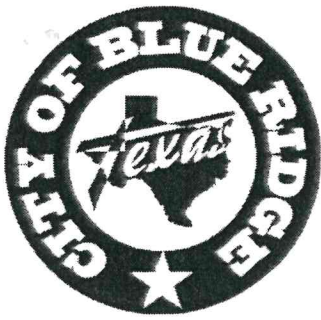




Special Event Application

Fee: \$50.00

Today's Date: 8-8-2018

Name: Taylor David

Company/Organization: Brasa

Contact Phone Number: 214 266 2182 Email: taylordavid2313@yahoo.com

Dates Requested: 9-8-18

Hours of Event: 12 pm - open

Event Type/Name: Saturday Night in Blue Ridge

Projected Attendance: ????

Will you need the square closed off? ☒ yes ☐ no

Will you need road closures? ☐ yes ☒ no

If so, what roads will need to be closed: Brad knows =

Will you need water service? ☒ yes ☐ no

Will you need electrical service? ☒ yes ☐ no

Will you be providing Port a Pots? ☐ yes ☒ no

[Signature]
Signature

8-8-18
Date

Office Use Only

Square Release Form: _____ Drawing Provided: _____ Council Request Form: _____ Meeting Date: _____

Approved: _____ Denied: _____ Remarks: _____



Agenda Request

Name: Randy + Juiquitta Morris Date: 6/20/18
Address: 320 S. Main St. Blue Ridge, Tx 75424
Phone: 972 734-6844 Cell: (Two)

Agenda

Request: Replat property into 2 lots

Property Address: 305 S. Morrow St.

Company/ Organization: _____

Meeting you wish to attend: Next Available

Will representative be present at meeting: ~~No~~ Yes

Do you have material that will need to be handed out prior to the meeting: _____

I understand that this a request to be placed on the requested agenda, to go before the City Council of the City of Blue Ridge. This is not a guarantee that I will be placed on the requested agenda.

Randy S. Morris
Juiquitta Morris
Signature

7/25/18
Date

**LEGAL NOTICE
PUBLIC HEARING**

A First Public Hearing of the City of Blue Ridge City Council for Tuesday, August 14, 2018 at 7:00pm at the Blue Ridge Community Center located at 200 W. Tilton to receive public comments and to hear the request for a replat of a Final Plat known as Morris Addition, located in the Blue Ridge Original Donation, Lot 107, containing 0.923 acres to be subdivided into having 2 lots with Lot 1 to contain 0.311 acres and Lot 2 to contain 0.612 acres, also known as the current address of 305 S Morrow, Blue Ridge, Texas, and also located within the City Limits of Blue Ridge.

