



## PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2018-008 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

### ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

### SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

### PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# \_\_\_\_\_)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE \_\_\_\_\_
  - ☐ CABINET # \_\_\_\_\_
  - ☐ SLIDE # \_\_\_\_\_

NOTES: March 19th - application

07.24.18 - Denied by County Commissioners Court  
(For Variance request & related issues)

ZONING MAP UPDATED \_\_\_\_\_



# DEVELOPMENT APPLICATION

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

STAFF USE

PLANNING & ZONING CASE NO.

P2018-008

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

*[Signature]*

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- ☐ Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision SOUTHRIDGE ESTATES

Lot

Block

General Location East of FM 551 & North of SH 205

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

Current Zoning Not Applicable (N/A)



Current Use Agricultural

Proposed Zoning Not Applicable (N/A)



Proposed Use Residential

Acreage 72.6049

Lots [Current]

Lots [Proposed]

320

☐ **Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 112.009 of the Local Government Code.

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

☐ Owner PHAM BANG KIM

☒ Applicant STEPHEN SELINGER

Contact Person PHAM BANG KIM

Contact Person STEPHEN SELINGER

Address 4001 133rd. Avenue

Address 620 Truelove Trail

City, State & Zip Bellevue, Wa. 98006

City, State & Zip Southlake, Tx. 76092

Phone 8174210731

Phone 8174210731

E-Mail steve\_selinger@yahoo.com

E-Mail steve\_selinger@yahoo.com

## NOTARY VERIFICATION [REQUIRED]

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

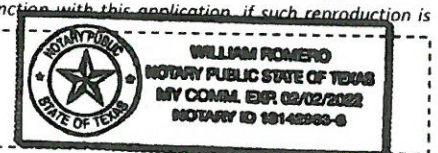
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 1295., to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of March, 20 18. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16th day of March, 20 18.

Owner's/Applicant's Signature

*[Signature]*  
William Romero

Notary Public in and for the State of Texas



My Commission Expires 02-02-2022





# DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

## PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

☐ PLAT TYPE.

- ☐ MINOR/AMENDING PLAT.
- ☐ MASTER PLAT.
- ☒ PRELIMINARY PLAT.
- ☐ FINAL PLAT.
- ☐ REPLAT.
- ☐ VACATION PLAT.

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. Each set of plans should be folded into a *Tri-Fold* with the project title or identifier facing out.

☐ DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:

- ☒ ONE (1) PDF COPY OF THE PLAT
- ☐ ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

\* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- ☐ TREESCAPE PLAN [IF APPLICABLE].
- ☐ LANDSCAPE PLAN [IF APPLICABLE].
- ☐ APPLICATION AND APPLICATION FEE.

## SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

☐ PLAN SET. A plan set is composed of the following items:

- ☐ SITE PLAN.
- ☐ LANDSCAPE PLAN.
- ☐ TREESCAPE PLAN.
- ☐ PHOTOMETRIC PLAN.
- ☐ BUILDING ELEVATIONS.

Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- ☐ BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.
- ☐ APPLICATION AND APPLICATION FEE.

## ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- ☐ LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ☐ ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- ☐ LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- ☐ APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. WITHOUT A COMPLETE APPLICATION SUBMITTAL, THE CASE MAY NOT BE PROCESSED AND MAY NOT BE PLACED ON A PUBLIC HEARING AGENDA.



# CHECKLIST FOR PLAT SUBMITTALS

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

## Case Type:

- ☐ Minor/Amending Plat  
☐ Final Plat  
☐ Master Plat  
☐ Replat  
☒ Preliminary Plat  
☐ Vacation Plat

Case Number

Reviewed By:

Review Date:

**NOTES:** The requirements listed below are based on the case type, which is indicated in the '[ ]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.



City Limits [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

Dedication Language [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat [Final Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

### Applicant and Staff Checklist

- ☐ **Initial Contact [Final Plat, Preliminary Plat & Master Plat]:** Discuss platting requirements with city staff. Obtain application packet. The applicant or representative should become familiar with city ordinances (appropriate ordinances available for a fee, or can be downloaded on the city's website).
- ☐ **Pre-Development Meeting [Final Plat, Preliminary Plat & Master Plat]:** Prior to submitting any proposed plat, the applicant is encouraged to meet with city staff to review and comment on a general plan for the development of property, including the layout of streets, lots, open space, sites for public facilities and utilities.  
Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- ☐ **Prepare Plat for Submittal [Final Plat, Preliminary Plat & Master Plat]:** Hire surveyor to prepare plat and if required, Civil Engineer for preparation of preliminary engineering plans. [FOR FINAL PLATS ONLY: Engineering plans must be submitted and approved prior to final plat applications]
- ☐ **Submit [Final Plat, Preliminary Plat & Master Plat]:** Submit application form, fees and required copies of plat.  
Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_
- ☐ **Submit Electronic Files and Survey Closure Report:** In addition to the application form, fees and required copies of the plat all plat submittals require one (1) digital copy of the plat in .pdf format and one (1) survey boundary closure report. All digital submittals are to be in NAD 83 State Plane, Texas North Central (4202), US Survey Feet.  
Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_
- ☐ **DRC Meeting [Final Plat, Preliminary Plat & Master Plat]:** Staff reviews submitted plat and plans with applicants. Written comments to be provided to applicant(s) at this meeting.  
Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_
- ☐ **Planning and Zoning Work Session [Final Plat, Preliminary Plat & Master Plat]:** The plans are reviewed and discussed by the Planning & Zoning Commission.  
Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- ☐ **Plat Changes and Corrections [Final Plat, Preliminary Plat & Master Plat]:** Based on staff review, changes and corrections will be reviewed with the applicant or representative. Revised plans must be submitted in **ELECTRONIC (E.G. PDF) FORMAT** the Tuesday prior to the Planning & Zoning Commission public hearing.  
Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_
- ☐ **Planning and Zoning Meeting [Final Plat, Preliminary Plat & Master Plat]:** Revised plans and staff reports are sent to the Planning & Zoning Commission for consideration.  
Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
1<sup>st</sup> \_\_\_\_\_  
2<sup>nd</sup> \_\_\_\_\_  
Vote: \_\_\_\_ For, \_\_\_\_ Against; \_\_\_\_ Abstaining, \_\_\_\_ Absent (\_\_\_\_\_).
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



- ☐ **City Council Consideration [Final Plat, Preliminary Plat & Master Plat]:** Revised plans and staff reports are sent to the City Council for consideration.

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

1<sup>st</sup> \_\_\_\_\_

2<sup>nd</sup> \_\_\_\_\_

**Vote:** \_\_\_\_ For, \_\_\_\_ Against; \_\_\_\_ Abstaining, \_\_\_\_ Absent (\_\_\_\_\_).

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- ☐ **Proceed w/ Preliminary Plat [Master Plat]:** Applicant may submit application(s) for Preliminary Plat; or
- ☐ **Submittal and Approval of Engineering Plans [Preliminary Plat]:** Final Plat application will not be accepted until full engineering plans have been submitted and approved by City Engineer. Once approved the applicant may submit application(s) for Preliminary Plat; or
- ☐ **Submit Mylars for Filing with County Clerk/Submit Electronic Files [Final Plat]:** Submit mylars with appropriate signatures of owners and surveyors and submit one (1) AutoCAD .dwg, .dxf, or ESRI .shp file, and one (1) survey boundary closure report to the Planning Department.
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**GENERAL NOTES:**

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**DEVELOPMENT REVIEW COMMITTEE (DRC)**  
**CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 3/19/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 03/23/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 3/27/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 3/27/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number:** P2018-008  
**Project Name:** Southridge Estates- ETJ  
**Project Type:** PLAT  
**Applicant Name:** STEPHEN SELINGER  
**Owner Name:** [OWNER]  
**Project Description:**





# RECEIPT

Project Number: P2018-008

Job Address: FM 551 ETJ

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Receipt Number: B78412

Printed: 2/27/2019 9:25 am

Fee Description	Account Number	Fee Amount
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PLATTING		
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	01-4280	
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		\$ 1,295.00
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**Total Fees Paid:**

**\$ 1,295.00**

Date Paid: 3/23/2018 12:00:00AM

Paid By: ENGINEERING CONCEPTS

Pay Method: CHECK 1

Received By: LM



# RECEIPT

Project Number: P2018-008

Job Address: FM 551 ETJ

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Receipt Number: B78412

Printed: 2/27/2019 9:25 am

Fee Description	Account Number	Fee Amount
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PLATTING		
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	01-4280	
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		\$ 1,295.00
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**Total Fees Paid:**

**\$ 1,295.00**

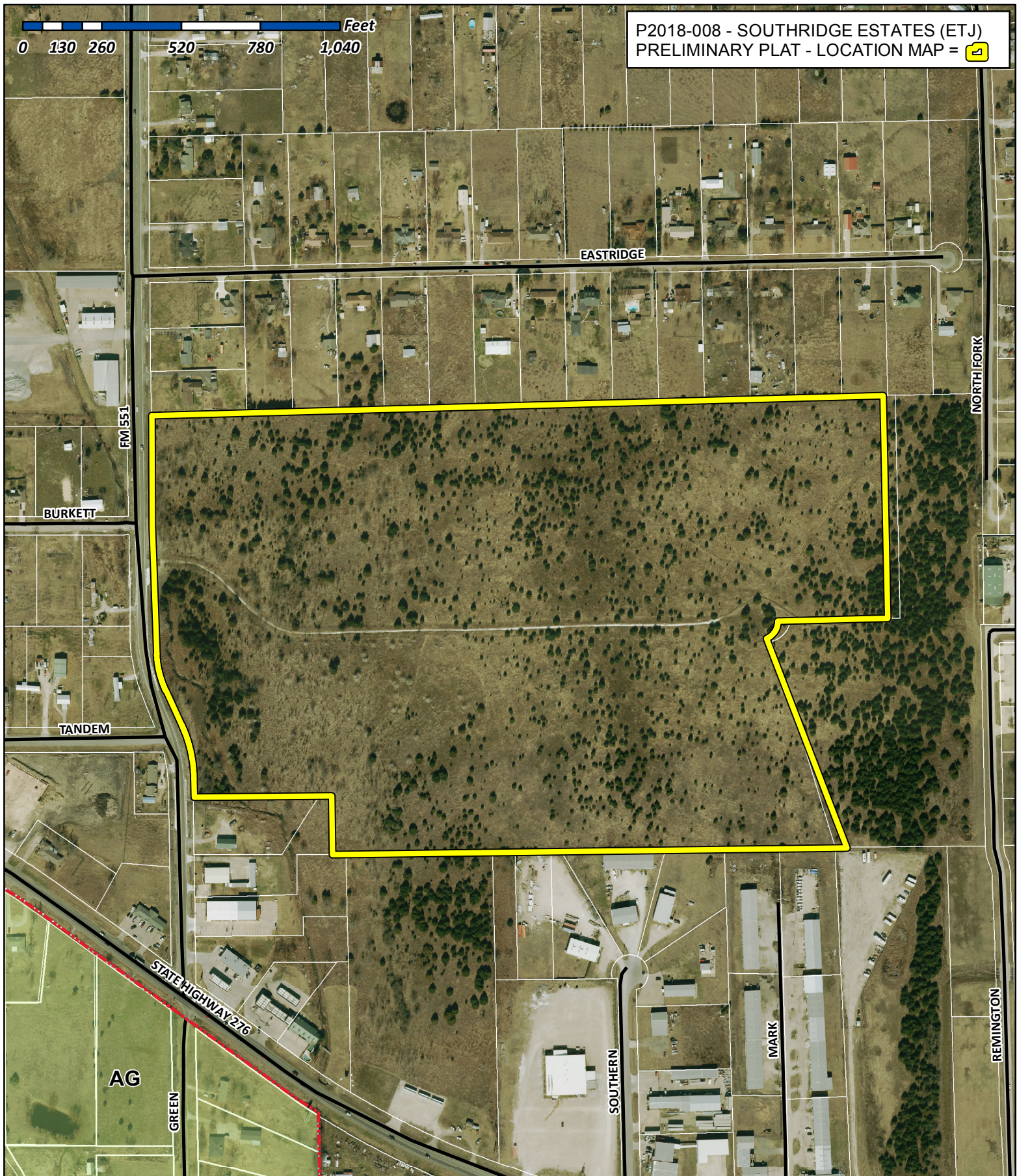
Date Paid: 3/23/2018 12:00:00AM

Paid By: ENGINEERING CONCEPTS

Pay Method: CHECK 1

Received By: LM

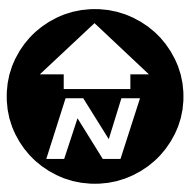




## City of Rockwall

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









PROPERTY DESCRIPTION

Being a tract of land situated in the R. Dickens Survey, Abstract No. 73 and being the same tract of land conveyed to Bang Kim Pham, by Correction Warranty Deed recorded in Volume 4553, Page 68, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bound as follows;

BEGINNING at a 1/2 inch iron rod found for corner at the Northwest corner of said Pham tract and the common Southwest corner of Eastridge Estate, an Addition to Rockwall County, Texas, according to the map thereof recorded in Slide A, Page 349, Map Records, Rockwall County, Texas, said corner also lying in the East right-of-way line of F.M. Road No. 551(variable width right-of-way);

THENCE, North 88 degrees 33 minutes 01 seconds East, along the South line of said Eastridge Estate, a distance of 2397.88 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Faithful S. Carter, by Deed recorded in Volume 2632, Page 263, Deed Records, Rockwall County, Texas;

THENCE, along the Westerly line of said Carter tract the following bearings and distances:

South 01 degrees 05 minutes 37 seconds East, a distance of 730.13 feet to a 1/2 inch iron rod found for corner;

South 88 degrees 32 minutes 50 seconds West, a distance of 360.10 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a curve to the right having a delta angle of 68 degrees 48 minutes 20 seconds, a radius of 60.00 feet, a chord that bears South 33 degrees 12 minutes 05 seconds West, a chord length of 67.80 feet and an arc length of 72.05 feet to a 1/2 inch iron rod found for corner;

South 20 degrees 55 minutes 03 seconds East, a distance of 735.99 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Carter tract and lying in the North line of a tract of land conveyed to Shelley I. Saffer, by Deed recorded in Volume 242, Page 467, Deed Records, Rockwall County, Texas;

THENCE South 89 degrees 22 minutes 53 seconds West, along the South line of said Pham tract, a distance of 1686.56 feet to a 1/2 inch iron rod found for corner, said corner lying in the North line of a tract of land conveyed to John C. McKinney and Bryan S. Barnes, by Deed recorded in Volume 4326, Page 194, Deed Records, Rockwall County, Texas, and being line common Southeast corner of a tract of land conveyed to B & R Sebastian, Inc., by Deed recorded in Volume 1251, Page 39, Deed Records, Rockwall County, Texas;

THENCE, North 00 degrees 46 minutes 25 seconds West, a distance of 193.17 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said B & R Sebastian tract;

THENCE, South 89 degrees 28 minutes 20 seconds West, a distance of 450.57 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said B & R Sebastian tract and lying in said East right-of-way line of F.M. Road No. 551;

THENCE, along said East right-of-way line of F.M. Road No. 551, the following bearing and distances;

North 00 degrees 53 minutes 31 seconds West, a distance of 62.32 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a curve to the left having a delta angle of 24 degrees 09 minutes 00 seconds, a radius of 432.86 feet, a chord that bears North 12 degrees 49 minutes 15 seconds West, a chord length of 181.10 feet and an arc length of 182.45 feet to a 1/2 inch iron rod found for corner;

North 24 degrees 51 minutes 01 seconds West, a distance of 118.71 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a curve to the right having a delta angle of 23 degrees 02 minutes 00 seconds, a radius of 319.00 feet, and a chord that bears North 14 degrees 08 minutes 44 seconds West, a chord length of 127.38 feet and an arc length of 128.24 feet to a 1/2 inch iron rod found for corner with yellow plastic cap stamped "DCA INC";

North 01 degrees 55 minutes 40 seconds West, a distance of 417.01 feet to a 1/2 inch iron rod found for corner;

North 00 degrees 08 minutes 12 seconds West, a distance of 364.96 feet to the POINT OF BEGINNING and containing 3,162,671 square feet or 72.6049 acres of land.

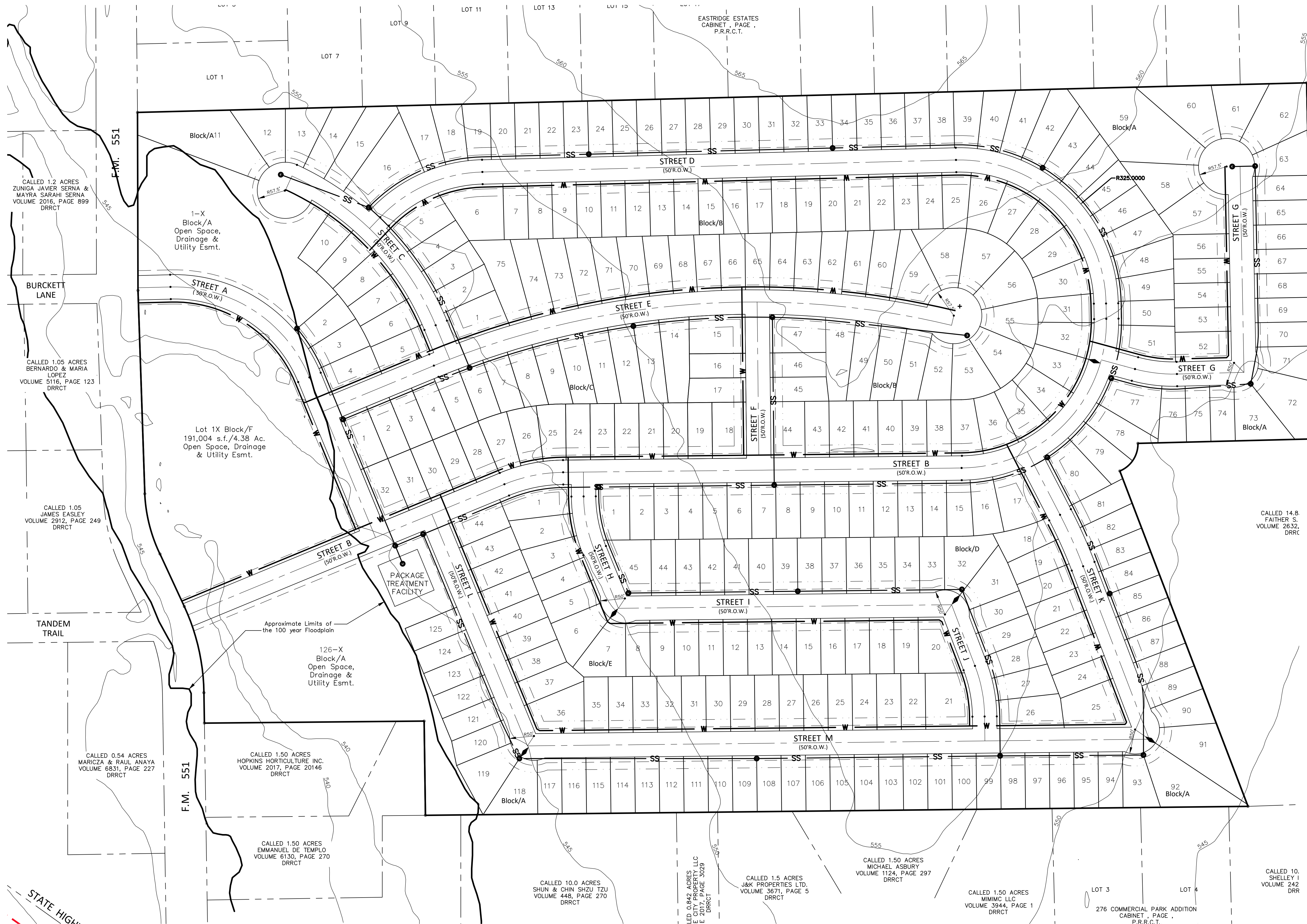
BLOCK A			BLOCK A			BLOCK A			BLOCK B			BLOCK B			BLOCK C			BLOCK D			BLOCK E		
LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.
1	2.031	88480	51	0.181	7904	101	0.132	5750	1	0.193	8423	51	0.169	7374	1	0.158	6900	1	0.172	7492	1	0.190	8262
2	0.144	6284	52	0.159	6941	102	0.132	5750	2	0.141	6154	52	0.159	6935	2	0.132	5750	2	0.132	5750	2	0.158	6898
3	0.144	6284	53	0.132	5750	103	0.132	5750	3	0.142	6201	53	0.190	8266	3	0.132	5750	3	0.132	5750	3	0.145	6317
4	0.161	7007	54	0.132	5750	104	0.132	5750	4	0.135	5881	54	0.196	8535	4	0.132	5750	4	0.132	5750	4	0.132	5750
5	0.161	6994	55	0.132	5750	105	0.132	5750	5	0.198	8620	55	0.188	8187	5	0.138	6016	5	0.132	5750	5	0.131	5724
6	0.143	6219	56	0.132	5750	106	0.132	5750	6	0.272	11853	56	0.201	8742	6	0.134	5858	6	0.132	5750	6	0.181	7890
7	0.143	6219	57	0.244	10630	107	0.132	5750	7	0.132	5750	57	0.208	9048	7	0.137	5978	7	0.132	5750	7	0.202	8784
8	0.143	6219	58	0.241	10497	108	0.132	5750	8	0.132	5750	58	0.211	9182	8	0.144	6282	8	0.132	5750	8	0.130	5679
9	0.143	6219	59	0.604	26305	109	0.132	5750	9	0.132	5750	59	0.236	10301	9	0.155	6766	9	0.132	5750	9	0.132	5750
10	0.143	6219	60	0.274	11929	110	0.132	5750	10	0.132	5750	60	0.167	7289	10	0.168	7313	10	0.132	5750	10	0.132	5750
11	0.501	21839	61	0.205	8933	111	0.132	5750	11	0.132	5750	61	0.157	6847	11	0.179	7784	11	0.132	5750	11	0.132	5750
12	0.197	8560	62	0.307	13358	112	0.132	5750	12	0.132	5750	62	0.149	6488	12	0.188	8175	12	0.132	5750	12	0.132	5750
13	0.180	7855	63	0.178	7734	113	0.132	5750	13	0.132	5750	63	0.143	6212	13	0.195	8490	13	0.132	5750	13	0.132	5750
14	0.191	8340	64	0.132	5749	114	0.132	5750	14	0.132	5750	64	0.138	6016	14	0.210	9165	14	0.132	5750	14	0.132	5750
15	0.244	10626	65	0.132	5750	115	0.132	5750	15	0.132	5750	65	0.135	5898	15	0.208	9041	15	0.137	5948	15	0.132	5750
16	0.343	14925	66	0.132	5750	116	0.132	5750	16	0.132	5750	66	0.134	5859	16	0.132	5750	16	0.144	6284	16	0.132	5750
17	0.176	7666	67	0.132	5750	117	0.131	5706	17	0.132	5750	67	0.135	5897	17	0.135	5875	17	0.208	9062	17	0.132	5750
18	0.153	6669	68	0.132	5750	118	0.193	8424	18	0.132	5750	68	0.138	6013	18	0.185	8050	18	0.146	6370	18	0.132	5750
19	0.140	6102	69	0.132	5750	119	0.207	9038	19	0.132	5750	69	0.143	6208	19	0.132	5750	19	0.138	6008	19	0.132	5750
20	0.132	5750	70	0.132	5750	120	0.136	5944	20	0.132	5750	70	0.149	6483	20	0.132	5750	20	0.134	5818	20	0.193	8397
21	0.132	5750	71	0.149	6500	121	0.132	5750	21	0.132	5750	71	0.157	6840	21	0.132	5750	21	0.132	5750	21	0.243	10588
22	0.132	5750	72	0.268	11653	122	0.132	5750	22	0.132	5750	72	0.167	7282	22	0.132	5750	22	0.132	5750	22	0.132	5750
23	0.132	5750	73	0.207	9030	123	0.132	5750	23	0.132	5750	73	0.179	7810	23	0.132	5750	23	0.132	5750	23	0.132	5750
24	0.132	5750	74	0.130	5684	124	0.132	5750	24	0.132	5750	74	0.193	8428	24	0.132	5750	24	0.132	5750	24	0.132	5750
25	0.132	5750	75	0.132	5750	125	0.132	5750	25	0.143	6235	75	0.245	10672	25	0.142	6185	25	0.237	10345	25	0.132	5750
26	0.132	5750	76	0.141	6147	126	3.597	156699	26	0.160	6948				26	0.143	6248	26	0.198	8626	26	0.132	5750
27	0.132	5750	77	0.237	10323				27	0.160	6948				27	0.143	6239	27	0.156	6783	27	0.132	5750
28	0.132	5750	78	0.167	7264				28	0.160	6948				28	0.132	5750	28	0.143	6210	28	0.132	5750
29	0.132	5750	79	0.167	7288				29	0.160	6948				29	0.132	5750	29	0.132	5750	29	0.132	5750
30	0.132	5750	80	0.221	9631				30	0.160	6948				30	0.132	5750	30	0.133	5784	30	0.132	5750
31	0.132	5750	81	0.142	6193				31	0.142	6194				31	0.132	5750	31	0.181	7866	31	0.132	5750
32	0.132	5750	82	0.138	6007				32	0.160	6948				32	0.142	6185	32	0.209	9112	32	0.132	5750
33	0.132	5750	83	0.134	5852				33	0.160	6948				33	0.132	5750	33	0.133	5801	33	0.132	5750
34	0.132	5750	84	0.132	5750				34	0.160	6948				34	0.132	5750	34	0.132	5750	34	0.132	5750
35	0.132	5750	85	0.132	5750				35	0.160	6948				35	0.132	5750	35	0.132	5750	35	0.132	5750
36	0.132	5750	86	0.132	5750				36	0.160	6948				36	0.132	5750	36	0.132	5750	36	0.216	9422
37	0.132	5750	87	0.132	5750				37	0.149	6473				37	0.132	5750	37	0.132	5750	37	0.145	6332
38	0.132	5750	88	0.132	5750				38	0.132	5750				38	0.132	5750	38	0.132	5750	38	0.132	5750
39	0.146	6341	89	0.132	5750				39	0.132	5750				39	0.132	5750	39	0.132	5750	39	0.132	5750
40	0.159	6925	90	0.153	6648				40	0.132	5750				40	0.132	5750	40	0.132	5750	40	0.132	5750
41	0.188	8168	91	0.307	13393				41	0.132	5750				41	0.132	5750	41	0.132	5750	41	0.132	5750
42	0.218	9485	92	0.319	13901				42	0.132	5750				42	0.132	5750	42	0.132	5750	42	0.132	5750
43	0.183	7961	93	0.152	6633				43	0.132	5750				43	0.132	5750	43	0.132	5750	43	0.132	5750
44	0.156	6816	94	0.132	5750				44	0.185	8050				44	0.132	5750	44	0.132	5750	44	0.132	5750
45	0.145	6337	95	0.132	5750				45	0.135	5875				45	0.196	8527						
46	0.148	6439	96	0.132	5750				46	0.132	5750												
47	0.164	7136	97	0.132	5750				47	0.202	8781												
48	0.162	7048	98	0.132	5750				48	0.196	8559												
49	0.147	6406	99	0.132	5750				49	0.189	8217												
50	0.137	5950	100	0.132	5750				50	0.180	7835												

