (Subsection 1.05(5), of Article V, UDC). Is the proposed storage area on the eastern portion of the lot (i.e. future area) being considered? If so, see Subsection 5.02.A, of Article VIII, of the UDC for appropriate screening of this area						
6) Provide a label identifying the existing and proposed sidewalks, including the existing 10-ft trail/walkway along John King Blvd.						
7) Provide a standard signature block with signature space for the Planning and Zoning Chairman and Planning Director. See attachment with packet provided						
8) There is a label on the North West corner of the site indicating future parking. Is there going to be future parking along this area as indicated?						
M.7 Building Elevations. Provide building elevations for the proposed guard shack (Section 3, of Article XI, of the UDC).						
M.8 Landscape Plan. The proposed landscape screening located at the North West corner of the site requires approval by the Planning and Zoning Commission to allow for not meeting the standards of Subsection 1.05, Screening Standards, of Article V, District Development Standards, of the UDC (Subsection 5.02(C), Art. VIII, UDC).						
I.9 Civil Set. As a note, the civil set submitted with this application on CD were not reviewed and are not considered an engineering submittal with this application						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>M.10 Based on the submittal staff has identified the following exceptions& variances:</p> <p>1) Required Parking Spaces. The proposed site plan does not meet the minimum standards for parking for this site. The site plan indicates a reduction in the number of parking spaces to allow for outside storage areas that were not present on the approved site plan from July21, 2014 [i.e. SP2014-011] and will require approval of an exception by the Planning and Zoning Commission</p> <p>To be able to request a exception an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of twd(2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval. Refer to Section9, of Article XI, of the UDC for examples of compensatory measures</p> <p>I.11 Please note that failure to address all comments provided by staff by3:00 PM on December 3, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.</p> <p>I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 3, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December10, 2019 Planning & Zoning Meeting.</p> <p>** Please note that the Planning & Zoning Work Session meeting will be held on November 26, 2019.</p> <p>I.13 Staff recommends that a representative be present for the meetings as scheduled above. The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.</p>						
PLANNING	David Gonzales	12/4/2019	12/12/2019	12/5/2019	1	COMMENTS
						Revision 1 comments

