



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-006 P&Z DATE 01/28/2020 CC DATE 02/18/2020 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: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2020-006

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- ☐ Tree Removal (\$75.00)

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 3076 HAYS LANE

Subdivision Saddle Star South

Lot

Block

General Location East of John King Blvd. and South of FM 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Planned Development District

Current Use Agricultrue

Proposed Zoning Planned Development District

Proposed Use Residential

Acreage 70.408

Lots [Current]

Lots [Proposed]

176

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

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

☐ Owner SADDLE STAR SOUTH HOLDINGS LLC

☐ Applicant KPA CONSULTING, INC.

Contact Person Jeff Kennemer

Contact Person PAT ATKINS

Address 2200 ROSS AVENUE

Address 3076 HAYS LANE

SUITE 4200 W

City, State & Zip DALLAS, TX. 75201

City, State & Zip ROCKWALL, TX. 75087

Phone

Phone 9723886383

E-Mail

E-Mail kpatatkins@yahoo.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Robert W. Witte [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 \$ 1,156.12, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of January, 20 20. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

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

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

Lorrie Kurrus





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

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- ☐ Tree Removal (\$75.00)

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Lots [Current]

Lots [Proposed]

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

☐ Owner GWENDOLYN REED

☒ Applicant KPA CONSULTING, INC.

Contact Person

Contact Person PAT ATKINS

Address 3076 HAYS LANE

Address 3076 HAYS LANE

City, State & Zip ROCKWALL, TX. 75087

City, State & Zip ROCKWALL, TX. 75087

Phone 9723886383

Phone 9723886383

E-Mail

E-Mail kpatatkins@yahoo.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared GWENDOLYN REED [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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of JANUARY, 2020. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

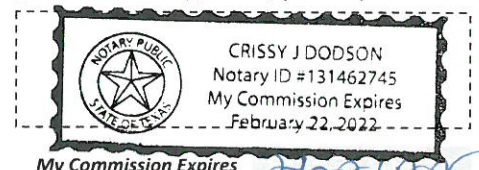
Given under my hand and seal of office on this the 14th day of JANUARY, 2020.

Owner's/Applicant's Signature

Gwendolyn Reed

Notary Public in and for the State of Texas

[Signature]





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

☐ Owner CDT ROCKWALL/2017 LLC

☒ Applicant KPA CONSULTING, INC.

Contact Person

Contact Person PAT ATKINS

Address 6925 FM 2515

Address 3076 HAYS LANE

City, State & Zip KAUFMAN, TX. 75142

City, State & Zip ROCKWALL, TX. 75087

Phone

Phone 9723886383

E-Mail

E-Mail kpatatkins@yahoo.com

NOTARY VERIFICATION [REQUIRED]

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

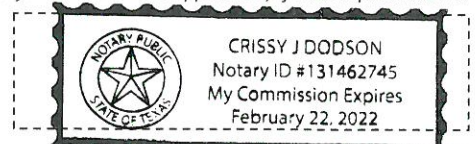
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of JANUARY, 2020. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 14th day of JANUARY, 2020.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

Mary A. Tipton
Crissey J. Dodson



My Commission Expires

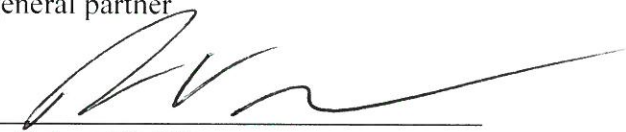
2/22/22

SADDLE STAR SOUTH HOLDINGS LLC

BY: Hines Saddle Star South Associates LP,
its sole member

By: Hines Interests Limited Partnership,
its general partner

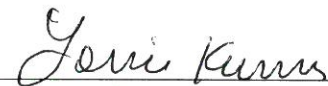
By: Hines Holdings, Inc.,
its general partner

By: 
Robert W. Witte
Senior Managing Director

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on January 16, 2020, by Robert W. Witte, Senior Managing Director of Hines Holdings, Inc., in its capacity as general partner of Hines Interests Limited Partnership, in its capacity as general partner of Hines Saddle Star South Associates LP, in its capacity as sole member of SADDLE STAR SOUTH HOLDINGS LLC, on behalf of said entities.




Signature of Notary Public



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]	☐	☐	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	☒	☐	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	☐	☒	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	☐	☒	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	☐	☐	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	☒	☐	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	☐	☒	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	☒	☐	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]	☒	☐	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]	☐	☒	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plane coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	☒	☐	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	☒	☐	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]	☒	☐	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]	☒	☐	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]	☒	☐	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]	☐	☐	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	☒	☐	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	☒	☐	Label all existing and proposed easements relative to the site and include the type, purpose and width.

Dedication Language [Final Plat]	☐	☐	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	☐	☐	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]	☐	☐	Provide 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]	☐	☐	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat [Final Plat]	☐	☐	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]	☒	☐	Review the proposed plans and plat with electric, gas, cable and phone companies.



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

Phone: (972) 771-7745

Email: 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: 1/21/2020

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, . Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on 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: P2020-006
Project Name: Saddle Star South
Project Type: PLAT
Applicant Name: PAT ATKINS
Owner Name: GWENDOLYN REED
Project Description:



RECEIPT

Project Number: P2020-006

Job Address:

,

Receipt Number: B87953

Printed: 1/21/2020 10:30 am

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$1,156.12

Total Fees Paid:

\$1,156.12

Date Paid: 1/21/2020 12:00:00AM

Paid By: PAT ATKINS

Pay Method: CHECK 518

Received By: AG

1/24/2020

City of Rockwall

Project Plan Review History



Project Number	P2020-006
Project Name	Saddle Star South
Type	PLAT
Subtype	MASTER PLAT
Status	P&Z HEARING

Owner GWENDOLYN REED
Applicant PAT ATKINS

Applied	1/21/2020	AG
Approved		
Closed		
Expired		
Status	1/24/2020	DG

Site Address _____ City, State Zip _____

Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	1/21/2020	1/28/2020	1/21/2020		APPROVED	
NOTE: Cul-de-sac lots might run into fence problems.							
ENGINEERING	Sarah Johnston	1/21/2020	1/28/2020	1/24/2020	3	COMMENTS	
(1/24/2020 9:57 AM SJ)							
I - Must preliminary plat the property.							
M - Remove the street cross sections.							
M - Remove the Master Plat Notes 1, 2, and 4. Keep note 3.							
FIRE	Ariana Hargrove	1/21/2020	1/28/2020	1/23/2020	2	APPROVED	
GIS	Lance Singleton	1/21/2020	1/28/2020	1/21/2020		APPROVED	
PLANNING	David Gonzales	1/21/2020	1/28/2020	1/23/2020	2	COMMENTS	See comments

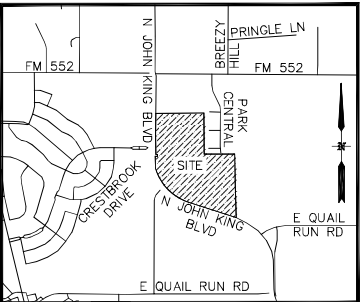
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(1/23/2020 4:37 PM DG) P2020-006; Master Plat/Open Space Plan for the Saddle Star South Subdivision Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 176 single-family residential lots on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard						
I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzaless@rockwall.com.						
M.3 For reference, include the case number (P2020-006) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).						
I.4 The Master Plat shall conform to all standards and requirements of Planned Development District 79 (PD-79) [i.e. Ordinance No. 19-40], the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document						
I.5 Correct/include the following data under the Land Use Data Table as follows a) Remove "Typical" from the lot size designation. b) Add: Lot Type A - 70' x 125' c) Add: Lot Type B - 80' x 125' d) Add: Zoned Planned Development District No. 79 (PD-79)						
I.6 Indicate and label the drainage areas and proposed storm drains from preliminary drainage exhibit onto the Master Plat (without the calculations). Do not use heavy line drawing, rather use a light gray scale to depict the locations and flows (Chapter 38, Municipal Code of Ordinances)						
M.7 Indicate and label the drainage areas and proposed storm drains from preliminary drainage exhibit onto the Master Plat without the calculations. Do not use heavy line drawing.						
M.8 Use a lighter gray scale for the topo contours						
M.9 Trail rest area to be indicated at the intersection of Randas Way and John King Boulevard						
I. 10 Provide a hatch to the 10-foot hike and bike trail to better delineate. Additionally, the 10-foot hike and bike trail is to be within a Pedestrian Access Easement						
I.11 Provide a label indicating the SF/Acres for all open space areas.						
M.12 The street cross sections are to be indicative of the Engineering Departments Standards of Design Manual. Correct detail.						
M.13 Detail of the proposed amenity center will be required at the PD Site Plan application phase as required by the planned development district (Section 5.e, Ordinance No. 19-40, PD-79)						
I.14 Please provide two (2) large copies [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff.						
M.15 Parks and Recreation Board. Please provide a cost estimate and detail of the proposed amenities for this development that are equal to or greater than the parks fees (i.e. ~\$70,000) of this park district.						
I.16 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections prior to the submittal of the PD Site Plan, and provide any additional information that is requested.						
I.17 The Planning and Zoning Work Session will be held on January 28, 2020.						
I.18 The Parks and Recreation Board Meeting will be held on February 4, 2020.						
I.19 The Planning and Zoning Meeting will be held on February 11, 2020.						
I.20 The City Council meeting for this case is scheduled to be held on February 17, 2020.						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
I.21 Staff recommends that a representative be present for the meetings as scheduled above The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.						

