

Managing Growth & Urban Sprawl: Rockwall County's Story

TACERA Conference

Wednesday, October 25, 2023

10:00 a.m. – 10:55 a.m.



Presentation Speakers



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County Judge
Rockwall County



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City & County Planner
Freese & Nichols, Inc.



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Freese & Nichols, Inc.





Today's Objectives

- Learn Rockwall's approach to regulating growth
- Understand the impacts of growth on the County
- Gain a better understand of elements that may benefit other counties in Texas





Today's Agenda

1

Understanding Rockwall County's Growth

2

Subdivision Regulations Project Overview

3

Q&A



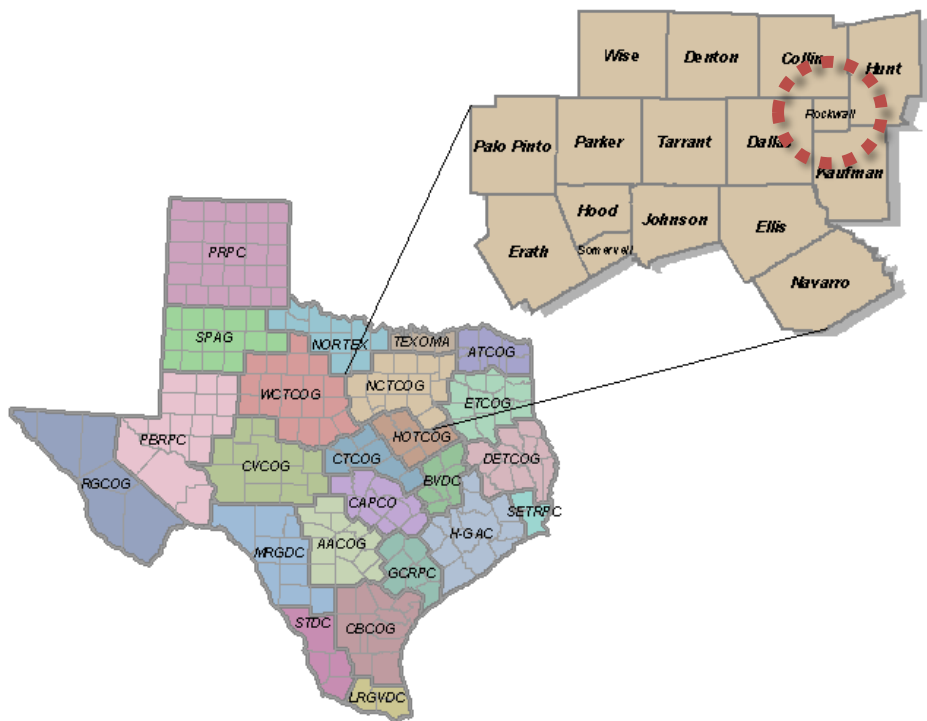


Understanding Rockwall County's Growth





Rockwall County Context



Source: North Central Texas Council of Governments





Rockwall County Context

- Founded in 1873
- Carved from Kaufman Co.
- Smallest County in Texas
 - Approx. 12 x 12 miles
- Bordered by Lake Ray Hubbard



Portion of the rock wall



Rockwall County Context



- Comments on County growth
- Impact of infrastructure and development
- Legislative lobbying

Frank New
County Judge
Rockwall County





County Development Over Time



Source: NearMap





County Development Over Time



Source: NearMap

Feb 2021 





County Development Over Time



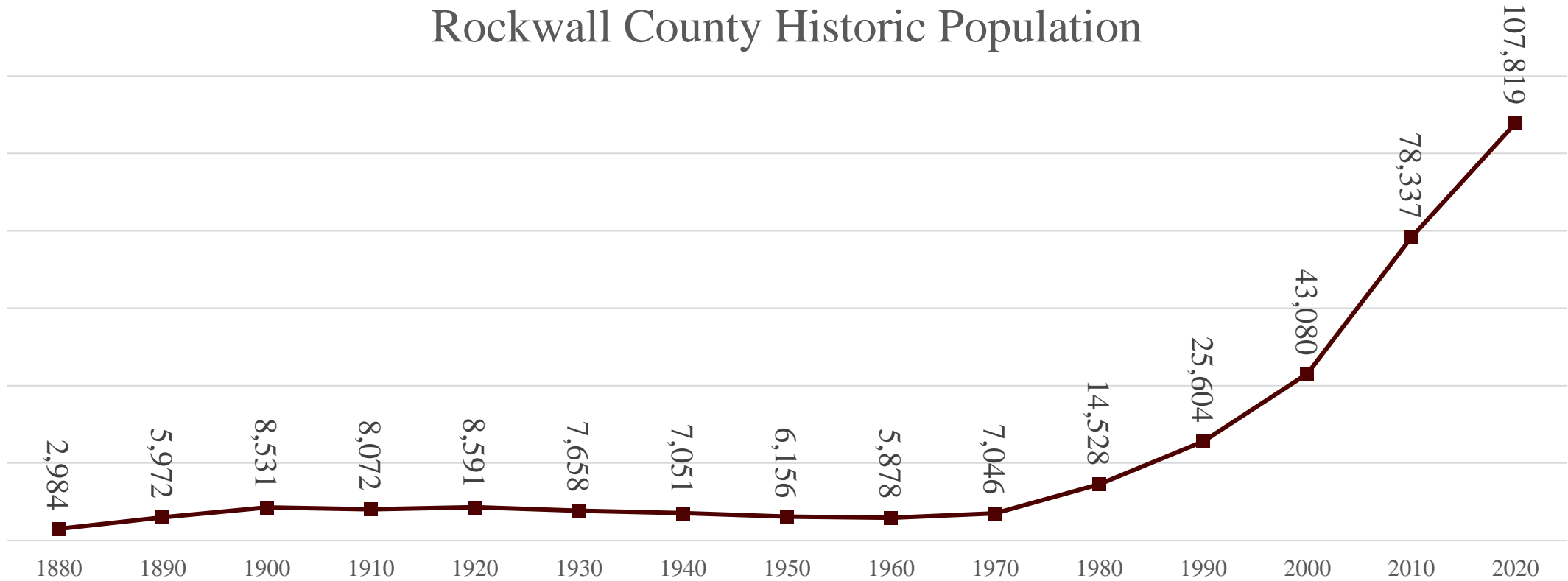
Source: NearMap





Population Context

Rockwall County Historic Population



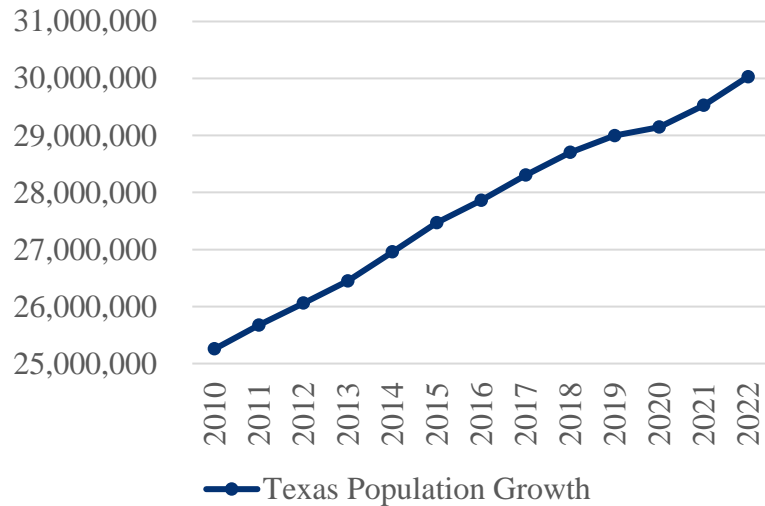
Source: US Census Bureau





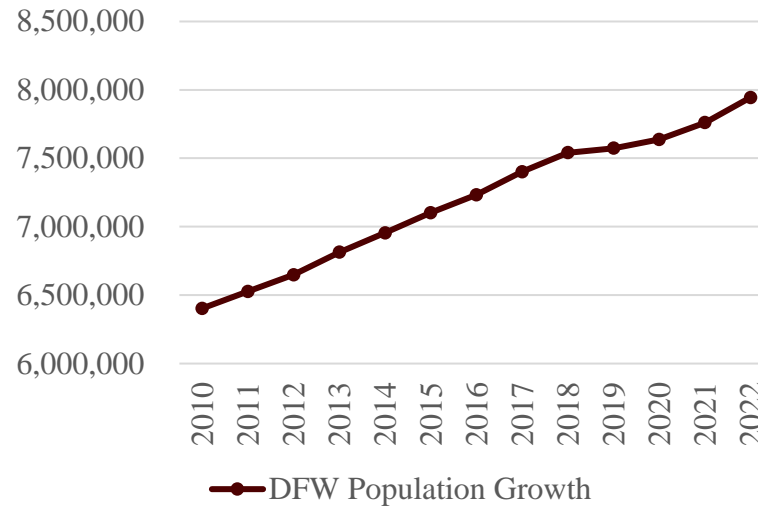
Population Context

Texas Population Growth



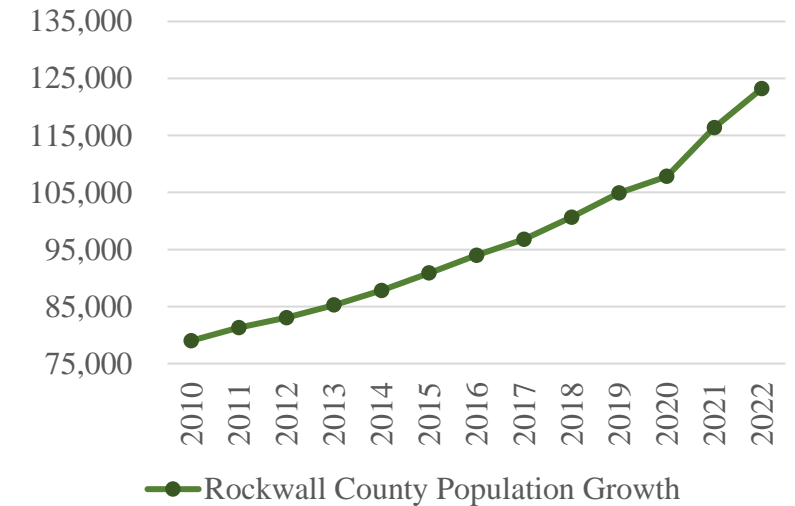
+19%

DFW Population Growth



+24%

Rockwall Co. Population Growth



+56%

Source: US Census Bureau





Changes to the County/City Relationship (Annexation and ETJs)