Comments on next page

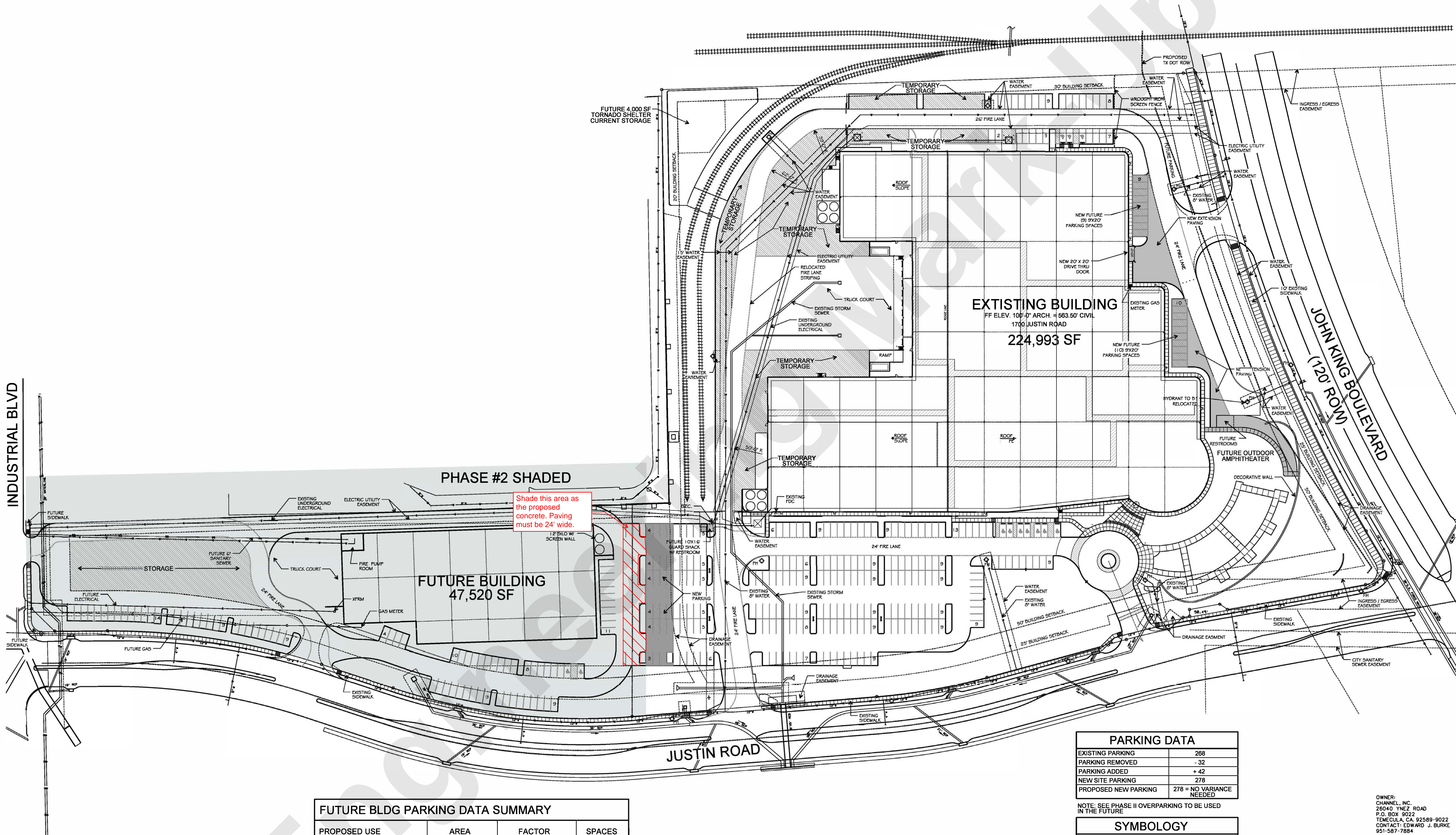
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(12/5/2019 11:01 AM DG)						
SP2019-045; Revision 1 - Amended Site Plan for Channell Communications Corp.						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.						
I.2 Please note that the property will require a replat prior to the issuance of a building permit. As a note, the site plan must be approved prior to the filing of the plat.						
I.3 The future outdoor amphitheater will require approval by the Board of Adjustments to be located within the building setback. This will be listed as a condition of approval of the site plan.						
M.4 Landscape Plan. The proposed landscape screening located at the North West corner of the site requires approval by the Planning and Zoning Commission to allow for not meeting the standards of Subsection 1.05, Screening Standards, of Article V, District Development Standards, of the UDC (Subsection 5.02(A), Art. VIII, UDC).						
I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make the revision to the site plan.						
I.6 The Planning & Zoning meeting will be held on December 10, 2019.						
I.7 Staff recommends that a representative be present for the meetings as scheduled above. The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.						
Police Department	David Gonzales	11/22/2019	11/29/2019	11/22/2019	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(11/22/2019 3:00 PM DG)						
The following comments are from Captain Ed Fowler, Rockwall Police Department regarding CPTED Design						
SP2019-045 Cannel Commercial Corporation						
Considerations:						
<ul style="list-style-type: none"> Consider Security lighting above all entrances, including rear doors, rear parking areas and dumpster(s). Provide clearance around the bottom of the fencing surrounding the dumpster for visual sight line of anyone inside fencing Consider mirror(s) on dumpster fencing to reveal any persons inside holding(fencing) area. Lighting placed on or in fencing area around dumpster to eliminate shadow and dark areas and prevent theft from dumpster(ID Theft, etc.) Utilize LED fixtures. Ensure that all lighting is positioned in a manner to minimize glare and reduce all shadows especially at the rear of business Consider auxiliary locking system on rear doors. Consider all exterior doors being equipped with alarm contact sensors and windows with glass break sensors Consider motion sensor alarms inside the business and motion activated lighting for the interior. Consider the addition of security cameras on the exterior of the building that provide 360 degree coverage. Consider camera monitors for the rear of the business to ensure that employees will have a complete and unobstructed view prior to exiting into the rear parking area. Ensure new or existing trees and bushes are trimmed within acceptable standards(Trees Trimmed up to 7' and Bushes Trimmed Down to 3') and consider ground wash lighting to illuminate the area and provide territorial reinforcement, ownership and enhance natural lines of sight at night. More than willing to speak directly with the business owners or developers about the property. 						
<p>The implementation of all or any portion of the considerations are NO guarantee or assurance that crime will not occur or that the property will be crimeproof. The considerations should, however, reduce the probability of crime if the strategies and recommendations are properly applied and consistently maintained. Any changes should still meet with the City of Rockwall's building code, code of ordinances and fire code.</p>						