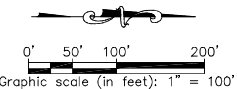
LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 0°38'27" W	40.00'
L3	S 89°38'05" W	34.29'

STONE CREEK SF, LTD
VOLUME 5011, PAGE 9

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



VICINITY MAP
NOT TO SCALE



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

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

**SADDLE STAR SOUTH STATEMENT OF SERVICE
MASTER PLAT
11/14/2019**

-A 16 INCH CITY OF ROCKWALL WATER LINE IS AVAILABLE FOR CONNECTION AT THE EAST PROPERTY LINE OF THE PROPOSED DEVELOPMENT NEAR THE EXISTING JOHN KING BOULEVARD. AN 20 INCH CITY OF ROCKWALL WATER LINE IS AVAILABLE FOR CONNECTION AT THE WEST PROPERTY LINE OF THE PROPOSED DEVELOPMENT AT THE EXISTING JOHN KING BOULEVARD. THE FIRST PHASE OF THIS DEVELOPMENT IS UNDER CONSTRUCTION AND ENGINEERING PLANS FOR THESE CONNECTIONS HAVE BEEN APPROVED.

-THE STONEY HOLLOW LIFT STATION IS APPROXIMATELY 2,000 FEET FROM THE PROPOSED DEVELOPMENT. THE FIRST PHASE OF THIS DEVELOPMENT IS UNDER CONSTRUCTION AND WILL BE PROVIDING UPGRADED LIFT STATION AND THE OFFSITE SANITARY SEWER. THESE IMPROVEMENTS HAVE BEEN APPROVED.

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

-THE STREET SYSTEM OF THE PROPOSED DEVELOPMENT WILL HAVE THREE CONNECTIONS TO JOHN KING BOULEVARD TO THE SOUTH AND WEST. TWO OF THESE CONNECTIONS HAVE BEEN APPROVED AND ARE CURRENTLY UNDER CONSTRUCTION.

LAND USE DATA
TOTAL AREA ~ 70.408 ACRES / 3,066,972 SQ. FT.
TOTAL OPEN SPACE ~ 14,220 ACRE / 619,436 SQ. FT.
TYPICAL LOT SIZE ~ 70' x 125'
TOTAL LOTS ~ 176
DENSITY ~ 2.49 DWELLING UNITS / ACRE

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

ENGINEERING CONCEPTS & DESIGN L.P.
ENGINEERING / SURVEYING / PROJECT MANAGEMENT
201 WINDCO CIRCLE, SUITE 200 WYLIE, TX 75098
(972) 941-8400

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

OWNERS

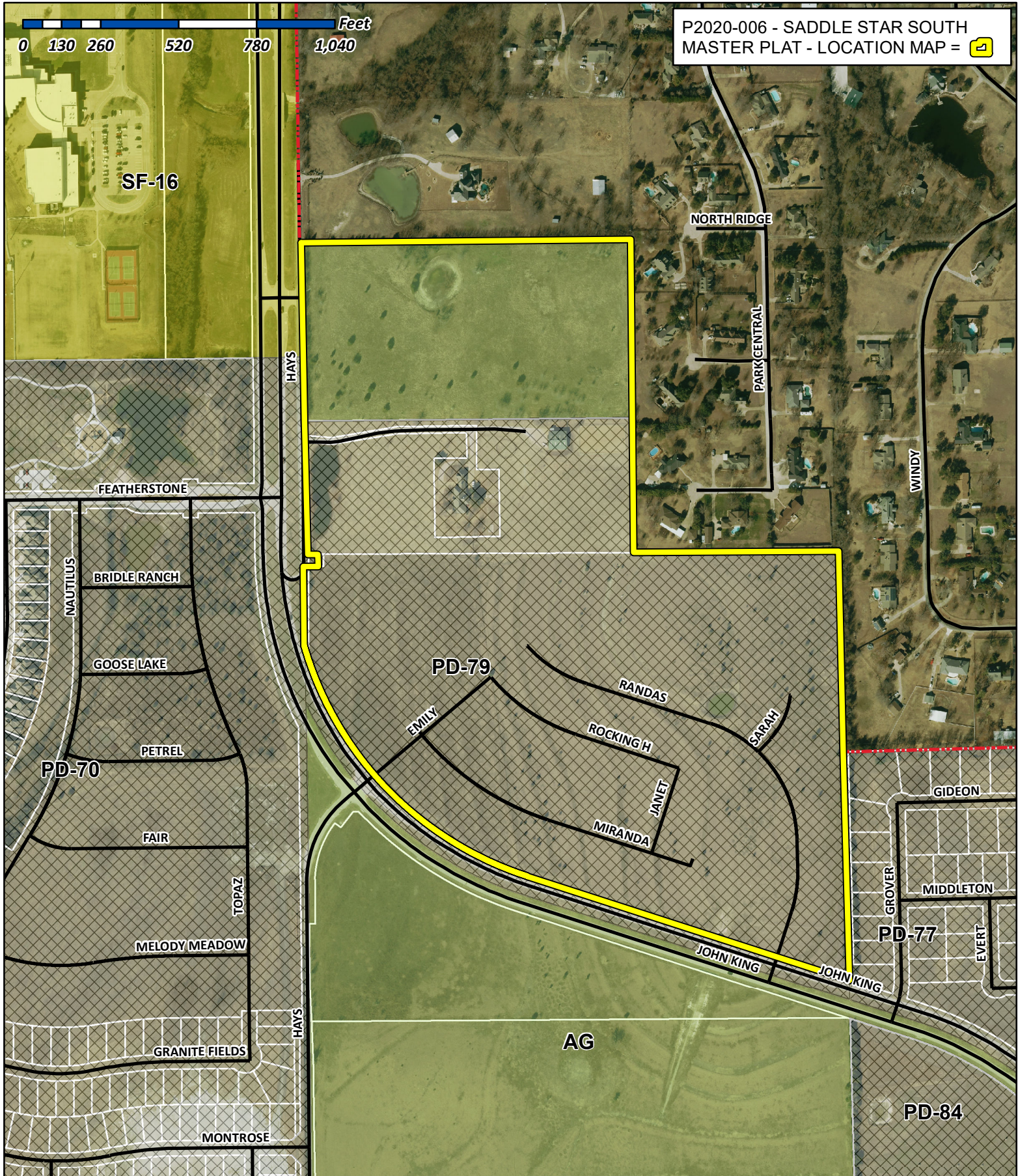
SADDLE STAR SOUTH HOLDINGS LLC, 2200 ROSS AVENUE SUITE 4200W DALLAS, TEXAS 75201
CDT ROCKWALL/2017 LLC, 6925 P.M. 2515 KAUFMAN, TEXAS 75142
GWENDOLYN REED, 3076 HAYS LANE ROCKWALL, TEXAS 75087

CASE# Z2019-021

DATE: November 14, 2019

SHEET 1 OF 1

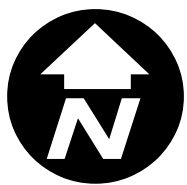
Keep note 3 but delete the other notes.