State



County

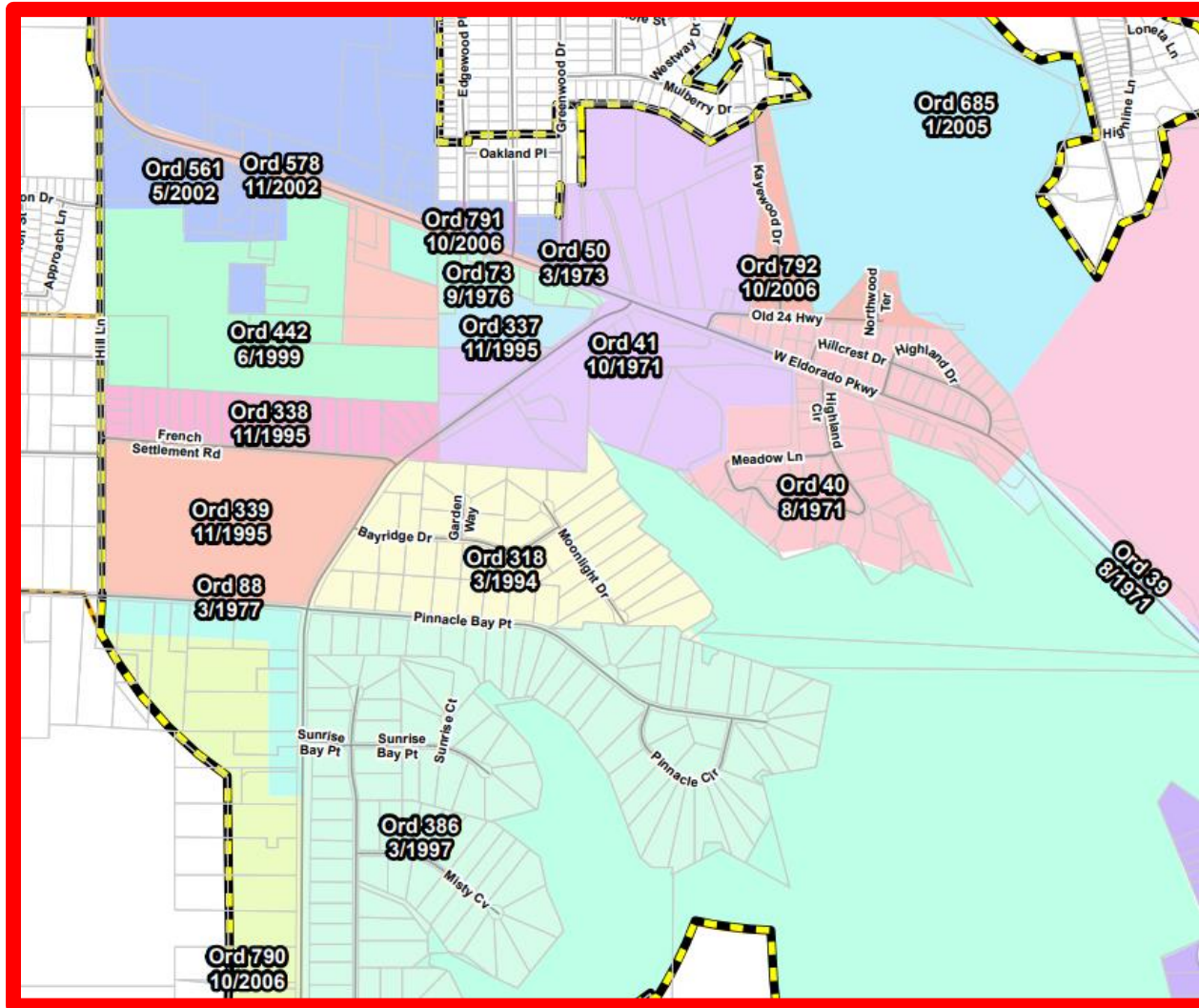


City





What is Annexation?

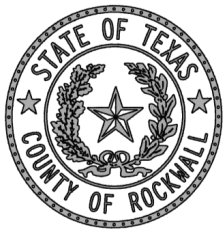


Ord #	Date
Ord 19	07/19/66
Ord 39	08/05/71
Ord 40	08/10/71
Ord 41	10/26/71
Ord 43	02/03/72
Ord 50	03/29/73
Ord 59	09/05/74
Ord 73	09/23/76
Ord 88	03/21/77
Ord 154	01/19/82
Ord 155	01/19/82
Ord 157	02/09/82
Ord 215	02/11/86





What is Annexation?





Why do cities annex?

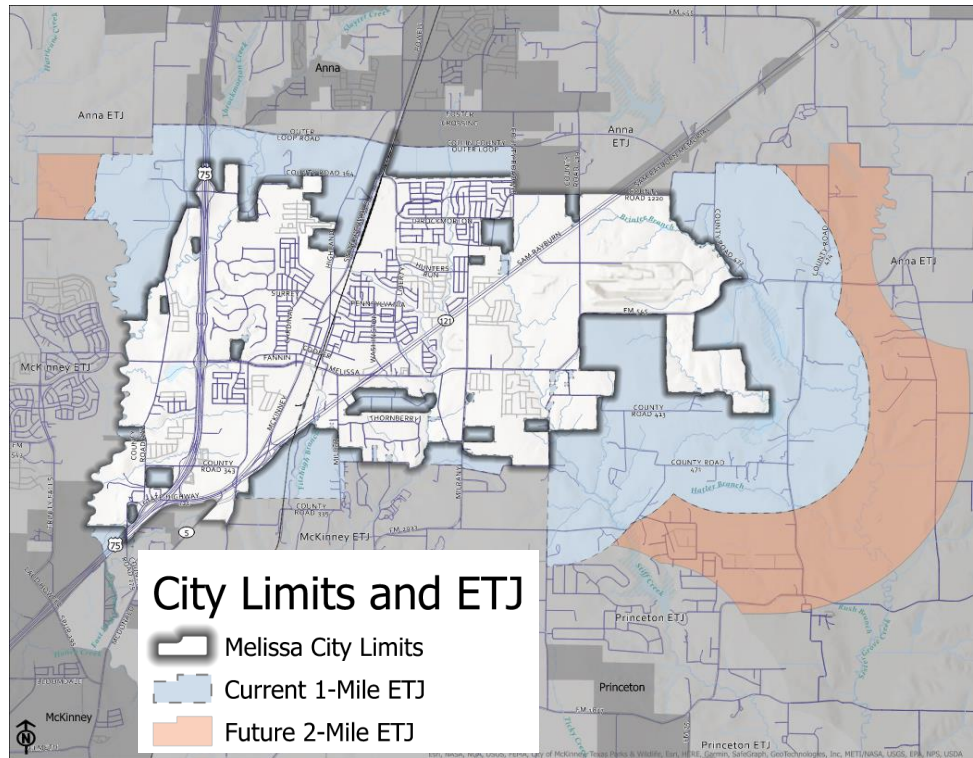
- Ensure orderly development, zoning, and growth management
- Protect infrastructure investments
- Ensure appropriate share in the burden of municipal benefits
- Help relieve tax burden on citizens





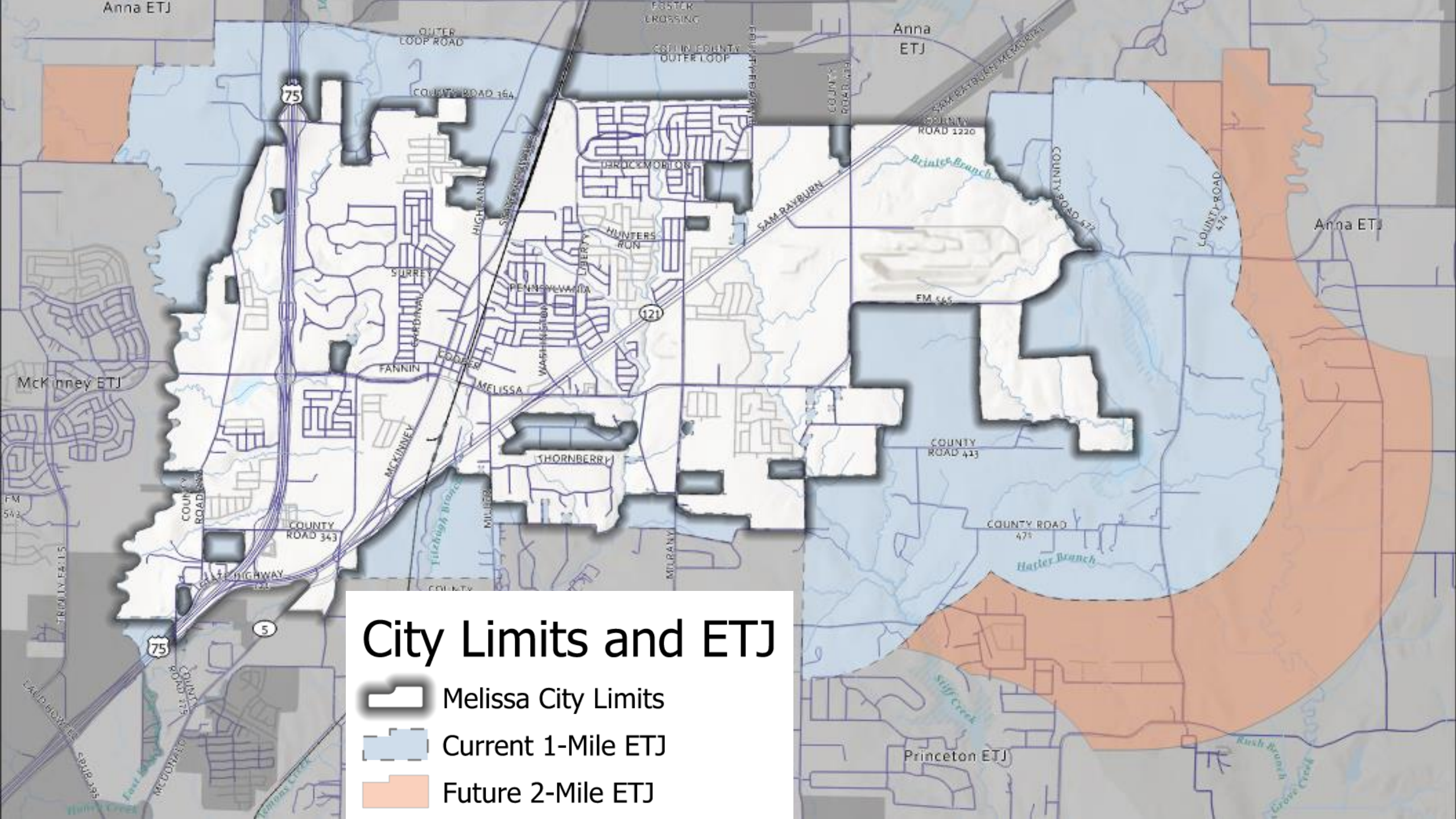
What is the ETJ?