This hearing is open to any interested persons. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.

~~~~~

A Second Public Hearing of the City of Blue Ridge City Council for Tuesday, August 28, 2017 at 7:05pm at the Blue Ridge Community Center located at 200 W. Tilton to receive public comments and to hear the request for a replat of a Final Plat known as Morris Addition, located in the Blue Ridge Original Donation, Lot 107, containing 0.923 acres to be subdivided into having 2 lots with Lot 1 to contain 0.311 acres and Lot 2 to contain 0.612 acres, also known as the current address of 305 S Morrow, Blue Ridge, Texas, and also located within the City Limits of Blue Ridge.

This hearing is open to any interested persons. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.

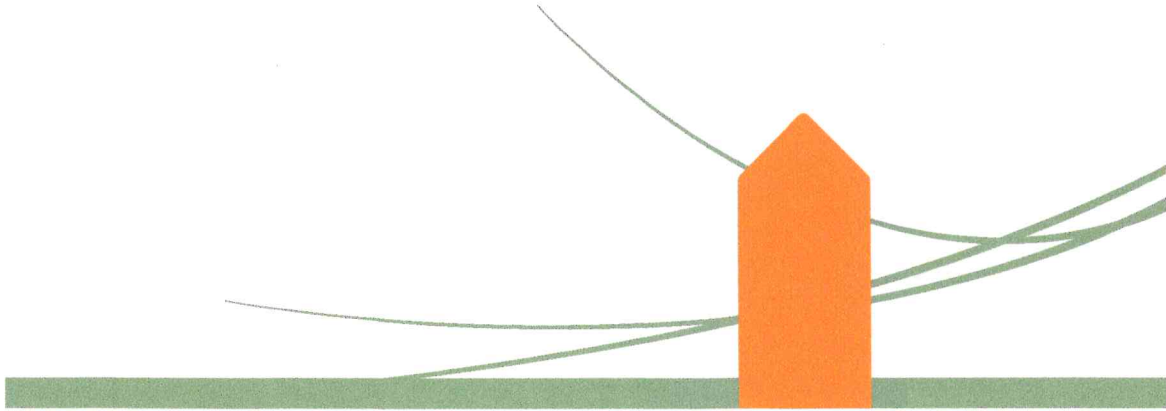
The map displays a grid of land parcels. The top section shows parcels along S Business Highway 78, with parcel 300 labeled. Below this, S Main St runs horizontally. To the left of S Main St, parcel 300 is labeled. To the right, parcel 320 is labeled. Below S Main St, S Morrow St runs horizontally. To the left of S Morrow St, parcels 301 and 302 are labeled. To the right, parcels 320 and 322 are labeled. A specific parcel is highlighted in yellow, and another is highlighted in purple. The bottom section shows parcels along W Heap St, with parcel numbers 301, 304, 312, 316, and 320 labeled. The map also includes a scale bar and a north arrow.

Parcels

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,  
Fugro, NPS, CNR Data Custodians, City of Austin, Texas, GIS Information System  
ENT P, USGS, EPA, USDA | Collin County GIS | This CCN spatial dataset is edited and managed in GIS by Komal Patel and Tracy Montes, the Senior Cartographer at the Texas Legislative Council |  