© 2014 THIS DOCUMENT AND THE DESIGNS CONTAINED THEREIN REMAINS THE PROPERTY OF PROSS DESIGN GROUP, INC. AS AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF PROSS DESIGN GROUP.

STIMES
SDATES
SFILES

INDUSTRIAL BLVD



FUTURE BLDG PARKING DATA SUMMARY			
PROPOSED USE	AREA	FACTOR	SPACES
OFFICE - B1 OCC.	1,000 SF	300	3
MANUFACTURING - F1 OCC.	10,000 SF	500	20
WAREHOUSE - S1 OCC.	36,520 SF	1000	37
TOTAL	47,520 SF		
- REQUIRED			60 (2 HC)
- PROVIDED			83 (2 HC)
			23 EXCESS

SYMBOLGY	
	GAS
	SANITARY SEWER
	WATER
	ELECTRICAL

PARKING DATA	
EXISTING PARKING	288
PARKING REMOVED	- 32
PARKING ADDED	+ 42
NEW SITE PARKING	278
PROPOSED NEW PARKING	278 = NO VARIANCE NEEDED

NOTE: SEE PHASE II OVERPARKING TO BE USED IN THE FUTURE

SYMBOLGY	
	PROPOSED AREAS OF CONSTRUCTION
	PHASE II WORK



1 SITE PLAN
SCALE: 1"=60'-0"



STANDARD SITE PLAN WORDING
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the 14th day of November, 2019.

WITNESS OUR HANDS, this 14th day of November, 2019.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

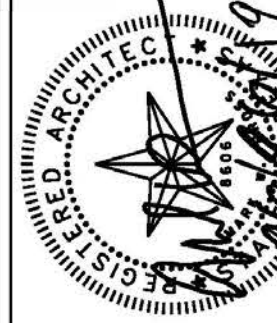
OWNER:
CHANNEL, INC.
26040 YNEZ ROAD
P.O. BOX 9022
TENEUCULA, CA 92589-9022
CONTACT: EDWARD J. BURKE
951-587-7884