PRELIMINARY PLAT  
SOUTHRIDGE ESTATES  
320 RESIDENTIAL LOTS  
3 COMMON AREA LOTS  
BEING  
72.6049 ACRES  
SITUATED IN THE  
R. DICKENS SURVEY, A-73  
CITY OF ROCKWALL, TEXAS  
OWNER:  
PHAM BANG KIM  
4001 133rd. AVENUE, BELLEVUE, WA. 98006  
817-421-0731  
DEVELOPER:  
STEPHEN SELINGER  
40820 TRUELOVE TRAIL, SOUTHLAKE, TX. 76092  
817-421-0731  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLLIE, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401  
SHEET 1 OF 2  
DATE: MARCH 15, 2018  
00000\DWG\00000 PP-1.dwg









**LEGEND**

- MATCHLINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY LINE
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- R.O.W. CENTER LINE
- R.O.W. LINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY

City of Rockwall  
*The New Frontier*

**UTILITY SERVICE DETAIL**

NOTE:  
1. If wastewater line has a cover greater than ten feet (10') than pipe shall be minimum SDR 26 and no services allowed.  
2. If cover is two (2) feet or less than Class IV RCP is required.  
3. Horizontal location of storm sewer for divided roads to be determined by design engineer. Not to be placed in the roadway.

**GENERAL UNDERGROUND CONDUIT UTILITIES LOCATION DETAIL**

CITY OF ROCKWALL

DATE: AUG. 15  
DRAWING NO. R-3000

Page 221

**ENGINEERINGCONCEPTS**  
& DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, STE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

PRELIMINARY UTILITY PLAN

**SOUTHRIDGE ESTATES**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



**INTERLOCAL COOPERATION AGREEMENT BETWEEN  
ROCKWALL COUNTY AND THE CITY OF ROCKWALL FOR  
SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL  
JURISDICTION OF THE CITY OF ROCKWALL**

**THIS INTERLOCAL COOPERATION AGREEMENT** ("Agreement") executed by and between Rockwall County, Texas, a political subdivision of the State of Texas (hereinafter referred to as "County"), and the City of Rockwall, a municipal corporation of the State of Texas (hereinafter referred to as "City"), dated Nov 12, 2013, is made pursuant to Tex. Loc. Gov't Code Ch. 242.

**WHEREAS**, the Agreement is in accordance with the requirements of Tex. Loc. Gov't Code Chapter 242, which requires that the City and the County enter into a written agreement pertaining to regulation of subdivision plats in the Extraterritorial Jurisdiction ("ETJ") of the City; and

**WHEREAS**, the City and the County believe it is in the best interest of both entities to combine their respective procedures into one seamless operation with each retaining certain responsibilities as hereinafter provided in this Agreement; and

**NOW, THEREFORE**, in order to carry out the intent of the Parties as expressed above, and for and in consideration of the mutual promises contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by both Parties, the County and the City agree as follows:

**Article I.     PURPOSE**

- 1.01** The purpose of this Agreement is to establish and clarify each Party's obligations, costs, and the manner and method of approving subdivision plats for real property located within both the County and the ETJ of the City.
- 1.02** The ETJ of the City may fluctuate from time to time during the term of this Agreement as a result of City Council action. The City agrees to notify the County in writing within 10 days of any and all City Council action that changes the ETJ during the term of this Agreement thereby affecting subdivision platting for real property within the boundaries of the County.

**Article II.    TERM OF AGREEMENT**

- 2.01** This Agreement shall be effective on January 1, 2014 and shall have an initial termination date of December 31, 2014. Thereafter, the Parties shall renew the Agreement on an annual basis. The annual renewal shall be automatic upon the expiration of the preceding one (1) year term unless one of the Parties gives the other Party written notice of its desire not to renew



the Agreement at least ninety (90) days prior to the expiration of the then current term.

- 2.02** Any notice of intent to terminate must be delivered by deposit in the United States mail, certified, return mail receipt requested, to the other Party at the addresses set out herein. Upon termination of this Agreement, neither party will have any obligations to the other party under this Agreement, except with respect to payment for services already rendered under this Agreement, but not yet paid.

### **Article III. COUNTY RESPONSIBILITIES**

- 3.01** The County assigns and delegates to the City the County's authority to approve subdivision plats and to issue related permits under Tex. Loc. Gov't Code Chapters 212 and 232 within the ETJ of the City, pursuant to Tex. Loc. Gov't Code Section 242.001(d), so that, except as otherwise provided in this Agreement, the City has exclusive jurisdiction to regulate subdivision plats and approve related permits in the City's ETJ utilizing the City's subdivision procedures.
- 3.02** The County will continue to administer and enforce County on-site sewage facility regulations in proposed and platted subdivisions in the City's ETJ; provided, however, that the County will reject as incomplete any application for an on-site sewage facility which is not accompanied by a plat application accepted by the City or a statement that the application is not associated with any development activity requiring approval of a subdivision or development plat.
- 3.03** This Agreement does not affect flood plain enforcement outside of the City Limits. The County will continue to be responsible for floodplain enforcement within the ETJ according to the County's Subdivision Rules and Regulations.
- 3.04** The County will continue to be responsible for accepting all public improvements that are located in the ETJ and are to be maintained by the County. The dedication and acceptance of the public improvements by the County must adhere to the County's Road Acceptance Procedures set forth in the County's Subdivision Rules and Regulations and the Unified Regulations attached hereto as Exhibit "A" and incorporated by reference herein.
- 3.05** The County agrees that it will not accept for filing any applications for plat approval for land within the City's ETJ following the effective date of this Agreement.

#### **Article IV. CITY RESPONSIBILITIES**

- 4.01.** The City will enforce its subdivision regulations and Unified Regulations, including design and construction standards, within its ETJ.
- 4.02.** The City and the County agree that the Unified Regulations shall be applied exclusively in the review of proposed plats in the City's ETJ. If either party wishes to propose revisions in the future to the Unified Regulations, the proposing party will notify the other party of the proposed change(s). The parties will cooperate in determining the need for the changes, and will adopt any change agreed to by amendment of the Agreement, as amended, by their respective governing bodies.
- 4.03.** The City agrees to require developers to dedicate public right-of-way pursuant to the Rockwall County Transportation Plan ("County Plan"), as currently adopted or as may be amended in the future, subject to applicable constitutional and statutory limitations for subdivisions. When it appears to the City that a requirement for dedication of right-of-way pursuant to the County Plan may exceed an applicable constitutional or statutory limitation, or if there is a conflict between the County Plan and the City of Rockwall Thoroughfare Plan, the City will notify the County, and the parties will cooperate to determine the extent of right-of-way dedication to be requested, or an alternative method of securing the needed right-of-way.
- 4.04.** Where a dedication or construction requirement is to be imposed, the City, in consultation with the County, will make an initial determination of proportionality. If the applicant appeals the proportionality determination in accordance with procedures set out in the City's subdivision regulations, the City will make the final determination, again, in consultation with the County.
- 4.05.** The City will notify the County upon the filing of all applications for approval of final plats. A copy of the final plat and any engineering plans will be sent to the County within ten (10) days of filing with the City for the County's review and comment. The City will make every reasonable effort to notify the County of the final action taken by the City on the application, whether approved or denied, within three (3) working days, but no later than fifteen (15) days of the City's action.
- 4.06.** If an applicant requests an exception from any standard in the City's subdivision regulations, the City will bring the request before the County for review. Any variance from the City's subdivision regulations to be enforced in the ETJ must receive approval by the Commissioners Court prior to the City taking action on the plat application. Plat approval also shall be conditioned on: 1) formation of property owners associations for maintenance of any facilities not normally maintained by the County; and 2) upon provision of security instruments assigned to the County in the event

that the applicant seeks final plat approval before construction and acceptance of capital improvements.

- 4.07. The City will deliver two copies of all recorded plats for subdivisions within the City's ETJ to the County within ten (10) working days of the recording of the subdivision plat. For all subdivisions containing more than five (5) lots, the City will also provide to the County a digital file of the subdivision plat including at least two (2) ground control GPS points in a format approved by the County.
- 4.08. The City will confer with the Rockwall County 911 addressing Division in determining street names prior to final plat approval.
- 4.09. The City and County inspectors will have access to construction sites of subdivisions within the ETJ and the City will timely submit copies of all road design materials and road construction test results to the County during road construction. City inspectors will have inspection and approval authority over the road construction, storm water drainage construction, and on non on-site wastewater facility construction within the right-of-way and easements. The County may request that the City issue a stop-work notice if the applicable construction standards are not being met. The City will take all reasonable actions, including a stop-work order, to ensure that applicable construction standards are met, as deemed necessary by the City. The City will notify the County when construction of public improvements is completed for final acceptance by the County.
- 4.10. The City will collect all fees and charges involved with the approval of subdivision plats, including but not limited to engineering reviews, inspections of public improvements, but not including costs associated with applications for variances or exceptions to on-site sewer facilities to be reviewed and permitted by the County, under this Agreement.
- 4.11. As an attachment to this Agreement, the City will provide a current map defining the legal boundaries of its corporate limits and areas of ETJ. The City will notify the County of any changes to the City's ETJ within ten (10) days of the effective date of the change, and the area covered by this Agreement will be amended accordingly. A change in the area covered by the Agreement will not, however, affect any rights accrued under Tex. Loc. Gov't Code Chapter 245 prior to the effective date of the change.
- 4.12. The plats which will be subject to this Agreement are those that will be filed after the effective date of this Agreement. If the ETJ is expanded or reduced, plats must be filed with the party who has jurisdiction as defined by this Agreement.



**Article V. GENERAL PROVISIONS**

- 5.01. General Administration:** The County and the City will designate their respective representatives for the general administration of this Agreement.
- 5.02. Alteration, Amendment or Modification:** This Agreement may not be altered, amended, or modified, except in writing and signed by all parties to this Agreement.
- 5.03. Notice:** All notices sent pursuant to this Agreement will be in writing and must be sent by registered or certified mail, postage prepaid, return-receipt requested.

Notices sent pursuant to this Agreement will be sent to the Rockwall County Judge's Office at the following address:

*County Judge  
Rockwall County Judge's Office  
101 Rusk Street, Room 202  
Rockwall, Texas 75087*

Notices sent pursuant to this Agreement may be delivered or sent to the City at the following address:

*City Manager  
City of Rockwall  
385 South Goliad  
Rockwall, Texas 75087*

When notices sent pursuant to this Agreement are mailed by registered or certified mail, notices will be deemed effective three (3) days after deposit in a U.S. mail box or at a U.S. post office.

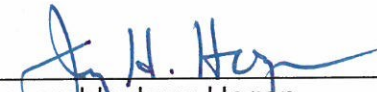
- 5.04. Severability:** If any provision of this Agreement is found to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability will not affect the remaining provisions of this Agreement.
- 5.05. Breach:** The failure of either party to comply with the terms and conditions of this Agreement will constitute a breach of this Agreement. Either party will be entitled to any and all rights and remedies allowed under Texas law for any breach of this Agreement by the other party.
- 5.06. Non-Waiver:** The waiver by either party of a breach of this Agreement will not constitute a continuing waiver of such breach or of a subsequent breach of the same or a different provision. Nothing in this Agreement is intended

by either party to constitute a waiver of any immunity from suit or liability to which it is entitled under applicable law.

- 5.07. Entire Agreement:** This Interlocal Cooperative Agreement constitutes the entire Agreement between the County and the City. No other agreement, statement, or promise relating to the subject matter of this Agreement and which is not contained in this Agreement or incorporated by reference in this Agreement will be valid or binding.
- 5.08. Terms used in Document:** As used in this Agreement, the terms "Interlocal Cooperation Agreement", "Interlocal Agreement", "Agreement", and "Contract" are synonymous.
- 5.09. Non-Defined Terms:** If not specifically defined in this Agreement, words and phrases used in this Agreement will have their ordinary meaning as defined by common usage.

EXECUTED THIS 12 day of November 2013.

Rockwall County

By:   
Honorable Jerry Hogan  
Rockwall County Judge

Attest:

  
Felicia Morris, Court Administrator

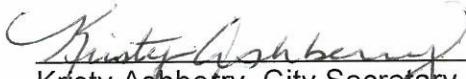
Date: 11-12-13

EXECUTED THIS 9th day of December 2013.

City of Rockwall

By:   
Rick Crowley, City Manager

Attest:

  
Kristy Ashberry, City Secretary

Date: 12/09/2013



## EXHIBIT A

### UNIFIED REGULATIONS FOR REVIEW OF PLATS IN ETJ OF CITY OF ROCKWALL

1. The standards and procedures contained in the City of Rockwall Subdivision Regulations enacted by Ordinance No. 78-20, as amended before or upon the Effective Date of the Agreement, codified as sections 24-1 through 24-62 of the City Code of Ordinances, and which hereby are incorporated by reference for all purposes, shall apply exclusively to the review of all plat applications in the City's extraterritorial jurisdiction, with the exceptions contained in paragraph 2 of these Unified Regulations.
2. The following additional provisions, which are derived from the Rockwall County Subdivision Rules and Regulations, enacted by Order of May 29, 2007, as amended before or upon the Effective Date of the Agreement, and which hereby are incorporated by reference for all purposes, shall apply:
  - a. **Road specifications for residential streets by lot size.**
    - (1) Residential streets, where all lots are 1.5 acres or greater in size, shall have a minimum right-of-way of sixty (60) feet, unless additional right-of-way is needed for maintenance or drainage purposes; and a minimum pavement width of twenty-six (26) feet.
    - (2) Residential streets, where any lot is less than 1.5 acres but greater than .75 acres in size, shall have a minimum right-of-way of seventy (70) feet, unless additional right-of-way is needed for maintenance or drainage purposes; and a minimum pavement width of thirty-six (36) feet.
    - (3) Residential streets, where any lot is .75 acres in size or less, shall have a minimum right-of-way of seventy-five (75) feet, unless additional right-of-way is needed for maintenance or drainage purposes; and a minimum pavement width of forty-four (44) feet.
  - b. **Minimum lot size.** For development relying upon on-site sewage facilities for wastewater disposal, the minimum lot size shall be 1.5 acres. This minimum lot size shall not include any right-of-way, drainage easement, utility easement, or floodplain area. The minimum lot frontage shall not be less than one hundred fifty (150) feet at the building line.
  - c. **Building set-back.** Building and setback lines shall be fifty (50) feet from the edge of the right-of-way on all streets and roads. No

buildings shall be constructed closer than fifteen (15) feet from side or rear property lines. Building and setback lines shall be shown on both the preliminary and final plats.

3. The design and construction standards and guidelines contained in the City of Rockwall Standards of Design and Construction, as approved by Ordinance No. 03-27, as heretofore or hereafter amended, which hereby are incorporated by reference for all purposes, shall apply exclusively to the review of all plat applications and construction plans in the City's ETJ, with addition of the following sections to the Standards derived from Rockwall County specifications:

**a. Residential Streets in the ETJ.** The following standards apply to residential streets in the City's ETJ:

- (1) Where all lots are 1.5 acres or greater in size, the minimum right-of-way shall be sixty (60) feet, unless additional right-of-way is needed for maintenance or drainage purposes; and minimum pavement width shall be twenty-six (26) feet, with six (6) inches of 3600 psi reinforced concrete, as per City standards. Subgrade shall be stabilized with seven percent (7%) lime to a depth of six (6) inches, thirty (30) feet in width.
- (2) Where any lot is less than 1.5 acres but greater than .75 acres in size, the minimum right-of-way shall be seventy (70) feet, unless additional right-of-way is needed for maintenance or drainage purposes; and minimum pavement width shall be thirty-six (36) feet, with eight (8) inches of 3600 psi reinforced concrete, as per City standards. Subgrade shall be stabilized with seven percent (7%) lime to a depth of six (6) inches, forty (40) feet in width.
- (3) Where any lot is .75 acres in size or less, the minimum right-of-way shall be seventy-five (75) feet, unless additional right-of-way is needed for maintenance or drainage purposes; and minimum pavement width shall be forty-four (44) feet, with eight (8) inches of 3600 psi reinforced concrete, as per City standards. Subgrade shall be stabilized with seven percent (7%) lime to a depth of six (6) inches, forty-eight (48) feet in width.

**b. Road Acceptance in ETJ.** All conditions of the Final Plat must be met. Acceptance of streets and alley improvements shall be evidenced by approval of the City of Rockwall Engineering Department and by an instrument approved by the Rockwall County Commissioners Court in accordance with the Rockwall County Subdivision Rules and Regulations.

No acceptance will be considered by the County until the County's Designated Agent receives a certificate from the City of Rockwall Engineering Department, certifying that all improvements have been completed in accordance with the approved construction plans. All costs associated with furnishing the necessary certificate shall be borne by the Subdivider.

**c. Storm Drainage in the ETJ.**

**(1) Roads with Side Ditches.**

- a. Side road ditches shall be designed to carry the 100-year developed flow and shall have a maximum side slope of 5:1.
- b. Cross road culverts shall be designed to carry the 100-year developed flow.
- c. Drainage channels shall be designed to carry the 100-year developed flow.
- d. The entire subdivision shall be designed so that no flooding of buildings or parking lots shall occur with the 100-year developed flow. The finished floor of buildings are to be a minimum of two (2) feet above the 100-year ultimate (developed) floodplain elevation. Parking lots shall be a minimum of one (1) foot above the 100-year ultimate (developed) floodplain elevation.

**(2) Drainage Easements.**

- a. The area identified as a drainage easement shall be subtracted from the raw lot size in determination of acceptable lot size for construction.
- b. Drainage easements shall generally be located along the existing drainage way.
- c. Open channels with top widths from zero (0) to fifty (50) feet require top width plus twenty-five (25) feet.
- d. Open channels with top widths greater than fifty (50) feet require top width plus twenty-five (25) feet per side.
- e. Enclosed pipes require twenty (20) feet minimum width.
- f. All easements shall be so designed to allow maintenance equipment to enter the easement for performance of necessary work.