Data Source: <http://www.puc.texas.gov/industry/water/utilities/gis.aspx>



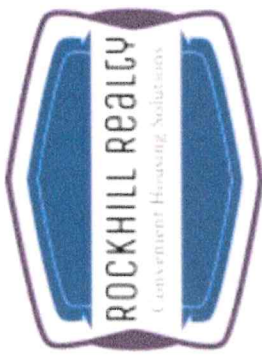


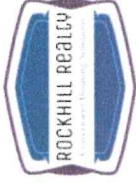
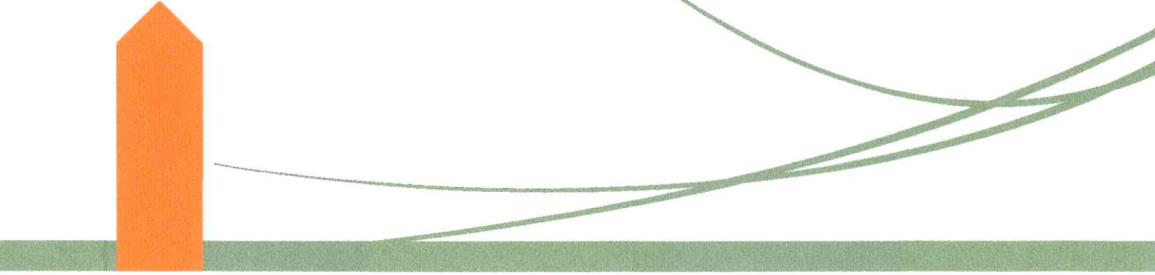


# Rockhill Realty, LLC.

Conveniently Experienced Housing Solutions

**Proposed Redevelopment of 205 S. Business Highway 78**

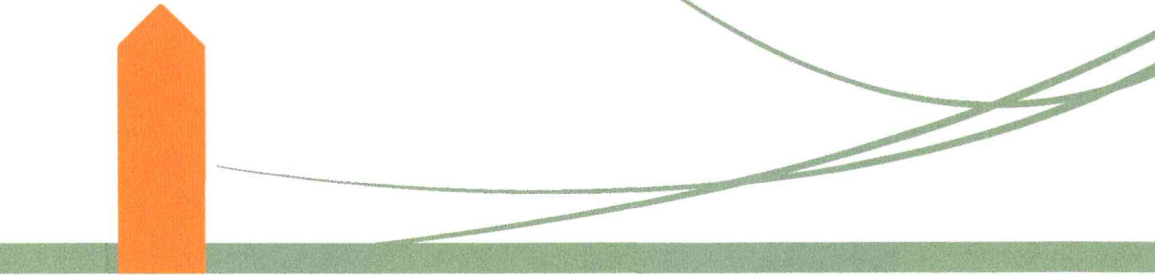




# Introduction & Current Situation

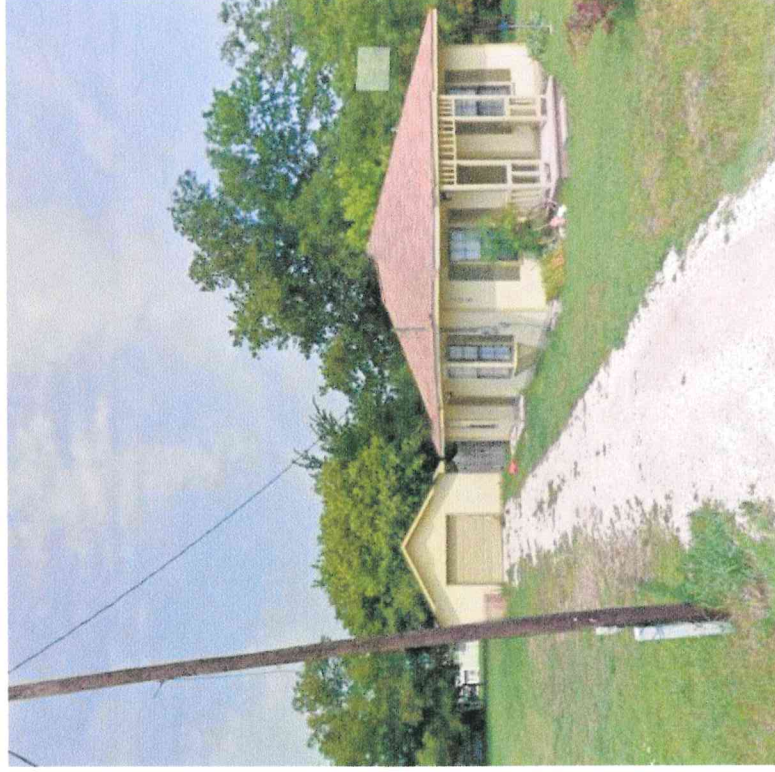
- ▶ Rockhill is seeking approval to re-develop a parcel of land on S. Business Highway 78. The home location is across the street from commercial buildings and is not the most desirable location for a single-family home.
- ▶ The cost to repair the home is well in excess of the value of the home as a rental property. The repair costs are estimated at \$40,000 to \$50,000.
- ▶ The foundation of the home is unstable and too costly to repair. The home is vacant. The owner of the property is faced with two choices.
  - ▶ One) Demolish the home and retain the vacant land. Land value is less than the current debt. This would greatly reduce the tax revenue for the City of Blue Ridge.
  - ▶ Two) Build two new hi-quality rental duplex townhomes. This will increase the tax revenue for the city and add household incomes that will contribute to the community's economy.
- ▶ This presentation is to provide a hi-level overview of a re-development plan that will greatly benefit the City of Blue Ridge and the Community of Blue Ridge.



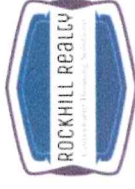
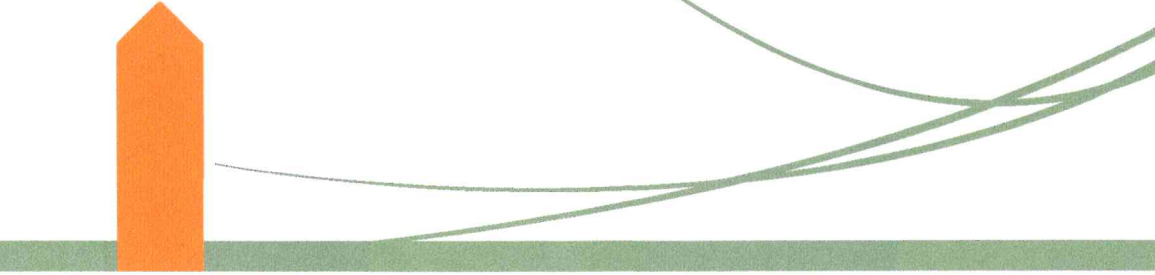


# Subject Property

205 S. Business Hwy 78







# Rockhill Build Design / Specs

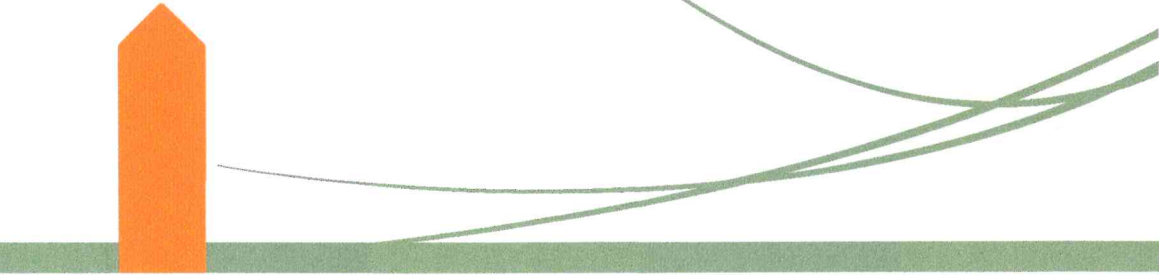