City of Rockwall

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

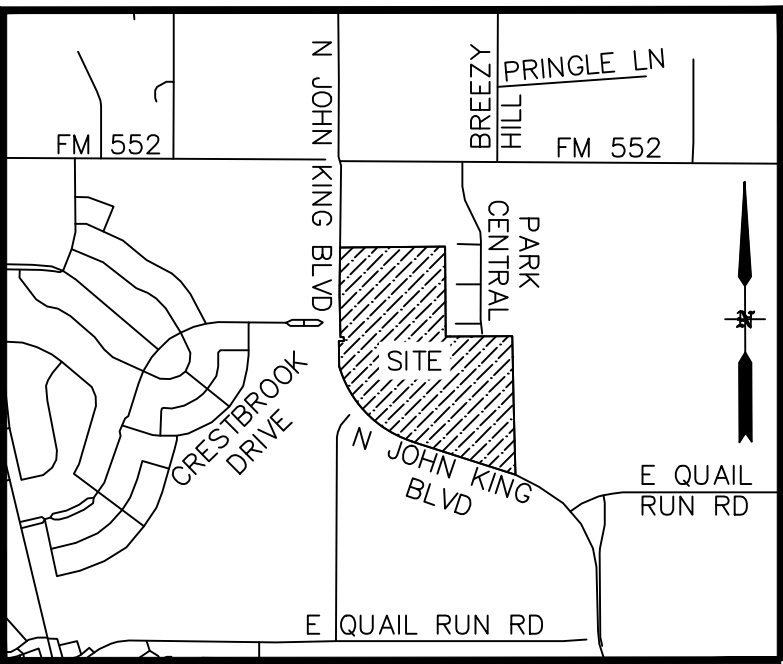
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



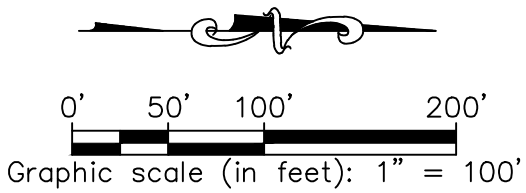
LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 89°38'44" E	50.00'
L2	N 0°38'27" W	40.00'
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STONE CREEK SF, LTD
VOLUME 5011, PAGE 9

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



VICINITY MAP
NOT TO SCALE



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

PHASING DATA

- PHASE ONE ~ 66 LOTS
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**SADDLE STAR SOUTH STATEMENT OF SERVICE
MASTER PLAT
11/14/2019**

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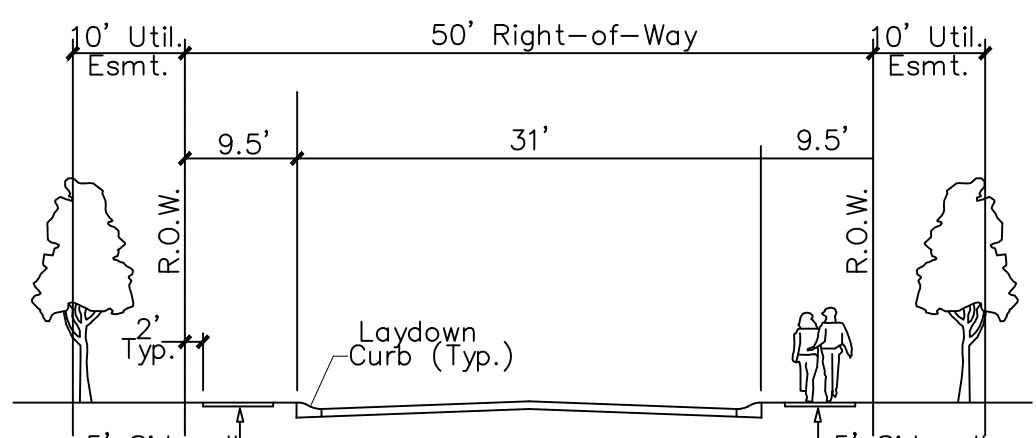
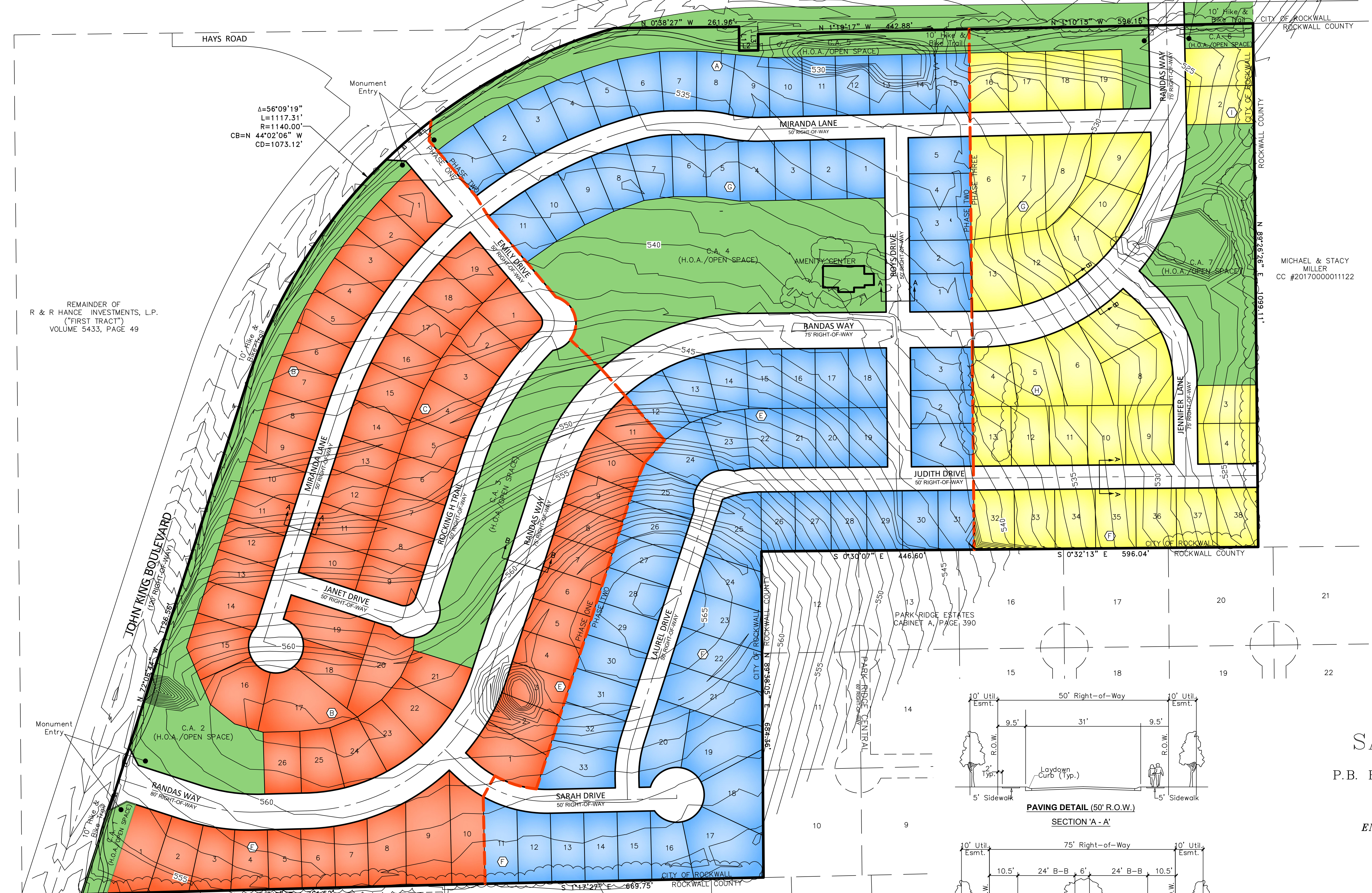
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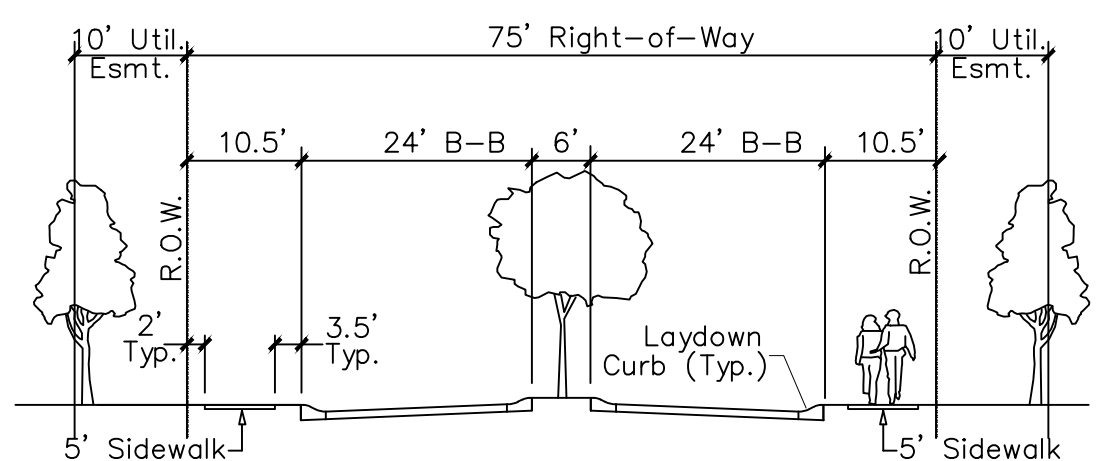
GWENDOLYN REED
3076 HAYS LANE ROCKWALL, TEXAS 75087

DATE: November 14, 2019

SHEET 1 OF 1



**PAVING DETAIL (50' R.O.W.)
SECTION 'A - A'**



**PAVING DETAIL (75' R.O.W.)
SECTION 'B - B'**

GIDEON GROVE LTD
CC #20150000014609
Proposed GIDEON GROVE NORTH

BLOCK A
WINDMILL VALLEY
SUBDIVISION
CABINET A, PAGE 157

PARK RIDGE ESTATES
CABINET A, PAGE 390



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: February 11, 2020
APPLICANT: Pat Atkins; KPA Consulting, Inc.
CASE NUMBER: P2020-006; Master Plat for Saddle Star South Subdivision