- Extra-territorial Jurisdiction (ETJ)
- TLGC 42. ETJ of Municipalities






Population	Extends from City Limits
Less than 5,000 inhabitants	0.5 Miles
5,000 to 24,999 inhabitants	1.0 Miles
25,000 to 49,999	2.0 Miles
50,000 to 99,999	3.5 Miles
100,000 or more inhabitants	5.0 Miles





City Limits and ETJ

-  Melissa City Limits
-  Current 1-Mile ETJ
-  Future 2-Mile ETJ



What is SB 2038 (ETJ Release)?

- The 2023 law is targeted at cities and their ETJs. The County will be impacted when ETJs are removed from unincorporated areas.
 - By petition, election, or voluntary release
- ETJs will no longer extend with the growth of city limits.
- ILAs for the area in question are terminated and would fall under the County's sole platting responsibility.





What is SB 2038 (ETJ Release)?

S.B. No. 2038

1 AN ACT
2 relating to release of an area from a municipality's
3 extraterritorial jurisdiction by petition or election.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5 SECTION 1. Chapter 42, Local Government Code, is amended by
6 adding Subchapters D and E to read as follows:





What is SB 2038 (ETJ Release)?

8 Sec. 42.102. AUTHORITY TO FILE PETITION FOR RELEASE. (a) A
9 resident of an area in a municipality's extraterritorial
10 jurisdiction may file a petition with the municipality in
11 accordance with this subchapter for the area to be released from the
12 extraterritorial jurisdiction.





What is TLGC 242 (ILAs)?

- TLGC 242 establishes how cities/counties regulate platting in the ETJ
- Four Options ([242.001.\(d\)\(1\)-\(4\)](#)):

Option 1:

Municipality
may be granted
exclusive
jurisdiction

Options 2:

County may be
granted
exclusive
jurisdiction

Options 3:

A Municipality
and County may
apportion the
area

Option 4:

Establish one office
that is authorized
to...establishes a
single set of
consolidated and
consistent
regulations





What is HB 3167 (Platting Process)?

- The 2019 law designed to address the concern that cities/counties were not following the statutory platting process timelines and that plats were being broadly denied with general comments.
- Law has action within 30 days to:
 - Approve,
 - Approve with conditions, or
 - Disapprove citing reasons.