## Building Details

### Exterior

- Single story, slab on grade, post-tensioned
- 2x6 framing, hi-E insulation, wood sheathing, trussed roof designs
- Hardi-Plank, LP Smart Side, brick and stone
- Vinyl clad windows, steel or fiberglass doors
- Hail resistant roof shingles
- Covered parking, garages in select locations

### Interior

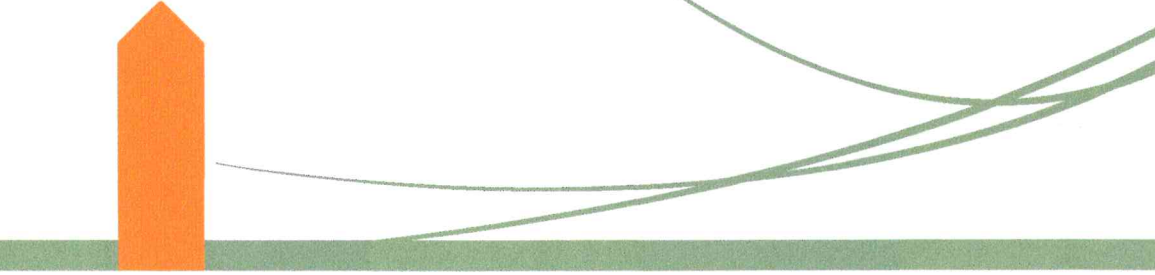
- 850 to 1,000 s/f, 1,700 to 2,000 s/f total build (excl. garage)
- 2 bedroom x 2 bathroom (3 bedroom option)
- Large kitchen, laundry room, pantry and storage space
- 9' ceilings, faux vinyl wood floors, solid surface c-tops
- High efficiency HVAC, low maint. costs, low replacement costs
- Optimized floorplan, limit hallways and wasted space



# Rockhill Build Design / Specs

## Additional Building Details (Exterior)

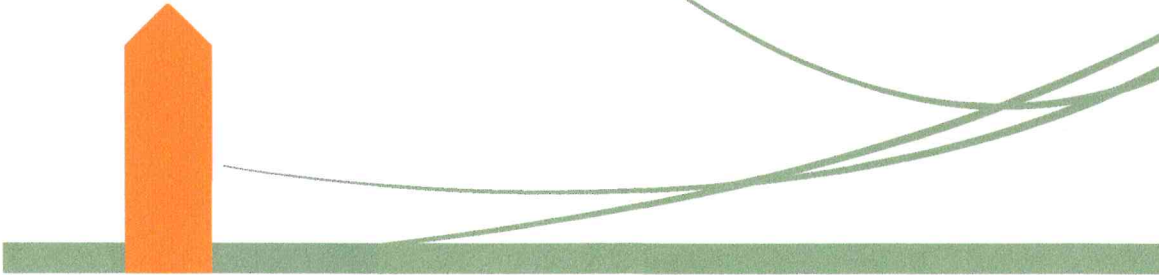
- Lot
  - Limited grade elevations'
  - Light site-work requirements
  - Concrete or asphalt driveways
- Foundation
  - Termitite pre-treatment to slab
  - Post-tensioned slab or piers as soils dictate
  - Over design foundations to accommodate for poor soils
  - Slab above grade, step-up.
- Structural
  - Thicker walls w/ adt'l insulation
  - Solid wood sheathing, enhanced building integrity
  - 5/8" smart roof decking, heavier shingles, additional venting
  - Trussed roof design, hip-roofs preferred
- MEP's
  - Oversized waste drains
  - All electric utilities
  - 150/200 amp services
  - PEX plumbing manifold systems
  - Ductless AC/Heat systems
  - Hi-E electric water heaters
- Windows & Doors
  - Single hung, vinyl, low-e glass
  - Fiberglass entry doors, rot-free jambs
- Elevations
  - Mix of siding, sticky-stone, brick
  - Adjust elevations in group settings
  - Covered front porch / entry