- (3) Lots in floodplains.** For subdivisions that are located in a flood zone, as shown on the current Flood Insurance Rate Map (FIRM) for Rockwall County, the applicable minimum lot size shall be calculated by subtracting from the proposed lot size any land in the floodplain. Neither the City nor the County shall have

responsibility to provide and maintain drainage for the purpose of flood damage reduction on individual private lots located in the floodplain.

**d. Private Utilities in ETJ.**

(1) Size and Location: Utility easements shall be a minimum of fifteen (15) feet in width, and normally located along a property or lot line. It shall be the duty of the Subdivider to insure that all easements are of the proper width and location to serve the using utility companies. Utility lines crossing a road shall be installed a minimum of thirty-six (36) inches below the ditch line. All lines must be encased in steel pipe or concrete a minimum of two (2) feet beyond ditch line.

(2) Private Mailboxes.

- a. Community Mailboxes. For purposes of public safety, use of clustered or community mail facilities should be used whenever possible to reduce collision hazards.
- b. Mailbox Placement. Mailboxes shall be set a minimum of three (3) feet from the edge of the pavement. When placement of a mailbox outside the three-foot minimum is not possible, a mailbox of "break-away design" shall be used.
- c. Mailbox Requirements. All mailboxes within the road right-of-way shall meet the current Texas Department of Transportation (TXDOT) standards on streets with speed limits in excess of forty (40) miles per hour. All mailboxes must satisfy Post Office requirements and shall be erected in a place and manner that does not impede visibility. In the TXDOT and Post Office standards for mailboxes conflict, the more stringent standard shall apply.

4. The standards and procedures contained in Rockwall County Subdivision Standards, Article Ten, On-site Wastewater Rules, enacted by Order of May 29, 2007, as amended before or upon the Effective Date of the Agreement, and which hereby are incorporated by reference for all purposes, shall apply exclusively to the review of all applications for on-site sewage disposal within the City's ETJ. Where proposed developments require or seek centralized wastewater services, the City of Rockwall Subdivision Regulations and related main extension policies, standards and procedures shall exclusively apply.



# City of Rockwall

## Project Plan Review History



<b>Project Number</b>	P2018-008	<b>Owner</b>		<b>Applied</b>	3/16/2018	LM
<b>Project Name</b>	Southridge Estates- ETJ	<b>Applicant</b>	STEPHEN SELINGER	<b>Approved</b>		
<b>Type</b>	PLAT			<b>Closed</b>		
<b>Subtype</b>	PRELIMINARY			<b>Expired</b>		
<b>Status</b>	Staff Review			<b>Status</b>		

<b>Site Address</b>	<b>City, State Zip</b>	
FM 551 ETJ	,	<b>Zoning</b>
<b>Subdivision</b>	<b>Tract</b>	<b>Block Lot No Parcel No General Plan</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	3/16/2018	3/23/2018	3/19/2018	3	APPROVED	
ENGINEERING (3/20/2018 4:31 PM AW) -See markups - Must meet all City of Rockwall Engineering Standards of Design and Construction - Per County agreement all right-of-ways to be 75' or get variance from the County - No lots or roadways allowed in the flood plain (roadways must be 1' above the 100 year water surface and no portion of a residential lot can be in a flood plain) - Dedicate 50' of ROW from the center of FM551 per County Thoroughfare plan - Flood study will be required (The developer/engineer shall pay a retainer to start the flood study review. The account must be kept current prior to approval) - Must meet Rockwall Flood Ordinance - Erosion hazard setback is required and must be shown - Curb and gutter streets - Visibility clips of 20'x20' on residential streets to residential streets and 30'x30' for residential to collector - Off-site drainage easement will be required for any concentrated flow leaving the site - Open Space/Drainage Lot and Block to be maintained by the HOA to prevent lot to lot drainage - Add note that the HOA or property owner is responsible for all maintenance, repair, and replacement of all drainage, detention, and open space easements/lots. - Need approval from TCEQ for sewer plant - All water and sewer lines must meet City of Rockwall's requirement in size, material, and design - Need to show existing utilities including sizes and providers	Amy Williams	3/16/2018	3/23/2018	3/20/2018	4	COMMENTS	See Comments
FIRE	Ariana Hargrove	3/16/2018	3/23/2018	3/23/2018	7	APPROVED	
GIS	Lance Singleton	3/16/2018	3/23/2018	3/20/2018	4	APPROVED	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(3/20/2018 1:53 PM LS)							
1. Please tie two corners to TX State Plane Coordinates(NAD83-N Central Zone 4202)							
2. Contact Jim Knickerbocker with Rockwall County(972.204.6253 or mail him at jknickerbocker@rockwallcountytexas.com) for street name approval and to obtain new addressing.							
PLANNING	David Gonzales	3/16/2018	3/23/2018	3/20/2018	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Discuss and consider a request by Stephen Selinger on behalf of Pham Bang Kim for the approval of a preliminary plat for Southridge Estates containing 320 single-family residential lots on a 72.6049-acre tract of land being identified as Tract 6 of the R. Dickens Survey, Abstract No. 73, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located north of the intersection of SH-276 and FM-551, and take any action necessary.</p> <p>PLANNING COMMENTS - DAVID GONZALES - 03.21.2018</p> <p>The following staff comments are to be addressed and resubmitted no later than Wednesday April 3, 2018. Please provide two FOLDED large copies [24" X 36"] and one PDF version for a subsequent review by staff:</p> <ol style="list-style-type: none"> <li>1. The preliminary plat shall conform to all requirements stipulated by Exhibit A (i.e. Unified Regulations for Review of Plat in the ETJ of City of Rockwall) of the Interlocal Cooperation Agreement Between Rockwall County and the City of Rockwall</li> <li>2. The preliminary plat shall conform to all standards and requirements of the Planning Engineering, Fire Departments, and to include any comments provided by the County.</li> <li>3. Provide Street names for the proposed development. Proposed street names to be approved by the GIS Department</li> <li>4. Provide labels for all open space areas for the following <ol style="list-style-type: none"> <li>a) indicate "Open Space - To Be Maintained by the HOA".</li> <li>b) Delineate each separate open space lot and provide dimensional data (i.e. SF/#acres).</li> <li>c) Change the label for 126 - X, Block A to "Lot 2-X, Block F".</li> <li>d) Add a label indicating "Lot" for 1-X, Block A [i.e. Lot 1-X, Block A]</li> </ol> </li> <li>5. Tie at least two (2) corners to city monumentation.</li> <li>6. Provide a label indicating "Case No. P2018-008" on the lower right corner on all pages of the revised preliminary plat prior to re-submittal.</li> <li>7. Submittal and approval of civil engineering plans prior to submittal of final plat</li> <li>8. Approval by Rockwall County prior to submittal of final plat</li> <li>9. Must provide an on-site sewage treatment system (i.e. Package Treatment System) that serves the entire development and is approved by Rockwall County. (will be listed as a condition of approval).</li> <li>10. Provide label indicating a minimum 15-ft utility easement for each property.</li> <li>11. Use a lighter gray scale for the floodplain lines and contour lines to delineate from property lines etc.</li> <li>12. Provide a minimum 75-ft right-of-way for all streets with a 44-ft back to back pavement section</li> <li>13. Provide a spreadsheet/table indicating the lot area for each lot within the subdivision</li> </ol>						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
14. Why are Lots 91 & 92 of Block A labeled as Detention Areas? If these are, combine as one lot and dimension & label properly as easement. Do not count as residential if not used as such.						
15. Verify count of residential lots and open space lots.						
16. Topo should be 2-ft contours.						
17. Remove City Engineer and City Secretary from signature block, not required.						
Please be sure that you and/or you representative are present for the following meetings All meeting are held in the City's Council Chambers. If you have any questons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.						
Planning - Work Session: March 27, 2018 (6:00 p.m.) [applicant to present case to P&Z for discussion].						
Planning - Regular Meeting: April 10, 2018 (6:00 p.m.) [P&Z to take action(i.e. approve, approve with conditions, deny)						
City Council - Regular Meeting: April 16, 2018 (Tuesday at 6:00 p.m.) [City Council to take action]						





PROPERTY DESCRIPTION

Being a tract of land situated in the R. Dickens Survey, Abstract No. 73 and being the same tract of land conveyed to Bang Kim Pham, by Correction Warranty Deed recorded in Volume 4553, Page 68, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bound as follows;

BEGINNING at a 1/2 inch iron rod found for corner at the Northwest corner of said Pham tract and the common Southwest corner of Eastridge Estate, an Addition to Rockwall County, Texas, according to the map thereof recorded in Slide A, Page 349, Map Records, Rockwall County, Texas, said corner also lying in the East right-of-way line of F.M. Road No. 551(variable width right-of-way);

THENCE, North 88 degrees 33 minutes 01 seconds East, along the South line of said Eastridge Estate, a distance of 2397.88 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Faithful S. Carter, by Deed recorded in Volume 2632, Page 263, Deed Records, Rockwall County, Texas;

THENCE, along the Westerly line of said Carter tract the following bearings and distances:

South 01 degrees 05 minutes 37 seconds East, a distance of 730.13 feet to a 1/2 inch iron rod found for corner;

South 88 degrees 32 minutes 50 seconds West, a distance of 360.10 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a curve to the right having a delta angle of 68 degrees 48 minutes 20 seconds, a radius of 60.00 feet, a chord that bears South 33 degrees 12 minutes 05 seconds West, a chord length of 67.80 feet and an arc length of 72.05 feet to a 1/2 inch iron rod found for corner;

South 20 degrees 55 minutes 03 seconds East, a distance of 735.99 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Carter tract and lying in the North line of a tract of land conveyed to Shelley I. Saffer, by Deed recorded in Volume 242, Page 467, Deed Records, Rockwall County, Texas;

THENCE South 89 degrees 22 minutes 53 seconds West, along the South line of said Pham tract, a distance of 1686.56 feet to a 1/2 inch iron rod found for corner, said corner lying in the North line of a tract of land conveyed to John C. McKinney and Bryan S. Barnes, by Deed recorded in Volume 4326, Page 194, Deed Records, Rockwall County, Texas, and being line common Southeast corner of a tract of land conveyed to B & R Sebastian, Inc., by Deed recorded in Volume 1251, Page 39, Deed Records, Rockwall County, Texas;

THENCE, North 00 degrees 46 minutes 25 seconds West, a distance of 193.17 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said B & R Sebastian tract;

THENCE, South 89 degrees 28 minutes 20 seconds West, a distance of 450.57 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said B & R Sebastian tract and lying in said East right-of-way line of F.M. Road No. 551;

THENCE, along said East right-of-way line of F.M. Road No. 551, the following bearing and distances;

North 00 degrees 53 minutes 31 seconds West, a distance of 62.32 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a curve to the left having a delta angle of 24 degrees 09 minutes 00 seconds, a radius of 432.86 feet, a chord that bears North 12 degrees 49 minutes 15 seconds West, a chord length of 181.10 feet and an arc length of 182.45 feet to a 1/2 inch iron rod found for corner;

North 24 degrees 51 minutes 01 seconds West, a distance of 118.71 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a curve to the right having a delta angle of 23 degrees 02 minutes 00 seconds, a radius of 319.00 feet, and a chord that bears North 14 degrees 08 minutes 44 seconds West, a chord length of 127.38 feet and an arc length of 128.24 feet to a 1/2 inch iron rod found for corner with yellow plastic cap stamped "DCA INC";

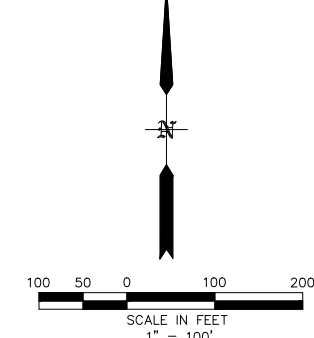
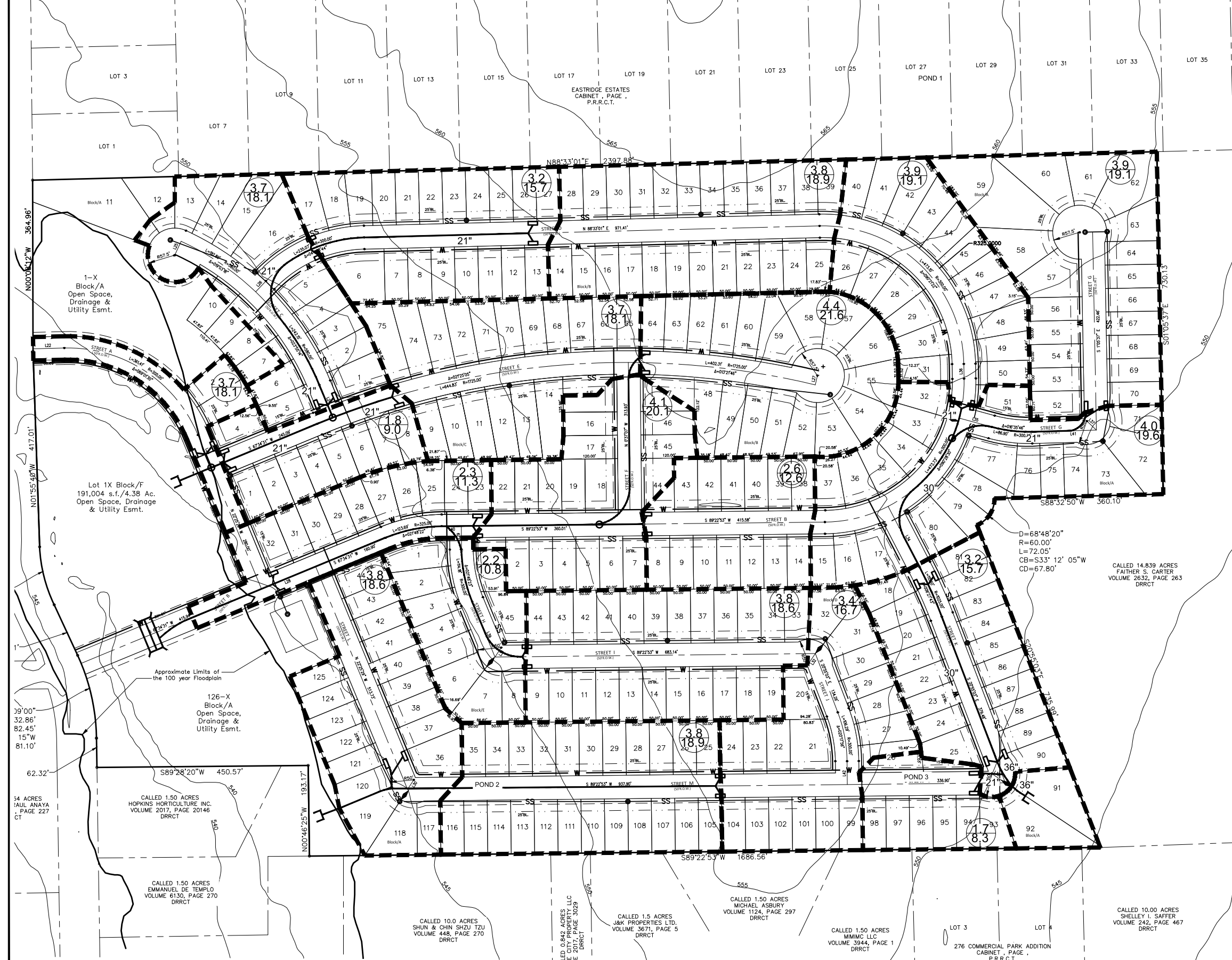
North 01 degrees 55 minutes 40 seconds West, a distance of 417.01 feet to a 1/2 inch iron rod found for corner;

North 00 degrees 08 minutes 12 seconds West, a distance of 364.96 feet to the POINT OF BEGINNING and containing 3,162,671 square feet or 72.6049 acres of land.

Add note that the HOA or property owner is responsible for all maintenance, repair, and replacement of all drainage, detention, and open space easements/lots.

BLOCK A			BLOCK A			BLOCK A			BLOCK B			BLOCK B			BLOCK C			BLOCK D			BLOCK E		
LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.
1	2.031	88480	51	0.181	7904	101	0.132	5750	1	0.193	8423	51	0.169	7374	1	0.158	6900	1	0.172	7492	1	0.190	8262
2	0.144	6284	52	0.159	6941	102	0.132	5750	2	0.141	6154	52	0.159	6935	2	0.132	5750	2	0.132	5750	2	0.158	6898
3	0.144	6284	53	0.132	5750	103	0.132	5750	3	0.142	6201	53	0.190	8266	3	0.132	5750	3	0.132	5750	3	0.145	6317
4	0.161	7007	54	0.132	5750	104	0.132	5750	4	0.135	5881	54	0.196	8535	4	0.132	5750	4	0.132	5750	4	0.132	5750
5	0.161	6994	55	0.132	5750	105	0.132	5750	5	0.198	8620	55	0.188	8187	5	0.138	6016	5	0.132	5750	5	0.131	5724
6	0.143	6219	56	0.132	5750	106	0.132	5750	6	0.272	11853	56	0.201	8742	6	0.134	5858	6	0.132	5750	6	0.181	7890
7	0.143	6219	57	0.244	10630	107	0.132	5750	7	0.132	5750	57	0.208	9048	7	0.137	5978	7	0.132	5750	7	0.202	8784
8	0.143	6219	58	0.241	10497	108	0.132	5750	8	0.132	5750	58	0.211	9182	8	0.144	6282	8	0.132	5750	8	0.130	5679
9	0.143	6219	59	0.604	26305	109	0.132	5750	9	0.132	5750	59	0.236	10301	9	0.155	6766	9	0.132	5750	9	0.132	5750
10	0.143	6219	60	0.274	11929	110	0.132	5750	10	0.132	5750	60	0.167	7289	10	0.168	7313	10	0.132	5750	10	0.132	5750
11	0.501	21839	61	0.205	8933	111	0.132	5750	11	0.132	5750	61	0.157	6847	11	0.179	7784	11	0.132	5750	11	0.132	5750
12	0.197	8560	62	0.307	13358	112	0.132	5750	12	0.132	5750	62	0.149	6488	12	0.188	8175	12	0.132	5750	12	0.132	5750
13	0.180	7855	63	0.178	7734	113	0.132	5750	13	0.132	5750	63	0.143	6212	13	0.195	8490	13	0.132	5750	13	0.132	5750
14	0.191	8340	64	0.132	5749	114	0.132	5750	14	0.132	5750	64	0.138	6016	14	0.210	9165	14	0.132	5750	14	0.132	5750
15	0.244	10626	65	0.132	5750	115	0.132	5750	15	0.132	5750	65	0.135	5898	15	0.208	9041	15	0.137	5948	15	0.132	5750
16	0.343	14925	66	0.132	5750	116	0.132	5750	16	0.132	5750	66	0.134	5859	16	0.132	5750	16	0.144	6284	16	0.132	5750
17	0.176	7666	67	0.132	5750	117	0.131	5706	17	0.132	5750	67	0.135	5897	17	0.135	5875	17	0.208	9062	17	0.132	5750
18	0.153	6669	68	0.132	5750	118	0.193	8424	18	0.132	5750	68	0.138	6013	18	0.185	8050	18	0.146	6370	18	0.132	5750
19	0.140	6102	69	0.132	5750	119	0.207	9038	19	0.132	5750	69	0.143	6208	19	0.132	5750	19	0.138	6008	19	0.132	5750
20	0.132	5750	70	0.132	5750	120	0.136	5944	20	0.132	5750	70	0.149	6483	20	0.132	5750	20	0.134	5818	20	0.193	8397
21	0.132	5750	71	0.149	6500	121	0.132	5750	21	0.132	5750	71	0.157	6840	21	0.132	5750	21	0.132	5750	21	0.243	10588
22	0.132	5750	72	0.268	11653	122	0.132	5750	22	0.132	5750	72	0.167	7282	22	0.132	5750	22	0.132	5750	22	0.132	5750
23	0.132	5750	73	0.207	9030	123	0.132	5750	23	0.132	5750	73	0.179	7810	23	0.132	5750	23	0.132	5750	23	0.132	5750
24	0.132	5750	74	0.130	5684	124	0.132	5750	24	0.132	5750	74	0.193	8428	24	0.132	5750	24	0.132	5750	24	0.132	5750
25	0.132	5750	75	0.132	5750	125	0.132	5750	25	0.143	6235	75	0.245	10672	25	0.142	6185	25	0.237	10345	25	0.132	5750
26	0.132	5750	76	0.141	6147	126	3.597	156699	26	0.160	6948				26	0.143	6248	26	0.198	8626	26	0.132	5750
27	0.132	5750	77	0.237	10323				27	0.160	6948				27	0.143	6239	27	0.156	6783	27	0.132	5750
28	0.132	5750	78	0.167	7264				28	0.160	6948				28	0.132	5750	28	0.143	6210	28	0.132	5750
29	0.132	5750	79	0.167	7288				29	0.160	6948				29	0.132	5750	29	0.132	5750	29	0.132	5750
30	0.132	5750	80	0.221	9631				30	0.160	6948				30	0.132	5750	30	0.133	5784	30	0.132	5750
31	0.132	5750	81	0.142	6193				31	0.142	6194				31	0.132	5750	31	0.181	7866	31	0.132	5750
32	0.132	5750	82	0.138	6007				32	0.160	6948				32	0.158	6900	32	0.209	9112	32	0.132	5750
33	0.132	5750	83	0.134	5852				33	0.160	6948							33	0.133	5801	33	0.132	5750
34	0.132	5750	84	0.132	5750				34	0.160	6948							34	0.132	5750	34	0.132	5750
35	0.132	5750	85	0.132	5750				35	0.160	6948							35	0.132	5750	35	0.132	5750
36	0.132	5750	86	0.132	5750				36	0.160	6948							36	0.132	5750	36	0.216	9422
37	0.132	5750	87	0.132	5750				37	0.149	6473							37	0.132	5750	37	0.145	6332
38	0.132	5750	88	0.132	5750				38	0.132	5750							38	0.132	5750	38	0.132	5750
39	0.146	6341	89	0.132	5750				39	0.132	5750							39	0.132	5750	39	0.132	5750
40	0.159	6925	90	0.153	6648				40	0.132	5750							40	0.132	5750	40	0.132	5750
41	0.188	8168	91	0.307	13393				41	0.132	5750							41	0.132	5750	41	0.132	5750
42	0.218	9485	92	0.319	13901				42	0.132	5750							42	0.132	5750	42	0.132	5750
43	0.183	7961	93	0.152	6633				43	0.132	5750							43	0.132	5750	43	0.132	5750
44	0.156	6816	94	0.132	5750				44	0.185	8050							44	0.132	5750	44	0.158	6900
45	0.145	6337	95	0.132	5750				45	0.135	5875							45	0.196	8527			
46	0.148	6439	96	0.132	5750				46	0.132	5750												
47	0.164	7136	97	0.132	5750				47	0.202	8781												
48	0.162	7048	98	0.132	5750				48	0.196	8559												
49	0.147	6406	99	0.132	5750				49	0.189	8217												
50	0.137	5950	100	0.132	5750				50	0.180	7835												