SUMMARY

Consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Jeff Kennemer and Robert Witte of Saddle Star South Holdings, LLC, William Thrailkill of CDT Rockwall/2017 LLC, and Gwendolyn Reed for the approval of a Master Plat/Open Space Plan for the Saddle Star South Subdivision containing 176 single-family residential lots on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting approval of a Master Plat/Open Space Plan for the Saddle Star South Subdivision. The Saddle Star South Subdivision is a three (3) phase, master planned community that will consist of 176 single-family residential lots on a 70.408-acre tract of land. The proposed master plat delineates the timing and phasing for the proposed development in order to determine compliance with the comprehensive plan, and the availability and capacity of public improvements needed to serve the development. A summary of the proposed lot composition is as follows:

Lot Composition:

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	70' x 125'	8,750 SF	143	78.41%
B	80' x 125'	10,000 SF	33	21.59%
Maximum Permitted Units:			176	100.00%

- ☒ On March 16, 1998, a 44.292-acre portion of the subject property was annexed [Ordinance No. 98-10] and an 11.121-acre portion was annexed on May 16, 2016 [Ordinance No. 16-30], creating a 55.413-acre tract of land. On January 4, 2016, the City Council approved Planned Development District 79 (PD-79) [Case No. Z2015-034], which rezoned the 44.292-acre portion of the subject property from an Agricultural (AG) District to a Planned Development District for a single-family residential subdivision consisting of 113 single-family lots. On June 6, 2016, the City Council approved an amendment to Planned Development District 79 (PD-79) to incorporate the additional 11.121-acre tract of land annexed on March 16, 2016. On January 22, 2019, the applicant voluntarily annexed a 14.995-acre tract of land [A2018-004] for the purpose of incorporating it into Planned Development District 79 (PD-79) and creating Phase III of the development. On November 4, 2019, the City Council approved an amendment to PD-79 [Ordinance No. 16-39] for the purpose of amending the development standards and concept plan by incorporating an additional 14.995-acre tract of land into the existing 55.413-acre tract of land, which created Phase III for the Saddle Star Estates Subdivision.
- ☒ On February 4, 2020, the Parks and Recreation Board approved pro-rata fees of \$59,064.00 (i.e. 176 lots @ \$428.00 per lot) and cash-in-lieu of land fees of \$42,090.00 (i.e. 176 lots @ \$305.00 per lot) for the Saddle Star South Addition by a vote of 5-0. As part of this motion, the Parks and Recreation Board approved these fees to be used to incorporate private amenities into Phase 2 of the development to provide a playground.. Per the recommendations of the Parks and

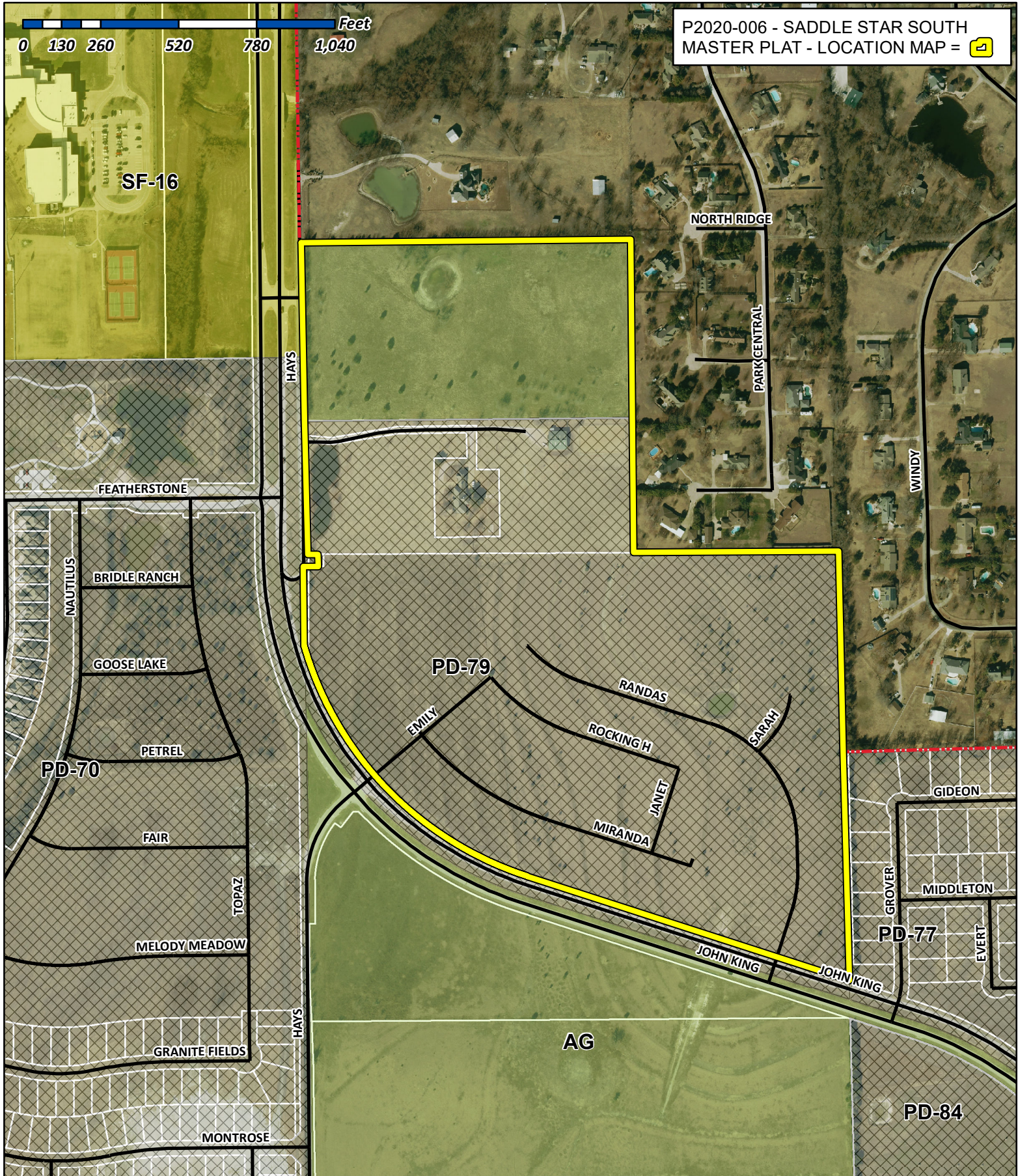
Recreation Board, detailed invoices showing the cost of the proposed private amenities are required to be submitted prior to the acceptance of Phase 2. The pro-rata equipment and cash in lieu of land fees are subject to change each year as the cost of land and the City's land use assumptions change, and will be finalized at the time of final plat.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for master plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the master plat for the *Saddle Star South Subdivision*, staff would propose the following conditions of approval:

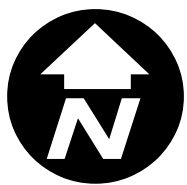
- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

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Rockwall, Texas 75032
(P): (972) 771-7745
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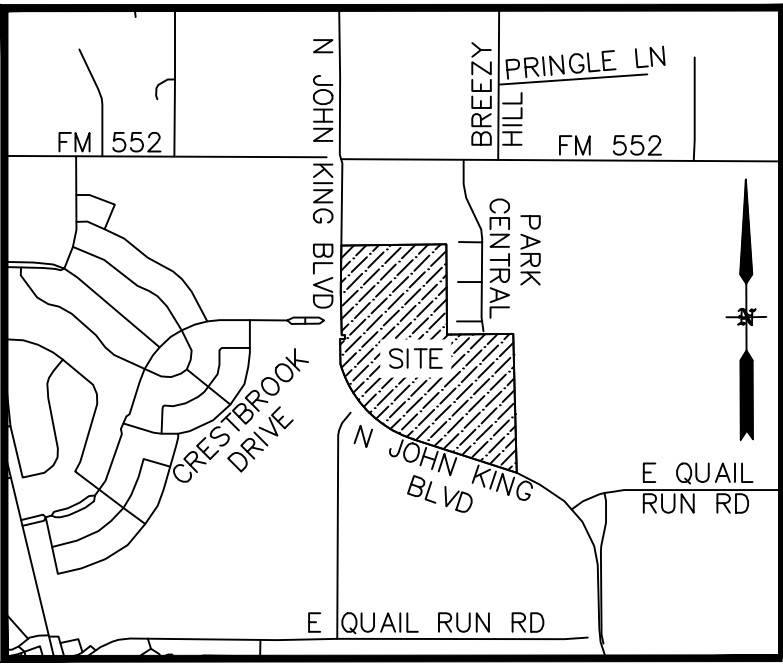
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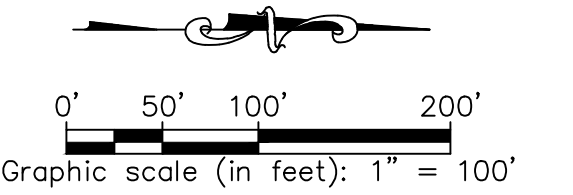
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STONE CREEK SF, LTD
VOLUME 5011, PAGE 9

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



VICINITY MAP
NOT TO SCALE



NOTE:
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DRAINAGE SPECIFICATIONS AND STANDARDS

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MASTER PLAT
01/27/2020**

-THE SITE CURRENTLY DRAINS OVERLAND TO THE THOMPSON
BRANCH TO THE NORTH OF THE PROPOSED DEVELOPMENT NEAR
WHERE IT CROSSES UNDER JOHN KING BOULEVARD. DETENTION
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ZONED PLANNED DEVELOPMENT DISTRICT NO. 79

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

ENGINEERING CONCEPTS & DESIGN L.P.