  - Covered back porch / entry
  - Covered parking or garage if dictated by local ordinances



# Rockhill Build Design / Specs

## Additional Building Details (Interior)

- Layout
  - 2 x 2 / 2 x 3 floorplans, split roommate style
  - 1 shared bathroom, 1 en-suite
  - Full kitchen with breakfast bar seating
  - Full laundry room with storage
  - Pantry and interior storage
  - Limited hallways to optimize floorplan
  - 36" entry doors, 32" interior doors
  - Oversized closets with shelving
- Kitchen
  - Full upper and lower solid wood cabinets (HUD specs)
  - Solid surface countertops, tiled backsplash
  - Range, dishwasher, MWO cabinet, ducted vent hood
  - Double sink with disposal
- Flooring
  - Durable stylish vinyl flooring throughout home
- Bathrooms
  - Oversized bathrooms
  - Full vanity with linen storage
  - Larger master bath
  - Durable fixtures and finishes
  - Tile wainscoting on wet walls
  - Oversized ventilation
- Millwork
  - Oversized hardwood trims
  - Masonite doors
  - Additional moldings, market demand
  - 5-piece window trim, no sheetrock
- Walls
  - Mold resistant sheetrock in all wet areas
  - Knock-down texture
  - Satin paint in living areas, gloss in wet areas
  - 2 color paint scheme



# Rockhill Re-Development Plan

Sample plans



Front Elevations TBD



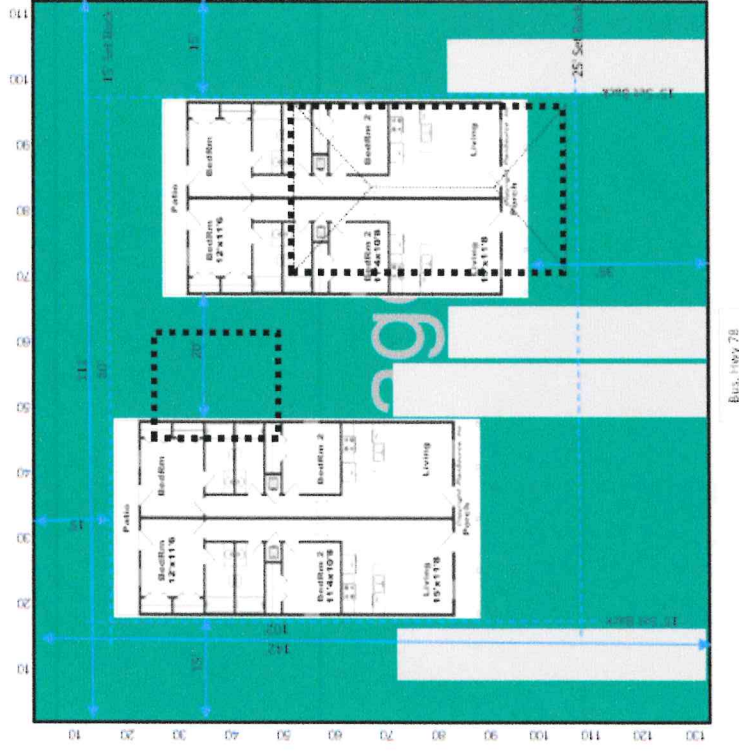




# Rockhill Re-Development Plan

Proposed site plan compared to existing site plan

- Re-development plan maintains all required set-backs.
- No additional infrastructure required by developer or city
- Construction traffic will be isolated to S. Business Hwy. 78
- Lot size requires a narrower home, but spacious, open floorplan
- Dotted lines are existing buildings.