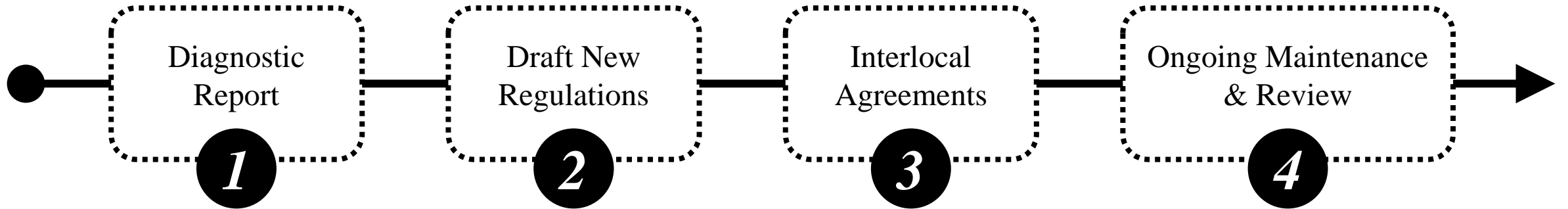


Subdivision Regulations Project Overview





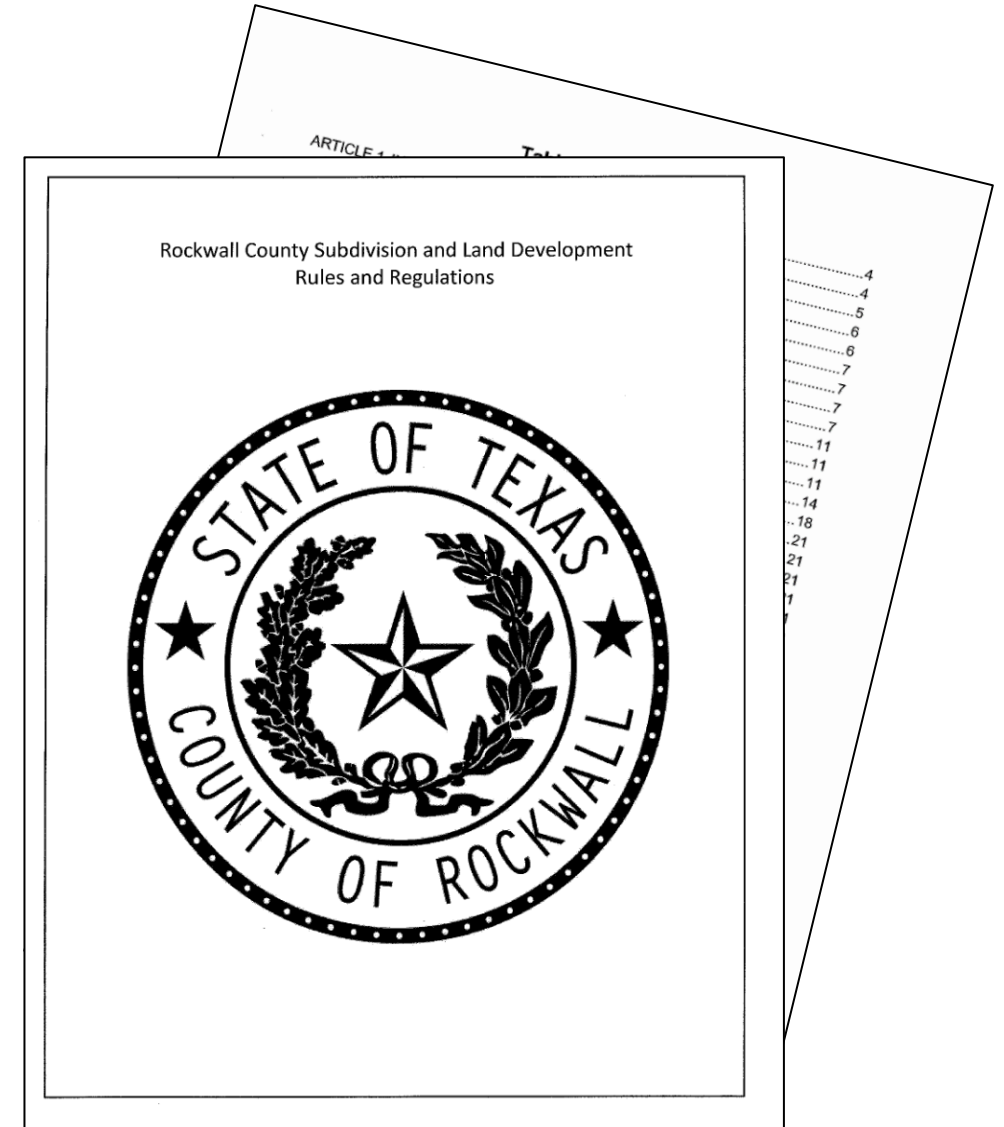
General Process Outline





Diagnostic Report

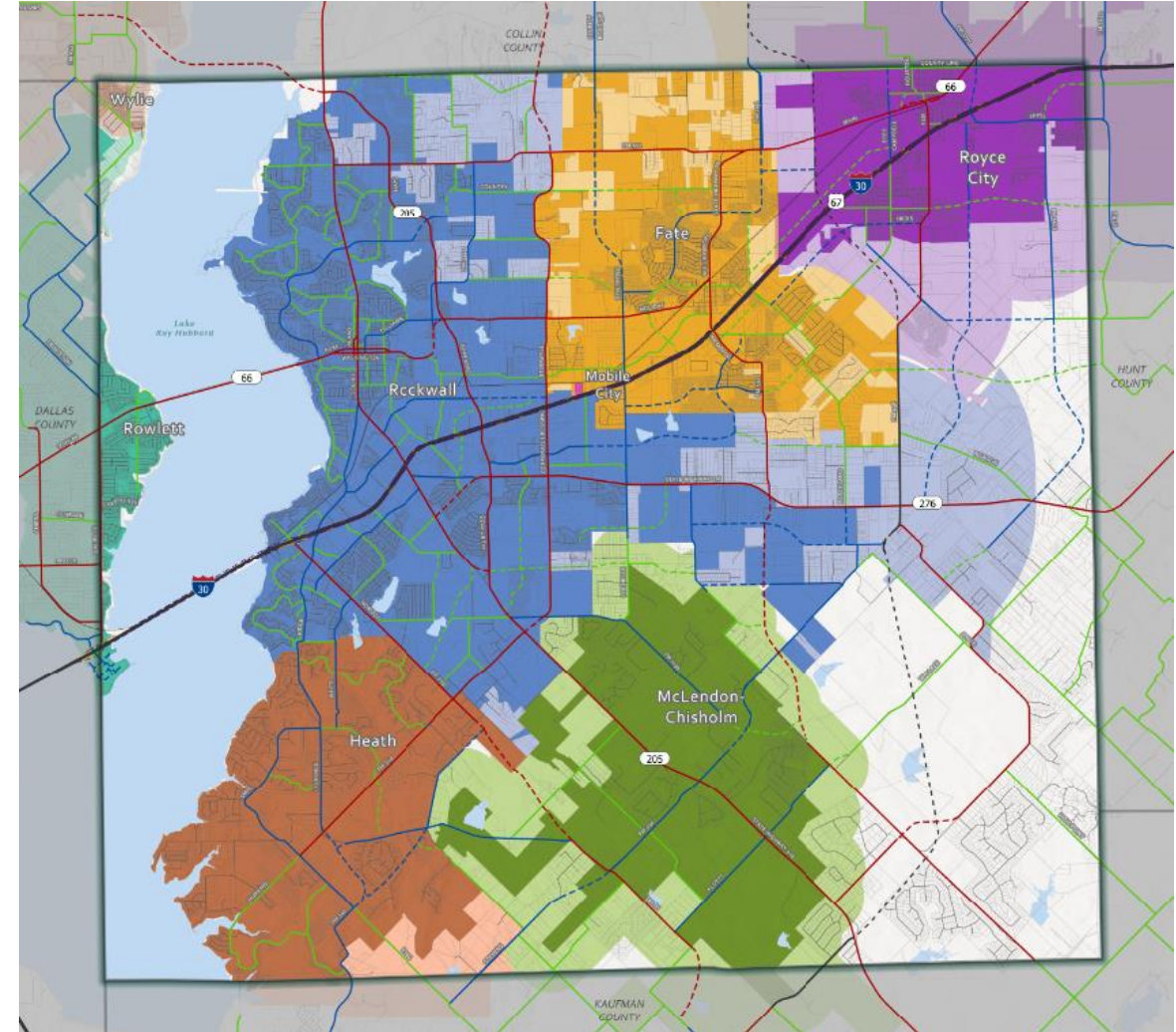
- Assess existing regulations (2011)
 - Best practices
 - Inconsistencies
 - Relevance to current-day Rockwall Co.
- Recommend changes
 - Procedural updates
 - Regulatory updates
 - Operational updates
 - Congruency with TLGC

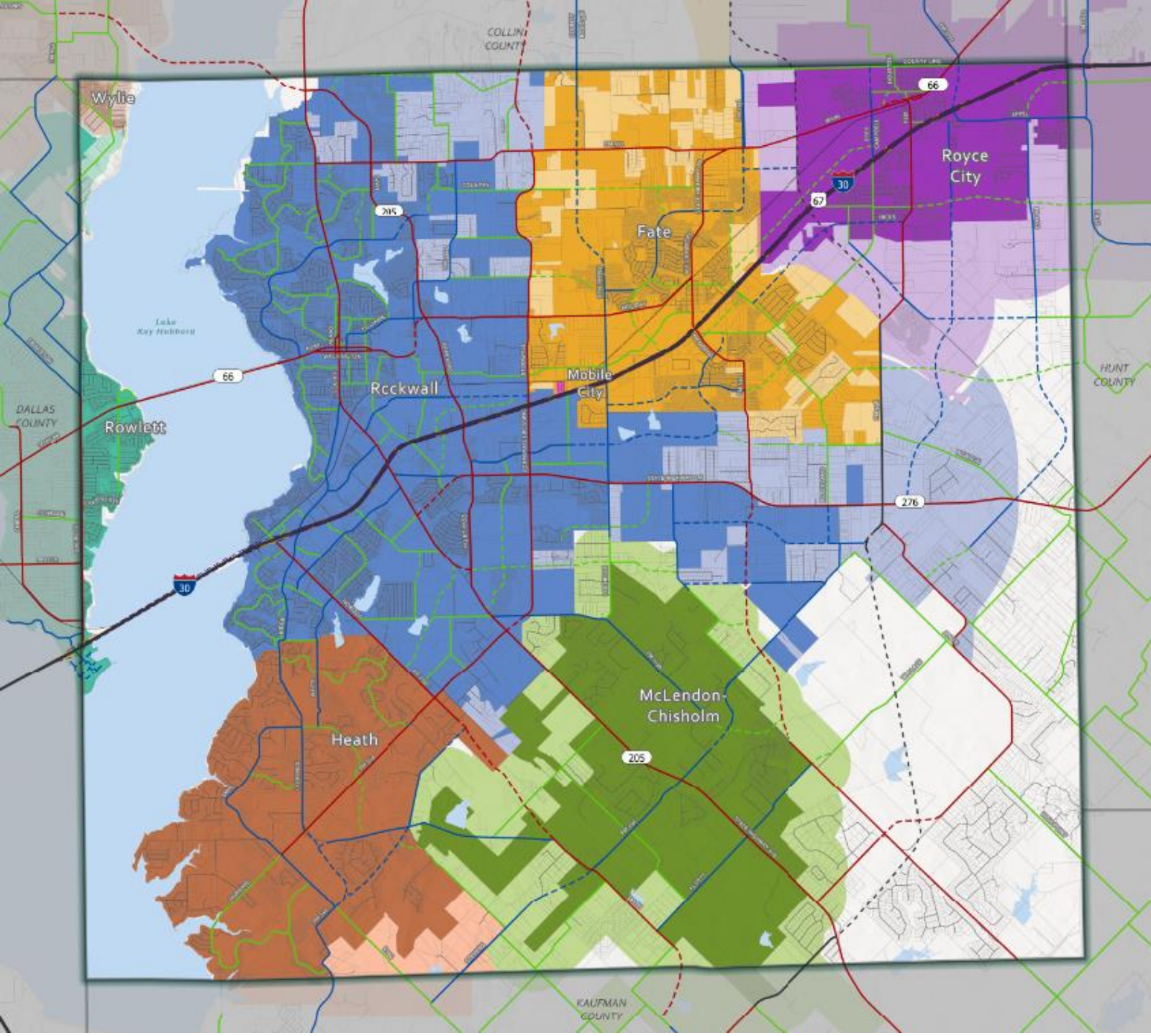




Interlocal Agreements

- State-mandated agreements
- 7 Municipal Partners
 - Ongoing between project team and municipal leadership





Map Features

- Rockwall City Limits
- Rockwall ETJ
- Fate City Limits
- Fate ETJ
- Royce City City Limits
- Royce City ETJ
- Heath City Limits
- Heath ETJ
- McLendon-Chisholm City Limits
- McLendon-Chisholm ETJ
- Mobile City
- Wylie City Limits
- Wylie ETJ
- Rowlett City Limits
- Rowlett ETJ



Ongoing Maintenance & Review

- Review services
 - Application processing and intake
 - Technical review
 - Review fee adjustments
- Continuous adjustments
 - TLGC amendments
 - Procedural improvements
 - Handbook and checklist improvements

Rockwall County Plat Review Schedule				
Application Date	County Comments (to Applicant) Due Date	Submittal of Revised Application Date	Commissioner Court Agenda Packet Due	Commissioner Court Meeting for Final Action
9/25/2023	10/4/2023	10/11/2023	10/18/2023	10/24/2023
10/16/2023	10/25/2023	11/1/2023	11/8/2023	11/14/2023
10/30/2023	11/8/2023	11/15/2023	11/22/2023	11/28/2023
11/13/2023	11/22/2023	11/29/2023	12/6/2023	12/12/2023
1/16/2024*	1/24/2024	1/31/2024	2/7/2024	2/13/2024
1/29/2024	2/7/2024	2/14/2024	2/21/2024	2/27/2024
2/12/2024	2/21/2024	2/28/2024	3/6/2024	3/12/2024
2/26/2024	3/6/2024	3/13/2024	3/20/2024	3/26/2024
3/11/2024	3/20/2024	3/27/2024	4/3/2024	4/9/2024
3/25/2024	4/3/2024	4/10/2024	4/17/2024	4/23/2024
4/15/2024	4/24/2024	5/1/2024	5/8/2024	5/14/2024
4/29/2024	5/8/2024	5/15/2024	5/22/2024	5/28/2024
5/13/2024	5/22/2024	5/29/2024	6/5/2024	6/11/2024
5/28/2024*	6/5/2024	6/12/2024	6/18/2024*	6/25/2024
6/10/2024	6/18/2024*	6/26/2024	7/3/2024	7/9/2024
6/24/2024	7/3/2024	7/10/2024	7/17/2024	7/23/2024
7/15/2024	7/24/2024	7/31/2024	8/7/2024	8/13/2024
7/29/2024	8/7/2024	8/14/2024	8/21/2024	8/27/2024
8/12/2024	8/21/2024	8/28/2024	9/4/2024	9/10/2024
8/26/2024	9/4/2024	9/11/2024	9/18/2024	9/24/2024
9/9/2024	9/18/2024	9/25/2024	10/2/2024	10/8/2024
9/23/2024	10/2/2024	10/9/2024	10/16/2024	10/22/2024