ENGINEERING / SURVEYING / PROJECT MANAGEMENT
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DEVELOPER

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

OWNERS

SADDLE STAR SOUTH HOLDINGS LLC 2200 ROSS AVENUE SUITE 4200W DALLAS, TEXAS 75201	CDT ROCKWALL/2017 LLC 3076 HAYS LANE KAUFMAN, TEXAS 75142	GWENDOLYN REED 3076 HAYS LANE ROCKWALL, TEXAS 75087
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CASE# P2020-006

DATE: January 27, 2020

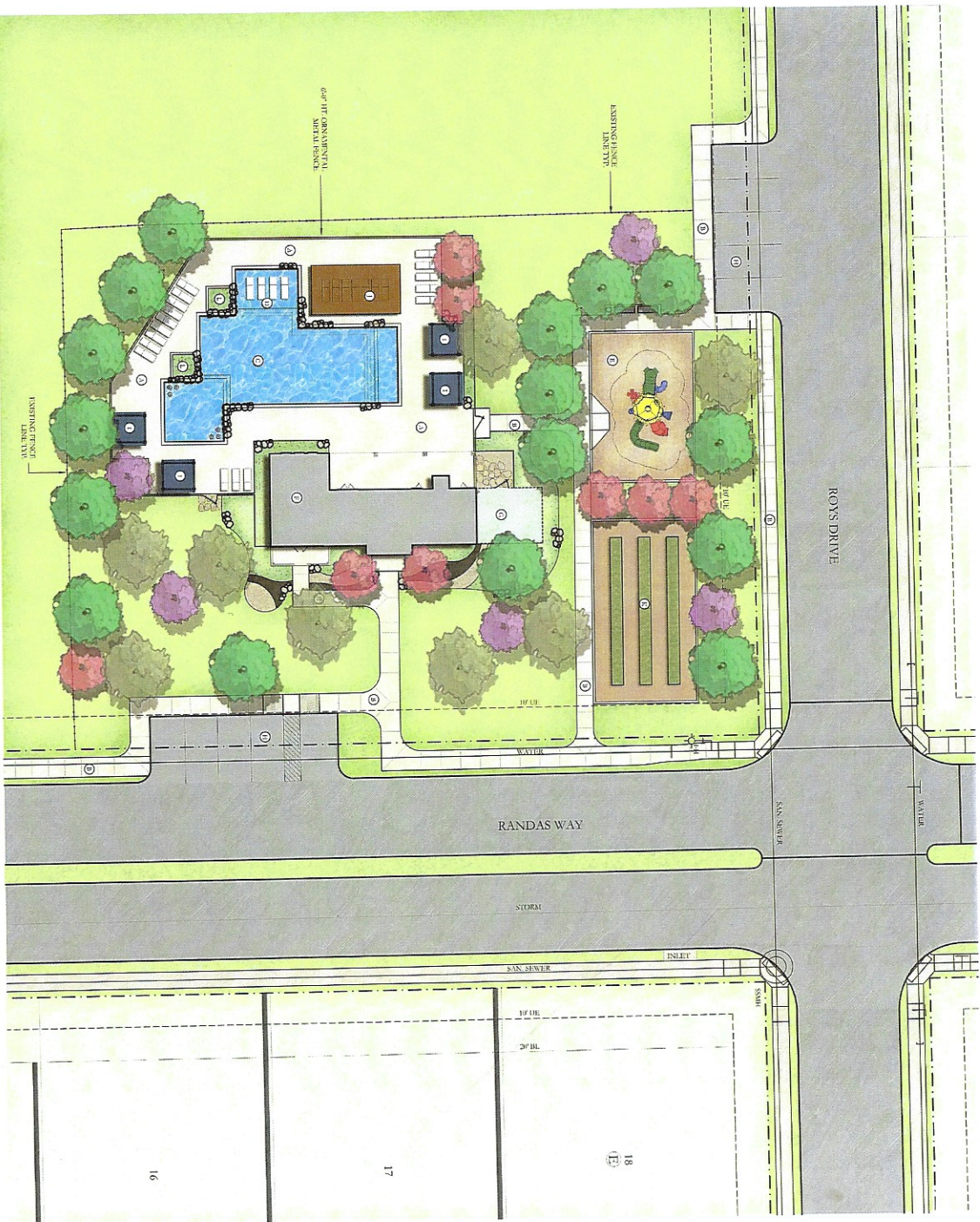
SHEET 1 OF 1

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



SADDLE STAR AMENITY CENTER City of Rockwall, Rockwall County, Texas

ISSUED: 12.11.2019



CALCULUS LEGEND	
1	CONCRETE PAVEMENT
2	CONCRETE SIDEWALK
3	BRICK PAVEMENT (20'x20')
4	BRICK PAVEMENT (12'x12')
5	BRICK PAVEMENT (6'x6')
6	BRICK PAVEMENT (4'x4')
7	BRICK PAVEMENT (2'x2')
8	BRICK PAVEMENT (1'x1')
9	BRICK PAVEMENT (0.5'x0.5')
10	BRICK PAVEMENT (0.25'x0.25')
11	BRICK PAVEMENT (0.125'x0.125')
12	BRICK PAVEMENT (0.0625'x0.0625')
13	BRICK PAVEMENT (0.03125'x0.03125')
14	BRICK PAVEMENT (0.015625'x0.015625')
15	BRICK PAVEMENT (0.0078125'x0.0078125')
16	BRICK PAVEMENT (0.00390625'x0.00390625')
17	BRICK PAVEMENT (0.001953125'x0.001953125')
18	BRICK PAVEMENT (0.0009765625'x0.0009765625')
19	BRICK PAVEMENT (0.00048828125'x0.00048828125')
20	BRICK PAVEMENT (0.000244140625'x0.000244140625')
21	BRICK PAVEMENT (0.0001220703125'x0.0001220703125')
22	BRICK PAVEMENT (0.00006103515625'x0.00006103515625')
23	BRICK PAVEMENT (0.000030517578125'x0.000030517578125')
24	BRICK PAVEMENT (0.0000152587890625'x0.0000152587890625')
25	BRICK PAVEMENT (0.00000762939453125'x0.00000762939453125')
26	BRICK PAVEMENT (0.000003814697265625'x0.000003814697265625')
27	BRICK PAVEMENT (0.0000019073486328125'x0.0000019073486328125')
28	BRICK PAVEMENT (0.00000095367431640625'x0.00000095367431640625')
29	BRICK PAVEMENT (0.000000476837158203125'x0.000000476837158203125')
30	BRICK PAVEMENT (0.0000002384185791015625'x0.0000002384185791015625')
31	BRICK PAVEMENT (0.00000011920928955078125'x0.00000011920928955078125')
32	BRICK PAVEMENT (0.000000059604644775390625'x0.000000059604644775390625')
33	BRICK PAVEMENT (0.0000000298023223876953125'x0.0000000298023223876953125')
34	BRICK PAVEMENT (0.00000001490116119384765625'x0.00000001490116119384765625')
35	BRICK PAVEMENT (0.000000007450580596923828125'x0.000000007450580596923828125')
36	BRICK PAVEMENT (0.0000000037252902984619140625'x0.0000000037252902984619140625')
37	BRICK PAVEMENT (0.00000000186264514923095703125'x0.00000000186264514923095703125')
38	BRICK PAVEMENT (0.000000000931322574615478515625'x0.000000000931322574615478515625')
39	BRICK PAVEMENT (0.0000000004656612873077392578125'x0.0000000004656612873077392578125')
40	BRICK PAVEMENT (0.00000000023283064365386962890625'x0.00000000023283064365386962890625')
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50	BRICK PAVEMENT (0.0000000000002273736754432307092803955078125'x0.0000000000002273736754432307092803955078125')

**SITE AMENITIES, LLC**

Construction Proposal

December 24, 2019

Saddle Star Amenity Center**Rockwall, TX**

CREATED FOR:

Mr. Jose Campos, Hines Construction

CREATED BY:

Overly Site Amenities

3900 Stonebridge Drive, Suite 1303, McKinney, Texas 75070

Item No.	Description	Price
1.	Clubhouse Building	\$378,049.95
2.	Aquatic Center	\$307,154.84
2.1	Swimming Pool	\$199,645.94
2.2	Enclosure Hardscape	\$63,209.27
2.3	Site Structures	\$36,086.23
2.4	Equipment Room	\$8,213.40
3.	Site Amenities	\$205,683.85
3.1	Community Garden	\$15,641.91
3.2	Playground	\$102,329.42
3.3	Hardscape: Concrete Improvements	\$31,587.62
3.4	Hardscape: Site Improvements	\$49,359.90
3.5	Site Furnishings	\$6,765.00
4.	Landscape & Irrigation	\$103,537.56
5.	General Requirements	\$12,515.25
6.	Design Fees	\$10,000.00
VE	VE Opportunities *(Not Reflected in Project Total)	*(\$29,800.00)
PROJECT TOTAL:		\$1,016,941.40

Signature of Acceptance _____ Date _____



SADDLE STAR LAND DEVELOPMENT L.L.C.