job no
1423
sheet
A1.0

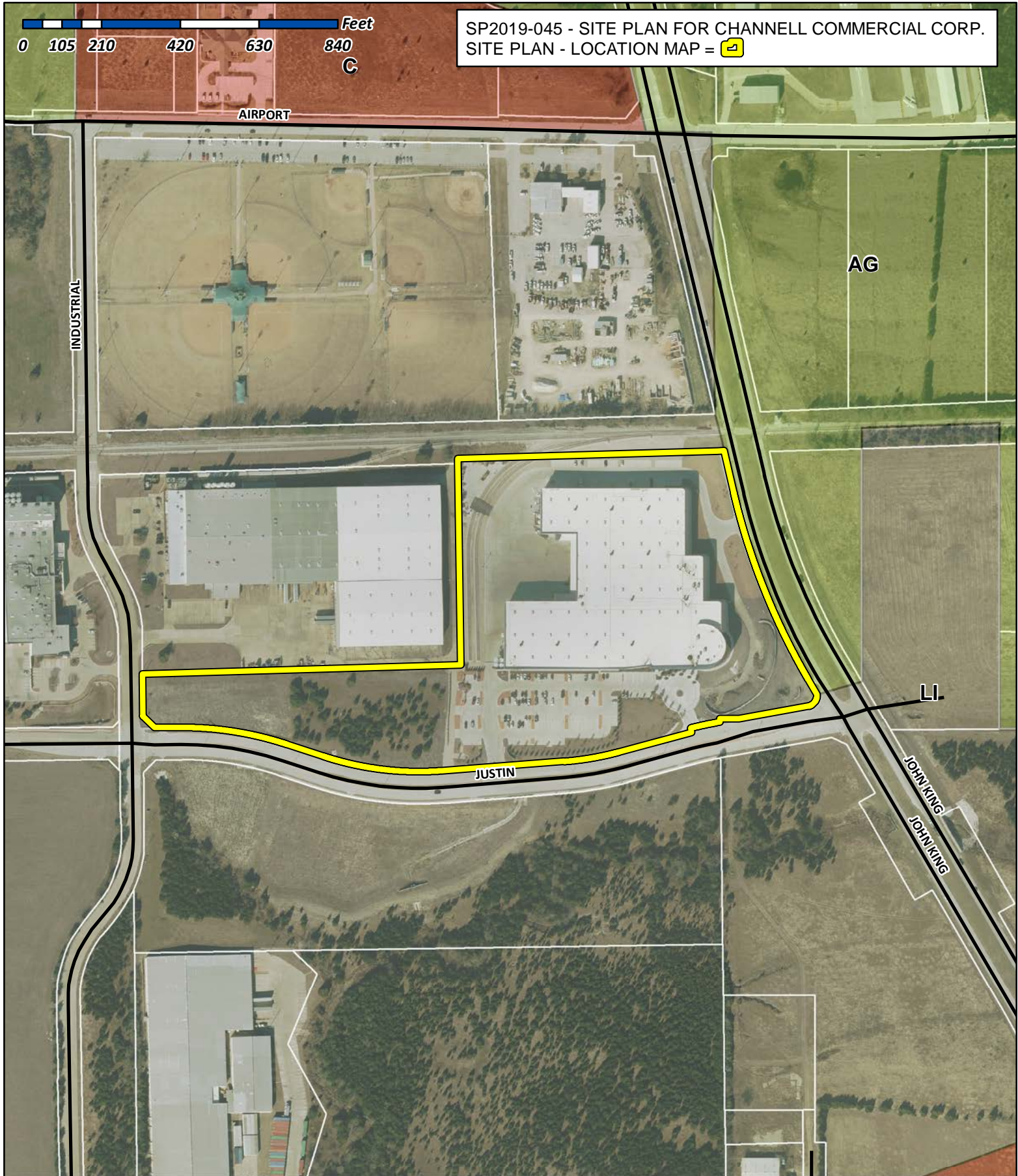
CASE NUMBER: SP 2019-045

CHANNEL
ROCKWALL, TEXAS
1700 JUSTIN ROAD

pross design group, incorporated
2810 Fairview Hill Road, Suite 100, Dallas, Texas 75228 972.775.1400



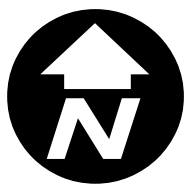
drawn:
checked
MARK W. PROSS
date
12/2/2019



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.

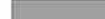



The site plan illustrates the layout of the Justin Road Industrial Development. It features an existing building (224,993 SF) and a future building (47,520 SF). The plan includes various parking areas, including a future 4,000 SF tornado shelter current storage area. Key infrastructure elements include Justin Road, Industrial Blvd, and John King Boulevard (120' ROW). The plan also shows existing and future utilities, including water, sewer, and electrical systems, as well as fire lanes and fire pump rooms. A shaded area indicates Phase #2. A parking data table is provided in the bottom right corner.