*Adjusted due to holidays

Rockwall County

Plat Review Schedule

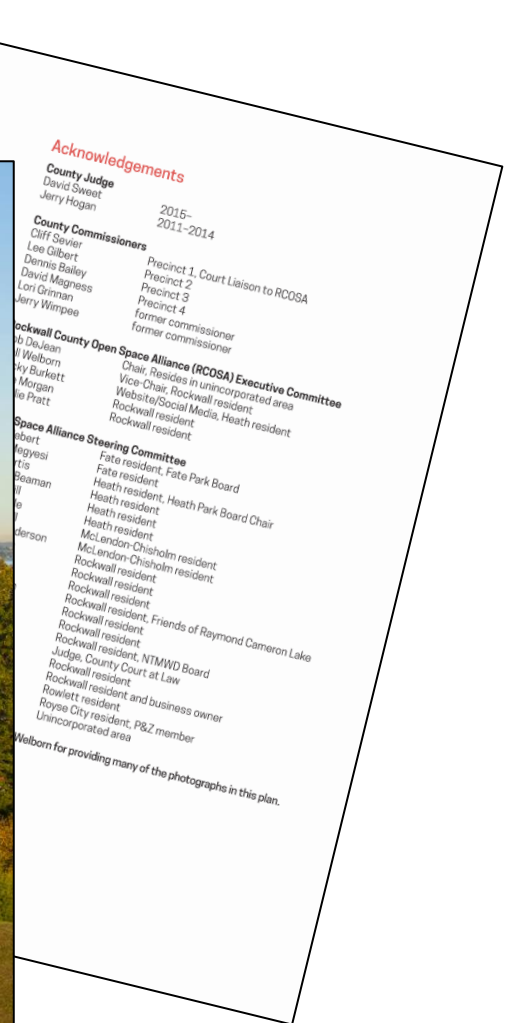
FOR CONSIDERATION





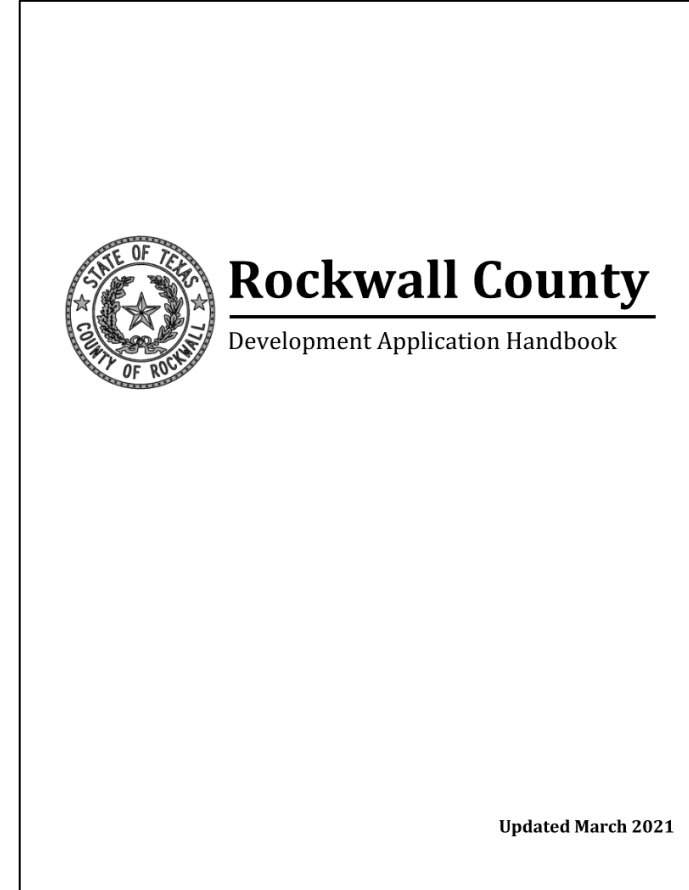
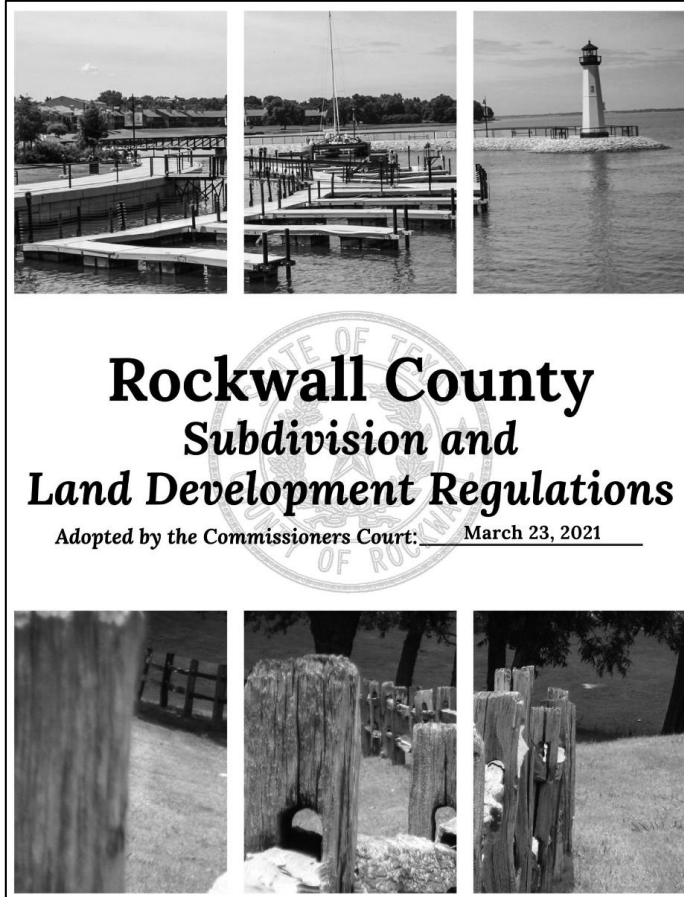
Ongoing Maintenance & Review

- Additional County efforts
 - Open Space Alliance
 - Strategic Plan
 - Hazard Mitigation Plan





Subdivision Regulation Overview





Subdivision Regulation Overview

Table of Contents

Section 1. General Provisions	1	Section 5. Subdivision Design Standards	80
Sec. 1.1. Title.....	1	Sec. 5.1. Adequate Public Facilities	80
Sec. 1.2. Authority	1	Sec. 5.2. Street Design Standards	80
Sec. 1.3. Effective Date.....	1	Sec. 5.3. Subdivision with Gated Entries and Private Streets	102
Sec. 1.4. Transitional Provisions	1	Sec. 5.4. Lot Type and Design	105
Sec. 1.5. Compliance Required.....	2	Sec. 5.5. Mailboxes.....	108
Sec. 1.6. Special Provisions, Enforcement, and Violations.....	6	Sec. 5.6. Formation of Homeowners' or Property Owners' Associations.....	109
Sec. 1.7. Conflicting Provisions.....	8	Sec. 5.7. Drainage Standards	111
Sec. 1.8. Rules of Language and Construction.....	8	Sec. 5.8. Floodplain Management	114
Sec. 1.9. Severability	9	Sec. 5.9. Water and Wastewater Services	115
Sec. 1.10. Special Statement Regarding the Rockwall County Open Space Master Plan.....	10	Section 6. Subdivision Relief Procedures	118
Section 2. Administration and Review Procedures	11	Sec. 6.1. Subdivision Waiver.....	118
Sec. 2.1. Decision-Making Authority	11	Sec. 6.2. Subdivision Proportionality Appeal.....	120
Sec. 2.2. Application Processing	13	Section 7. Site Development Permit	122
Sec. 2.3. Review and Action of Development Applications	19	Sec. 7.1. Authority	122
Sec. 2.4. Development Process	30	Sec. 7.2. Site Development Review Procedures	122
Sec. 2.5. HB 3167 Alternative Final Plat Approval Process.....	33	Sec. 7.3. 911 Addressing Permit	124
Section 3. Subdivision Plats	35	Sec. 7.4. Screening of Certain Non-Residential Uses Permit.....	125
Sec. 3.1. General Procedures	35	Sec. 7.5. Regulated Land Use Permit	127
Sec. 3.2. Preliminary Plat.....	42	Sec. 7.6. Manufactured Home Park Permit.....	129
Sec. 3.3. Final Plat	46	Sec. 7.7. On-Site Sewage Facility (OSSF) Permit.....	134
Sec. 3.4. Amending Plat	50	Sec. 7.8. Culvert, Driveway and Right-of-Way Construction Permit.....	140
Sec. 3.5. Plat Vacation.....	53	Sec. 7.9. Floodplain Development Permit.....	145
Sec. 3.6. Replat.....	56	Sec. 7.10. Commercial and Multifamily Building Permit	146
Section 4. Subdivision Construction Procedures	58	Sec. 7.11. Construction or Expansion of a Residential Use Notice	149
Sec. 4.1. Required Infrastructure.....	58	Section 8. Definitions	151
Sec. 4.2. Construction Plans	60	Terms Beginning With "A" Through "E"	151
Sec. 4.3. Pre-Construction Meeting	69	Terms Beginning With "F" Through "J"	158
Sec. 4.4. Construction Plan Release.....	69	Terms Beginning With "K" Through "O"	163
Sec. 4.5. Construction of Public Improvements	70	Terms Beginning With "P" Through "T"	167
Sec. 4.6. Inspection of Public Improvements	70	Terms Beginning With "U" Through "Z"	174
Sec. 4.7. Warranty Bond	73		
Sec. 4.8. Acceptance of Public Improvements	74		
Sec. 4.9. Acceptance and Abandonment of Right-of-Way.....	76		