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

1-27-20

RYAN C. MILLER AICP , DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL,TEXAS 75087

LETTER OF EXPLANATION Park Fees

RE: SADDLE STAR SOUTH-70.408 ACRES 143 lots (P2019-043)–OWNER - C.D.T-2017 L.L.C.-Saddle Star South Holdings, LLC And Gwendolyn Reed

ROCKWALL , ROCKWALL COUNTY , TEXAS

DEAR MR. MILLER ,GONZALES

WE ARE THE SAID AUTHORIZED REPRESENTATIVES OF THE OWNERS OF THE 70.408 ACRE TRACT IN ROCKWALL, ROCKWALL COUNTY.

WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS DIRECTOR OF SADDLE STAR LAND DEVELOPMENT L.L.C.,TO REQUEST TO THE PARK BOARD AND CITY COUNCIL THAT OUR PARK FEES BEING ASSESSED BE APPLIED TO OUR PLAYGROUND IMPROVEMENTS (ENCLOSED EXHIBIT) OF \$102,329 CONSTRUCTION COSTS,SAID IMPROVEMENTS ARE ABOVE THE COSTS ASSOCIATED WITH AMENITY AND OVERALL LANDSCAPING IMPROVEMENTS.

SINCERELY

Pat Atkins

PAT ATKINS-DIRECTOR-SADDLE STAR



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: February 18, 2020
APPLICANT: Pat Atkins; KPA Consulting, Inc.
CASE NUMBER: P2020-006; Master Plat for Saddle Star South Subdivision

SUMMARY

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- ☒ The applicant is requesting approval of a Master Plat/Open Space Plan for the Saddle Star South Subdivision. The Saddle Star South Subdivision is a three (3) phase, master planned community that will consist of 176 single-family residential lots on a 70.408-acre tract of land. The proposed master plat delineates the timing and phasing for the proposed development in order to determine compliance with the comprehensive plan, and the availability and capacity of public improvements needed to serve the development. A summary of the proposed lot composition is as follows:

Lot Composition:

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	70' x 125'	8,750 SF	143	78.41%
B	80' x 125'	10,000 SF	33	21.59%
Maximum Permitted Units:			176	100.00%

- ☒ On March 16, 1998, a 44.292-acre portion of the subject property was annexed [Ordinance No. 98-10] and an 11.121-acre portion was annexed on May 16, 2016 [Ordinance No. 16-30], creating a 55.413-acre tract of land. On January 4, 2016, the City Council approved Planned Development District 79 (PD-79) [Case No. Z2015-034], which rezoned the 44.292-acre portion of the subject property from an Agricultural (AG) District to a Planned Development District for a single-family residential subdivision consisting of 113 single-family lots. On June 6, 2016, the City Council approved an amendment to Planned Development District 79 (PD-79) to incorporate the additional 11.121-acre tract of land annexed on March 16, 2016. On January 22, 2019, the applicant voluntarily annexed a 14.995-acre tract of land [A2018-004] for the purpose of incorporating it into Planned Development District 79 (PD-79) and creating Phase III of the development. On November 4, 2019, the City Council approved an amendment to PD-79 [Ordinance No. 16-39] for the purpose of amending the development standards and concept plan by incorporating an additional 14.995-acre tract of land into the existing 55.413-acre tract of land, which created Phase III for the Saddle Star Estates Subdivision.
- ☒ On February 4, 2020, the Parks and Recreation Board approved pro-rata fees of \$59,064.00 (i.e. 176 lots @ \$428.00 per lot) and cash-in-lieu of land fees of \$42,090.00 (i.e. 176 lots @ \$305.00 per lot) for the Saddle Star South Addition by a vote of 5-0. As part of this motion, the Parks and Recreation Board approved these fees to be used to incorporate private amenities into Phase 2 of the development to provide a playground. Per the recommendations of the Parks and

Recreation Board, detailed invoices showing the cost of the proposed private amenities are required to be submitted prior to the acceptance of Phase 2. The pro-rata equipment and cash in lieu of land fees are subject to change each year as the cost of land and the City's land use assumptions change, and will be finalized at the time of final plat.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

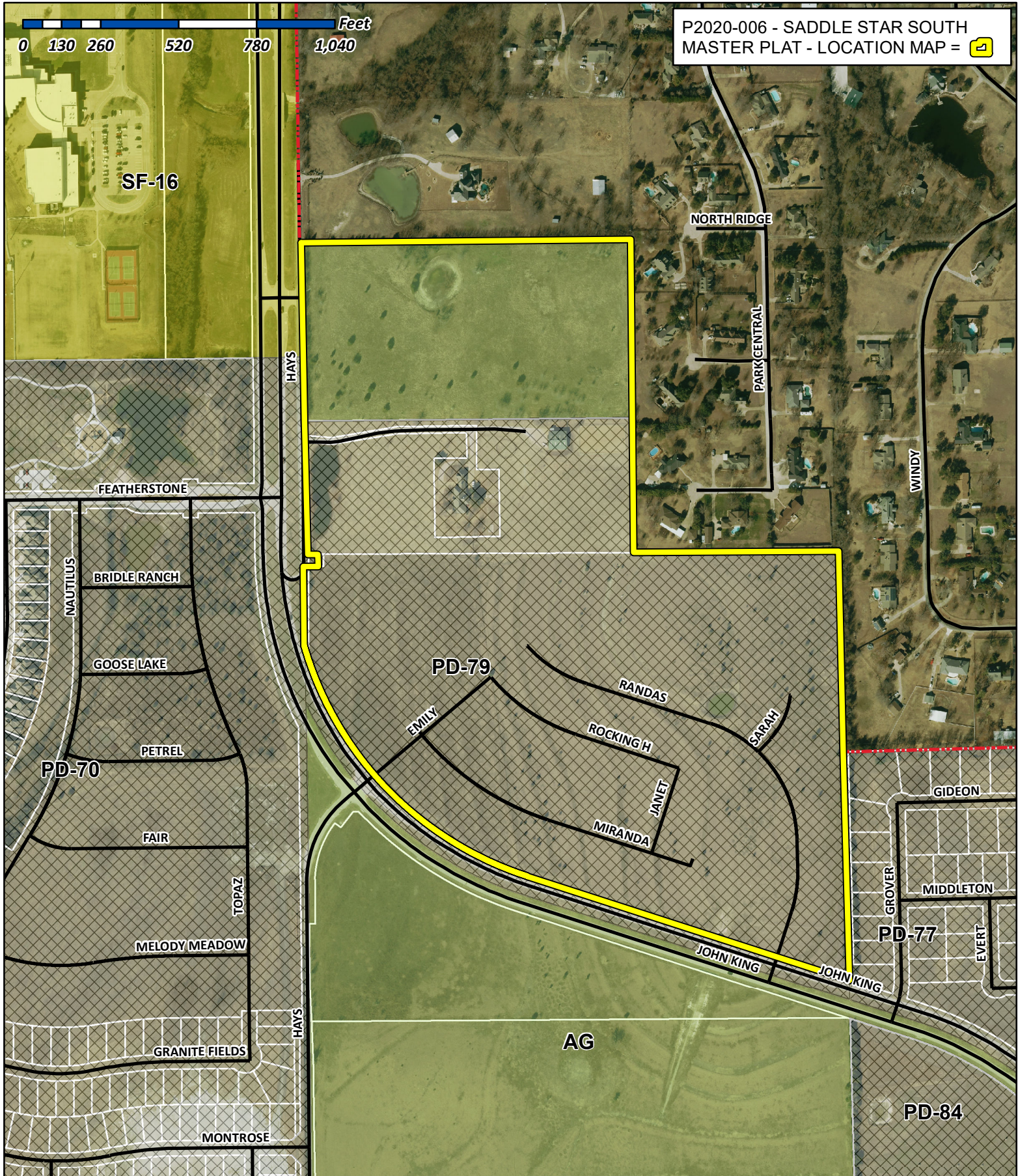
CONDITIONS OF APPROVAL

If the City Council chooses to approve the master plat for the *Saddle Star South Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

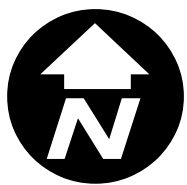
On February 11, 2020, the Planning and Zoning Commission made a motion to recommend approval of the master plat/open space plan with staff conditions. The motion passed by a vote of 7-0.