PARKING DATA	
EXISTING PARKING	268
PARKING REMOVED	- 32
PARKING ADDED	+ 42
NEW SITE PARKING	278

FUTURE BLDG PARKING DATA SUMMARY			
PROPOSED USE	AREA	FACTOR	SPACES
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SYMBOLLOGY	
	PROPOSED AREAS OF CONSTRUCTION
	PHASE II WORK

1 SITE PLAN

SCALE: 1"=60'-0"

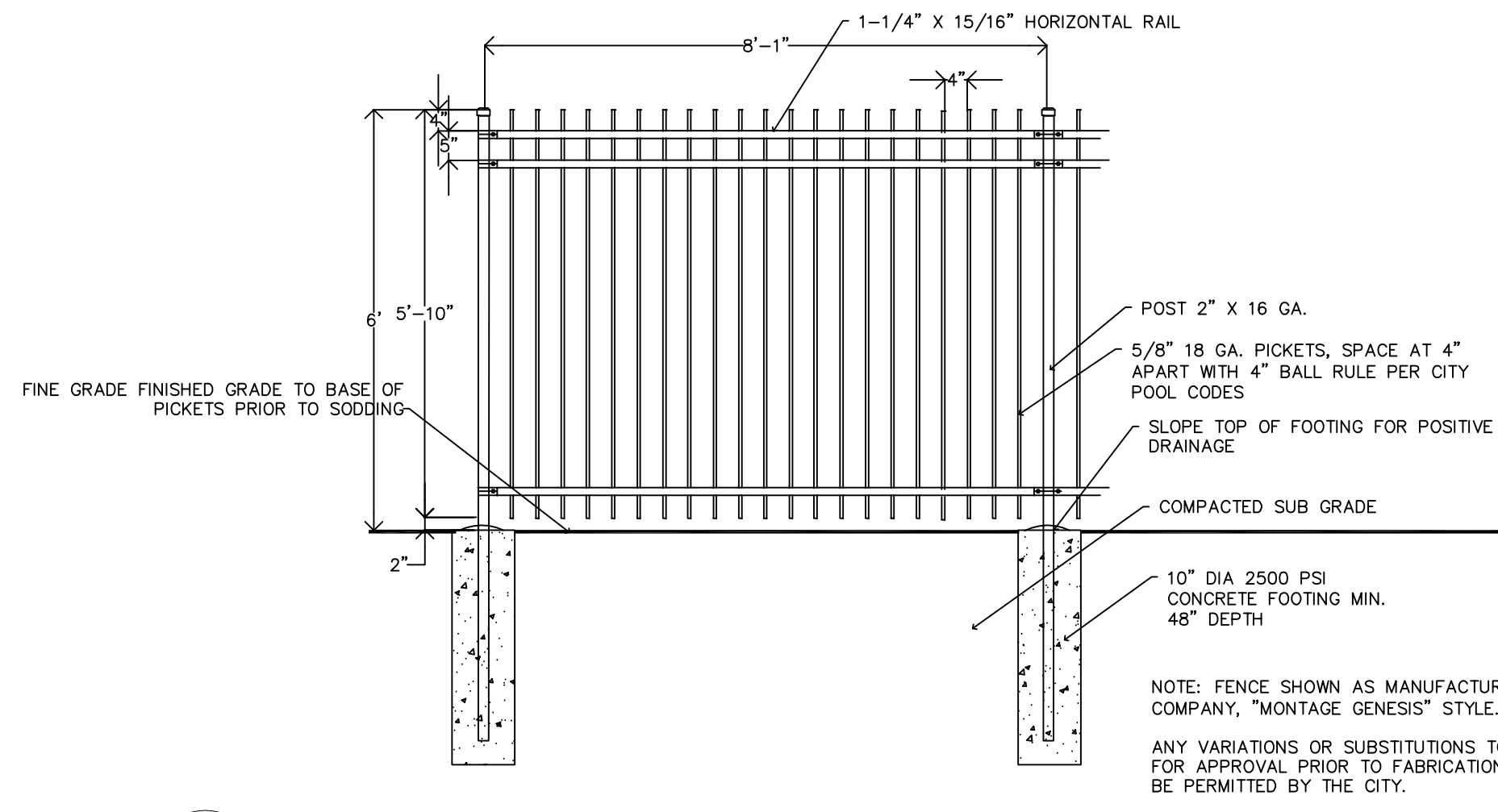


STANDARD SITE PLAN WORDING
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

OWNER:
CHANNEL, INC.
26040 YNEZ ROAD
P.O. BOX 9022
TEMECULA, CA. 92589-9022
CONTACT: EDWARD J. BURKE
951-587-7884

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the (DAY) day of (MONTH), (YEAR).