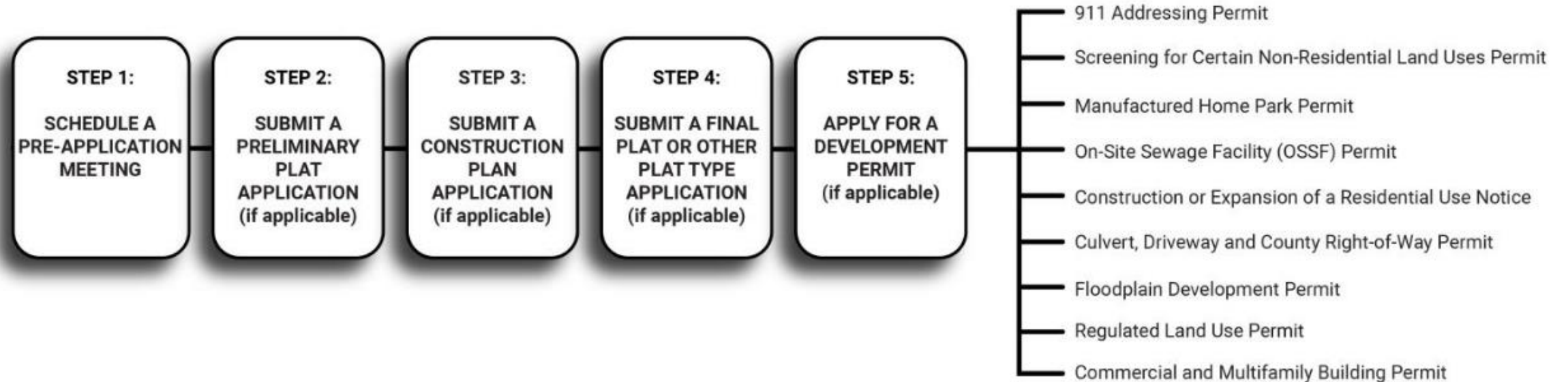




#1 | Platting Process (Two Options)

Option 1

FIGURE 2.4-1: DEVELOPMENT PROCESS

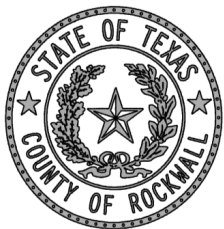




#1 | Platting Process (Two Options)

Option 2

- Final Plat Submittal (without Preliminary Plat)
 - Bond, or
 - Financial Guarantee





#2 | Bonds

Sec. 2.5.2. Bond Requirements

In accordance with [TLGC Section 232.004](#), if an [Applicant](#) selects to seek approval of a [Final Plat](#) without a previously approved [Preliminary Plat](#) and [Construction Plans](#), then the [Commissioners Court](#) will require the owner of the tract to execute a bond. The owner must execute a bond before subdividing the tract unless an alternative financial guarantee is provided under Section [Sec. 2.5.3 \(Financial Guarantee In Lieu of Bond\)](#). The bond must:

- A. Be payable to the [County Judge](#) or to the [County Judge's](#) successors in office;
- B. Be in an amount determined by the [Commissioners Court](#) to be adequate to ensure proper construction of the roads and streets in and drainage requirements for the subdivision, but not to exceed the estimated cost of construction of the roads, streets, and drainage requirements;
- C. Be executed with sureties as may be approved by the [Commissioners Court](#);
- D. Be executed by a company authorized to do business as a surety in this state if the court requires a surety bond executed by a corporate surety; and
- E. Be conditioned that the roads and streets and the drainage requirements for the subdivision will be constructed:
 - 1. In accordance with the specifications adopted by the [Commissioners Court](#); and
 - 2. Within a reasonable time set by the [Commissioners Court](#).

Sec. 2.5.3. Financial Guarantee In Lieu of Bond

In accordance with [TLGC Section 232.0045](#), in lieu of the bond, an owner may deposit cash, a letter of credit issued by a federally insured financial institution, or other acceptable financial guarantee. If a letter of credit is used, it must:

- A. List as the sole beneficiary the [County Judge](#); and
- B. Be conditioned that the owner of the tract of land to be subdivided will construct any roads or streets in the subdivision:





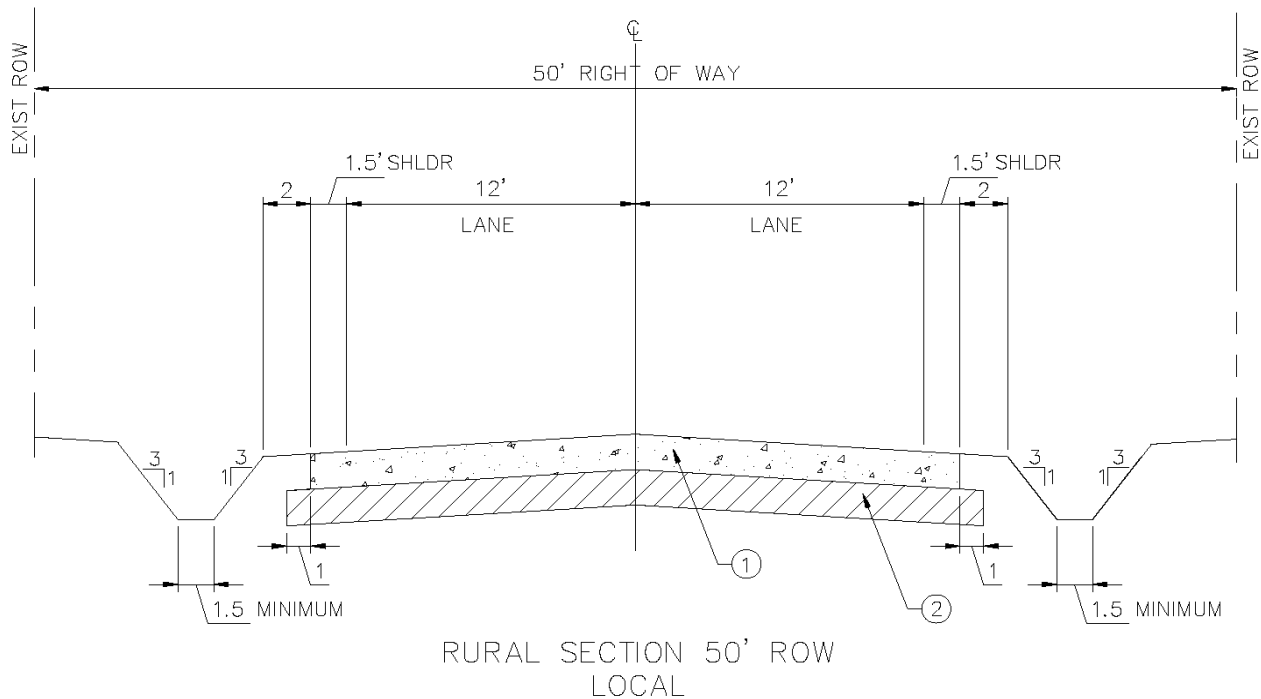
#3 | Private Streets

- All Local Streets, Collector Streets, and Cul-de-Sacs will be designated as Private Streets and will either be maintained by the property owner, Homeowners' or Property Owners' Association, or special district.





#3 | Private Streets



- ① 4000 PSI CONCRETE @ 28 DAYS
- ② 7% LIME STABILIZED SUBGRADE COMPACTED 95% STANDARD PROCTOR DENSITY

TABLE 5.2-1: COUNTY STREET TYPES

THOROUGHFARE TYPE	ROW [1]	PAVING [2]	LANES	SHOULDER WIDTH	PARKWAY [3]
Principal Arterial					
4-Lane Urban (with curb and gutter)	120'	48'	4 @ 12' ea.	-	72'
4-Lane Rural (with shoulder)	120'	64'	4 @ 12' ea.	2 @ 8' ea.	56'
Minor Arterial					
2-Lane Urban (with curb and gutter)	80'	24'	2 @ 12' ea.	-	56'
2-Lane Rural (with shoulder)	80'	40'	2 @ 12' ea.	2 @ 8' ea.	40'
Collector (Private)					
2-Lane Urban Private (with curb and gutter)	60'	24'	2 @ 12' ea.	-	36'
2-Lane Rural Private (with shoulder)	60'	32'	2 @ 12' ea.	2 @ 4' ea.	28'
Local (Private)					
2-Lane Urban Private (with curb and gutter)	50'	24'	2 @ 12' ea.	-	26'
2-Lane Rural Private (with shoulder)	50'	27'	2 @ 12' ea.	2 @ 1.5' ea.	23'

Requirements and Notes:

1. The total right-of-way width is composed of the paving width and the parkway width. The ultimate right-of-way width reserves land for the County to expand the roadway system in the future with more lanes, center turn lanes or medians.
2. An urban roadway constitutes a roadway with curb and gutter. The paving width is face of curb to face of curb. A rural roadway constitutes a roadway with no curb and instead plans extra room for a shoulder.
3. The parkway is reserved for sidewalks, drainage bar ditches and reserved land area for future roadway expansions.
4. The parkway length noted in the table is taking into consideration both sides of the street.
5. All Local Streets, Collector Streets, and Cul-de-Sacs will be designated as Private Streets and will either be maintained by the property owner, Homeowners' or Property Owners' Association, or special district.
6. For new subdivisions with lots less than 1.5 acres, the Urban [Collector Street](#) or Urban [Local Street](#) standard shall be used for all thoroughfare design. For new subdivisions with lots 1.5 acres or larger, either the Urban or Rural [Collector Street](#) or [Local Street](#) standards shall be used for all thoroughfare design.