City of Rockwall

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

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



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

STONE CREEK SF, LTD
VOLUME 5011, PAGE 9

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

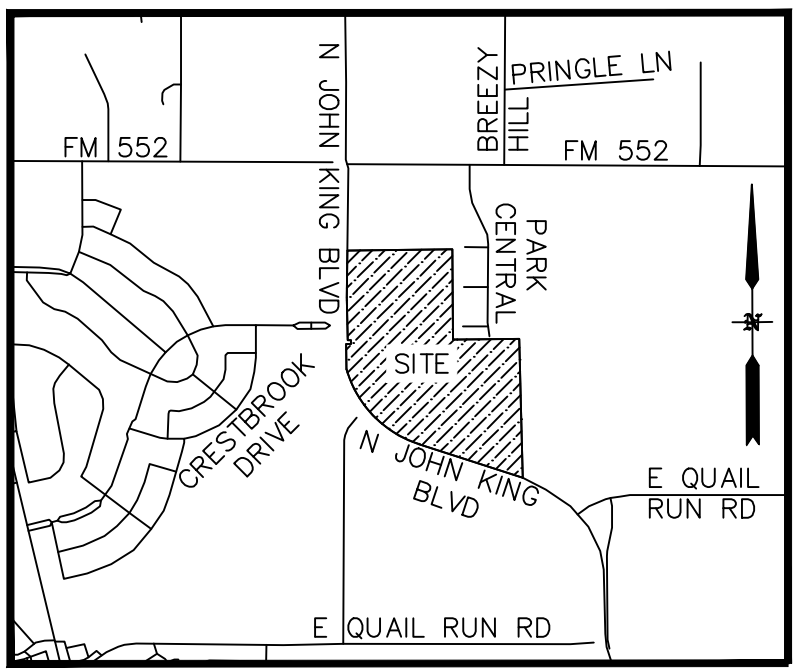
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JOHN KING BOULEVARD
(APPARENT 120' RIGHT-OF-WAY)

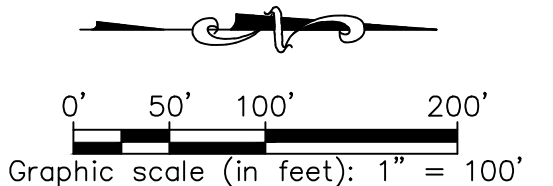
Monument Entry

CITY OF ROCKWALL
ROCKWALL COUNTY

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



VICINITY MAP
NOT TO SCALE



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

PHASING DATA

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

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

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

LAND USE DATA

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

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

ENGINEERING CONCEPTS & DESIGN L.P.
ENGINEERING / SURVEYING / PROJECT MANAGEMENT
201 WINDCO CIRCLE, SUITE 200 WYLIE, TX 75098
(972) 941-8400

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

OWNERS

SADDLE STAR SOUTH HOLDINGS LLC 2200 ROSS AVENUE SUITE 4200W DALLAS, TEXAS 75201	CDT ROCKWALL/2017 LLC 3076 HAYS LANE KAUFMAN, TEXAS 75142	GWENDOLYN REED 6925 F.M. 2515 ROCKWALL, TEXAS 75087
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DATE: January 27, 2020

SHEET 1 OF 1

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

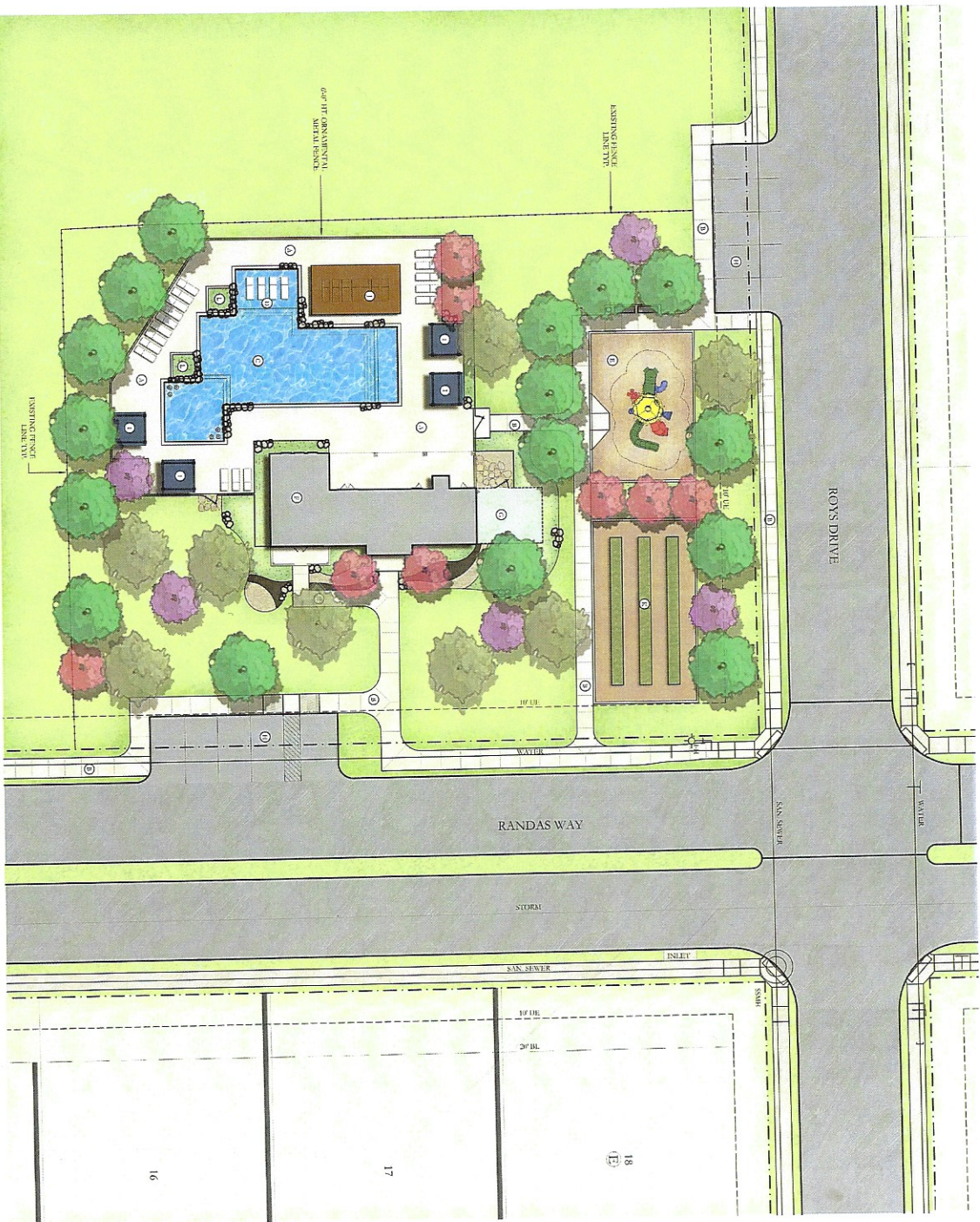


SADDLE STAR AMENITY CENTER City of Rockwall, Rockwall County, Texas

DESIGNED 12.11.2019



CODY JOHNSON
S · t · u · d · i · o



CALCULUS LEGEND	
1	CONCRETE PAVEMENT
2	CONCRETE SIDEWALK
3	ARMED REINFORCED CONCRETE
4	ASPHALT DRIVE
5	ASPHALT DRIVE
6	ASPHALT DRIVE
7	ASPHALT DRIVE
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49	ASPHALT DRIVE
50	ASPHALT DRIVE

**SITE AMENITIES, LLC**

Construction Proposal

December 24, 2019

Saddle Star Amenity Center**Rockwall, TX**

CREATED FOR:

Mr. Jose Campos, Hines Construction

CREATED BY:

Overly Site Amenities

3900 Stonebridge Drive, Suite 1303, McKinney, Texas 75070

Item No.	Description	Price
1.	Clubhouse Building	\$378,049.95
2.	Aquatic Center	\$307,154.84
2.1	Swimming Pool	\$199,645.94
2.2	Enclosure Hardscape	\$63,209.27
2.3	Site Structures	\$36,086.23
2.4	Equipment Room	\$8,213.40
3.	Site Amenities	\$205,683.85
3.1	Community Garden	\$15,641.91
3.2	Playground	\$102,329.42
3.3	Hardscape: Concrete Improvements	\$31,587.62
3.4	Hardscape: Site Improvements	\$49,359.90
3.5	Site Furnishings	\$6,765.00
4.	Landscape & Irrigation	\$103,537.56
5.	General Requirements	\$12,515.25
6.	Design Fees	\$10,000.00
VE	VE Opportunities *(Not Reflected in Project Total)	*(\$29,800.00)
PROJECT TOTAL:		\$1,016,941.40

Signature of Acceptance _____ Date _____



SADDLE STAR LAND DEVELOPMENT L.L.C.