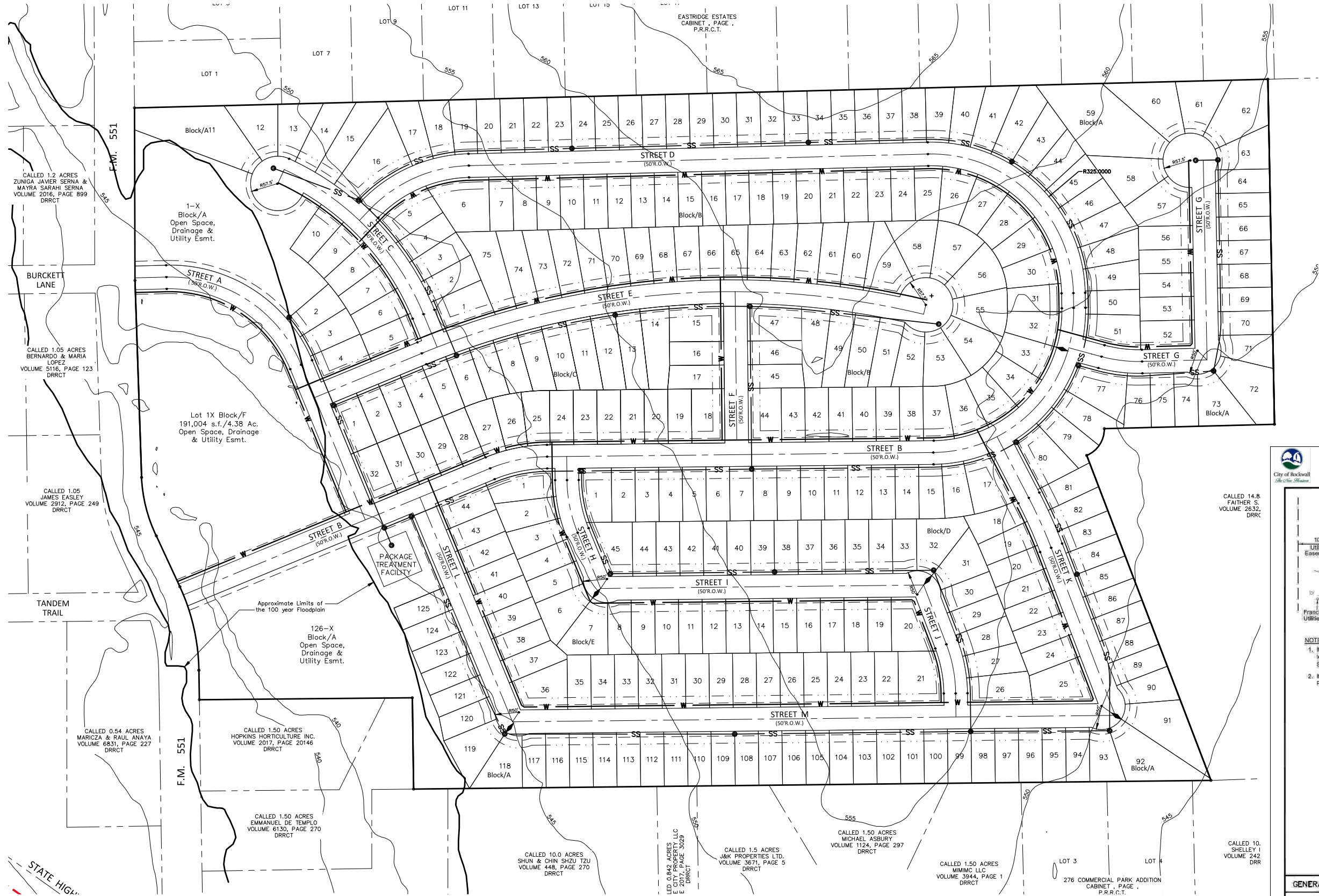


LEGEND	
	DRAINAGE AREA BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING DRAINAGE AREA

**ENGINEERINGCONCEPTS**  
& DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-00145  
201 WINDCO CIR, STE 200, WYLIE, TX 75098

PRELIMINARY DRAINAGE  
SOUTHBRIDGE ESTATES



**LEGEND**

- MATCHLINE
- W PROPOSED WATER LINE
- W EXISTING WATER LINE
- SS PROPOSED SANITARY LINE
- SS EXISTING SANITARY LINE
- - - PROPOSED STORM LINE
- - - EXISTING STORM LINE
- + R.O.W. CENTER LINE
- R.O.W. LINE LINE
- EXISTING UTILITY POLE
- OHW EXISTING OVERHEAD UTILITY

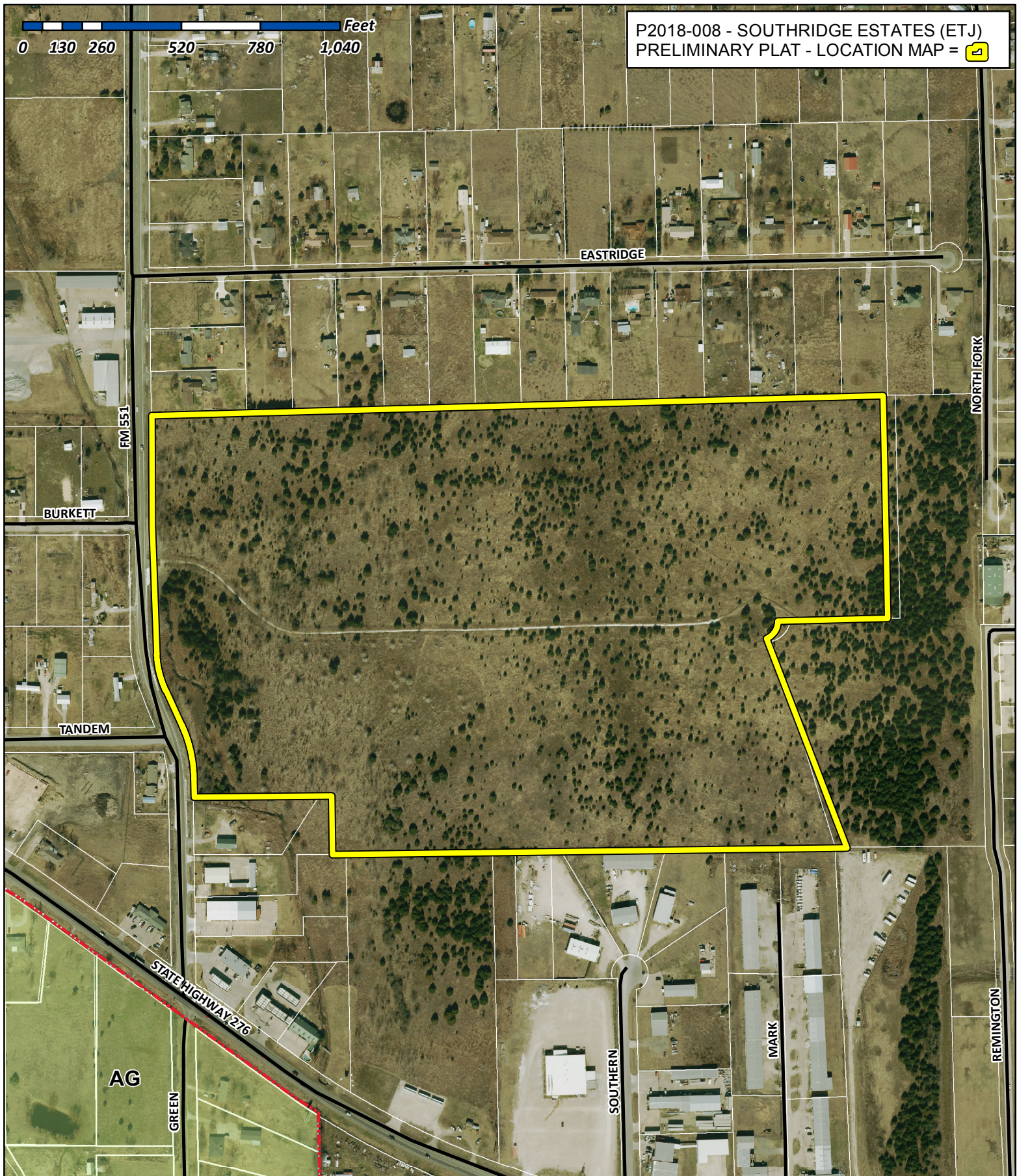
**UTILITY SERVICE DETAIL**

GENERAL UNDERGROUND CONDUIT CITY OF ROCKWALL UTILITIES LOCATION DETAIL

DATE: AUG. 15 DRAWING NO. R-3000

Page 221

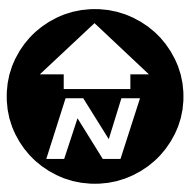




## City of Rockwall

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









PROPERTY DESCRIPTION

Being a tract of land situated in the R. Dickens Survey, Abstract No. 73 and being the same tract of land conveyed to Bang Kim Pham, by Correction Warranty Deed recorded in Volume 4553, Page 68, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bound as follows;

BEGINNING at a 1/2 inch iron rod found for corner at the Northwest corner of said Pham tract and the common Southwest corner of Eastridge Estate, an Addition to Rockwall County, Texas, according to the map thereof recorded in Slide A, Page 349, Map Records, Rockwall County, Texas, said corner also lying in the East right-of-way line of F.M. Road No. 551(variable width right-of-way);

THENCE, North 88 degrees 33 minutes 01 seconds East, along the South line of said Eastridge Estate, a distance of 2397.88 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Faithful S. Carter, by Deed recorded in Volume 2632, Page 263, Deed Records, Rockwall County, Texas;

THENCE, along the Westerly line of said Carter tract the following bearings and distances:

South 01 degrees 05 minutes 37 seconds East, a distance of 730.13 feet to a 1/2 inch iron rod found for corner;

South 88 degrees 32 minutes 50 seconds West, a distance of 360.10 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a curve to the right having a delta angle of 68 degrees 48 minutes 20 seconds, a radius of 60.00 feet, a chord that bears South 33 degrees 12 minutes 05 seconds West, a chord length of 67.80 feet and an arc length of 72.05 feet to a 1/2 inch iron rod found for corner;

South 20 degrees 55 minutes 03 seconds East, a distance of 735.99 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Carter tract and lying in the North line of a tract of land conveyed to Shelley I. Saffer, by Deed recorded in Volume 242, Page 467, Deed Records, Rockwall County, Texas;

THENCE South 89 degrees 22 minutes 53 seconds West, along the South line of said Pham tract, a distance of 1686.56 feet to a 1/2 inch iron rod found for corner, said corner lying in the North line of a tract of land conveyed to John C. McKinney and Bryan S. Barnes, by Deed recorded in Volume 4326, Page 194, Deed Records, Rockwall County, Texas, and being line common Southeast corner of a tract of land conveyed to B & R Sebastian, Inc., by Deed recorded in Volume 1251, Page 39, Deed Records, Rockwall County, Texas;

THENCE, North 00 degrees 46 minutes 25 seconds West, a distance of 193.17 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said B & R Sebastian tract;

THENCE, South 89 degrees 28 minutes 20 seconds West, a distance of 450.57 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said B & R Sebastian tract and lying in said East right-of-way line of F.M. Road No. 551;

THENCE, along said East right-of-way line of F.M. Road No. 551, the following bearing and distances;

North 00 degrees 53 minutes 31 seconds West, a distance of 62.32 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a curve to the left having a delta angle of 24 degrees 09 minutes 00 seconds, a radius of 432.86 feet, a chord that bears North 12 degrees 49 minutes 15 seconds West, a chord length of 181.10 feet and an arc length of 182.45 feet to a 1/2 inch iron rod found for corner;

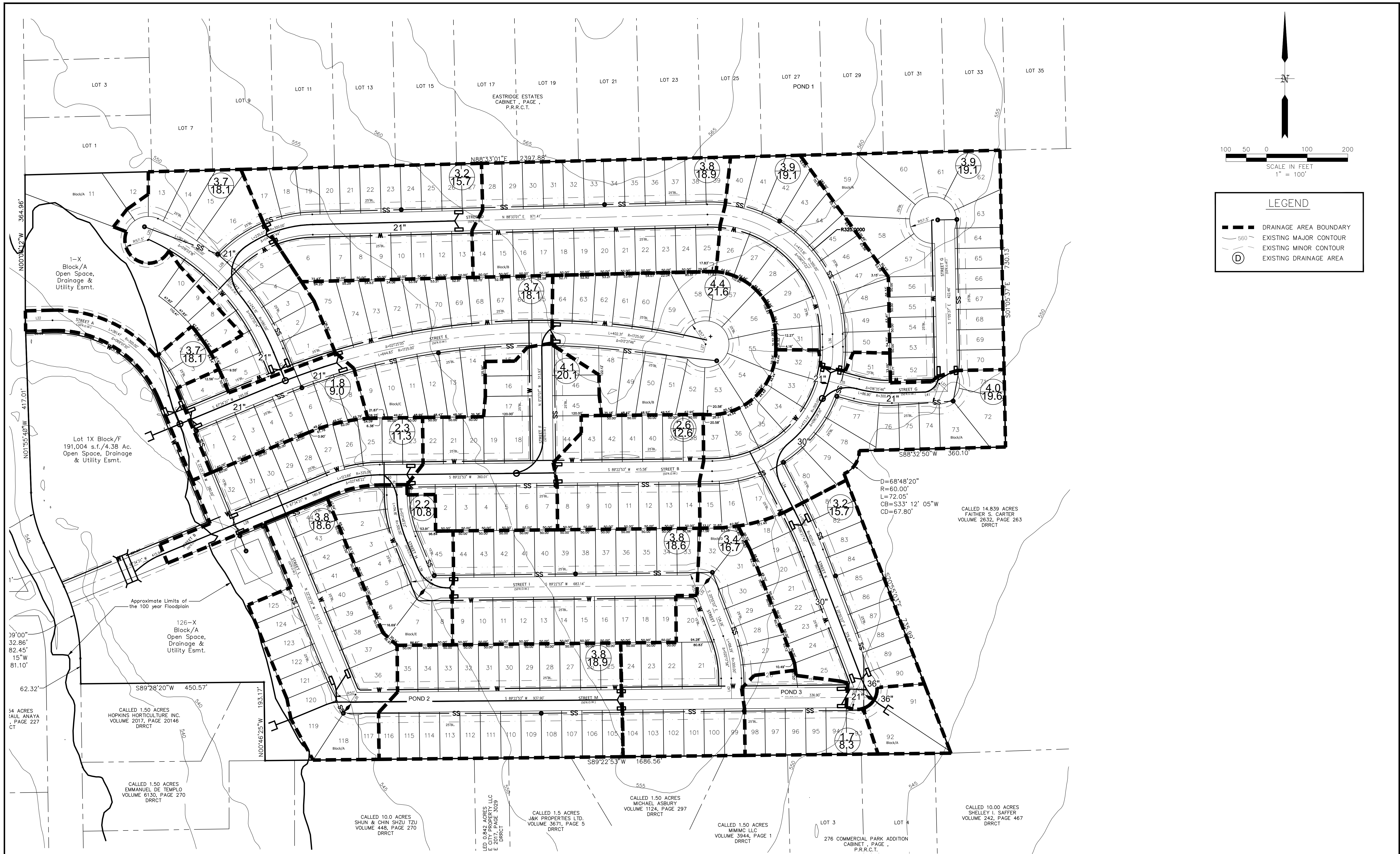
North 24 degrees 51 minutes 01 seconds West, a distance of 118.71 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a curve to the right having a delta angle of 23 degrees 02 minutes 00 seconds, a radius of 319.00 feet, and a chord that bears North 14 degrees 08 minutes 44 seconds West, a chord length of 127.38 feet and an arc length of 128.24 feet to a 1/2 inch iron rod found for corner with yellow plastic cap stamped "DCA INC";

North 01 degrees 55 minutes 40 seconds West, a distance of 417.01 feet to a 1/2 inch iron rod found for corner;

North 00 degrees 08 minutes 12 seconds West, a distance of 364.96 feet to the POINT OF BEGINNING and containing 3,162,671 square feet or 72.6049 acres of land.

BLOCK A			BLOCK A			BLOCK A			BLOCK B			BLOCK B			BLOCK C			BLOCK D			BLOCK E		
LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.
1	2.031	88480	51	0.181	7904	101	0.132	5750	1	0.193	8423	51	0.169	7374	1	0.158	6900	1	0.172	7492	1	0.190	8262
2	0.144	6284	52	0.159	6941	102	0.132	5750	2	0.141	6154	52	0.159	6935	2	0.132	5750	2	0.132	5750	2	0.158	6898
3	0.144	6284	53	0.132	5750	103	0.132	5750	3	0.142	6201	53	0.190	8266	3	0.132	5750	3	0.132	5750	3	0.145	6317
4	0.161	7007	54	0.132	5750	104	0.132	5750	4	0.135	5881	54	0.196	8535	4	0.132	5750	4	0.132	5750	4	0.132	5750
5	0.161	6994	55	0.132	5750	105	0.132	5750	5	0.198	8620	55	0.188	8187	5	0.138	6016	5	0.132	5750	5	0.131	5724
6	0.143	6219	56	0.132	5750	106	0.132	5750	6	0.272	11853	56	0.201	8742	6	0.134	5858	6	0.132	5750	6	0.181	7890
7	0.143	6219	57	0.244	10630	107	0.132	5750	7	0.132	5750	57	0.208	9048	7	0.137	5978	7	0.132	5750	7	0.202	8784
8	0.143	6219	58	0.241	10497	108	0.132	5750	8	0.132	5750	58	0.211	9182	8	0.144	6282	8	0.132	5750	8	0.130	5679
9	0.143	6219	59	0.604	26305	109	0.132	5750	9	0.132	5750	59	0.236	10301	9	0.155	6766	9	0.132	5750	9	0.132	5750
10	0.143	6219	60	0.274	11929	110	0.132	5750	10	0.132	5750	60	0.167	7289	10	0.168	7313	10	0.132	5750	10	0.132	5750
11	0.501	21839	61	0.205	8933	111	0.132	5750	11	0.132	5750	61	0.157	6847	11	0.179	7784	11	0.132	5750	11	0.132	5750
12	0.197	8560	62	0.307	13358	112	0.132	5750	12	0.132	5750	62	0.149	6488	12	0.188	8175	12	0.132	5750	12	0.132	5750
13	0.180	7855	63	0.178	7734	113	0.132	5750	13	0.132	5750	63	0.143	6212	13	0.195	8490	13	0.132	5750	13	0.132	5750
14	0.191	8340	64	0.132	5749	114	0.132	5750	14	0.132	5750	64	0.138	6016	14	0.210	9165	14	0.132	5750	14	0.132	5750
15	0.244	10626	65	0.132	5750	115	0.132	5750	15	0.132	5750	65	0.135	5898	15	0.208	9041	15	0.137	5948	15	0.132	5750
16	0.343	14925	66	0.132	5750	116	0.132	5750	16	0.132	5750	66	0.134	5859	16	0.132	5750	16	0.144	6284	16	0.132	5750
17	0.176	7666	67	0.132	5750	117	0.131	5706	17	0.132	5750	67	0.135	5897	17	0.135	5875	17	0.208	9062	17	0.132	5750
18	0.153	6669	68	0.132	5750	118	0.193	8424	18	0.132	5750	68	0.138	6013	18	0.185	8050	18	0.146	6370	18	0.132	5750
19	0.140	6102	69	0.132	5750	119	0.207	9038	19	0.132	5750	69	0.143	6208	19	0.132	5750	19	0.138	6008	19	0.132	5750
20	0.132	5750	70	0.132	5750	120	0.136	5944	20	0.132	5750	70	0.149	6483	20	0.132	5750	20	0.134	5818	20	0.193	8397
21	0.132	5750	71	0.149	6500	121	0.132	5750	21	0.132	5750	71	0.157	6840	21	0.132	5750	21	0.132	5750	21	0.243	10588
22	0.132	5750	72	0.268	11653	122	0.132	5750	22	0.132	5750	72	0.167	7282	22	0.132	5750	22	0.132	5750	22	0.132	5750
23	0.132	5750	73	0.207	9030	123	0.132	5750	23	0.132	5750	73	0.179	7810	23	0.132	5750	23	0.132	5750	23	0.132	5750
24	0.132	5750	74	0.130	5684	124	0.132	5750	24	0.132	5750	74	0.193	8428	24	0.132	5750	24	0.132	5750	24	0.132	5750
25	0.132	5750	75	0.132	5750	125	0.132	5750	25	0.143	6235	75	0.245	10672	25	0.142	6185	25	0.237	10345	25	0.132	5750
26	0.132	5750	76	0.141	6147	126	3.597	156699	26	0.160	6948				26	0.143	6248	26	0.198	8626	26	0.132	5750
27	0.132	5750	77	0.237	10323				27	0.160	6948				27	0.143	6239	27	0.156	6783	27	0.132	5750
28	0.132	5750	78	0.167	7264				28	0.160	6948				28	0.132	5750	28	0.143	6210	28	0.132	5750
29	0.132	5750	79	0.167	7288				29	0.160	6948				29	0.132	5750	29	0.132	5750	29	0.132	5750
30	0.132	5750	80	0.221	9631				30	0.160	6948				30	0.132	5750	30	0.133	5784	30	0.132	5750
31	0.132	5750	81	0.142	6193				31	0.142	6194				31	0.132	5750	31	0.181	7866	31	0.132	5750
32	0.132	5750	82	0.138	6007				32	0.160	6948				32	0.142	6185	32	0.209	9112	32	0.132	5750
33	0.132	5750	83	0.134	5852				33	0.160	6948				33	0.132	5750	33	0.133	5801	33	0.132	5750
34	0.132	5750	84	0.132	5750				34	0.160	6948				34	0.132	5750	34	0.132	5750	34	0.132	5750
35	0.132	5750	85	0.132	5750				35	0.160	6948				35	0.132	5750	35	0.132	5750	35	0.132	5750
36	0.132	5750	86	0.132	5750				36	0.160	6948				36	0.132	5750	36	0.132	5750	36	0.216	9422
37	0.132	5750	87	0.132	5750				37	0.149	6473				37	0.132	5750	37	0.132	5750	37	0.145	6332
38	0.132	5750	88	0.132	5750				38	0.132	5750				38	0.132	5750	38	0.132	5750	38	0.132	5750
39	0.146	6341	89	0.132	5750				39	0.132	5750				39	0.132	5750	39	0.132	5750	39	0.132	5750
40	0.159	6925	90	0.153	6648				40	0.132	5750				40	0.132	5750	40	0.132	5750	40	0.132	5750
41	0.188	8168	91	0.307	13393				41	0.132	5750				41	0.132	5750	41	0.132	5750	41	0.132	5750
42	0.218	9485	92	0.319	13901				42	0.132	5750				42	0.132	5750	42	0.132	5750	42	0.132	5750
43	0.183	7961	93	0.152	6633				43	0.132	5750				43	0.132	5750	43	0.132	5750	43	0.132	5750
44	0.156	6816	94	0.132	5750				44	0.185	8050				44	0.132	5750	44	0.132	5750	44	0.132	5750
45	0.145	6337	95	0.132	5750				45	0.135	5875				45	0.196	8527						
46	0.148	6439	96	0.132	5750				46	0.132	5750												
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49	0.147	6406	99	0.132	5750				49	0.189	8217												
50	0.137	5950	100	0.132	5750				50	0.180	7835												