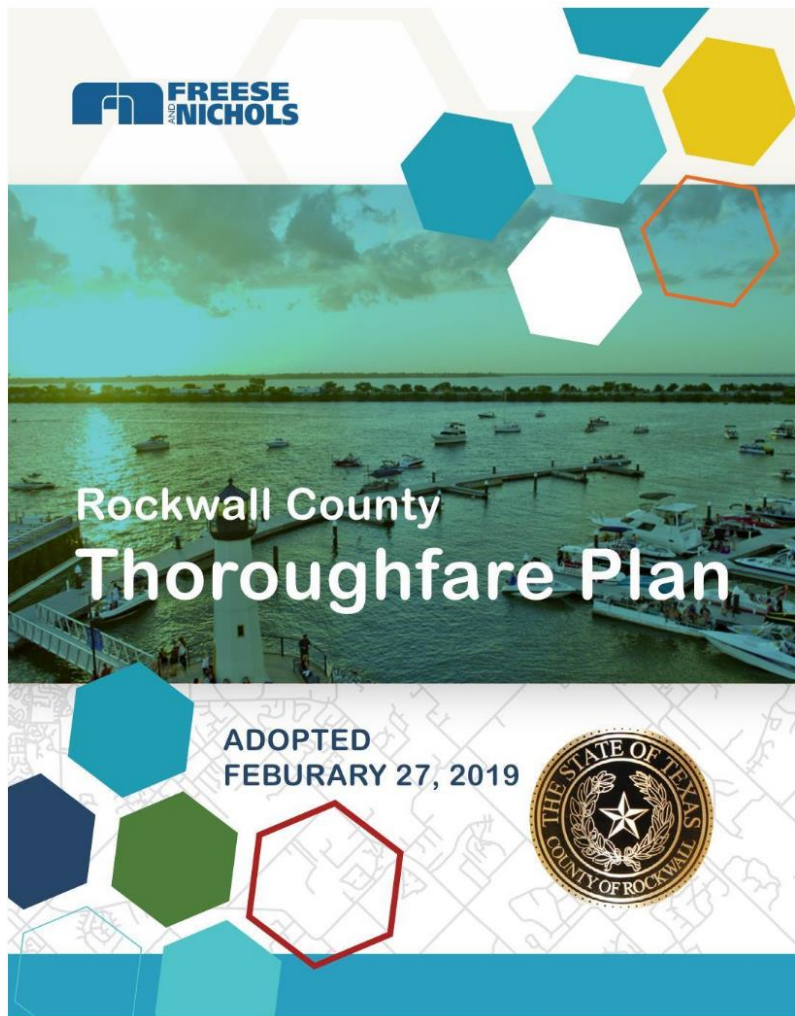
#4 | Private Street Acceptance Policy

A property owner wanting the County to accept maintenance of a private street that is located the in the ETJ of a municipality **must first submit a petition to annex** into the city prior to submitting a request to the County to maintain such roadway.

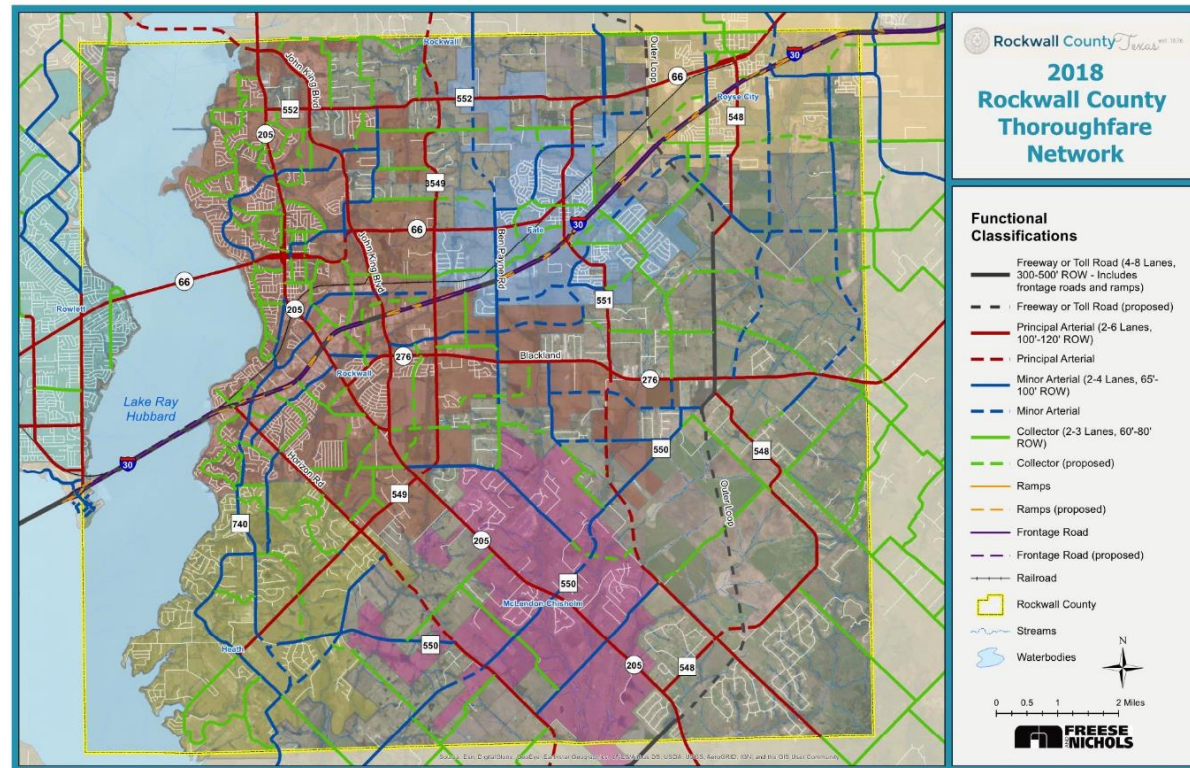




#5 | Implementing the Thoroughfare Plan



Map 25. Rockwall County Thoroughfare Network



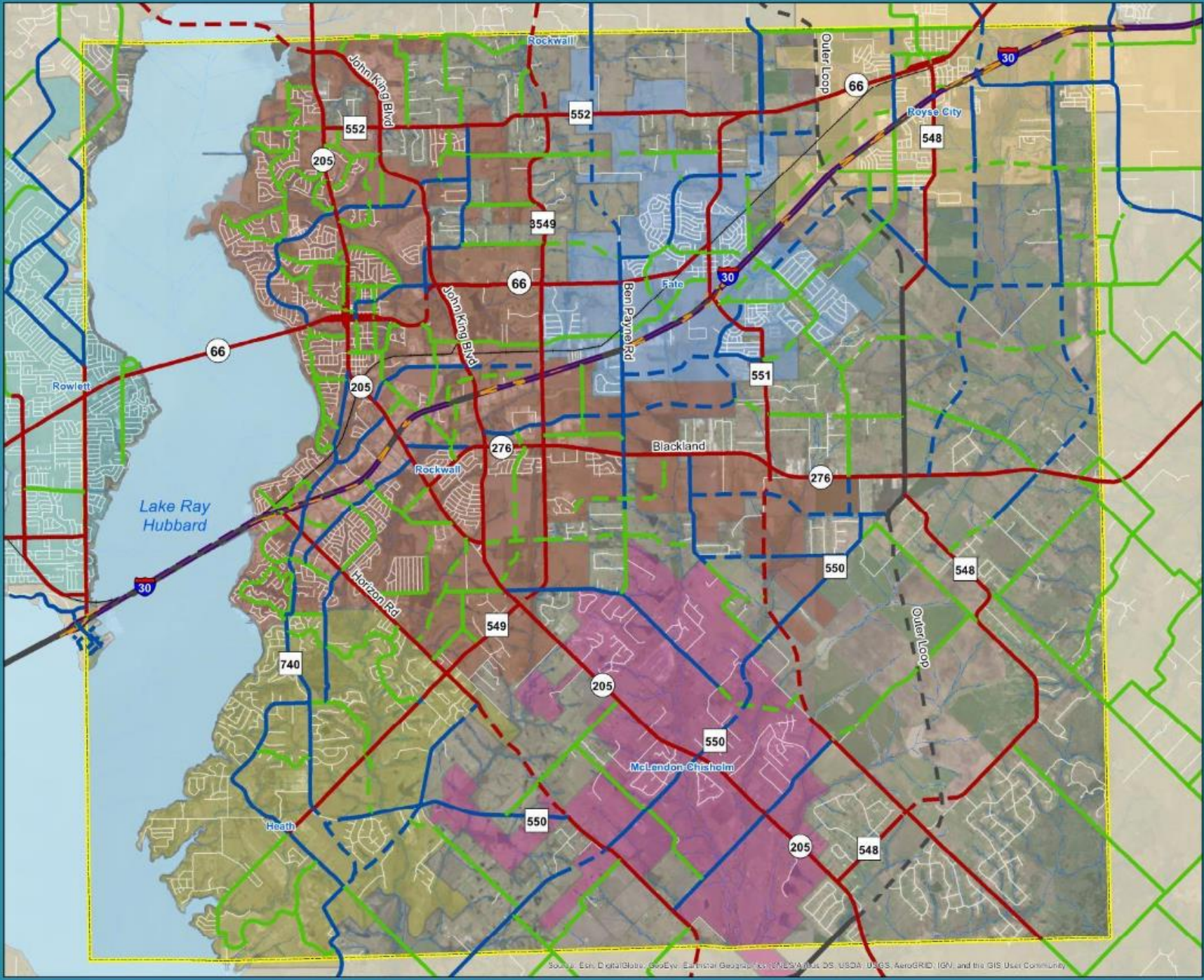
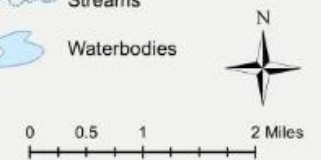
OVERALL MTP