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

1-27-20

RYAN C. MILLER AICP , DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL,TEXAS 75087

LETTER OF EXPLANATION Park Fees

RE: SADDLE STAR SOUTH-70.408 ACRES 143 lots (P2019-043)–OWNER - C.D.T-2017 L.L.C.-Saddle Star South Holdings, LLC And Gwendolyn Reed

ROCKWALL , ROCKWALL COUNTY , TEXAS

DEAR MR. MILLER ,GONZALES

WE ARE THE SAID AUTHORIZED REPRESENTATIVES OF THE OWNERS OF THE 70.408 ACRE TRACT IN ROCKWALL, ROCKWALL COUNTY.

WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS DIRECTOR OF SADDLE STAR LAND DEVELOPMENT L.L.C.,TO REQUEST TO THE PARK BOARD AND CITY COUNCIL THAT OUR PARK FEES BEING ASSESSED BE APPLIED TO OUR PLAYGROUND IMPROVEMENTS (ENCLOSED EXHIBIT) OF \$102,329 CONSTRUCTION COSTS,SAID IMPROVEMENTS ARE ABOVE THE COSTS ASSOCIATED WITH AMENITY AND OVERALL LANDSCAPING IMPROVEMENTS.

SINCERELY

Pat Atkins

PAT ATKINS-DIRECTOR-SADDLE STAR

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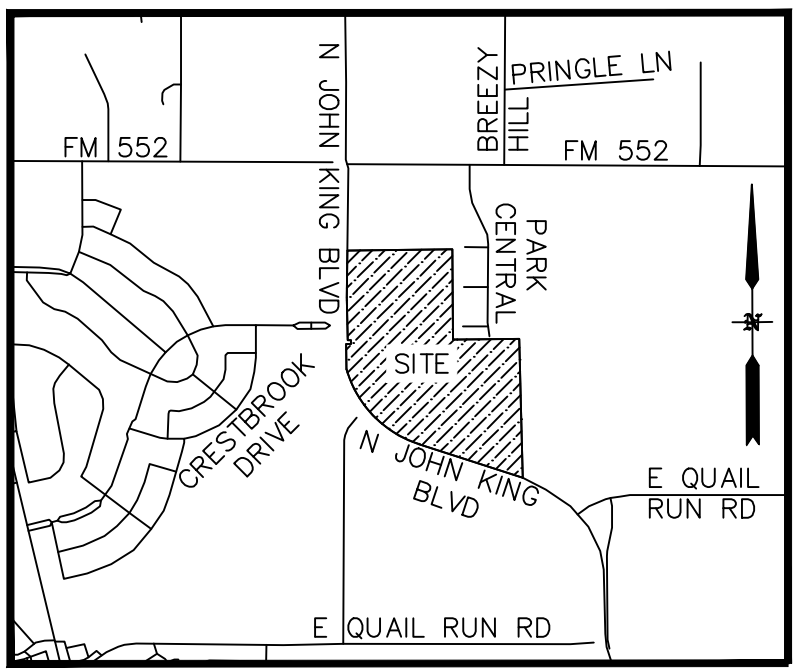
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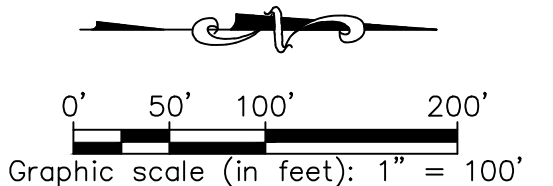
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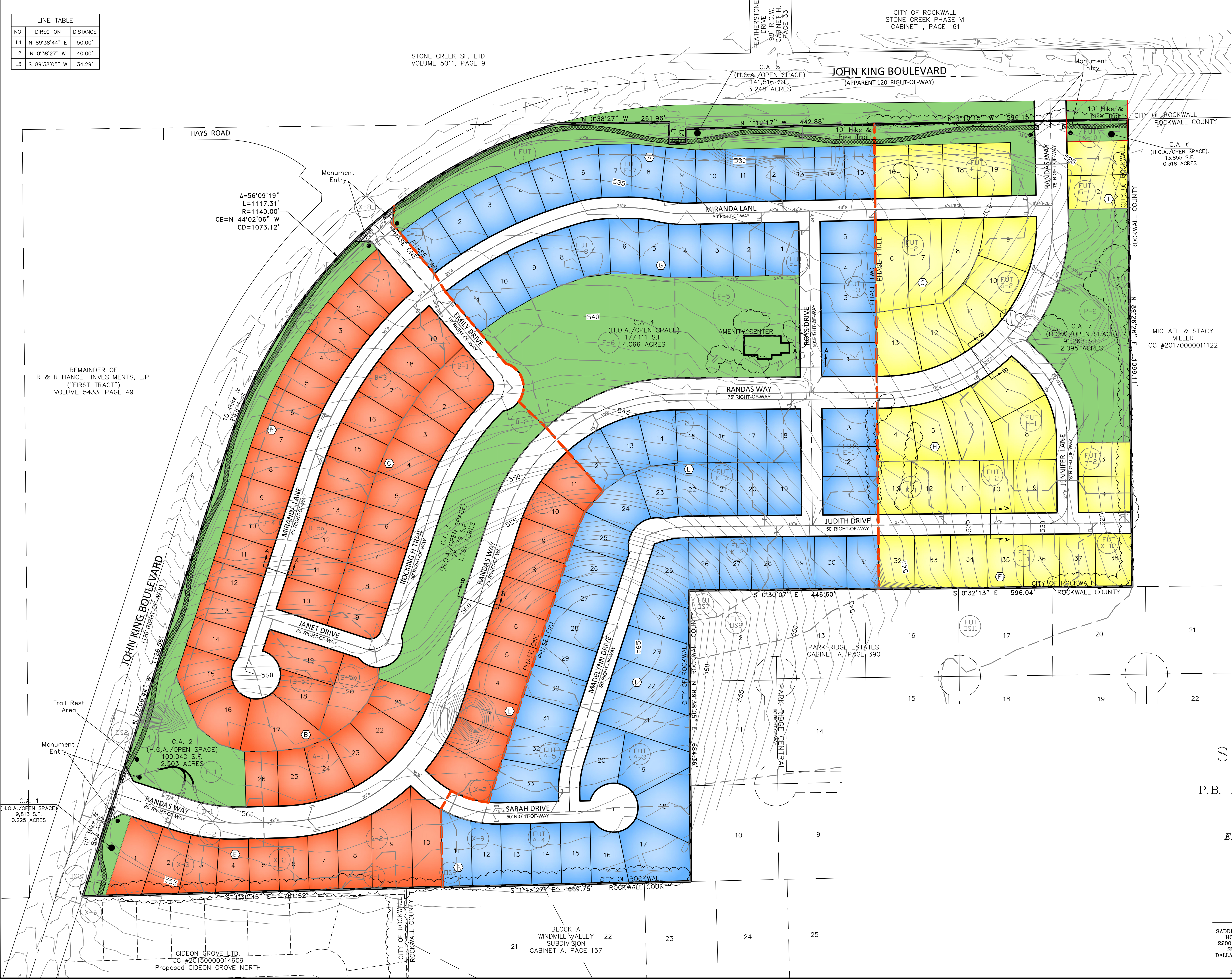
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February 21, 2020

TO: Pat Atkins
KPA Consulting, Inc.
3076 Hayes Lane
Rockwall, TX 75087

CC: Jeff Kennemer
Saddle Star South Holdings, LLC
2200 Ross Avenue, Suite 4200 W
Dallas, TX 75201

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2020-006; *Master Plat for Saddle Star South Subdivision*

Pat Atkins:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on February 18, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

Planning Staff Comments:

a) The development shall adhere to the recommendations of the Parks and Recreation Board.

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On February 11, 2020, the Planning and Zoning Commission made a motion to recommend approval of the master plat/open space plan with staff conditions. The motion passed by a vote of 7-0.

City Council

On February 18, 2020, the City Council's motion to approve the master plat/open space plan with staff conditions passed by a vote of 7-0.

Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me at (972) 771-7745.

Sincerely,


David Gonzales, AICP
Planning and Zoning Manager