PRELIMINARY PLAT  
SOUTHRIDGE ESTATES  
320 RESIDENTIAL LOTS  
3 COMMON AREA LOTS  
BEING  
72.6049 ACRES  
SITUATED IN THE  
R. DICKENS SURVEY, A-73  
CITY OF ROCKWALL, TEXAS  
OWNER:  
PHAM BANG KIM  
4001 133rd. AVENUE, BELLEVUE, WA. 98006  
817-421-0731  
DEVELOPER:  
STEPHEN SELINGER  
40820 TRUELOVE TRAIL, SOUTHLAKE, TX. 76092  
817-421-0731  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLLIE, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401  
SHEET 1 OF 2  
DATE: MARCH 15, 2018  
00000\DWG\00000 PP-1.dwg



**LEGEND**

- DRAINAGE AREA BOUNDARY
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- (D) EXISTING DRAINAGE AREA

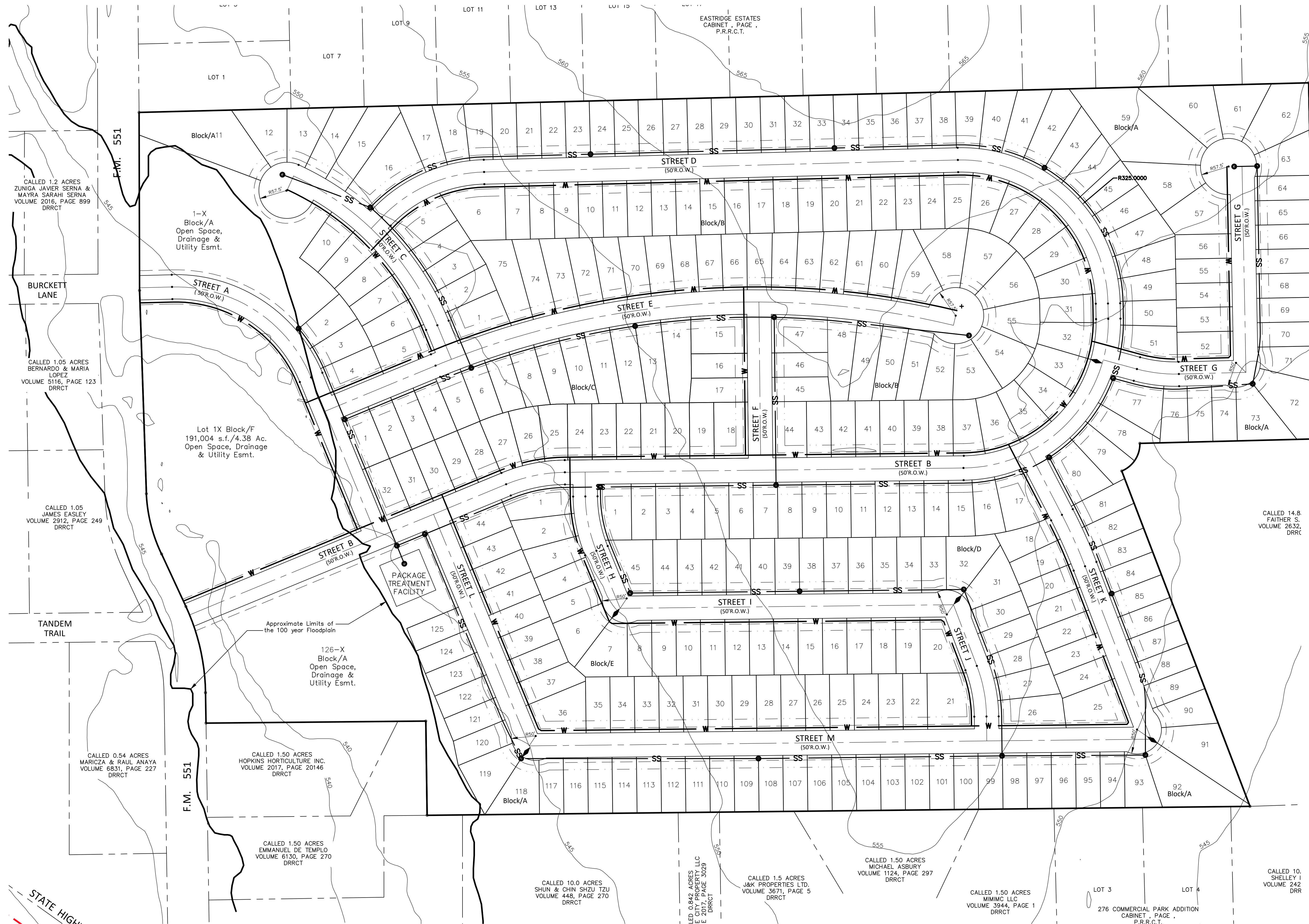
**ENGINEERINGCONCEPTS**  
& DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, STE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

PRELIMINARY DRAINAGE

**SOUTHRIDGE ESTATES**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS





**LEGEND**

- MATCHLINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY LINE
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- R.O.W. CENTER LINE
- R.O.W. LINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY

City of Rockwall  
*The New Frontier*

**UTILITY SERVICE DETAIL**

NOTE:  
1. If wastewater line has a cover greater than ten feet (10') than pipe shall be minimum SDR 26 and no services allowed.  
2. If cover is two (2) feet or less than Class IV RCP is required.  
3. Horizontal location of storm sewer for divided roads to be determined by design engineer. Not to be placed in the roadway.

**GENERAL UNDERGROUND CONDUIT UTILITIES LOCATION DETAIL**

**CITY OF ROCKWALL**

DATE: AUG. 15  
DRAWING NO. R-3000

Page 221

**ENGINEERINGCONCEPTS**  
& DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, STE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

**PRELIMINARY UTILITY PLAN**

**SOUTHRIDGE ESTATES**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS





## CITY OF ROCKWALL, TEXAS MEMORANDUM

---

**TO:** Planning and Zoning Commission

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

**FROM:** David Gonzales, *Senior Planner*

**DATE:** July 31, 2018

**SUBJECT:** P2018-008; *Preliminary Plat for Southridge Estates*

---

On March 16, 2018, the applicant -- *Stephen Selinger* -- submitted an application requesting to preliminary plat 320 single-family residential lots on a 72.61-acre tract of land identified as Tract 6 of the R. Dickens Survey, Abstract No. 73, Rockwall County, Texas, which is located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). In accordance with the terms of the Inter-Local Agreement (ILA) between Rockwall County and the City of Rockwall, City staff accepted the application and reviewed it against the technical criteria established in the agreement. As part of this review, staff provided the applicant with comments stating that the requested preliminary plat was not in compliance with the technical requirements of the ILA (see *attached Project Plan Review*) and would require approval of certain variances from Rockwall County. According to Section 4.06 of this agreement, "(a)ny variance from the City's subdivision regulations to be enforced in the ETJ must receive approval by the Commissioner's Court prior to the City taking action on the plat application."

On July 24, 2018, the County Commissioner's Court reviewed the variances associated with the preliminary plat and approved a motion to deny the request by a vote of 4-0, with Commissioner Bailey absent. The motion to deny the request was made by Commissioner Magnus, and seconded by Commissioner Gilbert. Since the Commissioner's Court denied the requested variances and the applicant has failed to submit a preliminary plat adhering to the technical requirements, staff is obligated to recommend the Planning and Zoning Commission and City Council take action to deny the plat based on Subsection (g), *Criteria for Approval*, of Section 38-8, *Preliminary Plat*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Subsection (g) lays out the specific approval and denial criteria for plats in accordance with the City's subdivision requirements and Subsection (g)(7) is directly related to the approval of plats under the ILA. Should the Planning and Zoning Commission have any questions concerning this request staff will be available at the meeting.



# City of Rockwall

## Project Plan Review History



<b>Project Number</b>	P2018-008	<b>Owner</b>		<b>Applied</b>	3/16/2018	LM
<b>Project Name</b>	Southridge Estates- ETJ	<b>Applicant</b>	STEPHEN SELINGER	<b>Approved</b>		
<b>Type</b>	PLAT			<b>Closed</b>		
<b>Subtype</b>	PRELIMINARY			<b>Expired</b>		
<b>Status</b>	Staff Review			<b>Status</b>		

<b>Site Address</b>	<b>City, State Zip</b>	
FM 551 ETJ	,	<b>Zoning</b>
<b>Subdivision</b>	<b>Tract</b>	<b>Block Lot No Parcel No General Plan</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	3/16/2018	3/23/2018	3/19/2018	3	APPROVED	
ENGINEERING (3/20/2018 4:31 PM AW) -See markups - Must meet all City of Rockwall Engineering Standards of Design and Construction - Per County agreement all right-of-ways to be 75' or get variance from the County - No lots or roadways allowed in the flood plain (roadways must be 1' above the 100 year water surface and no portion of a residential lot can be in a flood plain) - Dedicate 50' of ROW from the center of FM551 per County Thoroughfare plan - Flood study will be required (The developer/engineer shall pay a retainer to start the flood study review. The account must be kept current prior to approval) - Must meet Rockwall Flood Ordinance - Erosion hazard setback is required and must be shown - Curb and gutter streets - Visibility clips of 20'x20' on residential streets to residential streets and 30'x30' for residential to collector - Off-site drainage easement will be required for any concentrated flow leaving the site - Open Space/Drainage Lot and Block to be maintained by the HOA to prevent lot to lot drainage - Add note that the HOA or property owner is responsible for all maintenance, repair, and replacement of all drainage, detention, and open space easements/lots. - Need approval from TCEQ for sewer plant - All water and sewer lines must meet City of Rockwall's requirement in size, material, and design - Need to show existing utilities including sizes and providers	Amy Williams	3/16/2018	3/23/2018	3/20/2018	4	COMMENTS	See Comments
FIRE	Ariana Hargrove	3/16/2018	3/23/2018	3/23/2018	7	APPROVED	
GIS	Lance Singleton	3/16/2018	3/23/2018	3/20/2018	4	APPROVED	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(3/20/2018 1:53 PM LS)							
1. Please tie two corners to TX State Plane Coordinates(NAD83-N Central Zone 4202)							
2. Contact Jim Knickerbocker with Rockwall County(972.204.6253 or mail him at jknickerbocker@rockwallcountytexas.com) for street name approval and to obtain new addressing.							
PLANNING	David Gonzales	3/16/2018	3/23/2018	3/20/2018	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Discuss and consider a request by Stephen Selinger on behalf of Pham Bang Kim for the approval of a preliminary plat for Southridge Estates containing 320 single-family residential lots on a 72.6049-acre tract of land being identified as Tract 6 of the R. Dickens Survey, Abstract No. 73, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located north of the intersection of SH-276 and FM-551, and take any action necessary.</p> <p>PLANNING COMMENTS - DAVID GONZALES - 03.21.2018</p> <p>The following staff comments are to be addressed and resubmitted no later than Wednesday April 3, 2018. Please provide two FOLDED large copies [24" X 36"] and one PDF version for a subsequent review by staff:</p> <ol style="list-style-type: none"> <li>1. The preliminary plat shall conform to all requirements stipulated by Exhibit A (i.e. Unified Regulations for Review of Plat in the ETJ of City of Rockwall) of the Interlocal Cooperation Agreement Between Rockwall County and the City of Rockwall</li> <li>2. The preliminary plat shall conform to all standards and requirements of the Planning Engineering, Fire Departments, and to include any comments provided by the County.</li> <li>3. Provide Street names for the proposed development. Proposed street names to be approved by the GIS Department</li> <li>4. Provide labels for all open space areas for the following <ol style="list-style-type: none"> <li>a) indicate "Open Space - To Be Maintained by the HOA".</li> <li>b) Delineate each separate open space lot and provide dimensional data (i.e. SF/#acres).</li> <li>c) Change the label for 126 - X, Block A to "Lot 2-X, Block F".</li> <li>d) Add a label indicating "Lot" for 1-X, Block A [i.e. Lot 1-X, Block A]</li> </ol> </li> <li>5. Tie at least two (2) corners to city monumentation.</li> <li>6. Provide a label indicating "Case No. P2018-008" on the lower right corner on all pages of the revised preliminary plat prior to re-submittal.</li> <li>7. Submittal and approval of civil engineering plans prior to submittal of final plat</li> <li>8. Approval by Rockwall County prior to submittal of final plat</li> <li>9. Must provide an on-site sewage treatment system (i.e. Package Treatment System) that serves the entire development and is approved by Rockwall County. (will be listed as a condition of approval).</li> <li>10. Provide label indicating a minimum 15-ft utility easement for each property.</li> <li>11. Use a lighter gray scale for the floodplain lines and contour lines to delineate from property lines etc.</li> <li>12. Provide a minimum 75-ft right-of-way for all streets with a 44-ft back to back pavement section</li> <li>13. Provide a spreadsheet/table indicating the lot area for each lot within the subdivision</li> </ol>						



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
14. Why are Lots 91 & 92 of Block A labeled as Detention Areas? If these are, combine as one lot and dimension & label properly as easement. Do not count as residential if not used as such.						
15. Verify count of residential lots and open space lots.						
16. Topo should be 2-ft contours.						
17. Remove City Engineer and City Secretary from signature block, not required.						
Please be sure that you and/or you representative are present for the following meetings All meeting are held in the City's Council Chambers. If you have any questons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.						
Planning - Work Session: March 27, 2018 (6:00 p.m.) [applicant to present case to P&Z for discussion].						
Planning - Regular Meeting: April 10, 2018 (6:00 p.m.) [P&Z to take action(i.e. approve, approve with conditions, deny)						
City Council - Regular Meeting: April 16, 2018 (Tuesday at 6:00 p.m.) [City Council to take action]						



PROPERTY DESCRIPTION

Being a tract of land situated in the R. Dickens Survey, Abstract No. 73 and being the same tract of land conveyed to Bang Kim Pham, by Correction Warranty Deed recorded in Volume 4553, Page 68, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bound as follows;

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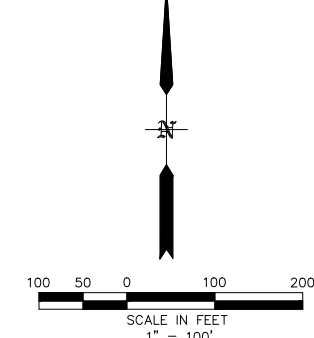
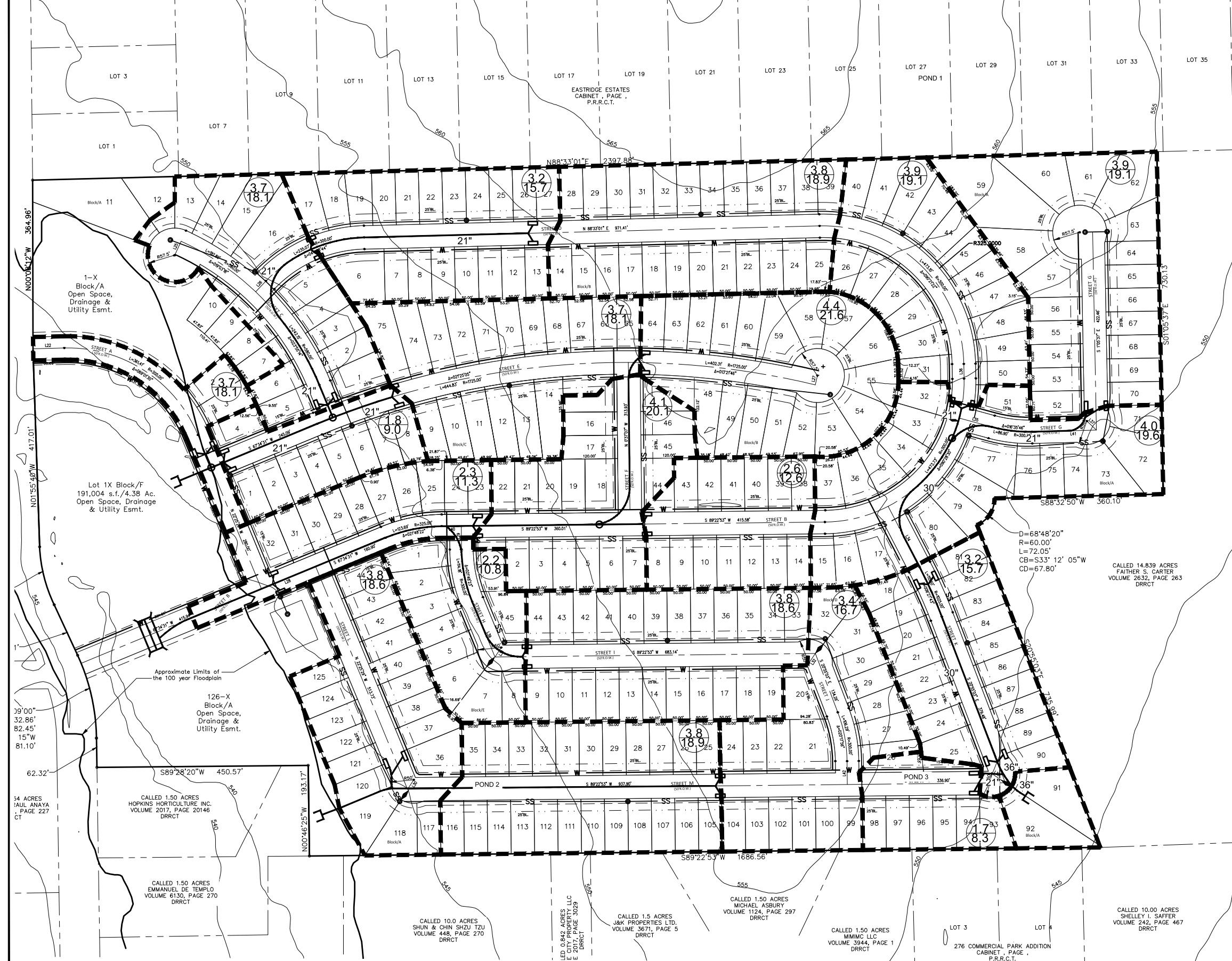
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Add note that the HOA or property owner is responsible for all maintenance, repair, and replacement of all drainage, detention, and open space easements/lots.