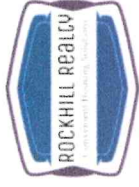


# Rockhill Build Design

Sample plans and elevations

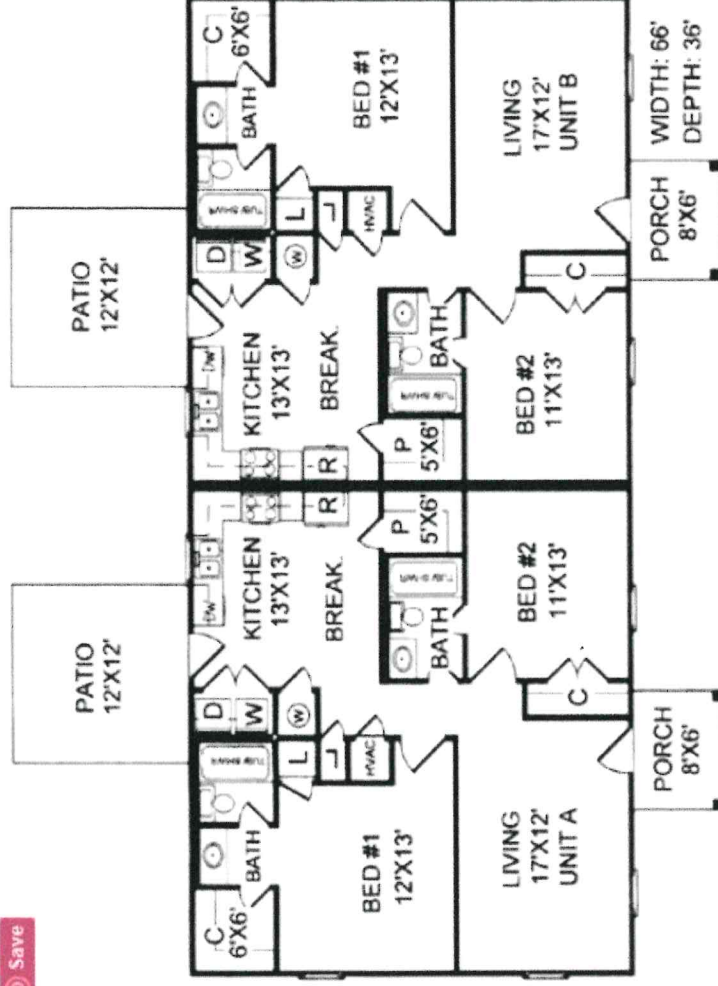
Number of Bedrooms: 4  
Number of Bathrooms: 4  
Width of House: 30 feet  
Depth of House: 64 feet  
Total Unit A: 837 sq. ft.  
Total Unit B: 837 sq. ft.  
Total Living Area: 1,674 sq. ft.





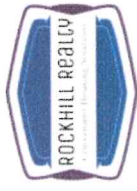
# Rockhill Build Design

Sample plans and elevations



Number of Bedrooms: 4  
Number of Bathrooms: 4.0  
Width of House: 60 feet  
Depth of House: 34 feet  
Total Unit A: 825 sq. ft.  
Total Unit B: 825 sq. ft.  
Total Living Area: 1650 sq. ft.



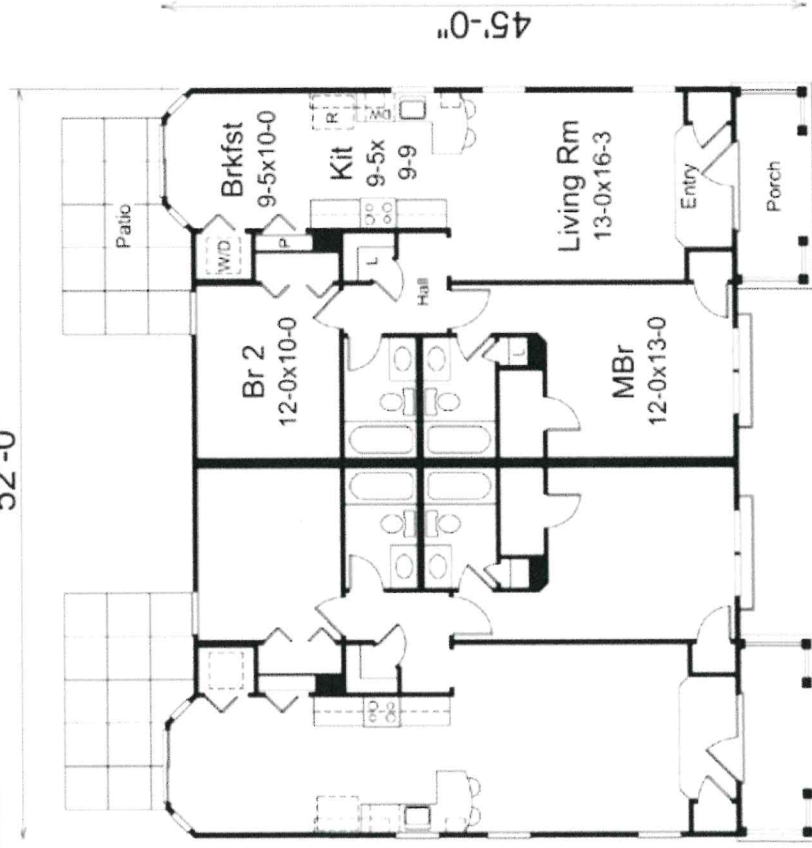


# Rockhill Build Design

Sample plans and elevations



52'-0"



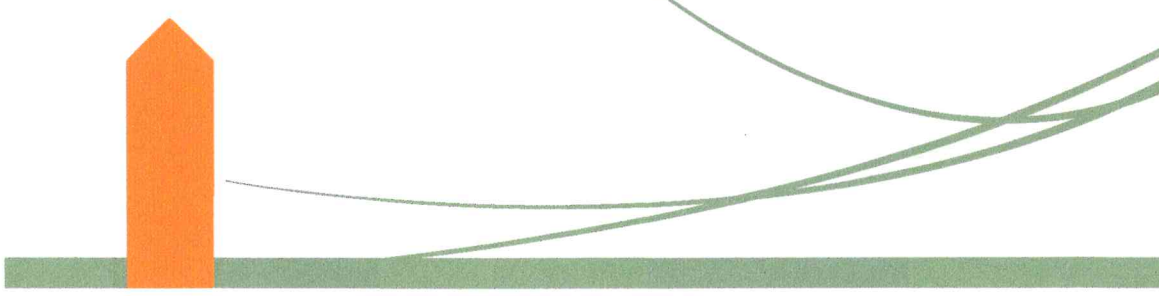
|                      |              |
|----------------------|--------------|
| Number of Bedrooms:  | 4            |
| Number of Bathrooms: | 4.0          |
| Width of House:      | 52 feet      |
| Depth of House:      | 45 feet      |
| Unit A First Floor:  | 1004 sq. ft. |
| Total Unit A:        | 1004 sq. ft. |
| Unit B First Floor:  | 1004 sq. ft. |
| Total Unit B:        | 1004 sq. ft. |
| Total Living Area:   | 2008 sq. ft. |





# Economic Benefit

- Rockhill is partner of Blue Ridge. Our interest is to improve the living experience for all residents.
- Add hi-quality for-lease housing in locations that may otherwise be left vacant, land not ideal for private / for-sale housing.
- Add households that contribute and are accretive to the economic and demographic composition of Blue Ridge.
- New households shop and spend locally increasing revenues of local businesses and services (groceries, gas, services..)