2018 Rockwall County Thoroughfare Network

Functional Classifications

-  Freeway or Toll Road (4-8 Lanes, 300-500' ROW - Includes frontage roads and ramps)
-  Freeway or Toll Road (proposed)
-  Principal Arterial (2-6 Lanes, 100'-120' ROW)
-  Principal Arterial
-  Minor Arterial (2-4 Lanes, 65'-100' ROW)
-  Minor Arterial
-  Collector (2-3 Lanes, 60'-80' ROW)
-  Collector (proposed)
-  Ramps
-  Ramps (proposed)
-  Frontage Road
-  Frontage Road (proposed)
-  Railroad
-  Rockwall County
-  Streams
-  Waterbodies



Source: Esri, DeLorme, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



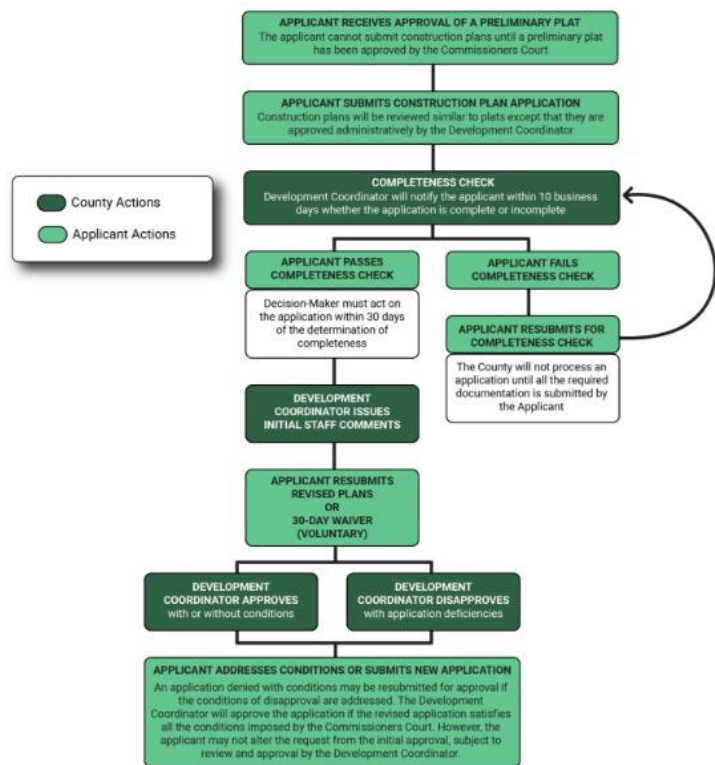
#6 | Development Application Handbook



Rockwall County

915 Whitmore Drive • Rockwall, Texas 75087 • (972)204-7600 • www.rockwallcountytxas.com

FIGURE 2: REVIEW PROCESS FOR CONSTRUCTION PLAN APPLICATIONS



Rockwall County

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FIGURE 3: CONSTRUCTION AND PLATTING PROCESS

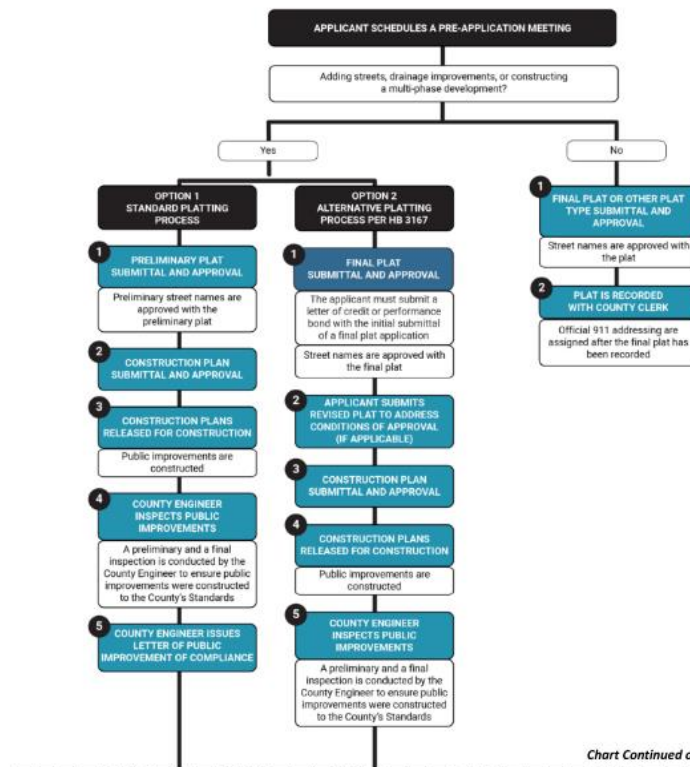


Chart Continued on Next Page



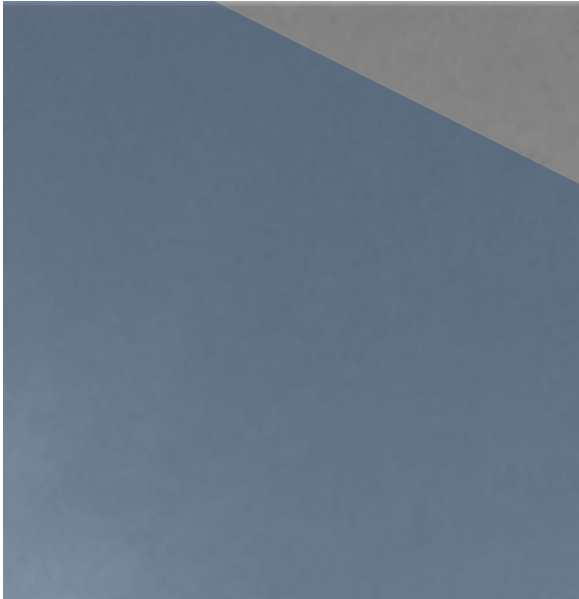


#7 | Drainage





TLGC Authority Overview





TLGC Authority Overview

Rockwall County is granted regulatory authority over land subdivision per Chapter 232 of the Texas Local Government Code (TLGC):

Chapter 232. County Regulation of Subdivisions

Subchapter A. Subdivision Platting Requirements in General

Subchapter B. Subdivision Platting Requirements in County Near International Border

Subchapter C. Subdivision Platting Requirements in Certain Economically Distressed Counties

Subchapter D. County Planning Commission

Subchapter E. Infrastructure Planning Provisions in Certain Urban Counties

Subchapter F. Abandoned, Unoccupied, and Undeveloped Platted Lots in Certain Counties





TLGC Authority Overview

County tools granted by the TLGC include...

Section 232.109. Fire Suppression System.

In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the commissioners court may require a limited fire suppression system that requires a developer to construct:

- 1) for a subdivision of fewer than 50 houses, 2,500 gallons of storage; or*
- 2) for a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.*





TLGC Authority Overview

County tools granted by the TLGC include...

Section 232.106. Connection of Utilities.

*...the commissioners court **may impose the requirements** of Section 232.029 or 232.0291.*

Section 232.029. Connection of Utilities in Counties Within 50 Miles of International Border.

...

- b) **...a utility may not serve** or connect any subdivided land with electricity or gas unless the entity receives a determination from the county commissioners court... that adequate water and sewer services have been installed to service the lot or subdivision.*





TLGC Authority Overview

County tools granted by the TLGC include...

Section 232.105. Developer Participation Contracts.

- a) ...a commissioners court *may make a contract* with a developer of a subdivision or land in the unincorporated area of the county *to construct public improvements...*

Section 232.110. Apportionment of County Infrastructure Costs.

- a) ...the developer's portion of the costs *may not exceed the amount required for infrastructure improvements that are roughly proportionate to the proposed development...*





TLGC Authority Overview

County tools granted by the TLGC include...

Section 232.0032. Additional Requirements: Use of Groundwater.

*a) If a person submits a plat for the subdivision of a tract of land for which the source of the water supply intended for the subdivision is groundwater under that land, the commissioners court of a county by order **may require the plat application to have attached to it a statement** that:*

1) is prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and

2) certifies that adequate groundwater is available for the subdivision.

b) The Texas Commission on Environmental Quality by rule shall establish the appropriate form and content of a certification to be attached to a plat application under this section.



Questions?



Frank New
County Judge
Rockwall County

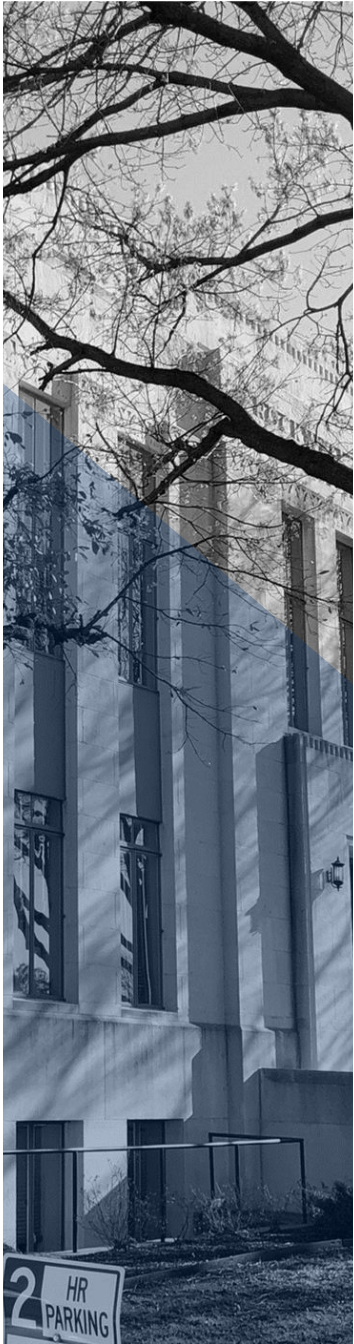


Daniel Harrison, AICP
City & County Planner
Freese & Nichols, Inc.



Connor Roberts
City & County Planner
Freese & Nichols, Inc.





Managing Growth & Urban Sprawl: Rockwall County's Story

TACERA Conference

Wednesday, October 25, 2023

10:00 a.m. – 10:55 a.m.