1 SITE 6' HIGH FENCE DETAIL
N.T.S.

AMERISTAR
1555 N. MINGO, TULSA OK. 74116
1-888-333-3422
WWW.AMERISTARFENCE.COM

LANDSCAPE PLAN SYMBOLS

- IRON FENCE 6 FEET HIGH, SEE DETAIL 1 THIS SHEET
- LANDSCAPE BUFFER LIVING SCREEN CANOPY TREES
30'-0" MIN ON CENTER, ONE ROW PER ALTERNATE #1
ALL TREES TO BE INSTALLED OVER 4'-0" FROM ALL UNDERGROUND UTILITIES. LOCATE UNDER GROUND UTILITIES AS REQUIRED DURING CONSTRUCTION PERIOD. VERIFY THE LOCATIONS EVEN IF REQUIRED EXCAVATION IS REQUIRED TO VERIFY THE UTILITIES.
- EVERGREEN SHRUBS FOR SCREENING
- EVERGREEN SHRUBS SEE PLAN FOR SIZE AND TYPE
- EVERGREEN GROUND COVER WITH STEEL EDGING
- BERMUDA GRASS-ON SITE, ROLL TWO TIMES, SEE DETAILS

BERMUDA SOD NOTES

1. WATER SETTLE ALL TRENCHING ON SITE IN SOD AREA.
2. SITE SOIL TO BE TILLED, 6" DEEP BY MECHANICAL TILLER, BREAKING DOWN CLOUDS TO MAX 1" SIZES. REMOVING ALL ROCKS OVER 1" DIA AND DEBRIS IN ALL AREAS.
3. LEVEL TO DRAIN FINE GRADE SMOOTH TO DRAIN. FINISH WITH LARGE HAND RAKE SURFACE.
4. INSTALL 1" COMPOST, RAKE SMOOTH.
5. APPLY SLOW RELEASE FERTILIZER, PER MANUFACTURER INSTRUCTIONS.
6. INSTALL SOD, IN LARGE ROLLS, STAGGERING EDGES AND FITTING WITH NO GAPS ARE ALLOWED.
7. WATER (3) TIMES A DAY (4) FOUR MINUTES A DAY FOR 7 DAYS TO NOT LET ROOTS DRY OUT. ADJUST TIME AS REQUIRED TO NOT OVER WATER.
8. CONTRACTOR TO MAINTAIN GRASS AND INCLUDE (1) ONE MOWING IN BASE BID AFTER SOD REACHES 1.5"-2" HIGH..

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED.
3. DEEP ROOT BARRIERS, 1-800-458-7688, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 2" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.