- New construction homes attract higher-cliental and demographic, overall improvement to the profile of the community.



# Economic Benefit to Blue Ridge

## Overall Impact

- Adding 4 new resident families to the community generates income to the local economy.
- Construction activity will employ / utilize local labor and services.
- Operating the 4 new residence will employ local services.

### Total Impact

The combined direct and indirect contribution of apartment construction, operations and resident spending to the state economy.

**Total Economic Impact** \$765,906

### Building Apartments

Apartment construction continues as a bright spot in the economy, helping lead the housing recovery

**Total Economic Contribution** \$597,943

**Total Jobs Supported** 5

### Managing Apartments

Apartment homes are economic engines, driving dollars and jobs that strengthen local communities.

**Operation Dollars Spent** \$13,023

**Direct On-site Jobs** 0

**Total Economic Contribution** \$27,633

### Living in Apartments

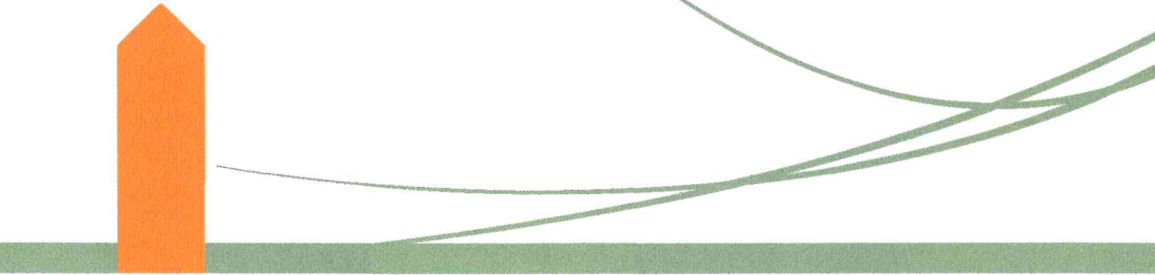
Renting can be a smart choice for wide range of individuals and families across all income levels. That's why a diverse array of people call apartments home.

**Spending Power** \$67,150

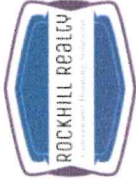
**Direct Jobs Supported** 1

**Total Economic Contribution** \$140,330

**Total Jobs Supported** 1



# Rockhill Team



- Ed Lively – President: Proven 40-year history of real estate investment. Experienced in both commercial and residential acquisitions and operations.
- Chris Finetto – Director of Operations: 30-year track record operating large multifamily portfolios. Expertise in operations, repositioning, renovations and development.