BLOCK A			BLOCK A			BLOCK A			BLOCK B			BLOCK B			BLOCK C			BLOCK D			BLOCK E		
LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.
1	2.031	88480	51	0.181	7904	101	0.132	5750	1	0.193	8423	51	0.169	7374	1	0.158	6900	1	0.172	7492	1	0.190	8262
2	0.144	6284	52	0.159	6941	102	0.132	5750	2	0.141	6154	52	0.159	6935	2	0.132	5750	2	0.132	5750	2	0.158	6898
3	0.144	6284	53	0.132	5750	103	0.132	5750	3	0.142	6201	53	0.190	8266	3	0.132	5750	3	0.132	5750	3	0.145	6317
4	0.161	7007	54	0.132	5750	104	0.132	5750	4	0.135	5881	54	0.196	8535	4	0.132	5750	4	0.132	5750	4	0.132	5750
5	0.161	6994	55	0.132	5750	105	0.132	5750	5	0.198	8620	55	0.188	8187	5	0.138	6016	5	0.132	5750	5	0.131	5724
6	0.143	6219	56	0.132	5750	106	0.132	5750	6	0.272	11853	56	0.201	8742	6	0.134	5858	6	0.132	5750	6	0.181	7890
7	0.143	6219	57	0.244	10630	107	0.132	5750	7	0.132	5750	57	0.208	9048	7	0.137	5978	7	0.132	5750	7	0.202	8784
8	0.143	6219	58	0.241	10497	108	0.132	5750	8	0.132	5750	58	0.211	9182	8	0.144	6282	8	0.132	5750	8	0.130	5679
9	0.143	6219	59	0.604	26305	109	0.132	5750	9	0.132	5750	59	0.236	10301	9	0.155	6766	9	0.132	5750	9	0.132	5750
10	0.143	6219	60	0.274	11929	110	0.132	5750	10	0.132	5750	60	0.167	7289	10	0.168	7313	10	0.132	5750	10	0.132	5750
11	0.501	21839	61	0.205	8933	111	0.132	5750	11	0.132	5750	61	0.157	6847	11	0.179	7784	11	0.132	5750	11	0.132	5750
12	0.197	8560	62	0.307	13358	112	0.132	5750	12	0.132	5750	62	0.149	6488	12	0.188	8175	12	0.132	5750	12	0.132	5750
13	0.180	7855	63	0.178	7734	113	0.132	5750	13	0.132	5750	63	0.143	6212	13	0.195	8490	13	0.132	5750	13	0.132	5750
14	0.191	8340	64	0.132	5749	114	0.132	5750	14	0.132	5750	64	0.138	6016	14	0.210	9165	14	0.132	5750	14	0.132	5750
15	0.244	10626	65	0.132	5750	115	0.132	5750	15	0.132	5750	65	0.135	5898	15	0.208	9041	15	0.137	5948	15	0.132	5750
16	0.343	14925	66	0.132	5750	116	0.132	5750	16	0.132	5750	66	0.134	5859	16	0.132	5750	16	0.144	6284	16	0.132	5750
17	0.176	7666	67	0.132	5750	117	0.131	5706	17	0.132	5750	67	0.135	5897	17	0.135	5875	17	0.208	9062	17	0.132	5750
18	0.153	6669	68	0.132	5750	118	0.193	8424	18	0.132	5750	68	0.138	6013	18	0.185	8050	18	0.146	6370	18	0.132	5750
19	0.140	6102	69	0.132	5750	119	0.207	9038	19	0.132	5750	69	0.143	6208	19	0.132	5750	19	0.138	6008	19	0.132	5750
20	0.132	5750	70	0.132	5750	120	0.136	5944	20	0.132	5750	70	0.149	6483	20	0.132	5750	20	0.134	5818	20	0.193	8397
21	0.132	5750	71	0.149	6500	121	0.132	5750	21	0.132	5750	71	0.157	6840	21	0.132	5750	21	0.132	5750	21	0.243	10588
22	0.132	5750	72	0.268	11653	122	0.132	5750	22	0.132	5750	72	0.167	7282	22	0.132	5750	22	0.132	5750	22	0.132	5750
23	0.132	5750	73	0.207	9030	123	0.132	5750	23	0.132	5750	73	0.179	7810	23	0.132	5750	23	0.132	5750	23	0.132	5750
24	0.132	5750	74	0.130	5684	124	0.132	5750	24	0.132	5750	74	0.193	8428	24	0.132	5750	24	0.132	5750	24	0.132	5750
25	0.132	5750	75	0.132	5750	125	0.132	5750	25	0.143	6235	75	0.245	10672	25	0.142	6185	25	0.237	10345	25	0.132	5750
26	0.132	5750	76	0.141	6147	126	3.597	156699	26	0.160	6948				26	0.143	6248	26	0.198	8626	26	0.132	5750
27	0.132	5750	77	0.237	10323				27	0.160	6948				27	0.143	6239	27	0.156	6783	27	0.132	5750
28	0.132	5750	78	0.167	7264				28	0.160	6948				28	0.132	5750	28	0.143	6210	28	0.132	5750
29	0.132	5750	79	0.167	7288				29	0.160	6948				29	0.132	5750	29	0.132	5750	29	0.132	5750
30	0.132	5750	80	0.221	9631				30	0.160	6948				30	0.132	5750	30	0.133	5784	30	0.132	5750
31	0.132	5750	81	0.142	6193				31	0.142	6194				31	0.132	5750	31	0.181	7866	31	0.132	5750
32	0.132	5750	82	0.138	6007				32	0.160	6948				32	0.158	6900	32	0.209	9112	32	0.132	5750
33	0.132	5750	83	0.134	5852				33	0.160	6948							33	0.133	5801	33	0.132	5750
34	0.132	5750	84	0.132	5750				34	0.160	6948							34	0.132	5750	34	0.132	5750
35	0.132	5750	85	0.132	5750				35	0.160	6948							35	0.132	5750	35	0.132	5750
36	0.132	5750	86	0.132	5750				36	0.160	6948							36	0.132	5750	36	0.216	9422
37	0.132	5750	87	0.132	5750				37	0.149	6473							37	0.132	5750	37	0.145	6332
38	0.132	5750	88	0.132	5750				38	0.132	5750							38	0.132	5750	38	0.132	5750
39	0.146	6341	89	0.132	5750				39	0.132	5750							39	0.132	5750	39	0.132	5750
40	0.159	6925	90	0.153	6648				40	0.132	5750							40	0.132	5750	40	0.132	5750
41	0.188	8168	91	0.307	13393				41	0.132	5750							41	0.132	5750	41	0.132	5750
42	0.218	9485	92	0.319	13901				42	0.132	5750							42	0.132	5750	42	0.132	5750
43	0.183	7961	93	0.152	6633				43	0.132	5750							43	0.132	5750	43	0.132	5750
44	0.156	6816	94	0.132	5750				44	0.185	8050							44	0.132	5750	44	0.158	6900
45	0.145	6337	95	0.132	5750				45	0.135	5875							45	0.196	8527			
46	0.148	6439	96	0.132	5750				46	0.132	5750												
47	0.164	7136	97	0.132	5750				47	0.202	8781												
48	0.162	7048	98	0.132	5750				48	0.196	8559												
49	0.147	6406	99	0.132	5750				49	0.189	8217												
50	0.137	5950	100	0.132	5750				50	0.180	7835												



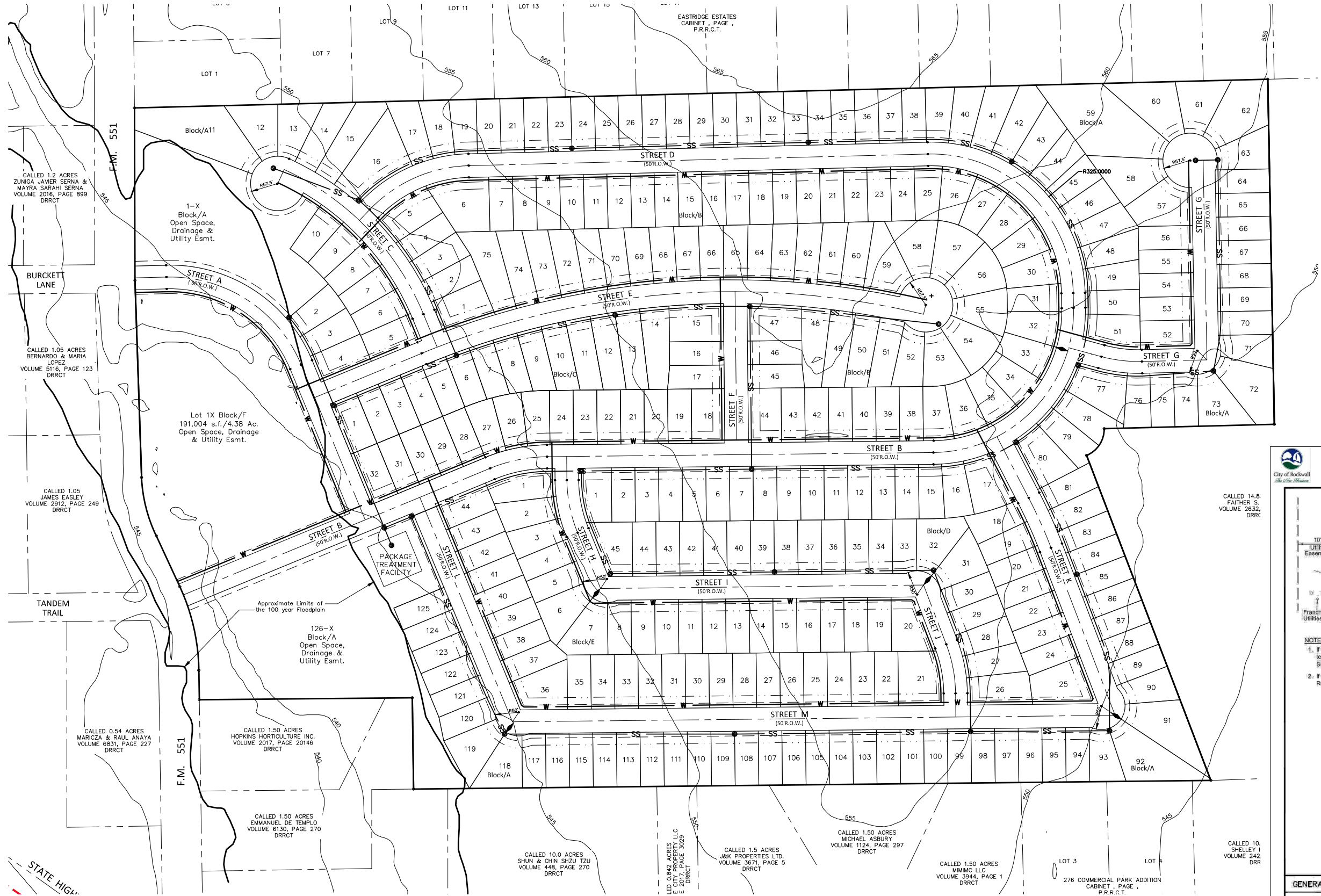


LEGEND	
	DRAINAGE AREA BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING DRAINAGE AREA

**ENGINEERINGCONCEPTS**  
& DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-00145  
201 WINDCO CIR, STE 200, WYLIE, TX 75098

PRELIMINARY DRAINAGE  
SOUTHBRIDGE ESTATES



**LEGEND**

- MATCHLINE
- W PROPOSED WATER LINE
- W- EXISTING WATER LINE
- SS PROPOSED SANITARY LINE
- SS- EXISTING SANITARY LINE
- PROPOSED STORM LINE
- - - EXISTING STORM LINE
- + R.O.W. CENTER LINE
- - - R.O.W. LINE LINE
- EXISTING UTILITY POLE
- OH- EXISTING OVERHEAD UTILITY

**UTILITY SERVICE DETAIL**

NOTE:

- If wastewater line has a cover greater than 10' then pipe shall be minimum SDR 36 and no services allowed.
- If cover is two (2) feet or less than Class IV RCP is required.
- Horizontal location of storm sewer for divided roads to be determined by design engineer. Not to be placed in the parkway.

**GENERAL UNDERGROUND CONDUIT**

**CITY OF ROCKWALL**

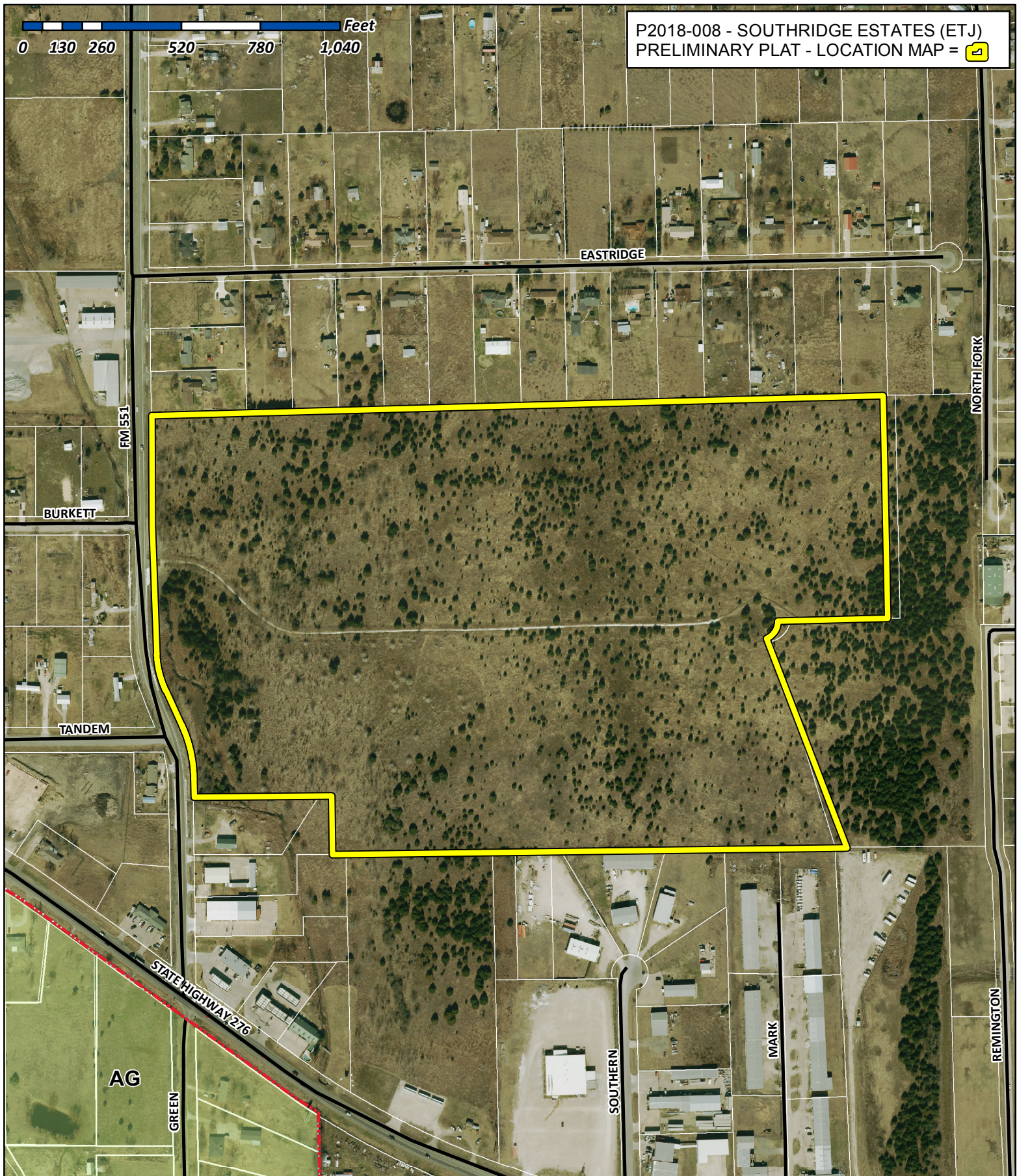
**UTILITIES LOCATION DETAIL**

DATE: AUG. 15

DRAWING NO. R-3000

Page 221

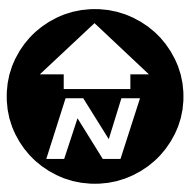




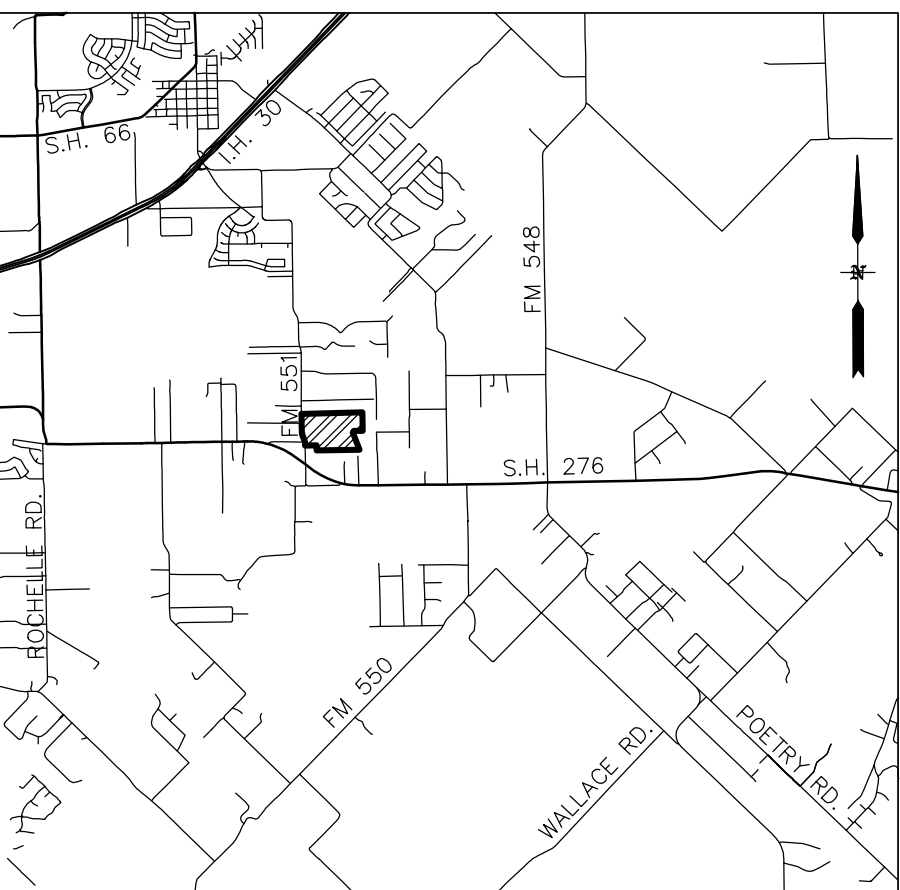
## City of Rockwall

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







**EASEMENT & BUILDING LINE DETAIL**

STREET

10' U.E.

25' B.L.

15' B.L.

LOT LINE

2

25' B.L.

15' B.L.

LOT LINE

STREET

10' U.E.

15' B.L.

15' B.L.

**TYPICAL LOT DETAIL**

N.T.S.

LINE TABLE		
NO.	DIRECTION	DISTANCE
L13	S 55°46'05" E	35.00'
L14	N 27°22'46" W	145.91'
L15	N 74°51'24" W	71.60'
L16	S 1°05'37" E	31.52'
L17	S 46°16'24" E	28.20'
L18	N 88°54'23" E	27.50'
L19	S 89°22'53" W	41.37'
L20	S 88°32'50" W	137.46'
L21	S 0°37'07" E	50.00'
L22	N 22°25'29" W	127.70'

DATE: MARCH 16, 2018 SHEET 1 OF 2  
00000\DWG\00000 PP-1.dwg



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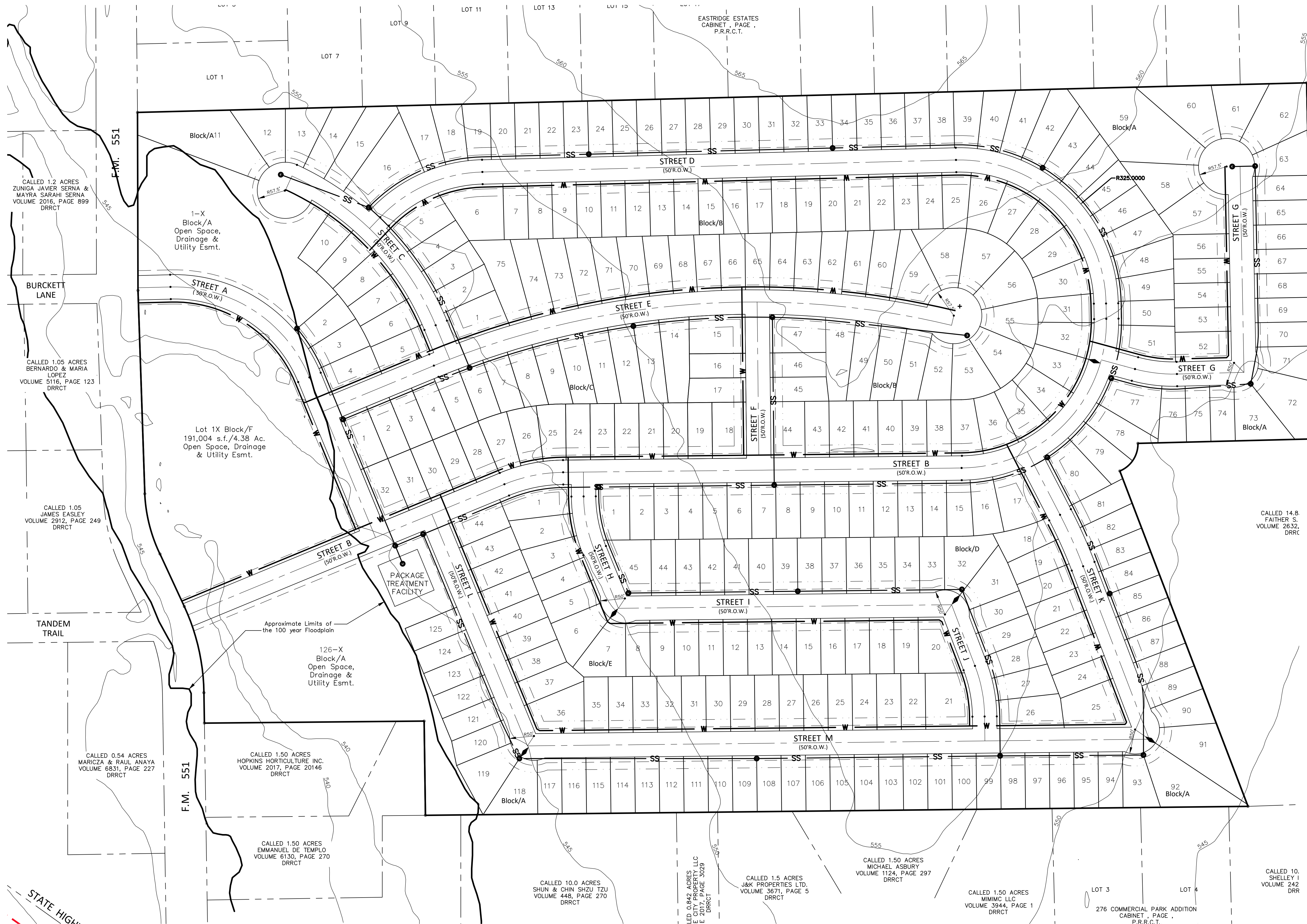
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22	0.132	5750	72	0.268	11653	122	0.132	5750	22	0.132	5750	72	0.167	7282	22	0.132	5750	22	0.132	5750	22	0.132	5750
23	0.132	5750	73	0.207	9030	123	0.132	5750	23	0.132	5750	73	0.179	7810	23	0.132	5750	23	0.132	5750	23	0.132	5750
24	0.132	5750	74	0.130	5684	124	0.132	5750	24	0.132	5750	74	0.193	8428	24	0.132	5750	24	0.132	5750	24	0.132	5750
25	0.132	5750	75	0.132	5750	125	0.132	5750	25	0.143	6235	75	0.245	10672	25	0.142	6185	25	0.237	10345	25	0.132	5750
26	0.132	5750	76	0.141	6147	126	3.597	156699	26	0.160	6948				26	0.143	6248	26	0.198	8626	26	0.132	5750
27	0.132	5750	77	0.237	10323				27	0.160	6948				27	0.143	6239	27	0.156	6783	27	0.132	5750
28	0.132	5750	78	0.167	7264				28	0.160	6948				28	0.132	5750	28	0.143	6210	28	0.132	5750
29	0.132	5750	79	0.167	7288				29	0.160	6948				29	0.132	5750	29	0.132	5750	29	0.132	5750
30	0.132	5750	80	0.221	9631				30	0.160	6948				30	0.132	5750	30	0.133	5784	30	0.132	5750
31	0.132	5750	81	0.142	6193				31	0.142	6194				31	0.132	5750	31	0.181	7866	31	0.132	5750
32	0.132	5750	82	0.138	6007				32	0.160	6948				32	0.158	6900	32	0.209	9112	32	0.132	5750
33	0.132	5750	83	0.134	5852				33	0.160	6948							33	0.133	5801	33	0.132	5750
34	0.132	5750	84	0.132	5750				34	0.160	6948							34	0.132	5750	34	0.132	5750
35	0.132	5750	85	0.132	5750				35	0.160	6948							35	0.132	5750	35	0.132	5750
36	0.132	5750	86	0.132	5750				36	0.160	6948							36	0.132	5750	36	0.216	9422
37	0.132	5750	87	0.132	5750				37	0.149	6473							37	0.132	5750	37	0.145	6332
38	0.132	5750	88	0.132	5750				38	0.132	5750							38	0.132	5750	38	0.132	5750
39	0.146	6341	89	0.132	5750				39	0.132	5750							39	0.132	5750	39	0.132	5750
40	0.159	6925	90	0.153	6648				40	0.132	5750							40	0.132	5750	40	0.132	5750
41	0.188	8168	91	0.307	13393				41	0.132	5750							41	0.132	5750	41	0.132	5750
42	0.218	9485	92	0.319	13901				42	0.132	5750							42	0.132	5750	42	0.132	5750
43	0.183	7961	93	0.152	6633				43	0.132	5750							43	0.132	5750	43	0.132	5750
44	0.156	6816	94	0.132	5750				44	0.185	8050							44	0.132	5750	44	0.132	5750
45	0.145	6337	95	0.132	5750				45	0.135	5875							45	0.196	8527			
46	0.148	6439	96	0.132	5750				46	0.132	5750												
47	0.164	7136	97	0.132	5750				47	0.202	8781												
48	0.162	7048	98	0.132	5750				48	0.196	8559												
49	0.147	6406	99	0.132	5750				49	0.189	8217												
50	0.137	5950	100	0.132	5750				50	0.180	7835												

PRELIMINARY PLAT  
SOUTHRIDGE ESTATES  
320 RESIDENTIAL LOTS  
3 COMMON AREA LOTS  
BEING  
72.6049 ACRES  
SITUATED IN THE  
R. DICKENS SURVEY, A-73  
CITY OF ROCKWALL, TEXAS  
OWNER:  
PHAM BANG KIM  
4001 133rd. AVENUE, BELLEVUE, WA. 98006  
817-421-0731  
DEVELOPER:  
STEPHEN SELINGER  
40820 TRUELOVE TRAIL, SOUTHLAKE, TX. 76092  
817-421-0731  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLLIE, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401  
SHEET 1 OF 2  
DATE: MARCH 15, 2018  
00000\DWG\00000 PP-1.dwg







**LEGEND**

- MATCHLINE
- W — PROPOSED WATER LINE
- W — EXISTING WATER LINE
- SS — PROPOSED SANITARY LINE
- SS — EXISTING SANITARY LINE
- — EXISTING STORM LINE
- — PROPOSED STORM LINE
- — EXISTING STORM LINE
- — R.O.W. CENTER LINE
- — R.O.W. LINE
- EXISTING UTILITY POLE
- OHW — EXISTING OVERHEAD UTILITY

City of Rockwall  
*The New Frontier*

**UTILITY SERVICE DETAIL**

NOTE:  
1. If wastewater line has a cover greater than ten feet (10') than pipe shall be minimum SDR 26 and no services allowed.  
2. If cover is two (2) feet or less than Class IV RCP is required.  
3. Horizontal location of storm sewer for divided roads to be determined by design engineer. Not to be placed in the roadway.