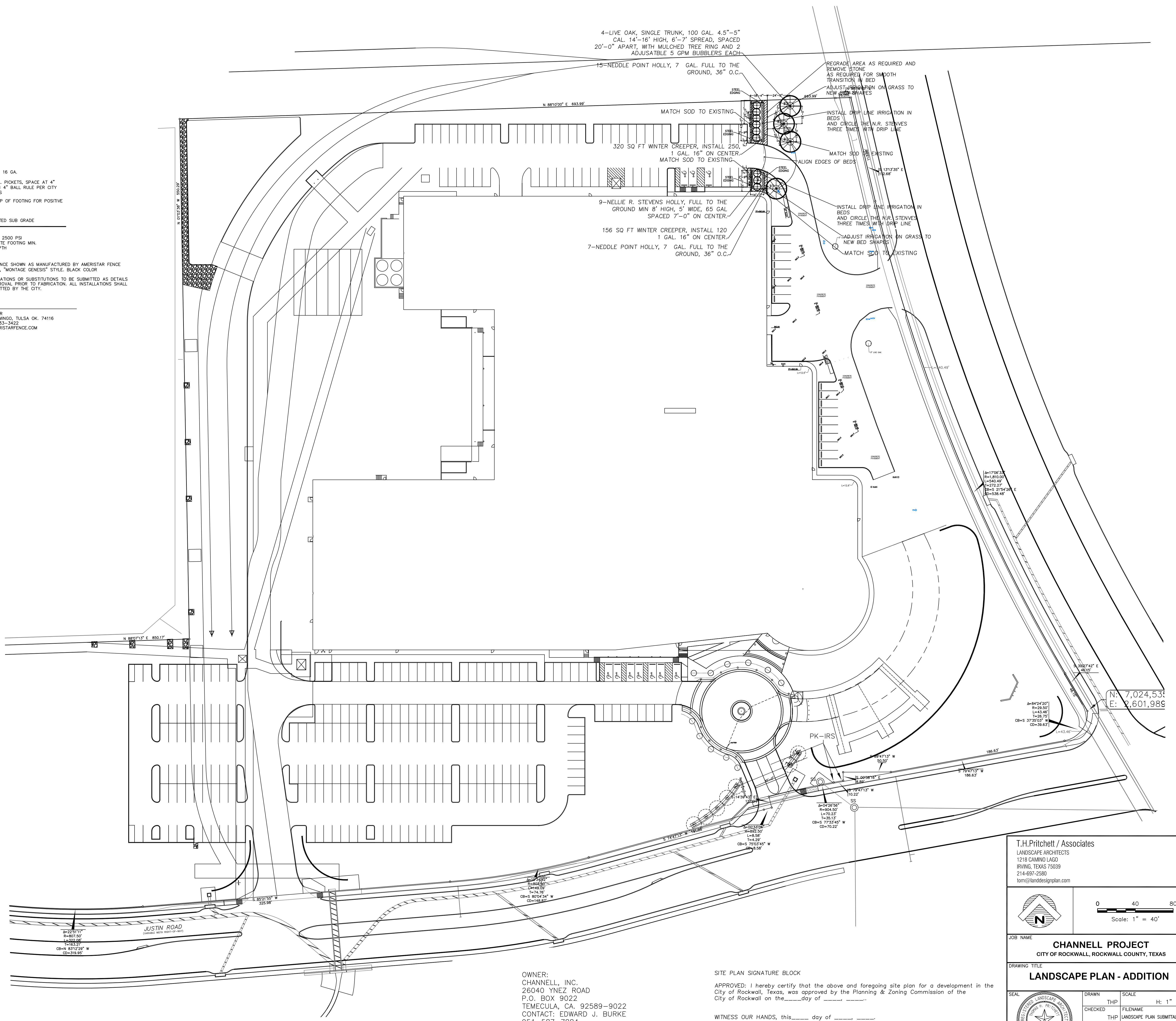
CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATIVE (ET) WEATHER BASED CONTROLLERS ANS SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

NOTE: NO TREES WITHIN 5'-0" OF UTILITIES.



OWNER:
CHANNELL, INC.
26040 YNEZ ROAD
P.O. BOX 9022
TEMECULA, CA. 92589-9022
CONTACT: EDWARD J. BURKE
951-587-7884

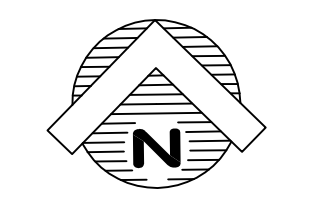
SITE PLAN SIGNATURE BLOCK

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____.

WITNESS OUR HANDS, this ____ day of ____, ____.

Planning & Zoning Commission Chairman Director of Planning and Zoning
SP 2019-045

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landdesignplan.com



0 40 80
Scale: 1" = 40'

JOB NAME
CHANNELL PROJECT
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DRAWING TITLE
LANDSCAPE PLAN - ADDITION



SEAL	DATE	SCALE
THP	12.02.2019	H: 1" = 40'
THP	2015080	