- Eddie Lively – Director of Construction: 20-year track record with commercial and residential remodeling construction. 10-year seasoned expert in renovating rental housing
- Melissa Finetto – Finance: Accounting and payables expertise and management. Manages all accounting activities in conjunction with Stoner-Albright.

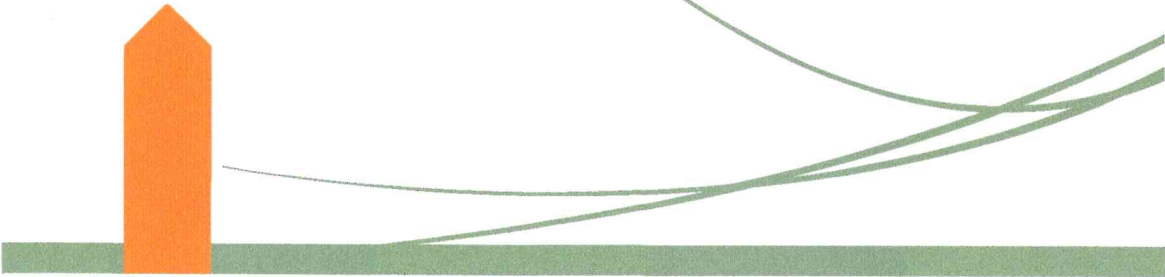




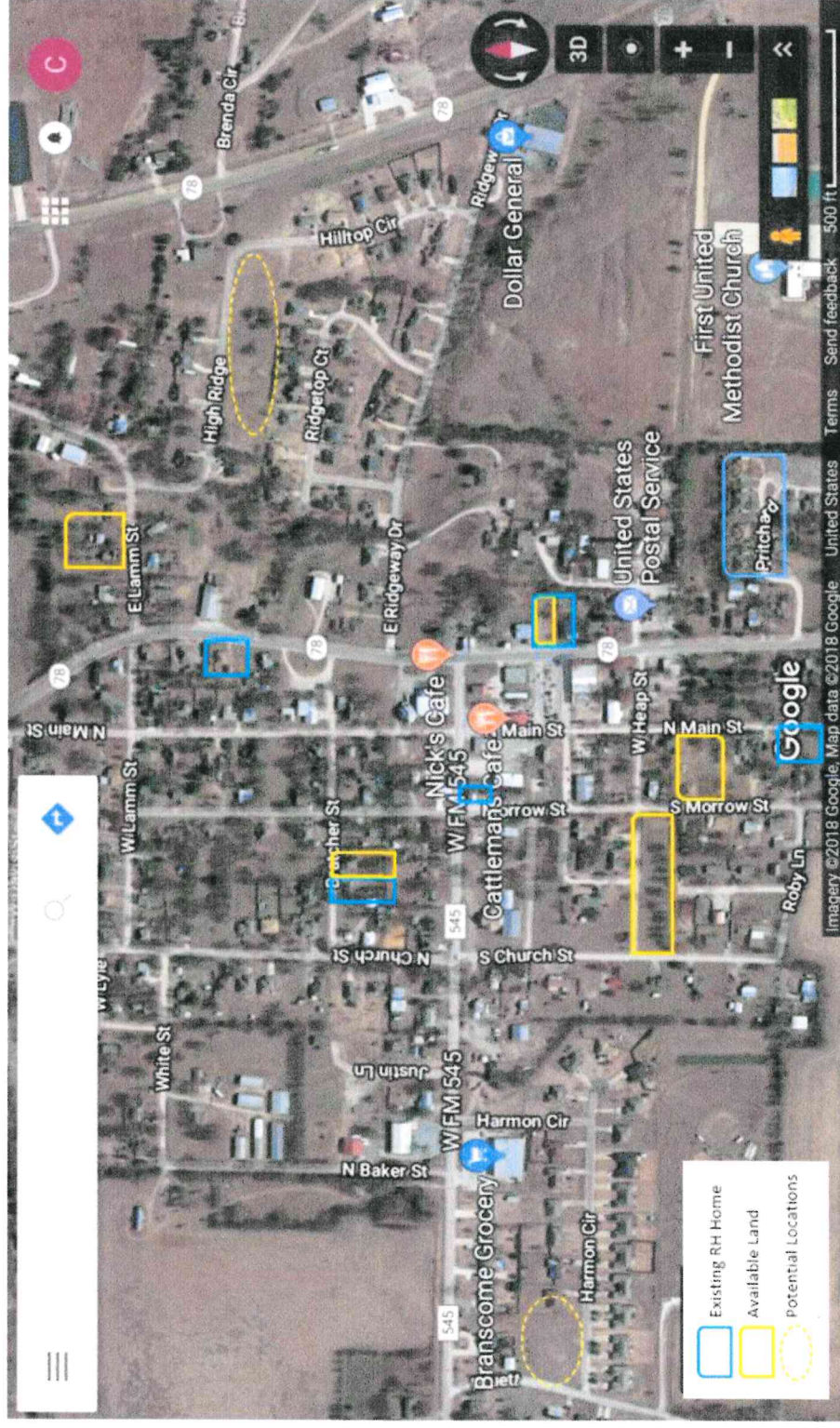
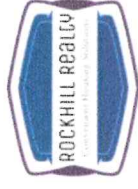
# Rockhill Resident Profile

While adhering to Fair Housing requirements, Rockhill is selective on the residents that are offered housing.

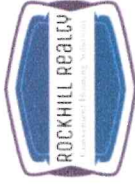
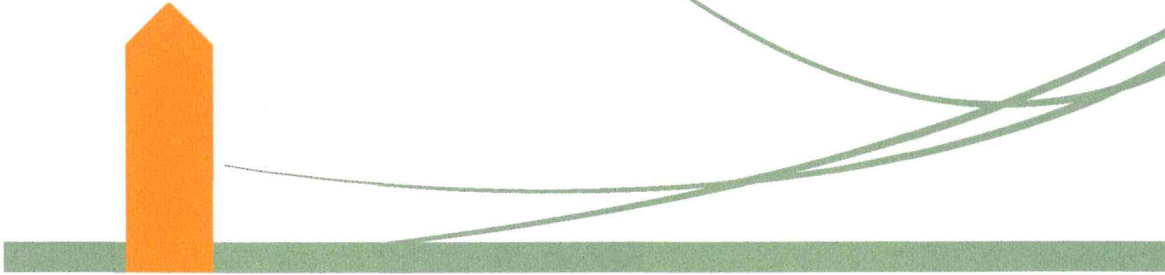
- Average age is between 30 and 45 years old, starter families, split families and empty nesters
- Median household income is \$45,000 to \$65,000 annually, few receive assistance (disability, or similar)
- Occupations: Healthcare, municipal and civil services, educators, mid-level management, construction, retail and food services
- Tenancy: Many stay in excess of 3 to 4 years, no leases are less than 12 months.
- Criminals: No violent crimes, no sex crimes, no assaults, etc... Minor events greater than 5 years old are considered
- Rental History: No less than 3 years of stable and favorable rental history.



# Blue Ridge - Opportunities





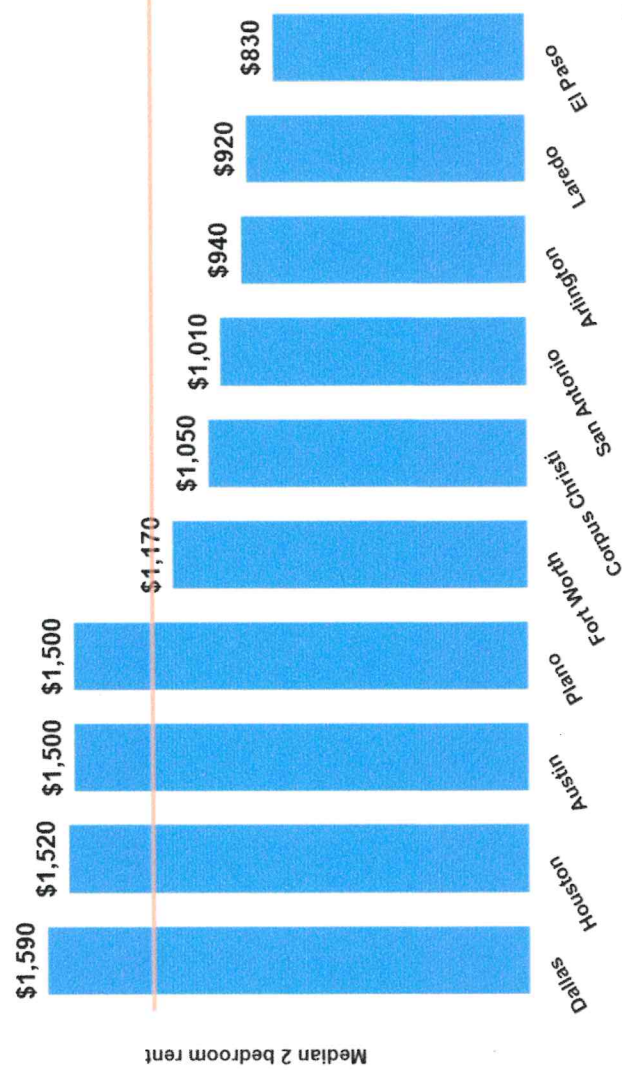


# Exhibit A

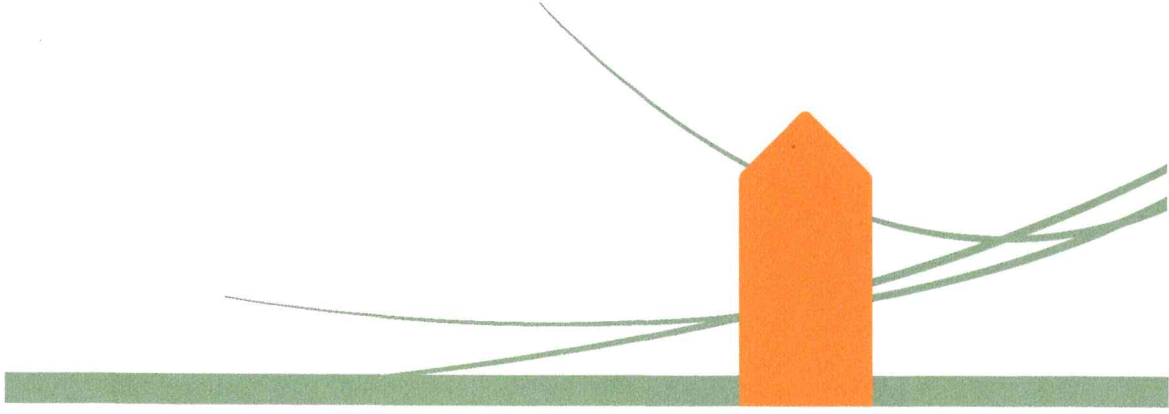
## Texas Rental Rates

Top 10 Most Expensive Cities

Median Rents in Texas Cities



<https://www.apartmentlist.com/rentonomics/june-2016-texas-apartment-list-rent-report/>



# Thank you for your time and your consideration

Contacts:

Ed Lively – [Ed.Lively@YaHoo.com](mailto:Ed.Lively@YaHoo.com)

Chris Finetto – [Christopher.Finetto@GMail.com](mailto:Christopher.Finetto@GMail.com)