**GENERAL UNDERGROUND CONDUIT UTILITIES LOCATION DETAIL**

**CITY OF ROCKWALL**

DATE: AUG. 15, 2015  
DRAWING NO. R-3000

Page 221

**ENGINEERINGCONCEPTS & DESIGN, L.P.**

ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, STE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

**PRELIMINARY UTILITY PLAN**

**SOUTHRIDGE ESTATES**

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS





## CITY OF ROCKWALL, TEXAS MEMORANDUM

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**TO:** Mayor and City Council

**CC:** Rick Crowley, *City Manager*  
Brad Griggs, *Assistant City Manager*  
Ryan Miller, *Director of Planning and Zoning*

**FROM:** David Gonzales, *Senior Planner*

**DATE:** August 6, 2018

**SUBJECT:** P2018-008; *Preliminary Plat for Southridge Estates*

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On March 16, 2018, the applicant -- *Stephen Selinger* -- submitted an application requesting to preliminary plat 320 single-family residential lots on a 72.61-acre tract of land identified as Tract 6 of the R. Dickens Survey, Abstract No. 73, Rockwall County, Texas, which is located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). In accordance with the terms of the Inter-Local Agreement (ILA) between Rockwall County and the City of Rockwall, City staff accepted the application and reviewed it against the technical criteria established in the agreement. As part of this review, staff provided the applicant with comments stating that the requested preliminary plat was not in compliance with the technical requirements of the ILA and would require approval of certain variances from Rockwall County. According to Section 4.06 of this agreement, "(a)ny variance from the City's subdivision regulations to be enforced in the ETJ must receive approval by the Commissioner's Court prior to the City taking action on the plat application."

On July 24, 2018, the County Commissioner's Court reviewed the variances associated with the preliminary plat and approved a motion to deny the request by a vote of 4-0, with Commissioner Bailey absent. The motion to deny the request was made by Commissioner Magnus, and seconded by Commissioner Gilbert. Since the Commissioner's Court denied the requested variances and the applicant has failed to submit a preliminary plat adhering to the technical requirements, staff is obligated to recommend the Planning and Zoning Commission and City Council take action to deny the plat based on Subsection (g), *Criteria for Approval*, of Section 38-8, *Preliminary Plat*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Subsection (g) lays out the specific approval and denial criteria for plats in accordance with the City's subdivision requirements and Subsection (g)(7) is directly related to the approval of plats under the ILA.

After receiving the memorandum from staff for the scheduled Planning and Zoning Commission meeting, the applicant submitted a letter requesting postponement (*see attached letter*). Based on this letter and correspondence with the applicant, staff conferred with the City Attorney concerning the process being followed. The City Attorney assured staff that proper procedure was being followed and that the City is obligated to deny the preliminary plat due to it not meeting the technical requirements. In accordance with this, staff brought the case forward to the Planning and Zoning Commission on July 31, 2018. At this meeting the Planning and Zoning Commission approved a motion to recommend denial by a vote of 5-0, with Commissioners Logan and Chodun absent. Should the City Council have any questions concerning this request staff will be available at the meeting.



July 31, 2018

TO: ROCKWALL PLANNING AND ZONING COMMISSION AND CITY COUNCIL

RE: P2018-008, PRELIMINARY PLAT FOR SOUTHRIDGE ESTATES

I would like to request that this hearing be postponed until I have had an opportunity to be heard on the variances that were before the County Commissioners. There was a County hearing on July 24 but I was never notified of this hearing—only that the hearing set for July 10 had been pulled. I have requested the County reschedule this hearing so that the applicant can be notified and have an opportunity to be heard but I have not yet received a response from the County.

The County hearing was also on the requested variances and not the plat. It does not seem the City needs to act on this plat so quickly as the County did not act on the plat but only on the variances.

If the Commission (and City Council) decide to take action on this matter, I urge that the plat be approved despite the staff report that the plat does not meet the technical requirements of the Interlocal Agreement. The technical requirements this plat does not meet are legally void as they contradict state law:

- 1) The requirements that there be a 50 foot front yard setback, and 15 foot side and rear yard setbacks are a violation of the prohibition against zoning in the ETJ, and a violation against limiting the number of residential units per acre in the ETJ. These setback regulations constitute zoning regulations in the ETJ and they also limit the number of residential units per acre—both of which are prohibited by state law.
- 2) The City may impose its City right of way standards in the ETJ. But both the City and County allow 50 foot right of way with concrete curb and gutter—which is what this plat proposes. However, the Interlocal Agreement calls for a 75 foot right of way on this plat. The City is not allowed to impose different standards from what both the City and County permit via this Interlocal Agreement.

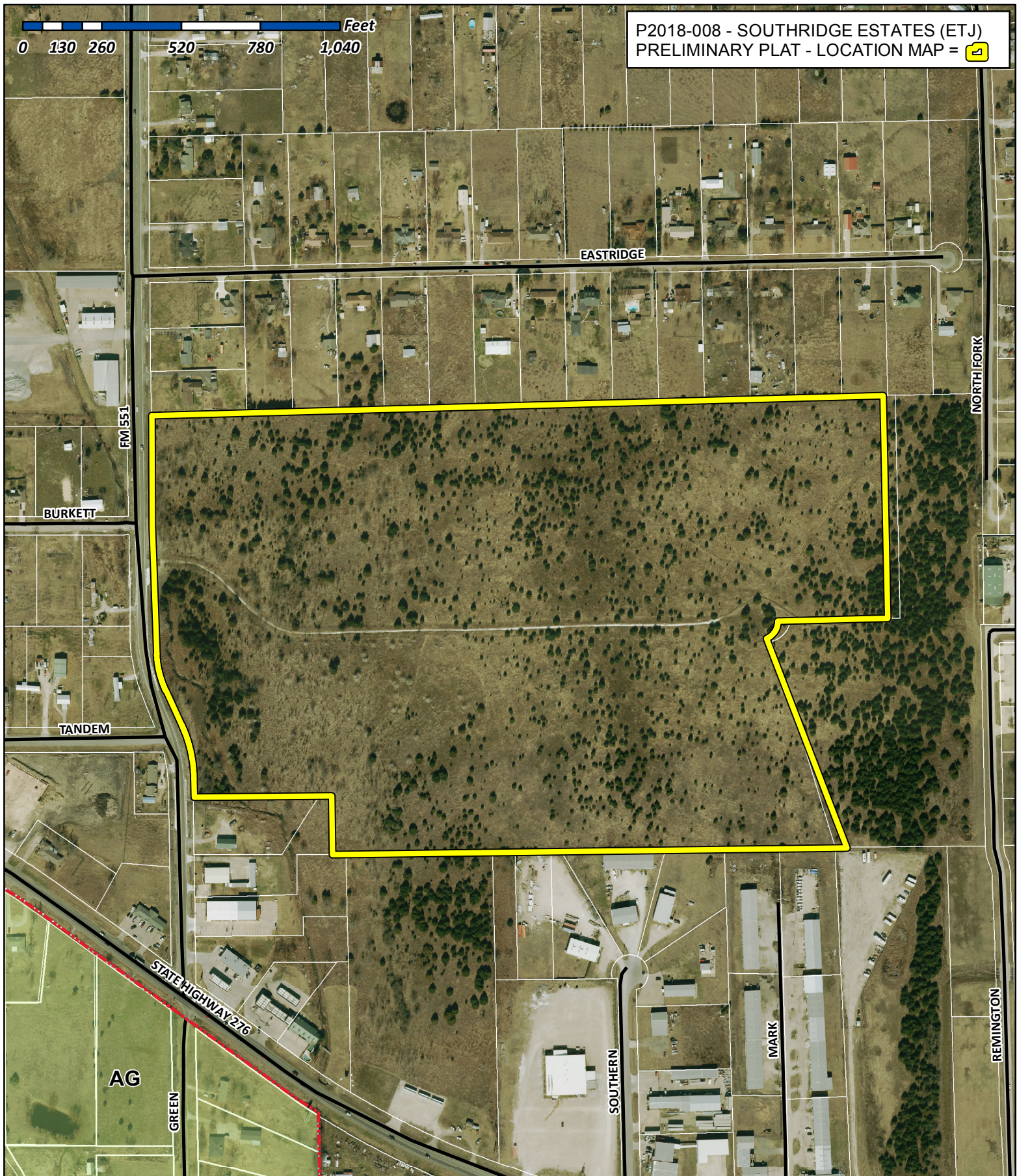
Accordingly, the rationale for denial of this plat for not meeting the technical requirements of the Interlocal Agreement is not valid as the technical requirements which are not met amount to violations of state law.

Thank you for your consideration.



Steve Selinger

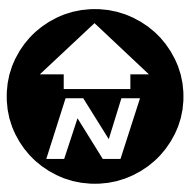




## City of Rockwall

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









PROPERTY DESCRIPTION

Being a tract of land situated in the R. Dickens Survey, Abstract No. 73 and being the same tract of land conveyed to Bang Kim Pham, by Correction Warranty Deed recorded in Volume 4553, Page 68, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bound as follows;

BEGINNING at a 1/2 inch iron rod found for corner at the Northwest corner of said Pham tract and the common Southwest corner of Eastridge Estate, an Addition to Rockwall County, Texas, according to the map thereof recorded in Slide A, Page 349, Map Records, Rockwall County, Texas, said corner also lying in the East right-of-way line of F.M. Road No. 551(variable width right-of-way);

THENCE, North 88 degrees 33 minutes 01 seconds East, along the South line of said Eastridge Estate, a distance of 2397.88 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Faithful S. Carter, by Deed recorded in Volume 2632, Page 263, Deed Records, Rockwall County, Texas;

THENCE, along the Westerly line of said Carter tract the following bearings and distances:

South 01 degrees 05 minutes 37 seconds East, a distance of 730.13 feet to a 1/2 inch iron rod found for corner;

South 88 degrees 32 minutes 50 seconds West, a distance of 360.10 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a curve to the right having a delta angle of 68 degrees 48 minutes 20 seconds, a radius of 60.00 feet, a chord that bears South 33 degrees 12 minutes 05 seconds West, a chord length of 67.80 feet and an arc length of 72.05 feet to a 1/2 inch iron rod found for corner;

South 20 degrees 55 minutes 03 seconds East, a distance of 735.99 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Carter tract and lying in the North line of a tract of land conveyed to Shelley I. Saffer, by Deed recorded in Volume 242, Page 467, Deed Records, Rockwall County, Texas;

THENCE South 89 degrees 22 minutes 53 seconds West, along the South line of said Pham tract, a distance of 1686.56 feet to a 1/2 inch iron rod found for corner, said corner lying in the North line of a tract of land conveyed to John C. McKinney and Bryan S. Barnes, by Deed recorded in Volume 4326, Page 194, Deed Records, Rockwall County, Texas, and being line common Southeast corner of a tract of land conveyed to B & R Sebastian, Inc., by Deed recorded in Volume 1251, Page 39, Deed Records, Rockwall County, Texas;

THENCE, North 00 degrees 46 minutes 25 seconds West, a distance of 193.17 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said B & R Sebastian tract;

THENCE, South 89 degrees 28 minutes 20 seconds West, a distance of 450.57 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said B & R Sebastian tract and lying in said East right-of-way line of F.M. Road No. 551;

THENCE, along said East right-of-way line of F.M. Road No. 551, the following bearing and distances;

North 00 degrees 53 minutes 31 seconds West, a distance of 62.32 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a curve to the left having a delta angle of 24 degrees 09 minutes 00 seconds, a radius of 432.86 feet, a chord that bears North 12 degrees 49 minutes 15 seconds West, a chord length of 181.10 feet and an arc length of 182.45 feet to a 1/2 inch iron rod found for corner;

North 24 degrees 51 minutes 01 seconds West, a distance of 118.71 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a curve to the right having a delta angle of 23 degrees 02 minutes 00 seconds, a radius of 319.00 feet, and a chord that bears North 14 degrees 08 minutes 44 seconds West, a chord length of 127.38 feet and an arc length of 128.24 feet to a 1/2 inch iron rod found for corner with yellow plastic cap stamped "DCA INC";

North 01 degrees 55 minutes 40 seconds West, a distance of 417.01 feet to a 1/2 inch iron rod found for corner;

North 00 degrees 08 minutes 12 seconds West, a distance of 364.96 feet to the POINT OF BEGINNING and containing 3,162,671 square feet or 72.6049 acres of land.

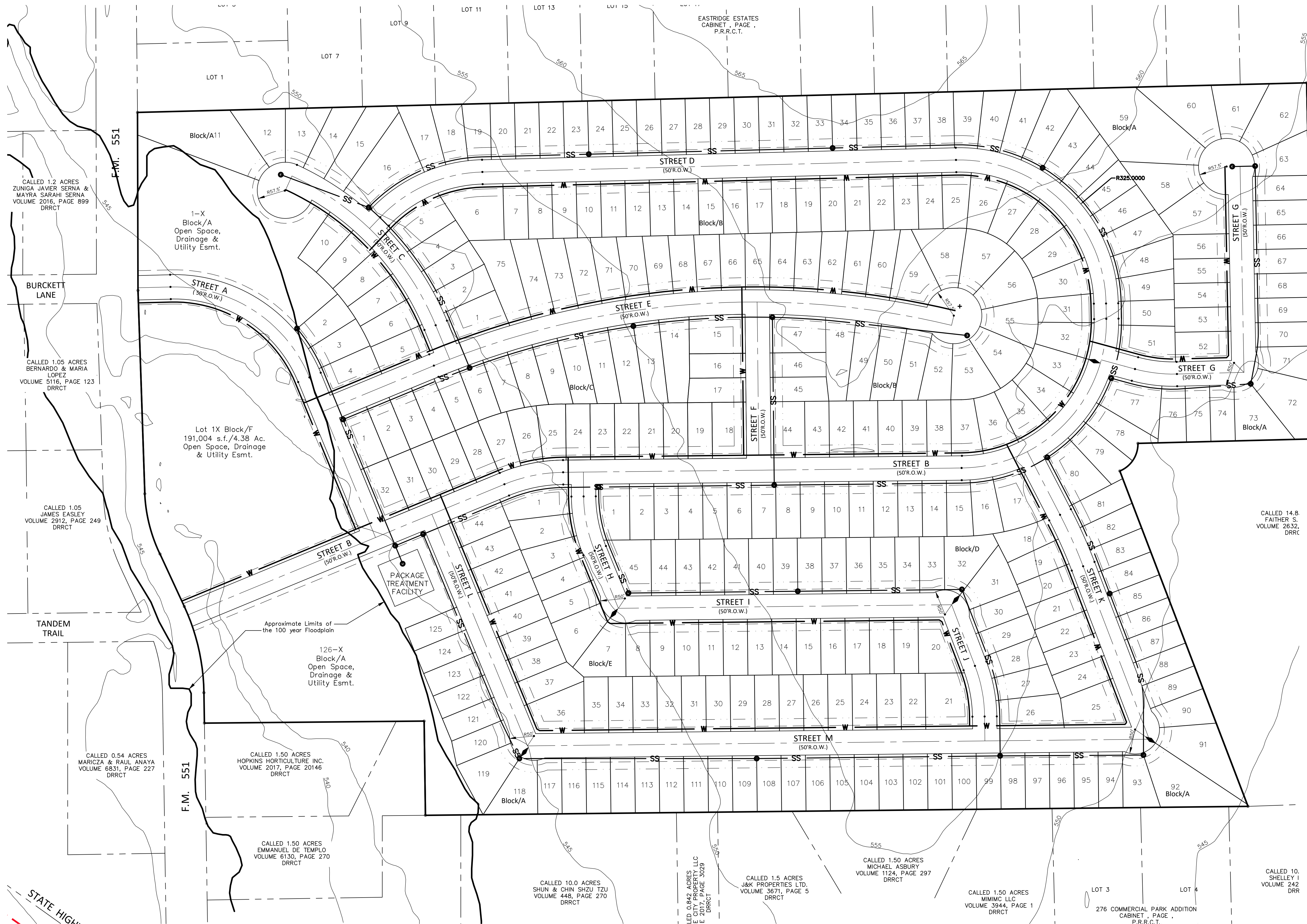
BLOCK A			BLOCK A			BLOCK A			BLOCK B			BLOCK B			BLOCK C			BLOCK D			BLOCK E		
LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.	LOT	ACREAGE	SQ.FT.
1	2.031	88480	51	0.181	7904	101	0.132	5750	1	0.193	8423	51	0.169	7374	1	0.158	6900	1	0.172	7492	1	0.190	8262
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12	0.197	8560	62	0.307	13358	112	0.132	5750	12	0.132	5750	62	0.149	6488	12	0.188	8175	12	0.132	5750	12	0.132	5750
13	0.180	7855	63	0.178	7734	113	0.132	5750	13	0.132	5750	63	0.143	6212	13	0.195	8490	13	0.132	5750	13	0.132	5750
14	0.191	8340	64	0.132	5749	114	0.132	5750	14	0.132	5750	64	0.138	6016	14	0.210	9165	14	0.132	5750	14	0.132	5750
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16	0.343	14925	66	0.132	5750	116	0.132	5750	16	0.132	5750	66	0.134	5859	16	0.132	5750	16	0.144	6284	16	0.132	5750
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19	0.140	6102	69	0.132	5750	119	0.207	9038	19	0.132	5750	69	0.143	6208	19	0.132	5750	19	0.138	6008	19	0.132	5750
20	0.132	5750	70	0.132	5750	120	0.136	5944	20	0.132	5750	70	0.149	6483	20	0.132	5750	20	0.134	5818	20	0.193	8397
21	0.132	5750	71	0.149	6500	121	0.132	5750	21	0.132	5750	71	0.157	6840	21	0.132	5750	21	0.132	5750	21	0.243	10588
22	0.132	5750	72	0.268	11653	122	0.132	5750	22	0.132	5750	72	0.167	7282	22	0.132	5750	22	0.132	5750	22	0.132	5750
23	0.132	5750	73	0.207	9030	123	0.132	5750	23	0.132	5750	73	0.179	7810	23	0.132	5750	23	0.132	5750	23	0.132	5750
24	0.132	5750	74	0.130	5684	124	0.132	5750	24	0.132	5750	74	0.193	8428	24	0.132	5750	24	0.132	5750	24	0.132	5750
25	0.132	5750	75	0.132	5750	125	0.132	5750	25	0.143	6235	75	0.245	10672	25	0.142	6185	25	0.237	10345	25	0.132	5750
26	0.132	5750	76	0.141	6147	126	3.597	156699	26	0.160	6948				26	0.143	6248	26	0.198	8626	26	0.132	5750
27	0.132	5750	77	0.237	10323				27	0.160	6948				27	0.143	6239	27	0.156	6783	27	0.132	5750
28	0.132	5750	78	0.167	7264				28	0.160	6948				28	0.132	5750	28	0.143	6210	28	0.132	5750
29	0.132	5750	79	0.167	7288				29	0.160	6948				29	0.132	5750	29	0.132	5750	29	0.132	5750
30	0.132	5750	80	0.221	9631				30	0.160	6948				30	0.132	5750	30	0.133	5784	30	0.132	5750
31	0.132	5750	81	0.142	6193				31	0.142	6194				31	0.132	5750	31	0.181	7866	31	0.132	5750
32	0.132	5750	82	0.138	6007				32	0.160	6948				32	0.142	6185	32	0.209	9112	32	0.132	5750
33	0.132	5750	83	0.134	5852				33	0.160	6948				33	0.132	5750	33	0.133	5801	33	0.132	5750
34	0.132	5750	84	0.132	5750				34	0.160	6948				34	0.132	5750	34	0.132	5750	34	0.132	5750
35	0.132	5750	85	0.132	5750				35	0.160	6948				35	0.132	5750	35	0.132	5750	35	0.132	5750
36	0.132	5750	86	0.132	5750				36	0.160	6948				36	0.132	5750	36	0.132	5750	36	0.216	9422
37	0.132	5750	87	0.132	5750				37	0.149	6473				37	0.132	5750	37	0.132	5750	37	0.145	6332
38	0.132	5750	88	0.132	5750				38	0.132	5750				38	0.132	5750	38	0.132	5750	38	0.132	5750
39	0.146	6341	89	0.132	5750				39	0.132	5750				39	0.132	5750	39	0.132	5750	39	0.132	5750
40	0.159	6925	90	0.153	6648				40	0.132	5750				40	0.132	5750	40	0.132	5750	40	0.132	5750
41	0.188	8168	91	0.307	13393				41	0.132	5750				41	0.132	5750	41	0.132	5750	41	0.132	5750
42	0.218	9485	92	0.319	13901				42	0.132	5750				42	0.132	5750	42	0.132	5750	42	0.132	5750
43	0.183	7961	93	0.152	6633				43	0.132	5750				43	0.132	5750	43	0.132	5750	43	0.132	5750
44	0.156	6816	94	0.132	5750				44	0.185	8050				44	0.132	5750	44	0.132	5750	44	0.132	5750
45	0.145	6337	95	0.132	5750				45	0.135	5875				45	0.196	8527						
46	0.148	6439	96	0.132	5750				46	0.132	5750												
47	0.164	7136	97	0.132	5750				47	0.202	8781												
48	0.162	7048	98	0.132	5750				48	0.196	8559												
49	0.147	6406	99	0.132	5750				49	0.189	8217												
50	0.137	5950	100	0.132	5750				50	0.180	7835												

PRELIMINARY PLAT  
SOUTHRIDGE ESTATES  
320 RESIDENTIAL LOTS  
3 COMMON AREA LOTS  
BEING  
72.6049 ACRES  
SITUATED IN THE  
R. DICKENS SURVEY, A-73  
CITY OF ROCKWALL, TEXAS  
OWNER:  
PHAM BANG KIM  
4001 133rd. AVENUE, BELLEVUE, WA. 98006  
817-421-0731  
DEVELOPER:  
STEPHEN SELINGER  
40820 TRUELOVE TRAIL, SOUTHLAKE, TX. 76092  
817-421-0731  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLLIE, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401  
SHEET 1 OF 2  
DATE: MARCH 15, 2018  
00000\DWG\00000 PP-1.dwg









**LEGEND**

- MATCHLINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY LINE
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- R.O.W. CENTER LINE
- R.O.W. LINE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD UTILITY

City of Rockwall  
*The New Frontier*

**UTILITY SERVICE DETAIL**

NOTE:  
1. If wastewater line has a cover greater than ten feet (10') than pipe shall be minimum SDR 26 and no services allowed.  
2. If cover is two (2) feet or less than Class IV RCP is required.  
3. Horizontal location of storm sewer for divided roads to be determined by design engineer. Not to be placed in the roadway.

**GENERAL UNDERGROUND CONDUIT UTILITIES LOCATION DETAIL**

**CITY OF ROCKWALL**

DATE: AUG. 15  
DRAWING NO. R-3000

Page 221

**ENGINEERINGCONCEPTS**  
& DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, STE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

**PRELIMINARY UTILITY PLAN**

**SOUTHRIDGE ESTATES**  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



**INTERLOCAL COOPERATION AGREEMENT BETWEEN  
ROCKWALL COUNTY AND THE CITY OF ROCKWALL FOR  
SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL  
JURISDICTION OF THE CITY OF ROCKWALL**

**THIS INTERLOCAL COOPERATION AGREEMENT** ("Agreement") executed by and between Rockwall County, Texas, a political subdivision of the State of Texas (hereinafter referred to as "County"), and the City of Rockwall, a municipal corporation of the State of Texas (hereinafter referred to as "City"), dated Nov 12, 2013, is made pursuant to Tex. Loc. Gov't Code Ch. 242.

**WHEREAS**, the Agreement is in accordance with the requirements of Tex. Loc. Gov't Code Chapter 242, which requires that the City and the County enter into a written agreement pertaining to regulation of subdivision plats in the Extraterritorial Jurisdiction ("ETJ") of the City; and

**WHEREAS**, the City and the County believe it is in the best interest of both entities to combine their respective procedures into one seamless operation with each retaining certain responsibilities as hereinafter provided in this Agreement; and

**NOW, THEREFORE**, in order to carry out the intent of the Parties as expressed above, and for and in consideration of the mutual promises contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by both Parties, the County and the City agree as follows:

**Article I.     PURPOSE**

- 1.01** The purpose of this Agreement is to establish and clarify each Party's obligations, costs, and the manner and method of approving subdivision plats for real property located within both the County and the ETJ of the City.
- 1.02** The ETJ of the City may fluctuate from time to time during the term of this Agreement as a result of City Council action. The City agrees to notify the County in writing within 10 days of any and all City Council action that changes the ETJ during the term of this Agreement thereby affecting subdivision platting for real property within the boundaries of the County.

**Article II.    TERM OF AGREEMENT**

- 2.01** This Agreement shall be effective on January 1, 2014 and shall have an initial termination date of December 31, 2014. Thereafter, the Parties shall renew the Agreement on an annual basis. The annual renewal shall be automatic upon the expiration of the preceding one (1) year term unless one of the Parties gives the other Party written notice of its desire not to renew

the Agreement at least ninety (90) days prior to the expiration of the then current term.

- 2.02** Any notice of intent to terminate must be delivered by deposit in the United States mail, certified, return mail receipt requested, to the other Party at the addresses set out herein. Upon termination of this Agreement, neither party will have any obligations to the other party under this Agreement, except with respect to payment for services already rendered under this Agreement, but not yet paid.

### **Article III. COUNTY RESPONSIBILITIES**

- 3.01** The County assigns and delegates to the City the County's authority to approve subdivision plats and to issue related permits under Tex. Loc. Gov't Code Chapters 212 and 232 within the ETJ of the City, pursuant to Tex. Loc. Gov't Code Section 242.001(d), so that, except as otherwise provided in this Agreement, the City has exclusive jurisdiction to regulate subdivision plats and approve related permits in the City's ETJ utilizing the City's subdivision procedures.
- 3.02** The County will continue to administer and enforce County on-site sewage facility regulations in proposed and platted subdivisions in the City's ETJ; provided, however, that the County will reject as incomplete any application for an on-site sewage facility which is not accompanied by a plat application accepted by the City or a statement that the application is not associated with any development activity requiring approval of a subdivision or development plat.
- 3.03** This Agreement does not affect flood plain enforcement outside of the City Limits. The County will continue to be responsible for floodplain enforcement within the ETJ according to the County's Subdivision Rules and Regulations.
- 3.04** The County will continue to be responsible for accepting all public improvements that are located in the ETJ and are to be maintained by the County. The dedication and acceptance of the public improvements by the County must adhere to the County's Road Acceptance Procedures set forth in the County's Subdivision Rules and Regulations and the Unified Regulations attached hereto as Exhibit "A" and incorporated by reference herein.
- 3.05** The County agrees that it will not accept for filing any applications for plat approval for land within the City's ETJ following the effective date of this Agreement.



#### **Article IV. CITY RESPONSIBILITIES**

- 4.01.** The City will enforce its subdivision regulations and Unified Regulations, including design and construction standards, within its ETJ.
- 4.02.** The City and the County agree that the Unified Regulations shall be applied exclusively in the review of proposed plats in the City's ETJ. If either party wishes to propose revisions in the future to the Unified Regulations, the proposing party will notify the other party of the proposed change(s). The parties will cooperate in determining the need for the changes, and will adopt any change agreed to by amendment of the Agreement, as amended, by their respective governing bodies.
- 4.03.** The City agrees to require developers to dedicate public right-of-way pursuant to the Rockwall County Transportation Plan ("County Plan"), as currently adopted or as may be amended in the future, subject to applicable constitutional and statutory limitations for subdivisions. When it appears to the City that a requirement for dedication of right-of-way pursuant to the County Plan may exceed an applicable constitutional or statutory limitation, or if there is a conflict between the County Plan and the City of Rockwall Thoroughfare Plan, the City will notify the County, and the parties will cooperate to determine the extent of right-of-way dedication to be requested, or an alternative method of securing the needed right-of-way.
- 4.04.** Where a dedication or construction requirement is to be imposed, the City, in consultation with the County, will make an initial determination of proportionality. If the applicant appeals the proportionality determination in accordance with procedures set out in the City's subdivision regulations, the City will make the final determination, again, in consultation with the County.
- 4.05.** The City will notify the County upon the filing of all applications for approval of final plats. A copy of the final plat and any engineering plans will be sent to the County within ten (10) days of filing with the City for the County's review and comment. The City will make every reasonable effort to notify the County of the final action taken by the City on the application, whether approved or denied, within three (3) working days, but no later than fifteen (15) days of the City's action.
- 4.06.** If an applicant requests an exception from any standard in the City's subdivision regulations, the City will bring the request before the County for review. Any variance from the City's subdivision regulations to be enforced in the ETJ must receive approval by the Commissioners Court prior to the City taking action on the plat application. Plat approval also shall be conditioned on: 1) formation of property owners associations for maintenance of any facilities not normally maintained by the County; and 2) upon provision of security instruments assigned to the County in the event

that the applicant seeks final plat approval before construction and acceptance of capital improvements.

- 4.07. The City will deliver two copies of all recorded plats for subdivisions within the City's ETJ to the County within ten (10) working days of the recording of the subdivision plat. For all subdivisions containing more than five (5) lots, the City will also provide to the County a digital file of the subdivision plat including at least two (2) ground control GPS points in a format approved by the County.
- 4.08. The City will confer with the Rockwall County 911 addressing Division in determining street names prior to final plat approval.
- 4.09. The City and County inspectors will have access to construction sites of subdivisions within the ETJ and the City will timely submit copies of all road design materials and road construction test results to the County during road construction. City inspectors will have inspection and approval authority over the road construction, storm water drainage construction, and on non on-site wastewater facility construction within the right-of-way and easements. The County may request that the City issue a stop-work notice if the applicable construction standards are not being met. The City will take all reasonable actions, including a stop-work order, to ensure that applicable construction standards are met, as deemed necessary by the City. The City will notify the County when construction of public improvements is completed for final acceptance by the County.
- 4.10. The City will collect all fees and charges involved with the approval of subdivision plats, including but not limited to engineering reviews, inspections of public improvements, but not including costs associated with applications for variances or exceptions to on-site sewer facilities to be reviewed and permitted by the County, under this Agreement.
- 4.11. As an attachment to this Agreement, the City will provide a current map defining the legal boundaries of its corporate limits and areas of ETJ. The City will notify the County of any changes to the City's ETJ within ten (10) days of the effective date of the change, and the area covered by this Agreement will be amended accordingly. A change in the area covered by the Agreement will not, however, affect any rights accrued under Tex. Loc. Gov't Code Chapter 245 prior to the effective date of the change.
- 4.12. The plats which will be subject to this Agreement are those that will be filed after the effective date of this Agreement. If the ETJ is expanded or reduced, plats must be filed with the party who has jurisdiction as defined by this Agreement.



**Article V. GENERAL PROVISIONS**

- 5.01. General Administration:** The County and the City will designate their respective representatives for the general administration of this Agreement.
- 5.02. Alteration, Amendment or Modification:** This Agreement may not be altered, amended, or modified, except in writing and signed by all parties to this Agreement.
- 5.03. Notice:** All notices sent pursuant to this Agreement will be in writing and must be sent by registered or certified mail, postage prepaid, return-receipt requested.

Notices sent pursuant to this Agreement will be sent to the Rockwall County Judge's Office at the following address:

*County Judge  
Rockwall County Judge's Office  
101 Rusk Street, Room 202  
Rockwall, Texas 75087*

Notices sent pursuant to this Agreement may be delivered or sent to the City at the following address:

*City Manager  
City of Rockwall  
385 South Goliad  
Rockwall, Texas 75087*

When notices sent pursuant to this Agreement are mailed by registered or certified mail, notices will be deemed effective three (3) days after deposit in a U.S. mail box or at a U.S. post office.

- 5.04. Severability:** If any provision of this Agreement is found to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability will not affect the remaining provisions of this Agreement.
- 5.05. Breach:** The failure of either party to comply with the terms and conditions of this Agreement will constitute a breach of this Agreement. Either party will be entitled to any and all rights and remedies allowed under Texas law for any breach of this Agreement by the other party.
- 5.06. Non-Waiver:** The waiver by either party of a breach of this Agreement will not constitute a continuing waiver of such breach or of a subsequent breach of the same or a different provision. Nothing in this Agreement is intended

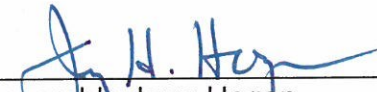
by either party to constitute a waiver of any immunity from suit or liability to which it is entitled under applicable law.

- 5.07. Entire Agreement:** This Interlocal Cooperative Agreement constitutes the entire Agreement between the County and the City. No other agreement, statement, or promise relating to the subject matter of this Agreement and which is not contained in this Agreement or incorporated by reference in this Agreement will be valid or binding.
- 5.08. Terms used in Document:** As used in this Agreement, the terms "Interlocal Cooperation Agreement", "Interlocal Agreement", "Agreement", and "Contract" are synonymous.
- 5.09. Non-Defined Terms:** If not specifically defined in this Agreement, words and phrases used in this Agreement will have their ordinary meaning as defined by common usage.



EXECUTED THIS 12 day of November 2013.

Rockwall County

By:   
Honorable Jerry Hogan  
Rockwall County Judge

Attest:

  
Felicia Morris, Court Administrator

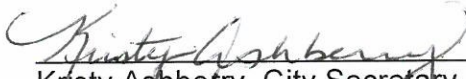
Date: 11-12-13

EXECUTED THIS 9th day of December 2013.

City of Rockwall

By:   
Rick Crowley, City Manager

Attest:

  
Kristy Ashberry, City Secretary

Date: 12/09/2013

## EXHIBIT A

### UNIFIED REGULATIONS FOR REVIEW OF PLATS IN ETJ OF CITY OF ROCKWALL

1. The standards and procedures contained in the City of Rockwall Subdivision Regulations enacted by Ordinance No. 78-20, as amended before or upon the Effective Date of the Agreement, codified as sections 24-1 through 24-62 of the City Code of Ordinances, and which hereby are incorporated by reference for all purposes, shall apply exclusively to the review of all plat applications in the City's extraterritorial jurisdiction, with the exceptions contained in paragraph 2 of these Unified Regulations.
2. The following additional provisions, which are derived from the Rockwall County Subdivision Rules and Regulations, enacted by Order of May 29, 2007, as amended before or upon the Effective Date of the Agreement, and which hereby are incorporated by reference for all purposes, shall apply:
  - a. **Road specifications for residential streets by lot size.**
    - (1) Residential streets, where all lots are 1.5 acres or greater in size, shall have a minimum right-of-way of sixty (60) feet, unless additional right-of-way is needed for maintenance or drainage purposes; and a minimum pavement width of twenty-six (26) feet.
    - (2) Residential streets, where any lot is less than 1.5 acres but greater than .75 acres in size, shall have a minimum right-of-way of seventy (70) feet, unless additional right-of-way is needed for maintenance or drainage purposes; and a minimum pavement width of thirty-six (36) feet.
    - (3) Residential streets, where any lot is .75 acres in size or less, shall have a minimum right-of-way of seventy-five (75) feet, unless additional right-of-way is needed for maintenance or drainage purposes; and a minimum pavement width of forty-four (44) feet.
  - b. **Minimum lot size.** For development relying upon on-site sewage facilities for wastewater disposal, the minimum lot size shall be 1.5 acres. This minimum lot size shall not include any right-of-way, drainage easement, utility easement, or floodplain area. The minimum lot frontage shall not be less than one hundred fifty (150) feet at the building line.
  - c. **Building set-back.** Building and setback lines shall be fifty (50) feet from the edge of the right-of-way on all streets and roads. No



buildings shall be constructed closer than fifteen (15) feet from side or rear property lines. Building and setback lines shall be shown on both the preliminary and final plats.

3. The design and construction standards and guidelines contained in the City of Rockwall Standards of Design and Construction, as approved by Ordinance No. 03-27, as heretofore or hereafter amended, which hereby are incorporated by reference for all purposes, shall apply exclusively to the review of all plat applications and construction plans in the City's ETJ, with addition of the following sections to the Standards derived from Rockwall County specifications:

**a. Residential Streets in the ETJ.** The following standards apply to residential streets in the City's ETJ:

- (1) Where all lots are 1.5 acres or greater in size, the minimum right-of-way shall be sixty (60) feet, unless additional right-of-way is needed for maintenance or drainage purposes; and minimum pavement width shall be twenty-six (26) feet, with six (6) inches of 3600 psi reinforced concrete, as per City standards. Subgrade shall be stabilized with seven percent (7%) lime to a depth of six (6) inches, thirty (30) feet in width.
- (2) Where any lot is less than 1.5 acres but greater than .75 acres in size, the minimum right-of-way shall be seventy (70) feet, unless additional right-of-way is needed for maintenance or drainage purposes; and minimum pavement width shall be thirty-six (36) feet, with eight (8) inches of 3600 psi reinforced concrete, as per City standards. Subgrade shall be stabilized with seven percent (7%) lime to a depth of six (6) inches, forty (40) feet in width.
- (3) Where any lot is .75 acres in size or less, the minimum right-of-way shall be seventy-five (75) feet, unless additional right-of-way is needed for maintenance or drainage purposes; and minimum pavement width shall be forty-four (44) feet, with eight (8) inches of 3600 psi reinforced concrete, as per City standards. Subgrade shall be stabilized with seven percent (7%) lime to a depth of six (6) inches, forty-eight (48) feet in width.

**b. Road Acceptance in ETJ.** All conditions of the Final Plat must be met. Acceptance of streets and alley improvements shall be evidenced by approval of the City of Rockwall Engineering Department and by an instrument approved by the Rockwall County Commissioners Court in accordance with the Rockwall County Subdivision Rules and Regulations.

No acceptance will be considered by the County until the County's Designated Agent receives a certificate from the City of Rockwall Engineering Department, certifying that all improvements have been completed in accordance with the approved construction plans. All costs associated with furnishing the necessary certificate shall be borne by the Subdivider.

**c. Storm Drainage in the ETJ.**

**(1) Roads with Side Ditches.**

- a. Side road ditches shall be designed to carry the 100-year developed flow and shall have a maximum side slope of 5:1.
- b. Cross road culverts shall be designed to carry the 100-year developed flow.
- c. Drainage channels shall be designed to carry the 100-year developed flow.
- d. The entire subdivision shall be designed so that no flooding of buildings or parking lots shall occur with the 100-year developed flow. The finished floor of buildings are to be a minimum of two (2) feet above the 100-year ultimate (developed) floodplain elevation. Parking lots shall be a minimum of one (1) foot above the 100-year ultimate (developed) floodplain elevation.

**(2) Drainage Easements.**

- a. The area identified as a drainage easement shall be subtracted from the raw lot size in determination of acceptable lot size for construction.
- b. Drainage easements shall generally be located along the existing drainage way.
- c. Open channels with top widths from zero (0) to fifty (50) feet require top width plus twenty-five (25) feet.
- d. Open channels with top widths greater than fifty (50) feet require top width plus twenty-five (25) feet per side.
- e. Enclosed pipes require twenty (20) feet minimum width.
- f. All easements shall be so designed to allow maintenance equipment to enter the easement for performance of necessary work.

- (3) Lots in floodplains.** For subdivisions that are located in a flood zone, as shown on the current Flood Insurance Rate Map (FIRM) for Rockwall County, the applicable minimum lot size shall be calculated by subtracting from the proposed lot size any land in the floodplain. Neither the City nor the County shall have



responsibility to provide and maintain drainage for the purpose of flood damage reduction on individual private lots located in the floodplain.

**d. Private Utilities in ETJ.**

(1) Size and Location: Utility easements shall be a minimum of fifteen (15) feet in width, and normally located along a property or lot line. It shall be the duty of the Subdivider to insure that all easements are of the proper width and location to serve the using utility companies. Utility lines crossing a road shall be installed a minimum of thirty-six (36) inches below the ditch line. All lines must be encased in steel pipe or concrete a minimum of two (2) feet beyond ditch line.

(2) Private Mailboxes.

- a. Community Mailboxes. For purposes of public safety, use of clustered or community mail facilities should be used whenever possible to reduce collision hazards.
- b. Mailbox Placement. Mailboxes shall be set a minimum of three (3) feet from the edge of the pavement. When placement of a mailbox outside the three-foot minimum is not possible, a mailbox of "break-away design" shall be used.
- c. Mailbox Requirements. All mailboxes within the road right-of-way shall meet the current Texas Department of Transportation (TXDOT) standards on streets with speed limits in excess of forty (40) miles per hour. All mailboxes must satisfy Post Office requirements and shall be erected in a place and manner that does not impede visibility. In the TXDOT and Post Office standards for mailboxes conflict, the more stringent standard shall apply.

4. The standards and procedures contained in Rockwall County Subdivision Standards, Article Ten, On-site Wastewater Rules, enacted by Order of May 29, 2007, as amended before or upon the Effective Date of the Agreement, and which hereby are incorporated by reference for all purposes, shall apply exclusively to the review of all applications for on-site sewage disposal within the City's ETJ. Where proposed developments require or seek centralized wastewater services, the City of Rockwall Subdivision Regulations and related main extension policies, standards and procedures shall exclusively apply.



August 15, 2018

STEPHEN SELINGER  
620 TRUELOVE TRAIL,  
Southlake, TX 76092

**RE: PRELIMINARY PLAT (P2018-008), Southridge Estates- ETJ**

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on August 6, 2018. The following is a record of all recommendations and voting records:

*ROCKWALL COUNTY COMMISSIONERS COURT:*

*On July 31, 2018 during their regular meeting, the County Commissioners Court reviewed the Preliminary Plat as requested. A motion to deny was made by Commissioner Magnus and seconded by Commissioner Gilbert. The vote was recorded as 4 to 0 for denial of the request with Commissioner Bailey absent.*

*PLANNING AND ZONING COMMISSION:*

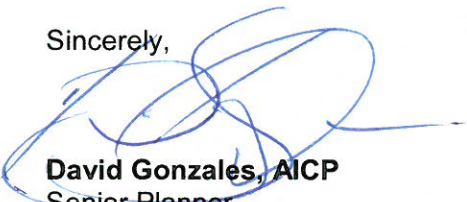
*On July 31, 2018, the Planning and Zoning Commission's motion to deny the preliminary plat passed by a vote of 5 to 0 with Commissioners Logan and Chodun absent.*

*CITY COUNCIL:*

*On August 6, 2018, the City Council's motion to deny the preliminary plat passed by a vote of 7-0.*

For any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,



**David Gonzales, AICP**  
Senior Planner  
Planning & Zoning Department  
City of Rockwall, TX